



## A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, JULY 4, 2005*

COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, June 20, 2005
- (2) **UNFINISHED BUSINESS**
  1. Correspondence from Mr. & Mrs. E. Somerville – Re: *Request for Tax Cancellation – 19 Muldrew Crescent* .. 1
  2. Legislative & Administrative Services Manager – Re: Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/B-2005. .. 8
    - (a) Land & Economic Development Manager / Engineering Services Manager – Re: **Red Deer River Valley Supplemental Slope Assessment / Oriole Park West Neighbourhood Area Structure Plan Amendment** .. 9
    - (b) Parkland Community Planning Services – Re: *Oriole Park West Area Structure Plan Amendment / Bylaw Amendment No. 3217/B-2005*  
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- (c) Land & Economic Development Manager – Re: *Road Closure Bylaw 3346/2005 - Road Plan 2082 LZ - Oriole Park West*  
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- (d) Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/Q-2005 – Rezoning of Land from A1 Future Urban Development District and A2 Environmental Preservation Districts to R1 Residential (Low Density) District, R1A Residential (Semi-Detached Dwelling) District and P1 Parks and Recreation District /Oriole Park West - Phase 7A/ City of Red Deer*  
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- (e) Land & Economic Development Manager – Re: *Request to Exchange Municipal Reserve Land in Oriole Park / Part of Lot 21MR, Block 2, Plan 982 3721 for Part of Lot 20, Block 2, Plan 982 3721 / Mike Dandurand Realty and Northland Industrial Park (Red Deer) Ltd.* .. 54
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- Narrow Lot District, R2-D23 – Residential (Medium Density) District, R3-D81 Residential (Multiple Family) District and PS Public Service District / Inglewood East – Phase 5 / Melcor Developments Ltd.***  
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**Legislative & Administrative Services**

**DATE:** June 27, 2005

**TO:** City Council

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Request for Tax Cancellation – 19 Muldrew Crescent

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***History***

At the Monday, June 20, 2005 Council Meeting, Council tabled consideration of a request for tax cancellation from Mr. & Mrs. Somerville, at 19 Muldrew Crescent.

This item is now being brought back to the July 4, 2005 Council Meeting for Council's consideration.



Kelly Kloss  
Manager

**Ed Somerville**

19 Muldrew Crescent  
Red Deer, AB  
T4R 1R  
(403) 340-3979  
local60@shaw.ca

2005 02 17

Mr Kelly Kloss, City Clerk  
Legislative and Administrative Services

Dear Mr Kloss

Very recently I was making an inquiry regarding our 2005 property assessment notice with staff at Assessment and Taxation Services in City Hall. In the course of this business the suggestion was made that I should contact you regarding our specific situation.

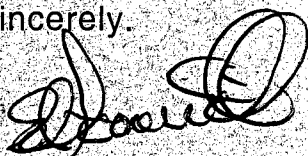
On June 27, 2004 our home at 19 Muldrew Crescent was destroyed by fire. From that date on we were unable to live at that address and subsequently we have resided temporarily at 5713 West Park Crescent while we have gone about the task of rebuilding our home. We have chosen to remain at our previous address although the destruction of our home was to the extent that we had to demolish the building, including the foundation, and completely rebuild.

Please accept this correspondence as an application to the City of Red Deer for forgiveness of all, or a portion, of both our 2004 and 2005 residential taxes. As previously indicated, we have been unable to reside at our previous address since June 27, 2004, and we do not expect to be able to occupy our new home until April or May 2005 at the earliest. (At date of writing we have not been given a projected occupancy date for our new home by Bowood Construction.)

Any relief or forgiveness that may be granted by the City of Red Deer relative to residential taxes in this situation would be most appreciated. We would have made this request earlier had we been aware of this avenue of appeal.

Thank you, in advance, for your attention to this request.

Sincerely,



Ed and Sandra Somerville  
5713 West Park Crescent  
Red Deer, AB T4N 1E4



Assessment and Taxation Services

**DATE:** May 24, 2005

**TO:** Kelly Kloss  
Legislative and Administrative Services Manager

**FROM:** Rod Risling  
Assessment and Taxation Services Manager

**SUBJECT:** Request for Tax Cancellation – 19 Muldrew Crescent

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**Legislation:**

Section 347 (1) of the Municipal Government Act states that, "If a council considers it to be equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without conditions:

- (a) cancel or reduce tax arrears;
- (b) cancel or refund all or part of a tax;
- (c) defer the collection of a tax."

**Background:**

In previous years, where a negative physical change to a property occurred such as destruction by fire, City Council, in rare situations, canceled a prorated amount of the municipal portion of the tax bill. The Provincial Education portion was not cancelled as The City collects these funds on behalf of the province and cannot adjust payments to the province based on City Council approved tax cancellations.

The tax levied in May/June is based on the physical condition of a property as of December 31 of the prior year. As a result, even though a structure on a property is impacted negatively, such as damage due to fire or demolition in the current year, Administration cannot make any adjustments to either the assessment or tax bill for the current tax year.

For the 2001 tax year, City Council approved supplementary assessment and taxation. Since that time, no formal written requests for tax cancellation were received as a result of property damage due to fire. Since the implementation of

Kelly Kloss  
May 24, 2005  
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supplementary assessments, some people argue that The City should consider reducing or canceling taxes in catastrophic-type situations such as fire because The City is recapturing taxes when properties are partially constructed during the year.

**Discussion:**

The property owners at 19 Muldrew Crescent are requesting tax cancellation for both 2004 and 2005 taxation due to a fire that destroyed their home and garage on June 27, 2004. As stated above, the 2004 tax bill reflected the condition of the property on December 31, 2003. The total property assessment was \$190,400 and corresponding tax bill was \$2,011.04. For the 2005 tax year, the assessment was reduced to \$120,000 to reflect the condition of the property on December 31, 2004 which was the value of the land and a partially reconstructed residence.

There are typically two general components to a property, the land and improvements (buildings). Some people would argue that, if a tax cancellation were granted, it should only apply to the portion of the property that was damaged. Therefore, the land component should not receive any reduction. Legislation requires that the City Assessor value property based on the market value of property as a whole and, therefore, does not focus on calculating an exact value for the land and improvements separately. For the purposes of this report, an estimate of the land value was calculated by the Assessment and Tax Department.

The attached schedule provides an assessment breakdown and the corresponding tax amount.

Providing a tax cancellation to the subject property will set a precedent that may expose The City to a financial risk. A tax cancellation to the subject property would not impose hardship to The City; however, tax cancellations granted on a larger scale to compensate for a catastrophic event may do so. It should be noted that some municipal councils do cancel or reduce taxes for catastrophic events, whereas, others do not.

**Future Direction:**

Administration intends to develop and present to City Council, for their consideration, a policy on how to address any future requests for tax cancellation due to physical changes to a property that occur after the physical characteristic date of December 31.

Kelly Kloss  
May 24, 2005  
Page 3

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**Recommendation:**

That City Council authorize a tax cancellation of \$391.27 for the 2004 tax year which represents the prorated municipal tax portion attributable to the estimated value of the improvements from June 27, 2004 to December 31, 2004.

That the Provincial Education portion of the tax bill not be cancelled as The City is only the collector of the funds and cannot adjust payments to the Province based on Council approved cancellations.

That the request for a tax cancellation for the 2005 tax year be denied as the assessment reflects the physical condition of the property as of December 31, 2004. The assessment reflected a partially completed residence.

Rod Risling  
Assessment and Taxation Services Manager

Attach. Schedule A

## Schedule A

**Property Assessment and Taxation Breakdown**

	<b>Land Assessment in \$</b>	<b>**Municipal Tax in \$</b>	<b>Education Tax in \$</b>	<b>Improvement Assessment in \$</b>	<b>**Municipal Tax in \$</b>	<b>Education Tax in \$</b>
<b>2004 Tax Year Assessed Value</b>	67,900	421.12	296.06	122,500	759.75	534.12
<b>*Pro Rated to June 27, 2004</b>		216.87	152.47		<b>391.27</b>	275.07
<b>2005 Tax Year Assessed Value</b>	69,600	440.44	280.75	50,400	318.94	203.30

\*Note - the date of the fire was June 27, 2004. Used 51.5% in the calculation.  
(188 days of non use of home / 365 days in the year)

\*\* Note - Municipal tax includes the Red Deer Public Library Amount.

Prepared by: Assessment and Taxation Services  
Date Prepared: May 17, 2005

***Comments:***

We agree with the recommendation of the Assessment and Taxation Services Manager.

“Morris Flewwelling”  
Mayor

“Norbert Van Wyk”  
City Manager





FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

June 21, 2005

Mr. E. Somerville  
19 Muldrew Crescent  
Red Deer, AB T4R 1R3

Dear Mr. Somerville:

*Request for Tax Cancellation – 19 Muldrew Crescent*

As discussed on the phone, your request for tax cancellation at the above noted property has been tabled to the Monday, July 4, 2005 Council Meeting. Also, to confirm, you have spoken to Mr. Rod Risling, the Assessment & Taxation Services Manager regarding the deadline for submitting your property taxes.

You will be notified of the time your item will be scheduled to be presented to the July 4, 2005 Council Meeting by Thursday, June 30<sup>th</sup>.

Thank you for your cooperation during this time.

Sincerely,

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

Kelly Kloss  
Manager

c      Assessment & Taxation Services Manager

Backup

**Christine Kenzie**

---

**From:** Rod Risling  
**Sent:** April 05, 2005 5:08 PM  
**To:** Christine Kenzie  
**Subject:** RE: Request for Comments - Somervilles - Property Taxes

No I am not ready yet. I have a meeting with other cities this Friday. One of the agenda items is dealing with the Somerville issue. I hope to proceed on the report within the next two weeks.

Thanks for email reminder.

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

**From:** Christine Kenzie  
**Sent:** April 05, 2005 4:19 PM  
**To:** Rod Risling  
**Subject:** Request for Comments - Somervilles - Property Taxes

Just a followup to a Request for Comments forwarded to you regarding a request from Mr. & Mrs. Somerville - for forgiveness of 2004 & 2005 residential property taxes - Do you have any comments to provide? i.e. will this be going to Council soon??

Thanks.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

February 23, 2005

Mr. & Mrs. E. Somerville  
5713 West Park Crescent  
Red Deer, AB T4N 1E4

Dear Mr. & Mrs. Somerville:

I received your letter dated February 17, 2005 requesting The City of Red Deer to forgive all or a portion of the 2004 and 2005 residential property taxes for your residence located at 19 Muldrew Crescent.

The next step in this process is to obtain background and comments from the Assessment and Tax Manager. In this instance there is some additional information that the Manager is seeking concerning your situation, and as such, I asked him to contact you directly. Once all of the information is compiled, I will advise you of the subsequent steps.

Please call if you require any further information.

Sincerely,

Kelly Kloss  
Manager

c R. Risling, Assessment & Tax Manager



**FILE**

Legislative & Administrative Services

DATE: February 22, 2005  
TO: Rod Risling, Assessment & Tax Manager  
FROM: Christine Kenzie, Administrative Assistant  
SUBJECT: Request for Comments: By Wednesday, February 23, 2005  
Request for Forgiveness of 2004 & 2005 Residential Property Taxes  
Mr. & Mrs. E. Somerville

---

Further to our phone conversation, attached is a copy of a letter received from Mr. & Mrs. Somerville requesting forgiveness of their residential property taxes.

Please review and let me know if this item can be scheduled for an upcoming Council Meeting.

A handwritten signature in cursive script, appearing to read 'C Kenzie'.

Christine Kenzie  
Administrative Assistant

/attach.

FEB 23, 2005

- FROM R. RISLING
- SEND LETTER TO THE SOMERVILLES ADVISING.  
R. RISLING TO CONTACT THEM RE PROCESS.
- ROD SAYS THE CITY DOES NOT HAVE A POLICY  
TO ADDRESS THIS + THAT ONE SHOULD BE DRAFTED.

## Christine Kenzie

---

**From:** Rod Risling  
**Sent:** May 25, 2005 10:04 AM  
**To:** Christine Kenzie  
**Subject:** A report

Hello Christine,

Here is a report for you. Please inform me as to when it will be going forward. Thanks.

As for the excel spreadsheet, it is an attachment to the report. You should be able to just open it and print. At least when I open it, everything is formatted correctly. I'm not sure if it will still work on your machine? If you are having problems let either myself or Lucy know.

There was also a letter from Mr. Summerville requesting the tax cancellation that is in your Department that you may want to include with the Agenda?



May 17, 2005    May 17, 2005 Tax  
Request for tax C...    Cancellation ...



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 5, 2005

Mr. E. Somerville  
19 Muldrew Crescent  
Red Deer, AB T4R 1R3

Dear Mr. Somerville:

*Request for Tax Cancellation – 19 Muldrew Crescent*

At the Monday, July 4, 2005 Council meeting, Council considered your request for tax cancellation at the above referenced address and passed the following resolution:

*"Resolved* that Council of the City of Red Deer having considered the correspondence from Mr. & Mrs. Somerville, dated February 17, 2005 and the report from the Assessment and Taxation Services Manager, dated May 24, 2005, re: Request for Tax Cancellation – 19 Muldrew Crescent, hereby:

1. Authorizes a tax cancellation of \$391.27 for the 2004 tax year, which represents the prorated municipal tax portion attributable to the estimated value of the improvements from June 27, 2004 to December 31, 2004.
2. Agrees that the Provincial Education portion of the tax bill not be cancelled.
3. Agrees that the request for a tax cancellation for the 2005 tax year be denied."

Please contact Mr. Rod Risling, Assessment and Taxation Services Manager at 342-8124 should you have any questions regarding the above.

Sincerely,

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

Kelly Kloss  
Manager

c Assessment & Taxation Services Manager

**Legislative & Administrative Services**

**DATE:** July 5, 2005  
**TO:** Rod Risling, Assessment & Taxation Services Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Request for Tax Cancellation – 19 Muldrew Crescent

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*Reference Report:*

Assessment & Taxation Services Manager, dated May 24, 2005

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the correspondence from Mr. & Mrs. Somerville, dated February 17, 2005 and the report from the Assessment and Taxation Services Manager, dated May 24, 2005, re: Request for Tax Cancellation – 19 Muldrew Crescent, hereby:

1. Authorizes a tax cancellation of \$391.27 for the 2004 tax year, which represents the prorated municipal tax portion attributable to the estimated value of the improvements from June 27, 2004 to December 31, 2004.
2. Agrees that the Provincial Education portion of the tax bill not be cancelled.
3. Agrees that the request for a tax cancellation for the 2005 tax year be denied."

*Report Back to Council:* No

  
Kelly Kloss  
Manager

/chk

c Director of Corporate Services

**Legislative & Administrative Services**

**DATE:** June 28, 2005

**TO:** City Council

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Oriole Park West Neighbourhood Area Structure Plan / Bylaw Amendment 3217/B-2005 / Land Use Bylaw Amendment 3156/Q-2005 / Land Use Bylaw Amendment 3156/N-2005 / Disposal of Municipal Reserve / Road Closure Bylaw 3346/2005 / Oriole Park West Phase 7A – City of Red Deer  
Request to Investigate Findings of Geotechnical Study

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***History***

At the Monday, May 24, 2005 Council meeting, Council gave first readings to Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2005 and Land Use Bylaw Amendment 3156/Q-2005. At the Monday, June 20, 2005 Council Meeting, Public Hearings were held with regard to:

- (a) Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2005
- (b) Land Use Bylaw Amendment 3156/Q-2005
- (c) Land Use Bylaw Amendment 3156/N-2005
- (d) Exchange/disposal of Municipal Reserve
- (e) Road Closure Bylaw 3346/2005.

Prior to further consideration of these items, a tabling motion was passed to provide for a review of the slope assessment of the area in question.

The report from the Land & Economic Development Manager and the Engineering Services Manager dated June 28, 2005, Re: Red Deer River Valley Supplemental Slope Assessment is provided for Council's information.

***Recommendations***

As no changes to the Oriole Park West Neighbourhood Area Structure Plan are recommended by administration in its review of the Red Deer River Valley Supplemental Slope Assessment, Council can now proceed with the bylaw amendments and related resolutions, as noted above.

  
Kelly Kloss  
Manager





**Date:** June 28, 2005

**To:** Legislative & Administrative Manager

**From:** Land & Economic Development Manager  
Engineering Services Manager

**Re:** **Red Deer River Valley Supplemental Slope Assessment**  
**Oriole Park West Neighborhood Area Structure Plan Amendment**

---

As part of the original Oriole Park West Neighborhood Area Structure Plan (NASP) approval in 1997, there was a commitment that a supplemental geotechnical study be undertaken prior to development to identify any specific limitations for the lots backing onto the Red Deer River valley. Depending on the findings of this study, it was contemplated that restrictive covenants may be required to be registered against some of these lots.

Detailed design of the first phase of grading and servicing of the Oriole Park subdivision has now been completed and Parkland Geotechnical Consulting Ltd. (Parkland) has been retained to undertake the supplemental geotechnical study. A copy of Parkland's report is attached.

Although, the supplemental geotechnical study was not required as part of the original NASP approval, Parkland's findings are submitted to provide support for the Oriole Park West NASP Amendment tabled at the June 20, 2005 Council Meeting. It will also address concerns raised by the Environmental Advisory Board with respect to the Red Deer River valley slope issue and meet the requirement for the Development Agreement process.

#### **A. Background**

The original Oriole Park West NASP was approved in October 1997. Development guidance pertaining to lots backing onto the Red Deer River valley was based on the findings of the report entitled "Geotechnical Investigation Proposed Oriole Park West Subdivision, LSD E19-38-27-W4M" prepared by Agra Earth and Environmental in 1995.

Legislative & Administrative Manager  
June 28, 2005  
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The main recommendation from Agra's Investigation that related to top-of-bank development includes the following:

- No permanent building should be located between the top-of-bank and a minimum setback line of 25 metres. The 25 metres development setback was based on a slope stability analysis indicating the allowance for the following:
  1. 20 metres for the theoretical long term stable slope development. The existing banks are anywhere from 1:1 to 1.5:1 slopes. This compared to the long-term stable slope that could vary from 1.5:1 to 4:1 depending on the sub soils strata. As an example, the upper lacustrine soils may settle to a 4:1 slope and the lower tills could ravel to an angle of 1.5:1.
  2. 5 metres for future river regression. River regression at this specific location is the northerly shifting of the Red Deer River as a result of the toe-of-bank being eroded from high water levels and flooding in the Red Deer River.
- Any site grading be planned to ensure site draining occurs away from the top of bank.
- No permanent or automatic sprinkler systems or ponds or swimming pools are permitted within 150 metres of the top of bank.
- Disturbance of existing vegetation near the top-of-bank, on the slope or near the toe be prevented. Existing vegetation on the slope be protected.

At the time of the original NASP approval, a 50-metre development setback from the top-of-bank was planned. In addition to the 25-metre slope stability requirement as outlined above, an additional 25 metre strip was allowed for the development of a linear park area adjacent the rear of homes backing on the river valley. The current NASP amendment being considered by Council also incorporates the same 50 metre setback of the originally approved NASP and development is planned to follow the same restrictions as outlined in the 1995 Agra Investigation.

#### **B. Supplemental Geotechnical Report**

For the most part, Parkland's study supports the finding and recommendation of the 1995 Agra report with respect to general development guidance and future slope settlement. However, a more thorough evaluation of future river regression adjacent

Legislative & Administrative Manager  
 June 28, 2005  
 Page 3

the subdivision was performed and found that the 25-metre allowance as recommended in the 1995 Study has the potential to be eroded in the short to medium time horizon.

The analysis indicates that the river regression rate at the toe-of-slope about the Oriole Park subdivision varies along the banks of the Red Deer River. It is seen that there has been minimal movement along the straightest points of the river and a maximum regression of about 430mm/year observed in the apex of the river bend adjacent the original homestead. Considering the differing rates of regression observed, the study evaluated three separate areas of the neighborhood and determined that, if left as is, natural regression of the river and resultant slope movement would cause the top of bank to reach the 25 metre setback allowed for in the 1995 Study in the following time horizons:

- |                                                |           |
|------------------------------------------------|-----------|
| • Area A, Phase 1 lots - West of the Homestead | 130 years |
| • Area B, Homestead                            | 60 years  |
| • Area C, Phase 3 lots – East of the Homestead | 100 years |

In recognition of the need to ensure long-term stability of the slopes and protection of the linear park and properties backing onto the river valley, it is recommended that long-term toe-of-bank stabilization and river training is undertaken within the next few years. This would require heavy rip rapping of the toe at a cost of \$2,000 per lineal metre, for a total cost in the order of \$1.0 to 1.5 million. This option would fix the toe, but the crest would still, over time, move towards the theoretical long-term stable slope. The top-of-bank would be planned so that it does not exceed the 25-metre setback. Land & Economic Development have reviewed the financial implications of this additional expense and are prepared to meet this obligation in our subdivision capital budget in light of the potential increased market value for lots backing onto the river.

### **C. Conclusion**

Comments supplied by the Environmental Advisory Board indicated that there was concern with the slope stability of the embankment and the potential for future river regression affecting the neighborhood. As seen above, additional mitigation efforts are required to protect the development setback area including the 25 metre linear park and ultimately the lots backing onto the river valley. As part of this development, river training measures will be undertaken to preserve the setback. Detailed design including river modeling and evaluation of the downstream effects will be undertaken as course of development of this subdivision. Furthermore, the recommendations from both the 1995 Agra Study as well as the Parkland Study will be incorporated into the development to ensure stability of the slope is maintained.

Legislative & Administrative Manager  
 June 28, 2005  
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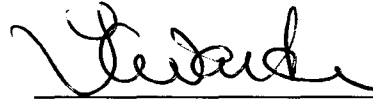
There was also concern raised with the impact to the wildlife corridor. Upon review of the original Oriole Park NASP, the need for a wildlife corridor was not identified. However, the 25 metre setback area which may regress to the long-term stable slope of 4:1 will be left in a natural state, reclaimed by native grasses, shrubs and trees that can fulfill this purpose.

### **Recommendation**

We would respectfully recommend that City Council approve 2<sup>nd</sup> and 3<sup>rd</sup> reading of the Oriole Park Neighbourhood Area Structure Plan Amendment.



Howard Thompson  
 Land & Economic Development Manager



Tom C. Warder, P.Eng.  
 Engineering Services Manager

FC/ldr  
 Attach.

- c. Director of Development Services  
 Inspections & Licensing Manager  
 Tony Lindhout, Parkland Community Planning Services

# Parkland**GEO**

**Parkland Geotechnical  
Consulting Ltd.**

#8, 6150 - 46A Avenue  
Red Deer, Alberta  
T4N 7A3

P: 403 343 2428  
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The ParklandGEO Consulting  
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June 27, 2005  
**Project No. RD1630**

**Fax: 403- 845-6388**  
**Original by Mail**

**City of Red Deer  
Engineering Department  
P.O. Box 5008  
Red Deer, Alberta  
T4N 3T4**

**Attention: Frank Colosimo, P.Eng.**

**RE: Oriole Park West Subdivision  
Review of 1995 Slope Assessment  
Part of SW 19-38-27-W4M, Red Deer, AB**

Dear Sir:

Parkland Geotechnical Consulting Ltd. (ParklandGEO) was commissioned to undertake a review of the 1995 slope assessment for the proposed residential subdivision development on the north bank of the Red Deer River valley in SW 19-38-27-W4M, Red Deer, Alberta. The location of the site is shown on the Key Plan, Figure 1, attached. The previous slope assessment was documented in the report:

“Geotechnical Investigation - Proposed Oriole Park West Subdivision - East 19-38-27-W4M, Red Deer, Alberta”, submitted to the City of Red Deer, by AGRA Earth & Environmental Limited, February 1995, (File #RX04917).

The writer was the project manager for this previous study and the co-author of the report. The scope of work was outlined in ParklandGEO's proposal PRO836 of May 15, 2005. Authorization to proceed with the review was provided by e-mail by Mr. Frank Colosimo on June 1, 2005.

The purpose of this assessment was to review and reassess the site slopes with respect to possible changes in site conditions since 1995. The review also includes a review of proposed features such as the ponds and fills which might impact by the local escarpment slope. This assessment includes a review of available file information including logs of local groundwater wells, geotechnical file information for the area, topography maps and observations made during a site visit on June 12, 2005.

This report is intended to provide the City with a reasonable expectation with respect to slope stability and potential for slope movement; and to communicate

the technical risks so that the City can make informed development decisions relating to the slope.

## **1.0 SITE DESCRIPTION AND PROPOSED DEVELOPMENT**

The development area for this proposed City subdivision is the undeveloped farmland in the portion of the SW 19-38-27-W4M north of the Red Deer River valley and east of the Highway 2 right-of-way. About 550 m of the north shore of the Red Deer River below the proposed subdivision site is a 25 m high bank extending directly up from the river which is present at the toe. The toe of the slope is exposed to river action and the face of the slope has evidence of past small block slides along the crest and on the slope face. At the time of the June 12, 2005 site visit the Red Deer River was experiencing a significant flood estimated to be near the 1:100 year return event. There was evidence of at least one small slope failure just above the river surface west of the acreage site and major scour all along the site at the river/slope interface.

The original topography of the site was gently rolling. The upland elevation changes from a high of about 884 m, to the north of the former farm yard. The site generally slopes south to the crest which has an elevation of about 881 m. The land on the south side of the river is a low lying park area in the flood-plain surrounded by a large meandering loop of the river. The farmland area along the river valley crest is bordered by a natural park area (Maskepetoon Park) to the southwest and the treed area in the northwest corner of the Red Deer Golf & Country Club to the southeast. The site is also bordered on the east and north sides by the Oriole Park and Oriole Park Estates residential subdivisions.

The features of the old farm include a gravel access road running near and parallel to the crest of the river valley, providing access to the former farm yard and Maskepetoon Park. The farm yard is grassed and the farm fields are presently used for crops. There are thickets of trees around the acreage and along the crest area south of the access road. Maskepetoon Park, the Red Deer Golf & Country Club and the west side of Oriole Park subdivision area also heavily treed. The site layout is shown on Figure 2 in Appendix A. Aerial photographs of the site from 1983 and 2004 are shown on Figures 3 and 4, respectively.

The proposed site development along the escarpment includes a 50 m wide municipal reserve near the crest of the slope. The reserve comprises a 25 m wide buffer or slope set-back and an additional 25 m wide allowance for a proposed linear park and path. The south part of the slope set-back includes a 20 m wide road allowance for the existing gravel road. There is approximately 3 to 10 m of additional upland area between the actual crest of the slope and the south side of the road allowance/set-back buffer area. To the north of the linear park, the existing acreage site is proposed for a park and lots for single family residences will back onto the linear park to the east and west of the acreage/park site.

## **2.0 REVIEW OF SITE INFORMATION**

This review is based on site observations and an assessment of available information including soil profile information from the 1994 site investigation, general topographic data, aerial photographs and water well records for the vicinity. The typical slope profile for the area has been estimated from published topography information and orthographic contours developed from aerial photography. River action and associated slope regression has been derived from a comparison of scanned and digital aerial photographs which have been normalized to a true scale survey drawing of the site using common historical landmarks.

### **2.1 SUBSURFACE CONDITIONS**

From the 1995 soils report, the general subsurface profile encountered was in descending order: topsoil; interbedded silt, sand and clay; clay till; and bedrock. This soil profile is considered to be typical for northwest Red Deer. Briefly:

- The topsoil was up to 500 mm thick and was moderate to highly organic, weak and compressible.
- Deposits of glacio-lacustrine soils silt, sand and clay were encountered below the topsoil in all boreholes. Near the crest the depth of the lacustrine soils was about 6 to 7 m. The proportions of silt, sand and clay vary randomly with depth and location, but are predominantly low to medium plastic silty clay with occasional layers of high plastic clay and fine to medium grained sand. Below 2 m, the moisture contents in these soils ranged from 22 to 40 percent which is above the Optimum Moisture Content and the plastic limit.
- Till was found below the glacio-lacustrine deposits in 22 of the 41 boreholes. The depth to till ranges with surface topography from 3 to 7 m below grade with typical elevation of about 877 m near the crest. Both clay and sand tills were found, but the predominant till was a silty sandy clay soil with traces of gravel and inclusions of coal pieces, bedrock fragments and silt/sand stringers. This till deposit was very stiff and low to medium plastic and moisture contents ranged between 8 and 18 percent which is at or lower than OMC.
- A layer of dense sand and gravel was found near the base of the till about 13 to 18 m below grade. This gravel layer was 1.5 and 4.9 m thick at the two 1994 borehole locations.
- Bedrock was encountered in the boreholes at depths of 16 and 18 m. The formation consisted of interbedded clay shale and siltstone with layers of sandstone. The upper portion of the formation was considered to be weak rock with the consistency of a very hard or dense soil. From the 1995 soils report, *"There was some evidence of fracturing in the upper portion of the formation, but the bedrock appears to become more competent with depth. There were layers of medium to high plastic shale and coal seams, as well as one thin bentonitic layer at depth in Borehole 40. No evidence of a significant structural weakness was encountered in the core taken from the site."*
- Groundwater was encountered about 3.5 m below grade about 30 back from the crest. The groundwater flows from the high area in the centre of the subdivision towards the river bank to the south. Upward groundwater fluctuations in the order of 0.5 m are expected on a short term, seasonal basis during periods of snowmelt and heavy or prolonged precipitation. The groundwater table is expected to drop below the crest area to provide a hydraulic connection with the river. There was evidence of seepage from springs in the river valley wall, likely due to exposures of higher permeable sand and gravel seams in the river bank.

Site observations suggest that there has been no in-filling and only minor regrading of the gravel road near the crest of the slope. Localized storm runoff from the site is expected to be naturally directed southward across the upland area and over the crest of the slope. Some of the large regressions may have been created by concentrated run-off over the crest. Concentrated flows directed over the crest have the potential to cause significant erosion which could result in creation of small ravines in the upland area along the crest.

## 2.2 SLOPE PROFILE

The south side of the site below the crest is bounded by a 25 m high bank of the Red Deer River. The river valley wall has an estimated slope angle of between 1H:1V to 1.25H:1V. The upper 4 to 6 m of the slope corresponding to the depth of lacustrine silty clay soils, ranges from near vertical soil faces to slope angles of about 2H:1V. A schematic profile for the site is shown on Figure 5, attached.

The river is present at the toe of this slope and the slope face is exposed and showing signs of ongoing spalling and erosion. As discussed above there is signed of unusually high toe scour due to the recent flooding of the river. Based on aerial photographs and site observations there was no evidence of major land-slides along the north river bank.

To the southwest side of the site within Maskepetoon Park, the river valley slope is a transition from a steep, high river bank slope at the river edge to a shallow and relatively flat slope of about 3H to 4H:1V escarpment slope.

### **3.0 DISCUSSION AND ASSESSMENT**

Assessing this slope requires a combined evaluation of the potential regression due to river action and conventional stability analysis of the slope. Since the toe and crest regressions appear to vary around the bend of the river in this reach, further discussions will address conditions for five separate areas, namely from west to east:

1. Maskepetoon Park
2. Area A - the Phase 1 residential lots backing on the linear park west of the acreage site.
3. Area B - the existing acreage site which is proposed for a future park.
4. Area C - the Phase 3 residential lots backing on the linear park east of the acreage site.
5. The Red Deer Golf & Country Club.

These areas are identified on Figure 2, attached.

### **3.1 GENERAL RIVER ACTION**

In very general river engineering terms, bends in a river tend to cause scouring on the outside bend of a meander loop; and deposition of the scour material along the inside bends and straight sections downstream of scour sites. This results in ongoing realignment of the river channel. The potential for scour is dependent on a number of factors including: the river velocity; the radius of the bend which directs the energy of the river flow into the bank; and the erosional characteristics of the river bank material. The rate of scour will be variable with the largest bank regressions occurring during infrequent flood events when levels are highest and flows are greatest. Over periods of normal seasonal flows the amount of scour along the banks would be less severe since river velocities and energy are lower.

Rivers also tend to translate downstream over long periods of time. Over time meander loops extend side to side and the up and down-stream reaches of the meander loop may pinch together. If the land on the inside end of the river is low-lying a spill-over during floods may cause avulsion and creation of a new channel through the flood-plain. Newly created channels can range from small chutes near the end of the loop to a completely new channel which may by-pass the old channel creating an ox-bow lake in the cut-off section of the river (eg. Gaetz Lakes). If a new channel is created the river length will be shortened increasing the velocity and potentially changing the alignment of the river down-gradient of the by-pass. This potential occurrence can have very significant impacts on the river channel down-gradient of the by-pass. The speed with which a



meandering river shape changes due this process is also governed by factors such as river velocity and scour/erosion characteristics bank/bed material.

Conventional river training measures can be implemented to protect the river bank from scour including: increasing the bank strength (ie. rip rap armouring); redirecting the flow (ie. spurs) and/or reducing the river velocity and energy. Any river training measures need to be carefully planned and implemented because of the potential for negatively changing the river dynamics down-stream of the works. If possible, it is recommended to determine and modify the natural tendencies of a river rather than try to radically change the channel.

