



AGENDA



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

TUESDAY, JULY 2, 2002

COMMENCING AT *4:30 P.M.*



- (1) Confirmation of the Minutes of the regular meeting of Monday, June 17, 2002.

- (2) **UNFINISHED BUSINESS**
 1. City Clerk – Re: *Traffic Bylaw Amendment 3186/C-2002 – Amendment Regarding the Transit Terminal*
(Consideration of 3rd Reading of the Bylaw) . .1

 2. Parkland Community Planning Services – *Land Use Bylaw Amendment 3156/HH-2002 / Temporary Use of School at 4628 – 62 Street / Riverside Light Industrial Area / Red Deer Academy*
(Consideration of 1st Reading of the Bylaw) . .8

- (3) **PUBLIC HEARINGS**

(4) **REPORTS**

1. Strategic Plan Review Committee 2002 Chair – *Re: Draft City of Red Deer Strategic Plan 2002* . . .20
2. Recreation, Parks & Culture Manager – *Re: Collicutt Centre / May Operating Report* . . .44
3. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/GG-2002 – Rezoning of Lot 5A, Block 1, 842 1243 (Corner of 67 Street & 52 Avenue) from I1 Industrial (Business Services) to C4 Commercial (Major Arterial) District / Kal-Tire*
(Consideration of 1st Reading of the Bylaw) . . .50
4. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/II-2002 / Rezoning of Approx. 6.87 ha (16.97 ac) of Land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Lancaster South (Lancaster Green) – Phase 4 / City of Red Deer*
(Consideration of 1st Reading of the Bylaw) . . .54
5. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/IJ-2002 / Rezoning of Approx. 4.72 ha (11.66ac) of Land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (semi-detached dwelling) District and P1 Parks and Recreation District / Kentwood – Phase 20 / City of Red Deer*
(Consideration of 1st Reading of the Bylaw) . . .58
6. Parkland Community Planning Services – *Re: Neighbourhood Area Structure Plan Amendment 3217/D-2002 / Deer Park Southeast (Devonshire) / Conversion of Approximately 850 Feet of Lane to a Public Utility Lot*
(Consideration of 1st Reading of the Bylaw) . . .62

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3156/GG-2002** – Land Use Bylaw Amendment - Rezoning of Lot 5A, Block 1, 842 1243 (Corner of 67 Street & 52 Avenue) from I1 Industrial (Business Services) to C4 Commercial (Major Arterial) District / Kal-Tire (1st Reading) . .67
. .50
2. **3156/HH-2002** – Land Use Bylaw Amendment - Temporary Use of School at 4628 – 62 Street /Riverside Light Industrial Area / Red Deer Academy (1st Reading) . .69
. .8
3. **3156/II-2002** – Land Use Bylaw Amendment - Rezoning of Approx. 6.87 ha (16.97 ac) of Land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Lancaster South (Lancaster Green) – Phase 4 / City of Red Deer (1st Reading) . .71
. .54
4. **3156/JJ-2002** - Land Use Bylaw Amendment - Rezoning of Approx. 4.72 ha (11.66ac) of Land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (semi-detached dwelling) District and P1 Parks and Recreation District / Kentwood – Phase 20 / City of Red Deer (1st Reading) . .73
. .58

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|----|---|------------|
| 5. | 3186/C-2002 – Traffic Bylaw Amendment – Amendment Regarding the Transit Terminal
(3 rd Reading) | .75
.1 |
| 6. | 3217/D-2002 – Neighbourhood Area Structure Plan Amendment / Deer Park Southeast (Devonshire) / Conversion of Approximately 850 Ft of Lane to a Public Utility Lot
(1 st Reading) | .78
.62 |



Office of the City Clerk

DATE: June 18, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Traffic Bylaw Amendment 3186/C-2002
Amendment Regarding the Transit Terminal

History

At the Monday, June 17, 2002, meeting of Council, Traffic Bylaw Amendment 3186/C-2002 was given first and second readings.

Traffic Bylaw Amendment 3186/C-2002, an amendment to the Traffic Bylaw 3186/97, allows appropriate regulatory control of vehicular, pedestrian and transit customer activity within the City of Red Deer Transit Terminal.

Recommendation

That Council proceed with third reading of the bylaw.



Kelly Kloss
City Clerk

/chk

Date: June 4, 2002
Memo To: City Clerk
Memo Fr: Transit Manager
Subject: Bylaw No. 3186/97 – Amendment re Transit Terminal

It is necessary to amend the Traffic Bylaw with the opening of the City of Red Deer Transit Terminal to regulate and manage vehicular and pedestrian activity ensuring the safety and comfort of persons within this facility.

Background

The need for a central off-street transfer terminal was first identified in a 1981 Transit Study. This has been reaffirmed in Transit Studies in 1986 and 1989. The 1986 Downtown Concept Plan also recommended that a study be undertaken to determine a site for a new downtown transit terminal. This need is also identified in City of Red Deer Transportation Studies in 1990 and 1996. With the implementation of the One-way Road Couplet Project in 1991 it was identified as being necessary to remove buses from 48th Avenue and 49th Street as they impede safe vehicular movement in the immediate downtown core. Pedestrian and transit customer safety along with having a functional passenger transfer area is also the key reason for building the off-street transfer facility. As the system and system usage has expanded in conjunction with rapid city growth it was necessary to bring this to fruition. Council of the City of Red Deer resolved to construct the Transfer Terminal on May 7, 2001.

Operational issues with the current on-street transfer area:

1. Persons loitering on sidewalks blocking pedestrian movement forcing others to walk on the roadway to pass by. Not able to control this situation with the current Traffic Bylaw and with the area being a public sidewalk.
2. Loitering also generating harassment situations for persons trying to walk through the area.
3. Crowding at certain key points and limited width of street sidewalks.
4. Transit customers and pedestrians darting between stopped buses to cross 48th Avenue and 49th Street with visibility issues and many near misses with passing vehicles.
5. Safety concerns with poor area lighting and no surveillance.
6. No appropriate washroom facilities for transit staff.
7. Peak hour buses blocking the entrances to the parking lot on 48th Street.
8. Extended walking distances from bus to bus at the on-street transfer point (worst case from 48th Street to 48th Avenue to 49th Street all the way to the Smith building).

9. Transferring passengers left standing at the transfer area after buses have departed because of limited time to transfer, extended walking distances, and transit staff not able to see transferring passengers coming on opposite streets.
10. Inability to park buses at the same location each arrival resulting in passengers having to walk extended distances to find their bus.
11. Not enough capacity for current routes to stop during peak hour service.
12. Buses impeding vehicle movement southbound on 48th Avenue at 49th Street.
13. Double-parking buses on 49th Street impeding vehicle movement during peak times.

Traffic Bylaw Amendments

The Traffic Bylaw No. 3186/97 is amended as follows:

- 1 By adding the following definition to section 2 of the Bylaw:

“Transit Terminal” means an area intended exclusively for use by public transit vehicles to allow passengers to embark and disembark and for use by passengers awaiting rides on public transit, and includes all buildings, structures, walls, fences and street furniture associated therewith and in particular the area shown in the sketch attached as Schedule “M” to this Bylaw.”

- 2 By adding new section 22.1 as follows:

“22.1 No person shall operate a bicycle, skateboard, roller blades or any similar device on any Transit Terminal.”

- 3 By adding the words “Transit Terminal” to existing section 37 immediately following the words “public park”.
Section 37
No person shall operate or park any vehicle upon any land owned by the City which the City uses or permits to be used as a playground, boulevard, recreation or public park, **Transit Terminal**, or any utility right of way, except on such part thereof as the City Engineer may designate by a sign or signs for vehicular use or parking.

- 4 By adding a new section 37.1 as follows:

“37.1 Section 37 shall not apply to police, fire, emergency or City owned vehicles.”

- 5 By adding new sections 51.1(1), 51.1(2), 51.1(3), 51.1(4), 51.1(5), 51.1(6) and 51.1(7) as follows:

“LOITERING WITHIN A TRANSIT TERMINAL

- 51.1(1) No person shall loiter in a Transit Terminal. For greater certainty “loiter” means to enter or remain within the area of a transit terminal unless a person is actively engaged in using the transportation services offered by Red Deer Transit, including waiting for a bus, disembarking from a bus, using public washrooms, and using any bus shelter or bus zone island while waiting for a bus.
- 51.1(2) No person shall enter upon the grounds of the Transit Terminal outside the normal operating hours of Red Deer Transit. This provision shall not apply to police or emergency services personnel, or to municipal employees or their agents while on official City business.

WALKING WITHIN TRANSIT TERMINAL

- 51.1(3) No person shall walk or run upon any area of the Transit Terminal which is meant for the passage of motor vehicles, other than at those points which are marked as crosswalk areas.

LITTERING

- 51.1(4) No person shall deposit any litter on any area of the Transit Terminal other than in designate waste receptacles.
- 51.1(5) No person shall spit on any area of the Transit Terminal.

ANIMALS WITHIN TRANSIT TERMINAL AREA

- 51.1(6) No person shall bring any animal into a Transit Terminal area.
- 51.1(7) Section 51.1(6) shall not apply to a registered medical service animal, a police service animal, or any other animal which is specifically authorized by the Transit Manager to be brought into the area.”

6 Sections 80(1) and 80(2) are amended by adding the words “or Transit Terminal Area” after the words “City bus”.

Section 80(1)

Any person being in or upon any City bus or **Transit Terminal Area** owned or operated by the City shall observe and obey any rules,

regulations, or orders made or approved by Council for and in respect thereof.

Section 80(2)

An operator, or other person from time to time in charge of a City bus or Transit Terminal Area or a peace officer may evict therefrom any person breaching the rules, regulations or orders, using such force as is reasonably necessary.

7 Schedule "L" is hereby amended by adding the following penalties:

"22.1.	Operate bicycle, skateboard, roller blades in Transit Terminal	35.00
51.1(1)	Loitering in Transit Terminal	35.00
51.1(2)	Enter Transit Terminal after hours	35.00
51.1(3)	Run or walk in area for passage of motor vehicles	35.00
51.1(4)	Deposit litter in Transit Terminal	35.00
51.1(5)	Spit on any area of Transit Terminal	35.00
51.1(6)	Bring animals into Transit Terminal	35.00"

Recommendation

The addition of new sections and changes to current sections within Traffic Bylaw 3186/97 will allow appropriate regulatory control of vehicular, and pedestrian and transit customer activity within the City of Red Deer Transit Terminal.

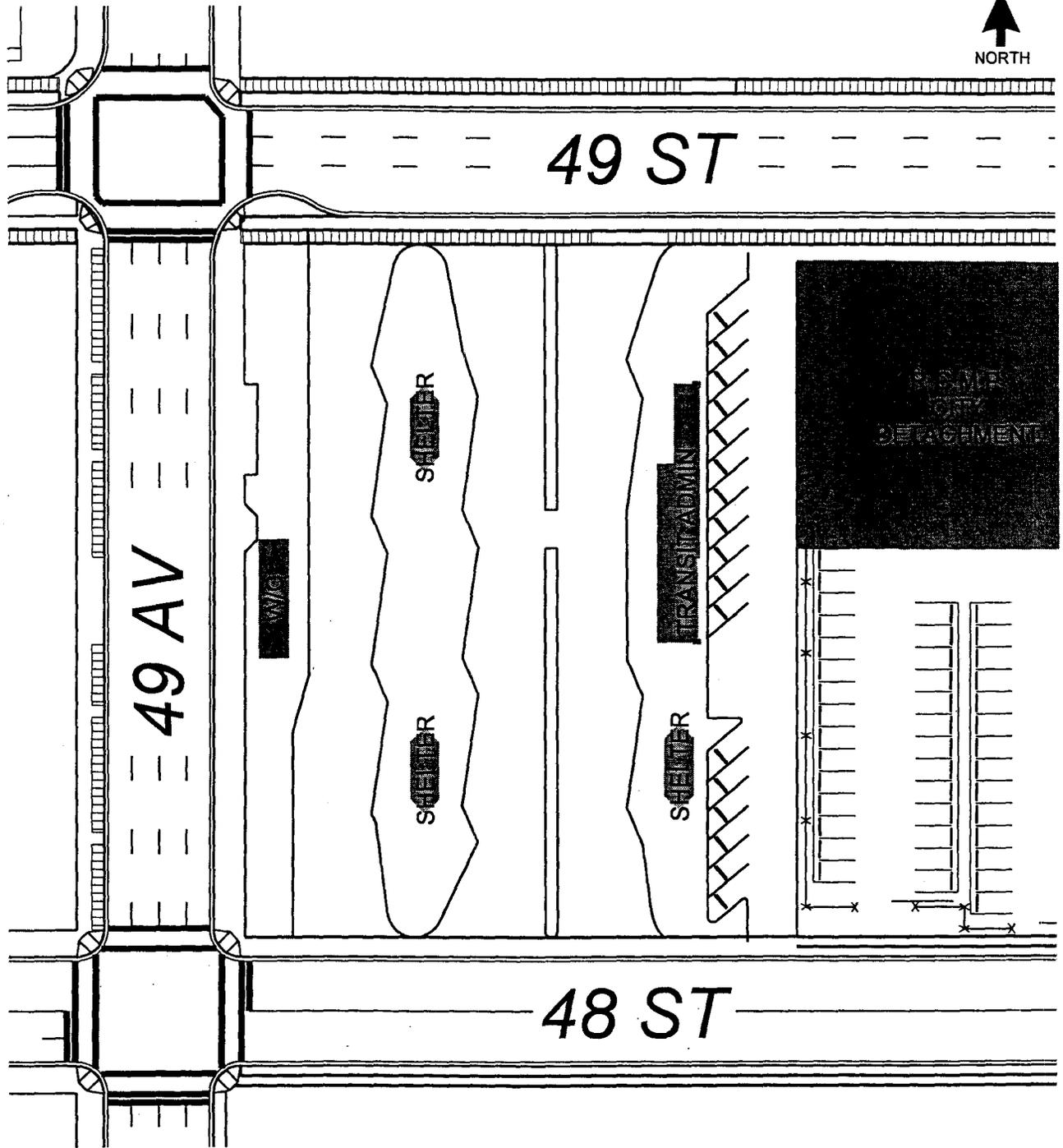
It is respectfully recommended that Council approve three readings incorporating the additions and changes listed in the amendment - Traffic Bylaw 3186/C-2002, to be effective July 1, 2002.



Kevin Joll

/kj

Attachments



Transit Terminal

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May 2002

Comments:

We agree with the recommendation of the City Clerk.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Office of the City Clerk

FILE

Council Decision – July 2, 2002

DATE: July 3, 2002
TO: Kevin Joll
Transit Manager
FROM: City Clerk
SUBJECT: Traffic Bylaw Amendment 3186/C-2002
Amendment Regarding the Transit Terminal

Reference Report:

City Clerk, dated June 18, 2002

Bylaw Readings:

Traffic Bylaw Amendment 3186/C-2002 was given third reading. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

This office will distribute amended consolidated copies of Traffic Bylaw 3186/97 in due course.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3186/C-2002

Being Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of the City of Red Deer.

WHEREAS Council for the City of Red Deer deems it appropriate to amend the Traffic Bylaw to make provision to accommodate the operation of a transit terminal in the downtown area of Red Deer;

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

The Traffic Bylaw No. 3186/97 is amended as follows:

- 1 By adding the following definition to section 2 of the Bylaw:

"Transit Terminal" means an area intended exclusively for use by public transit vehicles to allow passengers to embark and disembark and for use by passengers awaiting rides on public transit, and includes all buildings, surfaces, structures, walls, fences and street furniture associated therewith and in particular the area shown in the sketch attached as Schedule "M" to this Bylaw."

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- 3 By adding the words "Transit Terminal" to existing section 37 immediately following the words "public park".

- 4 By adding a new section 37.1 as follows:

"37.1 Section 37 shall not apply to police, fire, emergency or City owned vehicles."

- 5 By adding new sections 51.1(1), 51.1(2), 51.1(3), 51.1(4), 51.1(5), 51.1(6) and 51.1(7) as follows:

"LOITERING WITHIN A TRANSIT TERMINAL

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using public washrooms, and using any bus shelter or bus zone island while waiting for a bus.

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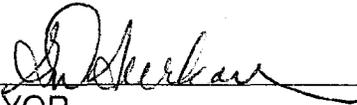
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READ A FIRST TIME IN OPEN COUNCIL this 17th day of June 2002.

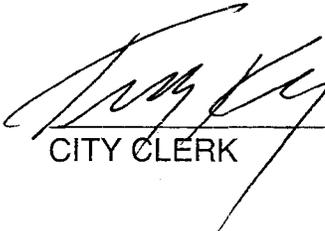
READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 2nd day of July 2002.

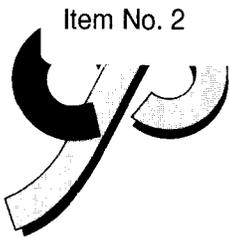
AND SIGNED BY THE MAYOR AND CITY CLERK this 2nd day of July 2002.



 MAYOR



 CITY CLERK



Date: June 24, 2002

To: Kelly Kloss, City Clerk

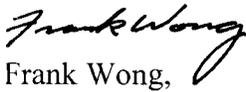
Re: Land Use Bylaw Amendment 3156/HH-2002
Lot 27, Block 4, Plan 922 2043 (4628 – 62 Street)
NW ¼ Sec. 21-38-27-4
Riverside Light Industrial Area
Red Deer Academy School

On June 17, 2002, City Council passed the following resolution:

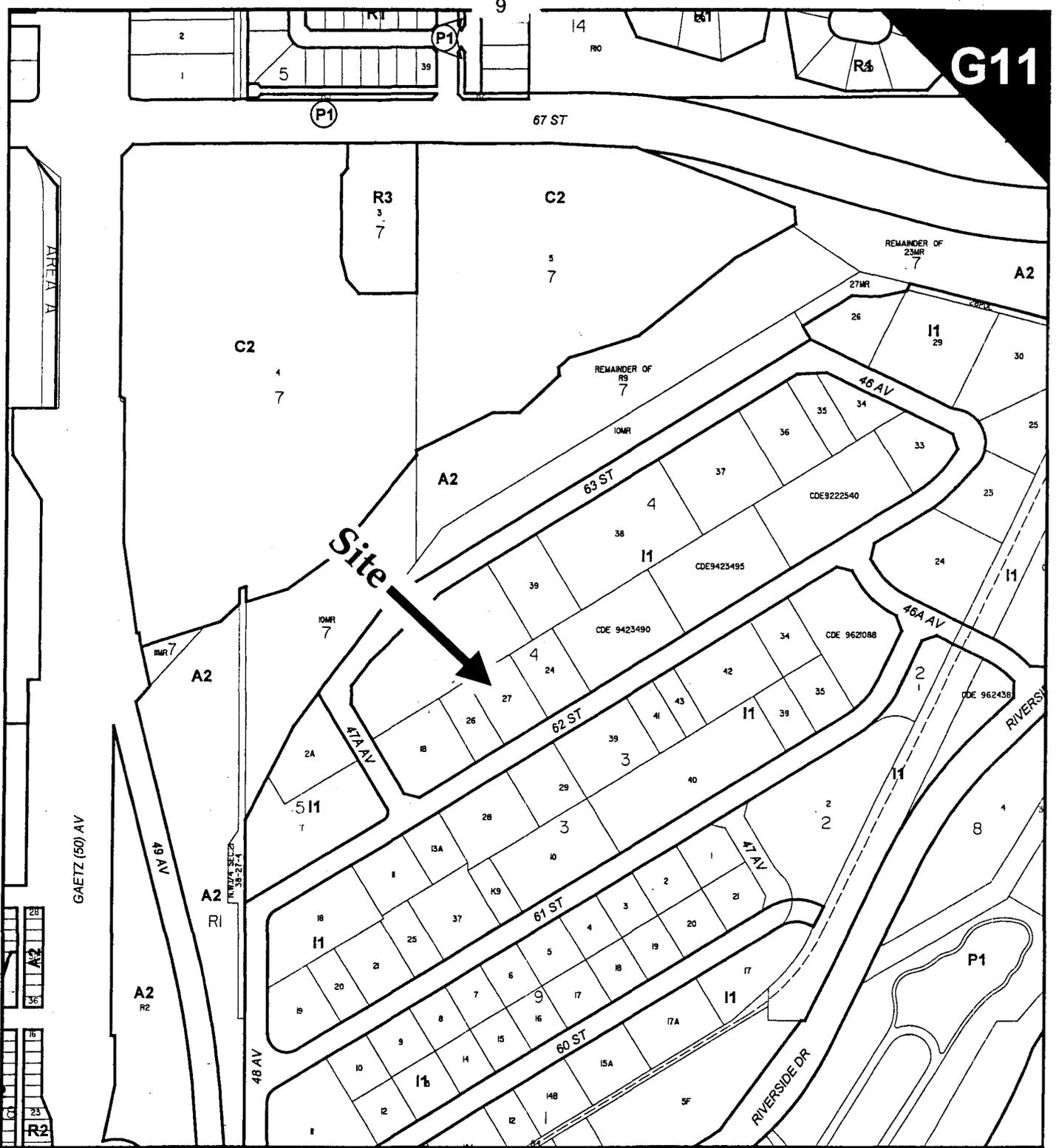
Resolved that Council of the City of Red Deer having considered the correspondence from G. Berry Architect Inc., dated June 5, 2002, re: Red Deer Academy Scholl – Request for Temporary Approval to Locate School at 4628 – 62 Street, hereby directs the Administration to draft a Land Use Bylaw Amendment to allow a school at 4628 – 62 Street for a temporary period of up to two years from the passage of the Amendment.

Planning staff have prepared Land Use Bylaw Amendment 3156/HH-2002 to accommodate the above resolution. As Council is aware, Planning staff do not support this Bylaw Amendment.

Sincerely,


Frank Wong,
Planning Assistant

Attachment



G11

Part Six of the Bylaw outlines the Land Use District Definitions refer to the Index Map for the Legend

The City of Red Deer
Land Use Bylaw 3156/96
 Amendments to NW 1/4 Sec 21
 3156 / TT-2000 Jan 15, 2001

F12	G12	H12
F11	G11	H11
F10	G10	H10



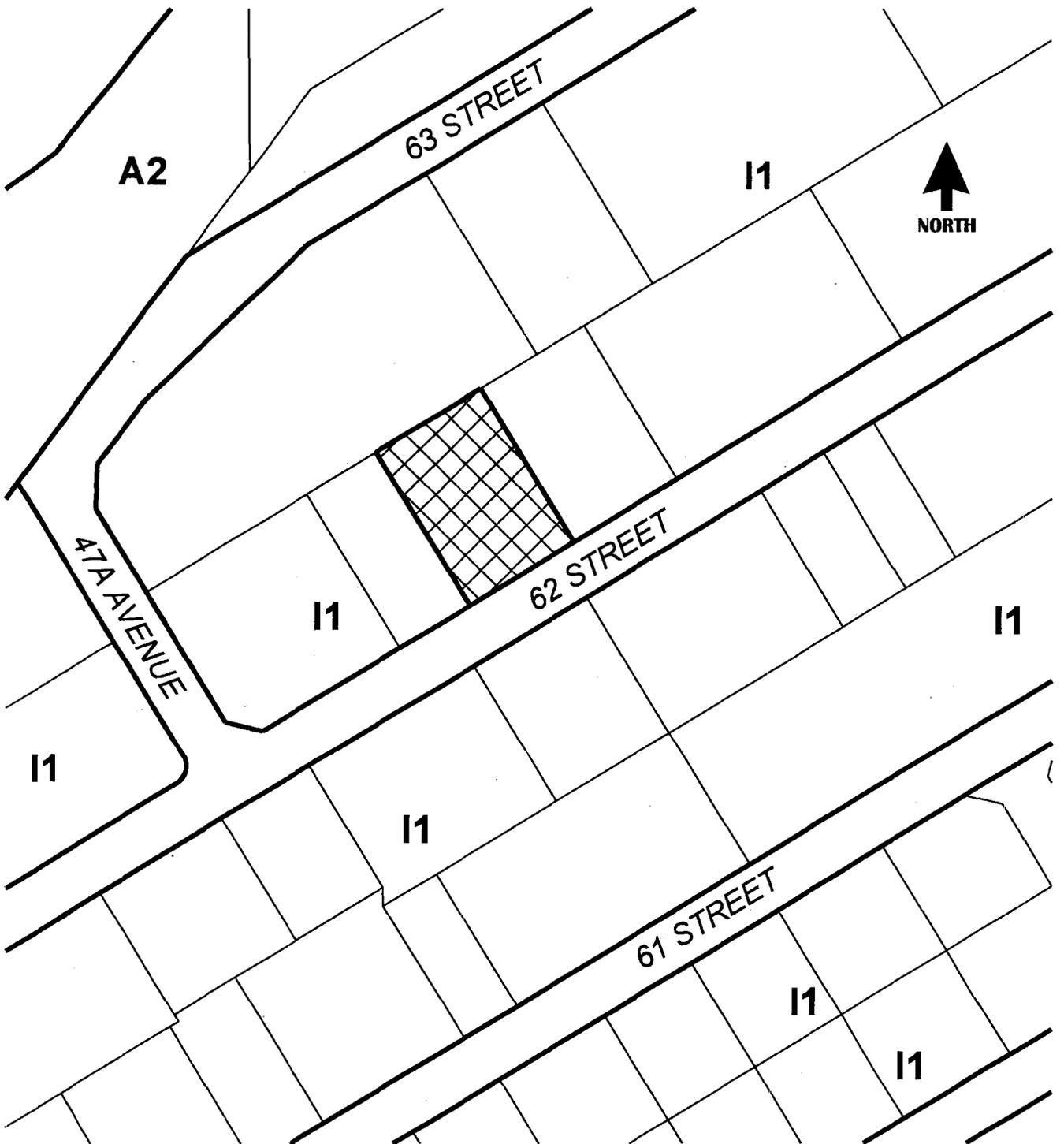
NORTH
 Scale 1:5,000

NW 1/4 Sec 21
 Twp 38- Rge 27 - W4th

© The City of Red Deer, Engineering Department

printed on
 January 03, 2002

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



AFFECTED DISTRICTS:
I1 - Industrial (Business Service)

Addition of Exception 6(g) 

MAP No. 36 / 2002
BYLAW No. 3156 / HH - 2002

June 5, 2002

Mayor Gail Surkan
 City Hall
 Box 5008, 4914 – 48th Avenue
 Red Deer, Alberta
 T4N 3T4

Re: **Red Deer Academy School**

Dear Honorable Mayor Surkan:

I have been contracted by Mr. Barry Cunningham of the Red Deer Academy to assist them in providing the outstanding educational services that they offer. This community-based program provides an educational opportunity for children that require additional attention. These students have worked through the programs provided by the various school systems and simply require more attention than the current educational system can provide. Without this program many of these students would go without adequate education.

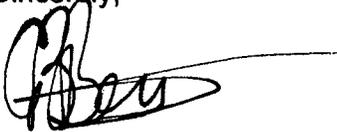
The Red Deer Academy has a dilemma; as of the fast approaching school year, they have no home to operate this valuable community project in. Through the generous offer of Mr. Cunningham, they have a temporary facility that they can use until plans can be developed, researched and funded for a new permanent location.

The proposed site is located in Riverside Industry Park, 4628 – 62nd Street. Although this is not an ideal site, it would provide a perfect temporary facility from which to continue this valuable program. Currently the site does not comply with the land use by-law and is not a permitted discretionary use. I would ask that this item be brought before City Council on June 17th to permit a temporary variance for this usage.

I want to ensure you that the Red Deer Academy and Mr. Cunningham will be working hard towards finding a permanent home. I would be more than pleased to keep the City of Red Deer up to date on this process. If this school does not operate in September of 2002, there will be a min. of 20 valuable children not getting the education that each one requires.

I thank you for your time, if you have any questions or comments please do not hesitate to contact me. I look forward to addressing this valuable community program with City Council on June 17th, 2002.

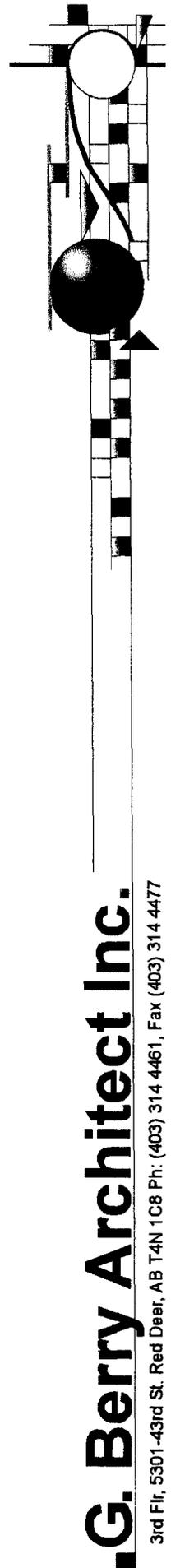
Sincerely,



G. Berry Architect Inc.
 George Berry, B. Arch, MAAA, MRAIC

Attachments

c. Barry Cunningham



G. Berry Architect Inc.

3rd Flr, 5301-43rd St. Red Deer, AB T4N 1C8 Ph: (403) 314 4461, Fax (403) 314 4477

The owner of the building at 4628 – 62nd Street in Red Deer acknowledges and approves of the proposed project to operate a temporary school for special needs children out of the office space in the front of the building. The building owner, 966294 Alberta LTD has requested that G. Berry Architect Inc. assist with the planning and work with the City of Red Deer in attaining the necessary approvals.


Gerald Halford, President
966294 Alberta LTD.

June 5, 2002

TO: Red Deer City Council

RE: The Red Deer Academy for Children with Learning Disabilities

As parents of children with learning disabilities, we have worked diligently with our public school systems in the region to have our children's educational needs met. As you know, school systems are facing difficulties with operations related to regular classroom education.

If you research AB Learning policy directions, you will discover that while private schools generally are not supported, private schools for special needs children get full funding and support from the department. The School Act also does not allow public systems to establish special partnered programs (such as the Christian School within the Red Deer Public District) for special education needs.

Children with learning disabilities often 'fall through the cracks' in regular classrooms. This situation will only worsen if class sizes increase. Funding for special education to public systems is inadequate to meet the needs of all the learning disabled children, both in terms of numbers and in terms of the varied learning styles or capacities. The difficulty in meeting the needs of these children in this context creates difficulties for the teachers and other students as well.

The Red Deer Academy will be operated by the Calgary Academy as a satellite school for the first two to three years, with the operation gradually being transferred to an autonomous Red Deer Academy Board (private, non-profit society). The Calgary Academy has operated for 22 years, has an enrollment of nearly 700 with a waiting list of 450. Last year all of their Grade 12 students graduated and went on to post-secondary education, a feat that most schools, private or public would be hard pressed to achieve.

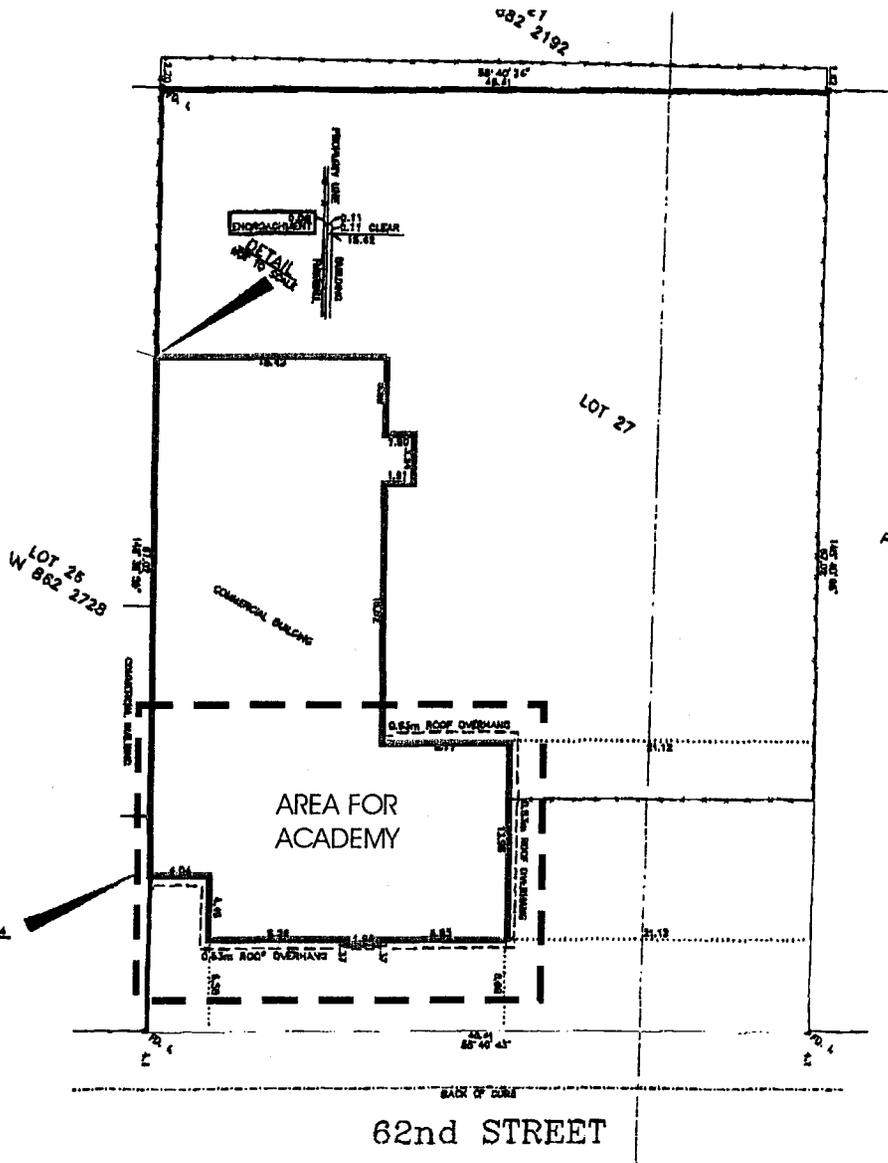
Our children, our families and our community need this resource in Central Alberta.

Extensive searching over the past several years has not resulted in finding appropriate space – until now. The proposed site is an excellent facility for the school to get started. An alternative, permanent site will be required in the very near future because the enrollments are expected to grow quickly as this resource becomes known. With the financial and administrative backing of the Calgary Academy more options will become available.

The urgency for a favourable decision regarding the proposed site is that it is the middle of June. The School needs to advertise its existence so families can enroll their children, to hire teachers, obtain furniture and supplies. The administration of the Calgary Academy is indicating the timelines are very short. This work should have been initiated in early June. They are still willing to throw their resources behind us at this point, although we are running out of time.

We thank you for your support. If you have further questions please contact:

Barry Cunningham 347-0678 (h) or 342-8830 (office)
Wendy Klassen 343-6942(h) or 342-2266 (office)
Parents of children with learning disabilities.



SITE PLAN

ACADEMY

CITY OF RED DEER LAND USE BYLAW REVIEW:

LEGAL ADDRESS: LOT 27, BLOCK 4, PLAN 922 2043

CIVIC ADDRESS: 4628 - 62 STREET, RED DEER, AB.

REGULATION:	REQUIREMENT:	EXISTING:
LAND ZONED I - 1		INDUSTRIAL (BUSINESS SERVICE) DISTRICT
FLOOR AREA:	NOT APPLICABLE	320.7m ² (3452 ft ²)
SITE COVERAGE:	NOT APPLICABLE	24.8%
BUILDING HEIGHT:	NOT APPLICABLE	
FRONTAGE:	MINIMUM 22m	45.41m
FRONT YARD:	MINIMUM 6m	6.58m
SIDE YARD:	6m ON ONE SIDE	21.1m
REAR YARD:	3m	21.02m
LANDSCAPING:	40% OF FRONT YARD	EXISTING
LOT AREA:	929m ²	3053.25m ²
PARKING:	Required for private or elementary and junior high school 1.0 spaces / classroom	8

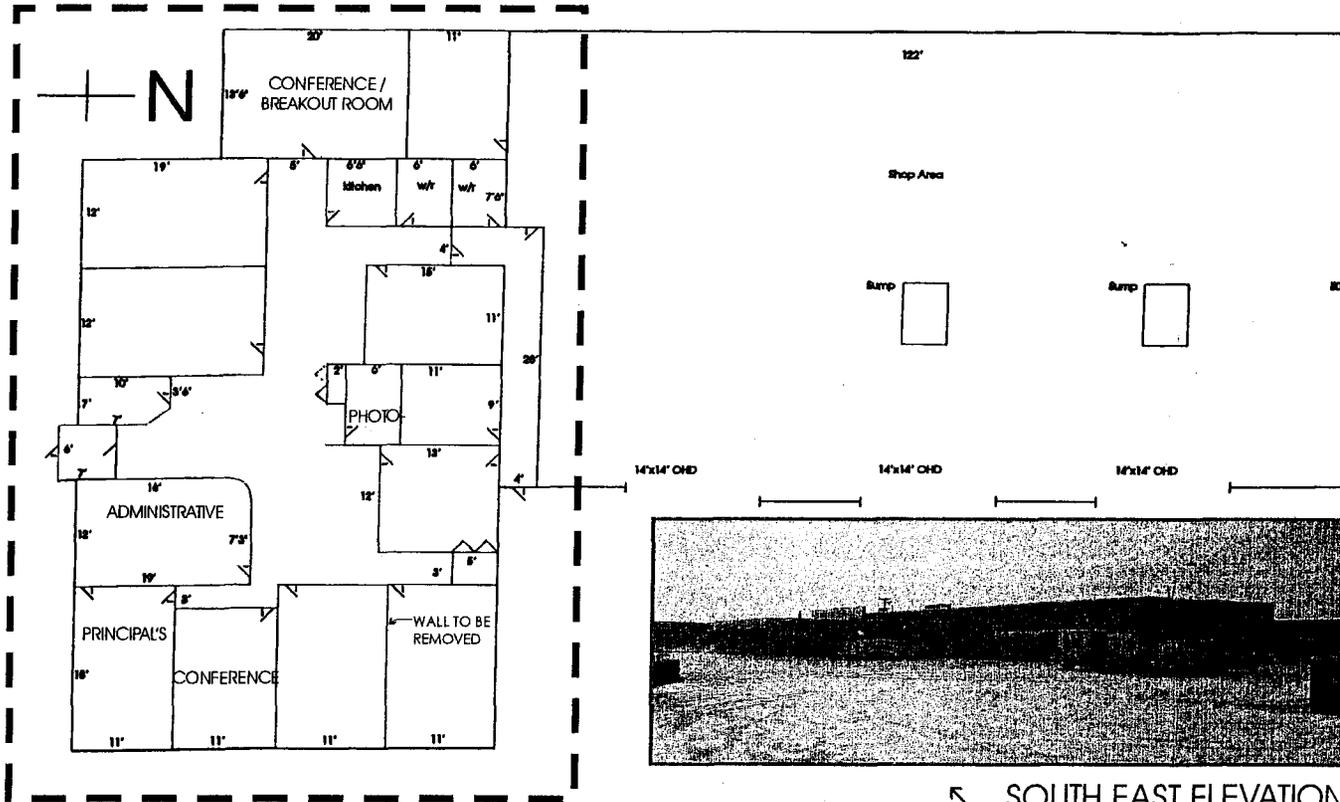
THE INTENT OF THIS APPLICATION IS TO OBTAIN A DISCRETIONARY USE APPROVAL FOR A PRIVATE SCHOOL ON THIS SITE. THE 3RD ACADEMY SCHOOL, CURRENTLY LOCATED IN THE NEW LIFE FELLOWSHIP, IS SEARCHING FOR A PERMANENT HOME. HOWEVER, IN THE INTERIM, A GENEROUS OFFER FROM A PARENT OF A STUDENT HAS PROVIDED THE USE OF THIS CURRENTLY VACANT LOCATION.

THIS SPACE IS TO BE USED ON A SHORT-TERM BASIS WHILE A NEW SITE IS DETERMINED AND FINANCING SECURED. WITHOUT THIS SPACE, THIS MUCH NEEDED EDUCATIONAL PROGRAM MAY BE IN JEOPARDY OF CLOSING ITS DOORS, AND LOSING THE EDUCATIONAL MOMENTUM THAT HAS DEVELOPED IN ITS HISTORY IN RED DEER.

G. Berry Architect Inc.

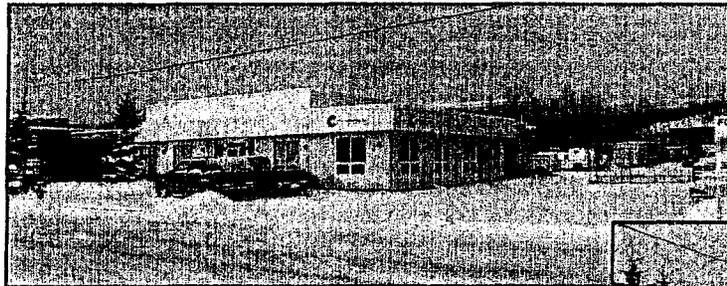
3rd Floor, 5301 - 43rd St.
 Red Deer, AB T4N 1C8
 Ph: 403-314-4461
 Fax: 403-314-4477
 e-mail: bps-g.berry@alberta.com

ACADEMY

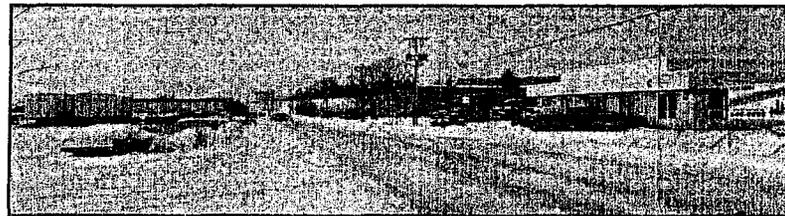


FLOOR PLAN →

↙ SOUTH EAST ELEVATION



NORTH WEST ELEVATION ↑



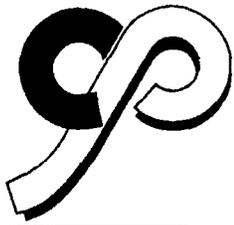
↙ WEST ON 62 STREET



EAST ON 62 STREET →

G. Berry Architect Inc.

3rd Floor, 5301 - 43rd St.
 Red Deer, AB T4N 1C8
 Ph: 403-314-4461
 Fax: 403-314-4477
 e-mail: bps-g.berry@alberta.com



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: June 9, 2002
To: City Clerk
From: Paul Meyette, City Planning Manager
Greg Scott, Inspections and Licensing Manager

RE: G. Berry Architects- Application to amend the Land Use Bylaw to allow a School in the I1 (Business Service) District

In a letter dated June 5, 2002,, George Berry Architects is requesting that Council approve a land use bylaw amendment which would allow the Calgary Academy to operate a school in the Riverside Industrial Park at 4628-62nd Street. The site is currently zoned I1 (Business Service) District which does not permit an elementary school.

Background Information

The purpose of the I1 District is to provide for a limited range of light industrial, warehousing, storage and industrial support services within the performance standards of subsection 69(1), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district provides for certain other businesses which are incompatible in commercial districts. The I1 District contains a wide range of manufacturing, storage and oilfield services.

The district does provide for adult training (trade/commercial schools) as a discretionary use however there is no provision for schools with children.

The Proposal

The proposal includes a minimum of 20 children of varying ages to be located in an industrial building for a temporary use although no time frame has been given. The application notes that there may be rapid growth of the school once it becomes established.

Implications of Spot Zoning (exception) to allow a school

In order to implement "spot zoning" to a school, at 4628-62nd Street, Council would need to pass a land use bylaw amendment which would add the use to this site only. In order to make the use temporary, Council would have to assign a specific time frame to the temporary use.

As the applicants note, this is not an ideal location for a school. Industrial areas are not designed to provide a safe environment for children, there is no playground space, there is considerable truck traffic and there may be hazardous goods transported to the area. Although the request is to spot zone on a temporary basis, there is no specific time frame given; as Council is aware, there has been considerable difficulty in getting businesses to move after temporary approvals are given. The City has been faced with requests for extensions for most if not all of the temporary uses approved.

Recommendation

Staff do not support the request to spot zone 4628-62nd Street for a school. An industrial area is not an appropriate place for a school .

If a temporary location is needed, it is recommended that the school look at other locations such as a church, large community centre or other institutional use. Even a vacant commercial site would be far more suitable than locating in an industrial area.

Sincerely,



Paul Meyette,
City Planning Manager



Greg Scott,
Inspections and Licensing Manager

Emergency Services

DATE: June 7, 2002

TO: City Clerk

CC: Director of Community Services
Director of Development Services
Inspections and Licensing Manager
City Planning Manager

FROM: Emergency Services Manager

SUBJECT: Red Deer Academy School – Request for temporary approval to
Locate a school at 4628 – 62 Street

This department does have concerns with classroom facilities at this location. Every effort should be made to locate in an area where school classroom facilities are permitted.

If successful in this application, the applicant should be prepared to provide a fire separation between the classroom and the remainder of the building. Emergency lighting, exiting and emergency access will be in conformance with the Alberta Building Code.

I have spoken with both George Berry who has been hired to assist the interested parent group and with Barry Cunningham who is a member of the parent group and the owner of the building at 4628-62 Street. It seems that they have exhausted all avenues in search of a suitable facility and are now asking for relaxation of the Land Use Bylaw. The intent is to construct four classrooms and a computer lab in a building which also houses Mr. Cunningham's business; a wholesale plumbing and heating supply company. This occupancy would not have any impact on the use of neighboring properties.

Recommendation:

If Council gives approval for temporary occupancy, we recommend that it be made subject to annual review.

Jack MacDonald
Fire Chief / Manager

Comments:

As per Council's direction, a Land Use Bylaw Amendment for the temporary location of a school in an I1 area has been prepared.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



G. Berry Architect Inc.



Facsimile Transmittal

Company: The City of Red Deer
 Attention: **Kelly Kloss**
 Re: **Red Deer Academy School**
 Fax Number: 403-346-6195
 Date: June 29, 2002
 From: George Berry

3rd Floor, 5301 - 43rd St.
 Red Deer, AB T4N 1C8
 Ph: 403-314-4461
 Fax: 403-314-4477
 e-mail: geogba@telusplanet.net

We are transmitting 1 pages including this cover sheet. If you do not receive all of the page(s) please call (403) 314-4461. This fax is for private use of the person listed above.

Kelly:

I have been asked by Mr. Barry Cunningham to have the Request for Temporary Approval to Locate a School at 4628 - 62nd Street removed from the council agenda for Tuesday, July 2nd, 2002.

They have decided to revise the plans and spend more time looking for a new school location for the next year. I want to thank the City of Red Deer for your support and we will be looking forward to your continue support for the children of Red Deer.

If you have any questions please give me a call.

Thank You,

George Berry

c. Barry Cunningham, fax 340-8360

Christine Kenzie

To: City Manager; Mayor; Directors; Paul Meyette; Frank Wong; Greg Scott; Jack MacDonald;
Councillors
Cc: Nona Housenga; Kelly Kloss
Subject: Red Deer Academy School - Council Agenda of July 2, 2002

For your information, City Clerk's office received a fax this morning from G. Berry Architect Inc., on behalf of Mr. Barry Cunningham requesting to have the Request for Temporary Approval to Locate a School at 4628 - 62 Street removed from the July 2, 2002 Council Agenda. They have decided to revise the plans and spend more time looking for a new school location for the next year.

Christine Kenzie
City Clerk's
342-8201

*ORLOWSKA
- W FIKT*



Office of the City Clerk

July 3, 2002

FILE

G. Berry Architect Inc.
3rd Floor, 5301 – 43 Street
Red Deer, AB T4N 1C8

Dear Mr. Berry:

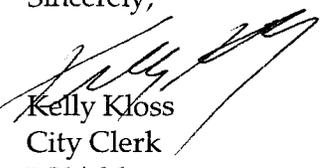
**Re: Request to Withdraw Application
Land Use Bylaw Amendment 3156/HH-2002
Lot 27, Block 4, Plan 922 2043 (4628 – 62 Street)
Riverside Light Industrial Area
Red Deer Academy School**

At the City of Red Deer's Council meeting held Tuesday, July 2, 2002, Council considered the letter from G. Berry Architect Ltd., dated June 29, 2002, and passed the following resolution:

Resolved that Council of the City of Red Deer having considered correspondence from G. Berry Architect Inc. dated June 29, 2002, re: Request to withdraw application by Red Deer Academy for temporary use of school at 4628 – 62 Street / Riverside Light Industrial area hereby withdraws the application from the July 2, 2002 Council agenda.

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

Sincerely,

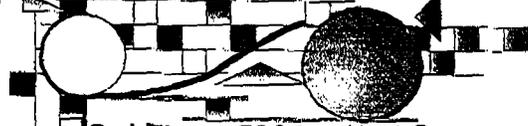

Kelly Kloss
City Clerk
KK/chk

c B. Cunningham
P. Meyette, Parkland Community Planning
G. Scott, Inspections & Licensing
J. MacDonald, Emergency Services

The City of Red Deer



G. Berry Architect Inc.



Facsimile Transmittal

Company: The City of Red Deer
 Attention: Kelly Kloss
 Re: Red Deer Academy School
 Fax Number: 403-346-6195
 Date: June 29, 2002
 From: George Berry

3rd Floor, 5301 - 43rd St.
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 Ph: 403-314-4461
 Fax: 403-314-4477
 e-mail: geogba@telusplanet.net

We are transmitting 1 pages including this cover sheet. If you do not receive all of the page(s) please call (403) 314-4461. This fax is for private use of the person listed above.

Kelly:

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They have decided to revise the plans and spend more time looking for a new school location for the next year. I want to thank the City of Red Deer for your support and we will be looking forward to your continue support for the children of Red Deer.

If you have any questions please give me a call.

Thank You,

George Berry

c. Barry Cunningham, fax 340-8360



Council Decision – July 2, 2002

FILE

Office of the City Clerk

DATE: July 3, 2002
TO: Frank Wong
Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/HH-2002
Lot 27, Block 4, Plan 922 2043 (4628 – 62 Street)
Temporary Use Of School / Riverside Light Industrial Area
Red Deer Academy School

Reference Report:

Parkland Community Planning Services, dated June 24, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered correspondence from G. Berry Architect Inc. dated June 29, 2002, re: Request to withdraw application by Red Deer Academy for temporary use of school at 4628 – 62 Street / Riverside Light Industrial area hereby withdraws the application from the July 2, 2002 Council agenda.

Report Back to Council: No

Comments/Further Action:

No further action is required.

A handwritten signature in black ink, appearing to read 'Kelly Kloss'.

Kelly Kloss
City Clerk

/chk

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- Emergency Services Manager

**Office of the Mayor and City Manager**

DATE: Tuesday, June 25, 2002

TO: Kelly Kloss, City Clerk

FROM: Strategic Plan Review Committee 2002
Susan Taylor, Chair

**SUBJECT: DRAFT CITY OF RED DEER STRATEGIC PLAN 2002 for Council
Review and Approval**

On behalf of the Strategic Plan Review Committee, I am pleased to provide for Council's review and approval at its July 2, 2002 meeting, The City of Red Deer Strategic Plan 2002.

A team of dedicated people representing a cross section of our organization and guiding an eight-month process that included research, consultation, review, and writing, has developed this Plan. The process drew on extensive planning that The City has carried out in recent years and considered the issues identified in these processes. Examples include the Community Visioning Workshop held in May 2001, various Master Plans that had significant consultation components, and input received from the Mayor and City Councillors, identifying issues raised during the 2001 municipal election.

The renewed Strategic Plan states our organizational values, vision, purpose, and guiding principles and sets out goals and strategies in the focus areas of Community, Economic, Organization, and Financial Development. It will serve as a guide as we shape municipal programs and services for our citizens during this Council's term. It will also influence the expectations we set and the contracts we enter into with our partner organizations, such as Parkland Community Planning Services, Normandeau Cultural and Natural History Society, Red Deer Visitor and Convention Bureau and others.

We have developed a more practical Plan for our internal leaders to use. It is shorter and more succinct and provides strategic guidance in the four focus areas. Instead of noting specific City Departments and contracted agencies, the Plan sets out goals and strategies that require integrated action across the organization. For example, Tourism, has been integrated with Promotion and Marketing strategies in our Economic Development focus area, recognizing that this is an organization-wide responsibility.

Changes to this Strategic Plan reflect the evolving needs of our organization and the community. This Plan recognizes the challenges of city growth and the issues that often follow. We have placed greater emphasis on our transportation system, one that includes all means for getting to destinations, including public transit, walking, cycling, special transportation, roads and others.

The Strategic Plan acknowledges the importance of utilities for our citizens. It states goals and strategies for a safe and adequate water supply, for respecting our water sources, for exploring environmentally sound utility alternatives and for working with our neighbouring municipalities.

The renewed Plan commits to using risk management as a key decision filter, when managing resources and approving budgets. Decisions will be assessed on the financial, organizational and community impact and the probability of occurrence.

This Strategic Plan also states that we will "*Conduct risk assessment and business case analyses to evaluate new programs and initiatives requiring major capital or other expenditures*". It outlines the financing tools that will be considered in the following order of priority:

- Grants, where available.
- Operational funds, where feasible to "pay as we go".
- Reserves.
- Debt, used cautiously, when the business case supports it.

The Strategic Plan is not intended to encompass everything that our organization does. It sets out the goals and strategies that will be the focus for our organization over the next three years. We acknowledge that community and organizational priorities will evolve over time and every three years following the election of each City Council, we begin the renewal process again.

Our Committee will be pleased to present the 2002 Strategic Plan at the July 2, 2002 Council meeting and to highlight the key changes from the 1999 version.

Should you have any questions regarding this submission, please do not hesitate to contact me.



Susan Taylor
Chair
Strategic Plan Review Committee

CITY OF RED DEER STRATEGIC PLAN 2002

DRAFT DOCUMENT

For Review and Approval by City Council

At their July 2, 2002 Meeting

Prepared June 24, 2002

OUR STRATEGIC PLAN

What it is.....