### 3.3 RIVER IMPACTS ON THE SUBJECT SLOPE

For the purposes of this assessment, specific hydraulic data for this river reach has not been evaluated. Instead regression of the toe and crest at the outside bend have been measured using aerial photographs and average rates have been calculated.

As a general comment, the Red Deer River follows a relatively stable alignment through the City. Historical aerial photographs of the river south of the Oriole Park West site and the Red Deer Golf & Country Club suggest that the basic river channel has not changed much in the past fifty years. There is evidence of erosion through this area with the most visible erosion on the outside bend the river loop at the second bend after the Highway 2 bridge below the existing acreage. This bend is likely scouring more than the first bend after the Highway 2 bridge due to the tighter radius (potentially causing higher shear stresses on the outside bend the river loop). If the low lying area at Heritage ranch were to be inundated during a flood event, the spill-over could create a new channel. The historical evidence suggests that the potential creation of an ox-bow lake due to creation of a by-pass channel through Heritage Ranch is remote. However, even a small braiding of the channel near the north end of the bend could result in attack on the high banks along the golf course by river energy otherwise lost in this looping meander.

The 25 m high river bank south of Oriole Park West is experiencing toe erosion which contributes to ongoing steepening of the slope face. The toe of the slope is exposed to river action and the face of the slope has evidence of past small block slides. Based on the comparative review of aerial photographs taken in 1983 and 2004, the river channel appears to have shifted northward through a 500 m long section of bank below the proposed subdivision in Areas A, B and C. From the comparison of aerial photographs between 1983 and 2004, the river channel appears to have shifted northward into the toe area 8 to 9 m in the apex area of the river bend below the acreage site in Area B. This corresponds to an average of up to 425 mm per year. The average toe regression rates in Areas A and C range up to 225 mm and 300 mm respectively with the largest regressions in the transition areas going into Area B. The rate of toe regression reduces to the west and east in the straighter sections of the river.

It should be understood that although an average rate of regression can be calculated over a long period of time, a review of sequential aerial photographs indicates that the large regressions occur over short periods separated by extended periods of stable conditions. This is supported by aerial photographs over the past thirty years. For example, even though there was up to 9 m of regression below Area B between 1983 and 2004, there was virtually no change in the river channel between 1978 and 1989 and very little change between 1998 and 2004. Records indicate two very wet periods were experienced in Red Deer in 1991 and 1998. The precipitation in these years caused high river levels, including near flood levels in 1998. Similarly, the aerial photographs indicate toe regression and a lot crest movement in Areas B and C between 1966 and 1974. These

movements would correspond to a major summer flood in June 1970 and significant ice jam floods in March 1968 and April 1970.

### 3.2 GENERAL SLOPE STABILITY

Slope stability is described in terms of a Factor of Safety (FS) against slope failure where the forces resisting failure are divided by the force driving failure. A typical slope will experience a series of regressive slumps or erosional events which eventually establishes a stable slope profile for the soil and groundwater conditions at the time (ie. the resisting and driving forces are equal so the FS is about 1). A FS of less than 1 indicates that failure is expected and a FS of more than 1 suggests that the slope is stable. When assessing the stability of a slope a FS ranging between 1.0 and 1.3 is considered to be marginally stable, given the possibility of soil variation, groundwater fluctuation, erosion and other factors.

In assessing stability of natural slopes long term and short term situations need to be reviewed. For example, clay soil slopes which are stable at steep angles for long periods of time have the potential to lose strength under certain conditions such as wetting. In this case, short term soil strength is a function of the internal angle of friction between soil particles and forces of internal cohesion. Cohesive strength is found in fine grained silts and clays, but is not present granular soils like sand or gravel. Cohesion is a variable strength parameter which can be lost when soils become wet. Soils can also lose strength when overlying vegetation is removed, because plant roots remove excess water from the upper soil profile and the uptake of moisture by the roots can induce a negative suction between soil particles which is similar to natural inter-particle cohesion. When assessing the long term stability of a slope, the cohesion component of soil strength is either discounted or reduced assuming that failure will be due to physical changes which increase soil moisture within the profile (ie. surface wetting from precipitation or man made sources, high groundwater and/or loss of vegetation).

A "long term" stable slope is generally considered to have a  $FS > 1.3$ . For top-of-bank development a FS of 1.3 to 1.5 is generally desired for the critical failure surface which is the slip plane in the slope with the lowest calculated FS intersecting the proposed structure or development. Therefore a FS of 1.3 is recommended for establishing a development set-back to act as a protective buffer for private lots in the subdivision. Permanent structures, such as houses, generally represent a higher risk and potential for loss of investment, therefore a FS of 1.5 is generally used to determine the "set back" distance for proposed houses from the crest. The crest is defined as the line where there is a distinct break in the grade at the top of the slope as determined by the intersection of the slope angle with the extension of ground surface from the upland area.

### 3.3 LOCAL SLOPE FORMATION

The slopes of the Red Deer River valley were originally formed by down-cutting of the Red Deer River after the last period of glaciation. As the river receded, a single meandering channel has been incised into the alluvial deposits and bedrock in the base of the valley. Over time areas of active and stable mature slopes have been formed.

#### **Mature Slopes**

In areas like the Maskepetoon escarpment west of the site which has not been subject to toe erosion for a very long period of time, the slopes has regressed to a state of long term stability ( $FS < 1$ ). During initial formation of this escarpment, the exposed soil of the slope face was probably in a poorly vegetated, weak and wet condition resulting in relatively flat slope angles at the time of

regression. Over time, as the soil within the slope drains and vegetation is established protecting the surface from weathering, the FS for this slope increases from the original condition of instability to marginal stability (FS 1.0 - 1.3).

Based on local slope behaviour the till and bedrock in the lower slope generally is capable of standing long term at slope angles of 1.2H and 1.5H:1V respectively. The upper lacustrine upper silt and clay soils are weaker and the mature slopes usually regress to an angle of about 4H:1V in the Red Deer area.

### Active Slopes

In areas like the river bank slope below Oriole Park West the slope is subject to ongoing toe erosion. Therefore, the slope is not allowed to mature and regress to form a natural stable profile. As the river is directed back south at north end of the bend, the river action causes toe regression and the slope face above the river experiences a series of landslides and regression until a stable slope angle is achieved for the existing weathering conditions. If the conditions are wet over a long period, the slope will probably regress to a flatter angle than if the climate is dry for an extended period.

### 3.4 SLOPE ASSESSMENT

The slope of the river bank south of Oriole Park West is an active slope which is considered to be marginally stable (FS ~1.0) and using short-term internal strength of the soil including cohesion to maintain a relatively steep angle.

Based on site reconnaissance and the review of historical air photos, there was no evidence of major deep seated land-slides along the north river bank. Since 1950, there has only been three small slides in the upper slope along the crest, all of which appear to be related to localized drainage issues where concentrated surface water was run-out over the edge of the slope. Even though there has been measurable toe regression in the is area there has been very little crest regression along this stretch of the river since a series of small failures in front of the acreage site in the mid 1960's. In the areas from the apex of the river bend to about 250 downstream of the acreage site, the crest appears to have regressed less than 2 m since 1983 or less than 100 mm per year of average. Since the toe is generally regressing much faster than the crest, the slope face above toe regression must be slowly steepening. Ultimately, this slope will steepen to a point where the profile exceeds the short term strength capabilities of the soil within the slope. Therefore, some loss of land along the crest is inevitable.

As shown on Figure 6, the manner of crest regression is expected to be a series of narrow slumps of near vertical clay soil near the top of the slope and the occasional larger block slides which will be in the order of 3 to 10 m wide at the crest. If a failure were to occur, slope movement in the clay subgrade is expected to be slow moving and would be preceded by tension cracks near the crest which would provide some warning in the form of prior to sliding. It is expected that crest regression will always lag behind toe regression, due to variations in seasonal weathering and erosion conditions for the upper and lower slope areas. However, the conservative assumption is that crest regression will periodically catch up to the toe. Figures 6A and 6B, attached, show a schematic representation of the anticipated cycle of toe and crest regression for this active slope.

If the toe of this slope were stabilized against toe regression, the expected that long term slope flatten would occur and a profile similar to mature slope in the Maskepetoon area would be formed. The expected mature profile for the stabilized river bank is expected to consist of a flattening of the

upper 6 to 8 m of the profile to about 3H:1V; and slight steepening of the lower till and bedrock slope from the present angle to about 1.5H:1V. Figures 6C and 6D, show a schematic representation of the anticipated slope face and crest area flattening which is possible in the event that the toe of the slope is protected against river scour.

It should be understood that the mature profile shown in Figure 6D is theoretically, the stable long term slope for the given soil profile and possible adverse soil moisture/groundwater conditions. With proper management of the area to avoid destabilizing factors, short term soil strength can be maintained and the existing steepened profile can probably be maintained for an extended period if not indefinitely. Under the right conditions it may take hundreds of years for this relatively flat long term slope to form.

#### 4.0 REVIEW OF SET-BACK RECOMMENDATIONS

As discussed in Section 3.2 a development set-back distance for new lots provides a buffer between the lots and the slope in the event of slope movement along the crest. The set-back buffer recommendations given in the 1995 geotechnical report were as follows:

*"Based on the above stability analyses and empirical experience, the recommended setback for stability is 20 metres. The additional setback for river erosion is 5 metres. Therefore, a total development setback of 25 metres is recommended for this slope."*

In review, the basic set-back of 20 m as a precaution against a major landslide appears to be reasonable. If the possibility of future toe regression due to river action is not considered, stability calculations suggest the long term FS for a point about 20 m back from the existing crest is estimated to be over 1.3. In the past fifty years there have only been a few small landslides in this area, each with a scarp width of less than 10 m. The recommended 25 m set-back would allow a couple of major landslides in the crest area buffer before any private property would be impacted. It should also be noted these small slides were caused by poorly controlled poor drainage (ie. a factor which can be avoided by proper design).

It is understood that the City is proposing a 50 m set-back from the road allowance near the crest to the closest property lines for the proposed lots. This proposed development set-back includes a 25 m wide set-back buffer including the existing gravel road allowance and a 25 m wide linear park and path. It is notable that the set-back buffer begins at the south side of the road allowance and not the crest. Therefore the subdivision property actually has an additional 3 to 10 m wide strip of land along the crest which can be added to the planned set-back buffer.

The following table outlines the predicted rate of regression for the three general areas of the Oriole Park West development assuming that no measures will be taken to train the river and protect the toe area below this subdivision.

**MAXIMUM PREDICTED REGRESSION PERIODS IN YEARS**

	Regression Rates Toe (Crest) in mm	Loss of Extra Crest to the Road (~15 m)	Regression to the Linear Park (35 m)	Regression to Private Property
Area A - Phase 1	225 (75)	70	130	240
Area B - Acreage Park	425 (100)	23	60	na

Area C - Phase 2	300 (75)	60	100	180
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A schematic illustration of this potential regression is shown graphically on Figure 7, attached. It should be understood that these estimates are very conservative and should be considered as worst case scenarios for a couple of reasons:

1. This assessment assumes the crest will regress at the same rate as the toe. Based on review of the available information the crest regression over the past forty years has been minimal, lagging significantly behind the toe regression. There has been no regression of the crest since the mid 1960's although the river channel and toe of the slope has likely moved over 10 m to the north.
2. This assessment assumes that the toe regression due to river action will continue at a relatively constant speed below the subject areas. The actual method of regression appears to be a cycle of long static periods with occasional short periods of intense scour due to seasonal high flows and floods;
3. The statistical estimate of toe regression does not factor in the likelihood that the scour energy on the toe of the slope will reduce as the meander loop lengthens and that the associated rate toe regression may diminish with time.
4. The rates given above are based on the widest measured occurrence of regression in the three zones. Many sections along this reach of the river, especially in Areas A and C, have not regressed as fast as the widest regression points which are immediately up and downstream of the acreage site at the apex of the bend (ie. Area B). Regression rates in front of some of the proposed residential lots may be three or four times lower than the values given.

The 1995 report suggested that the channel was very stable based on comparison of aerial photographs between 1983 to 1995. Given that there was observable regression of the toe area between 1995 and 2004, it now appears that the toe is subject to periods of higher regression. In light of this observation it is recommended to monitor the regression of the toe and slope in this area over time. Given that there is an extra 5 to 10 m of land between the actual crest and the beginning of the planning set-back, the need for protective measures is not considered to be urgent. It is expected that 10 to 30 years will pass before the existing gravel road is at risk based on the short term slope profile in Figure 7.

Monitoring the slope will help to develop a plan and time-table for possible stabilization the toe of the river bank. If we adopt a conservative approach of expecting that the slope will flatten to the long term stable profile as shown in Figure 6D, there will be a point in time when action is required to ensure that the important crest areas are protected. In general, the flattening of the slope in the set-back buffer is probably not as significant as the slope flattening within the proposed linear park. The possibility of slope flattening and slumping within the set-back buffer may actually be beneficial in terms of providing a more natural setting along south border of the park. However, possible slope flattening into the linear park or the private lots are assumed to be unacceptable. The schematic illustration of potential toe regression to the base of the long term stable slope profile is shown graphically on Figure 8, attached. From these estimates a decision to protect the toe against further erosion which could affect the linear park and pathway will need to be made within the next twenty five years, assuming the present average rate of regression in Area B remains constant.

## 5.0 ADDITIONAL COMMENTS AND RECOMMENDATIONS

General top-of-bank recommendations were provided in the 1995 geotechnical report. These recommendations were intended as a "common sense" guide to minimize the negative impact of development on the stability of the slope. The establishment of a City owned and controlled reserve along the crest is considered to be a prudent measure to maintain a low risk to the proposed private property nearby. In review of the proposed development actions the following additional comments are provided:

1. The possible removal of soil from the crest area for grading purposes is expected to have a minor stabilizing effect on the upper slope provided the soil from the excavation is not placed within 25 m of the crest; and provided that the regrading does not result in flow of surface water over the crest. The removal of vegetation and regrading of the upper slope below the proposed house will probably lead to a slight de-stabilization until the new re-vegetation gets re-established.
2. The river bank below the proposed subdivision is relatively steep and is considered to be marginally stable under normal conditions. The area will be subject to river action at the toe of the slope resulting in erosional action and regressive slumping of the crest. For safety reasons, measures should be taken to warn hikers and minimize access to the crest areas, similar to measures undertaken in escarpment areas like West Park Estates.
3. It is understood that a small depression will be established about 100 m north of the crest in the southeast corner of the subdivision. This area may trap surface run-off which will need to be discharged from the site. The present plan calls for a storm sewer to a manhole near the crest connected to a directional drilled outfall into the Red Deer River. The outfall line will need to be drilled below the critical slip plane of a major slide. The most likely slip plane for a major slide is in the lacustrine silty clay and upper till deposits. The projection of a slip plane into the bedrock formation is considered to be less likely. It is recommended to drill the outfall line in such a manner to intercept the top of the bedrock formation (est. 866 m) at least 30 m back from the existing river bank face.
4. The river outfall outlet needs to be designed in a manner to minimize disturbance to the toe of the slope and to the river. Potential disturbances to be avoided include scour at the toe or redirection of erosion potential down-stream. Direct discharge onto the toe of the slope is not recommended. It is also suggested to move the outfall location downstream of Area C into a location where the toe of the river bank is less susceptible to potential erosion.

One possible alternate to a river outfall for discharge is to an infiltration well into the local bedrock formation. Note, a cursory review of the local hydrogeology suggests the profile may not be not favourable for this type of installation.

5. Long term toe stabilization measures may be considered to entrench the river channel in the present alignment. River training measures to protect the toe area and minimize downstream impacts adjacent to the river will be expensive. As a rough estimate a heavy rip rap toe buttress would cost in the order of \$2000 per lineal metre (costs may vary widely depending on local availability and quality of rip rap). It should be understood the upper slope is still too steep to stand at present in the long term. If river training is

undertaken in the next few years it is expected that the escarpment would eventually fail up to point within the present set-back buffer.

6. During site grading it is recommended to minimize heavy truck traffic in the vicinity of the crest. It is not recommended to use the existing gravel road as a regular haul road for extended periods .

The crest area should be monitored on a periodic basis and any significant regression of the crest due to slumping, erosion or river action should be reviewed by a qualified geotechnical engineer to consider future impact on the property. It is expected that the recent flooding and high river flows will contribute to slope face and crest regression over the next few years.

## 6.0 CLOSURE

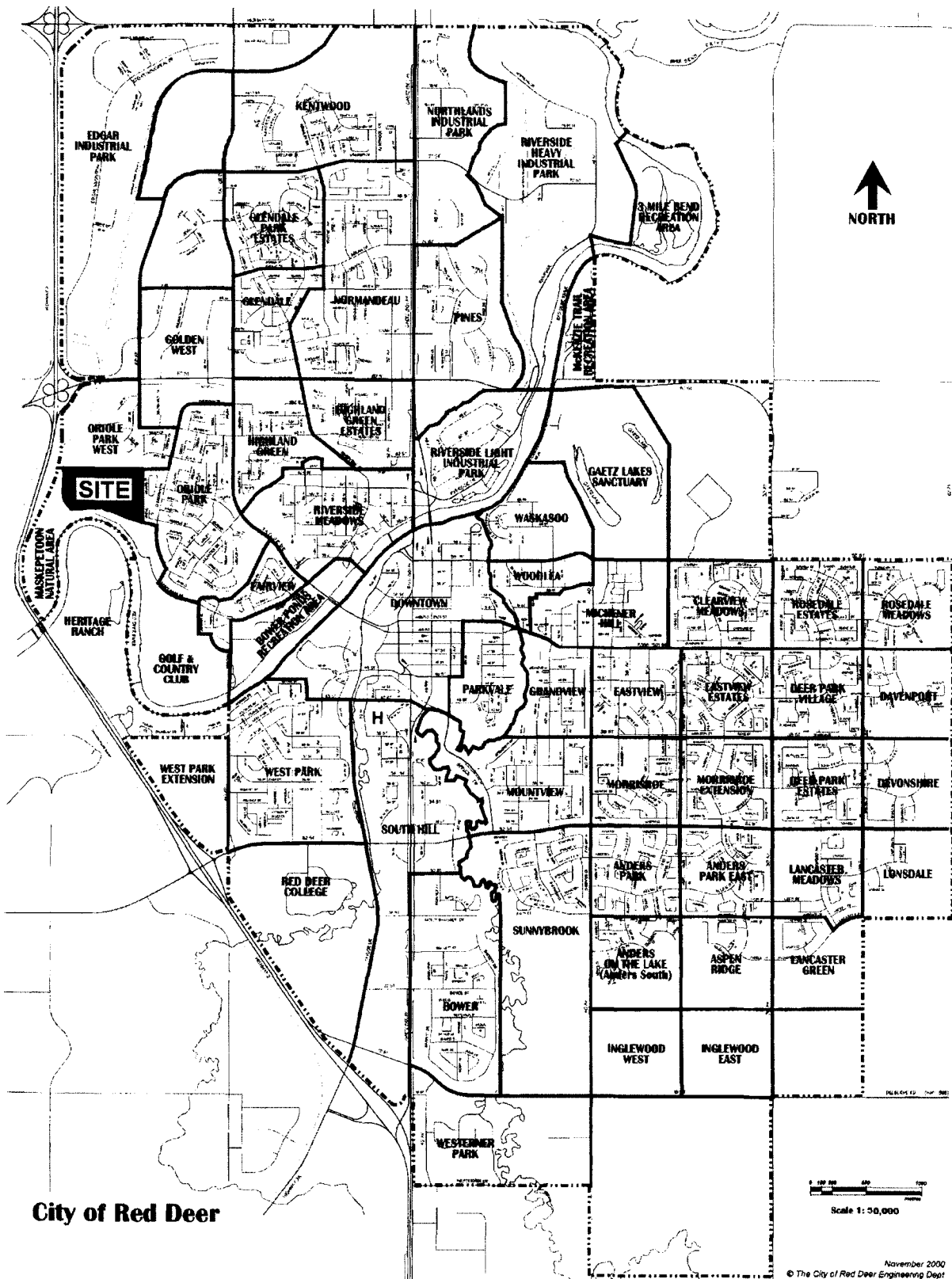
The geotechnical information and recommendations in this letter are based on the observations from Parkland's site visit and from available file information for the subject site and project. If different soil conditions than those described in this report are encountered, our office should be notified so that the recommendations submitted herein can be reviewed and revised as required. This report has been prepared for the exclusive use of the City of Red Deer and their approved agents for the specified application to the proposed City Oriole Park West subdivision development in the portion of SW 19-38-27-W4M north of the Red Deer River valley crest in Red Deer, Alberta. This report has been prepared in accordance with generally accepted soil engineering practices. No other warranty, expressed or implied, is made.

We trust this information meets with your present requirements. If you have any questions please contact our office.

Yours truly,  
**Parkland Geotechnical Consulting Ltd.**  
A.P.E.G.G.A. Permit #07312

Mark Brotherton, P.Eng.  
Principal Geotechnical Engineer

attach/ Figures (8)



N.T.S.

FIGURE 1

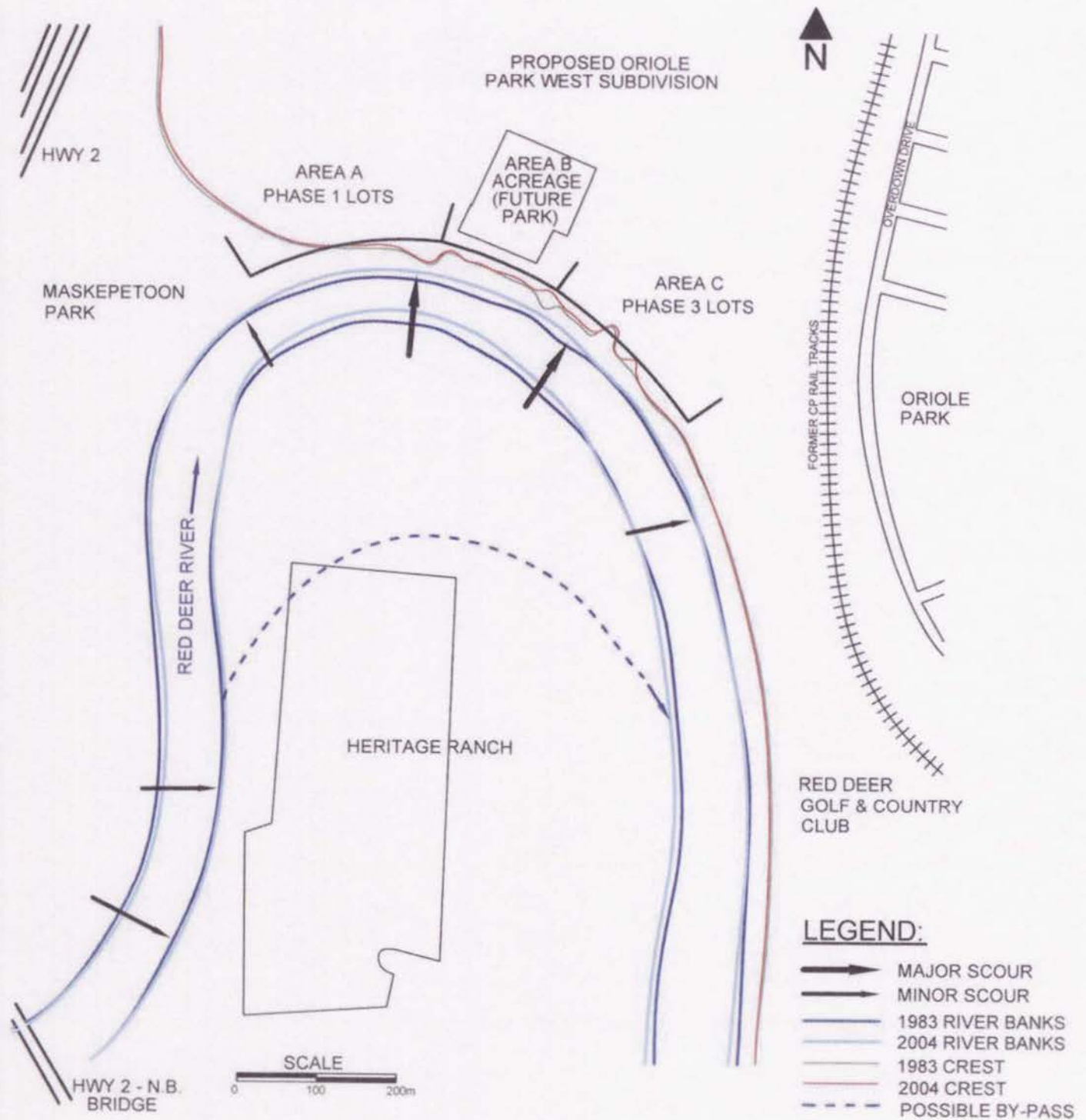
**Parkland**  
**GEOTECHNICAL**  
 CONSULTING LIMITED

**KEY PLAN**  
**CITY ORIOLE PARK WEST SUBDIVISION**  
**PORTION OF SW 19-38-27-W4M**  
**RED DEER, ALBERTA**

JUNE 2005

PROJECT RD1630





N.T.S.

FIGURE 2



N.T.S.

FIGURE 3

**Parkland**  
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**1983 AERIAL PHOTOGRAPH**  
**CITY ORIOLE PARK WEST SUBDIVISION**  
**PORTION OF SW 19-38-27-W4M**  
**RED DEER, ALBERTA**

JUNE 2005

PROJECT RD1630





N.T.S.

FIGURE 4

**Parkland**  
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**2004 AERIAL PHOTOGRAPH**  
**CITY ORIOLE PARK WEST SUBDIVISION**  
**PORTION OF SW 19-38-27-W4M**  
**RED DEER, ALBERTA**

JUNE 2005

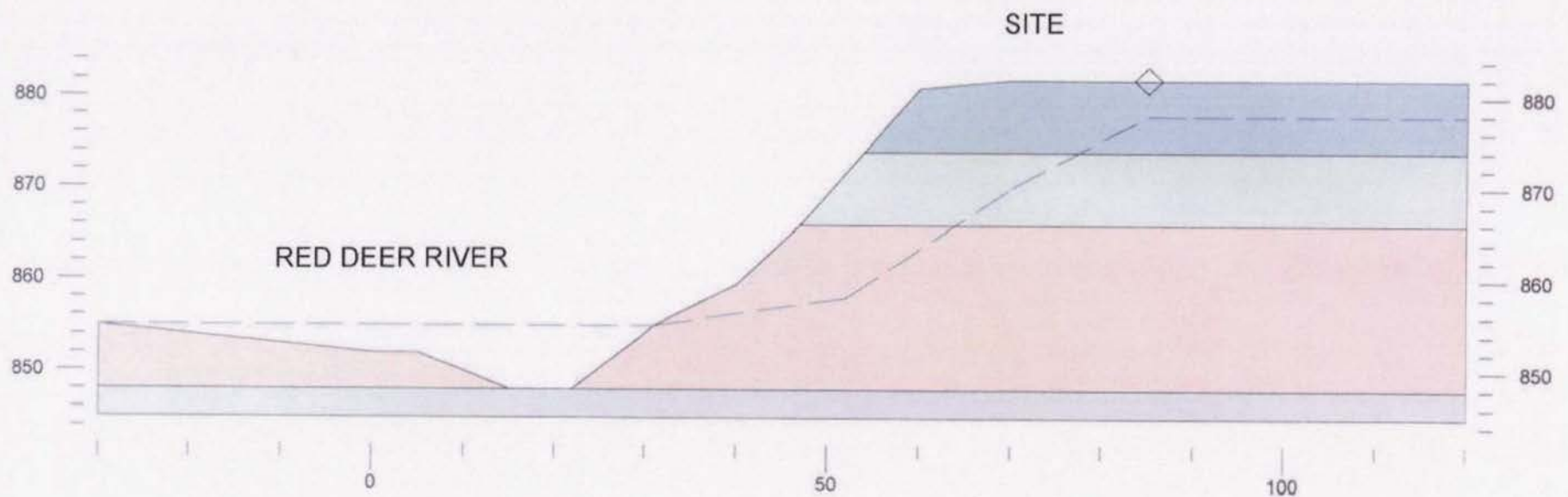
PROJECT RD1630

	Gamma	C	Phi	Piezo
	kN/m3	kPa	deg	Surf.
SILTY CLAY	20	0	28	1
TILL	21	10	32	1
BEDROCK	21	20	45	1
HARD	21	40	50	1

Parkland Geotechnical Consulting Ltd. - Red Deer, AB  
RD1630  
ORIOLE PARK WEST  
JUNE 2005  
EXISTING CONDITIONS

SOUTH

NORTH



SCALE SHOWN

FIGURE 5

**Parkland**  
**GEOTECHNICAL**  
CONSULTING LIMITED

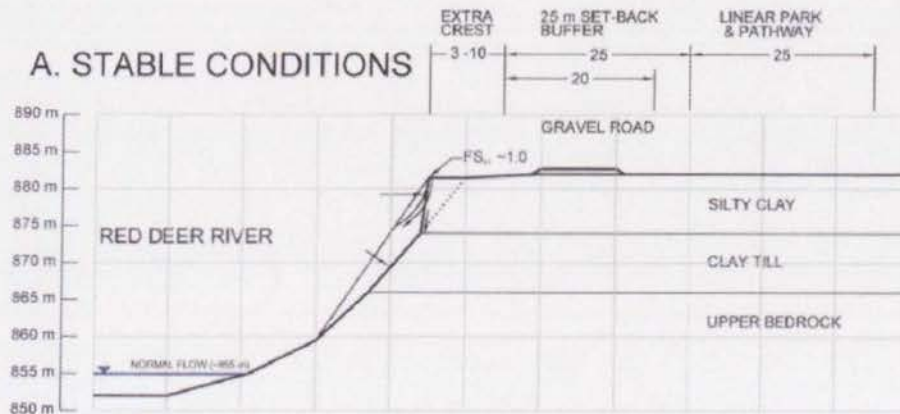
**SCHEMATIC SLOPE PROFILE**  
CITY ORIOLE PARK WEST SUBDIVISION  
PORTION OF SW 19-38-27-W4M  
RED DEER, ALBERTA

JUNE 2005

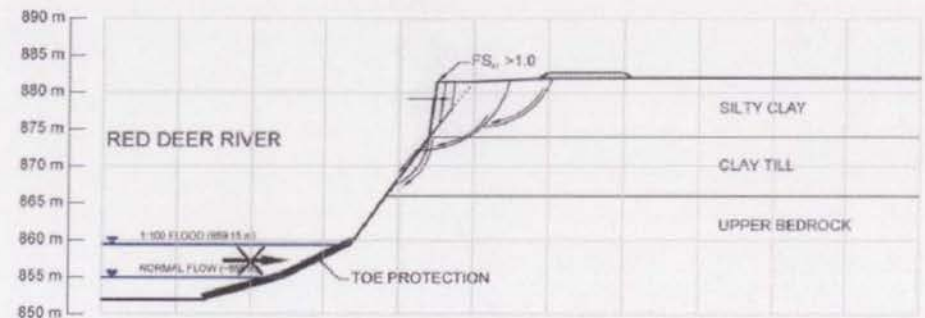
PROJECT RD1630



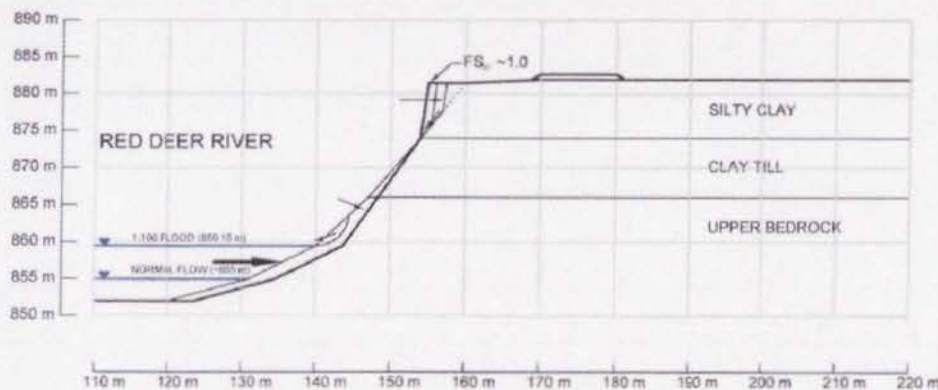
### A. STABLE CONDITIONS



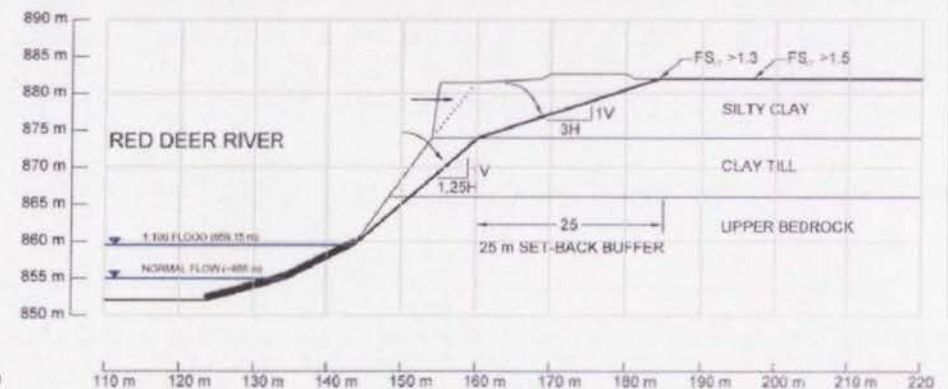
### C. SLOPE FLATTENING ABOVE PROTECTED TOE