The City of Red Deer's Strategic Plan is a guide for our organization as we¹ shape municipal programs and services for our citizens. It states our organizational values, vision, purpose and guiding principles and sets out goals and strategies in the focus areas of Community, Economic, Organization, and Financial Development.

Why we have it.....

The Strategic Plan steers our organization along the course that has been communicated to us through the Vision 2020² process, the Community Visioning Workshop³, and the many consultation and planning processes in recent years.

How it influences us.....

The Strategic Plan reflects the collective values of Council and staff that communicate what is most important in our relationships and our work.

The Plan provides the guiding principles that help us focus on and communicate to others, how we will carry out the work that we do. It sets out goals and strategies that reflect the vision we have for Red Deer and our organization. Some of these goals will be achieved during this Council's term. Others are longer-term challenges that our organization will strive to address over time.

The Strategic Plan forms the base for all of our planning. The details that support this Plan are found in a number of corporate and community driven long-range plans, which focus on specific areas of our operation. Business plans are developed by each department to set out what and how the department will contribute to our organizational vision and purpose. Employees develop individual work plans, which focus on key areas of the work that each does to help us succeed as an organization. (graphic to be inserted)

Our Strategic Plan influences the expectations we set and the contracts we enter into with our partner organizations.

How it stays relevant

This City of Red Deer Strategic Plan was adopted by City Council on ,2002. It is revised every three years to reflect changing demographics, community needs, opportunities, and expectations.

What success will look like

Our actions reflect our vision, cornerstone values, guiding principles, and our goals and strategies.

¹ We refers to The City of Red Deer municipal government organization and its members.

² Vision 2020 is a document developed in 1989, based on a broad community and internal consultation process that shaped an image of our city in the future.

³ The Community Visioning Workshop, held on May 11, 2001, affirmed the Vision 2020 Planning Principles and suggested some new strategic directions.

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OUR CORNERSTONE VALUES, VISION, AND PURPOSE

Our Cornerstone Values

- Respect:** We treat others the way we want them to treat us.
- Integrity:** We are honest, responsible, and trustworthy.
- Service:** We are committed to serving our community.
- Excellence:** We strive for quality in all that we do.

Our Vision

People committed to providing service and opportunities to enhance the quality of life⁴ for all ... with the spirit to make it happen!

Our Purpose

To provide effective, accessible⁵ municipal government that responds to community needs using skilled leadership and a progressive,⁶ balanced approach.

⁴ Quality of Life includes those things that affect the desirability of Red Deer as a place to live.

⁵ Accessible refers to minimizing the physical, mental and financial barriers to information, programs and services for which we are responsible.

⁶ Progressive refers to "forward-looking" and innovative.

OUR GUIDING PRINCIPLES

ACCESSIBILITY	We will make basic municipal services available to all citizens.
COMMUNICATION	We will communicate clearly in all aspects of our work and consult with others to help us make informed decisions.
INNOVATION	We will solve problems in creative and practical ways to meet the diverse needs of our organization and community.
LEADERSHIP	We will develop leaders and contribute leadership to strengthen and enhance our organization and community.
LEARNING	We will support learning as an important path for individuals to contribute to our success.
OUR PEOPLE	We will value one another's contributions and make safety and wellness high priorities.
PLANNING	We will carry out sound planning to anticipate the future and to provide direction that leads to positive outcomes.
PRESERVATION	We will protect our community assets and respect and use our resources wisely.
RISK MANAGEMENT	We will evaluate risks and long term benefits to our organization and community, and be accountable for how we manage the resources entrusted to us.
SERVICE	We will focus on serving our community well.
VOLUNTEERISM	We will support and celebrate volunteers in our community and encourage volunteerism.

OUR GOALS AND STRATEGIES BY FOCUS AREA

1. Community Development

All citizens should have the opportunity to live in a clean, caring, healthy and attractive community, to participate in programs and to benefit from services that contribute to their quality of life.

1.1 Community and Leisure Activities

Our Goal: To ensure opportunities are available for all citizens to participate in and enjoy community and leisure activities⁷ in Red Deer.

Strategies:

- 1.1.1 Maintain a commitment to offer accessible, basic⁸ community and leisure programs, services, and opportunities.
- 1.1.2 Set program priorities, standards, and service levels, while taking into account demographic⁹ trends and sustainability¹⁰.
- 1.1.3 Support and facilitate community groups and agencies in their development and delivery of leisure and community activities.
- 1.1.4 Support and maintain The City's Municipal Integration Strategy regarding access for people who live with disabilities.

1.2 Environment

Our Goal: To ensure that Red Deer develops and sustains an attractive, clean, healthy, and ecologically sound natural and built environment, while providing a climate for community and economic growth.

Strategies:

- 1.2.1 Maintain and review environmental standards for municipal infrastructure and services.

⁷ Community and Leisure Activities include recreation, culture, family and individual development and others that contribute to quality of life.

⁸ Basic refers to entry-level programs, activities or services.

⁹ Demographics are population statistics such as births, family composition, ethnic background, income, etc.

¹⁰ Sustainable refers to the ability to carry a decision forward into the future in a fiscally sound, environmentally responsible and socially healthy manner.

- 1.2.2 Preserve escarpments and natural areas to ensure that green space and community linkages extend into new areas as our city grows.
- 1.2.3 Support and facilitate programs and initiatives that increase awareness and encourage conservation of all of our resources.
- 1.2.4 Research and develop a strategy to assess and determine our involvement in a broad range of environmental initiatives.

1.3 Utilities

Our Goal: To provide safe, adequate and reliable utility systems to meet on-going community needs, while exploring environmentally sound alternatives.

- 1.3.1 Provide a safe and adequate water supply to meet the needs of the community as it grows.
- 1.3.2 Work with neighbouring municipalities, provincial and federal agencies, community and other appropriate groups, to respect and manage our resources within the Red Deer River Basin¹¹.
- 1.3.3 Explore the feasibility of developing regional utility systems, while working with neighbouring municipalities in the Central Alberta Region.

1.4 Social Responsibility

Our Goal: To facilitate the planning, development, and delivery of social programs that support individuals, families, and a healthy community.

Strategies:

- 1.4.1 Maintain a commitment to preventive social programs.
- 1.4.2 Fund and provide support to community agencies in delivering social programs, rather than providing direct service delivery.
- 1.4.3 Work in partnership with provincial and federal governments and community organizations, to facilitate community awareness and cooperation in:
 - identifying the increased social issues of a growing community
 - determining responses
 - delivering programs.

¹¹ The Red Deer River Basin includes the Red Deer River, creeks and drainage structures.

- 1.4.4** Continually assess our organization's appropriate role, as we partner to address social needs, including housing, in the community.

1.5 Community and Land Use Planning

Our Goal: To ensure that land use policies, development guidelines and procedures support sustainability and a vision focused on quality of life.

Strategies:

- 1.5.1** Conduct land use planning that considers fiscal, environmental and social sustainability.
- 1.5.2** Plan, in consultation with citizens, to effectively manage the issues that are associated with growth, such as infrastructure, urban sprawl, increased traffic, and others.
- 1.5.3** Plan for an appropriate mix of parks, natural areas, residential, commercial, industrial, and institutional land uses.
- 1.5.4** Develop and monitor policies and guidelines to support revitalization¹² of existing areas where feasible.
- 1.5.5** Continue to support the development of the Greater Downtown as a vibrant and attractive focal point of the community.
- 1.5.6** Plan for community and economic growth, while providing a balance in preserving and maintaining environmentally sensitive areas, historic resources, and other significant features.
- 1.5.7** Work with elected and administrative officials in Red Deer County to ensure a coordinated approach to land use planning.

1.6 Transportation

Our Goal: To maintain an effective and sustainable transportation system¹³ that responds to the changing needs of our citizens.

¹² Revitalization refers to improvements in the physical, social and environmental well being of a neighbourhood and may include infill and/or renewal.

¹³ Transportation system refers to all types of transportation, including, public transit, walking and cycling routes, roads, and others.

Strategies:

- 1.6.1 Provide roadway, trail, and other systems that address the need for safe transportation in our city.
- 1.6.2 Analyze the transportation needs of our city, considering the impact of growth and how best to plan for all forms of transportation.
- 1.6.3 Maintain a safe and effective public transit system and promote its benefits to citizens.
- 1.6.4 Support methods of special transportation that respond to the needs of our citizens.
- 1.6.5 Work with the Red Deer Regional Airport Authority partners to support and promote effective air transportation in the Region.

1.7 Protective and Emergency Services

Our Goal: To provide our citizens with a safe and healthy living environment, through the cooperative efforts of our police, fire, ambulance, E911, inspections, disaster service providers, and community members.

Strategies:

- 1.7.1 Monitor changing emergency response needs and determine appropriate levels of service as our city grows.
- 1.7.2 Support community-based policing¹⁴ to address the law enforcement and crime prevention needs of our community.
- 1.7.3 Develop and implement public education and prevention programs in all areas of protective and emergency services.
- 1.7.4 Work with and contract where appropriate, community agencies and surrounding municipalities, to deliver innovative, regional protective, emergency and disaster services.

¹⁴ Community-based Policing is a partnership between the police and the community, sharing in the delivery of police services.

1.8 Regional Role

Our Goal: To develop and maintain strong, mutually respectful, and productive partnerships with urban and rural municipalities in Central Alberta, to enhance the quality of life for our citizens and those in the Region.

Strategies:

- 1.8.1** Maintain effective communication links with Central Alberta municipalities.
- 1.8.2** Take a leadership role in coordinating or directing projects and submissions, and in collectively lobbying the Provincial Government for fair responses to our regional rural and urban needs.
- 1.8.3** Seek opportunities for cost-effective cooperation with other regional communities to share assets and expertise, as resources permit.

2. Economic Development

Our citizens should have access to economic opportunity¹⁵ in a community that values sustainable growth.

2.1 Promotion and Marketing

Our Goal: To foster local business retention and to attract diverse, long term business growth, by a partnered approach to marketing Red Deer and Central Alberta.

Strategies:

- 2.1.1 Develop and maintain partnerships with municipalities, the Province, business, and other stakeholders, to facilitate new economic development initiatives and investment in Red Deer and across the Region.
- 2.1.2 Identify service gaps and opportunities to actively market the Red Deer Region as a place well suited for business and industry.
- 2.1.3 Assess our regulations, protocols, and practices, and facilitate development to minimize obstacles, where practical and appropriate.
- 2.1.4 Promote our amenities, including recreation facilities, parks, human services, heritage, culture, and other attractions in Red Deer and Central Alberta, as assets to support a quality lifestyle, the growth of tourism, and economic development.
- 2.1.5 Encourage activities, including trade shows, conventions, cultural, sporting and other events that promote tourism where feasible for our organization and community.
- 2.1.6 Work with Red Deer County and other municipalities along the Highway #2 corridor, to develop and maintain an integrated economic development strategy.

2.2 Land Development

Our Goal: To play a key role in ensuring a timely supply of serviced residential, commercial and industrial land, to support the economic and community development goals for Red Deer and the Region.

¹⁵ Economic opportunity refers to prospects to earn a living.

Strategies:

- 2.2.1** Maintain The City's market share of residential lot sales up to a maximum of 25% annually, and actively encourage private sector participation in the needs assessment, development, marketing, and sale of all land uses.
- 2.2.2** Sell City land at market value and, where appropriate, make land available to developers based on approved land use plans.
- 2.2.3** Continue to work with Red Deer County, to achieve mutually acceptable growth patterns, including staged annexation or other options for residential, commercial and industrial purposes, and complementary infrastructure.

3. Organization Development

We must work cooperatively, communicate effectively and engage in learning on an ongoing basis, to be responsive and accountable to the community.

3.1 Consultation

Our Goal: To learn about community priorities, communicate with citizens and assess their level of satisfaction with our services, facilities, and programs.

Strategies:

- 3.1.1 Gather and consider information in a variety of ways, to help determine the facilities, services and programs we should provide, and to know how we are doing.
- 3.1.2 Provide timely information that our citizens need to make choices and understand our decisions.

3.2 Planning

Our Goal: To plan and prepare documents that reflect a vision of our community's future.

- 3.2.1 Regularly review and update our strategic goals through a process of consultation with appropriate stakeholders.
- 3.2.2 Engage in future oriented planning¹⁶ that sets out goals and strategies to provide quality service in our community.
- 3.2.3 Support planning at the community level¹⁷ by working in partnership with organizations and people who contribute to our citizens' quality of life.
- 3.2.4 Prepare annual Department Business Plans, to prioritize the allocation of resources, to recommend service levels and actions required, and to identify how various changes in the community may affect our programs and services.

¹⁶ Recent examples of such plans include; Municipal Development Plan, Intermunicipal Development Plan, Area Structure Plans, Sustainable Communities Study, Community Services Action Plan, Neighbourhood Standards & Guidelines, Information Technology Master Plan, Communications Master Plan, Emergency Services Master Plan, City of Red Deer Bicycle Master Plan Update, Waskasoo Park Master Plan, Water Treatment Master Plan, Wastewater Treatment Master Plan, Solid Waste Master Plan and various area and subdivision development plans .

¹⁷ Some recent Community Plans include; Red Deer Community Culture Master Plan, "The Journey Home", A Community Housing Plan for the City of Red Deer, Greater Downtown Action Plan, and Riverside Meadows Area Redevelopment Plan.

3.2.5 Annually update and implement long term infrastructure development, maintenance and replacement plans, with a focus on maintaining and extending the life of existing infrastructure, and identifying and planning for future investments.

3.2.6 Consider all land, facility and operational impacts of major development as part of infrastructure planning.

3.3 Service Delivery

Our Goal: To ensure that we provide programs and services for our community that address identified needs.

Strategies:

3.3.1 Select from the following, the most effective way of providing service:

- provide the service ourselves
- have other organizations provide the service
- enter joint arrangements with other organizations.

3.3.2 Through the business planning process, review the services we offer and support to ensure they reflect demographics, community diversity, and changing needs.

3.3.3 Assess programs and service levels and modify or remove those that no longer serve the needs of the community.

3.3.4 Establish, review, and maintain appropriate standards for providing services, recognizing that the services needed in one area of our city may not be the same as those needed in another area.

3.3.5 Review service delivery and encourage the development of better and more efficient methods where warranted.

3.3.6 Assist contracted agencies, other groups, and individuals where appropriate, in achieving quality standards of service.

3.4 Organization Environment¹⁸

Our Goal: To provide a supportive work environment that helps us achieve our strategic goals and deliver quality services.

¹⁸ Organization Environment refers to the total of factors (physical surroundings, conditions) that influence people working in or dealing with our organization.

Strategies:

- 3.4.1 Monitor and adjust our organization's structure to ensure that it supports our strategic direction.
- 3.4.2 Provide timely information that our organizational members require to understand decisions, make choices, and take action.
- 3.4.3 Provide our members with the authority¹⁹, resources, and support they require to carry out their roles effectively.
- 3.4.4 Regularly assess and adjust as needed, our roles and workloads, as the city grows and service demands change.
- 3.4.5 Acknowledge and value our members' accomplishments and contributions.

3.5 Staffing

Our Goal: To place qualified candidates in the jobs that need to be filled within our organization.

Strategies:

- 3.5.1 Develop job descriptions and clearly communicate the competencies required, the authority assigned, the scope of work performance expected, and the accountability that ensues, for positions within our organization.
- 3.5.2 Maintain a succession plan to assist in meeting the long-term knowledge, skill, and leadership needs of our organization.
- 3.5.3 Provide a compensation package, working conditions, and the organizational environment to attract and retain qualified employees.
- 3.5.4 Work in partnership with schools and colleges in Central Alberta, to increase understanding of our organization's employment opportunities and to encourage graduate referrals.
- 3.5.5 Seek and participate in opportunities to market our organization as a positive place to work in a community that offers distinctive lifestyle amenities.

¹⁹ Authority refers to the permission/authorization to carry out certain actions or make decisions. Accountability for actions flows with delegated authority.

3.6 Learning

Our Goal: To provide opportunities for our employees to learn new skills and gain knowledge, that enhances their ability to work well within our organization.

Strategies:

- 3.6.1 Periodically review, the learning needs of our members and support training opportunities to address these needs as resources permit.
- 3.6.2 Prepare development plans together with those employees who choose to learn and grow within our organization.
- 3.6.3 Build and implement systems that support cross-organizational learning, research, and development.

3.7 Technology

Our Goal: To make appropriate use of technology²⁰ to improve services and/or reduce costs.

Strategies:

- 3.7.1 Explore, invest in and support the technology required to carry out our organizational roles effectively.
- 3.7.2 Focus on technology that has been adequately tested and proven sound, while keeping the leading edge in sight.
- 3.7.3 Before implementing new technology, conduct cost benefit analyses that consider the obstacles to change from current practices.
- 3.7.4 Invest in new technology that complements existing technology and fits with current standards.

3.8 Volunteerism

Our Goal: To encourage volunteerism in the community and within our organization.

²⁰ Technology encompasses a broad range of applications, including for communicating, developing transportation systems, providing utilities and delivering programs

Strategies:

- 3.8.1** Recognize our own volunteer work in the community.
- 3.8.2** Provide meaningful opportunities for citizens to volunteer in our organization and celebrate their contributions.
- 3.8.3** Provide training opportunities and support for volunteers who help our organization serve the community.
- 3.8.4** When recommending volunteer-based programs, services and events, consider the community's capacity to volunteer and the ability of our organization to support volunteerism.
- 3.8.5** Partner with groups in the community to develop and celebrate volunteerism.

4. Financial Development

The long-term success of our organization depends on reliable, sustainable funding for ongoing services.

4.1 Financial Responsibility

Our Goal: To ensure citizens get good value for the taxes and fees they pay for utilities, programs, and services.

Strategies:

- 4.1.1 Develop strategic alliances through the Alberta Urban Municipalities Association, and with other municipalities, to research and articulate municipal funding needs and appropriate directions.
- 4.1.2 Take an active and persistent approach to lobbying other orders of government, to encourage and maintain appropriate roles and financial partnerships, and to remove legislative barriers.
- 4.1.3 Prepare Business Plans and manage resources, including risk management²¹ as a decision filter.
- 4.1.4 Monitor city growth and its impact on increasing program and service level demands and related funding needs.
- 4.1.5 Inform citizens of our financial plans and decisions in a clear and timely manner.

4.2 Financing Tools

Our Goal: To ensure adequate funds are secured and sustained in a fiscally responsible manner to support the program and service delivery levels established by Council.

- 4.2.1 Conduct risk assessment and business case²² analyses to evaluate new programs and initiatives requiring major capital or other expenditures.

²¹ Risk management refers to an assessment of a decision's financial, organizational and/or community impact and probability of occurrence.

²² A Business Case is developed based on what is to be done, why it is to be done and how much it will cost. A case may include public input, gathered in a manner that most effectively informs the project decision.

- 4.2.2** Consider the tools, or combination of tools, to be used for capital financing in the following order of priority:
- Grants, where available.
 - Operational funds, where feasible to “pay-as-we-go”.
 - Reserves.
 - Debt, used cautiously, when the business case supports it.
- 4.2.3** Use debt to provide for utility capital in accordance with generally accepted principles for utility financing.
- 4.2.4** Avoid volatile tax and fee changes while providing effective services to business and citizens.

4.3 Budgeting and Accountability

Our Goal: To prepare and approve budgets that reflect our strategic directions.

Strategies:

- 4.3.1** Review the Budget, with Council focussed on high level policy decisions, including programs and services to be funded, service levels and standards to be achieved, and the extent of risk to be accepted.
- 4.3.2** Provide Departments with the authority and flexibility to allocate resources within the service level and budget guidelines approved by Council, along with the accountability for such decisions and actions.
- 4.3.3** Develop and annually update a financial plan to support long-term infrastructure development, maintenance and replacement, while considering impacts on operating costs.

OUR THANKS

This Strategic Plan has benefited from the contributions of many people throughout the renewal process.

We wish to thank firstly, our Staff and contracted agency members, for helping us to identify the key issues and trends facing us.

We also wish to thank our Department Managers for advising us in developing approaches to address the identified strategic issues.

We thank our Mayor, our Councillors, and our Directors, for monitoring our progress along the way and for ensuring that our Plan reflects the quality of life issues that are most important to our citizens and for our community.

Finally, we wish to acknowledge the valuable contributions made by our neighbouring municipal mayors, reeves, councillors and administrators, as we work together to benefit all of our citizens in the Region.

We would especially like to thank the following members of the 2002 Strategic Plan Review Committee, who diligently guided the process and created a document that reflects the key goals and strategies we are committed to in the coming years:

1. **Ligong Gan**, Electric Light and Power
2. **Kristina Getz**, Recreation, Parks and Culture
3. **Paul Goranson**, Public Works
4. **Jeff Graves**, City Clerks/ Recreation, Parks and Culture
5. **Vesna Higham**, City Council
6. **Grant Howell**, Personnel
7. **Gary Lund**, Information Technology Services
8. **Larry Pimm**, City Council
9. **Charlaine Rausch**, Communications and Corporate Planning
10. **Brenda Stelmack**, RCMP
11. **Susan Taylor, Chair**, Corporate Planning/Social Planning
12. **Norbert Van Wyk**, City Manager

To share your ideas or to get more information about our Strategic Plan

Write to us directly at:
The City of Red Deer
P.O. Box 5008
Red Deer, AB T4N 3T4

Or E-mail to:
Feedback@city.red-deer.ab.ca

Or Fax us at:
(403) 346-6195

June 18, 2002

Mayor and Council
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Mayor and Council:

Re: Request to retain '2.2 Tourism' in the City of Red Deer's Strategic Plan.

At our June 18, 2002 Directors meeting, our Board discussed the issue of the '2.2 Tourism' section being removed from the City of Red Deer's proposed update of the 2002 Strategic Plan. After much discussion, the following resolution was adopted:

“...In view of the importance of tourism generated jobs and economic activity now and in the future, the Red Deer Visitor & Convention Bureau Board, on behalf of our membership, urges City Council to return section '2.2 Tourism', an integral component of economic development, to the city's strategic plan...”

It is the consensus of the Bureau Board of Directors that the proposed changes to 'tourism' in the strategic plan are too vague and diminishes the important role that tourism plays in the City. The tourism and hospitality sector is a growth industry in Red Deer and needs to remain an integral part of the strategic plan as it has in the past.

Respectfully submitted,

Jim Baker
Chairman

cc. Board of Directors, Red Deer Visitor & Convention Bureau
Colleen Jensen, Director of Community Services

2002 Strategic Plan Recommendation

2.2 Tourism

Our Goal: To promote tourism as a **key** component of economic development in Red Deer and the Region.

Strategies:

- 2.2.1 Support the lead agency and the various stakeholders, in their promotion and development of tourism.
- 2.2.2 Encourage activities, including trade shows, conventions, cultural, sport and other events to be held in Red Deer.
- 2.2.3 Promote the amenities, including recreation facilities, parks, heritage, culture and other attractions in Red Deer.

(Remove 2.1.4 and 2.1.5 from the proposed plan and insert the above recommendation back into the plan)

Comments:

We extend our thanks to the Committee for their work in this latest update of our Strategic Plan and recommend Council approve the Plan. We look forward to opportunities to bring specific strategies as part of the annual Business Plans.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Strategic Plan - Tourism

1999 Version

2002 Version

Preamble - Identifies the Red Deer Visitor and Convention Bureau as the agency officially representing The City for tourism promotion.



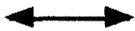
No preamble specific to tourism. This is consistent with the way the rest of the document is developed and the treatment of other industries of equal importance.

Long Term Goal - Aggressive promotion of tourism.



Required actions included in sections 2.1.4 and 2.1.5.

2.2.1 Identifies the Red Deer Visitor and Convention Bureau as the agency the City of Red Deer will continue to support.



No specific partner is identified although the use of a “partnered approach” is stressed under “Our Goal.” Identifying a specific partner is an operational item, not a strategic one.

2.2.2 Promotion of tourism through a variety of partnerships.



The promotion of our amenities and encouragement of a broad range of activities that attract tourists to Red Deer is the core of sections 2.1.4 and 2.1.5.

2.2.3 Continue to support major events.



Included in section 2.1.5.

The Strategic Plan Review Committee has worked hard to produce a document that accurately reflects appropriate strategic directions for The City. In my opinion, the Committee has produced a document which is concise, clearly written, and I believe it will be well used.

The changes have been substantial, to the point that it is not practical to simply lift a complete section from the previous plan and insert it into the new one. The comparison above illustrates that the new plan continues to strongly support tourism, although it does not name any particular partner organization.

Larry Pimm



**WESTERNER
PARK**

June 28, 2002

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

Dear Worship and Members of Council,

Re: Request to retain '2.2 Tourism' in the City of Red Deer's Strategic Plan.

At the Board of Directors Meeting of Westerner Park on June 27, 2002, they discussed the issue of '2.2 Tourism' being removed from the City of Red Deer's proposed update of their Strategic Plan for 2002.

After much discussion, the following resolution was adopted:

"...In view of the importance of tourism generated jobs and economic activity now and in the future, the Westerner Board, on behalf of our Shareholders, urges City Council to return section '2.2 Tourism', an integral component of economic development, to the city's strategic plan..."

It is the consensus of the Board of Directors of Westerner Park that the proposed changes to 'tourism' in the strategic plan are too vague and diminish the important role that tourism plays in the City. The tourism and hospitality sector is a growth industry in Red Deer and needs to remain an integral part of the strategic plan as it has in the past.

Respectfully submitted,

for Bill Olafson
President

BO/hc

4847A-19th Street
Red Deer, Alberta
Canada T4R 2N7

Website:

<http://westerner.ab.ca>

Tel (403) 343-7800
Fax (403) 341-4699

Central
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largest
trade show,
agriculture,
sports, concert,
entertainment,
and convention
facility.

FACSIMILE

CONFIDENTIAL

To: MAYOR SURKAN
Of: City of Red Deer
Fax: 342-8365
Pages: 2, including this cover sheet.
Date: June 28, 2002
Reply Requested: YES NO

From the desk of...

John P. Harms, General Manager
WESTERNER PARK
Phone: (403) 309-0200
Fax: (403) 341-4699
Website: <http://westerner.ab.ca>
Email: jharms@westerner.ab.ca

Office of the City Clerk

DATE: July 3, 2002

TO: Susan Taylor
Strategic Plan Review Committee 2002 Chair

FROM: City Clerk

SUBJECT: Draft City of Red Deer Strategic Plan 2002

Reference Report:

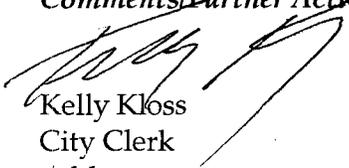
Strategic Plan Review Committee 2002, dated June 25, 2002

Sections 2.1 and 4.1.1 of the Strategic Plan were amended prior to passage and now read as follows:

- a) Section 2.1 Promotion and Marketing
Our Goal: To foster local business retention and to attract diverse, long term economic growth, including tourism, by a partnered approach to marketing Red Deer and Central Alberta.
- b) Section 4.1.1
Develop strategic alliances through municipal associations, and with other municipalities, to research and articulate municipal funding needs and appropriate directions.

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Strategic Plan Review Committee 2002, dated June 25, 2002, hereby approves the City of Red Deer Strategic Plan 2002, as amended and as presented to Council on July 2, 2002.

Report Back to Council: No*Comments/Further Action:*
Kelly Kloss
City Clerk
/chk

- c Community Services Director
Red Deer Visitor & Convention Bureau



Office of the City Clerk

LE

July 4, 2002

Box 5008
Red Deer, Alberta
T4N 3T4

Mr. B. Olafson, President
Westerner Park
4847A - 19 Street
Red Deer, AB T4R 2N7

Dear Mr. Olafson:

Re: *Request to Retain '2.2 Tourism' in the City of Red Deer's Strategic Plan*

Thank you for your letter dated June 28, 2002 regarding the changes to 'tourism' in the City of Red Deer's Strategic Plan 2002.

At the Tuesday, July 2, 2002 Council Meeting, following discussion of your letter and the presentation made by the Red Deer Visitor & Convention Bureau, Council agreed that the Strategic Plan be amended to reference 'tourism' in the following section:

"Section 2.1 Promotion and Marketing

Our Goal: To foster local business retention and to attract diverse, long term economic growth, including tourism, by a partnered approach to marketing Red Deer and Central Alberta."

Again, thank you for your input into the development of the City of Red Deer's Strategic Plan 2002.

Sincerely,

Kelly Kloss
City Clerk

KK/chk

c Susan Taylor, Strategic Plan Review Committee 2002 Chair

The City of Red Deer



**WESTERNER
PARK**

June 28, 2002

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

Dear Worship and Members of Council,

Re: Request to retain '2.2 Tourism' in the City of Red Deer's Strategic Plan.

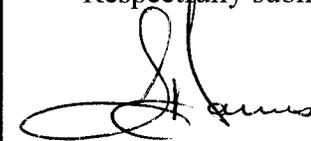
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After much discussion, the following resolution was adopted:

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It is the consensus of the Board of Directors of Westerner Park that the proposed changes to 'tourism' in the strategic plan are too vague and diminish the important role that tourism plays in the City. The tourism and hospitality sector is a growth industry in Red Deer and needs to remain an integral part of the strategic plan as it has in the past.

Respectfully submitted,


for Bill Olafson
President

BO/hc

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entertainment,
and convention
facility.*

Date: June 20, 2002
To: Kelly Kloss, City Clerk
From: Harold Jeske, Recreation, Parks & Culture Manager
Re: Collicutt Centre - May Operating Report

General Information

Shut down of the water park for annual maintenance began on May 17th. The water park was out of service for two weeks, reopening on June 1st. Operating and lifeguard staff were able to complete almost all of the maintenance and warranty related work, with the exception of a few minor tasks, by running two shifts totaling thirteen hours per day. Next year's maintenance shut down will be scheduled later in the year, possibly during the month of September.

Installation of the dehumidification system in the arena is under way and is scheduled for completion in early June. Funding for this system was provided by the Red Deer Skating Club and the Red Deer Minor Hockey Commission. This installation will permit extended on-ice utilization, especially during the summer months. The arena has been pre-booked by the Red Deer Figure Skating Club, the Red Deer Minor Hockey Commission and others for summer schools and camps.

Child minding service hours have been cut back three hours per week to correspond with a decrease in demand. A further cutback during June, July and August is anticipated. Although demand for this services has diminished recently, a child minding service is integral to the overall operation of the Collicutt Centre and usage will again reach maximum levels this fall.

Collicutt Centre staff continue to work on improving all aspects of the operation. The two-week shutdown for maintenance and warranty work provided an opportunity, during the move back, to relocate and redistribute equipment in the fitness and wellness center. By doing this, past traffic flowa problems have been improved and there is less congestion because of improved circulation routes.

Our customers are still providing us with feedback although the number of comment cards received was less than in previous months. A sampling of their feedback follows:

Criticisms:

- Continue to get comments about the "unfair", No Card No Access policy. (**Please refer to "No Pass-No Access" rationale attached.**) We have 12 comment cards to date about this policy. Here is a summary of some of their comments:
 - I pay enough money for my membership. I should not have to drive home to get my card.
 - Next time you send me home to get my card, I won't come back.
 - We are all human and we sometimes forget things.
 - Why should I be punished for those that abuse the system?
 - You have my picture and all my information on the computer. Why can't you look me up?
 - Let's promote this place instead of discouraging people from using it.

Kelly Kloss, City Clerk
Collicutt Centre – May Operating Report
June 20, 2002

2

- Complaints about the timing of the pool shut down and why we are not compensating for time lost or reducing the price of the admission fee.
- Complaint about showers in the family change room- Unable to control pre-mix valves.
- Requests for garbage cans and benches around the outdoor playground.
- No water fountain on Mainstreet

Positive Comments:

- Great family place
- Fieldhouse cleaner
- Visitor loved facility- so much in one facility
- Beautiful facility
- Excellent love the hassle-free Birthday Party Package- one stop party
- Shower hooks and paper towels in the Ladies change room

Budget and Financial – May 2002

	Year to Date Benchmark	Year to Date Actual	Favorable Year to Date Variance
Revenue	\$871,100	\$1,077,857	\$206,757
Expenditures	\$1,237,300	\$1,334,429	<\$97,129>
Deficit / Surplus	\$366,200	\$256,572	\$109,628

Month	Actual YTD Revenue	Actual YTD Expenditure	YTD Approved City Contribution	City Contribution Benchmark	YTD Favorable Variance
January	\$207,180	\$253,329	\$46,149	\$66,777	\$20,628
February	\$404,489	\$515,313	\$110,825	\$133,546	\$22,721
March	\$630,165	\$816,350	\$186,185	\$200,324	\$14,139
April	\$901,627	\$1,097,552	\$195,926	\$267,092	\$71,166
May	\$1,077,857	\$1,334,429	\$256,572	\$366,200	\$109,628
June					
July					
August					
September					
October					
November					
December					
Approved Budget Total	\$2,089,540	\$3,106,065		\$1,016,525	

.../3

Kelly Kloss, City Clerk
Collicutt Centre – May Operating Report
June 20, 2002

As indicated above, revenue generation remains positive, exceeding the year-to-date benchmark and budget projections. Meanwhile, expenditures are on target to meet the City contribution benchmark.

I would like to point out that the approved budget expenditure, and the City contribution benchmark totals have increased by \$215,338. This change reflects the approved increases to the budget to cover escalating utility costs, and to cover approved exempt and union salary increases.

Volunteer Initiatives of Issues

- Numbers of volunteer hours: 15.50

Availability of volunteers is slowing down for the summer months.

Major Events/Highlights

- 2002 Canadian Trampoline and Tumbling Championships with drew 2,580 competitors and spectators to our facility.
- 72 team lacrosse tournament

June Events

- June 2, 2002 - Nova Family Party
- June 15, 2002 – Collicutt Centre First Anniversary
- June 14-16, 2002 – no hoops available due to Hoop Fest
- June 21, 2002 – Word of Life Youth Fair


Harold Jeske

:jb

c. Colleen Jensen, Community Services Director
Peter Duhault, Collicutt Centre Superintendent

No Pass No Access

Rationale:

- No pass no access was instituted due to the significant amount of staff time dealing with clients who constantly failed to present their card for the following reasons:
 - Lost Card
 - Forgot at home
 - Knew staff could look up name on computers
 - Scamming
- Staff time involved in looking up these cardholders resulted in:
 - Line up's during busy time periods
 - Cash paying customers perceived as not as important as cardholders
 - Inefficient use of limited staff resources in administration area i.e. Answering phones, sales transactions, and other administrative duties
- Staff were instructed to follow the pass protocol system as outlined below.

The Pass Protocol with Clients

1. This policy is being modified to meet reasonable request from our clients. Staff will work within these guidelines only. No pass - No access – Please keep this at the forefront of any discussion – staff to explain options
2. If an issue or reasonable judgement confirms that the client has made an error – Customer Service Representatives (CSR's) to access a senior staff or supervisor to request an override on this policy.
3. If an override is made on the No pass – No Access policy, confirm with the client that you will mark in their account (alert text) that this is the last and final warning, no exceptions will be granted after this time.
4. If this issue arises during a busy time period, instruct the client that they will have to wait, so that you can adequately meet their needs as well as the Centre's requirements.

FACILITY DATA	USER GROUPS		HOURS OF USE						ATTENDANCE					
	APR-'02	MAY-'02	MAY-'01	DEC-'01	MAR-'02	APR-'02	MAY-'02	YTD-'02	MAY-'01	DEC-'01	MAR-'02	APR-'02	MAY-'02	YTD-'02
WATER PARK														
PUBLIC SWIMMING														
Earlybird Swim				59	80	55	30	293		N/A	428	376	166	1525
Open Swim				359	333	327	150	1472		10321	21112	19201	6442	80381
Adult Swim				13	17	21	10	85		222	602	672	371	2851
Family				15	16	12	6	59		841	853	1477	568	5394
TOTALS				446	446	415	196	1908	0	11384	22995	21726	7547	90151
FIELDHOUSE														
PUBLIC DROP-IN														
ADULT				517	508	517	517	2523		568	1484	1904	923	8927
YOUTH				517	484	476	484	2368		1003	4834	4970	1536	22250
TOTALS			0	1034	992	993	1001	4891	0	1571	6318	6874	2459	31177
PROGRAMS SERVICES														
LEARN-TO-PROGRAMS														
Adult Classes				40	120	107	115	606		116	550	510	557	2791
Youth Classes				49	247	179	185	1002		156	464	959	967	3124
Family Classes				9	24	0	0	84		42	36	0	0	96
Childminding Services				149	168	176	176	919		244	598	443	421	2659
Birthday Party Stats		25	14	78	111	63	35	378		481	480	380	210	1965
Collicult Mainstreet				480	508	517	517	2523		N/A	16461	12092	6946	66946
Climbing Wall		9	9	200	238	188	238	1092		N/A	1039	250	290	2889
Gymnastics				N/A	N/A	N/A	N/A	0		4882	7203	6918	6654	35423
TOTALS			23	0	1005	1416	1230	1265	6604	0	5921	26831	21552	16045
SUBTOTAL PAGE 1		34	23	0	2484	2854	2638	2462	13403	0	18876	56144	50152	26051

FACILITY DATA	USER GROUPS		HOURS OF USE						ATTENDANCE					
	APR-'02	MAY-'02	MAY-'01	DEC-'01	MAR-'02	APR-'02	MAY-'02	YTD-'02	MAY-'01	DEC-'01	MAR-'02	APR-'02	MAY-'02	YTD-'02
FITNESS AND WELLNESS CENTRE														
Daily Workouts				518	518	509	517	2538		6791	17100	15883	10429	76567
Personal Training (1 on 1)				26	69	35	18	363		26	69	35	18	363
Orientations				N/A	69	60	44	409		N/A	69	60	44	595
FITNESS & WELLNESS TOTALS			0	544	656	604	579	3310	0	6817	17238	15978	10491	77525
MEETING & SPORTS SURFACE RENTALS														
Community Savings A		0	1	5	0	0	6		20	98	0	0	118	
Community Savings B		1	13	6	14	7	42		118	88	106	69	622	
Community Savings A&B	2	3	125	117	125	27	469		2639	2567	2922	886	10315	
Community Room C	5	2	136	63	81	64	294		1199	1362	1938	755	6757	
Alberta Treasury Motion Studio	1	0	115	49	33	3	168		273	934	1524	163	3669	
Prolific Group Board Room	1	1	94	3	19	1	41		46	49	62	30	465	
B of M Room East		0	49	0	0	0	0		0	0	0	0	0	
B of M Room West		0	6	0	0	0	0		65	0	0	0	0	
B of M Room West & East		0	109	0	0	0	0		20	0	0	0	0	
Soccer East	20	8	189	245	214	116	955		250	9126	7525	4015	37229	
Soccer West	11	5	149	193	182	96	800		379	9842	6023	3135	38069	
Arena	4	3	283	242	66	76	942		7500	8661	2066	3536	32805	
Fieldhouse	38	10	8	10	9	102	138		400	185	287	2580	3303	
TOTAL	82	33	0	1277	933	743	492	3855	0	12909	32912	22453	15169	133352
COLLICUTT VENUE USAGE TOTALS **	116	56	0	4305	4443	3985	3533	20568	0	38602	106294	88583	51711	448098

NOTES: * Fieldhouse statistics reflect the volume of spectators and competitors for the Canadian Tumbling and Trampoline Championships.
 *Pool Maintenance Shut Down from May 17-31 Inclusive

Comments:

The Collicutt Centre – May Operating Report is submitted for Council’s information.

“G. D. Surkan”
Mayor

“N. Van Wyk”
City Manager



LAND
COMMUNITY
PLANNING
SERVICES

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

DATE: June 20, 2002
TO: Kelly Kloss, City Clerk
RE: Land Use Bylaw Amendment 3156/GG-2002
Lot 5A, Block 1, Plan 842 1243
Kal-Tire Site (corner of 67 Street & 52 Avenue)

Background

Recently the City's Municipal Planning Commission conditionally approved a development permit application by Kal-Tire that will significantly improve and enhance the appearance of this highly visible site. One large storage building is to be removed while other buildings are to be upgraded and/or expanded. Although the proposed redevelopment of this site conforms to the existing I1 Industrial (Business Service) zoning of the site, it would also, due to the commercial nature of this automobile service business, be fully compatible with the type of development found in the City's C4 Commercial (Major Arterial) District.

City Administration and planning staff are of the opinion that, from a land use and planning perspective, it would be desirable to have this site zoned C4 Commercial District in order to ensure that any and all future development at this location would be similar to, and reflect the type and quality of other adjoining C4 commercial uses along this very visible portion of 67 Street. The properties both east and west of the Kal-Tire site are zoned C4 Commercial containing a bank and restaurant to the east and, west across 52 Avenue, the Save-On-Foods development.

In 1998 a City requested planning study (52 Avenue Zoning Study) was undertaken to examine the relevant factors affecting the possible rezoning of properties along 52 Avenue (north of 67 Street) from I1 Industrial (Business Service) District to C4 Commercial (Major Arterial) District. The study concluded that most of the properties located along this portion of 52 Avenue should retain the existing I1 Industrial zoning due to development conformity issues relative to Land Use Bylaw standards and regulations as well as area traffic issues however, three properties were specifically identified and recommended for being rezoned to C4 Commercial District; one of those properties was the Kal-Tire site. This recommendation was based primarily on the site's prime strategic location along 67 Street; that the site already contained a use compatible with the C4 Commercial District and that 67 Street has been developed as a major arterial corridor containing C4 Commercial developments.

The City is initiating this rezoning amendment based on long range planning objectives that would ensure continued commercial development of this site. The Kal-Tire site is shown as commercial in the City's Municipal Development Plan. The proposed redevelopment and upgrading proposal for this site will contribute greatly to the visual appearance of this key development corner and complement the adjoining C4 Commercial uses, thereby providing the desired seamless commercial environment at this location. In consultation with the owners of Kal-Tire, they fully support rezoning of their site to the C4 Commercial District.

City Clerk
Land Use Bylaw Amendment 3156/GG-2002
Kal-Tire site at 67 Street & 52 Avenue

Planning Analysis

The 1998 planning study supports rezoning of the Kal-Tire site to C4 Commercial District. This study undertook a comprehensive examination of existing land uses, traffic patterns and traffic impact on area properties and adjoining neighbourhoods. Rezoning of the Kal-Tire site to C4 Commercial District will ensure that the site could not in the future be redeveloped with I1 Industrial uses, some of which would not be compatible or desirable at this high profile location.

The existing Kal-Tire development and the approved proposed enhancements to this site are a permitted use within the C4 Commercial District and reflect a trade and service related to automobile transportation and the automotive traveler, thereby complying with the general purpose statement for this District.

Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/GG-2002.

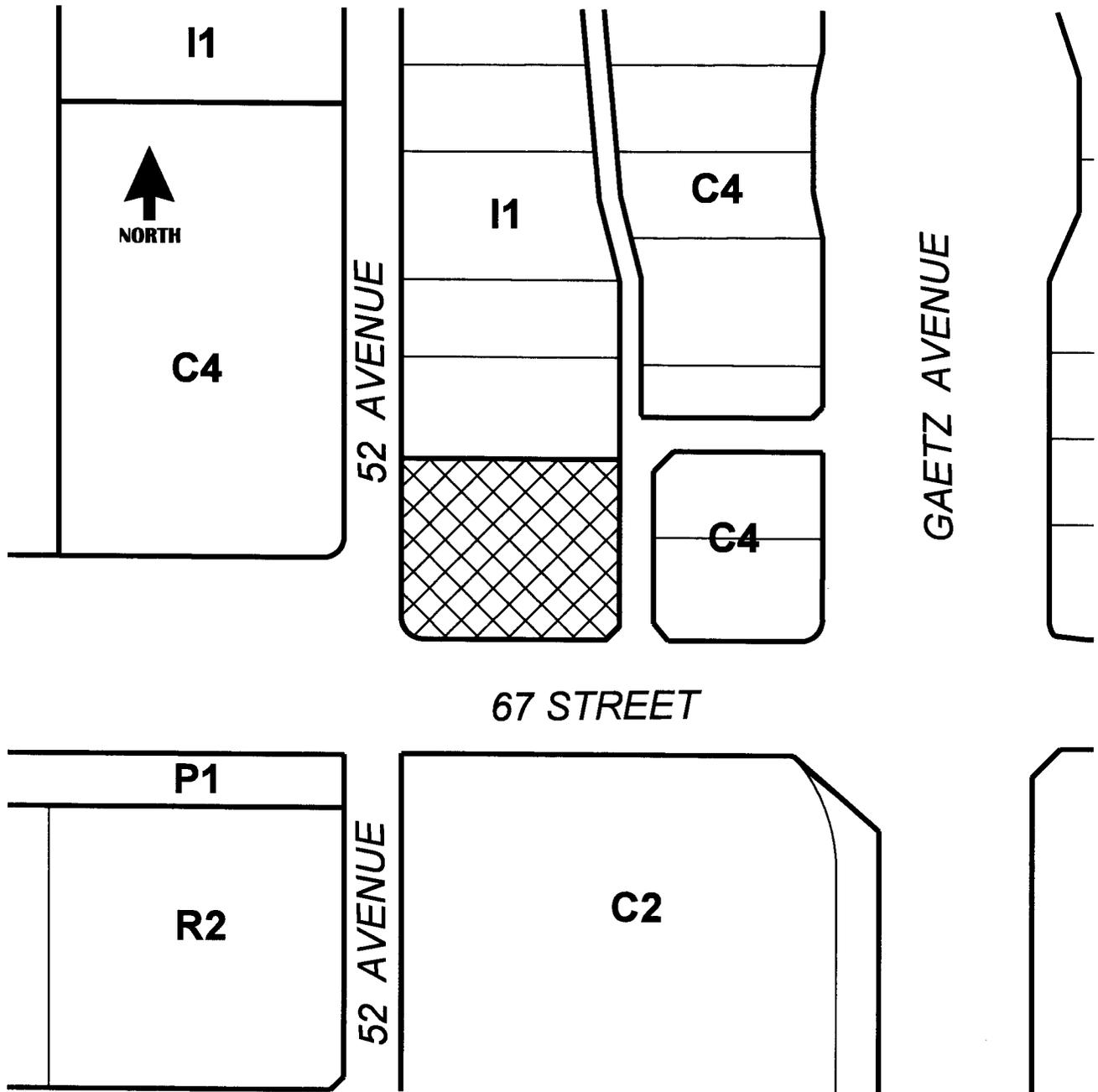


Tony Lindhout, ACP, MCIP
PLANNER

Attachment

- c. Greg Scott, Inspections & Licensing Manager
Fred Embury/Marlene Brault, Kal-Tire

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



AFFECTED DISTRICTS:
I1 - Industrial (Business Service)
C4 - Commercial (Major Arterial)

Change from :
I1 to C4 

MAP No. 35 / 2002
BYLAW No. 3156 / GG - 2002

Comments:

We agree with the recommendation of the Planner that the Bylaw be given First Reading. A Public Hearing will be scheduled for Monday, July 29, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE



Council Decision – July 2, 2002

Office of the City Clerk

DATE: July 3, 2002

TO: Tony Lindhout
Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/GG-2002
Lot 5A, Block 1, Plan 842 1243
Kal-Tire Site (Corner of 67 Street & 52 Avenue)

Reference Report:

Parkland Community Planning Services , dated June 20, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/GG-2002 was given first reading. A copy is attached.

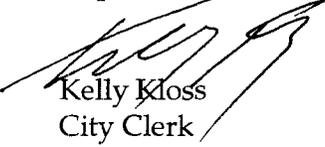
Report Back to Council: Yes

A Public Hearing will be held Monday, July 29, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/GG-2002 provides for the rezoning of Lot 5A, Block 1, Plan 842 1243 (Corner of 67th Street and 52nd Avenue) from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) District in order to ensure that any and all future development at this location would be similar to, and reflect the type and quality of other adjoining C4 commercial uses along this portion of 67th Street.

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



Kelly Kloss
City Clerk
/attach.
/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant

BYLAW NO. 3156/GG-2002

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 The "Use District Map F12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

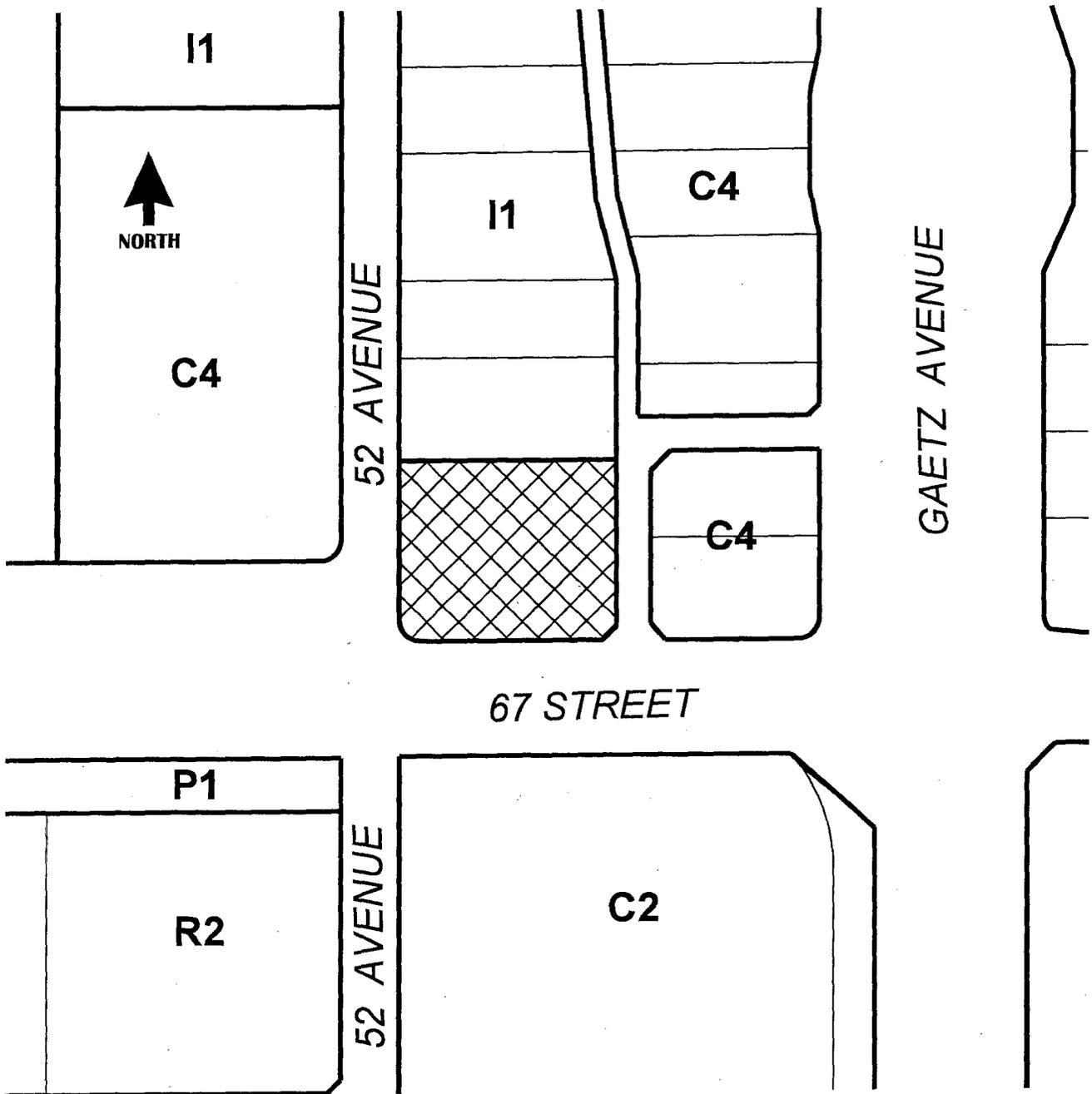
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

I1 - Industrial (Business Service)

C4 - Commercial (Major Arterial)

Change from :

I1 to C4



MAP No. 35 / 2002
BYLAW No. 3156 / GG - 2002



Office of the City Clerk

FILE

DATE: July 3, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/GG-2002
Lot 5A, Block 1, Plan 842 1243
Kal-Tire Site (Corner of 67th Street and 52nd Avenue)

History

At the Tuesday, July 2, 2002 meeting of Council, Land Use Bylaw Amendment 3156/GG-2002 was given first reading.