### B. SHORT TERM IMPACTS OF TOE EROSION

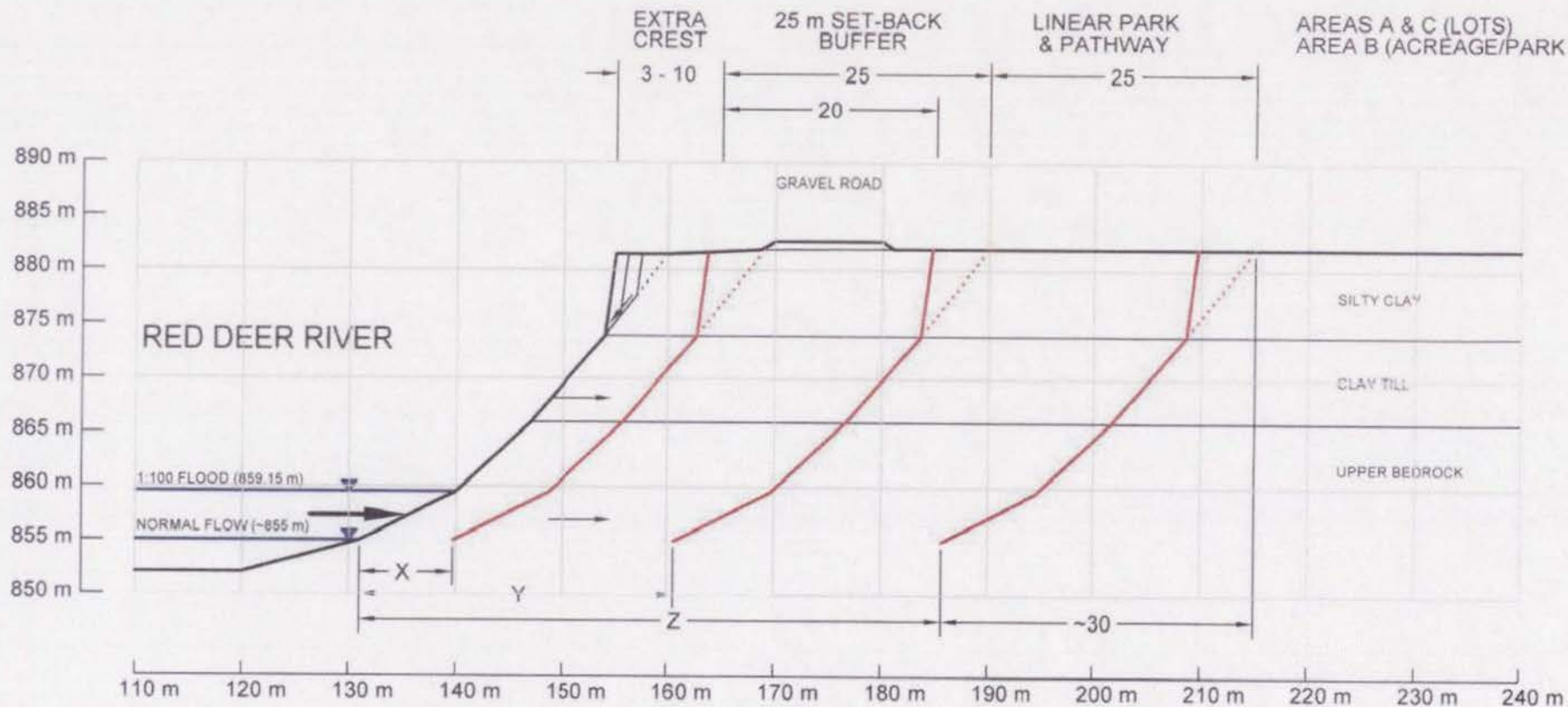


### D. LONG TERM STABLE SLOPE ANGLES



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**SCHEMATIC PROFILES  
UNCONTROLLED AND CONTROLLED SHORT  
AND LONG TERM SLOPE REGRESSION  
ORIOLE PARK WEST, RED DEER, ALBERTA**



ESTIMATED REGRESSION DISTANCE (m) & PERIOD (years) - SHORT TERM STRENGTH CASE

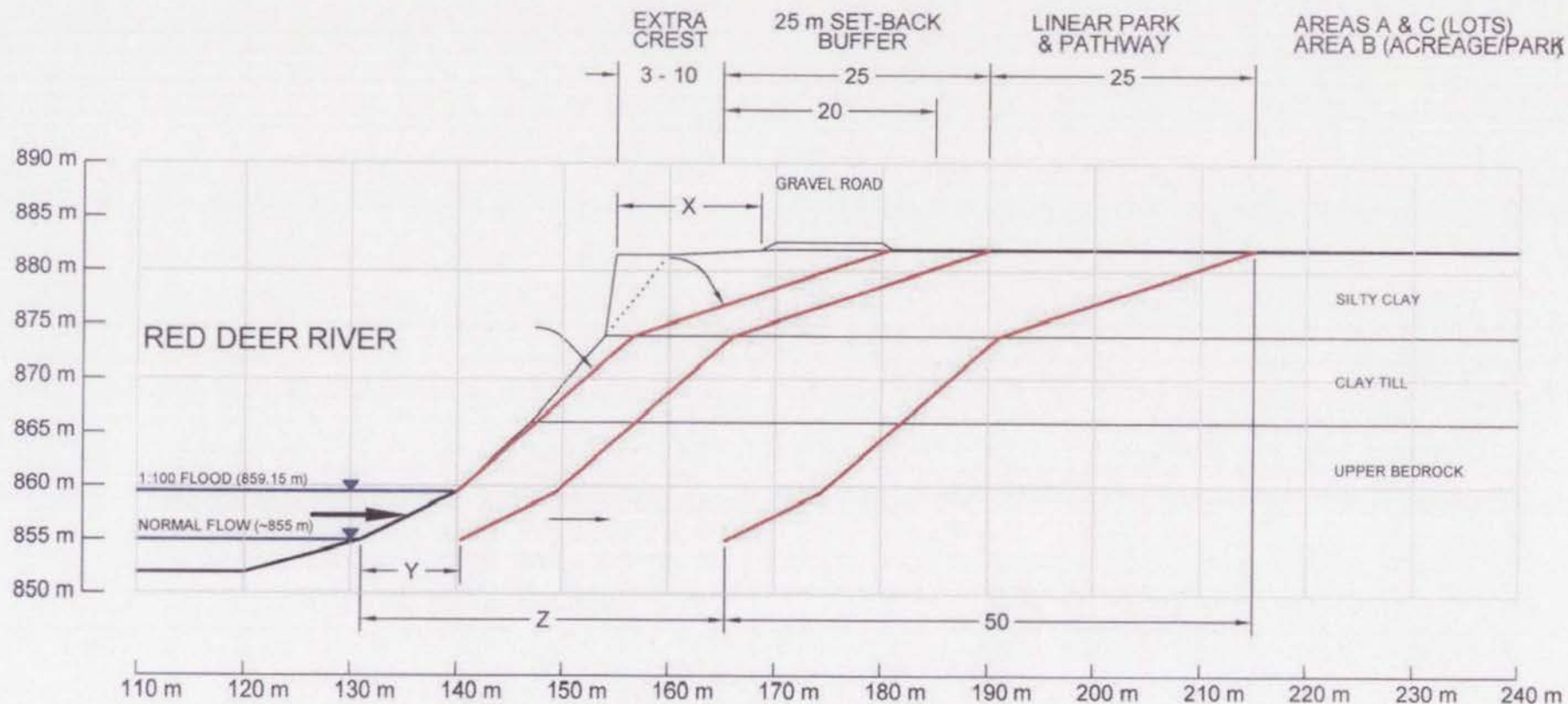
AREA	TOE REGRESSION	X		Y		Z	
AREA A (PHASE 1 LOTS)	225 mm per year	16 m	70 y	30 m	130 y	55 m	240 y
AREA B (ACREAGE/PARK)	425 mm per year	10 m	23 y	25 m	60 y	50 m	120 y
AREA C (PHASE 3 LOTS)	300 mm per year	18 m	60 y	30 m	100 y	55 m	180 y

NOTE: X IS BASED ON EQUAL AND CONSTANT TOE/CREST REGRESSION, WHILE Y & Z ARE BASED ON AVERAGE TOE REGRESSION.

SCALE IS SHOWN

FIGURE 7





ESTIMATED REGRESSION DISTANCE (m) & PERIOD (years) - LONG TERM STRENGTH CASE

AREA	TOE REGRESSION	X		Y		Z	
AREA A (PHASE 1 LOTS)	225 mm per year	16 m	70 y	18 m	80 y	36 m	160 y
AREA B (ACREAGE/PARK)	425 mm per year	10 m	23 y	8 m	18 y	30 m	70 y
AREA C (PHASE 3 LOTS)	300 mm per year	18 m	60 y	12 m	40 y	35 m	110 y

NOTE: X IS BASED ON EQUAL AND CONSTANT TOE/CREST REGRESSION; WHILE Y & Z ARE BASED ON AVERAGE TOE REGRESSION.

SCALE IS SHOWN

FIGURE 8

**Parkland**  
**GEOTECHNICAL**  
 CONSULTING LIMITED

**SCHEMATIC PROFILE**  
 ESTIMATE OF UNCONTROLLED REGRESSION COMBINED WITH  
 REQUIRED ALLOWANCE FOR LONG TERM STABLE SLOPE  
 ORIOLE PARK WEST, RED DEER, ALBERTA

JUNE 2005

PROJECT RD1630

**Legislative & Administrative Services**

**DATE:** June 28, 2005

**TO:** City Council

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Oriole Park West Neighbourhood Area Structure Plan / Bylaw Amendment 3217/B-2005 / SW ¼ Sec. 19-38-27-4 / Oriole Park West Phase 7A – City of Red Deer

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***History***

At the Monday, May 24, 2005 Council meeting, Council gave first readings to Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2005. At the Monday, June 20, 2005 Council Meeting, Council tabled consideration of second and third readings of the bylaw to allow Administration to further investigate findings of a recent geotechnical study regarding the lands in question.

Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2005 provides for an improvement in the efficiency of the layout of the area.

***Public Consultation Process***

Public Hearings were held on Monday, June 20, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

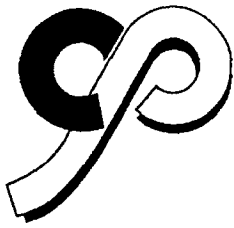
***Recommendations***

That Council proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
Manager





**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

**DATE:** May 16, 2005

**TO:** Kelly Kloss, Legislative & Administrative Services

**RE:** Proposed Plan Amendment  
Oriole Park West Neighbourhood Area Structure Plan  
(Bylaw Amendment No. 3217/B-2005)

**BACKGROUND**

Oriole Park West Neighbourhood Area Structure Plan was adopted by The City of Red Deer in 1998. The neighbourhood is being developed by Reid Worldwide Corporation (presently developing), Conwood Construction (fully built out), and the City (presently undeveloped). The City plans to start construction in 2005 and is proposing an amendment to the plan in order to improve efficiency of the layout.

The existing and revised development concepts as well as the entire plan are attached. The amendment pertains only to the lands owned by The City, i.e. those lands south of the quarter section line. Most of the existing layout in this portion is changed except that the two collector streets and the general open space system remain unchanged. Land uses remain generally unchanged from the existing plan.

**NEIGHBOURHOOD MEETING**

On May 3, 2005 Parkland Community Planning Services hosted a neighbourhood meeting to discuss and gather community input on this amendment to Oriole Park West Neighbourhood Area Structure Plan. The meeting was advertised by neighbourhood newsletters delivered door to door. The meeting was held at Oriole Park Elementary School Library and was attended by 29 people as well as one Councillor, the Community Development Coordinator from Recreation Parks and Culture and the Land and Economic Development Manager.

Residents expressed a strong interest in the proposed design for the City lands and there were few concerns with regard to the proposed layout and land use pattern.

There were a number of other concerns. A summary of the flip chart meeting notes and written submissions returned (six letters were returned) after the meeting follows in the table below. Copies of all submissions received will be made available under confidential cover.

ISSUE/CONCERN	No.	RESPONSE
		into the area, which will further reduce the unlawful activity.
<b>17. Landscaping</b> Landscaping is required along the CP Rail line berm.	1	There is an approved landscaping plan for the CP Rail berm, which the developer is responsible for. Both level 1 (grass) and level 2 (trees & shrubs) landscaping is scheduled to be completed this year.
<b>18. Park development</b> What amenities will be developed on the remainder of the neighbourhood park?	1	The central park site will contain two playground structures and off street parking. Other possible amenities could include a community activity centre, basketball court, or multi use pad (tennis & basketball).
<b>19. Riverbank trees</b> Need to upgrade the trees along the riverbank before increased use will jeopardize the survival of new growth. Also, the brush undergrowth and dead wood need to be cleared out, leaving only mature trees, which will open up the views over the river valley. The river bank should be fenced off for public safety. Lighting should be included with a pathway for security considerations.	1	These are all points that will be addressed, reviewed, evaluated as part of the Recreation Parks & Culture department's ongoing assessment of Maskepetoon Park and the connecting natural areas.
<b>20. Tree line between Reid Worldwide and City lands</b> This east-west tree line should be retained.	1	The existing neighbourhood area structure plan does propose a 20 m wide linear parcel to retain these trees and provide a pathway. The plan amendment proposes to remove the trees. The reason is that, with more detailed engineering studies having been undertaken, after site grading to accommodate underground servicing the trees will remain on an earthen berm between 1.5 and 2 m high. Apart from the fact that this will appear odd, it will also jeopardize the survival of the trees, make tree maintenance difficult, and require that the universally accessible pathway be constructed in an undesirable location (i.e. immediately adjacent to the rear of residential properties). The plan amendment, supported by the Recreation Parks & Culture department, proposes to remove the trees, grade and landscape the area including native tree species and construct a pathway that would be an asset to the neighbourhood.
<b>21. Berms and ATV's</b> The use of ATVs and snowmobiles destroy the berms and create noise nuisance.	1	The Recreation Parks & Culture department has created barriers in some locations to curb access; however, with the numerous access points available, it is difficult to completely close off the area to motorized vehicles. Again, as the area develops, this type of use will diminish greatly. We will continue to monitor the area and attempt to deny access when deemed necessary and effective. Further enforcement in the area, through the RCMP or bylaws, may be necessary to help curb this problem until enough development has occurred to naturally alleviate much of the problem.
<b>22. Building waste &amp; garbage</b> During development and home construction a system should be created to keep litter and other debris out of the river valley.	2	A condition of the development agreement for the proposed development will require the developer to meet acceptable standards for debris control. This will be monitored as part of the development agreement process.

ISSUE/CONCERN	No.	RESPONSE
<p><b>1. Increased traffic</b> There is concern over increased traffic through the neighbourhood streets once Kerry Wood Drive is extended and connected to Oak Drive and Orr Drive.</p>	2	<p>Kerry Wood Drive, Oak Drive and Orr Drive are designated as the proposed neighbourhood collector roadways. Typically to all new neighbourhoods these roadways collect neighbourhood traffic and funnel it to the arterial roadways. In Oriole Park West the proposed collector roadways connect to arterial roadways along 67 Street and Taylor Drive (the latter through the existing Oriole Park neighbourhood via Oak Street). In 1998 the collector roadway design in the plan was carefully considered after considerable public input from Oriole Park residents and Engineering Services, and a circuitous layout was adopted to reduce shortcutting.</p> <p>It is expected that traffic will increase on some collector roadways as a result of many factors including increased development - more households making in and out bound trips, more people wishing to access local amenities such as parks, and more people wishing to access arterial roadways.</p> <p>It is intended that the extension of Kerry Wood Drive will be a link between Oriole Park West neighbourhood and Taylor Drive. Those neighbourhood residents wishing to access the south of Red Deer may use this route. This will benefit the neighbourhood as a whole by allowing this second, more direct route than Orr Drive to 67 Street alone. This roadway extension will also alleviate concerns with respect to traffic accessing Taylor Drive via Oak Drive.</p>
<p><b>2. Tim Horton's drive-through traffic</b> The volume of traffic generated by the Tim Horton's drive-through at 67 Street backs up onto Orr Drive and causes considerable delays for residents. This is the only access into and out of Oriole Park West and it is a bottleneck.</p>	1	<p>Currently there are only two separate accesses into the neighbourhood - i.e. Orr Drive from 67 Street in the north and Oak Drive from Oak Street in the east. Due to development staging these two collector roadways are not connected yet and presently function separately as single accesses into separate stages of the neighbourhood. In the final development stage the collector roadway system will be completed which will provide more route options to neighbourhood traffic. The neighbourhood area structure plan proposes a third collector roadway access - i.e. Kerry Wood Drive Extension from Taylor Drive in the south. This third should alleviate some of the concern with respect to the "bottle necking".</p> <p>The issue of traffic backing up from the Tim Horton's drive-through does not directly relate to this neighbourhood area structure plan amendment as the commercial area is substantially built out by a different developer. This question may be relevant and will be forwarded to the Traffic Engineer for review and follow-up separate from the neighbourhood area structure plan amendment process.</p>
<p><b>3. Roadway completion/neighbourhood accessibility</b> For the past four years since construction first started in Oriole Park West the neighbourhood has had only one access, i.e. along Orr Drive to 67 Street. This situation will continue for the next few years until the City lands are built out and Kerry</p>	3	<p>The City standard in the <i>Planning &amp; Subdivision Guidelines</i> (Policy 3401) is that a neighbourhood must have at least two accesses during all phases of development.</p> <p>Originally it was planned that in order to avoid potential shortcutting of traffic through the existing Oriole Park neighbourhood via Oak Drive, a second access was</p>

ISSUE/CONCERN	No.	RESPONSE
Wood Drive is completed to connect to Oak Drive during the final development phase. This is a concern from an emergency point of view (e.g. a vehicle accident on Orr Drive could block access to the entire neighbourhood, or in circumstances similar to the ammonia spill a few years ago there is a real concern for limited access with more residents in the area due to development of the City lands.		not a requirement of the Reid World Wide development. However, there were alternative emergency accesses provided to the neighbourhood, i.e. from Oldford Close to 66 Street and from Golden West Avenue to Orr Drive. Now that there is substantial build out occurring in the neighbourhood, future phasing of Oriole Park West will require a temporary gravel access as secondary access for the subdivision.
<b>4. Shortcutting through the neighbourhood</b> Once Kerry Wood Drive is completed to connect to Oak Drive there is a potential shortcut for Sylvan Lake traffic from 67 Street through the neighbourhood to the Red Deer Golf and Country Club as well as to Bower Ponds/Great Chief Park. A solution may be to connect Oak Drive back to Overdown Drive, rather than extend it to Kerry Wood Drive.	4	<p>When Oriole Park West Neighbourhood Area Structure Plan was prepared in 1998 the road design was carefully considered after considerable public input from Oriole Park residents and Engineering Services to try to minimize shortcutting by making it a circuitous route with collector standards and speed limit. It is very unlikely that the Oriole Park residents who required that this issue be addressed would now support connecting to Overdown Drive.</p> <p>One of the main purposes of Kerry Wood Drive extension is to provide a direct link between Oriole Park West and Taylor Drive to avoid shortcutting through the existing Oriole Park neighbourhood via Oak Drive connecting to Oak Street. Connecting Kerry Wood Drive directly to Overdown Drive would encourage additional motorists to use this connection increasing this undesirable route selection.</p>
<b>5. Shortcutting from O'Brien Crescent to Overdown Drive</b> Vehicles are taking a short cut through the lane and across the berm.	1	This concern appears to be indirectly related to the proposed neighbourhood area structure plan amendment. It will, however be further reviewed and considered as a general issue raised by the public and has been forwarded to the Traffic Engineer for review and follow-up.
<b>6. Speeding</b> There is speeding on the existing roadways. When Kerry Wood Drive is extended to Oak Drive the section of Kerry Wood drive within the treed area will be open to excessive speeding. This raises concern over pedestrian and wildlife safety in the natural area. Perhaps speed bumps on all the collectors, particularly Oak Drive and Kerry Wood Drive could be considered.	4	<p>Kerry Wood Drive, Oak Drive and Orr Drive are designated as collector streets. The posted speed limit on collector streets throughout the city is 50 km/h. It may be possible to implement street calming methods to reduce speeding through the neighbourhood, but this would be contrary to current City policy (Policy 4301).</p> <p>Kerry Wood Drive is expected to be constructed to a collector roadway standard with an operating speed of 50 km/h. During detail design we will explore options to reduce potential speeding, such as to separate pedestrians by possibly locating a trail along the old rail embankment, or to minimize pedestrian crossing and provide a safe crossing location. Like other roadways, if speeding continues to be a concern then enforcement may be a viable option to address this issue.</p> <p>It is not practice to locate speed bumps on collector roadways as it does not meet the basic expectations of the motorists and may cause further safety issues. Motorists will have to substantially slow down in order to cross these devices and may be in conflict with those following who are not expecting these devices and are traveling at the normal operating speeds of collector roadways.</p>

ISSUE/CONCERN	No.	RESPONSE
<b>7. Overdown Drive</b> There is a concern that Overdown Drive is too narrow and creates limited maneuverability with parking lanes congested.	3	<p>This issue does not appear to have direct relevance to the neighbourhood area structure plan amendment.</p> <p>Nonetheless, when Overdown Drive was originally constructed it did meet the current standard of the day, i.e. approximately 11 meters of pavement face of curb to face of curb. This may not be the same width of current collector roadways standards of 12 meters. However this is not a unique situation as there are other roadways that were built to older standards. The 11 meter width is still adequate for the intended use, i.e. two through lanes and parallel parking on both sides. This standard is similar to the current standard for local and collector roadways which also makes provision for parking on both sides and two travel lanes.</p>
<b>8. Turning left onto Orr Drive from 67 Street westbound</b> At lunch time, sometimes only one car can make it through the left turn - on the yellow light! The problem seems to be that the left turn lane is too short and can accommodate only some of the left turning vehicles. At rush hour the traffic is backed up past the Holiday Inn traffic light. It seems that the north-south direction has more time with the green light, even though there is generally less traffic going those directions during these times.	2	<p>This concern seems to be indirectly related to the proposed neighbourhood area structure plan amendment and has been forwarded to the Traffic Engineer for review and follow-up.</p> <p>The Engineering Services Department's Traffic Section continues to assess and monitor intersections for upgrading and improvement when required.</p>
<b>9. Noise</b> Noise from Highway 2 traffic across the bridge south of the plan area will be an issue.	1	<p>A noise study was conducted in 1994 using projected traffic volumes on Highway 2 and the railway line for the year 2025. This study recommended the construction of a berm along the west boundary in the north portion of the plan area. The study did not recommend the construction of a berm on the lands owned by The City.</p>
<b>10. Transit stop</b> The bus stop located on Orr Drive and Osler Crescent should be relocated in front of the daycare facility.	1	<p>This concern is indirectly related to the proposed neighbourhood area structure plan and has been forwarded to the Transit Department for review and follow-up.</p>
<b>11. Secondary Suites</b> The plan amendment proposes 20 lots for secondary suite development. Parking for secondary suites is a concern.	1	<p>The Land Use Bylaw provides that a lot identified in a neighbourhood area structure plan may be developed with a secondary suite. One off-street parking space is required for a secondary suite with up to two bedrooms, and two off-street parking spaces are required for three or more bedrooms, in addition to the two off-street parking spaces required for the principal dwelling unit.</p>
<b>12. Park and playground completion</b> The concern is that after having lived in Oriole Park West for four years the park and playground are still not completed.	1	<p>The construction of park space is determined by the development that takes place around it, which the Recreation Park &amp; Culture department has little control over. In the case of the central park site in Oriole Park West, the collector road would need to be constructed (as its elevation will determine the necessary grading of the park site) and the overall drainage pattern in the area laid out prior to any park development taking place. As well, even if it was possible to construct the park prior to the road being completed, we would be reluctant to do so as the future road construction would likely cause significant damage to park landscaping, as well as create an unsafe situation in the park due to</p>

ISSUE/CONCERN	No.	RESPONSE
		the fact that it had become an established play area. The phasing of subdivision development is based, amongst other considerations, on the logical sequencing of the major underground services. The phase containing the last portion of the central park is the last phase in the Reid-Built Homes development; therefore, this portion of the park is not likely to be developed in the near future.
<b>13. Size of the municipal reserve</b> The width of the proposed linear park west of Osmond Close and Owens Close is proposed to be reduced from the existing area structure plan more residential lots.	1	The plan amendment does propose less park space in this area west of Osmond Close and Owens Close. However, in the new design possibly less lots will back onto the existing lots in Osmond Close and Owens Close, and even though the open space is reduced, in total 24% of the plan area is proposed to be dedicated as municipal reserve. This is twice as much as the typical new neighbourhood and only 3% less than the existing plan. A portion of the trees west of Osmond Close and Owens Close is located within an existing municipal reserve parcel 6 m wide which is dedicated A2 Environmental Preservation District and falls outside the plan area. Within the plan area the rest of the tree stand and an overhead power line are proposed to be accommodated in a municipal reserve parcel 25 m wide. This design allows for the preservation of the trees within a 31 m wide open space and for the efficient and optimal use of the area for residential development.
<b>14. Storm Drainage and existing lots</b> Currently storm drainage flows east into the back yards of lots in Osmond Close and Owens Close. How will the proposed development correct this situation?	1	As part of the storm water management plan, all drainage from the back of the proposed Oriole Park West lots will be controlled and directed to an open green space to the south. There is no plan to re-grade or alter the current grading immediately adjacent the lots on Osmond Close and Owens Close as there is a tree stand that is identified for preservation. It is not the intent of the proposed Oriole Park West development to correct an offsite drainage issue, but rather to ensure this development has minimal impact on existing adjacent development.
<b>15. Storm drainage and proposed walkout basements</b> It appears that a large volume of fill will have to be placed in the west portion of the plan where walkout basements are proposed. How will this affect drainage?	1	The large amount of fill is required to ensure adequate coverage over sanitary sewer lines throughout the proposed development. Where walkouts have been identified, drainage has been planned for and is intended to collect into the proposed storm pond to the west and discharge into an existing storm trunk main located on the west edge of the plan area.
<b>16. Maskepetoon Park</b> There is concern over the current misuse of vegetation and the tree covered area East of Highway 2, and that this misuse will continue and increase with additional population in the area.	1	<p>The Recreation Parks &amp; Culture department is in the process of developing solutions to the misuse taking place in Maskepetoon. However, the numerous access points into the area (including from Highway 2), the lack of legitimate users, the remoteness of Maskepetoon, and the absence of enforcement create significant challenges to this problem.</p> <p>In regard to the concern that misuse will increase as the area develops, the opposite is more likely. Typically, as residential development takes place around parkland, the illegitimate use of it lessens. This is due to the increase in both the natural surveillance and legitimate use of the area. The Recreation Parks &amp; Culture department will be creating trail links to and through Maskepetoon, bringing more walking traffic</p>

## **PLANNING ANALYSIS**

### ***General***

The proposed changes to the plan are not significant in the sense that the existing intent of the plan is maintained. The land use pattern remains essentially similar to the existing plan while being more efficient and the collector street layout remains unchanged.

### ***Open Space***

The amount of open space west of Osmond Close and Owens Close is reduced but the primary purpose of this open space, i.e. to retain and preserve the trees, is still achieved, and more efficiently so. A few more lots are proposed west of Osmond Close and Owens Close but essentially the same number of lots will be backing onto the existing lots in these closes. Overall the open space system is still oversupplied compared to other typical new neighbourhoods, considering that 24% of the plan area is being dedicated for municipal reserve compared to 27% in the existing plan and 12% in other typical new neighbourhoods.

### ***Secondary Suite Development***

Another change to the existing plan is the identification of 20 lots in the R1 Residential (Low Density) District for secondary suite development. None of these lots are located close to existing lots in or outside of the plan area and we contend that the Land Use Bylaw contains sufficient regulations pertaining to off-street parking requirements to ensure that the secondary suites, if developed, do not impact upon any existing lot.

### ***A2 Environmental Preservation District***

In the Land Use Bylaw lands adjacent to the riverbank have been located within the A2 Environmental Preservation District since the mid 1980's. The purpose was to preserve trees and provide a setback from the riverbank. The width of these lands range from approximately 100 m to 130 m, with approximately 50 m of this being located within Oriole Park West Neighbourhood Area Structure Plan. The plan proposes that some of these lands are redistricted to R1 Residential (Low Density) District and to the P1 Parks & Recreation District (to be dedicated as municipal reserve).

Only a small portion of the lands within the A2 Environmental Preservation District that are within the plan area actually contain natural vegetation. This is confined to slivers along the edge of the plan area. The remaining lands are presently used for agricultural purposes.

A 1995 geotechnical investigation by AGRA Earth & Environmental reviewed the minimum required setback from the river valley crest and stated the following minimum setbacks:

- a 50 metre setback for storm water detention pond construction
- a 20 metre setback for roads, and
- a 25 metre setback for development/structures

Based on field observation, the top of bank corresponds approximately to a setback of varying distance from and more or less parallel to the south boundary of the existing dirt road (i.e. Road Plan 256 ET and Road Plan 3626 J). The proposed residential lots backing onto the south plan boundary are set back 50 metres from the top of bank of the river valley. This 50 metre setback is in accordance with the AGRA River Bank Slope Stability Report and consists of the following:

- a 30 metre setback within the plan area which is to be dedicated as municipal reserve and redesignated from A2 Environmental Preservation District to P1 Parks & Recreation District and dedicated as municipal reserve; and
- a 20 metre setback outside of the plan area which is made up of the road plans for the existing dirt road and will remain within the existing A2 Environmental Preservations District.

The AGRA report also notes that certain development restrictions, including limits on automatic sprinkler systems, swimming pools and the placement of fill material, should be required within 150 metres of the valley escarpment (top-of-the-bank - measured on the south boundary of the existing roadway) unless a site-specific review indicates no need for such restrictions. Site specific review would entail the undertaking of a detailed geotechnical study at the time of subdivision and development to identify specific limitations.

Without site specific reviews the restrictions and setbacks listed above, as detailed in the said 1995 AGRA report, will be included in land sale agreements and registered as a restrictive covenant against the land titles of individual lots.

On May 17, 2005 the proposed plan amendment will be presented to the Environmental Advisory Board to review the proposed redistricting of lands out of the A2 Environmental Preservation District to other land use districts, and to advise City Council of their position.

### ***Gas Wells***

Due to the relevancy of recent discussions at Municipal Planning Commission, it should be noted that there are four abandoned gas wells in the plan area. These wells have been reclaimed and a copy of Reclamation Certificate No. 31203 is contained in Appendix B. The approximate location of the wells is shown on the development concept in Figure 3 (proposed).

The four wells have been incorporated into the existing neighbourhood park in the south portion of the easterly Conwood owned segment. In accordance with the requirements of Alberta Energy and Utilities Board, the design ensures that the wells are set back at least 5 metres from any permanent structures, 3 metres from any underground utilities, and that there is sufficient working space in the unlikely event that a drilling rig requires access to the wells.



**MUNICIPAL PLANNING COMMISSION**

In compliance with the "former" *Planning & Subdivision Guidelines* this amendment to Oriole Park West Neighbourhood Area Structure Plan was considered by the Municipal Planning Commission. The Commission's recommendation will be forwarded to City Council under separate cover.

**ENVIRONMENTAL ADVISORY BOARD**

Due to the fact that the proposed plan amendment involves a proposal to redistrict land out of the A2 Environmental Preservation District into other land use districts, this amendment to Oriole Park West Neighbourhood Area Structure Plan will be considered by the Environmental Advisory Board on May 17, 2005, and their recommendation will be forwarded to City Council under separate cover.

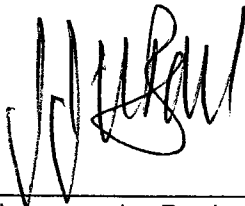
**OTHER CONSULTATION**

Reid Worldwide Corporation, whose existing development is approximately 90 m away from the boundary of the city lands, has been notified of the proposed changes and did not offer any concerns.

The amendments to the plan are acceptable to all City departments.

**RECOMMENDATION**

That Council considers first reading of Bylaw No. 3217/B-2005 being an amendment to Oriole Park West Neighbourhood Area Structure Plan.