Land Use Bylaw 3156/GG-2002 provides for the rezoning of Lot 5A, Block 1, Plan 842 1243 (Corner of 67th Street and 52nd Avenue) from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) District in order to ensure that any and all future development at this location would be similar to, and reflect the type and quality of other adjoining C4 commercial uses along this portion of 67th Street.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk



LAND
COMMUNITY
PLANNING
SERVICES

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

Date: June 24, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/II-2002
NW ¼ Sec. 2-38-27-4
Lancaster South (Lancaster Green) - Phase 4
The City of Red Deer

The City of Red Deer is proposing to develop Phase 4 of the Lancaster South (Lancaster Green) Subdivision. Phase 4 consists of 64 single-family lots and 2 public utility lots. The proposal rezones approximately 6.69ha (16.53ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

Recommendation

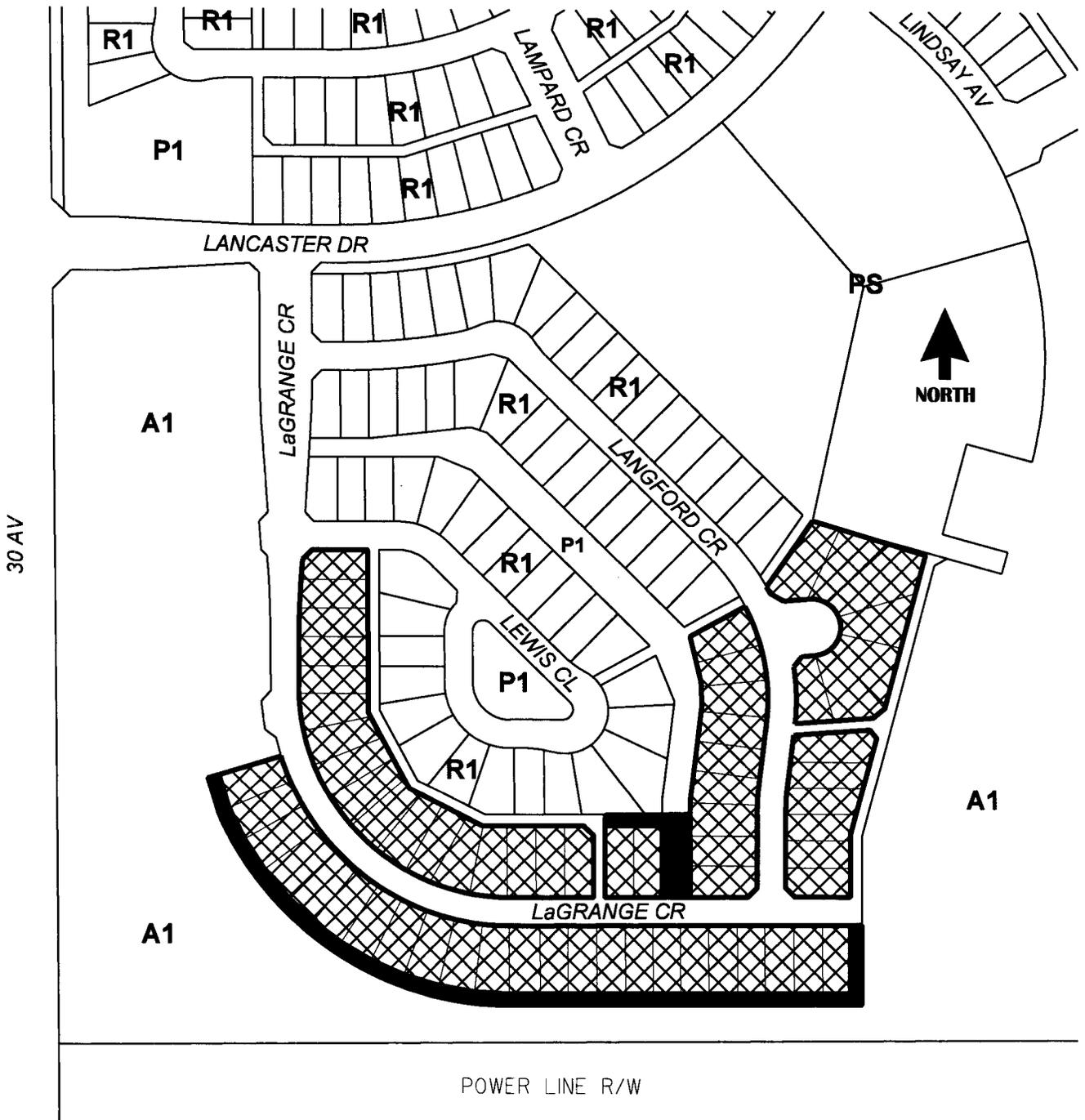
The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/II-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 P1 - Parks and Recreation

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 37 / 2002
 BYLAW No. 3156 / II - 2002

Comments:

We recommend that Council proceed with First Reading of the Bylaw. A Public Hearing would be held on Monday, July 29, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

BYLAW NO. 3156/II-2002

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

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 37/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **2nd** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

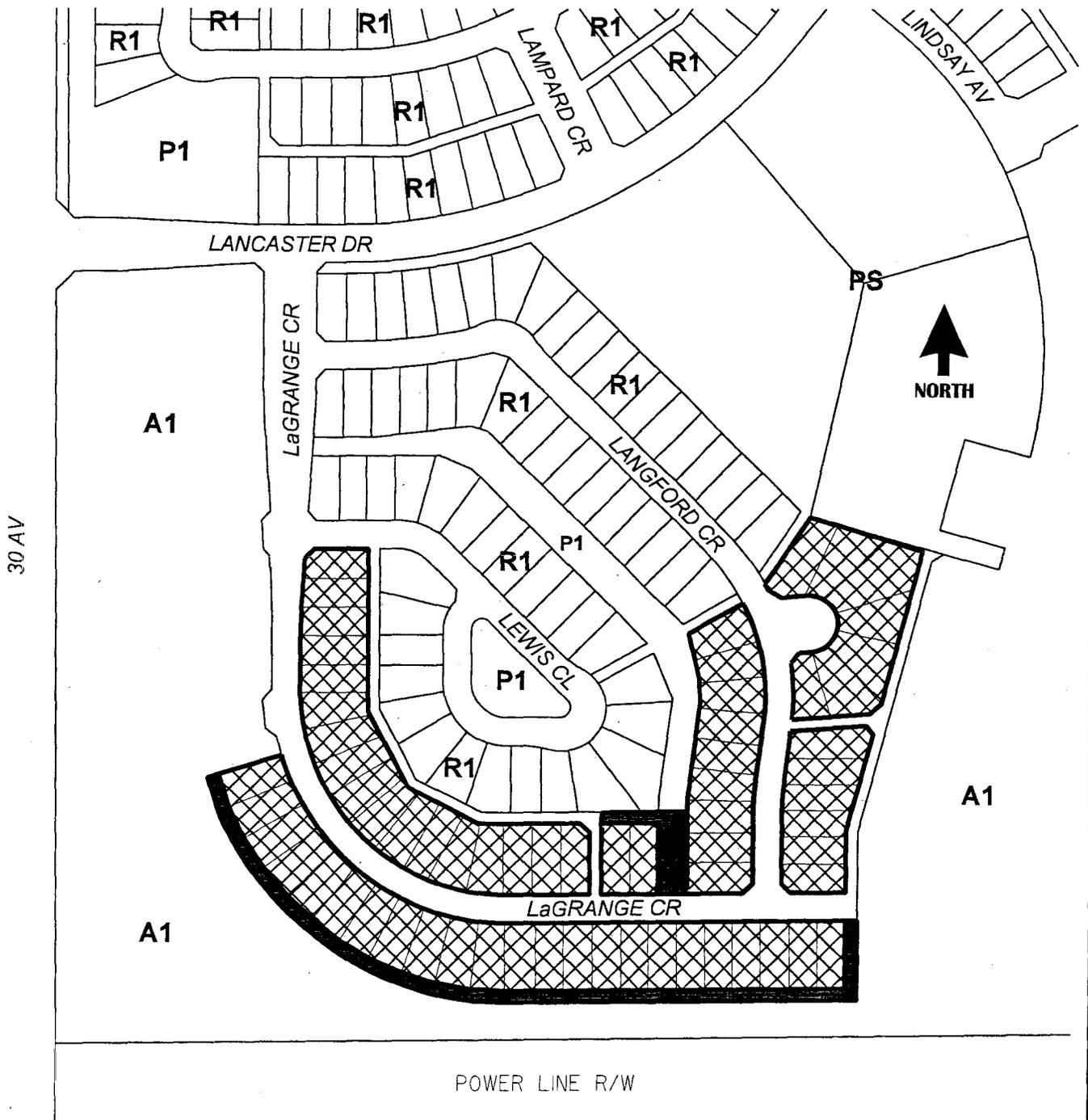
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 P1 - Parks and Recreation

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 37 / 2002
 BYLAW No. 3156 / II - 2002



Office of the City Clerk

FILE

DATE: July 3, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/II-2002
NW ¼ Sec. 2-38-27-4
Lancaster South (Lancaster Green) – Phase 4
City of Red Deer

History

At the Tuesday, July 2, 2002 meeting of Council, Land Use Bylaw Amendment 3156/II-2002 was given first reading.

Land Use Bylaw 3156/II-2002 provides for the rezoning of 6.69 ha (16.53 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District to develop Phase 4 of the Lancaster South (Lancaster Green) subdivision. Phase 4 consists of 64 single-family lots and 2 public utility lots. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

Public Consultation Process

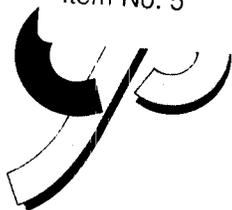
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk



LAND
COMMUNITY
PLANNING
SERVICES

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

Date: June 24, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/JJ-2002
Lot 1, Block 1, Plan 972 0461,
Road Allowance, SW ¼ Sec. 32-38-27-4
C & E No. 1,
Part of the SW ¼ Sec. 32-38-27-4, and
Part of the SE ¼ Sec. 31-38-27-4
Kentwood – Phase 20
The City of Red Deer

The City of Red Deer is proposing to develop Phase 20 of the Kentwood Subdivision. Phase 20 consists of 33 single-family lots, 28 semi-detached lots, 2 public utility lots and 1 municipal reserve lot. The proposal rezones approximately 4.72ha (11.66ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (semi-detached dwelling) District and P1 Parks and Recreation District. The proposed land uses complies with the Kentwood West Neighbourhood Area Structure Plan.

Recommendation

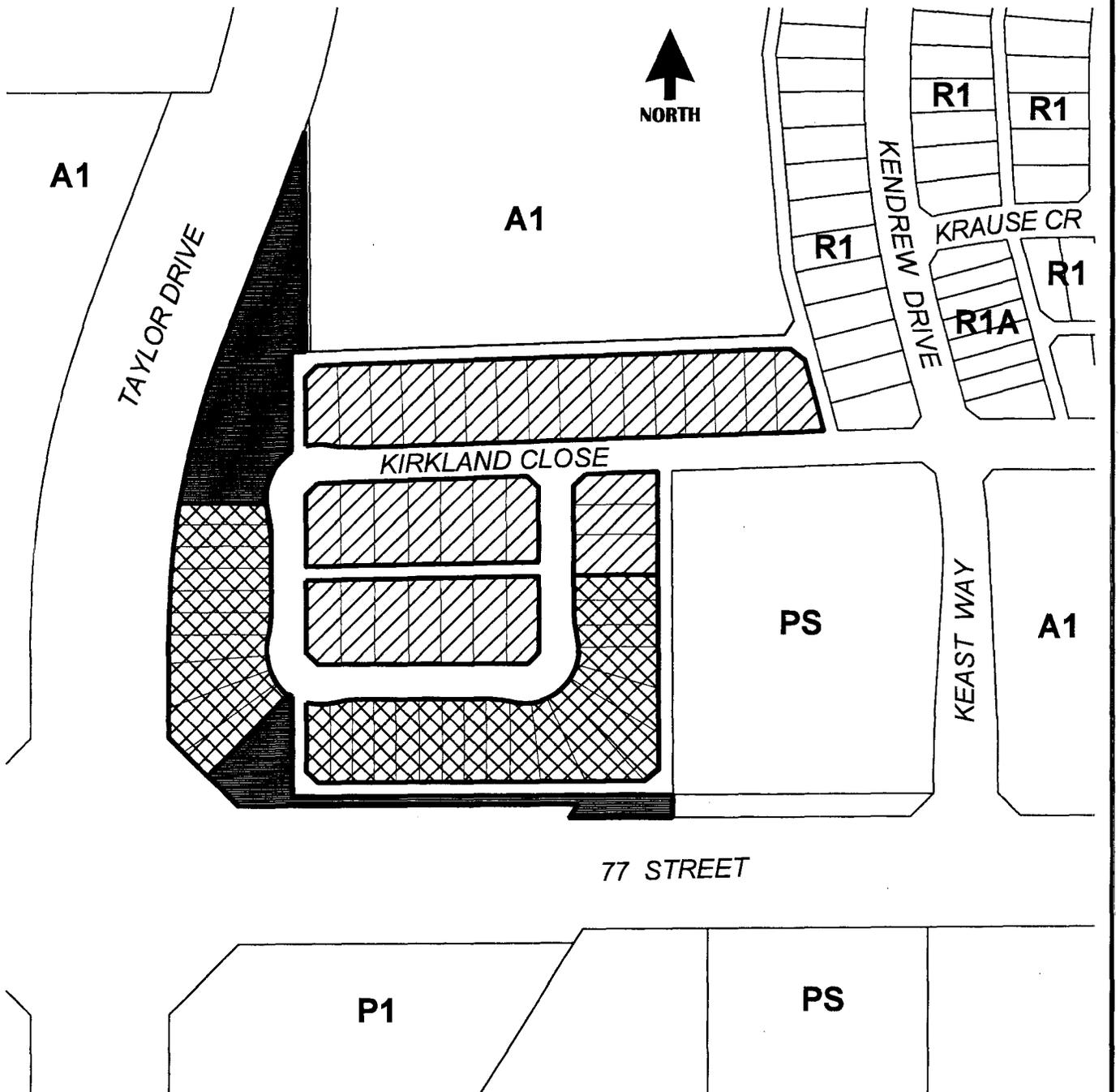
The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/JJ-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

Change from :

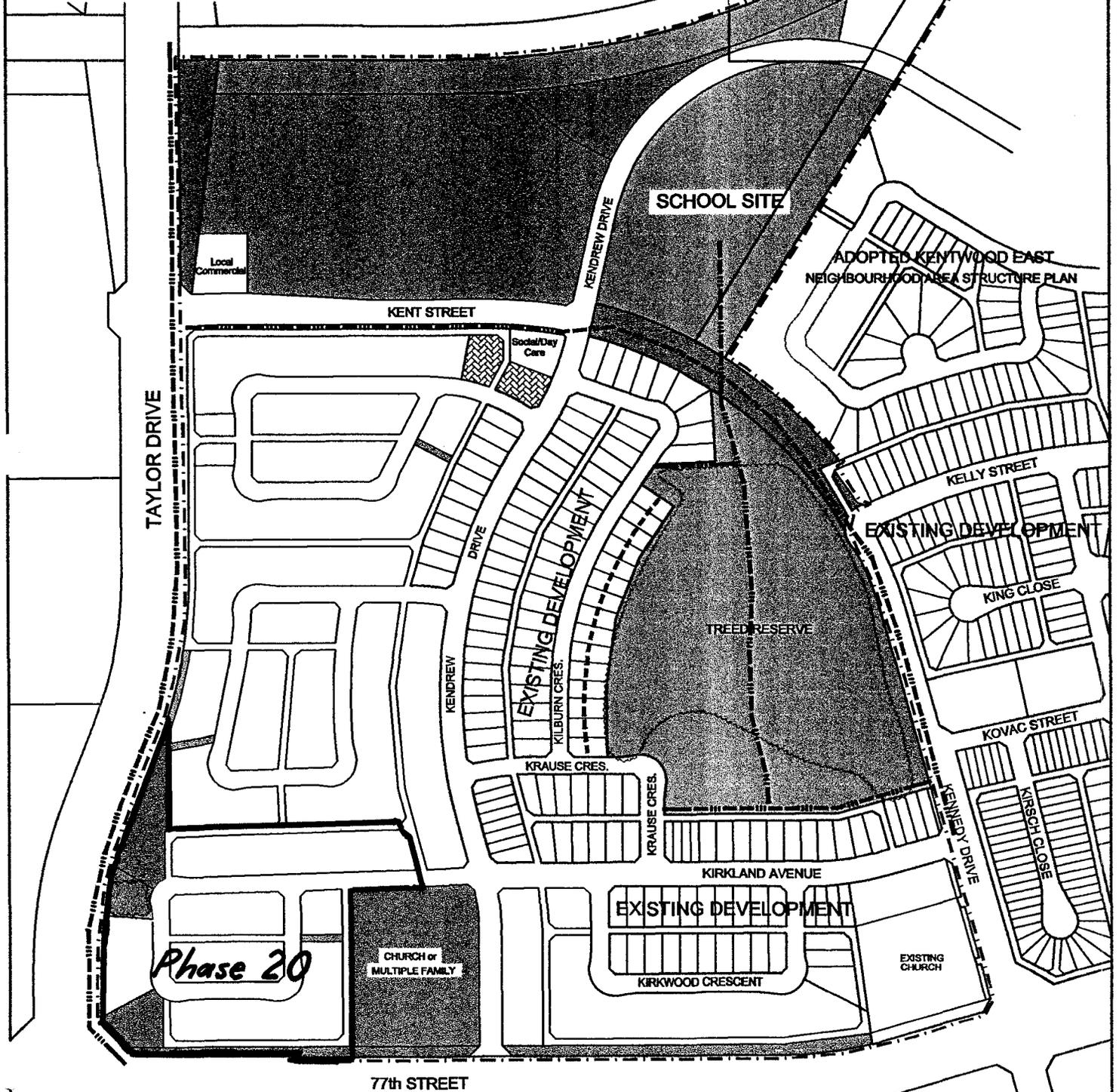
- A1 to R1 
- A1 to R1A 
- A1 to P1 

MAP No. 38 / 2002
 BYLAW No. 3156 / JJ - 2002

Kentwood West Neighbourhood Area Structure Plan

Figure 3 - Proposed Land Use

- | | | | | | |
|---|--|---|----------------------------|--|----------------------|
|  | NASP Plan Boundary |  | Medium Density Residential |  | Public utility lot |
|  | Single Family Residential |  | Narrow Single Family |  | Parks and Recreation |
|  | Semi-Detached Residential |  | Pedestrian/Bike Trails | | |
|  | Two Storey Residences With Walkout Basements Permitted | | | | |



Council Adoption: Oct. 23, 2000

Prepared by: RD Engineering Department & PCPS
 July 1998, September 1998, July 2000

Scale in Metres

0 50 100 200



Comments:

We recommend that Council proceed with First Reading of the Bylaw. A Public Hearing would be held on Monday, July 29, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



LE

Office of the City Clerk

DATE: July 3, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/JJ-2002
Lot 1, Block 1, Plan 972 0461
Road Allowance, SW ¼ Sec. 32-38-27-4, C&E No. 1,
Part of the SW ¼ Sec. 32-38-27-4 and Part of the SE ¼ Sec. 31-38-27-4
Kentwood – Phase 20 / The City of Red Deer

History

At the Tuesday, July 2, 2002 meeting of Council, Land Use Bylaw Amendment 3156/JJ-2002 was given first reading.

Land Use Bylaw 3156/JJ-2002 provides for the rezoning of approximately 4.72 ha (11.66ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District for the development of Phase 20 of the Kentwood Subdivision. Phase 20 will consist of 33 single-family lots, 28 semi-detached lots, 2 public utility lots and 1 municipal reserve lot. The proposed land uses complies with the Kentwood West Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk

FILE



Council Decision – July 2, 2002

Office of the City Clerk

DATE: July 3, 2002

TO: Frank Wong
Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/JJ-2002
Lot 1, Block 1, Plan 972 0461
Road Allowance, SW ¼ Sec. 32-38-27-4, C&E No. 1,
Part of the SW ¼ Sec. 32-38-27-4 and Part of the SE ¼ Sec. 31-38-27-4
Kentwood – Phase 20 / The City of Red Deer

Reference Report:

Parkland Community Planning Services, dated June 24, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/JJ-2002 was given first reading. A copy is attached.

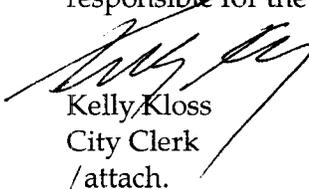
Report Back to Council: Yes

A Public Hearing will be held Monday, July 29, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/JJ-2002 provides for the rezoning of approximately 4.72 ha (11.66ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District for the development of Phase 20 of the Kentwood Subdivision. Phase 20 will consist of 33 single-family lots, 28 semi-detached lots, 2 public utility lots and 1 municipal reserve lot. The proposed land uses complies with the Kentwood West Neighbourhood Area Structure Plan.

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


Kelly Kloss
City Clerk
/attach.
/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant

BYLAW NO. 3156/JJ-2002

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

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 The "Use District Map E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 38/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **2nd** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

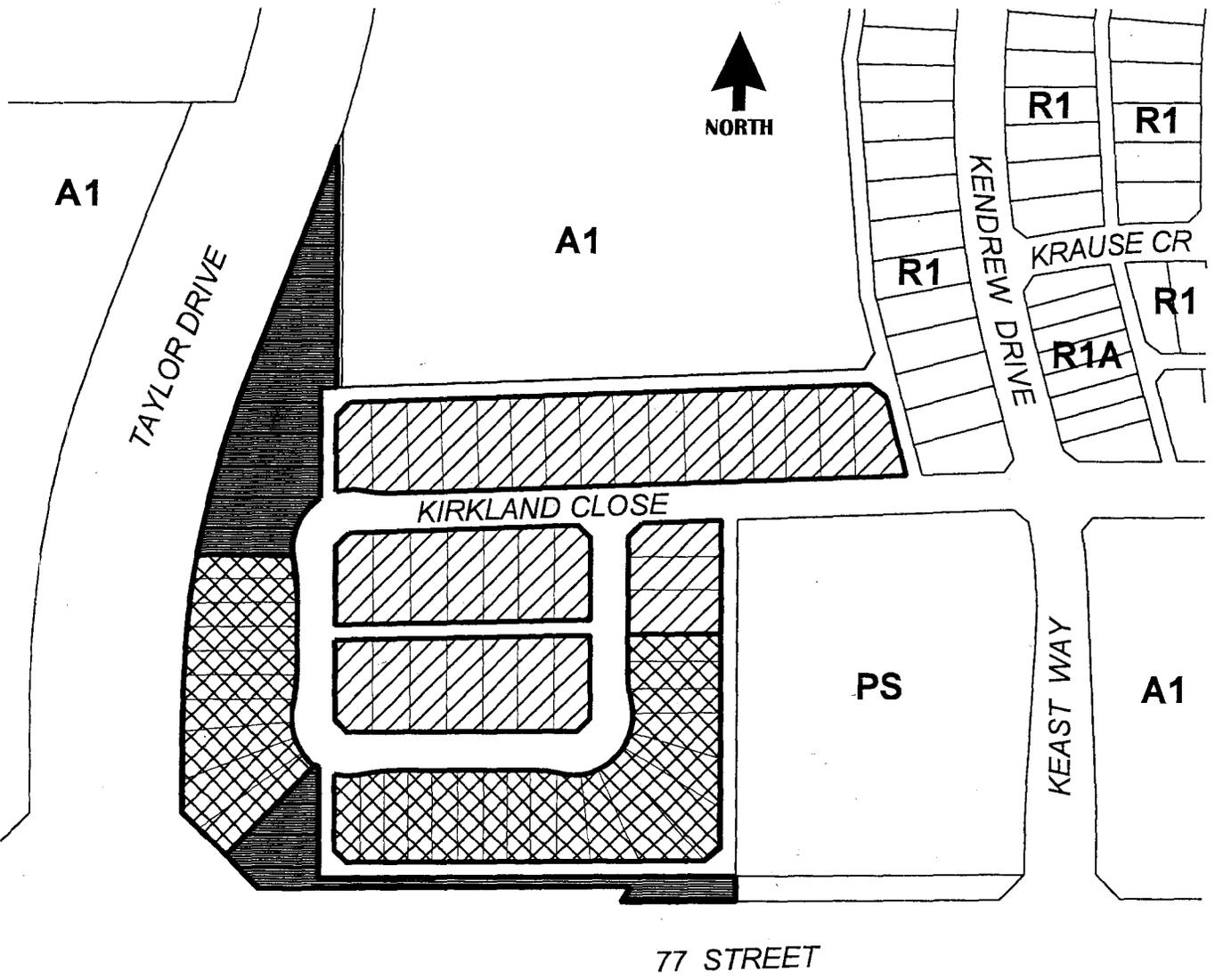
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

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



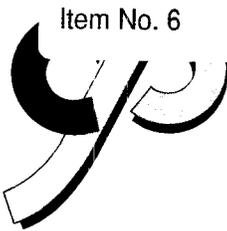
AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to R1A 
- A1 to P1 

MAP No. 38 / 2002
 BYLAW No. 3156 / JJ - 2002



DATE: JUNE 20, 2002

TO: KELLY KLOSS, CITY CLERK

FROM: TONY LINDHOUT, PLANNER

**RE: BYLAW AMENDMENT 3217/D-2002
DEER PARK SOUTHEAST (DEVONSHIRE)
NEIGHBOURHOOD AREA STRUCTURE PLAN AMENDMENT**

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

Background

Stantec Consulting Ltd. on behalf of the developer Melcor Developments Ltd. has requested a minor amendment to the existing Deer Park Devonshire NASP. The proposed change to the existing Neighbourhood Plan is illustrated on the attached sketch and is summarised as follows:

- Conversion of approximately 850 feet of lane to a Public Utility Lot.

Reason: - reduces potential shortcutting situation,
- would allow designated residential walkout lots to the north to back directly onto a public open space area rather than having a lane separate the residential area from the central park site.

No other changes are proposed to the remainder of the existing Devonshire NASP.

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

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

Public Consultation

Pursuant to Section 3.1.3.5 of the City's *Planning and Subdivision Guidelines*, no neighbourhood public meeting was required in this instance due to the minor nature of the proposed amendment and the insignificant impact on any adjoining lands. The residential area to the north of the proposed amendment is still undeveloped as is the proposed central park site to the south. A large condominium

City Clerk
Bylaw Amendment 3217/D-2002
Deer Park Devonshire Neighbourhood Area Structure Plan
Page 2

project is currently under construction on the multiple family site located south and east of the proposed lane/PUL amendment. This development will be self contained, have a common perimeter fence, with no access proposed or required to the lane as all vehicle access to the site will be from Duston Street. The developer, Abbey Master Builder, was contacted and has not objected to the Public Utility Lot conversion of a portion of the lane adjoining their site.

Planning Analysis

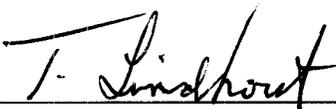
The proposed NASP amendment is considered inconsequential and has no adverse impact on any of the surrounding lands. From a planning and land use perspective, the proposed amendment will enhance the area as the proposed Public Utility Lot effectively increases the amount of public open space in the area. It is also an improvement to the subdivision design of the area and eliminates possible lane traffic issues (shortcutting and parking along the lane related to the central park site).

The Public Utility Lot designation is required due to storm sewer and water main services that will be located along the former lane alignment as well as possible shallow utilities such as E.L. & P. and phone and cable systems.

The City's Municipal Planning Commission at their meeting of June 17, 2002, endorsed the proposed Neighbourhood Area Structure Plan amendment and recommended that Council approve the proposed plan amendment.

Recommendation

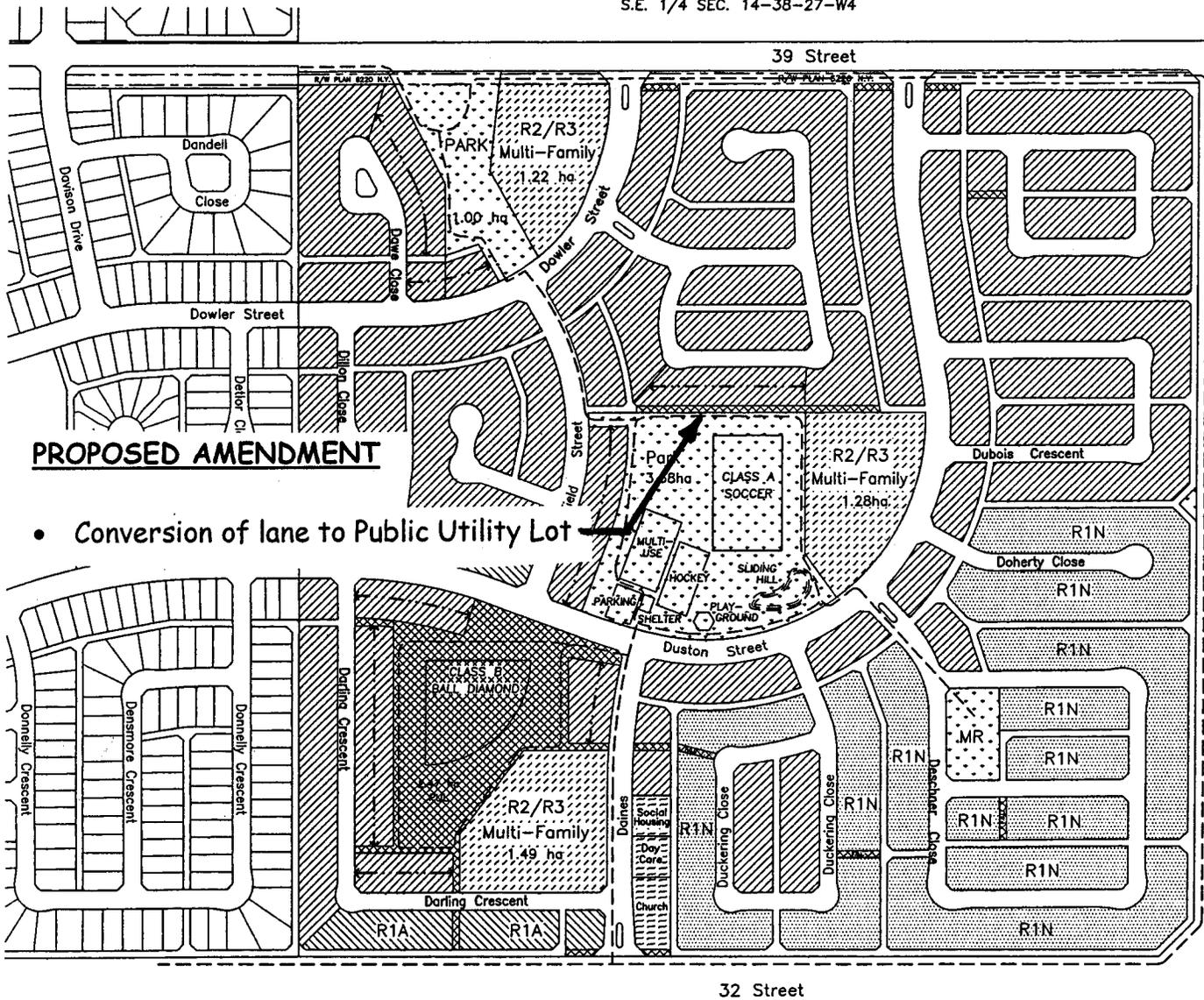
That City Council proceed with first reading of Bylaw 3217/D-2002, being the Bylaw to adopt the amended Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.



Tony Lindhout, ACP, MCIP
PLANNER

Attachment

S.E. 1/4 SEC. 14-38-27-W4



PROPOSED AMENDMENT

- Conversion of lane to Public Utility Lot

S.E. 1/4 SEC. 11-38-27-W4

LEGEND

- R1 - Residential (Low Density)
- R1N - Residential (Narrow)
- R1A - Residential (Semi-Detached)
- R2/R3 - Residential (Multi Family)
- R1 - Social Care/Day Care/Church
- MR - Municipal Reserve
- PUL - Public Utility Lot

- Two Storey Walkouts
- - - Pedestrian linkages

STATISTICS

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 - Residential	22.42	37.64
R1N - Residential	8.95	15.03
R1A - Residential	1.31	2.20
R2/R3 - (Multi Family)	4.62	7.75
R1 - Social	0.44	0.74
MR - Municipal Reserve	6.05	10.16
PUL - Public Utility Lot	1.81	2.80
Roads/Lanes	13.91	23.68



Stantec

Stantec Consulting Ltd.
400 - 4808 Ross Street
Red Deer Alberta
T4N 1X5
Tel. 403.343.3320
Fax. 403.341.2666
www.stantec.com

CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT **DEER PARK DEVONSHIRE (MADGE) QUARTER SECTION N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT **DEVELOPMENT CONCEPT LAND USE**

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	

CADD FILE NAME 12870552\FIG3.DWG	SHEET No.	OF
-------------------------------------	-----------	----

JOB No. 128-70552	REVISION 4	FIGURE 3.0
DATE DRAWN May 2002	STATUS	



DATE: June 18, 2002
TO: City Council
FROM: Municipal Planning Commission
SUBJECT: Deer Park Devonshire Neighbourhood Area Structure Plan Amendment

At the June 17, 2002 Municipal Planning Commission meeting consideration was given to the Deer Park Devonshire Neighbourhood Area Structure Plan Amendment. Following discussion the motion as set out hereunder was introduced and passed.

“RESOLVED that the Municipal Planning Commission support and endorse the proposed Deer Park Devonshire Neighbourhood Area Structure Plan amendment and recommend its approval to City Council.”

Recommendation

That Council consider the bylaw readings relative to the Deer Park Devonshire Neighbourhood Area Structure Plan amendment.

Councillor Lorna Watkinson-Zimmer, Acting Chair
Municipal Planning Commission

Comments:

We recommend that Council proceed with First Reading of the Bylaw. A Public Hearing would be held on Monday, July 29, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

**Council Decision – July 2, 2002****Office of the City Clerk**

DATE: July 3, 2002

TO: Tony Lindhout
Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Bylaw Amendment 3217/D-2002
Deer Park Southeast (Devonshire)
Neighbourhood Area Structure Plan Amendment

Reference Report:

Parkland Community Planning Services, dated June 20, 2002.

Bylaw Readings:

Neighbourhood Area Structure Plan Amendment 3217/D-2002 was given first reading. A copy is attached.

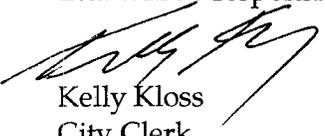
Report Back to Council: Yes

A Public Hearing will be held Monday, July 29, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Neighbourhood Area Structure Plan Amendment 3217/D-2002 for Deer Park Southeast (Devonshire) provides for the conversion of approximately 850 feet of lane to a Public Utility Lot. This is being done to reduce potential shortcutting situations and allow designated residential walkout lots to the north to back directly onto a public open space area rather than having a lane separate the residential area from the central park.

This Office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/attach.
/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant

BYLAW NO. 3217/D-2002

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

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

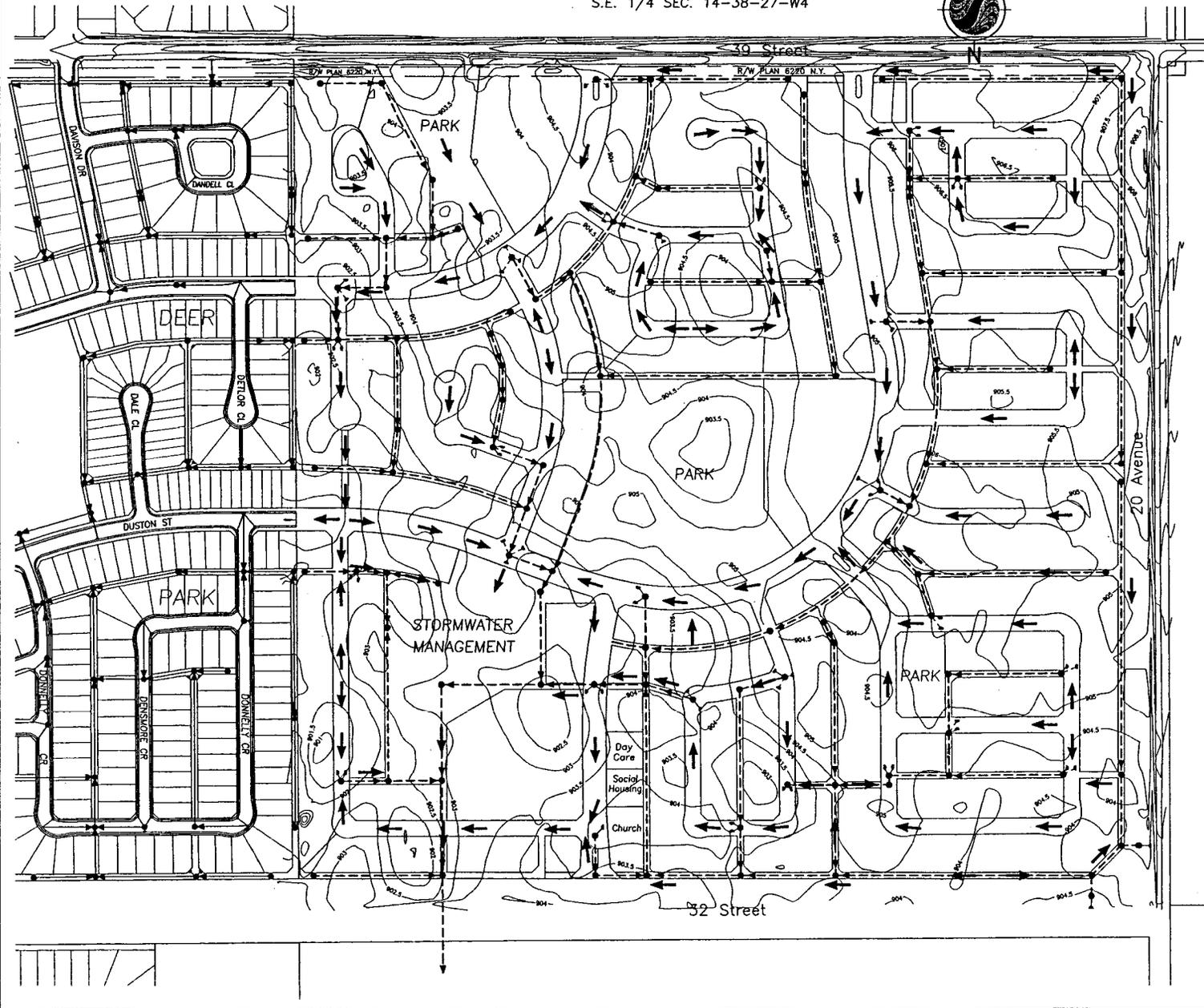
- 1 Bylaw 3217/98 with regard to the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan is amended by deleting therefrom Figures 3 to 7 and substituting therefore the attached amended Figures 3 to 7 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of July 2002.
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

S.E. 1/4 SEC. 14-38-27-W4



LEGEND

- EXISTING GROUND CONTOUR
- - - PROPOSED STORM SEWER MAIN
- MANHOLE
- - - CATCHBASIN & LEAD
- DIRECTION OF MAJOR OVERLAND FLOW



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MELCOR DEVELOPMENTS LTD.

PROJECT

**DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING
STORM SEWER**

SCALE

1:4000

DESIGNED BY	R.W.
DRAWN BY	F.C.
CHECKED BY	
APPROVED BY	

CADD FILE NAME

12870552\FIG5.DWG

SHEET No.

JOB No.

128-70552

REVISION

4

DATE DRAWN

MAY, 2002

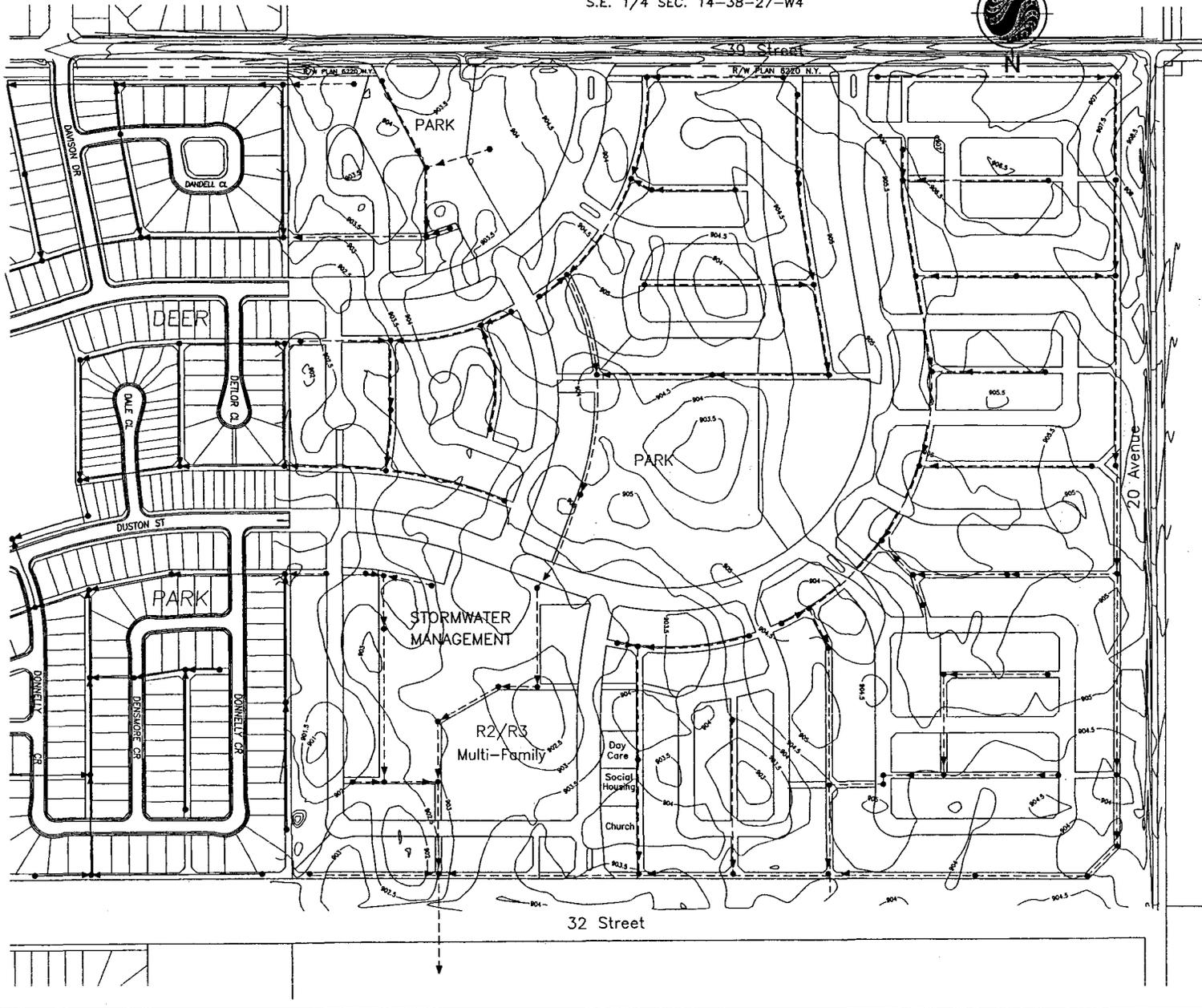
OF

FIGURE

4.0

STATUS

S.E. 1/4 SEC. 14-38-27-W4



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE



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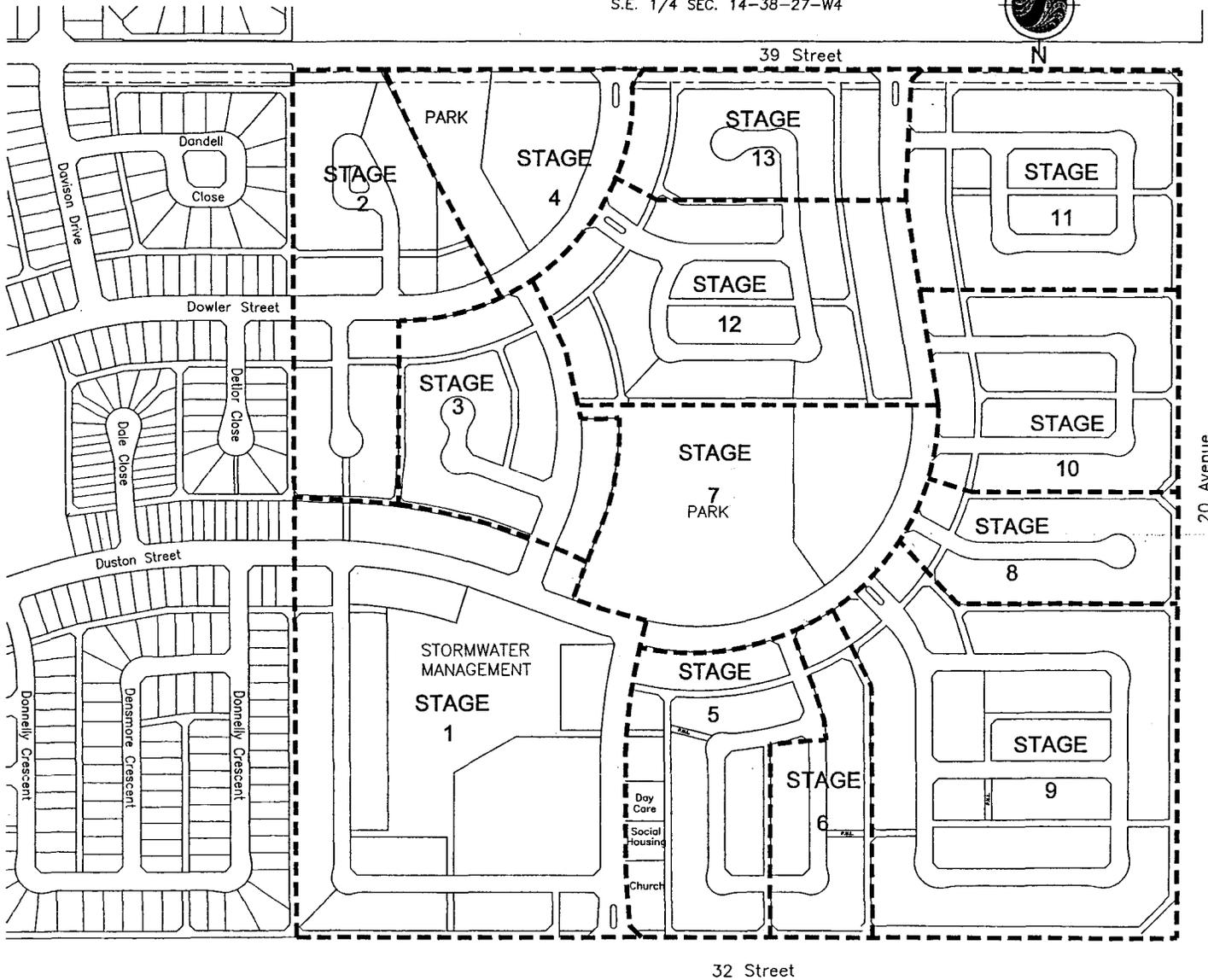
MELCOR DEVELOPMENTS LTD.

PROJECT **DEER PARK DEVONSHIRE
 (MADGE) QUARTER SECTION
 N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT **SITE SERVICING
 SANITARY SEWER**

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
CADD FILE NAME 12870120\FIG6.DWG	CHECKED BY	
	APPROVED BY	
JOB No. 128-70552	REVISION 4	FIGURE 5.0
DATE DRAWN MAY, 2002	STATUS	

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

LEGEND

--- Staging Boundaries



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PROJECT

**DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

DEVELOPMENT STAGING

SCALE

1:4000

DESIGNED BY	R.W.
DRAWN BY	F.C.
CHECKED BY	
APPROVED BY	

CADD FILE NAME

12870552\FIG8.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

7.0

DATE DRAWN

MAY, 2002

STATUS



Office of the City Clerk

FILE

July 3, 2002

Fax: 343-7510

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

Dear Sirs:

**Re: Bylaw Amendment 3217/D-2002
Deer Park Southeast (Devonshire)
Neighbourhood Area Structure Plan Amendment**

At the City of Red Deer's Council meeting held Tuesday, July 2, 2002, first reading was given to Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan Amendment 3217/D-2002. A copy of the bylaw is attached for your information.

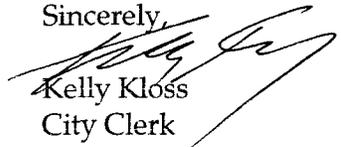
Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan Amendment 3217/D-2002 provides for the conversion of approximately 850 feet of lane to a Public Utility Lot. This is being done to reduce potential shortcutting situations and allow designated residential walkout lots to the north to back directly onto a public open space area rather than having a lane separate the residential area from the central park.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by Wednesday, July 10, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,


Kelly Kloss

City Clerk

KK/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3217/D-2002

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

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 Bylaw 3217/98 with regard to the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan is amended by deleting therefrom Figures 3 to 7 and substituting therefore the attached amended Figures 3 to 7 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2nd day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

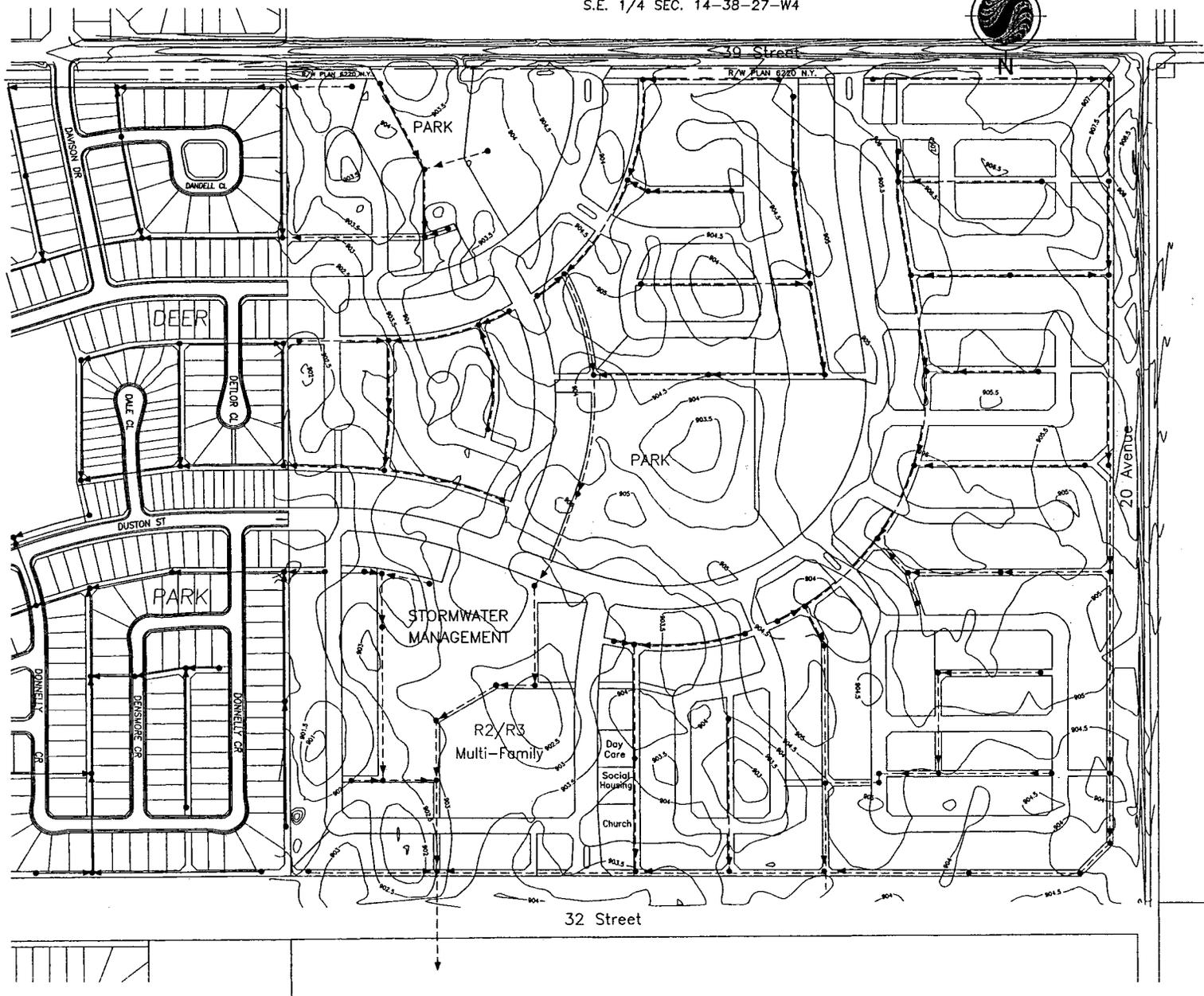
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

S.E. 1/4 SEC. 14-38-27-W4



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE



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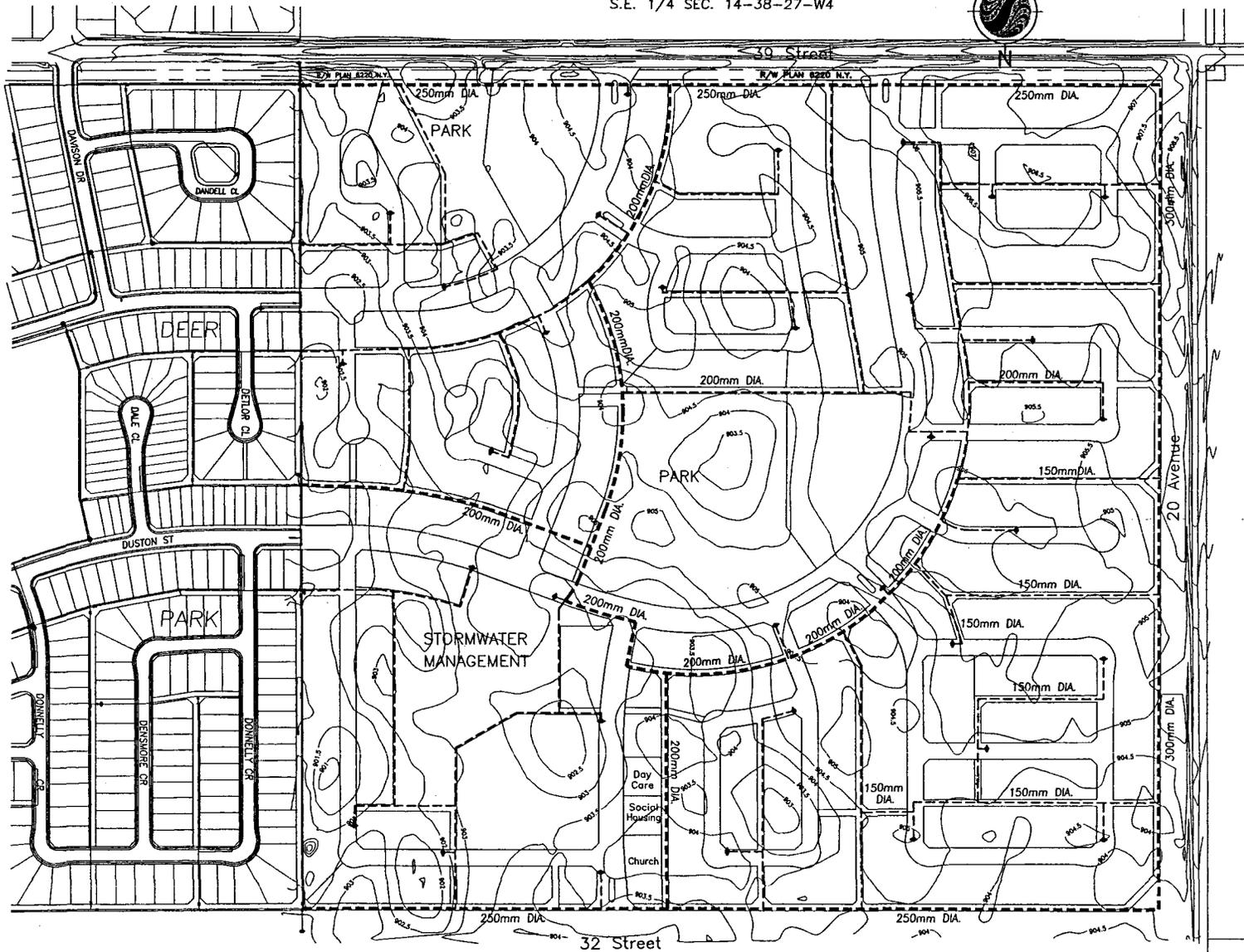
MELCOR DEVELOPMENTS LTD.