---

Johan van der Bank ACP, MCIP  
PLANNER

cc: Colleen Jensen, Director of Community Services Division  
Howard Thompson, Land & Economic Development Manager  
Russell Crook, Land & Appraisal Coordinator  
Frank Colosimo, Streets Engineer  
Dave Matthews, Community Development Coordinator

# Oriole Park West Outline Plan 42



SCALE: 1:7000

Highway 2

Railway Right of Way

67 Street

Orr Drive

Golden West Avenue

Park (MR)

Park (MR)

SC

Reserve 2.62 ha

Red Deer River

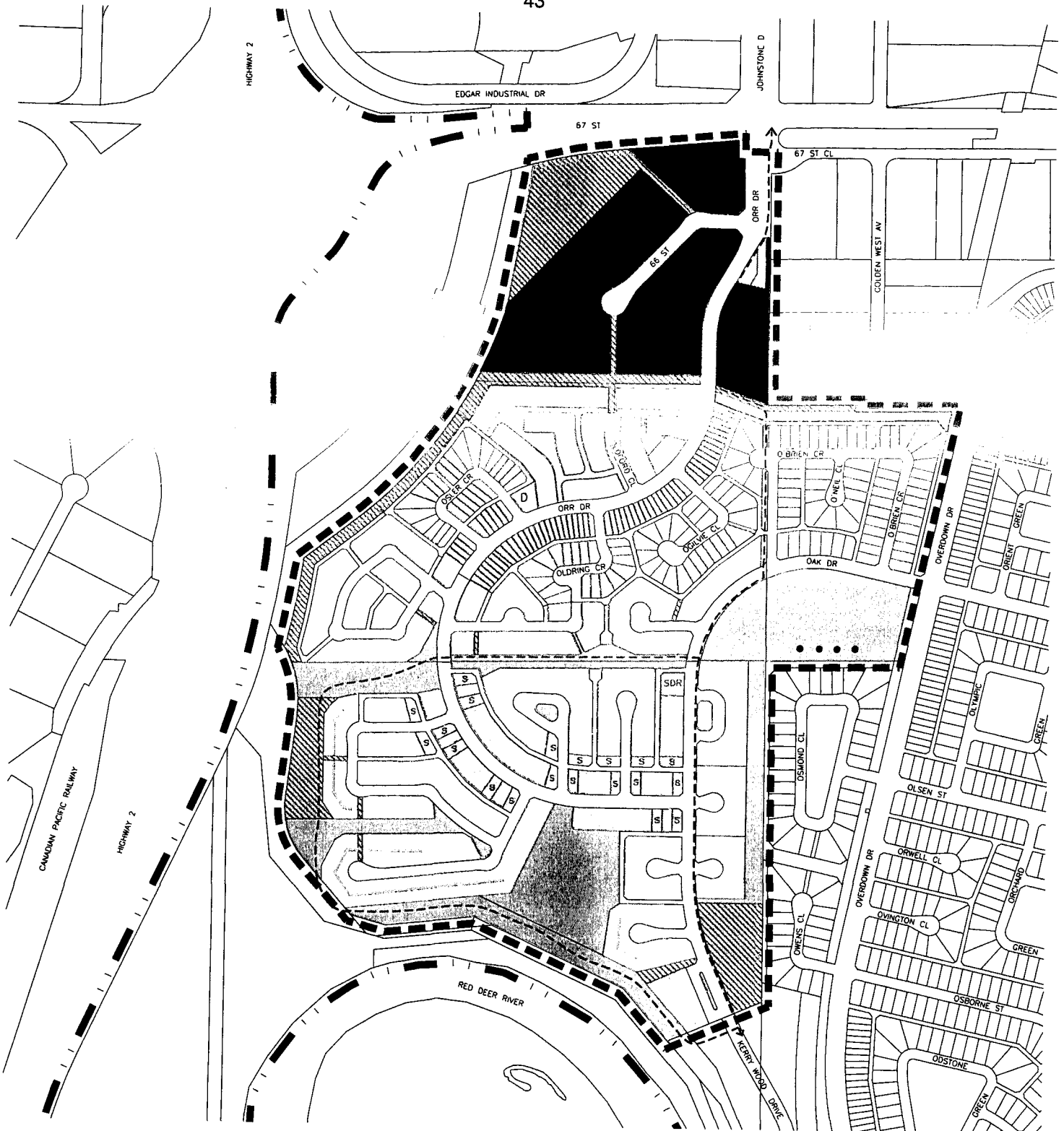
Overdown Drive

- |  |                               |     |                                |
|--|-------------------------------|-----|--------------------------------|
|  | Single Family                 |     | Outline Plan Boundary          |
|  | Single Family (Semi-Detached) |     | Trees to be retained           |
|  | Single Family (Narrow Lot)    | DC  | Day Care Facility              |
|  | Commercial                    | SC  | Social Care Facility           |
|  | Open Space                    |     | Major pedestrian / bike trails |
|  | Medium Density Multi-Family   | w/w | Walkway                        |

Revised September 2001

**EXISTING**  
**Development Concept**

*Figure 3*



**City of Red Deer  
Oriole Park West  
Neighbourhood Area Structure Plan**

**"PROPOSED"**

**Figure 3  
Development Concept**

- Plan Area
- Municipal Boundary
- Residential - Detached Dwelling (R1)
- Residential - Semi-Detached (R1A)
- Residential - Narrow Lot (R1N)
- Residential - Medium Density (R2)
- Residential - Mixed Housing\*

- S Residential - Secondary Suite
- D Daycare Site
- SDR Social/Daycare/Retirement Site
- Commercial - Major Arterial (C4)
- Municipal Reserve (P1)
- Public Utility Lot
- Walkout Basement
- Major Pathway
- Reclaimed Gas Well

\*Min. 50% R1; min. 35% R1A



1:8000

0 50 100 200m

**gp** PARKLAND COMMUNITY PLANNING SERVICES

MAY 2005



DATE: May 16, 2005

TO: Kelly Kloss, Legislative & Administrative Services Manager

FROM: Municipal Planning Commission

RE: **Proposed Plan Amendment  
Oriole Park West Neighborhood Area Structure Plan  
(Bylaw Amendment No. 3217/B-2005)**

---

On May 16, 2005 the Municipal Planning Commission gave consideration to a report from Parkland Community Planning Services, Re: Proposed Plan Amendment, Oriole Park West Neighborhood Area Structure Plan (Bylaw Amendment No. 3217/B-2005). Following discussion the motion as shown below was introduced and passed.

“Resolved, that the Municipal Planning Commission supports the proposed Oriole Park West Neighborhood Area Structure Plan amendments and recommends that Council of The City of Red Deer give consideration to the approval of this amended plan.”

This is provided for Council’s information and consideration.

Mayor Morris Flewwelling, Chair  
Municipal Planning Commission



Legislative & Administrative Services

**Date:** May 17, 2005

**To:** Kelly Kloss, Legislative & Administrative Services Manager

**From:** Environmental Advisory Board

**Re:** **Proposed Plan Amendment**  
**Oriole Park West Neighbourhood Area Structure Plan**  
**(Bylaw Amendment No. 3217/B-2005)**  
**Land Use Bylaw Amendment 3156/Q-2005 and Map 14/2005**

---

At the May 17, 2004 Environmental Advisory Board (EAB) meeting members reviewed a report from Parkland Community Planning Services dated May 10, 2005 to amend the Oriole Park West Neighbourhood Area Structure Plan. The following motion was passed in support of the request.

“Resolved that the Environmental Advisory Board recommend that Council of the City of Red Deer considers first reading of the plan amendment to Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/B-2005, while taking into consideration the following concerns of the Board:

1. The erosion of the bank along Red Deer River and the long-term impact.
2. The loss of land presently dedicated as A2 Environmental preservation which is proposed to be rezoned as R1 Residential (Low Density).
3. The effects that rezoning will have on the wildlife corridor.”

The above is submitted for Council's consideration.

Harry Ng, Chairperson  
 Environmental Advisory Board

/lk

c Johan van der Bank, Parkland Community Planning Services

**Legislative & Administrative Services**

**DATE:** June 27, 2005  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Road Closure Bylaw 3346/2005  
Road Plan 2082 LZ  
Oriole Park West

---

***History***

At the Monday, May 24, 2005 Council meeting, Council gave first reading to Road Closure Bylaw 3346/2005. At the Monday, June 20, 2005 Council Meeting, Council tabled consideration of second and third reading of the bylaw to allow Administration to further investigate findings of a recent geotechnical study regarding the land in question.

Road Closure Bylaw 3346/2005 provides for the closure of an unconstructed road (0.41 ha) to be rezoned to P1 Parks and Recreation District to accommodate a proposed storm detention pond in the Oriole Park West Neighbourhood.

***Public Consultation Process***

A Public Hearing was held on Monday, June 20, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

A copy of Administrations' report is attached.

***Recommendations***

That Council proceed with second and third reading of the bylaw.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss  
Manager

# Memo

Date: May 16, 2005  
To: Kelly Kloss, Manager Legislative and Administrative Services  
From: Howard Thompson, Land & Economic Development Manager  
Re: Road Closure – Road Plan 2082 LZ – Oriole Park West

---

The Oriole Park West area contains a number of registered road plans that follow the top of the escarpment and are no longer used. The Oriole Park West Neighbourhood Area Structure Plan calls for a portion of an unconstructed road to be closed and zoned to P1 to accommodate a proposed storm detention pond. This area is shown on the attached sketch. The closure of this part of the road is requested today in order to move forward with the development of the first phase of Oriole Park West.

A report regarding the rezoning of this land from road to P1 – Parks and Recreation District appears elsewhere on this agenda consistent with Parkland Community Planning Services report to amend the Neighbourhood Area Structure Plan.

## RECOMMENDATION

Land and Economic Development recommend that City Council give first reading to a Bylaw having the effect of closing the following:

“All that portion of Road Plan 2082 LZ lying within the limits of subdivision plan 052\_\_\_\_. (SW ¼ 19-38-27-W4M)”.



Howard S. Thompson  
Land & Economic Development Manager

Attach.

48



ROAD PLAN  
892 2493

R/W PLAN 1816 NY

WALKOUT LOTS

AREA TO BE  
INCORPORATED  
AS PUL

ROAD  
ALLOWANCE

ROAD PLAN 2082 LZ

WALKOUT LOTS

ROAD PLAN 256 ET

(MASKEPETOON PARK)  
PLAN 6393 KS





ROAD PLAN  
892 2493

R/W PLAN 1816 NY

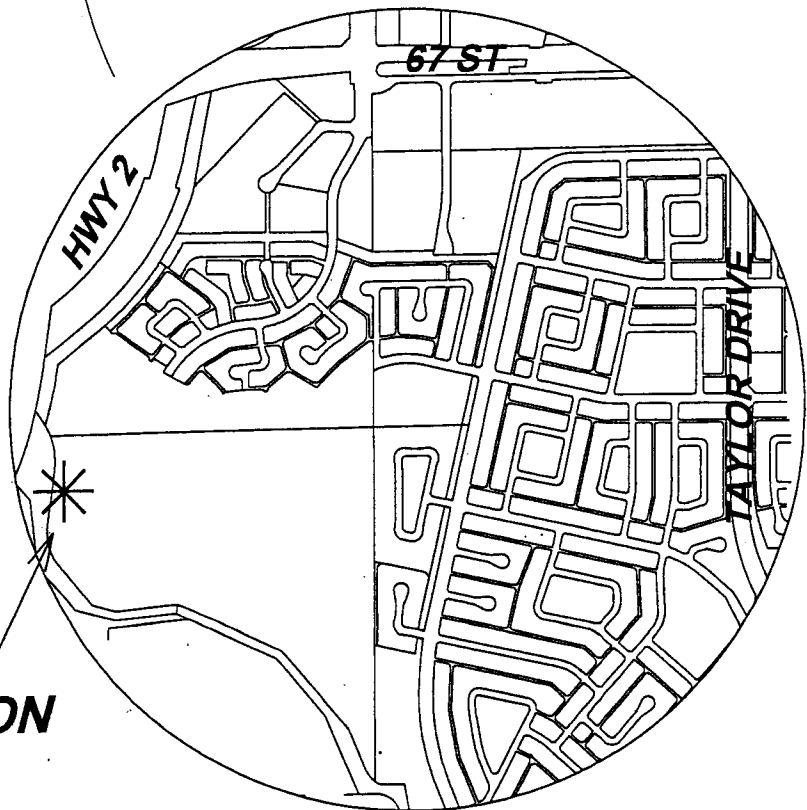
WALKOUT LOTS

AREA TO BE  
INCORPORATED  
AS PUL

ALLOWANCE

ROAD

LOCATION



**Legislative & Administrative Services**

**DATE:** June 28, 2005

**TO:** City Council

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Oriole Park West Neighbourhood / Land Use Bylaw Amendment 3156/Q-2005 / SW ¼ Sec. 19-38-27-4 / Oriole Park West Phase 7A – City of Red Deer

---

***History***

At the Monday, May 24, 2005 Council meeting, Council gave first readings to Land Use Bylaw Amendment 3156/Q-2005. At the Monday, June 20, 2005 Council Meeting, Council tabled consideration of second and third readings of the bylaw to allow Administration to further investigate findings of a recent geotechnical study regarding the lands in question.

Land Use Bylaw Amendment 3156/Q-2005 provides for the rezoning of 9.78 ha of land from A1 Future Urban Development and A2 Environmental Preservation District to various land use districts as follows: 6.05 ha to R1 Residential (Low Density) District, 0.70 ha to R1A Residential (Semi-detached Dwelling) District and 3.03 ha to P1 Parks & Recreation District. There will also be 0.41 ha of road that will be rezoned to P1 Parks & Recreation District as a public utility lot (proposed storm retention pond). This will facilitate the development of Oriole Park West Phase 7A.

***Public Consultation Process***

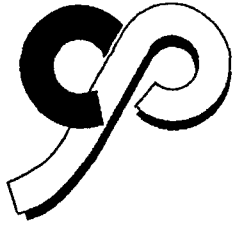
Public Hearings were held on Monday, June 20, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Recommendations***

That Council proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name and title.

Kelly Kloss  
Manager



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

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

**DATE:** May 16, 2005

**TO:** Kelly Kloss, Manager, Legislative & Administrative Services

**RE:** Proposed Land Use Bylaw Amendment 3156/Q-2005  
Map 14/2005  
Block X Plan 1034 AR  
SW ¼ Sec. 19-38-27-4  
Oriole Park West Phase 7A  
The City of Red Deer

### **BACKGROUND**

As the developer of Oriole Park West Phase 7, The City of Red Deer is proposing to redistrict and subdivide land for the development of Phase 7A. This requires that 9.78 ha of lands within the plan area are redistricted from A1 Future Urban Development and A2 Environmental Preservation District to various land use districts as follows:

- 6.05 ha (102 lots) in the R1 Residential (Low Density) District
- 0.70 ha (20 lots) in the R1A Residential (Semi-detached Dwelling) District
- 3.03 ha in the P1 Parks & Recreation District, to be dedicated as municipal reserve (parks) and as public utility lot (storm water detention pond)

In addition to these lands there is a portion (0.41 ha) of existing Road Plan 2082 LZ outside of the plan area that must be redistricted to the P1 Parks & Recreation District as public utility lot (storm water detention pond). This road plan has to be closed before subdivision proceeds, and the Land & Economic Development Department will be bringing an item to Council in due course, dealing with the road closure.

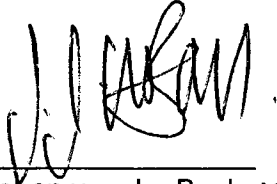
### **PLANNING ANALYSIS**

The proposed redistricting of Phase 7A is in accordance with the proposed amendment to Oriole Park West Neighbourhood Area Structure Plan.

The redistricting of certain lands in the A2 Environmental Preservation District to various other districts does not affect any natural environment since the lands are used for agricultural purposes (crops). The proposal to redistrict land out of the A2 Environmental Preservation District will be discussed with the Environmental Advisory Board (on May 17, 2005) and their decision will be forwarded to Council under separate cover.

**RECOMMENDATION**

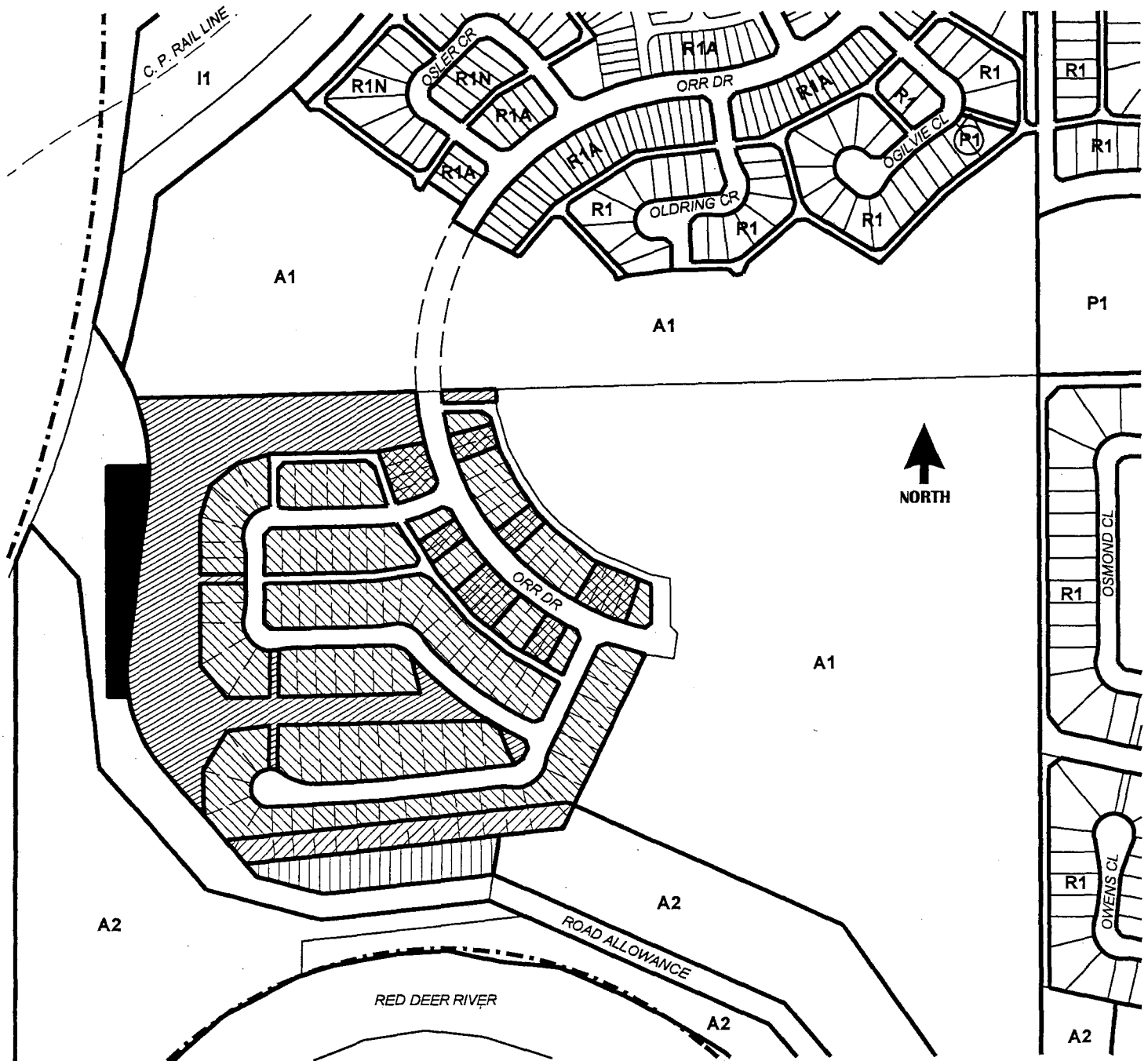
Subject to Council giving first reading to Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/B-2005, planning staff recommend that Council consider first reading of Land Use Bylaw Amendment No. 3156/Q-2005.



Johan van der Bank ACP, MCIP  
PLANNER  
attachments

cc: Colleen Jensen, Director of Community Services Division  
Howard Thompson, Land & Economic Development Manager  
Russell Crook, Land & Appraisal Coordinator  
Frank Colosimo, Streets Engineer  
Dave Matthews, Community Development Coordinator







# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- A2 - Environmental Preservation
- R1 - Residential (Low Density)
- R1A - Residential (Semi-detached Dwelling)
- P1 - Parks and Recreation

## Change from :

- A1 to R1 
- A1 to R1A 
- A1 to P1 
- A2 to R1 
- A2 to P1 
- Road to P1 

MAP No. 14 / 2005  
BYLAW No. 3156 / Q - 2005

**LUB AMENDMENT 3156/Q-2005**  
**Oriole Park NASP & Road Closure 3346/2005**

**DESCRIPTION:** Rezoning from A1 to A2, R1, R1A and P1. Road rezoned to P1 as a public utility lot.

FIRST READING: May 24, 2005

FIRST PUBLICATION: June 3, 2005

SECOND PUBLICATION: June 10, 2005

PUBLIC HEARING & SECOND READING: June 20, 2005

THIRD READING: July 24, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

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

ACTUAL COST OF ADVERTISING:

\$ 402.56 X 2

TOTAL: \$ 805.12

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

TOTAL COST: \$ 805.12

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

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

INVOICE NO.:                     

(Account No. 180.5901)

## Legislative &amp; Administrative Services

**DATE:** June 21, 2005

**TO:** Howard Thompson, Land & Economic Development Manager  
Johan van der Bank, Parkland Community Planning Services  
Martin Kvapil, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Oriole Park West Neighbourhood Area Structure Plan  
Bylaw Amendment 3217/B-2005  
Land Use Bylaw Amendment 3156/Q-2005  
Oriole Park West Phase 7A – City of Red Deer  
Land Use Bylaw Amendment 3156/N-2005  
Disposal of Municipal Reserve  
Road Closure Bylaw 3346/2005

---

*Reference Report:*

Parkland Community Planning Services, dated May 11, May 16, 2005

Land &amp; Economic Developments Manager, dated May 13, &amp; May 16, 2005

*Resolutions:*

*"Resolved* that Council of the City of Red Deer hereby agrees to table consideration of the following items:

- a) Bylaw 3217/B-2005
- b) Bylaw 3156/Q-2005
- c) Bylaw 3346/2005
- d) Bylaw 3156/N-2005
- e) Disposal of Municipal Reserve described as

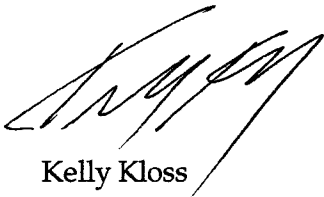
"All that portion of Lot 21MR, Block 2, Plan 982 3721 lying within Plan 052 \_\_\_\_\_ and containing 0.093 ha. more or less. Excepting thereout all mines and minerals."

to allow Administration to further investigate the findings of a recent geotechnical study regarding the lands in question that reflected in the above noted items, and present a report back to Council for the July 4, 2005 meeting."

*Report Back to Council:* Yes

***Comments/Further Action:***

Public Hearings were held for the above referenced bylaws. A report is to be brought back to the July 4, 2005 Council concerning the findings of a geotechnical study, prior to Council considering 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaws and the Disposal of Municipal Reserve.



Kelly Kloss  
Manager

/chk

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



Mailed Out  
May 31/05

May 31, 2005

«Prime\_Owner\_Name»  
«Owner\_Address\_1»  
«Owner\_Address\_2»  
«Owner\_Address\_3»  
«Owner\_Address\_4»

Dear Sir/Madam:

**Re: Oriole Park West Road Closure/Neighbourhood Area Structure Plan  
Land Use Bylaw Amendment 3156/Q-2005**

---

Council of the City of Red Deer is considering a change to both the Neighbourhood Area Structure Plan and the Land Use Bylaw that controls the use and development of land and buildings in the city. As a property owner in the Oriole Park West area you have an opportunity to ask questions about the intended use and to let Council know your views.

Council proposes to pass **Road Closure Bylaw 3346/2005** for the purpose of closing an unconstructed road (0.41 hectares) to be rezoned to P1 Parks and Recreation District to accommodate a proposed storm detention pond in the Oriole Park West Neighbourhood.

Red Deer City Council proposes to pass **Bylaw 3217/B-2005**, an amendment to the Oriole Park West Neighbourhood Area Structure Plan. The proposed amendment provides for an improvement in the efficiency of the layout of the area.

City Council also proposes to pass **Land Use Bylaw Amendment 3156/Q-2005** which provides for the rezoning of approximately 9.78 hectares (24.17 acres) of land from A1 Future Urban Development District and A2 Environmental Preservation District to R1 Residential (Low Density) District (6.05 ha), R1A Residential (Semi-detached Dwelling) District (.70 ha), and P1 Parks and Recreation District (3.03 ha), and Road to P1 Parks and Recreation District (.41 ha) as a public utility lot (proposed storm retention pond). The proposed bylaws may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

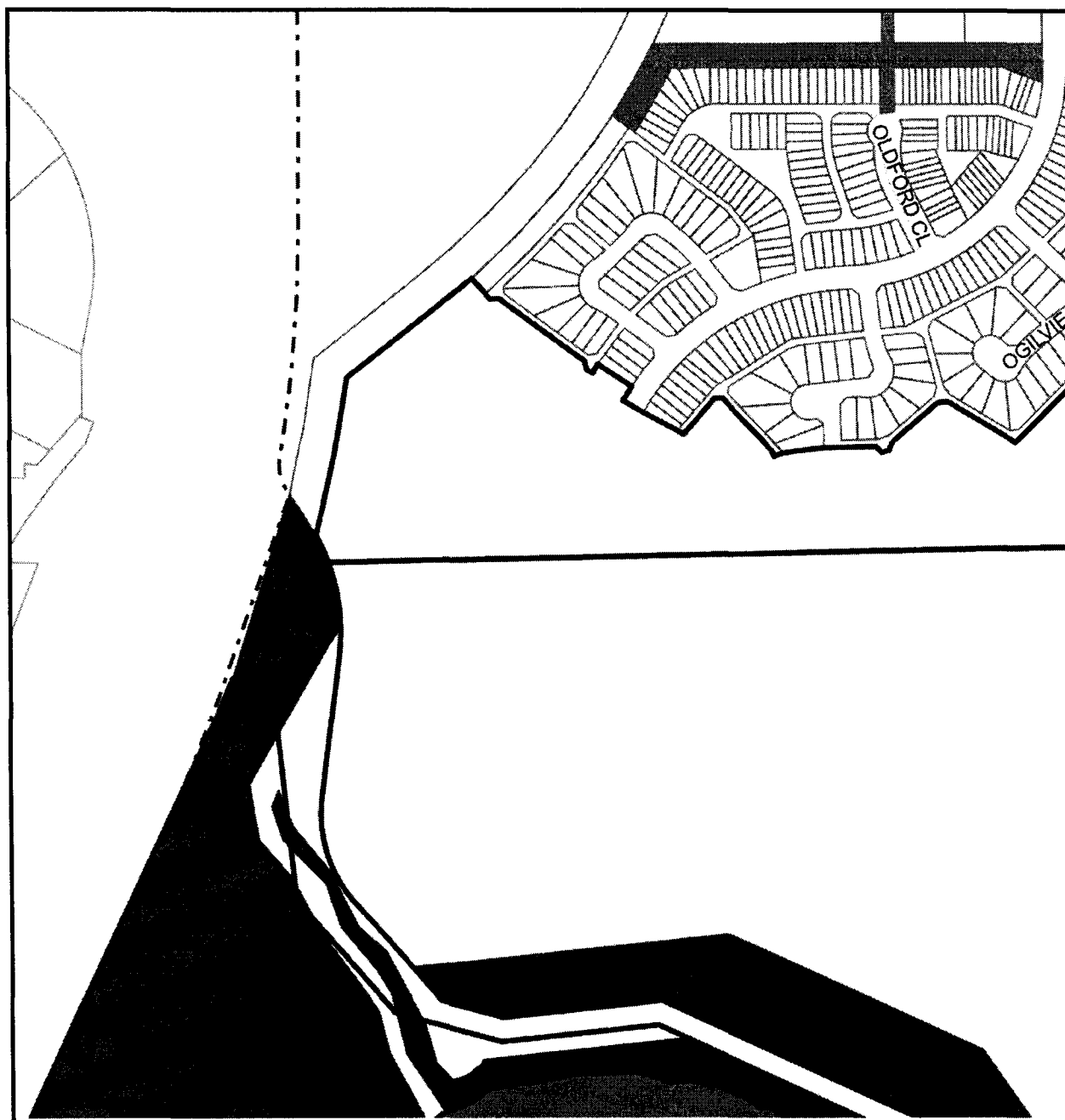
City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, June 20, 2005** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, June 14, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,



Kelly Kloss  
Manager, Legislative & Administrative Services  
/te  
encl.

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
REID WORLDWIDE CORPORATION	18140 107 AVE NW	EDMONTON, AB	T5S 1K5	



LUB Amendment 3156/Q-2005



Labels  
Parcel Fabric  
Legal Fabric  
Base  
Parks

Scale 1 : 5432

**Oriole Park West - Road Closure  
Neighbourhood Area Structure Plan  
Land Use Bylaw Amendment – Phase 7A**

Red Deer City Council proposes to pass **Road Closure Bylaw 3346/2005** for the purpose of closing an unconstructed road (0.41 hectares) to be rezoned to P1 Parks and Recreation District to accommodate a proposed storm detention pond in the Oriole Park West Neighbourhood.

Red Deer City Council proposes to pass **Bylaw 3217/B-2005**, an amendment to the Oriole Park West Neighbourhood Area Structure Plan. The proposed amendment provides for an improvement in the efficiency of the layout of the area.

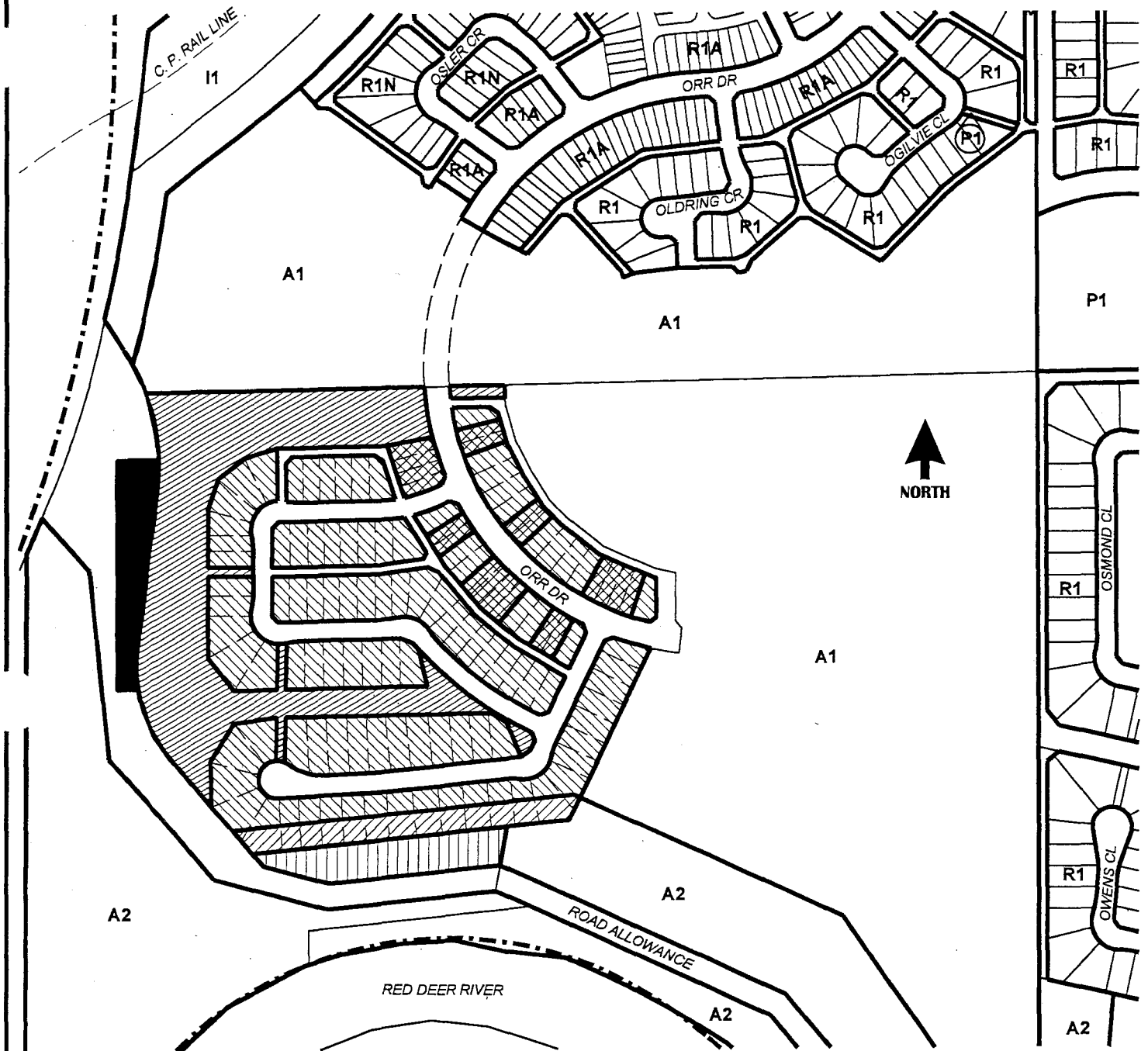
**“Map”**

City Council also proposes to pass **Land Use Bylaw Amendment 3156/Q-2005**, which provides for the rezoning of approximately 9.78 hectares (24.17 acres) of land from A1 Future Urban Development District and A2 Environmental Preservation District to R1 Residential (Low Density) District (6.05 ha), R1A Residential (Semi-detached Dwelling) District (.70 ha), and P1 Parks and Recreation District (3.03 ha), and Road to P1 Parks and Recreation District (.41 ha) as a public utility lot (proposed storm retention pond). The proposed bylaws may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, June 20, 2005** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, June 14, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: June 3 & 10, 2005)







# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- A2 - Environmental Preservation
- R1 - Residential (Low Density)
- R1A - Residential (Semi-detached Dwelling)
- P1 - Parks and Recreation

## Change from :

- A1 to R1 
- A1 to R1A 
- A1 to P1 
- A2 to R1 
- A2 to P1 
- Road to P1 

MAP No. 14 / 2005  
BYLAW No. 3156 / Q - 2005

**Legislative & Administrative Services**

**DATE:** May 25, 2005

**TO:** Johan van der Bank, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Oriole Park West Neighbourhood Area Structure Plan  
Bylaw Amendment 3217/B-2005  
Land Use Bylaw Amendment 3156/Q-2005  
SW ¼ Sec. 19-38-27-4  
Oriole Park West Phase 7A – City of Red Deer

---

**Reference Report:**

Parkland Community Planning Services, dated May 11, 2005 and May 16, 2005

**Bylaw Readings:**

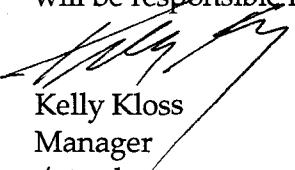
Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2005 and Land Use Bylaw Amendment 3156/Q-2005 were given first reading. Copies of the bylaws are attached.

**Report Back to Council:** Yes

Public Hearings will be held on Monday, June 20, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

**Comments/Further Action:**

Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2005 provides for an improvement in the efficiency of the layout of the area. Land Use Bylaw Amendment 3156/Q-2005 provides for the rezoning of 9.78 ha of land from A1 Future Urban Development and A2 Environmental Preservation District to various land use districts as follows: 6.05 ha to R1 Residential (Low Density) District, 0.70 ha to R1A Residential (Semi-detached Dwelling) District and 3.03 ha to P1 Parks & Recreation District. There will also be 0.41 ha of road that will be rezoned to P1 Parks & Recreation District as a public utility lot (proposed storm retention pond). This will facilitate the development of Oriole Park West Phase 7A. This office will now proceed with the advertising for the Public Hearings. The City will be responsible for the advertising costs in this instance.



Kelly Kloss  
Manager  
/attach.

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

## Legislative &amp; Administrative Services

**DATE:** May 25, 2005

**TO:** Howard Thompson, Land & Economic Development Manager

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Road Closure Bylaw 3346/2005  
Road Plan 2082 LZ  
Oriole Park West

---

*Reference Report:*

Land & Economic Development Manager, dated May 16, 2005

*Bylaw Readings:*

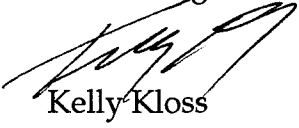
Road Closure Bylaw 3346/2005 was given first reading. A copy of the bylaw is attached.

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, June 20, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Road Closure Bylaw 3346/2005 provides for the closure of an unconstructed road (0.41 ha) to be rezoned to P1 Parks and Recreation District to accommodate a proposed storm detention pond in the Oriole Park West Neighbourhood. 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

Manager

/attach.

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

**BYLAW NO. 3346/2005**

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

“All that portion of Road Plan 2082 LZ lying within the limits of subdivision plan 052\_\_\_\_\_. (SW ¼ 19-38-27-W4M).”

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2005.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2005.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2005.

\_\_\_\_\_  
MAYOR

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



**Legislative & Administrative Services**

**DATE:** June 27, 2005

**TO:** City Council

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Request to Exchange Municipal Reserve Land  
Park of Lot 21MR, Block 2, Plan 982 3721 for Part of Lot 20, Block 2,  
Plan 982 3721  
Oriole Park West  
Mike Dandurand Realty and Northland Industrial Park (Red Deer)  
Ltd.

---

***History:***

At the Monday, May 24, 2005 meeting of Council, Land Use Bylaw Amendment was given first reading. At the Monday, June 20, 2005 meeting of Council, Council tabled consideration of the Disposal of Municipal Reserve to allow Administration to further investigate findings of a recent geotechnical study regarding the lands in question.

The Disposal of Municipal Reserve will accommodate a request for an exchange of part of a municipal reserve lot for an equivalent area of commercial land adjacent to the reserve lot.

***Public Consultation Process:***

A Public Hearing was held on Monday, June 20, 2005 at 7:00 p.m. in Council Chambers.

***Recommendations:***

That Council proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name and title.

Kelly Kloss  
Manager

# Memo

55

Date: May 13, 2005

To: Kelly Kloss, Legislative and Administrative Manager

From: Howard Thompson, Land & Economic Development Manager

RE: Request to exchange Municipal Reserve land in Oriole Park, Part of Lot 21MR, Block 2, Plan 982 3721 for Part of Lot 20, Block 2, Plan 982 3721 Mike Dandurand Realty and Northland Industrial Park (Red Deer) Ltd.

---

## Background:

Land and Economic Development have received a request from Mike Dandurand Realty on behalf of the owner of Lot 20, Northland Industrial Park (Red Deer) Ltd., to reshape and exchange part of a Municipal Reserve Lot 21MR for an equivalent area of the commercial land adjacent to the reserve lot. The proposed land exchange is shown on the attached sketch. This request is consistent with the intent of the existing Area Structure Plan, which seeks to protect the natural vegetation covering some of the reserve lands. The Recreation Parks and Culture Department supports this request subject to the landowner relocating some of the substrate plant material from the reserve disposal area and from adjacent lands to the newly dedicated reserve lands. This will ensure the preservation of the natural vegetation.

This request is consistent with a proposed amendment to the Area Structure Plan prepared by PCPS and presented to Council on this agenda.

This proposal has been circulated to all affected city departments and there are no unresolved objections on file.

The Recreation and Parks Board and the Environmental Advisory Board have considered this request and their recommendation is attached.

A report from PCPS requesting the rezoning of this land appears elsewhere on the agenda.

# Memo

56

Kelly Kloss  
May 13, 2005

## Recommendation:

That City Council approves a land exchange with Northland Industrial Park (Red Deer) Ltd., subject to the following conditions:

1. The area to be dedicated as reserve within Lot 20, Block 2, Plan 982 3721 must be equal to or larger than the reserve area to be disposed of in Lot 21MR, Block 2, Plan 982 3721.
2. The appropriate plant material currently located within the MR land to be exchanged to be relocated to the newly dedicated reserve area under the direction of the Recreation Parks and Culture Department.
3. The Purchaser is to be responsible for all costs associated with this transaction including but not limited to; Legal Survey costs, the cost of advertising and other costs related to holding public hearings required for the reserve disposal and rezoning; and the cost of relocating plant material.
4. The Purchaser is to be responsible for all costs associated with maintenance of noxious weeds in the relocated substrate within the newly created Municipal Reserve.
5. The Purchaser to enter into a Land Exchange Agreement satisfactory to the City.

and the disposal of Municipal Reserve described as;

"All that portion of Lot 21MR, Block 2, Plan 982 3721 lying within Plan 052\_\_\_\_\_ and containing 0.093 ha. more or less". Excepting thereout all mines and minerals



Howard Thompson, Ec.D.  
Land & Economic Development Manager

Attach.

- c. Greg Scott, Recreation, Parks & Culture Manager  
Tony Lindhout, PCPS



Legislative & Administrative Services

**Date:** May 17, 2005

**To:** Kelly Kloss, Legislative & Administrative Services Manager

**From:** Environmental Advisory Board

**Re:** **Request to exchange Municipal Reserve land in Oriole Park located on the east side of Orr Drive, just south of 66 Street**  
**Part of Lot 21MR, Block 2, Plan 982 3721 for**  
**Part of Lot 20, Block 2, Plan 982 3721**  
**(Mike Dandurand Realty)**

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At the May 17, 2004 Environmental Advisory Board (EAB) meeting members reviewed a report from the Land Coordinator dated May 4, 2005 regarding the exchange of part of a municipal reserve lot for privately owned commercial land. The following motion was passed in support of the request.

"Resolved that the Environmental Advisory Board recommend to Council of the City of Red Deer the exchange of approximately 0.093 hectares of municipal reserve land located within the Oriole Park neighbourhood, east of Orr Drive and south of 66 Street (affecting part of Lot 21MR, Block 2, Plan 982 3721 and a part of Lot 20, Block 2, Plan 982 3721) for approximately .093 hectares of privately owned commercial land.

Support is subject to the following conditions:

1. As directed by the Recreation, Parks & Culture Department, the affected vegetation and substrate within the existing municipal reserve will be relocated to the newly created Municipal Reserve at the developer's expense.
2. In the reorganization of green space there is no net loss of municipal reserve on the site.

Environmental Advisory Board – May 17, 2005  
Exchange Municipal Reserve Land in Oriole Park  
Page 2

3. The applicant is to be responsible for all costs associated with this transaction including but not limited to legal survey costs, the cost of advertising, and other costs related to holding public hearings required for the reserve disposal and rezoning.
4. Once the land exchange is completed, the created municipal reserve parcel is to be rezoned from C4 Commercial District to A2 Environmental Preservation District in order to preserve it in its entirety.
5. The developer is to be responsible for all costs associated with maintenance of noxious weeds in the relocated substrate within the newly created Municipal Reserve.”

The above is submitted for Council’s consideration.

Harry Ng, Chairperson  
Environmental Advisory Board

/lk

c Russell Crook, Land Coordinator  
Dave Matthews, Community Development Coordinator

Disposal of Municipal Reserve

HIGHWAY 2

A1

A1

Part Six of the Bylaw  
outlines the Land Use  
District Definitions

refer to the Index Map  
for the Legend

NORTH  
Scale 1:5,000

© The City of Red Deer,  
Engineering Department

## The City of Red Deer

## Land Use Bylaw 3156/96

Amendments to NW¼ Sec 19

3156 / EE-97	Dec 15, 1997
3156 / A-98	Feb 9, 1998
3156 / R-98	July 13, 1998
3156 / S-98	July 13, 1998
3156 / TT-98	Dec 21, 1998
3156 / P-99	June 21, 1999
3156 / AA-2000	Aug 28, 2000
3156 / OO-2001	Nov 5, 2001

3156 / Y-2002 June 17, 2002

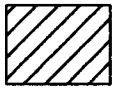
B12	C12	D12
B11	<b>C11</b>	D11
B10	C10	D10

NW¼ Sec 19  
Twp 38- Rge 27 - W4th

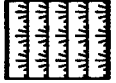
printed on  
September 10, 2004

# RESERVE LANDS AT ORR DRIVE

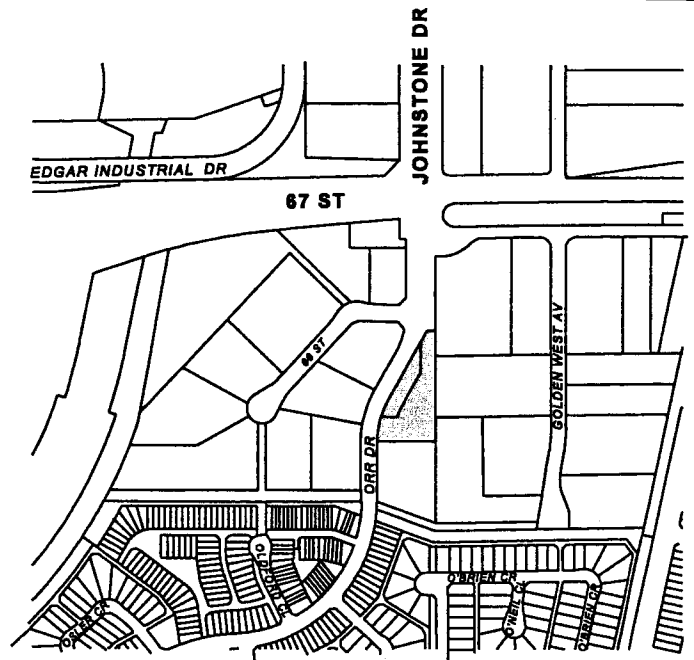
APRIL 25, 2005



Reserve lands



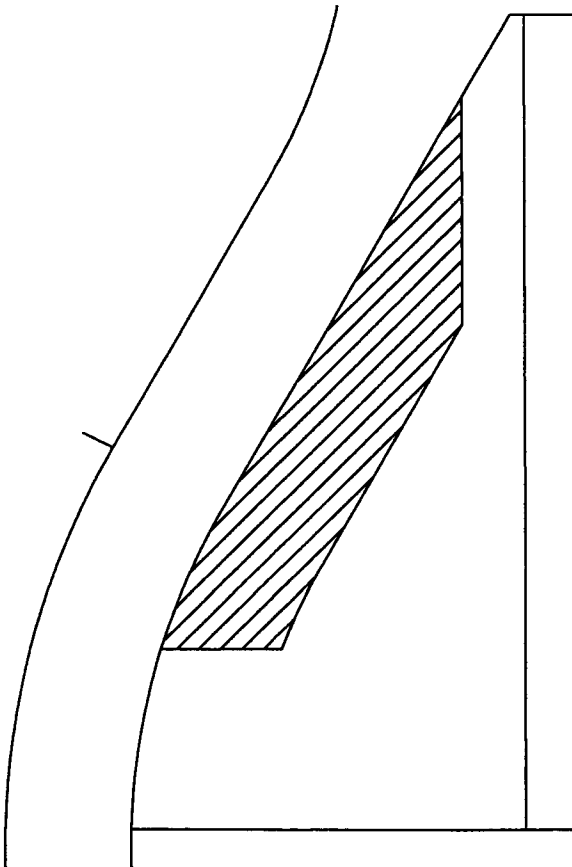
Substrate to be relocated  
as shown



SITE PLAN

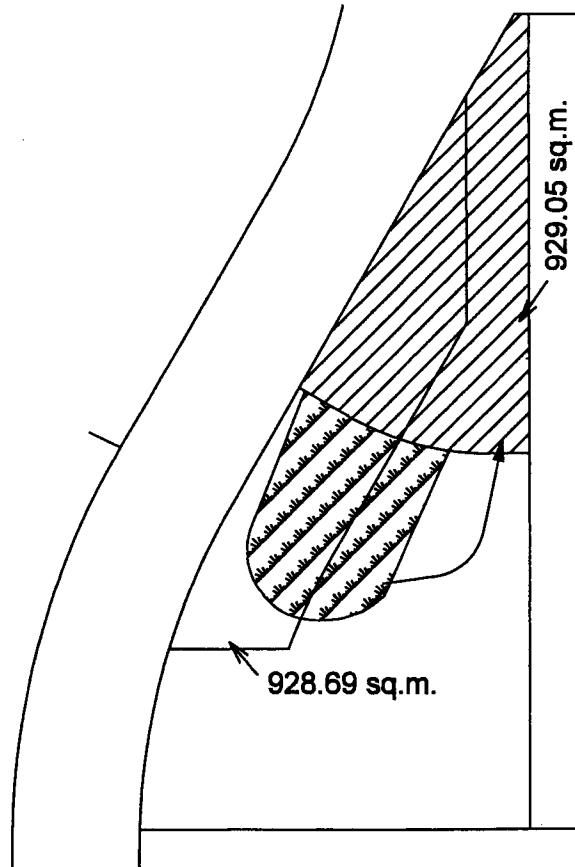
BEFORE

SCALE 1:750



AFTER

SCALE 1:750



**Legislative & Administrative Services**

**DATE:** June 27, 2005  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/N-2005  
Portion of Lot 2MR and 20, Block 2, Plan 982 3721  
Oriole Park West  
Mike Dandurand Realty and Northland Industrial Park (Red Deer)  
Ltd.

---

***History:***

At the Monday, May 24, 2005 meeting of Council, Land Use Bylaw Amendment was given first reading. At the Monday, June 20, 2005 meeting of Council, Council tabled consideration of second and third readings of Land Use Bylaw Amendment 3156/N-2005 to further investigate findings of a recent geotechnical study regarding the lands in question.

Land Use Bylaw Amendment 3156/N-2005 provides for the rezoning of municipal reserve lands from C4 Commercial (Major Arterial) District to A2 Environmental Preservation District.

***Public Consultation Process:***

A Public Hearing was held on Monday, June 20, 2005 at 7:00 p.m. in Council Chambers.

***Recommendations:***

That Council proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

A handwritten signature in black ink, appearing to read 'K. Kloss', is written over the name and title.

Kelly Kloss  
Manager



**Legislative & Administrative Services**

**DATE:** June 27, 2005

**TO:** City Council

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/N-2005  
Portion of Lot 2MR and 20, Block 2, Plan 982 3721  
Oriole Park West  
Mike Dandurand Realty and Northland Industrial Park (Red Deer)  
Ltd.

---

***History:***

At the Monday, May 24, 2005 meeting of Council, Land Use Bylaw Amendment was given first reading. At the Monday, June 20, 2005 meeting of Council, Council tabled consideration of second and third readings of Land Use Bylaw Amendment 3156/N-2005 to further investigate findings of a recent geotechnical study regarding the lands in question.

Land Use Bylaw Amendment 3156/N-2005 provides for the rezoning of municipal reserve lands from C4 Commercial (Major Arterial) District to A2 Environmental Preservation District.

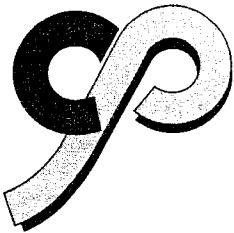
***Public Consultation Process:***

A Public Hearing was held on Monday, June 20, 2005 at 7:00 p.m. in Council Chambers.

***Recommendations:***

That Council proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

Kelly Kloss  
Manager



---

**DATE:** May 11, 2005

**TO:** Kelly Kloss, Legislative and Administrative Services Manager

**FROM:** Martin Kvapil, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3156/N-2005  
Portion of Lot 2MR and 20, Block 2, Plan 982 3721  
Oriole Park West  
The City of Red Deer

---

**Proposal**

The City of Red Deer is proposing to dispose of municipal reserve lands. These lands, totaling approximately 929 m<sup>2</sup> in area, are to be reallocated within the same parcel. The subject lands are contained within the Oriole Park West Neighbourhood Area Structure Plan (NASP). This rezoning from C4 Commercial (Major Arterial) District to A2 Environmental Preservation District is being proposed concurrently with a NASP amendment and is being sought in order to accommodate an existing tree stand, as per the NASP.

**Staff Recommendation**

Subject to first reading of Bylaw 3217/B-2005, it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/N-2005.

---

Martin Kvapil  
Planning Assistant

Attachment

67 ST

C4

66 ST

C4

ORR DR



I1

C4

**AFFECTED DISTRICTS:**

C4 - Commercial (Major Arterial)

A2 - Environmental Preservation

Change from :

C4 to A2 

MAP No. 11 / 2005  
BYLAW No. 3156 / N - 2005

## LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

July 5, 2005

Mike Dandurand Realty Inc.  
201, 4719 – 48 Avenue  
Red Deer, AB T4N 3T1

Dear Mr. Dandurand:

*Request to Exchange Municipal Reserve Land in Oriole Park  
Part of Lot 21MR, Block 2, Plan 982 3721 for  
Part of Lot 20, Block 2, Plan 982 3721  
Land Use Bylaw Amendment 3156/N-2005  
Oriole Park West  
Northland Industrial Park (Red Deer) Ltd.*

At the City of Red Deer's Council Meeting held July 4, 2005, Council reviewed a report from Administration regarding the Red Deer River Valley Supplemental Slope Assessment. As no changes were recommended, Council gave second and third readings to Land Use Bylaw Amendment 3156/N-2005 and approved the Disposal of Municipal Reserve in Oriole Park by passing the following resolution:

*"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated May 13, 2005, re: Request to Exchange Municipal Reserve Land in Oriole Park, Part of Lot 21MR, Block 2, Plan 982 3721 for Part of Lot 20, Block 2, Plan 982 3721, hereby agrees to the disposal of municipal reserve lands described as:*

*"All that portion of Lot 21MR, Block 2, Plan 982 3721 lying within Plan 052\_\_\_\_\_ and containing 0.093 ha. more or less". Excepting thereout all mines and minerals."*

...2/

Mike Dandurand Realty Inc.

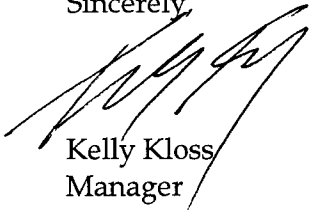
July 5, 2005

Page 2

A copy of Land Use Bylaw Amendment 3156/N-2005 is attached.

Please contact me if you have any questions or require further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over the printed name and title.

Kelly Kloss  
Manager

/attach.

c      Parkland Community Planning Services  
         Land & Economic Development Manager

**LUB AMENDMENT 3156/N-2005**  
**Exchange of Municipal Reserve**

DESCRIPTION: provides for the rezoning of municipal reserve lands from C4 Commercial (Major Arterial) District to A2 Environmental Preservation District. The disposal of Municipal Reserve will accommodate a request to exchange of part of a municipal reserve lot for an equivalent area of commercial land adjacent to the reserve lot.

FIRST READING: May 24, 2005

FIRST PUBLICATION: June 3, 2005

SECOND PUBLICATION: June 10, 2005

PUBLIC HEARING & SECOND READING: June 20, 2005

THIRD READING: July 24, 2005

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ BY: Mike Dandurand Realty

ACTUAL COST OF ADVERTISING:

\$ 307.36 X 2

TOTAL: \$ 614.72

MAP PREPARATION:

\$ \_\_\_\_\_

TOTAL COST:

\$ 614.72

LESS DEPOSIT RECEIVED:

\$ (400.)

AMOUNT OWING/ (REFUND):

\$ 214.72

INVOICE NO.:

165577-168607

(Account No. 180.5901)

Batch # 000298

696870



LEGISLATIVE & ADMINISTRATIVE SERVICES

May 25, 2005

Mike Dandurand Realty Inc.  
201, 4719 – 48 Avenue  
Red Deer, AB T4N 3T1

Dear Mr. Dandurand:

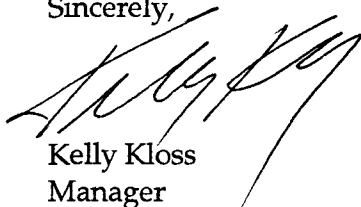
***Request to Exchange Municipal Reserve Land in Oriole Park  
Part of Lot 21MR, Block 2, Plan 982 3721 for  
Part of Lot 20, Block 2, Plan 982 3721  
Land Use Bylaw Amendment 3156/N-2005  
Oriole Park West  
Northland Industrial Park (Red Deer) Ltd.***

At the City of Red Deer's Council Meeting held June 20, 2005, A Public Hearing was held regarding the above referenced bylaw. Council tabled consideration of second and third readings of Land Use Bylaw Amendment 3156/N-2005 and approval of the Disposal of Municipal Reserve in Oriole Park to the Monday, July 4, 2005 Council Meeting.

City Administration was directed to prepare a report regarding the findings of a recent geotechnical study that affects the lands affected by the Land Use Bylaw Amendment and Disposal of Municipal Reserve. This report is to be presented to Council at the Monday, July 4, 2005 Council Meeting. Council will then consider second and third readings of the Land Use Bylaw Amendment and the approval of the Disposal of Municipal Reserve.

Please contact me if you have any questions or require further information.

Sincerely,



Kelly Kloss  
Manager

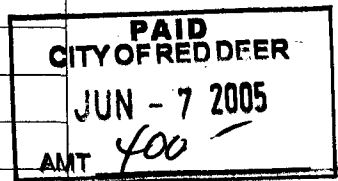
c Parkland Community Planning Services  
Land & Economic Development Manager  
C. Adams, Administrative Assistant



## THE CITY OF RED DEER RECEIPT

RECEIVED FROM Northland Ind. Park Ltd. \$ 400. - 05,06,08  
THE SUM OF Four hundred Dollars  
DESCRIPTION LUB Amendment 3156/M-2005

	Account Number (Business Unit, Object, Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	180.5901				400.
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	2.3210				



AC211

GST Registration #R119311785

Not Valid Unless Machine Printed



Mailed out  
May 31/05

May 31, 2005

«Prime\_Owner\_Name»  
«Owner\_Address\_1»  
«Owner\_Address\_2»  
«Owner\_Address\_3»  
«Owner\_Address\_4»

Dear Sir/Madam:

**Re: Oriole Park West - Disposal of Municipal Reserve  
Land Use Bylaw Amendment 3156/N-2005**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw that controls the use and development of land and buildings in the city. As a property owner in the Oriole Park West area you have an opportunity to ask questions about the intended use and to let Council know your views.

Council proposes to dispose of **Municipal Reserve** described as 'all that portion of Lot 21MR, Block 2, Plan 982 3721 lying within Plan 052 \_\_\_\_\_ and containing 0.093 hectares more or less'.

City Council also proposes to pass **Land Use Bylaw Amendment 3156/N-2005** which provides for the rezoning of municipal reserve lands from C4 Commercial (Major Arterial) District to A2 Environmental Preservation District. The disposal of Municipal Reserve will accommodate a request to exchange part of a municipal reserve lot for an equivalent area of commercial land adjacent to the reserve lot. The proposed bylaws may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, June 20, 2005** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, June 14, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

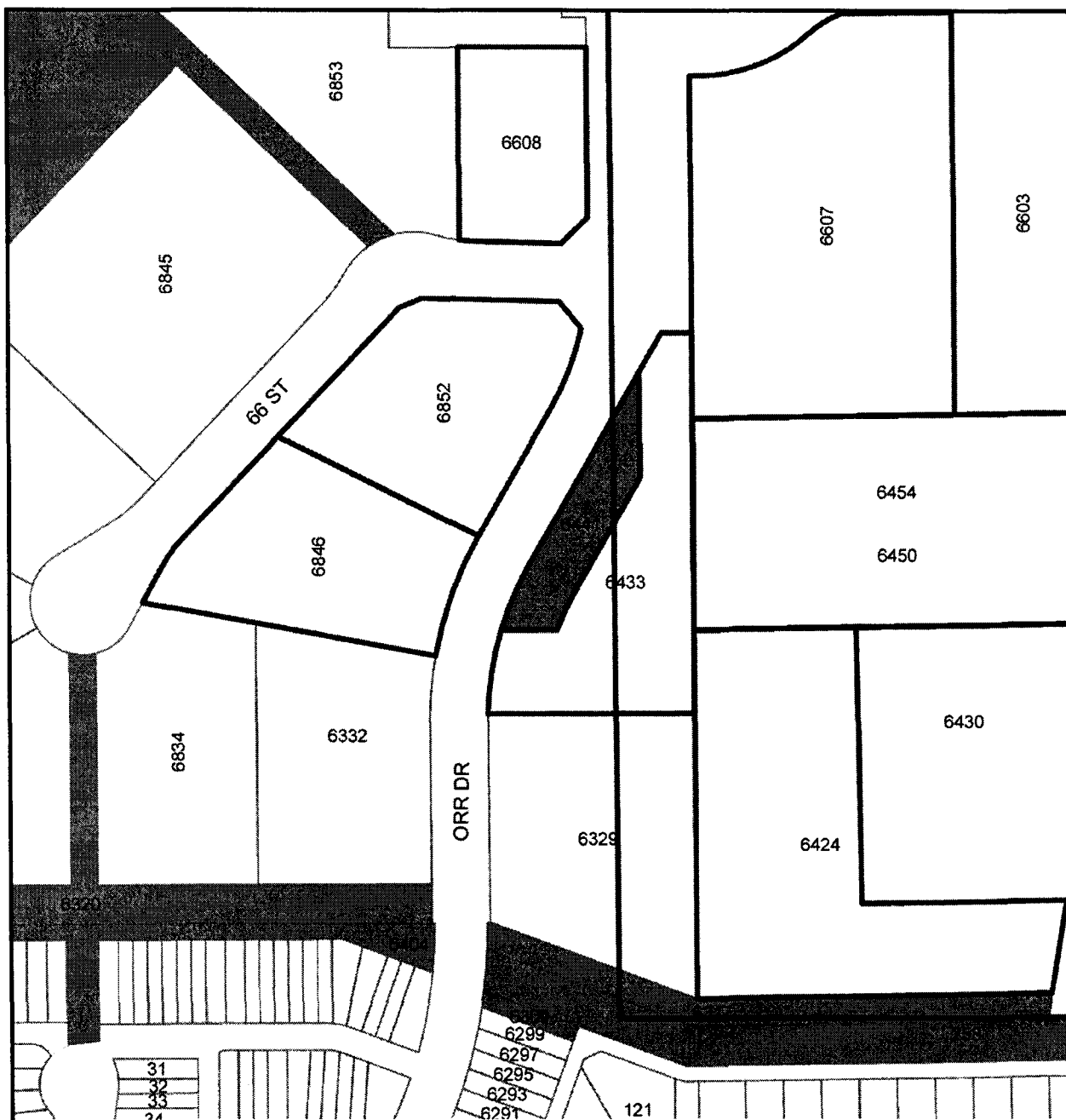
Yours truly,



Kelly Kloss  
Manager, Legislative & Administrative Services  
/te  
encl.

315-11-2005

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
WILL INNS LTD	6204 46 AV	RED DEER, AB	T4N 7A2	
NORTHLAND INDUSTRIAL PARK (RED DEER) LTD	1890 49 AV	RED DEER, AB	T4R 2N7	
ROBUST INVESTMENTS LTD	6450 GOLDEN WEST AV	RED DEER, AB	T4P 1A6	
SUPERIOR EMERGENCY VEHICLES LTD	6430 GOLDEN WEST AVE	RED DEER, AB	T4P 1A6	
SHELL CANADA PRODUCTS LIMITED	P.O. BOX 100 STATION M	CALGARY, AB	T2P 2H5	
BRADLEY M GABRIELSON	3924 51 STREET CLOSE	RED DEER, AB	T4P 1G8	
SQUIRREL INN INC	4928 53 AVE APT 200	RED DEER, AB	T4N 5J9	



LUB Amendment 3156/N-2004



Labels  
Parcel Fabric  
Legal Fabric  
Base  
Parks

Scale 1 : 2414

**ORIOLE PARK WEST**  
**Disposal of Municipal Reserve &**  
**Land Use Bylaw Amendment**

Council proposes to dispose of **Municipal Reserve** described as 'all that portion of Lot 21MR, Block 2, Plan 982 3721 lying within Plan 052 \_\_\_\_\_ and containing 0.093 hectares more or less'.

**"Map"**

Council also proposes to pass Land Use Bylaw Amendment **3156/N-2005** which provides for the rezoning of municipal reserve lands from C4 Commercial (Major Arterial) District to A2 Environmental Preservation District. The disposal of Municipal Reserve will accommodate a request to exchange part of a municipal reserve lot for an equivalent area of commercial land adjacent to the reserve lot. The proposed bylaws may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, June 20, 2005** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, June 14, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

(Publication Dates: June 3 & 10, 2005)

67 ST

**C4**

ORR DR



**I1**

66 ST

DISPOSAL OF  
MUNICIPAL  
RESERVE

**C4**

21MR

**C4**

Change from :

C4 to A2



## Legislative &amp; Administrative Services

**DATE:** May 25, 2005

**TO:** Martin Kvapil, Parkland Community Planning Services  
Howard Thompson, Land & Economic Development Manager

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/N-2005  
Portion of Lot 2MR and 20, Block 2, Plan 982 3721  
Request to Exchange Municipal Reserve Land  
Park of Lot 21MR, Block 2, Plan 982 3721 for Part of Lot 20, Block 2, Plan 982 3721  
Oriole Park West  
Mike Dandurand Realty and Northland Industrial Park (Red Deer) Ltd.

---

*Reference Report:*

Land & Economic Development Manager, dated May 13, 2005 and Parkland Community Planning Services, dated May 11, 2005

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/N-2005 was given first reading. A copy of the bylaw is attached.