PROJECT **DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT **SITE SERVICING
SANITARY SEWER**

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
CADD FILE NAME 12870120\FIG6.DWG	APPROVED BY	
	SHEET No.	
JOB No. 128-70552	REVISION 4	OF FIGURE 5.0
DATE DRAWN MAY, 2002	STATUS	

S.E. 1/4 SEC. 14-38-27-W4



LEGEND

- EXISTING GROUND CONTOURS
- - - PROPOSED WATERMAIN 150mm DIAMETER
- - - PROPOSED WATERMAIN LARGER DIAMETER
- - - PROPOSED FIRE HYDRANT & LEAD

NOTE:

ALL PROPOSED WATERMANS 150mm DIA. UNLESS NOTED OTHERWISE.



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MELCOR DEVELOPMENTS LTD.

PROJECT

**DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING
WATER**

SCALE

1:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

CADD FILE NAME

12870552\FIG7.DWG

OF

JOB No.

128-70552

REVISION

4

FIGURE

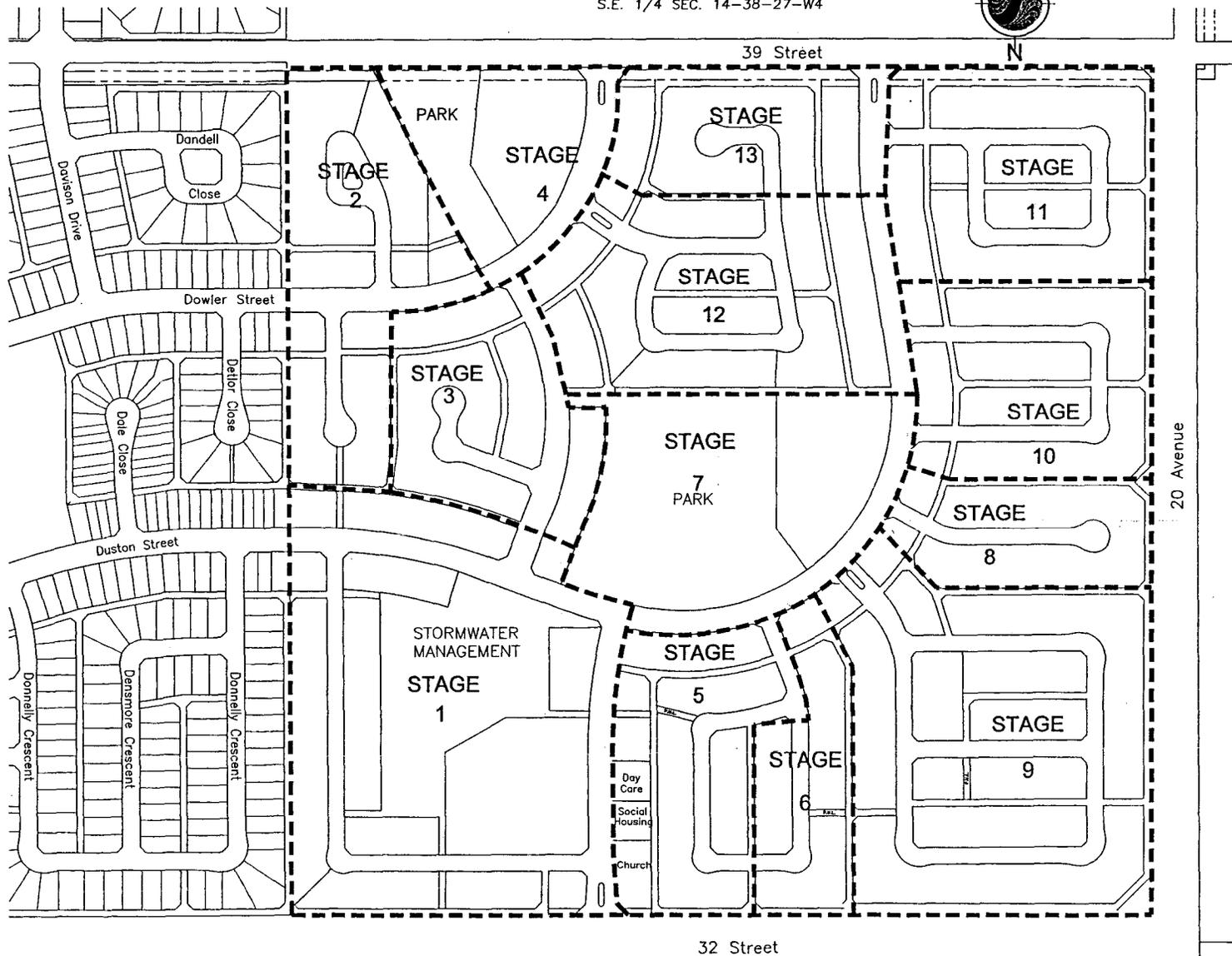
6.0

DATE DRAWN

MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

LEGEND

--- Staging Boundaries



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PROJECT

**DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

DEVELOPMENT STAGING

SCALE

1:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

7.0

DATE DRAWN

MAY, 2002

STATUS

FILE



Office of the City Clerk

DATE: July 3, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Bylaw Amendment 3217/D-2002
Deer Park Southeast (Devonshire)
Neighbourhood Area Structure Plan Amendment

History

At the Tuesday, July 2, 2002 meeting of Council, Neighbourhood Area Structure Plan Amendment 3217/D-2002 for Deer Park Southeast (Devonshire) was given first reading.

Neighbourhood Area Structure Plan Amendment 3217/D-2002 for Deer Park Southeast (Devonshire) provides for the conversion of approximately 850 feet of lane to a Public Utility Lot. This is being done to reduce potential shortcutting situations and allow designated residential walkout lots to the north to back directly onto a public open space area rather than having a lane separate the residential area from the central park.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

That following the Public Hearing, Council may proceed with 2nd and 3rd readings of the bylaw.

Kelly Kloss
City Clerk

/chk

BYLAW NO. 3156/GG-2002

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 The "Use District Map F12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

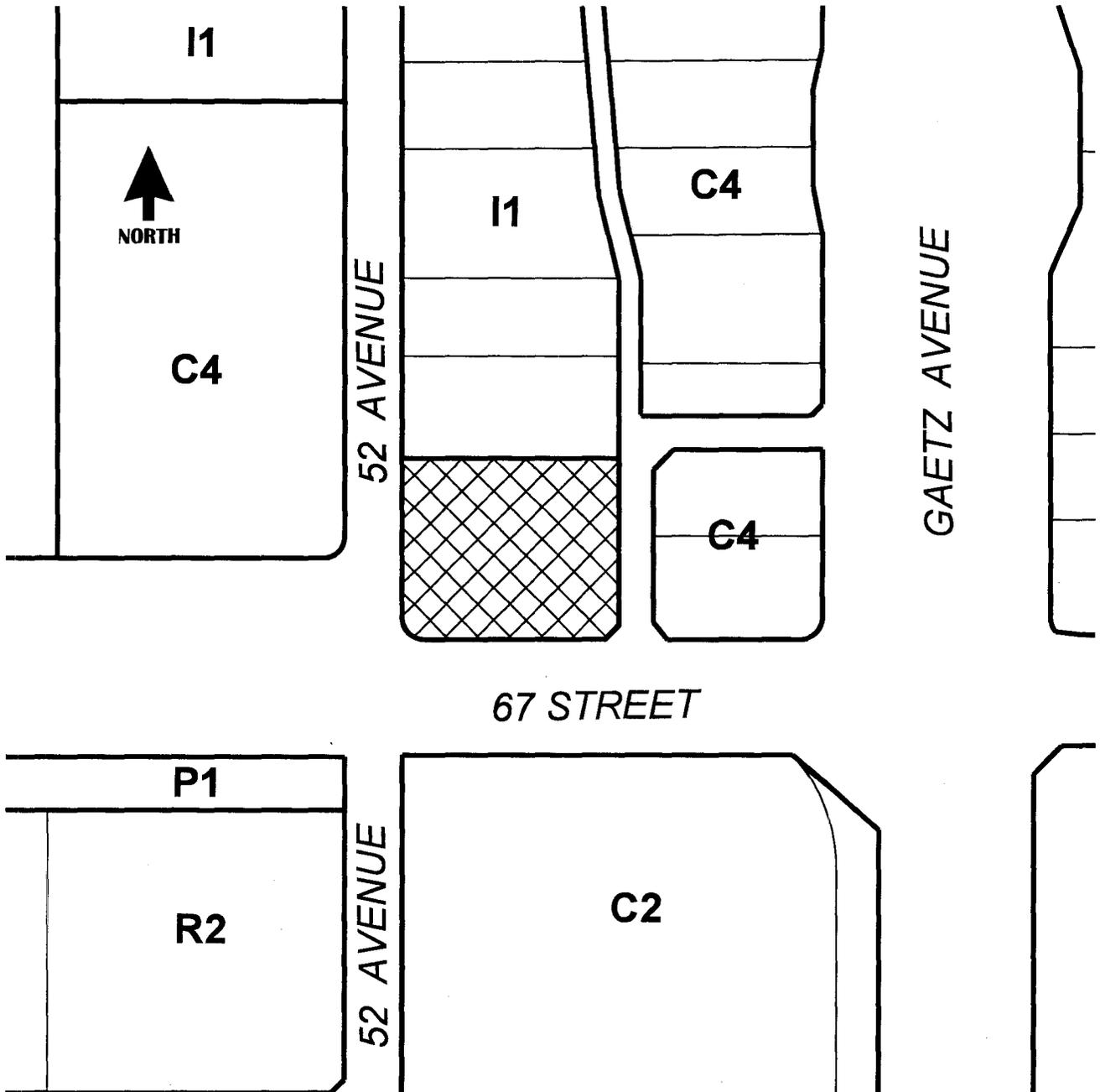
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
I1 - Industrial (Business Service)
C4 - Commercial (Major Arterial)

Change from :
I1 to C4 

MAP No. 35 / 2002
BYLAW No. 3156 / GG - 2002

BYLAW NO. 3156/HH-2002

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

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 That Section 54 Exceptions Respecting Land Use, subsection (6) "On those sites, or portions thereof herein listed, the following uses may be allowed as permitted uses in the existing structure only" is hereby amended by adding the following:
 - (g) private school for special needs children for a period of time to expire on July 29, 2004, and subject to the Municipal Planning Commission approving the standards and regulations of the development plans, on
 - (i) Lot 27, Block 4, Plan 922 2043 (4628 62 Street)
- 2 The "Use District Map G11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 36/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

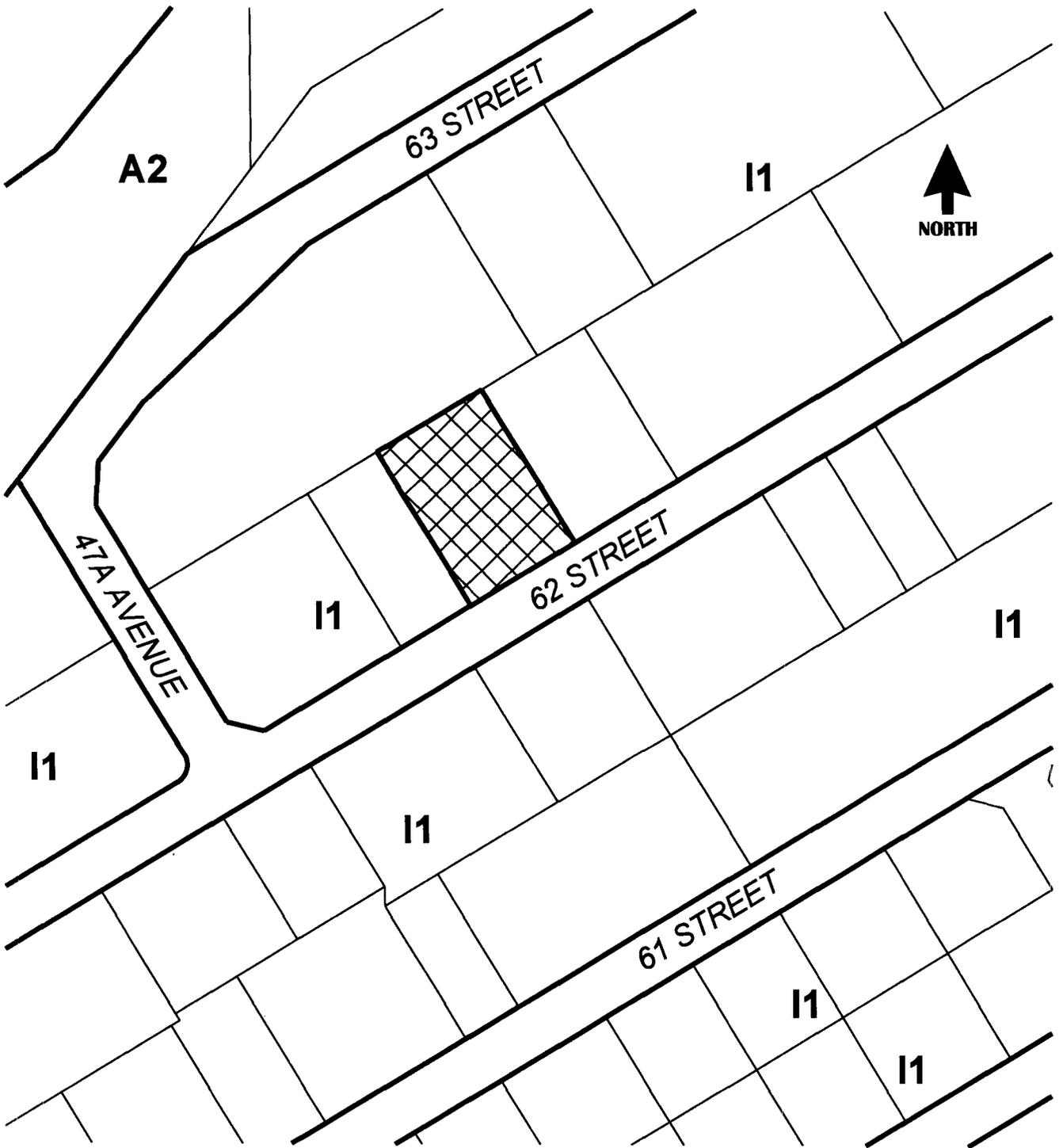
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:
I1 - Industrial (Business Service)

Addition of Exception 6(g) 

MAP No. 36 / 2002
BYLAW No. 3156 / HH - 2002

Item No. 3

BYLAW NO. 3156/II-2002

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

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 37/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

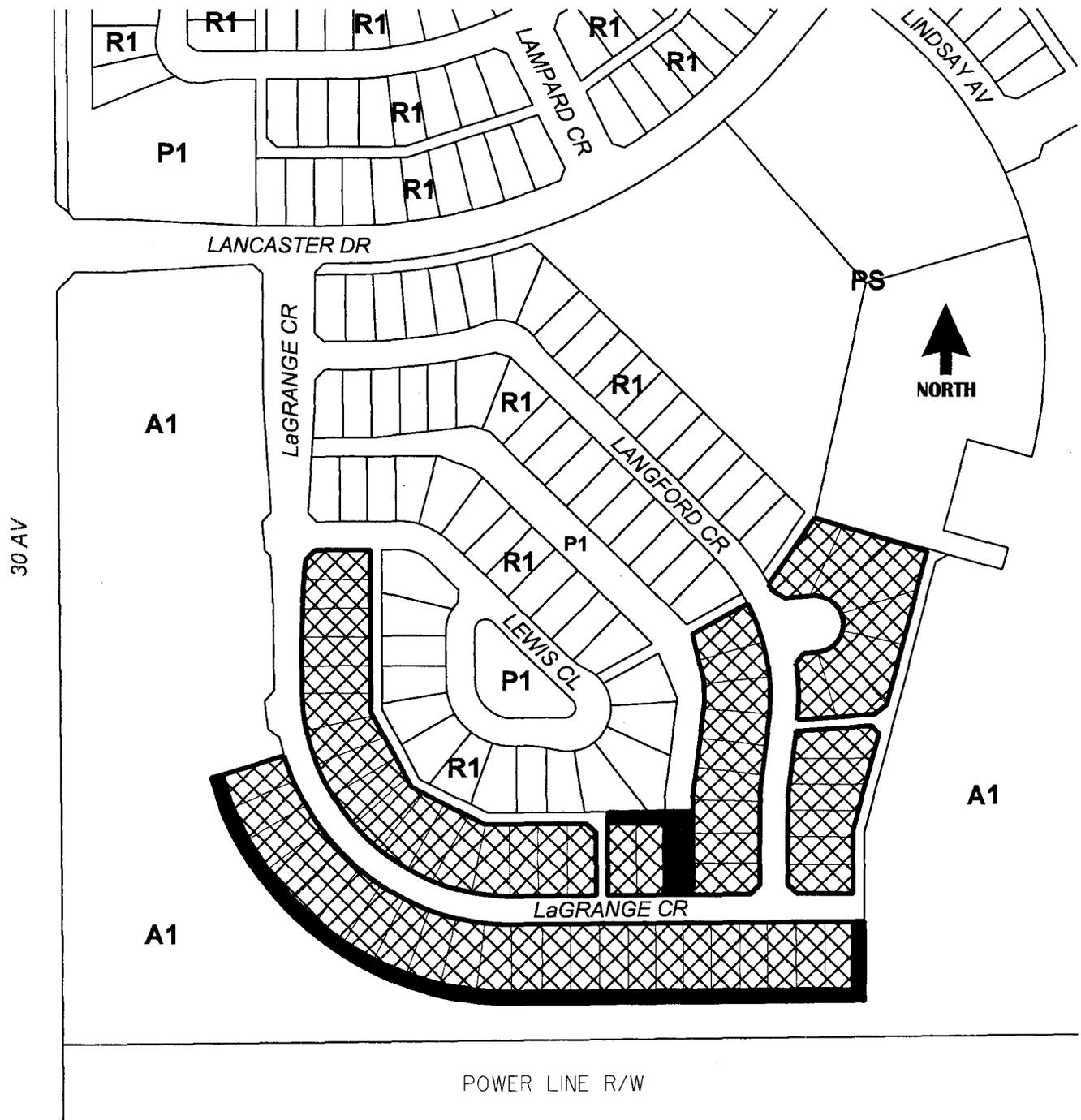
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

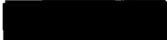
MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 R1 - Residential (Low Density)
 P1 - Parks and Recreation

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 37 / 2002
 BYLAW No. 3156 / II - 2002

BYLAW NO. 3156/JJ-2002

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

COUNCIL OF THE CITY OF RED DEER, ALBERTA, ENACTS AS FOLLOWS:

- 1 The "Use District Map E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 38/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

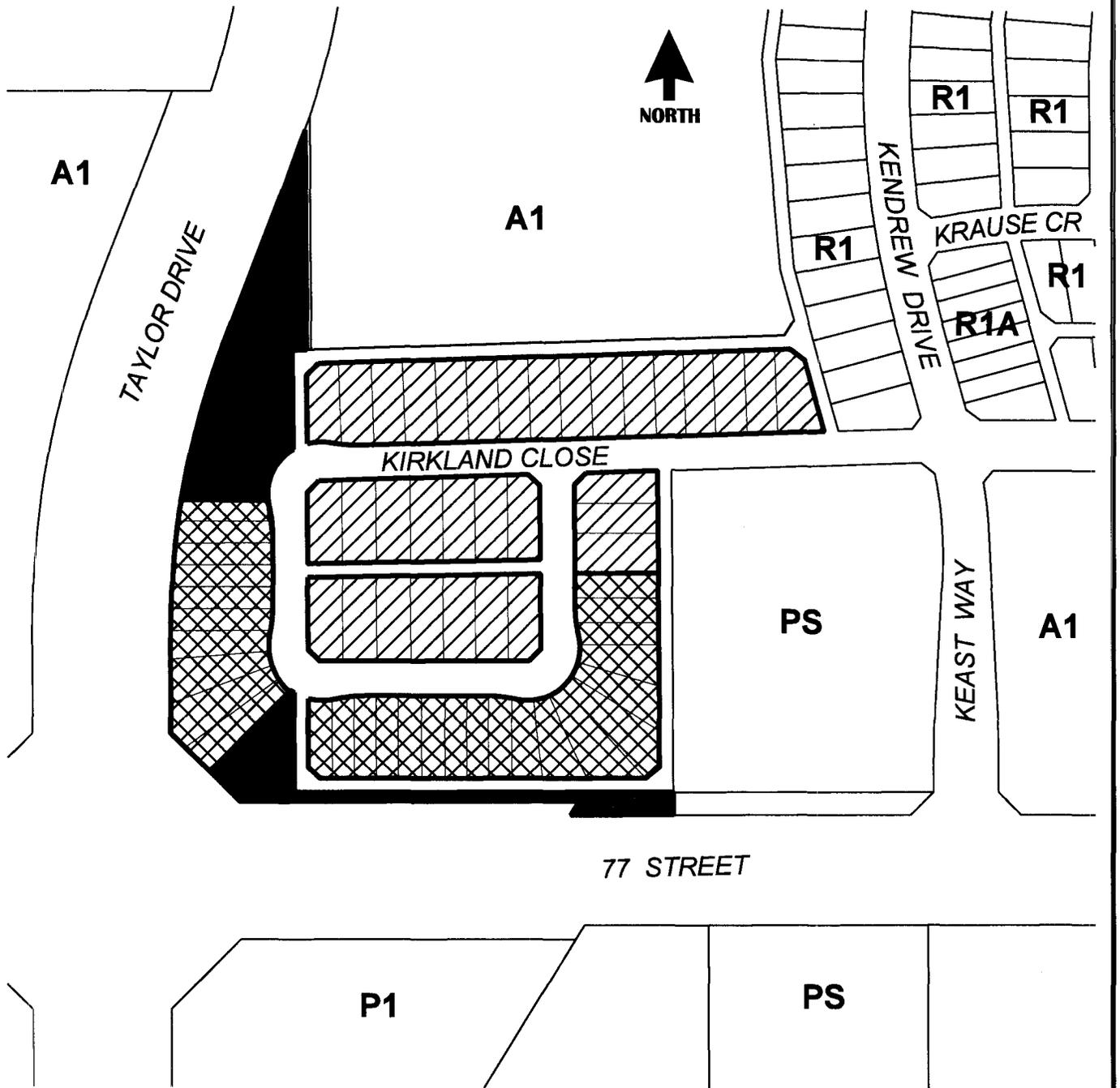
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

Change from :

- A1 to R1 
- A1 to R1A 
- A1 to P1 

MAP No. 38 / 2002
 BYLAW No. 3156 / JJ - 2002

BYLAW NO. 3186/C-2002

Being Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of the City of Red Deer.

WHEREAS Council for the City of Red Deer deems it appropriate to amend the Traffic Bylaw to make provision to accommodate the operation of a transit terminal in the downtown area of Red Deer;

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

The Traffic Bylaw No. 3186/97 is amended as follows:

1 By adding the following definition to section 2 of the Bylaw:

“Transit Terminal” means an area intended exclusively for use by public transit vehicles to allow passengers to embark and disembark and for use by passengers awaiting rides on public transit, and includes all buildings, surfaces, structures, walls, fences and street furniture associated therewith and in particular the area shown in the sketch attached as Schedule “M” to this Bylaw.”

2 By adding new section 22.1 as follows:

“22.1 No person shall operate a bicycle, skateboard, roller blades or any similar device on any Transit Terminal.”

3 By adding the words “Transit Terminal” to existing section 37 immediately following the words “public park”.

4 By adding a new section 37.1 as follows:

“37.1 Section 37 shall not apply to police, fire, emergency or City owned vehicles.”

5 By adding new sections 51.1(1), 51.1(2), 51.1(3), 51.1(4), 51.1(5), 51.1(6) and 51.1(7) as follows:

“LOITERING WITHIN A TRANSIT TERMINAL

51.1(1) No person shall loiter in a Transit Terminal. For greater certainty “loiter” means to enter or remain within the area of a transit terminal unless a person is actively engaged in using the transportation services offered by Red Deer Transit, including waiting for a bus, disembarking from a bus,

using public washrooms, and using any bus shelter or bus zone island while waiting for a bus.

- 51.1(2) No person shall enter upon the grounds of the Transit Terminal outside the normal operating hours of Red Deer Transit. This provision shall not apply to police or emergency services personnel, or to municipal employees or their agents while on official City business.

WALKING WITHIN TRANSIT TERMINAL

- 51.1(3) No person shall walk or run upon any area of the Transit Terminal which is meant for the passage of motor vehicles, other than at those points which are marked as crosswalk areas.

LITTERING

- 51.1(4) No person shall deposit any litter on any area of the Transit Terminal other than in designate waste receptacles.
- 51.1(5) No person shall spit on any area of the Transit Terminal.

ANIMALS WITHIN TRANSIT TERMINAL AREA

- 51.1(6) No person shall bring any animal into a Transit Terminal area.
- 51.1(7) Section 51.1(6) shall not apply to a registered medical service animal, a police service animal, or any other animal which is specifically authorized by the Transit Manager to be brought into the area."

6 Sections 80(1) and 80(2) are amended by adding the words "or Transit Terminal Area" after the words "City bus".

7 Schedule "L" is hereby amended by adding the following penalties:

"22.1.	Operate bicycle, skateboard, roller blades in Transit Terminal	35.00
51.1(1)	Loitering in Transit Terminal	35.00
51.1(2)	Enter Transit Terminal after hours	35.00
51.1(3)	Run or walk in area for passage of motor vehicles	35.00

51.1(4)	Deposit litter in Transit Terminal	35.00
51.1(5)	Spit on any area of Transit Terminal	35.00
51.1(6)	Bring animals into Transit Terminal	35.00"

READ A FIRST TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

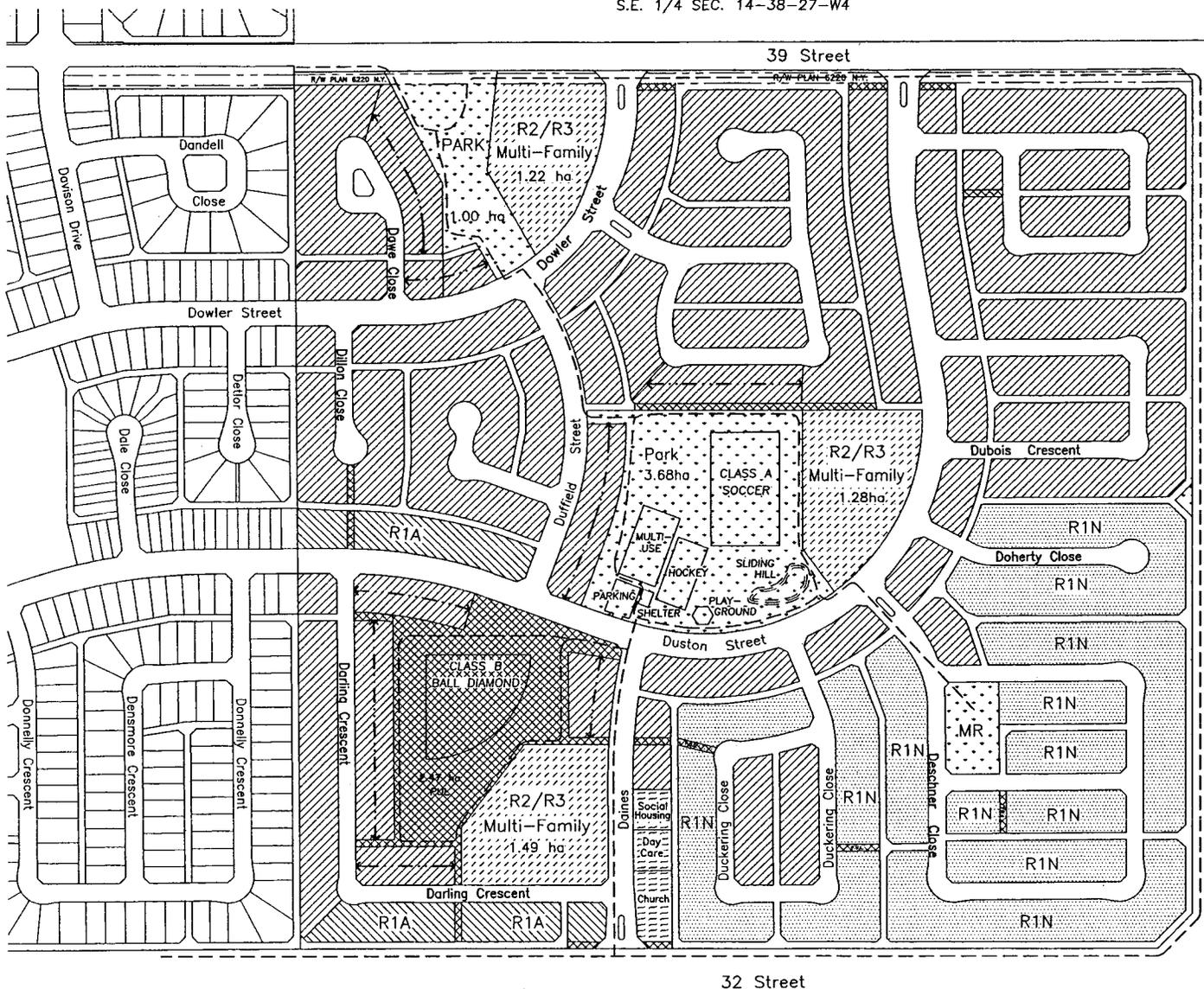
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

LEGEND

- R1 - Residential (Low Density)
- R1N - Residential (Narrow)
- R1A - Residential (Semi-Detached)
- R2/R3 - Residential (Multi Family)
- R1 - Social Care/Day Care/Church
- MR - Municipal Reserve
- PUL - Public Utility Lot

- Two Storey Walkouts
- Pedestrian linkages

STATISTICS

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 - Residential	22.42	37.64
R1N - Residential	8.95	15.03
R1A - Residential	1.31	2.20
R2/R3 - (Multi Family)	4.62	7.75
R1 - Social	0.44	0.74
MR - Municipal Reserve	6.05	10.16
PUL - Public Utility Lot	1.81	2.80
Roads/Lanes	13.91	23.68



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CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

**DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT CONCEPT
LAND USE**

SCALE

1:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

CADD FILE NAME

12870552\FIG3.DWG

OF

JOB No.

128-70552

REVISION

4

FIGURE

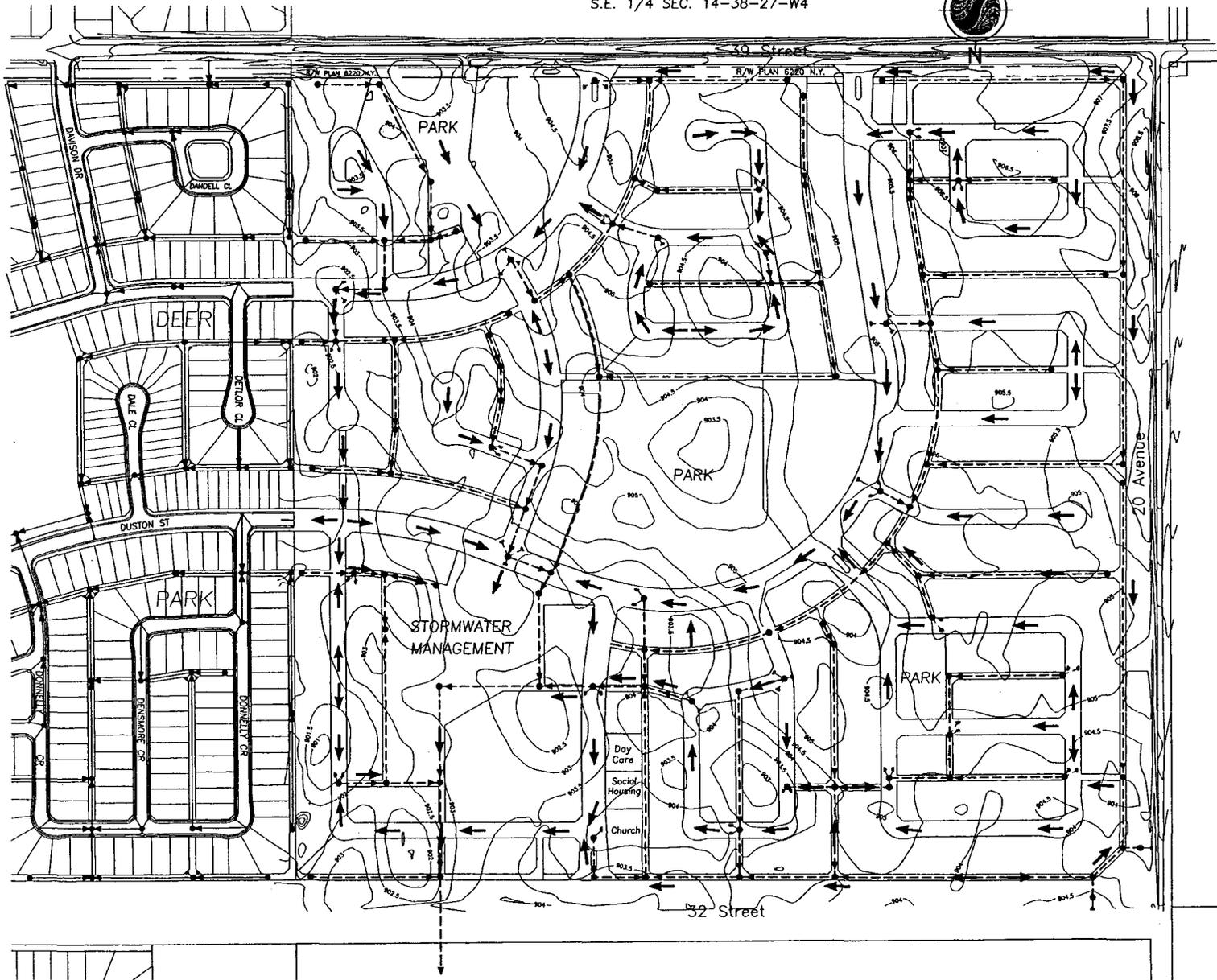
3.0

DATE DRAWN

May 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE
- CATCHBASIN & LEAD
- DIRECTION OF MAJOR OVERLAND FLOW

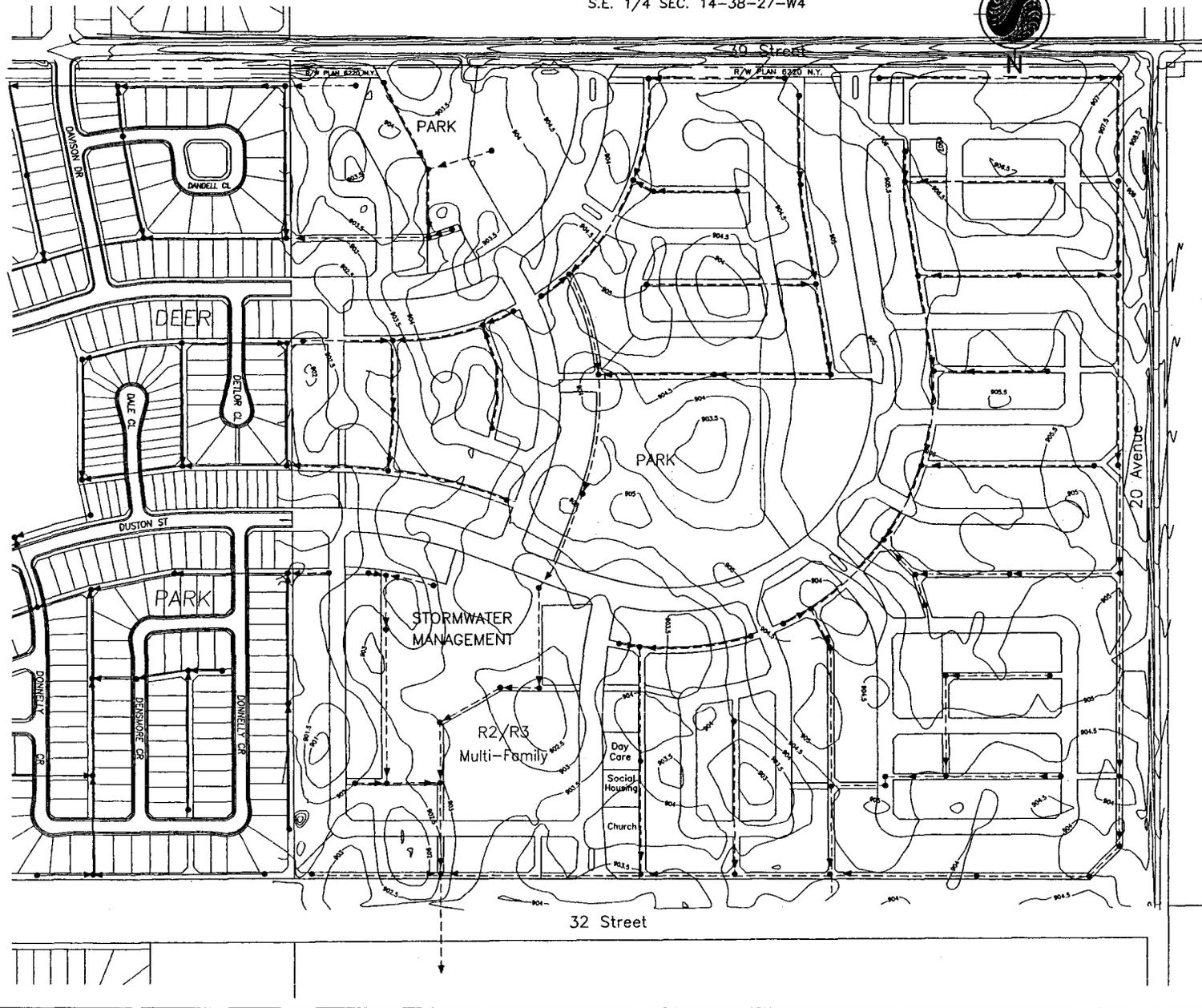


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CLIENT		MELCOR DEVELOPMENTS LTD.	
PROJECT		DEER PARK DEVONSHIRE (MADGE) QUARTER SECTION N.E. 1/4 SEC. 11-38-27-W4	
SUBJECT		SITE SERVICING STORM SEWER	
SCALE	1:4000	DESIGNED BY	R.W.
		DRAWN BY	F.C.
		CHECKED BY	
		APPROVED BY	
CADD FILE NAME	12870552\Fig5.DWG	SHEET No.	
JOB No.	128-70552	REVISION	OF
DATE DRAWN	MAY, 2002	4	FIGURE
			4.0
		STATUS	

S.E. 1/4 SEC. 14-38-27-W4



LEGEND

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE



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PROJECT

**DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING
SANITARY SEWER**

SCALE

1:4000

DESIGNED BY	R.W.
DRAWN BY	F.C.

CHECKED BY	
APPROVED BY	

SHEET No.	
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CADD FILE NAME

12870120\FIG6.DWG

OF

JOB No.

128-70552

REVISION

4

FIGURE

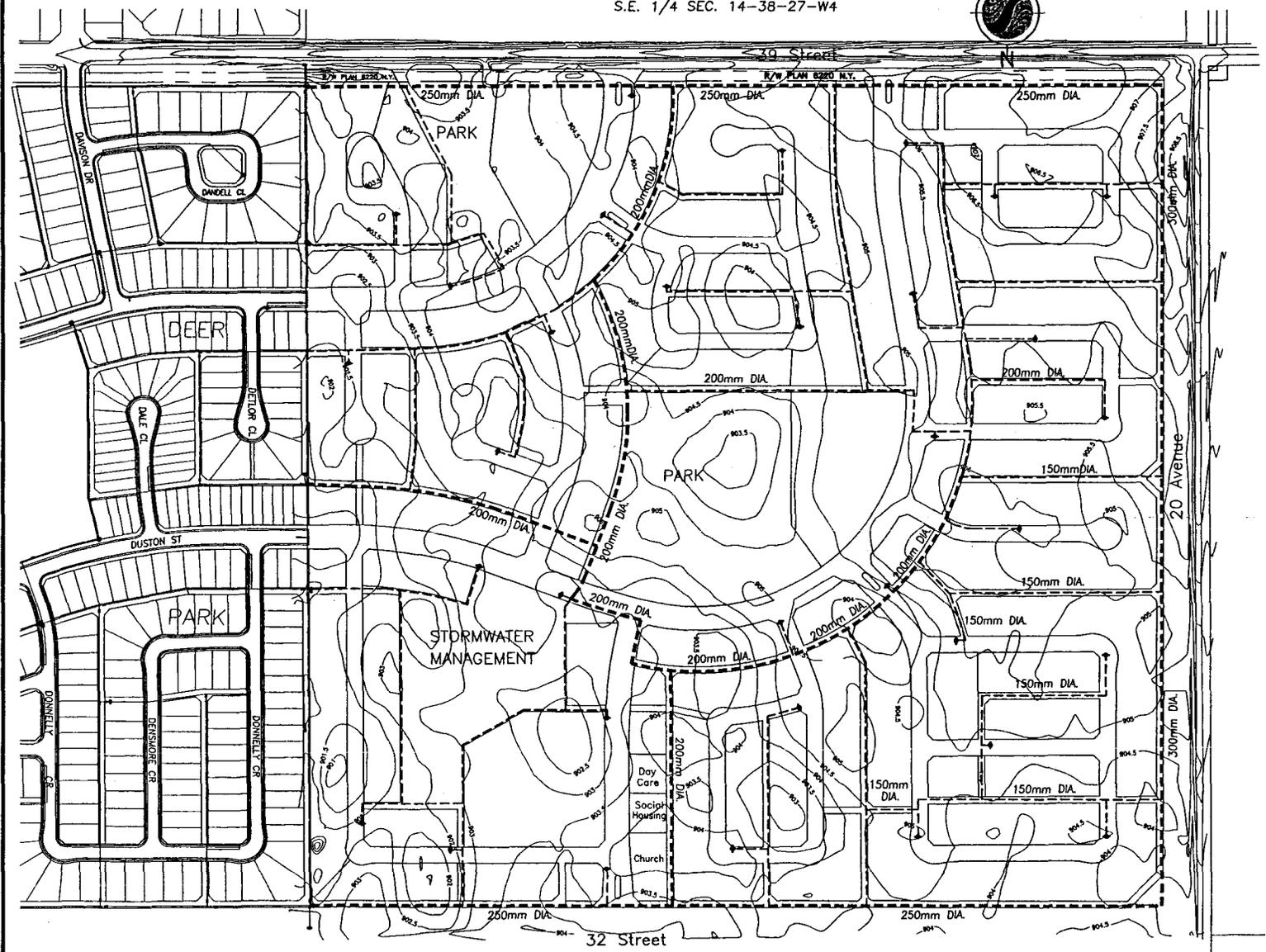
5.0

DATE DRAWN

MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



LEGEND

- EXISTING GROUND CONTOURS
- - - PROPOSED WATERMAIN 150mm DIAMETER
- - - PROPOSED WATERMAIN LARGER DIAMETER
- - - PROPOSED FIRE HYDRANT & LEAD

NOTE:

ALL PROPOSED WATERMANS 150mm DIA. UNLESS NOTED OTHERWISE.



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CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

**DEER PARK DEVONSHIRE
 (MADGE) QUARTER SECTION
 N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING
 WATER**

SCALE

1:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

R.W.

F.C.

CADD FILE NAME

12870552\FIG7.DWG

OF

JOB No.

128-70552

REVISION

4

FIGURE

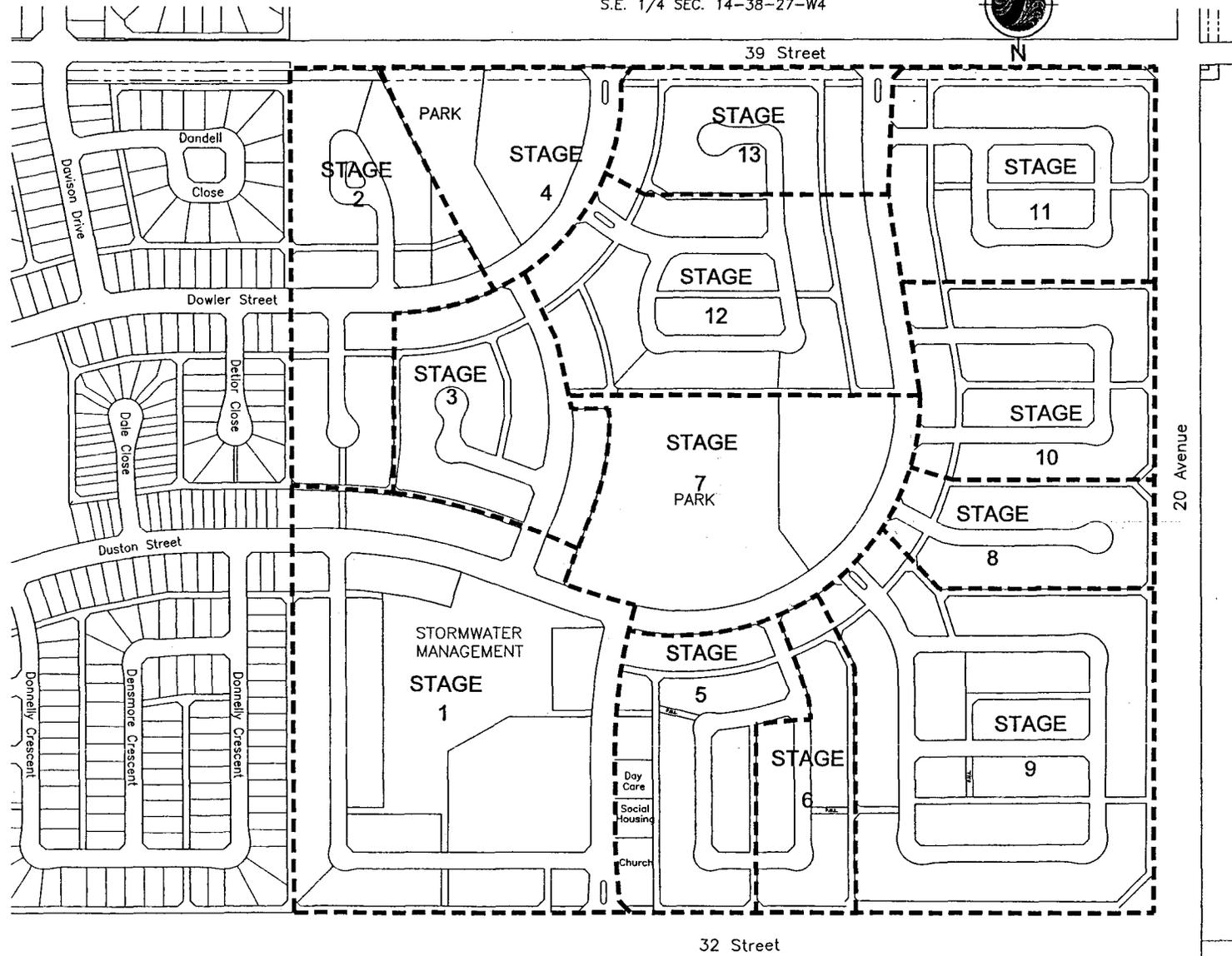
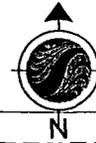
6.0

DATE DRAWN

MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



32 Street

S.E. 1/4 SEC. 11-38-27-W4

LEGEND

----- Staging Boundaries



Stantec

Stantec Consulting Ltd.
400 - 4808 Ross Street
Red Deer Alberta
T4N 1X5
Tel. 403.342.3320
Fax. 403.341.0969
www.stantec.com

CLIENT

MELCOR DEVELOPMENTS LTD.

PROJECT

**DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

DEVELOPMENT STAGING

SCALE

1:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

CADD FILE NAME

12870552\FIG8.DWG

JOB No.

128-70552

DATE DRAWN

MAY, 2002

DF

REVISION

4

FIGURE

7.0

STATUS

Christine Kenzie

From: Kelly Kloss
Sent: July 02, 2002 9:48 AM
To: Christine Kenzie
Cc: 'Jeffrey Dawson'
Subject: FW: Part 2 Fw: Notice of Motion

Christine,

Please put as a resolution with Councillor Dawson moving it. This is for tonight's meeting. Thanks

Kelly

From: Kelly Kloss
Sent: July 01, 2002 10:31 PM
To: Kelly Kloss
Subject: Part 2 Fw: Notice of Motion

Councillor Dawson - Notice of Motion
Brownfields

Whereas Brownfields are abandoned, idled or underutilized industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination, and/or building deterioration/obsolescence, and

Whereas there appears to be little or no incentive or urgency for owners of Brownfields to reclaim their property for redevelopment in a timely fashion, and

Whereas Federal and Provincial initiatives to resolve Brownfields will have no effect on existing properties and,

Whereas within the city limits of Red Deer there are a number of Brownfields property,

Now therefore be it resolved that the Council of The City of Red Deer instructs administration to:

1. identify properties which can be described as Brownfields by the definition contained herein and,
2. investigate initiatives to expedite reclamation of Brownfields which may include the following:
 - Determining is a specific mill rate can be established for these type of properties that increases the amount of municipal tax these properties pay;
 - Considering grants such as The City of Hamilton's "ERASE" program to convince property owners to reclaim their land prior to a rezoning application to "BF". Such grants will be funded by the increase in taxation achieved by redeveloping these contaminated properties.
I.e.: An existing contaminated non-residential property valued at \$200,000 with a tax rate of 10.739 will generate municipal taxes of \$2,147.80. If this property is redeveloped and is now assessed at \$1,000,000 with a tax rate of 10.379 will generate municipal taxes of \$10,739 an increase of \$8,591.20 per year for potential grant of \$68,729.60 over ten years using Hamilton's example.

Office of the City Clerk

DATE: July 3, 2002

TO: Director of Corporate Services
Director of Development Services
City Assessor

FROM: City Clerk

SUBJECT: Notice of Motion – Councillor Jeffrey Dawson - Brownfields

The following Notice of Motion was introduced by Councillor Jeffrey Dawson at the Monday, July 2, 2002 Council Meeting:

Whereas Brownfields are abandoned, idled or underutilized industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination, and/or building deterioration/obsolescence, and

Whereas there appears to be little or no incentive or urgency for owners of Brownfields to reclaim their property for redevelopment in a timely fashion, and

Whereas Federal and Provincial initiatives to resolve Brownfields will have no effect on existing properties and,

Whereas within the city limits of Red Deer there are a number of Brownfields properties;

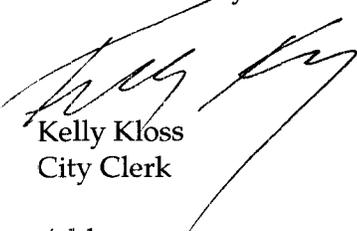
Now therefore be it resolved that the Council of The City of Red Deer instructs administration to:

1. Identify properties which can be described as Brownfields by the definition contained herein and,
2. Investigate initiatives to expedite reclamation of Brownfields which may include the following:
 - Determining if a specific mill rate can be established for these type of properties that increases the amount of municipal tax these properties pay;
 - Considering grants such as The City of Hamilton's "ERASE" program to convince property owners to reclaim their land. Such grants will be funded by the increase in taxation achieved by redeveloping these contaminated properties.

i.e.: An existing contaminated non-residential property valued at \$200,000 with a tax rate of 10.739 will generate municipal taxes of \$2,147.80. If this property is redeveloped and is now assessed at \$1,000,000 with a tax rate of 10.379, it will generate municipal taxes of \$10,739, an increase of \$8,591.20 per year, for potential grant of \$68,729.60 over ten years using Hamilton's example.

Comments/Further Action:

The above Notice of Motion will be presented to Council on July 15, 2002 for approval and direction to City Administration will be given at that time.



Kelly Kloss
City Clerk

/chk

Office of the City Clerk

DATE: July 3, 2002

TO: City Council

FROM: City Clerk

SUBJECT: Notice of Motion – Councillor Jeffrey Dawson - Brownfields

History

The following Notice of Motion was introduced by Councillor Jeffrey Dawson at the Monday, July 2, 2002 Council Meeting:

Whereas Brownfields are abandoned, idled or underutilized industrial or commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination, and/or building deterioration/obsolescence, and

Whereas there appears to be little or no incentive or urgency for owners of Brownfields to reclaim their property for redevelopment in a timely fashion, and

Whereas Federal and Provincial initiatives to resolve Brownfields will have no effect on existing properties and,

Whereas within the city limits of Red Deer there are a number of Brownfields properties;

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1. Identify properties which can be described as Brownfields by the definition contained herein and,
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Kelly Kloss
City Clerk

/chk