*Resolutions:*

***“Resolved*** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated May 13, 2005, re: Request to Exchange Municipal Reserve Land in Oriole Park, Part of Lot 21MR, Block 2, Plan 982 3721 for Part of Lot 20, Block 2, Plan 982 3721, approves a land exchange with Northland Industrial Park (Red Deer) Ltd. subject to the following:

1. The disposal of Municipal Reserve described as:

“All that portion of Lot 21MR, Block 2, Plan 982 3721 lying within Plan 052 \_\_\_\_\_ and containing 0.093 ha. more or less.”  
Excepting thereout all mines and minerals.

2. The area to be dedicated as reserve within Lot 20, Block 2, Plan 982 3721 must be equal to or larger than the reserve area to be disposed of in Lot 21MR, Block 2, Plan 982 3721.
3. The appropriate plant material currently located within the MR land to be exchanged to be relocated to the newly dedicated reserve area under the direction of the Recreation, Parks and Culture Department.
4. The purchaser is to be responsible for all costs associated with this transaction including but not limited to; Legal Survey costs, the cost of advertising and other costs related to holding public hearings required for the reserve disposal and rezoning; and the cost of relocating plant material.
5. The Purchaser is to be responsible for all costs associated with maintenance of noxious weeds in the relocated substrate within the newly created Municipal Reserve.
6. The applicant to enter into a Land Exchange Agreement satisfactory to The City."

*"Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated May 13, 2005, re: Request to Exchange Municipal Reserve Land in Oriole Park, Part of Lot 21MR, Block 2, Plan 982 3721 for Part of Lot 20, Block 2, Plan 982 3721, hereby agrees that the following resolution be considered at the Council meeting of Monday, June 20, 2005:

*Resolved* that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated May 13, 2005, re: Request to Exchange Municipal Reserve Lane in Oriole Park, Part of Lot 21MR, Block 2, Plan 982 3721 for Part of Lot 20, Block 2, Plan 982 3721, hereby agrees to the disposal of municipal reserve lands described as:

Council Decision – May 24, 2005  
Land Use Bylaw 3156/N-2005  
Disposal of Municipal Reserve  
Oriole Park West  
Page 3

“All that portion of Lot 21MR, Block 2, Plan  
982 3721 lying within Plan 052\_\_\_\_\_ and  
containing 0.093 ha. more or less”. Excepting  
thereout all mines and minerals.”

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

A Public Hearing will be held on Monday, June 20, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/N-2005 provides for the rezoning of municipal reserve lands from C4 Commercial (Major Arterial) District to A2 Environmental Preservation District. The Disposal of Municipal Reserve will accommodate a request for an exchange of part of a municipal reserve lot for an equivalent area of commercial land adjacent to the reserve lot. This office will now proceed with the advertising for the Public Hearing for the Land Use Bylaw Amendment. Mike Dandurand Realty Inc. will be responsible for the advertising costs in this instance.



Kelly Kloss  
Manager

/attach.

c     Director of Development Services  
       Inspections & Licensing Manager  
       C. Adams, Administrative Assistant  
       T. Edwards, Clerk Steno



3156/N-2005

CANADA

PROVINCE OF ALBERTA

TO WIT:

IN THE MATTER OF SECTION 674

OF THE MUNICIPAL GOVERNMENT

ACT, 1994, CHAPTER M-26.1

I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY  
DECLARE:

1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper designated officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.
4. THAT the reserve lot is characterized as a municipal reserve under the current Act.
5. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

"All that portion of Lot 21MR, Block 2, Plan 982  
3721 lying within Plan 052\_\_\_\_\_ and  
containing 0.093 ha. more or less". Excepting  
thereout all mines and minerals."

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at the City of  
Red Deer, in the Province of Alberta,  
this 5 day of July

A.D. 2005.

  
A COMMISSIONER FOR OATHS IN AND  
FOR THE PROVINCE OF ALBERTA

  
KELLY KLOSS,  
CITY CLERK

**Nona C. Housenga**  
Commissioner for Oaths in  
and for the Province of Alberta.  
My Appointment expires  
September 23, 2005

D.R.R. REJECTION NOTICE

LAND TITLES OFFICE  
BOX 2380  
EDMONTON, AB  
T5J 2T3

TO SNELL & OSUND SURVEYS (1979) LTD.  
2, 5128 - 52 STREET  
RED DEER, ALBERTA  
VIA: COURIER

DYNAMEX

CUSTOMER FILE NBR: 1927-001

RE: D.R.R. NUMBER: A497110

CALL BOX: COUR  
ACCOUNT NUMBER: A062308  
REJECTION DATE: 2006/03/02

DOCUMENT TYPE

RESERVE DESIGNATION CANCELLED

- LEGAL DESCRIPTION IS AMBIGUOUS, IT STATES ALL THAT PORTION WHICH LIES WITHIN THE NEW PLAN (WHICH IS ALL OF THE MR LOT), HOWEVER IT THEN STATES CONTAINING 0.093 HA WHICH IS ONLY PART OF THE LOT, AND NOTHING ON THE PLAN TO INDICATE THAT THE PORTION OF THE MR LOT GOING INTO NEW LOT 26 IS 0.093 HA.

IN VIEW THAT A PORTION IS GOING INTO NEW LOT 26 AND THE REMAINDER IS GOING INTO A NEW MR LOT, WE SUGGEST THAT THE ACREAGE IS REMOVED FROM THE DESCRIPTION SO THAT ALL OF THE MR DESIGNATION IS REMOVED FROM LOT 21MR. THEN THE PORTION LYING WITHIN NEW LOT 26 IS TRANSFERRED AND THEN THE REMAINDER IS CANCELLED BY THE NEW PLAN INTO THE NEW LOT 27MR (MUNICIPAL RESERVE). OTHERWISE WE REQUIRE A NEW AFFIDAVIT WITH A NEW DESCRIPTION AND FOR PORTION WITHIN NEW LOT 26 WITH NO AREA SHOWN.

GORD HAMILTON  
(SURVEY SECTION L.T.O.)  
PH. (780) 427-6790

→ The alternative is a new description which would read

" Lot 21MR, Block 2  
Plan 982 3721 "

\*\* PLEASE RE-SUBMIT DOCUMENT(S) WITH THIS FORM FOR FASTER PROCESSING. \*\*

ADR/GHAMILTO

**Legislative & Administrative Services**

**DATE:** July 5, 2005

**TO:** Johan van der Bank, Parkland Community Planning Services  
Martin Kvapil, Parkland Community Planning Services  
Howard Thompson, Land & Economic Development Manager  
Tom Warder, Engineering Services Manager

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Oriole Park West Neighborhood Area Structure Plan – Bylaw Amendment 3217/B-2005  
Land Use Bylaw Amendment 3156/Q-2005  
Land Use Bylaw Amendment 3156/N-2005  
Disposal of Municipal Reserve  
Road Closure Bylaw 3346/2005 – Oriole Park West Phase 7A  
City of Red Deer

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***Reference Report:***

Land & Economic Development Manager & Engineering Services Manager, dated June 28, 2005 (Red Deer River Valley Supplemental Slope Assessment)  
Parkland Community Planning Services dated May 11 & 16, 2005,  
Land & Economic Development Manager, dated May 13 & 16, 2005

***Bylaw Readings:***

The following bylaws were given second and third readings. Copies of the bylaws are attached.

Oriole Park West Neighbourhood Area Structure Plan – Bylaw Amendment 3217/B-2005

Land Use Bylaw Amendment 3156/Q-2005 - Oriole Park West – Phase 7A

Land Use Bylaw Amendment 3156/N-2005 - Oriole Park West – Mike Dandurand Realty

Road Closure Bylaw 3346/2005

***Resolutions:***

***“Resolved*** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated May 13, 2005, re: Request to Exchange Municipal Reserve Lane in Oriole Park, Part of Lot 21MR, Block 2, Plan 982 3721 for Part of Lot 20, Block 2, Plan 982 3721, hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot 21MR, Block 2, Plan 982 3721 lying within Plan 052\_\_\_\_\_ and containing 0.093 ha. more or less”. Excepting thereout all mines and minerals.”

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

***Comments/Further Action:***

This office will amend the Land Use Bylaw and distribute copies in due course. A certified copy of Road Closure Bylaw 3346/2005 is attached for your reference as well as a Statutory Declaration regarding the Disposal of Municipal Reserve.



Kelly Kloss  
Manager

/chk

/attach.

c     Director of Development Services  
       Inspections & Licensing Manager  
       City Assessor  
       D. Kutinsky , Graphics Designer  
       L. Khoshaba, GIS Analyst  
       T. Edwards, Clerk Steno

**BYLAW NO. 3346/2005**

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

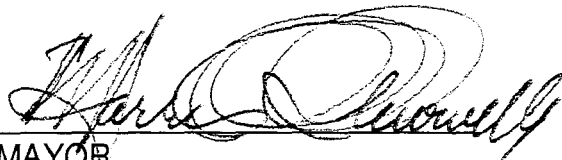
"All that portion of Road Plan 2082 LZ lying within the limits of subdivision plan 052\_\_\_\_\_. (SW ¼ 19-38-27-W4M)."

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of May 2005.

READ A SECOND TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

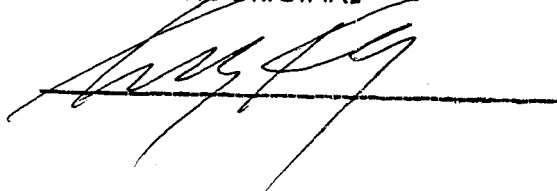
READ A THIRD TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 4<sup>th</sup> day of July 2005.

  
MAYOR

  
CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL



C A N A D A

PROVINCE OF ALBERTA

TO WIT:

)  
) IN THE MATTER OF SECTION 674

)  
) OF THE MUNICIPAL GOVERNMENT

)  
) ACT, 1994, CHAPTER M-26.1

I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper designated officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.
4. THAT the reserve lot is characterized as a municipal reserve under the current Act.
5. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

"All that portion of Lot 21MR, Block 2, Plan 982  
3721 lying within Plan 052\_\_\_\_\_ and  
containing 0.093 ha. more or less". Excepting  
thereout all mines and minerals."

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at the City of )  
Red Deer, in the Province of Alberta, )  
this 5 day of July, )

A.D. 2005.

  
A COMMISSIONER FOR OATHS IN AND  
FOR THE PROVINCE OF ALBERTA

  
KELLY KLOSS,  
CITY CLERK

**Nona C. Housenga**  
Commissioner for Oaths in  
and for the Province of Alberta.  
My Appointment expires  
September 23, 2005



---

**DATE:** June 24, 2005

**TO:** Kelly Kloss, Legislative and Administrative Services Manager

**FROM:** Martin Kvapil, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3156/T-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 5  
Melcor Developments Ltd.

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### **Proposal**

Melcor Developments Ltd. is proposing to develop Phase 5 of the Inglewood East neighbourhood. Phase 5 is located within the southerly portion of the Inglewood East Neighbourhood Area Structure Plan (NASP). The applicant seeks to rezone approximately 12.961 ha (32.03 ac.) of land from A1 Future Urban Development District to R1A - Residential (Semi-Detached Dwelling) District, R1N - Residential Narrow Lot District, R2-D23 - Residential (Medium Density) District with a maximum density of 23 units per hectare, R3-D81 - Residential (Multiple Family) District with a maximum density of 81 units per hectare, and PS – Public Service District for the purpose of 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot.

Density restrictions are being proposed upon the R2/R3 lot and church site, as per the NASP. In the event that the church site is not required for the planned use, the alternate use may be pursued by the developer. Should the alternate use for the church site be approved, the combined density for the identified multiple-unit sites would not exceed the NASP-approved 45 units per hectare.

### **Staff Recommendation**

The proposal conforms with the Inglewood East Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/T-2005.

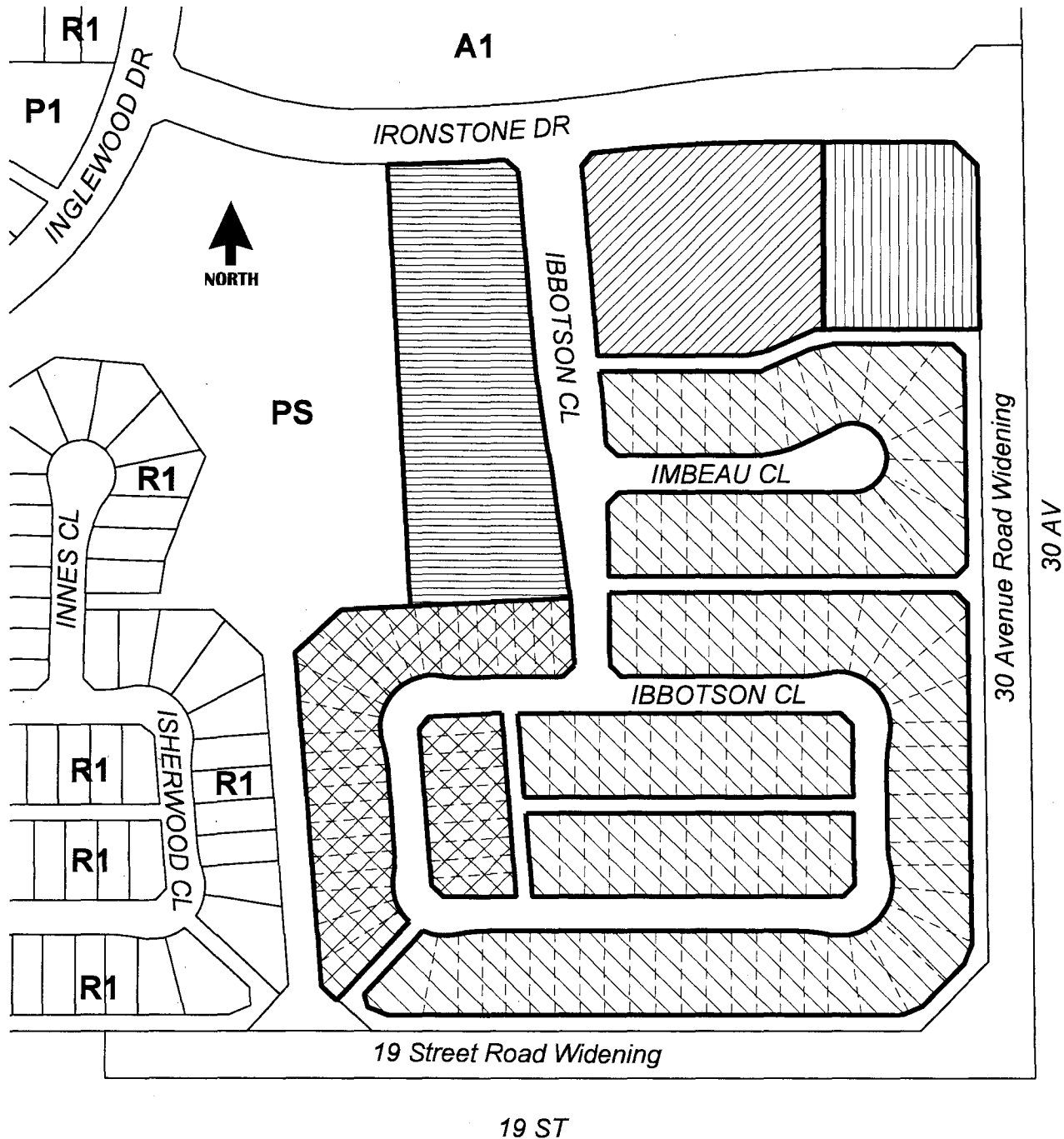
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Martin Kvapil

Attachments

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT

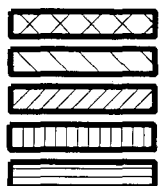


### AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- R2-D23 - Residential (Medium Density) 23 dwelling units per hectare
- R3-D81 - Residential (Multiple Family) 81 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)

### Change from :

- A1 to R1A
- A1 to R1N
- A1 to R2-D23
- A1 to R3-D81
- A1 to PS





***Comments:***

We recommend that Council proceed with first reading of the bylaw amendment. A Public Hearing will be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 5, 2005

Fax: 343-7510

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

Dear Sirs:

***Land Use Bylaw Amendment 3156/T-2005***  
***Portion of SE ¼ Sec. 3-38-27-W4M***  
***Inglewood East – Phase 5***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/T-2005* at the City of Red Deer's Council Meeting held Monday, July 4, 2005. For your information, a copy of the bylaw is attached.

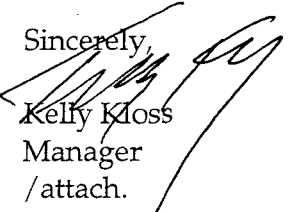
*Land Use Bylaw Amendment 3156/T-2005* provides for the rezoning of approximately 12.961 ha (32.03 ac) of land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 – Residential (Medium Density) District - with a maximum density of 23 units per hectare, R3-D81 – Residential (Multiple Family) District – with a maximum density of 81 units per hectare, and PS – Public Service District. This will provide 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, July 13, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call me if you have any questions or require additional information.

Sincerely,

  
Kelly Kloss  
Manager  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

\* \* \* Transmission Result Report (MemoryTX) ( Jul. 5. 2005 12:13PM ) \* \* \*

1) CITY OF RED DEER  
2) Legislative and Admin. Services

Date/Time: Jul. 5. 2005 12:12PM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
1999 Memory TX	3437510	P. 3	OK	

## Reason for error

E.1) Hang up or line fail  
E.3) No answerE.2) Busy  
E.4) No facsimile connection

## LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

July 5, 2005

Fax: 343-7510

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

Dear Sirs:

**Land Use Bylaw Amendment 3156/T-2005**  
**Portion of SE ¼ Sec. 3-38-27-W4M**  
**Inglewood East - Phase 5**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/T-2005* at the City of Red Deer's Council Meeting held Monday, July 4, 2005. For your information, a copy of the bylaw is attached.

*Land Use Bylaw Amendment 3156/T-2005* provides for the rezoning of approximately 12.961 ha (32.03 ac) of land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 - Residential (Medium Density) District - with a maximum density of 23 units per hectare, R3-D81 - Residential (Multiple Family) District - with a maximum density of 81 units per hectare, and PS - Public Service District. This will provide 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood.

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According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, July 13, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call me if you have any questions or require additional information.

Sincerely,

Kelly Kloss  
Manager  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

**Legislative & Administrative Services**

**DATE:** July 5, 2005

**TO:** Martin Kvapil, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/T-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 5  
Melcor Developments Ltd.

---

**Reference Report:**

Parkland Community Planning Services, dated June 24, 2005

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/T-2005 was given first reading. A copy of the bylaw is attached.

**Report Back to Council:** Yes

A Public Hearing will be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/T-2005 provides for the rezoning of approximately 12.961 ha (32.03 ac) of land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 – Residential (Medium Density) District - with a maximum density of 23 units per hectare, R3-D81 – Residential (Multiple Family) District – with a maximum density of 81 units per hectare, and PS – Public Service District. This will provide 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood. This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising in this instance.



Kelly Kloss

Manager

/chk

/attach.

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

**BYLAW NO. 3156/T-2005**

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 "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

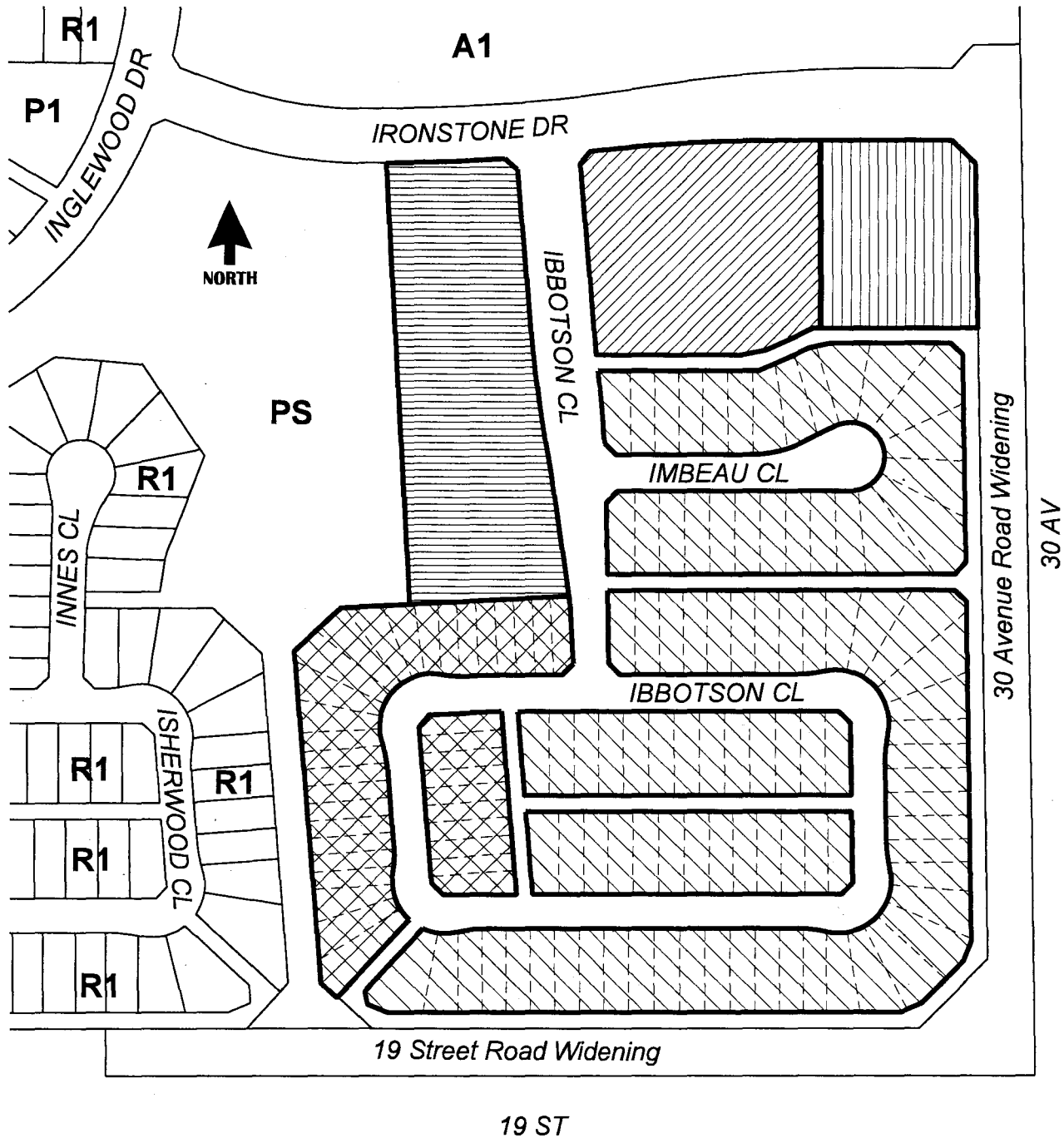
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

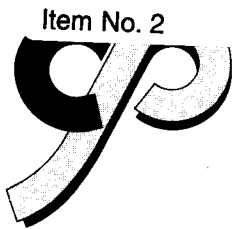


## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- R2-D23 - Residential (Medium Density) 23 dwelling units per hectare
- R3-D81 - Residential (Multiple Family) 81 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)

## Change from :

- A1 to R1A
- A1 to R1N
- A1 to R2-D23
- A1 to R3-D81
- A1 to PS



**DATE:** June 27, 2005  
**TO:** Kelly Kloss, Legislative and Administrative Services  
**FROM:** Nancy Hackett, Parkland Community Planning Services  
**RE:** **Proposed Land Use Bylaw Amendment 3156/U-2005  
Redesignation for Multi-Family development, 60<sup>th</sup> Street and 51<sup>st</sup> Avenue,  
Riverside Meadows, Convent Park area.**

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### **Proposal**

A proposal has been received by the City of Red Deer from P & S Investments to redesignate lands in Riverside Meadows for development of multi-family housing. P & S Investments is proposing to consolidate three parcels of land and construct a multi-family development consisting of a 105 unit apartment building and 7 future townhouse units. The developer indicates that the project will be affordable housing. The proposed location is situated at the bottom of the escarpment, north of 60<sup>th</sup> Street, between Gaetz Avenue/51<sup>st</sup> Avenue/Convent Park as shown in the attached map (Map 1: Site Map).

Because this site is adjacent to the escarpment, some lands are also being proposed by the City to be redesignated to Environmental Reserve/Environmental Preservation. These lands are already owned by the City.

### **Planning Background**

The proposed development site currently consists of three separate parcels of land. The first portion of land, which is the area closest to Gaetz Avenue, east of 51<sup>st</sup> Avenue, is owned by the developer. Presently, the site contains some boarded up/burned buildings as well as mature trees. This area of land is currently designated (zoned) R2 Residential (Medium Density) District. As stated in the Land Use Bylaw, the purpose of this district is "to provide a medium density residential area with a mixture of housing types...and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible" with the surrounding neighbourhood and the adjacent sites. Under R2 zoning a multiple family building and multi-attached building are discretionary uses.

The second portion of the proposed development site is land that is currently city owned lanes or road right-of-way (undeveloped). As road right-of-way or lane there is no zoning on the land.

The third portion of the development site is a portion of Convent Park. As park land the area is owned by The City and is zoned P1 Parks and Recreation District. The park space currently contains a backstop for a small baseball diamond. Older playground equipment was removed from the park a few years ago and has not been replaced.

To accommodate the apartment building and townhouses proposed by the developer, all of these parcels of land would be consolidated into one development site. The developer has requested Direct Control or other suitable zoning. Redesignation of the road/lane areas and the portion of park land to Direct Control, R2 or R3 zoning would accommodate medium density or multi-family development.

In addition to these portions of land, some land on the escarpment is designated R2. It is not developable land and not suitable for residential land use. Adjacent hillside lands are designated as A2 Environmental Preservation District. The purpose of the A2 land is to protect environmentally sensitive land by restricting development to minimal and environmentally compatible uses. It is proposed that the portions of hillside adjacent to the subject site, where not already designated A2, be redesignated as such.

### **History of the Site**

As Council is aware, Riverside Meadows is one of the oldest neighbourhoods in Red Deer. Prior to being amalgamated into the City in the 1940s, the neighbourhood was an independent municipality known as the Village of North Red Deer. In response to inquiries as to whether any previous agreements around the park space, leasing arrangements or decisions of the Village would have bearing on the sale and rezoning of park, the Archives completed a full historic records search, a historic title search, and report which was submitted to the Recreation, Parks and Culture department. In assessing this material with the assistance of legal counsel, the Recreation, Parks and Culture department has determined that there are no restrictions in place that would prevent the City from disposal of the park or from redesignation of this park.

In addition, for the information of Council, at some time prior to the lands being amalgamated into the City of Red Deer burials occurred on the hill side. Documentation of this burial site, suspected to have approximately 14 graves, is located in the City Archives and with Legislative and Administrative Services (Cemetery Services). Review of the research by Archives staff indicates that there may be Metis graves in this location and possible native artifacts, meaning the burial locations may be an area of cultural sensitivities. Archival records also document previous activities on the hillside leading to exposure of graves. The lands containing the graves belong to the city. The responsibility of the municipality in protecting burial locations from erosion is presently being researched by Legislative and Administrative Services staff. It is believed that the graves are located on the portions of city owned land already designated as A2. The proposed redesignation of additional escarpment lands from R2 to A2 environmental preservation district would not disturb the burial site and in fact is a more appropriate designation as compared with the R2 district which is intended for residential development. Redesignation of lands below the hill side is not anticipated to impact the burial sites or cause any erosion. The slope stability study expected to be provided by the developer will address the stability of the hillside.



## **Area Redevelopment Plan**

### **Background**

The proposed development site and hillside are subject to the Riverside Meadows Area Redevelopment Plan (ARP), Bylaw No. 3261/2000, approved by Council in June 2000. The plan was initiated in 1998. From the outset the Riverside Meadows Area Redevelopment Plan included community involvement and was developed with a steering committee of neighbourhood residents. The purpose of an ARP is to guide redevelopment in an existing neighbourhood or defined area. It is intended to address improvements related to issues such as traffic, land use, zoning, safety, parks, social development, or others as identified by stakeholders/area residents. The intent of the plan was to facilitate revitalization of the Riverside Meadows community. The approved plan contains over 90 recommendations. Many of the recommendations of the plan have already been implemented/continue to be implemented through the collaboration of The City, schools, health region, businesses, developers, and community residents.

### **Multi-Family Housing**

With regard to the Area Redevelopment Plan's Land Use recommendations, it was recognized that there were many kinds of housing in the neighbourhood and that in the future a variety of housing should continue. The plan set out to address issues around creating a blend of housing and allowing for a wide variety of homes ranging from single family to multi-family development. The medium density/multi-family development was recommended for lands around the perimeter of the community and along collector streets (policy 5.2.2). Because of its location on 60<sup>th</sup> Street, at the north end of Riverside Meadows, the subject site meets this criteria.

Occasionally, Area Redevelopment Plans may contain goals/policies related to affordable housing, (e.g. the Greater Downtown Action Plan policy 9.8 and 9.7). The Riverside Meadows Area Redevelopment Plan does not contain any policies specific to the provision, amount, or location of affordable housing in the neighbourhood.

### **Subject Site**

With regard to the portion of the proposed development site that is currently owned by P & S Investments, much consideration was given to this property at the time the plan was being written. The site was comprised of several boarded-up houses which were causing safety concerns among surrounding residents. The property did not make a good entrance to the community and detracted from the appearance of the neighbourhood. The group working on the plan agreed the site should be redeveloped. As the property was already zoned R2 prior to 1998 no changes were recommended to the land use designation.

However, changes were recommended for the adjacent parcel of land, known as Convent Park. At the time the park contained older playground equipment and a small baseball diamond. The plan considered that the park was not well used and that more children might use it if it had better equipment, if it were safe to access, and if more families were within close distance. In order to facilitate redevelopment of these parcels of land, the plan recommended that a portion of the park be sold for development. The rationale of rezoning lands/consolidating land to allow for medium density multi-family development was to clean

up the vacant buildings/site, create a site that would be large enough to attract new development, which could include part of the road and the park, and then to reinvest money from any sale of park back into the neighbourhood. Therefore, both a portion of the park and the road right-of-way/lanes are shown on Map 5 of the Area Redevelopment Plan for future multi-family development and the plan recommends that the size of Convent Park be reduced, that the remaining park be improved/enhanced, and that proceeds from the sale of any park land be used to acquire additional park space within the community (policy 5.7.2.8 ii).

In summary, the proposed redesignation of park P1 land to R2 medium density residential district is consistent with the land use recommendations of the Riverside Meadows Area Redevelopment Plan. The proposed redesignation of hillside lands to A2 is also consistent with the Area Redevelopment Plan. All land uses are shown on Map 5 of the Area Redevelopment Plan (attached).

Several residents who worked on the Area Redevelopment Plan with planning staff have submitted a letter dated June 8, 2005 indicating that they envisioned the possible sale of part of the park as leading to the development of townhouse style units (rather than an apartment building) to be sold to people who would own/live in the neighbourhood. This letter is attached for the consideration of Council.

### **Design Guidelines**

While the proposal is consistent with the Area Redevelopment Plan it is important to note that a related consideration recommended in the plan has not yet been completed. In order to guide redevelopment of this site as well as other major redevelopment sites expected to undergo change in Riverside Meadows, the ARP recommended that Design Guidelines be adopted. Policy 5.2.2 ii, recommends that a committee comprised of residents, planners, city staff, and design professionals be struck to create a set of design guidelines for the more prominent redevelopment sites in the community. The proposed multi-family development at Convent Park is identified as one of the sites requiring design guidelines which would cover landscaping, parking, environmental preservation and development/themeing. The intent was that design guidelines would assist both developers and the city in moving forward with redevelopment of properties. Guidelines would make any expectations around massing, size, materials, site layout, style, and appearance of proposed projects clear and consistent for all involved.

In the case of Riverside Meadows, design guidelines were budgeted as an early success for completion in 2002. It was intended that Parkland Community Planning Services would work with an architectural consultant and the community to create a set of easy to follow, clear design guidelines. A terms of reference was prepared for this initiative. The terms of reference grouped this project together with the design guidelines for downtown neighbourhoods recommended in the Greater Downtown Action Plan. Based on budget constraints, the design guidelines for Riverside Meadows were deleted from the terms of reference. Work on the design guidelines for downtown neighbourhoods and C1 commercial areas has been completed. While redevelopment has continued in Riverside Meadows this has been in absence of comprehensive development guidelines to direct development of key sites. Drafting of these guidelines could prove beneficial in assessing future anticipated redevelopment projects for other sites in Riverside Meadows such as the

Harper property or other larger vacant/redevelopment parcels. Design guidelines would assist Council and the development authority/Municipal Planning Commission in future approvals for redevelopment sites in Riverside Meadows. This may be an issue that Council wishes to consider for future projects or refer to the Policy Group for the Greater Downtown and Riverside Meadows for consideration.

### **Community-Social Development**

In addition to land use recommendations, the Area Redevelopment Plan also contains a section on Community-Social Development relating to overall community well-being and achieving long-term quality of life. The plan states that above and beyond the recommendations presented in the other sections of this plan; it is the expectation that as the policies of this plan are implemented community-social development issues will be given thorough consideration in decision-making. The plan states as policy 5.9.2 (i) that all major development/redevelopment within the community is to be assessed on the basis of the following questions:

#### *i. Safety in the community*

- *How will development contribute to a safe physical environment?*
- *How will partnerships among agencies and the community address security?*
- *How does development deal with the “zone of influence” or contribute to the sense of ownership in the community?*
- *How can lighting be used to improve community safety?*

#### *ii. Clean community*

- *Will development deal with waste disposal in an appropriate manner?*
- *Will development contribute to a clean appearance in the community?*
- *How will partnerships among agencies and the community address litter and garbage clean up?*

#### *iii. Accessibility*

- *How will development address physical accessibility?*
- *Do public spaces including streets, parks, and sidewalks address physical accessibility?*
- *How can the community be made more accessible for those with mobility concerns or for an aging population?*
- *Are facilities (retirement homes, daycare, health and social services) easy to access in terms of transportation and cost?*
- *Will people feel comfortable accessing services or goods in the proposed location?*

#### *iv. Open Space*

- *Are the open space needs of all groups (age groups, socio-economic groups) met?”*
- *How will the open space needs of those living in high-density dwellings be met, as they lack private yards and private green space but still require safe, accessible spaces that create a sense of “symbolic ownership”?*
- *Is there distribution of open space through-out the community?*

- *How well does the design represent high-quality landscaping which creates visual interest and reinforces a sense of community and building-street relationship?*

v. Noise

- *How will noise from development /roads be minimized?*

vi. Interface Between Land Uses

- *Does the development contribute to a mixture of income groups and housing types in the community?*
- *Is the density of the development appropriate?*
- *Is the development compatible with the community particularly in terms of commercial and residential blending, parking, and traffic?*
- *Does landscaping address transition of one land use to another?*

A social impact assessment for this proposal covering some of these issues was completed by Social Planning and is attached for Council's review. At the time of a development permit application, some of these issues such as accessibility, land use interface, and open space may require additional information from the developer.

### **Municipal Development Plan**

The City's Municipal Development Plan provides limited direction as to the siting of affordable housing or multi-family residential development. Policy 5.4 states that "The City will review existing residential development standards to ensure that access to affordable public amenities and community services and housing are encouraged at the initial planning and design stage of residential development. Affordable housing in the context of this plan means a range of housing options which provide shelter for most Red Deer residents, either on an ownership or rental basis." The Municipal Development Plan also contains a policy to ensure that development in the North has approximately the same density and features as neighbourhoods in East Red Deer (policy 10.3). In terms of implementing these policies, some work around balancing and creating a range of housing types has been integrated into the Neighbourhood Planning and Design Guidelines and Standards. However, standards around the mix of housing types apply only to new neighbourhoods. Additionally, regulations for approval of secondary suites in new neighbourhoods have been developed. A land use strategy specific to the needs of affordable housing sites/criteria/development is not in place. Such a strategy would be helpful in defining the amount of affordable housing that each neighbourhood should have, the balance between affordable housing in older and newer neighbourhoods, the balance north and south of the River, suitable massing, design or site issues, how to ensure new sites become available in future, how to appropriately address community issues and consultation or other related matters.

### **Process to Date**

In lieu of having design guidelines or specific land use affordable housing policies in place, the community and the developer attempted to meet on several occasions to agree on the use and design of the proposed site. In September 2004 the developer met with the community and agreed to work through a process of consultation and discussion around the redesignation of lands and development process. Kurt Ternes and Shirley Hocken were appointed by the community association to meet with the developer. Sherri Turpin agreed

to sit on the committee as a professional architect. In addition, Ms. Turpin is a resident of Riverside Meadows. These representatives met with the developer's architects George Berry and Janice Kong as well as planning staff and staff from Inspections and Licensing on several occasions between November 2004 and April 2005 to discuss the proposal. Additional details around the process can be found on the confidential agenda to Council. The following table notes the major issues which this process tried to address. Some issues remain outstanding. Additional information and concerns as well as an alternate proposal for 78 units of affordable housing on the site have been submitted by the community association to Council and appear elsewhere on this agenda. Both planning staff and Inspections and Licensing staff, as well as the community association have indicated a willingness to continue to meet to resolve the outstanding/unresolved issues. Additional time and the use of alternate facilitation methods or an independent facilitator would be required to resolve these issues, reach consensus, and develop a revised zoning proposal (e.g. direct control district) for Council's consideration.

### Design Committee Meetings – Major Issues

Issue	Resolution	Additional Comments
Sale of Park	No resolution.	Alternate designs produced by the community suggest sale of less park based on an alternate site design (40% compared with 46%).
Size of Building / Massing/View of Escarpment What can be done to reduce the size/mass/impact of the building?	No resolution.	Some options have subsequently been explored in meetings between the developer, Social Planning, and the community however, these discussions are not yet reflected in the project submission.
Community Gardens	Resolved	Agreement to discuss at a later date if considered feasible/desired.
Relationship of Private and Public Space	Unresolved.	Some options have subsequently been explored in meetings between the developer, Social Planning, and the community however, these discussions are not yet reflected in the project submission.
Location of Garbage Bins	Resolved	Bins moved to rear of site
CPTED Review Requested	Resolved	Review was completed
Number of Units/Density • Developer proposing 112 units	No resolution. • Alternate proposal by community association	A variety of sized projects has been considered for this site. In May 2004 P & S

	suggesting 78 units	Investments presented a proposed concept to city staff for the subject lands for a 51 unit affordable housing project. The current proposal is for 112 units (including apartment and townhouses). Alternate options submitted by the community association suggest 78 units.
Parking <ul style="list-style-type: none"> <li>Development as proposed would require a relaxation to the R2 requirements</li> </ul>	No resolution. <ul style="list-style-type: none"> <li>No relaxation supported.</li> <li>Alternate design shifts the parking lot location</li> </ul>	
Bike racks	Resolved.	Bike racks are shown
Funding Commitments What commitments have been made?	Resolved.	Information provided by the developer.
Tree Preservation Preserve mature trees where possible	Unknown	
Architectural Design and Exterior Finishes	Extensive discussion has occurred and this matter is largely resolved	
Need to define park space through berm or landscaping	Unknown	
Demolition of existing structures on site	Resolved/agreed to	
Entrance Feature <ul style="list-style-type: none"> <li>Placement/location if such a feature is ever installed.</li> </ul>	Unresolved	

### **Departmental Concerns**

Because of the range of issues involved in this proposal, the proposed redesignation was circulated to applicable city departments for review and comment. The materials circulated included information on the proposed development such as a site plan and description of future buildings. A number of issues and concerns were raised by city departments. The developer was made aware of these concerns in writing on June 3, 2005. He was asked to respond to planning staff as to the resolution of these issues. To date, planning staff have not received a response/resolution on the following concerns:

1. Discrepancy in the land area figures/calculations needs to be resolved. All areas to be confirmed by a legal survey.
2. The escarpment / hillside north of the proposed development site is often intentionally set on fire during dry times of the year. This can be a significant hazard to surrounding development. The proximity of the proposed development to the hillside subjects it to fire exposure. Therefore it is requested that Fire Smart Guidelines prepared by Alberta Environment be used to assess the potential risk. Note: additional discussion between the developer and Emergency Services may have occurred with respect to this concern, however no additional documentation has been provided to Parkland Community Planning Services.
3. The ability of city vehicles to access the base of the hill to conduct fire fighting operations or to complete maintenance of city utilities or property will be impacted by this development. If the north side of the development is to be fenced, access points through gates that would normally be locked is required. A 4 metre wide area/lane designed to carry heavy equipment should be provided between the building and hillside (this would mean some type of hard or suitable surface). Snow clearing of the area/lane would not be required. The design of the area pertaining to width and access should be approved the City of Red Deer.
4. An evaluation of the escarpment slope stability is required.
5. Based on the submitted design and using the figures supplied by the professional survey, the landscaping as proposed will be deficient by 2.67%.
6. Based on the professional survey, the site area will be deficient by 564.02 m<sup>2</sup>. The size and number of suites proposed indicates a minimum site area of 11, 531 m<sup>2</sup>.
7. Parking will be deficient by 17 stalls. No off-street parking available.
8. As the site is within 300 metres of a closed landfill, an application for a request to vary the setback distance from Alberta Environment will be required.
9. Could the 60 Street elevation be enhanced? Would the developer consider internal sidewalks or pedestrian walkways to enhance the site?
10. As the development is proposing to house some persons with disabilities, how does the project accommodate universal design for persons with disabilities? It shows disability parking spaces but what about the dwelling units and accesses?
11. Sidewalk and walkway requirements to be considered for construction along the north side of 60 Street. A sidewalk or walk way will allow residents to walk on the north side of the road towards the school, large playground, bus stop, commercial areas, and towards the controlled pedestrian crossing. The pedestrian route should be identified along the north side of 60<sup>th</sup> Street from the development to Gaetz Avenue south bound.

12. The planned sidewalk on the east side of the site must connect to the existing sidewalk on the west side of Gaetz Avenue and will be the responsibility of the property owner to maintain (i.e. repairs and snow clearing).
13. A signal warrant analysis is required. If the development proceeds, it would be necessary to design and construct an appropriate pedestrian crossing across 60<sup>th</sup> Street.
14. A review of the sanitary, storm, and water main capacity generation peaks to be submitted to for approval.
15. All site plans must show the existing aerial power lines in relationship to the toe and slope, proposed property lines, buildings, fencing and landscaping. A major double circuit primary aerial power line exists along the embankment in the northwest section of the area then north up the 51 Avenue slope. Another primary aerial line runs north/south within the easterly portion of the site. The information requested will help to determine any restrictions the City may place on the building location and landscaping configuration.
16. The development must ensure vehicle access paralleling the aerial power line in the northwest as well as to the line as it runs north up the hillside on the 51 Avenue right of way.
17. The Traffic Study as submitted is deficient in some areas. Note: A revised Traffic Study was submitted in early June. Planning staff have no information from the Engineering Services Department as to whether the revised study addresses concerns/issues adequately.
18. An explanation of what is meant by affordable housing in this particular case would be helpful, as would some information around the length of time that the project is expected to continue to meet this criteria.
19. Is the Developer proposing a community entrance feature? Or providing a location for siting of a future potential entrance feature?

Although some of these matters could be resolved at the time of consideration of a development permit by Municipal Planning Commission; many of these issues including landfill setbacks, slope stability, servicing, and transportation issues impact the suitability of the site for redesignation and should be resolved prior to rezoning.

#### **Accompanying Road Closure Bylaws**

The proposed redesignation requires the closure and sale of road. The Land and Economic Development Department has prepared a report outlining this matter and included road closure bylaws for the consideration of Council. These bylaws and report appear separately on the agenda.



### **Accompanying Park Cancellation**

The proposed redesignation requires the disposal of municipal reserve and sale of park land. The Recreation, Parks and Culture Department has prepared a report outlining this matter for the consideration of Council. This report appears separately on the agenda.

### **Public Meeting**

In order to allow for public input on the proposed redesignation, a neighbourhood meeting was held on the evening of June 22, 2005. Parkland Community Planning Services facilitated the meeting. Area property owners and tenants/residents were notified of the meeting through delivery of flyers. As well, a media release was issued the week preceding the meeting.

The meeting was held at Grace Community Fellowship Church. A total of 109 people registered on the sign-in sheet. The sign-in sheets are available for City Council members' review on the confidential agenda. Staff from Recreation, Parks and Culture, Inspections and Licensing, Land and Economic Development, Emergency Services, Archives, and Social Planning were present at the meeting to answer questions. Representatives of City Council were in attendance.

Mr. Stan Schalk, of P & S Investments and Mr. George Berry, Berry Architecture, presented the proposal for redesignation to allow for the development of an apartment building and townhouses.

### **Public Input**

Parkland Community Planning Services received 53 responses after the public meeting (to clarify there were 48 different parties submitting responses as 3 parties submitted two letters or phone calls each). Of these 53 comment sheets/emails/letters, 5 were from the developer, his family, or his consultants. For analysis purposes these have been submitted directly on the confidential agenda to Council rather than summarized below. Of the other comment forms submitted, 28 were from individuals who identified themselves as residents or business or property owners in Riverside Meadows and 18 were from individuals from other parts of the city, Red Deer County, or other municipalities. Two responses did not identify an address. All comment sheets are included in the confidential agenda for City Council review.

In addition, Parkland Community Planning Services received a 19 page petition against the sale and redesignation of any portion of Convent Park with 315 signatures. Parkland Community Planning Services has been advised that additional pages/signatures may be presented to Council directly. A letter signed by residents who sat on the 1998-2000 Area Redevelopment Plan Steering Committee has also been received which outlines objections to the redesignation and proposed development. These items have been placed on the City Council agenda separately and do not form part of this report. The returned comment sheets/emails/phone calls are summarized as follows:

<b>ISSUE/CONCERN</b>	<b>No.</b>	<b>Response</b>
<b>Supportive of Proposal</b>		
In Favour.	21	For analysis purposes, it is important

		to note that 80% of these respondents were non-residents of Riverside Meadows and in some cases, non-residents of the City of Red Deer.
Proposal will revitalize/enhance this part of Riverside Meadows.	3	
This proposal is attractive and will improve the entrance to Riverside Meadows.	1	
Aware of the community's concerns but this will not be a negative.	1	
<b>Concerns with the Proposal</b>		
Expressed concerns / not in favour.	25	For analysis purposes, it is important to note that 92% of these respondents were residents/property owners in Riverside Meadows.
<b>Comments:</b>		
<b>Building Design/Density/Size</b>		
Reduce the size of the building/too large/too many units.	11	
Keep the right amount of parking/ do not relax parking requirements.	4	
Develop project on the land owned by the developer not on park space.	4	
Increase the floor size of the units/number of bedrooms(more 2 or 3 bedroom units and less bachelor/1 bedroom).	4	
Design is attractive	2	
The preference or expectation for this site was 50 – 60 units.	2	The Area Redevelopment Plan does not set out the number of units to be developed on this site.
Should not be forced to down-size so much that rents can not be kept affordable.	1	
Building size fits the site	1	Inspections and Licensing have indicated that the proposed building exceeds the current density requirements of the R2 district.
Multi-family townhouse development was conveyed as a preference during the Area Redevelopment Plan preparation. There are no other large apartment buildings in this neighbourhood of 105 units. This is overdevelopment of the site.	1	A density check comparison of other R2 or R3 apartment sites in Red Deer was conducted. As proposed this site would have a density of 109 units per hectare (D-109). There are no existing sites that have a density this high. The other built sites range from D-19 to D-95. The average is

		approximately D-51. Therefore, if constructed as proposed, this project would have the highest number of units per hectare in the city. There is one undeveloped site on the south hill which has a higher possible density (D-240) however, it remains undeveloped/vacant.
Density is too large, only allow single family homes.	1	A portion of the site is presently designated for multi-family development. The remainder is identified in the Area Redevelopment Plan for potential multi-family development. Single family residential has not been contemplated for this site.
The community is not against affordable housing, just the size and location.	1	
Need personal space for tenants	1	
<b>Area Redevelopment Plan</b>		
The proposal matches the Riverside Meadows Area Redevelopment Plan, therefore the sale of park land and the development should be supported.	2	
The Area Redevelopment Plan has a strong commitment to a balance in the kind of housing and future development in the community. The proposed development does not give this balance.	1	
The intent of the plan is to improve the quality of living space, therefore development should not be done at the expense of the quality of life of the community.	1	
<b>Location</b>		
In favour of this location, good access to the downtown/public transit/services	5	
The location is a concern because of parking issues and proximity to drainage areas.	1	Engineering Services will be reviewing drainage issues. And the Inspections and Licensing department will review parking requirements at the time of development.
There are available buildings in the downtown that would be a more suitable	1	The Greater Downtown Action Plan (policies 9.7 and 9.8) and the

location for affordable housing.		Riverlands Area Redevelopment Plan both encourage affordable housing.
<b>Park</b>		
Do not sell or rezone Convent Park. Revamp it.	10	
The park is not being used as is.	3	
The neighbourhood already has a large amount of park space.	3	
Concern with monitoring and protecting wildlife. The park serves as part of a wildlife corridor; apartment will impact this.	3	
The park could be better utilized/enhanced and should have a playground structure.	2	The playground equipment was removed from this park a few years ago based on the age of the equipment and safety concerns.
This large building will destroy the essence of the adjacent park.	2	
Do not support sale of park	2	
The park area to be built on is small in comparison to all the park space in Riverside Meadows and will not be missed.	1	
Not against the housing just do not want to lose park land.	1	
When I purchased my unit 4 years ago I thought I had a park in front.	1	Although residents of Highland Green may not have consulted the Riverside Meadows Area Redevelopment Plan, it was passed in 2000 and does identify the potential for cancellation of a portion of the Convent Park for development.
There are many condos/apartments in the area, and people in small spaces need public green spaces.	1	
If the park is sold, I hope that the proposed "other " green space would be purchased promptly.	1	The Recreation, Parks and Culture department has been asked to address this issue in their report to Council.
It seems the park is not what it once was as the playground equipment was removed. New development will enhance use. Barbeque areas could be added to the remaining park.	1	The Recreation, Parks and Culture department has been asked to address this issue in their report to Council.
If the development is going to house children the full park is needed.	1	
I appreciate the concerns about losing park, long range planning can address	1	The Recreation, Parks and Culture department has been asked to

these concerns. The city needs to support this community and buy land to replace the park.		address this issue in their report to Council.
<b>Property Values</b>		
Property values will go down.	3	
<b>Community Input Process</b>		
I support the development but the public input process did not clarify, provide answers or address questions raised by the community association.	2	Parkland Community Planning Services is committed to continuous improvement of the public participation process. This concern will be reviewed.
Kudos to the community association, the developer, architect, and planners for all their work so far on this project.	1	
We need to avoid "Not in my Backyard".	1	
It is impressive that the community association and planners are involved in the plans which should make it possible to address all concerns.	1	
This proposal impacts those living on top of Convent Hill and these residents have not been at the table in previous discussions.	1	
The specifics of the proposed development were so vague. It is hard to respond to such vagueness.	1	
<b>Balance Development</b>		
Willing to look at affordable housing on the site owned by P&S and other possible solutions that fit the current land use bylaws.	3	
Riverside Meadows is already a high density area. Over 100 housing units is too much.	3	
In comparison to other parts of the city, there is already a fair share of affordable housing projects in Riverside Meadows.	2	
The original men who worked to establish this park wanted to have a better place to live, the Riverside Meadows community members are also trying to make the community a better place to live and have always worked hard to have a balance.	1	
There are several other redevelopment sites in Riverside Meadows (ie. Harpers,	1	The Area Redevelopment Plan recommended the development of

Valley Park Manor) which will allow high density residential. All sites need to meet guidelines.		design guidelines for the multi-family/infill sites in Riverside Meadows. Those guidelines have not yet been undertaken due to budget priorities.
The City is letting a community down in the name of some vague concept of the "greater good" that is excluding a great many people.	1	
<b>Affordable Housing – City Wide</b>		
The City should be looking at the broader planning issues of affordable housing in the city as a whole/planning for the city needs to consider a way to integrate affordable housing through out the city.	8	At this time there is no overall land use strategy/specific plan policies with regard to integration of affordable housing in neighbourhood planning.
<b>Slope Stability/Environment</b>		
Will the hill slide?	1	Engineering Services has requested a slope stability study which has not been provided by the developer to date.
Flood plain	1	The proposed site is not within the identified flood plain.
<b>Special Needs/Wheelchair Access</b>		
Ensure adequate accessibility to wheelchair/walkers etc.	4	This issue was identified by staff during the circulation of this proposal. No written response has been received from the developer.
<b>Suggestions</b>		
Build a suite for a nurse/care giver for 24/7 assistance	1	This suggestion will be provided to the developer.
Make it affordable owned units.	1	This suggestion will be provided to the developer.
Sprinkler systems	1	These will be reviewed by Emergency Services
<b>Traffic/Emergency Access</b>		
Concern about traffic impact/Complete a traffic study of the site	4	A Traffic Study was completed by the developer and provided to the City. Upon review by Engineering Services revisions were required. The revised study has recently been provided to Engineering Services for review. As of the date of this report the review was not complete.

How will the residents of the proposed building access 60 Street safely? Will this create a need for new lights and impact access to Kerry Wood Drive. This street is very busy now.	3	Engineering Services will be reviewing the traffic study for this proposal to determine the impact of residential development.
60 Street is a truck route, housing children near this is unsafe/needs crosswalks/If this is to be approved, decrease speed limit on 60 Street and add crosswalk lights. Look at removing truck route.	3	Engineering Services will be reviewing pedestrian safety related to residential development in this location. A sidewalk, crosswalk or other safety features may be required.
Address the emergency access issues.	1	Emergency Services have reviewed the proposal and will be requiring access /resolution of access issues at the time of development.
<b>Questions</b>		
What are the anticipated demographics for the development?	2	The developer will be asked to respond to this question
What federal and provincial money is involved? How much is involved and what is the money being used for?	1	The developer will be asked to respond to this question.

Although the meeting was intended to discuss this specific redesignation application many of the comments discussed the overall need for affordable housing in Red Deer, including comments such as:

- High need for affordable housing
- The developer has a proven track record as a good landlord in affordable housing / the developer's previous building is award winning,
- This building will help many people end a life of poverty
- As often happens in these situations, the issue gets side tracked. The need for affordable housing was not in dispute. The density of this housing, the loss of green space, adequate parking, design are in debate.
- As a resident of one of the developer's other buildings, supportive of this proposal.
- Many low income people already live in Riverside Meadows in illegal basement suites and garages, this proposal is an improvement.
- The proposal allows for tenants to pay rent which includes utilities. This helps low income people.

### **Environmental Advisory Board and Recreation and Parks Board**

Given that this proposed redesignation involves lands currently zoned as P1 (Parks and Recreation District) and proposes to add land to the A2 (Environmental Preservation) District, this matter was scheduled to be presented to the Environmental Advisory Board on June 28 and the Recreation and Parks Board on June 29 for their review and

recommendations. The recommendations from these boards will be presented directly to City Council at the time of consideration of a Land Use Bylaw amendment.

### **Planning Analysis**

While the requested redesignation complies with the land use recommendation of the Riverside Meadows Area Redevelopment Plan there are several unresolved issues which impact possible redesignation. The first is the issue around the landfill setback. The subject property is within 300 metres of a closed landfill and as such requires provincial approval for a relaxation to allow residential development. According to the geotechnical report submitted by the developer there appears a low probability of risk, however until approved by Alberta Environment, it is not certain that the land is suitable for residential development. Furthermore, several departments have identified concerns that have not yet been resolved these range from design issues to issues directly linked to redesignation. Most notable is the issue of escarpment / slope stability. Until complete studies are provided and there has been sufficient time for analysis by city staff it is not clear that the P1 and road land is suitable for redesignation to residential development.

In addition, there are many unresolved issues from the community design review and the public meeting. In the public meeting of June 22 and in meetings with the community association representatives and the Social Planning Manager, the developer has recently agreed to consider alternate scenarios, a possible reduction in the number of units, and alternate designs. Based on this opportunity the community association has submitted an alternate proposal for consideration. In light of the fact that alternate proposals are now coming forward from the community there may be merit in continuing dialogue to reach further agreement. Both the developer and Riverside Meadows have a proven track record of working to resolve development and planning issues and both have an interest in achieving the best possible development.

Although all involved recognize the broad community need for affordable housing, the comments provided during public consultation raise the point of creating an overall land use strategy for affordable housing across Red Deer. Issues such as how to ensure many neighbourhoods have affordable housing, how to deal with balance of projects, how to integrate development into existing neighbourhoods require further consideration. Until a land use strategy is developed which will address these matters in the long term there is concern that projects may face opposition and may be considered in absence of a broader community strategy for affordable housing. The Province of Alberta Land Use Policies 8.2 and 8.3 speak to the need for affordable housing, and the need to identify in consultation with the local housing industry and local housing associations the magnitude and scope of the housing need and establish land use patterns in response to that need. This broader approach, of looking at how to plan for affordable housing in all neighbourhoods and how to establish the necessary land use tools (as has been done with related issues such as secondary suites) has not yet been completed for affordable housing in Red Deer. As well, The City's Municipal Development Plan contains policies encouraging access to affordable housing, and planning for such at the initial design stage of residential development. Some work around balancing types of housing has been integrated into the Neighbourhood Planning and Design Guidelines and Standards but a land use strategy specific to the needs of affordable housing sites/criteria/development is not in place. Without this type of strategy




in place, there is no guide or information for Council or Municipal Planning Commission as to the amount of “affordable” housing that each neighbourhood should have, the balance between affordable housing in older and newer neighbourhoods, the balance north and south of the River, the design or site issues, how to ensure new sites become available, and how to address community issues. This type of work would be useful in reviewing future redesignation proposals and in helping Red Deer develop more affordable housing throughout the city.

### **Recommendation**

Given the list of unresolved issues and incomplete information planning staff are unable to support the proposed rezoning at this time. It is recommended that Council table consideration of this matter until such time as:

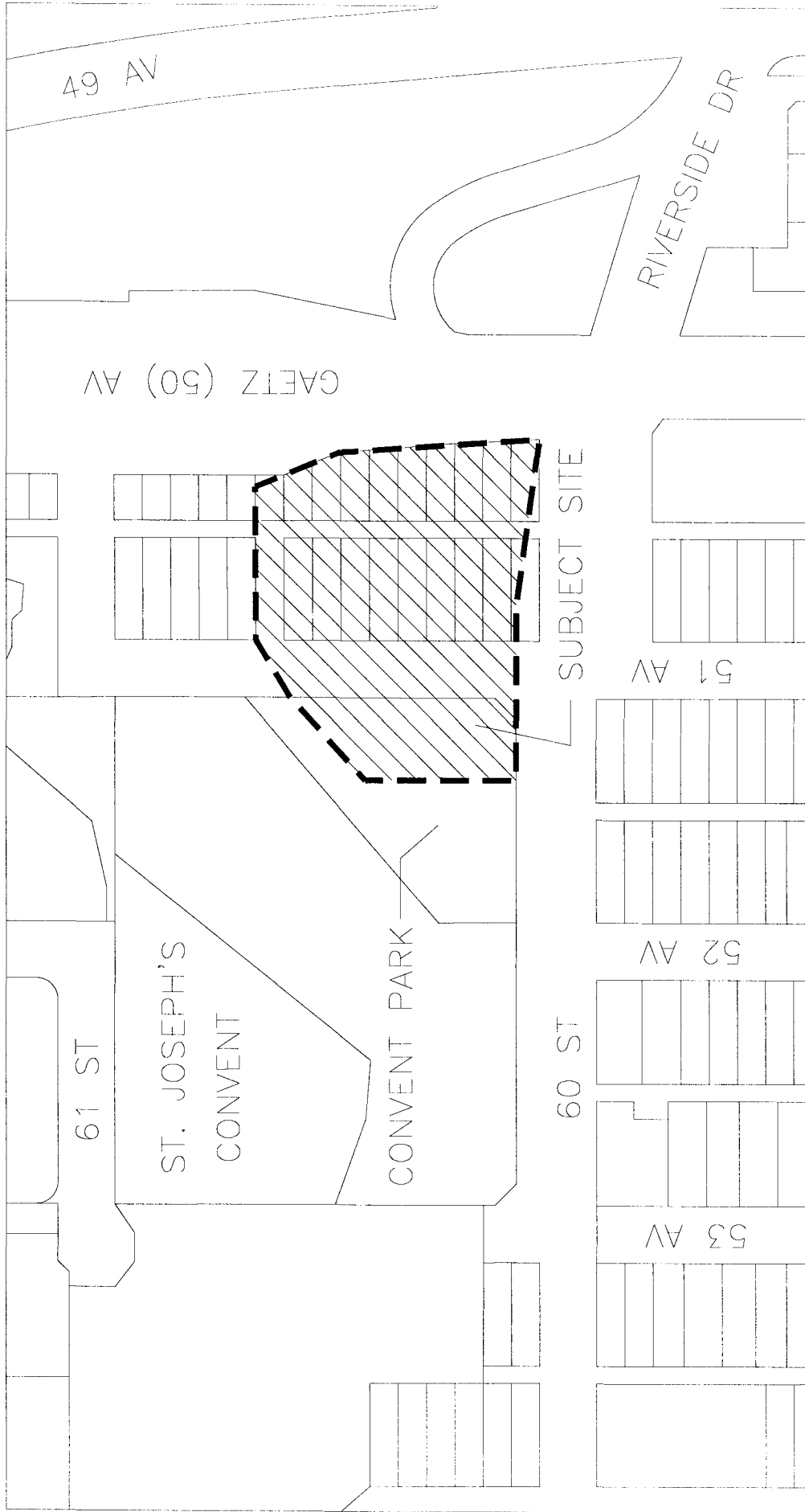
1. the landfill setback is resolved
2. the slope stability has been fully assessed
3. the traffic assessments, warrants, and servicing studies have been reviewed and indicate that a larger residential site is feasible and appropriate
4. the community, planning staff, and the developer can meet to resolve outstanding issues relating to the redesignation of park and the potential outstanding issues (including the number of units) around R2 or direct control district designation.

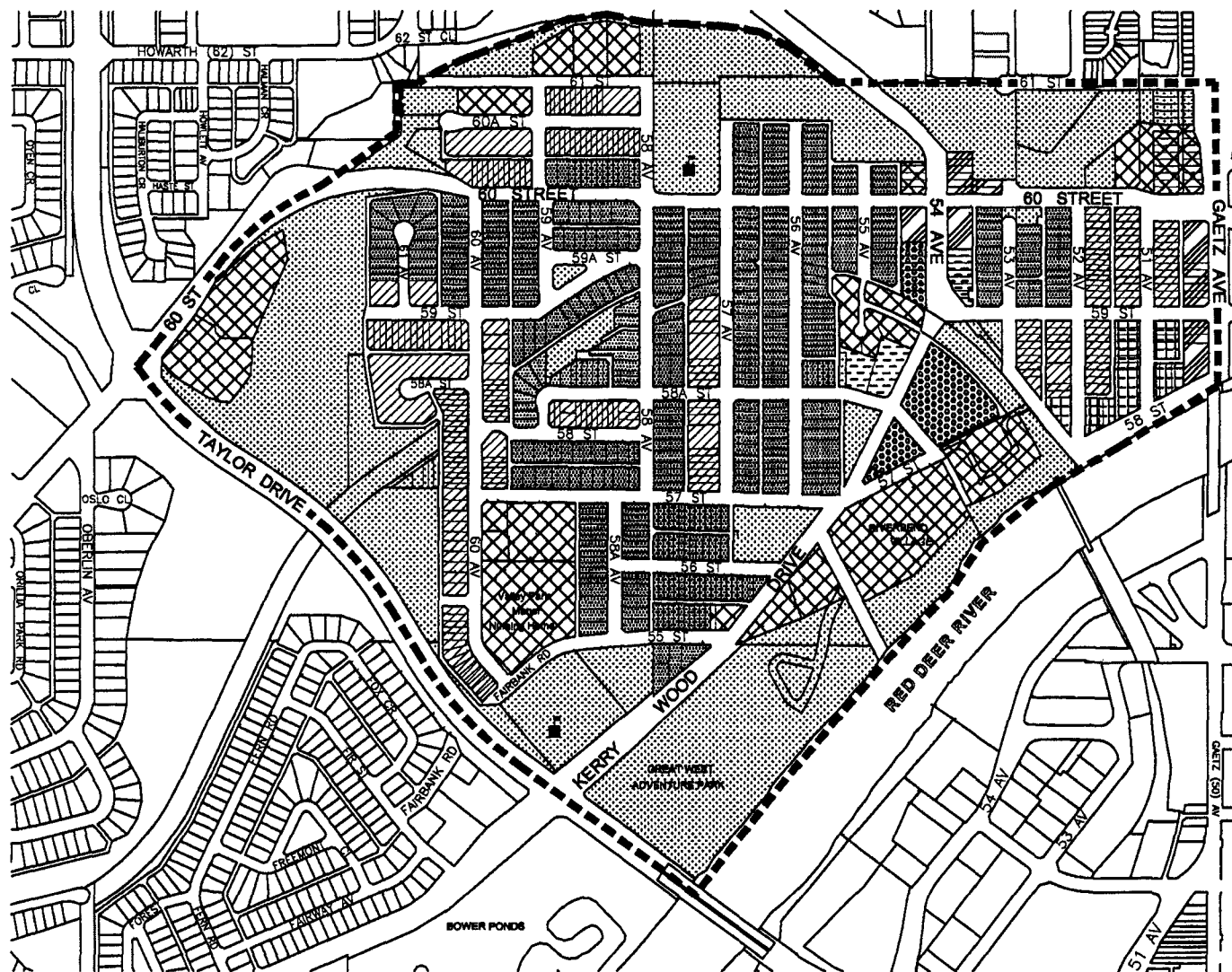
Respectfully Submitted,

  
 Nancy C. Hackett, ACP, MCIP  
 PLANNER

- c. Stan Schalk, P & S Investments  
 George Berry, Berry Architecture  
 Shirley Hocken, Riverside Meadows Community Association  
 Kurt Ternes, Riverside Meadows Community Association  
 Marleen Cowan, Riverside Meadows Community Association  
 Howard Thompson, Land and Economic Development  
 David Matthews/Greg Scott, Recreation, Parks and Culture

MAP 1: SITE MAP





# Riverside Meadows North Red Deer Area Redevelopment Plan

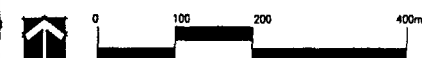
## Map 5 Proposed Land Use

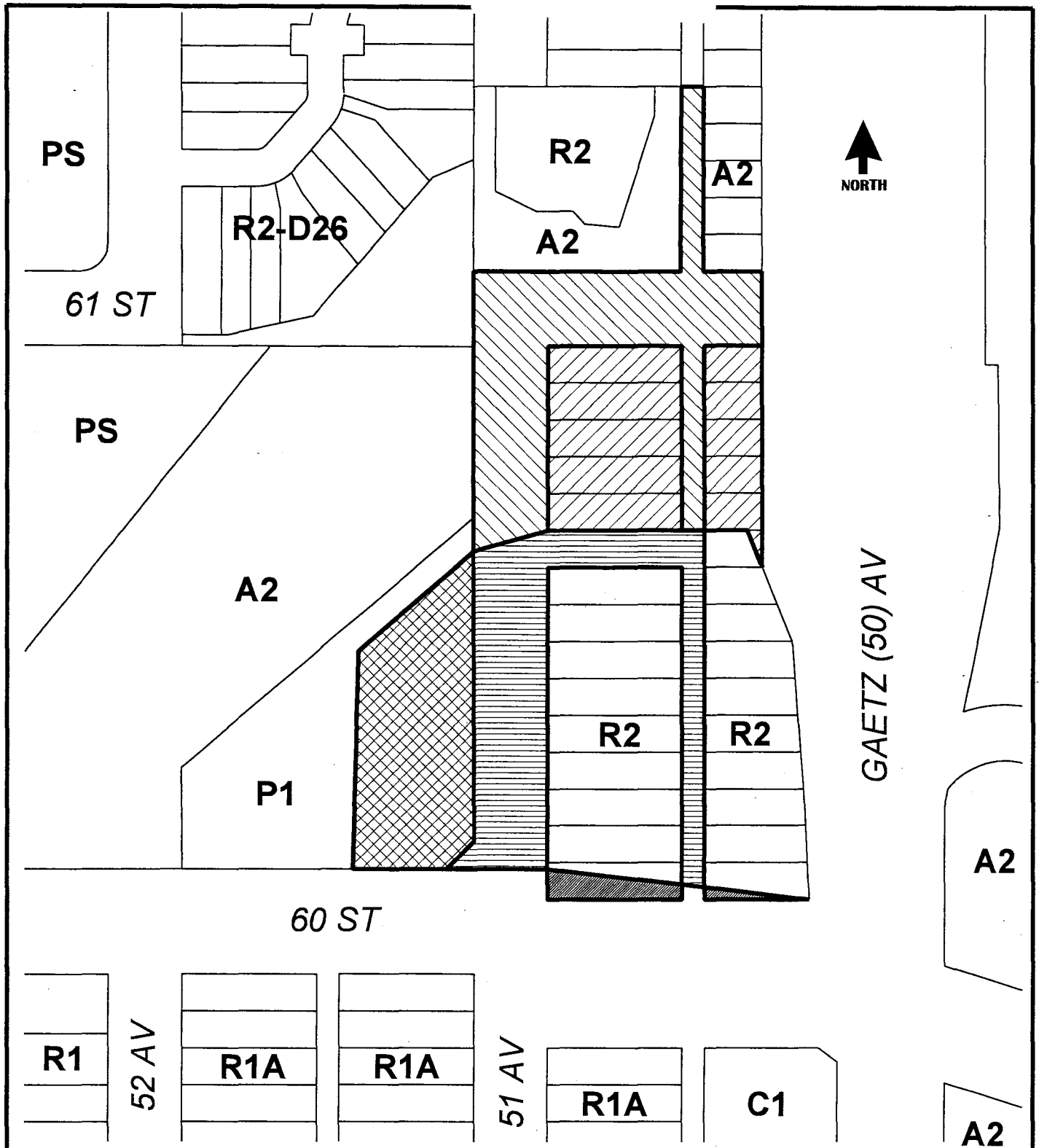
March 2000  
Amended: 2003

- Area Redevelopment Plan Study Area
- School Site
- Green Space, Environmental Reserve, Park or School Site
- Single Detached Homes
- Mix of Semi-detached (Duplexes) and Single Detached Homes
- Multi-Family
- Commercial
- Commercial-Residential Mix Direct Control
- Riverfront Direct Control Area
- Light Industrial and Business Service - Residential District

DATE: May 2000 / April 2003

Mapping by: Parkland Community Planning Services










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

## **AFFECTED DISTRICTS:**

A2 - Environmental Preservation  
 R2 - Residential (Medium Density)  
 P1 - Parks and Recreational

## **Change from :**

R2 to A2   
 Road to A2   
 P1 to R2   
 Road to R2   
 R2 to Road 

MAP No. 17 / 2005  
 BYLAW No. 3156 / U - 2005



To: , Planner  
Parkland Community Planning Services  
From: Pam Ralston, Social Planning  
City of Red Deer

Development Initiative: Convent Park

Date: April 27, 2005

### SOCIAL IMPACT ASSESSMENT

Planning Comment Request, Reference No.	Guidelines & Standards Reference	Comments
	1. <b>Social Inclusion</b> – getting to know neighbours, & participate in community	Acknowledging this is not a social impact assessment for a Major Plan, nor a NASP, the assessment is limited to an infill development in an established neighbourhood. Access for established trails and the existence of the south side sidewalk on 60 St. to a stairway leading to downtown is positive in the encouragement of a “walkable” community and is supported by Social Planning. An eventual community of apartment dwellers and townhouse dwellers provides a “micro community” as well as an increase in potential active community members for the Riverside Meadows community as a whole. As suggested in the ARP, the developer has discussed providing unused land on this development to the community for planning of community gardens, which would involve community planning and inclusion for maintaining, supervising responsibility and working the gardens. Having more people using the adjacent section of park would also provide for more opportunity for neighbours to meet. More “eyes” on the park from the development also attends to inclusion as well as safety for users.
	2. <b>Transportation</b> – safe, convenient access	Both physically active and motorized transportation in this plan are supported. Access by trail or stairway to Gaetz Avenue and transit stop is positive and a transit department comment of providing a transit stop at the development once completed is also positive. For development dwellers the closest stop to travel west is more than a block away.
	3. <b>Diversity</b> – economic, lifestyle & family life-phase	Diversity is seen as a neighborhood planning direction and when considered in light of the total neighbourhood, the issue of economic, lifestyle and family life-phases is balanced. The neighbourhood has a variety of housing that includes the diversity of a healthy neighbourhood. A development such as this will provide, for the community as a whole, an increase in rental housing in a market that has seen a loss of overall rental units according to the Red Deer City census over the past 10 years. According to CMHC forecasting Red Deer’s vacancy rate in rental apartments will drop 1% in 2005, putting pressure on the rental market. This housing could meet the needs of seniors, students, individuals, single parents and working couples requiring rental housing. It is acknowledged that Riverside Meadows as a neighbourhood is comprised of a



To: , Planner  
 Parkland Community Planning Services  
 From: Pam Ralston, Social Planning  
 City of Red Deer

Development Initiative: Convent Park

Date: April 27, 2005

		range of multi family rental and ownership housing. The 2004 census records that six (6) census areas in Red Deer, including Riverside Meadows has 350 or more apartment units in each of the areas. Apartments may be owned (condominium) or rental. It is understood that the townhouses in this development may be owned by the residents, which would further enhance the balance of single-family dwellings in this neighbourhood.
	<b>4. Housing</b> – variety, affordability, location	<p>Again, variety, location and affordability are usually assessed for a NASP so this assessment must view the neighbourhood as a whole. The ARP designates that multi family development is to be located principally around the perimeter of the community and along collector streets and no more than three (3) stories high. This proposed development aligns with this designation.</p> <p>This development proposes apartments and eventually townhouses on the northeast corner of the neighbourhood. This keeps the development close to major roadways, accessible to public transit, and ease of access by motor vehicle. It provides for new, attractive housing in an older established neighbourhood. The neighbourhood has a range of affordability of housing and it is expected this development will continue to support the range of housing options.</p>
	<b>5. Safety</b> – real & perceived personal safety	<p>It is known that there have been perceived safety issues from residents living at the top of the escarpment regarding people partying and camping on the side of the escarpment. Having more “eyes” on the hills from this development might increase a perception of safety by these residents as well as from Riverside Meadows residents who use the trail to access north Red Deer shopping and services. Any time vacant land or poor quality housing is replaced by developed new housing there is less opportunity for “squatters or inappropriate use”. The ARP refers to enforcing City bylaws relating to, among other items, unsightly sites, garbage and litter. Development of this particular site addresses some of these items for this corner of the community with the demolishing of unsightly buildings and cleaning up of the grounds along with the development of new structures.</p> <p>The ARP refers to partnerships being enhanced in the community to increase real and perceived safety. This added development will provide opportunity for partnering in community clean-up, especially of the escarpment. The developer is known to partner and work in partnership successfully with human service organizations both public and non profit, and it is expected will be anxious to manage this</p>

To: , Planner  
Parkland Community Planning Services  
From: Pam Ralston, Social Planning  
City of Red Deer

**Development Initiative: Convent Park**

**Date: April 27, 2005**

		development as a "good neighbour" in the community. The RCMP CEPTED review by the RCMP should identify other potential safety concerns and how they should be addressed.
	<b>6. Other</b>	<p>The process according to the ARP in the Land Use section has been followed with a committee of residents, PCPS, Inspections and Licensing and design professionals along with the developer representative meeting to create design for this development. The developer is requesting direct control district as noted in this section of the ARP (pg. 34, design guidelines).</p> <p>The open space of the escarpment, within the development and in the remaining park area provides openness and perception of extended "yard" space for the individuals living in the development, without the tasks associated with single family dwelling and upkeep issues. The upkeep of the grounds of the development will be the responsibility of the owner and experience has shown that P&amp;S Investments attends to the upkeep and appearance of their properties. The townhouse units, if owned will be responsible for their small portion of yard.</p>



Council Decision – July 4, 2005

Legislative & Administrative Services

**DATE:** July 5, 2005

**TO:** Nancy Hackett, Parkland Community Planning Services

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Land Use Bylaw Amendment 3156/U-2005  
Redesignation for Multi-Family Development  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue, Riverside Meadows  
Convent Park Area

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***Reference Report:***

Parkland Community Planning Services, dated June 27, 2005

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/U-2005 was given first reading. A copy of the bylaw is attached.

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

A Public Hearing will be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/U-2005 provides for rezoning and consolidation of three parcels of land to accommodate a multi-family affordable housing development to consist of a 105 unit apartment building and 7 future townhouse units. This office will now proceed with the advertising for a Public Hearing. P & S Investments will be responsible for the advertising in this instance.

  
Kelly Kloss  
Manager

/chk  
/attach.

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



**BYLAW NO. 3156/U-2005**

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 F10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.17/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

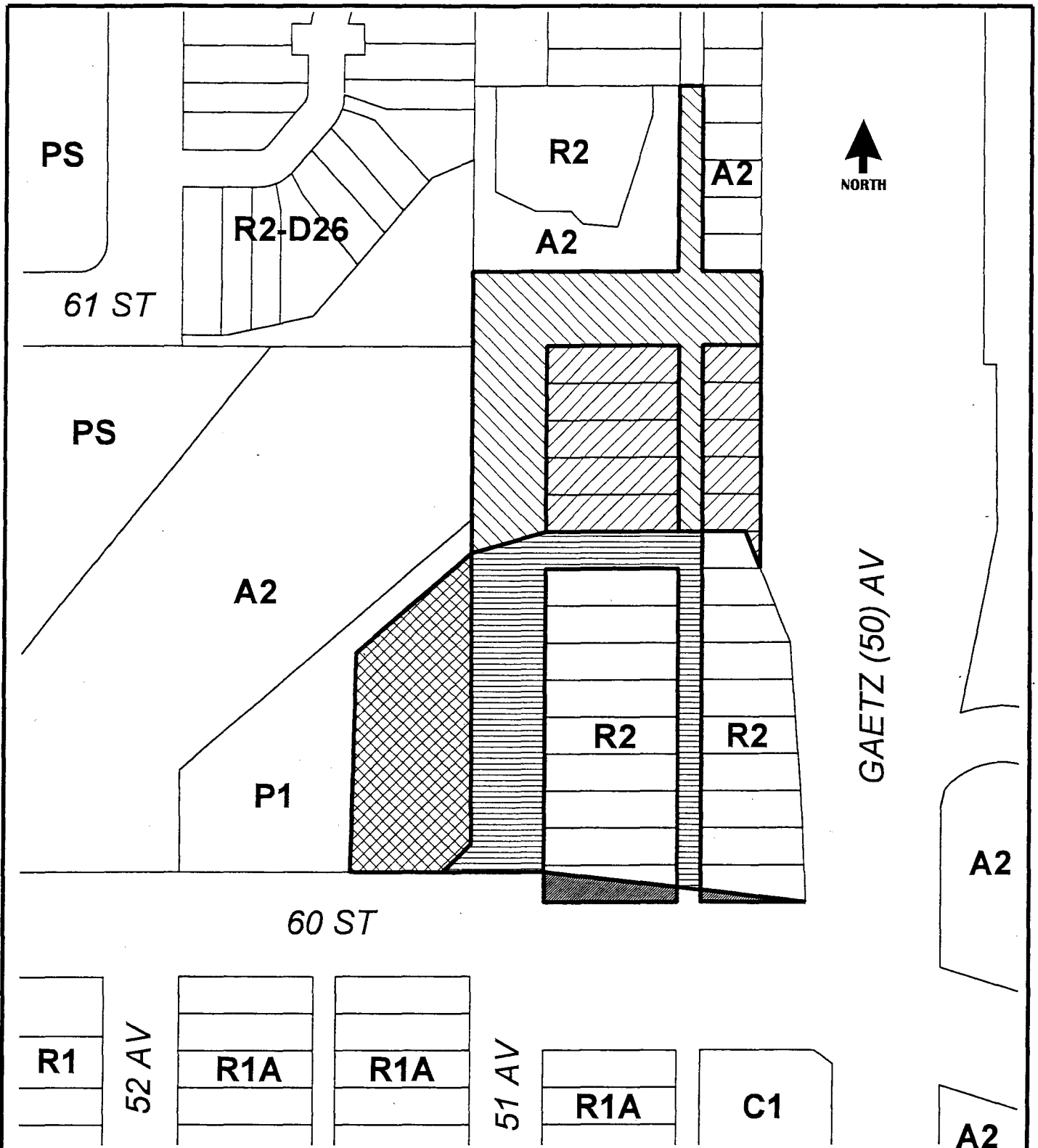
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

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MAYOR

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CITY CLERK




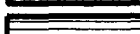



# **The City of Red Deer** PROPOSED LAND USE BYLAW AMENDMENT

## **AFFECTED DISTRICTS:**

A2 - Environmental Preservation  
R2 - Residential (Medium Density)  
P1 - Parks and Recreational

## **Change from :**

R2 to A2   
Road to A2   
P1 to R2   
Road to R2   
R2 to Road 

MAP No. 17 / 2005  
BYLAW No. 3156 / U - 2005

Item No. 2A

Land and Economic Development

# Memo

Date: June 27, 2005

To: Kelly Kloss, Legislative and Administrative Services

From: Howard Thompson, Land & Economic Development Manager  
Scott Cameron, Social Planning Manager

Re: **P&S Investments - Riverside Meadows Affordable Housing Project  
Sale of Part of Convent Park - Lot R-1 (Reserve), Block 27, Plan 792 1058  
Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and Various Lanes  
Consolidation and Rezoning of the Escarpment to A2 Environmental  
Preservation District**

## Background:

P&S Investments has submitted a proposal to develop a 105-unit apartment building and 7 townhouses as an affordable housing project in Riverside Meadows as detailed in the report from Parkland Community Planning Services on this same Council agenda. The Developers are seeking partnership opportunities with the City to allow for the economic assembly of City owned lands with their existing property to assist with their affordable housing development.

The Riverside Meadows Area Redevelopment Plan identified the potential to sell a portion of Convent Park for development as R2 medium density residential use with the sales proceeds to be reinvested back into parkland in Riverside Meadows. The plan also identified the need to clean up the land titles and zoning of the escarpment north of the redevelopment site from Road and R2 to A2 - Environmental Preservation District.

## Affordable Housing

On February 26, 2003 the Social Planning Department conducted a workshop that included the Mayor, Councillors and Administration entitled "Affordable Housing – Who Needs It?" Presenters Barbara Jeffrey, Wendy Klassen and Pam Ralston addressed the new federal/provincial affordable housing program, provided a profile of Red Deer citizens in need of affordable housing, provided examples of incentives used by other municipalities. A working definition of affordable housing by the Red Deer Housing Committee was also communicated:

*"Housing is deemed to be affordable when households below the **median** income have access to appropriate housing at rates **substantially** below average market rents."*

Positive reaction at the workshop to this information encouraged staff from Social Planning to meet with members of Inspections and Licensing and PCPS to discuss perceived barriers relative to development of affordable housing. It was determined that the issue is less about current practices preventing affordable housing development but rather a lack of incentives to encourage such developments. These opportunities might arise on a case-by-case basis until such time as there was trends emerging that could possibly lead to policy changes. The secondary suites zoning is an example of policy support for affordable housing.

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# Memo

Kelly Kloss  
June 27, 2005  
Page 2

In June, 2002 the Province of Alberta signed the Affordable Housing agreement with the Government of Canada. Since this signing, two Red Deer projects have been approved by Alberta Seniors in the amount of \$2.275 Million resulting in the creation of 65 new affordable housing units (apartments). These two projects are now complete and include the Monarch Place development in Kentwood and the apartment redevelopment project by P&S Investments in Riverside Meadows.

P&S's proposed Convent Park project has now been approved by Alberta Seniors for a Canada – Alberta Affordable Housing Program grant in the amount of \$3 million of the total \$6 million estimated cost to assist with building this third housing development in Red Deer. City Administration supported the application due to P&S's demonstrated commitment to the development of affordable housing in past projects and while we were able to access resources from other orders of government, this project presents opportunities to the City that may not have necessarily been appropriate in former projects. This application is also appropriate in light of the following goal:

*Continually assess our organization's appropriate role, as we partner to address social needs, including housing, in the community. (2002-2005 Strategic Plan)*

## **Financial Implications:**

The potential for the City to partner or contribute some form of investment to this project, while being subject to Council approval, was seen as being favorable to P&S receiving their grant. The Canada-Alberta Affordable Housing Program criterion stipulates that contributions by others could be in the form of cash or eligible in-kind contributions from municipalities, the private and voluntary sector, charities and individual donors. These may include the transfer of land and/or buildings at below market prices, waiving of municipal fees, reduced property taxes, donations, a land lease and other similar forms of contributions. In addition, as the federal/provincial grant is conditional, the project must remain as affordable housing for a period of not less than 20 years. This will require that rents must remain at least ten percent or more below average market rents.

Making a direct investment in the project would be an exception to Council Policy, however, Senior Administration felt that assistance may be warranted in this case and could be considered positive from the aspects of serving over ¼ of the city's population with household incomes of less than \$30,000/year (26%; 14% of Red Deer's households earn less than \$20,000/year). Further, development of affordable housing units supports targets identified in the revised Community Housing Plan and the City's Strategic Plan. If approved, Social Planning will use the experience from this project and emerging housing trends to develop future affordable housing policy recommendations.

P&S has offered to purchase 0.21 Ha or 22,600 sq. ft., more or less, portion of the park at the current market value and consolidate it with their adjacent property (Lots 1-9 and 22-30, Block 27, Plan 7604 S), as shown as Area A on the attached plan. The fair market value for the lands in this area has been determined to be \$7.00 per square foot based on the review of recent

.../3

# Memo

Kelly Kloss  
June 27, 2005  
Page 3

sales of multifamily land including the purchase by P&S of the adjacent private lands. Subject to adjustments based on the land area determined by legal survey, the sale would generate approximately \$158,000 to be credited into the Public Reserve Trust Fund for reinvestment back into parkland in Riverside Meadows.

P&S is also asking for City Council's consideration to gift part of the surplus City road and lane (0.276 Ha. or 29,700 sq. ft. +/-, shown as Area B), and Lot 21 (0.14 Ha. or 1,500 sq. ft. +/-, shown as Area D) into their overall site. The City requires a portion of P&S's Lots 1 and 30 (0.27 Ha. or 2,900 sq. ft. +/-, shown as Area C) for road widening on 60<sup>th</sup> Street. After calculating a partial land swap for Areas D less C, the net area the City requires for road is 0.013 Ha., or 1,400 sq. ft. +/- . All areas are to be confirmed by legal survey.

For valuation purposes, the roads and lanes in Area B are encumbered with existing utilities, of which some will be abandoned and new services provided by P&S to service the site. The City's practice is to discount encumbered lands by 25%. The market value then becomes \$5.25 per square foot for Area B and remains at \$7.00 per square foot for Areas C and D. The net value of road lands that P&S is asking the City to gift; Area B less Area D minus C; subject to adjustments, equals approximately \$146,175. The disposal of roadways should be accounted for by crediting the Road Right of Way Reserve for the acquisition of lands needed for future roads.

Please note that Offsite and Recreation Levies remain payable on these lands over and above the market value. The values of the development levies are approximately \$9,600 for Recreation and in the range of \$40,000 for Offsites based on preliminary 2005 rates. The Urban Developers Institute was asked to waive the levies, meaning all developers would absorb the costs throughout the remainder of the city, and although they view affordable housing as necessary in the community, they are not in favour of forgiving the levies.

P&S would also be responsible for all associated costs for surveys, consolidation, advertising the disposal of Municipal Reserve, road closure and rezoning for the project site while the City will be responsible for costs, approximately \$5,000, associated with cleaning up the titles and zoning of the escarpment with funding to come from the Public Reserve Trust Fund. P&S would also have to enter into a Development Agreement with the City and receive approval from the Municipal Planning Commission. Any development requirements or improvements as outlined in PCPS's report would be the responsibility of the Developer such as the relocation of internal services, service connection charges, levies, etc. Therefore, any City Council approvals should be conditional of the proposed affordable housing development receive approval for a Development Permit.

Should City Council approve an investment in the project, the Administration recommends that it be in a form of a conditional cash grant equal to the value of the net road area and the outstanding development levies with one time funding up \$200,000 from the Capital Projects Reserve. This represents just over a 3% contribution towards this worthwhile project. The condition would match the Canada-Alberta Affordable Housing grant in that the project must remain as affordable housing for a period of not less than 20 years otherwise the City grant

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# Memo

Kelly Kloss  
June 27, 2005  
Page 4

would become repayable with interest. The City would file a caveat or charge on the title protecting our interest.

## **Recommendation:**

That City Council approves the following to accommodate development of the Convent Park Affordable Housing Project:

1. Entering into a Land Sale and Exchange Agreement with P&S Investments for the purchase of 0.209 hectares, more or less, of Lot R-1 (Reserve), Block 27, Plan 792 1058, and various road right of ways, subject to:
  - i. The issuance of a Development Permit by the City's Development Authority.
  - ii. The purchase price to be based on \$7.00 per square foot for the reserve area and unencumbered roadways, and \$5.75 per square foot for the encumbered roadways with the areas to be determined by legal survey.
  - iii. The purchase price for the disposed reserve land to be credited to the Public Reserve Trust Fund with the intent of the Area Redevelopment Plan be that the proceeds to be reinvested back into parkland in Riverside Meadows.
  - iv. The purchase price for the net road right of way area to be credited to the Road Right of Way Reserve.
  - v. Consolidation of the purchased City lands with the P&S Investment lands.
  - vi. The Purchaser to be responsible for all associated costs for the legal survey and advertising for the purchased lands.
  - vii. Passing the necessary Road Closures, Reserve Disposal and an amendment to the Land Use Bylaw to rezone the City lands to R2 – Medium Density Residential.
  - viii. Agreement satisfactory to the City Solicitor.
2. Amending the 2005 Capital Budget to provide a Conditional Grant to P&S Investments in the amount equal to the value of the net road area to be purchased and the outstanding development levies with the one time funding to not exceed \$200,000 from the Capital Project Reserve, subject to:
  - i. P&S Investments entering into a Land Sale and Exchange Agreement and a Development Agreement with the City.
  - ii. The project must remain as affordable housing as defined by Alberta Seniors for a period of not less than 20 years otherwise the City grant becomes repayable with interest on demand.
  - iii. A caveat or charge to be placed on the lands to protect the City's interest.
3. Passing the following reserve disposal and road closures to accommodate the subdivision:

"All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058, lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less".

.../5

# Memo

Kelly Kloss  
June 27, 2005  
Page 5

"All that portion of addition to 60<sup>th</sup> Street, Plan 792-1058 lying within Plan \_\_\_\_\_, and containing 0.003 ha, more or less".

"All that portion of 51<sup>st</sup> (Pine) Ave. and 61<sup>st</sup> (First) Street, Plan 7604S lying within Plan \_\_\_\_\_, and containing 0.445 ha, more or less".

"All that portion of Lane, Plan 2032RS lying within Plan \_\_\_\_\_, and containing 0.037 ha, more or less".

"All that portion of Lane, Block 28, Plan 7604S lying within Plan \_\_\_\_\_, and containing 0.092 ha, more or less".

"All that portion of Lane, Block 8, Plan 2376AI lying within Plan \_\_\_\_\_, and containing 0.031 ha, more or less".

4. Proceeding with first reading of a Land Use Bylaw amendment to rezone the escarpment from Road and R2 to A2 - Environmental Preservation District as identified in the Riverside Meadows Area Redevelopment Plan and funding in the amount of \$5,000 from the Public Reserve Trust Fund to consolidate the titles.



Howard Thompson  
Land & Economic Development Manager



Scott Cameron  
Social Planning Manager

Attach

- c. Colleen Jensen, Director of Community Services  
Bryon Jeffers, Director of Development Services  
Rodney Burkard, Director of Corporate Services  
Greg Scott, Recreation, Parks and Culture Manager  
Dave Matthews, Community Development Coordinator  
Tom Warder, Engineering Services Manager  
Paul Meyette, Inspections & Licensing Manager  
Nancy Hackett, Planner - PCPS

# RED DEER

Plan Showing Proposed Road Closures  
for

LANE, BLOCK 28, PLAN 7604 S.  
Part of 51st (PINE) AVENUE, PLAN 7604 S.  
Part of 61st (FIRST) AVENUE, PLAN 7604 S.

LANE, BLOCK 28, PLAN 2032 R.S.  
Part of Addition to 60th STREET, PLAN 792 1058  
Part of LANE, BLOCK 8, PLAN 2376 A.I.

in the  
E.1/2 SEC.20-38-27-4

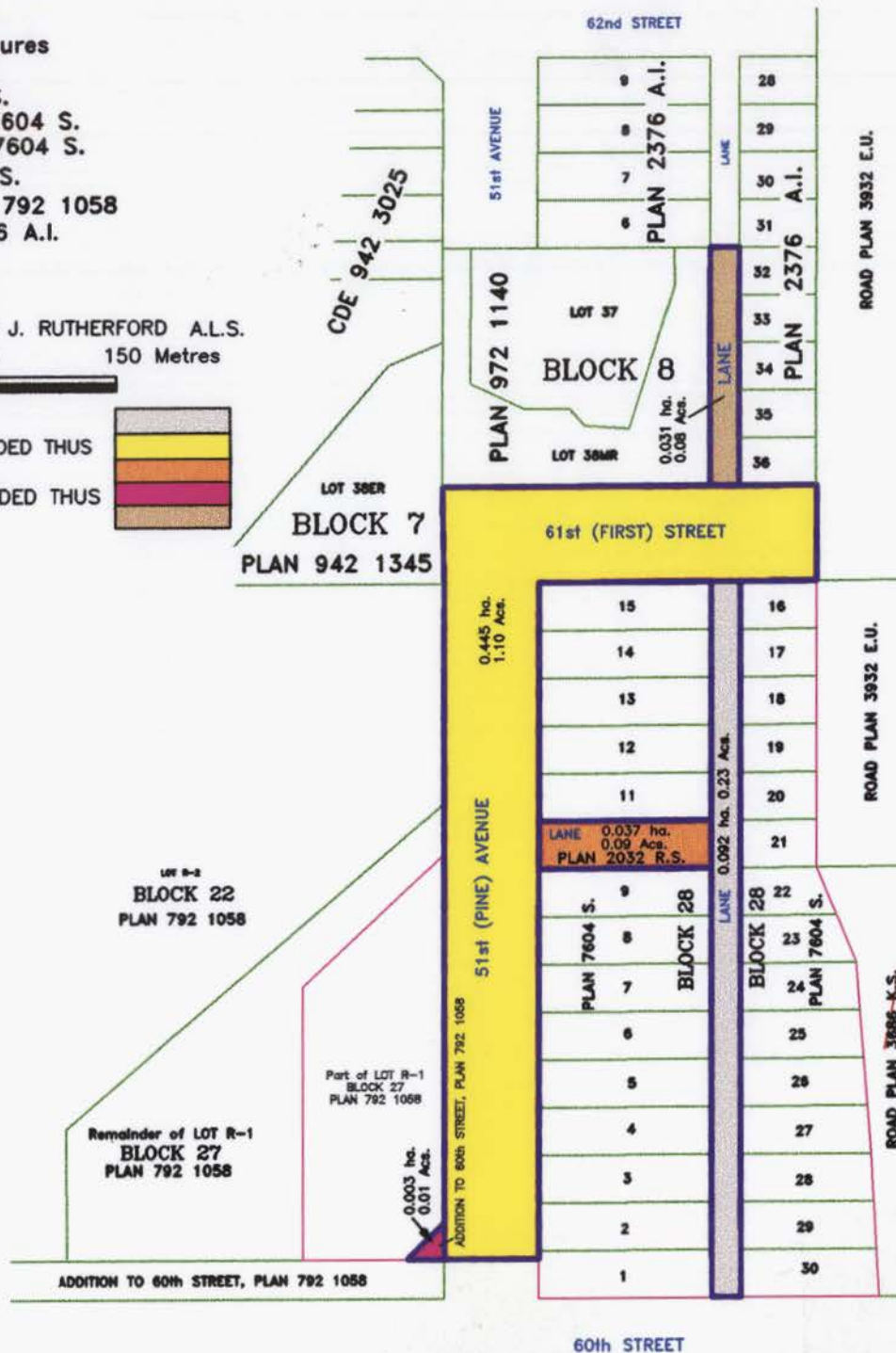
SCALE = 1: 1500

BY: DOUGLAS J. RUTHERFORD A.L.S.

0 15 30 60 90 120 150 Metres

LANE, BLOCK 28, PLAN 7604 S. IS SHADED THUS  
51st (PINE) AVE. & 61st (FIRST) ST., PLAN 7604 S. IS SHADED THUS  
LANE, BLOCK 28, PLAN 2032 R.S. IS SHADED THUS  
Part of Addition to 60th STREET, PLAN 792 1058 IS SHADED THUS  
Part of LANE, BLOCK 8, PLAN 2376 A.I.

AREAS ARE BASED ON THEORETICAL PLAN INFORMATION  
AND ARE SUBJECT TO CHANGE.



86



JUNE 27, 2005  
JOB No.: 1885-001F  
25-221



# RED DEER

Plan Showing a Proposed Subdivision  
of

LOTS 1 to 9 (Inclusive), BLOCK 28, PLAN 7604 S.  
LANE, PLAN 2032 R.S.  
LOTS 11 to 15 (Inclusive), BLOCK 28, PLAN 7604 S.  
Remainder of LOTS 16 to 30 (Inclusive), BLOCK 28, PLAN 7604 S.  
LANE, BLOCK 28, PLAN 7604 S.  
51 (PINE) AVENUE & 61 (FIRST) STREET, PLAN 7604 S.  
Part of LOT R-1, BLOCK 27, PLAN 792 1058  
Part of Addition to 60th STREET, PLAN 792 1058  
Part of LANE, BLOCK 8, PLAN 2376 A.I.  
LOTS 28 to 36 (Inclusive), BLOCK 8, PLAN 2376 A.I.  
in the  
E.1/2 SEC.20-38-27-4

SCALE = 1: 750

0 7.5 15.0 30.0 45.0 60.0 75.0 Metres

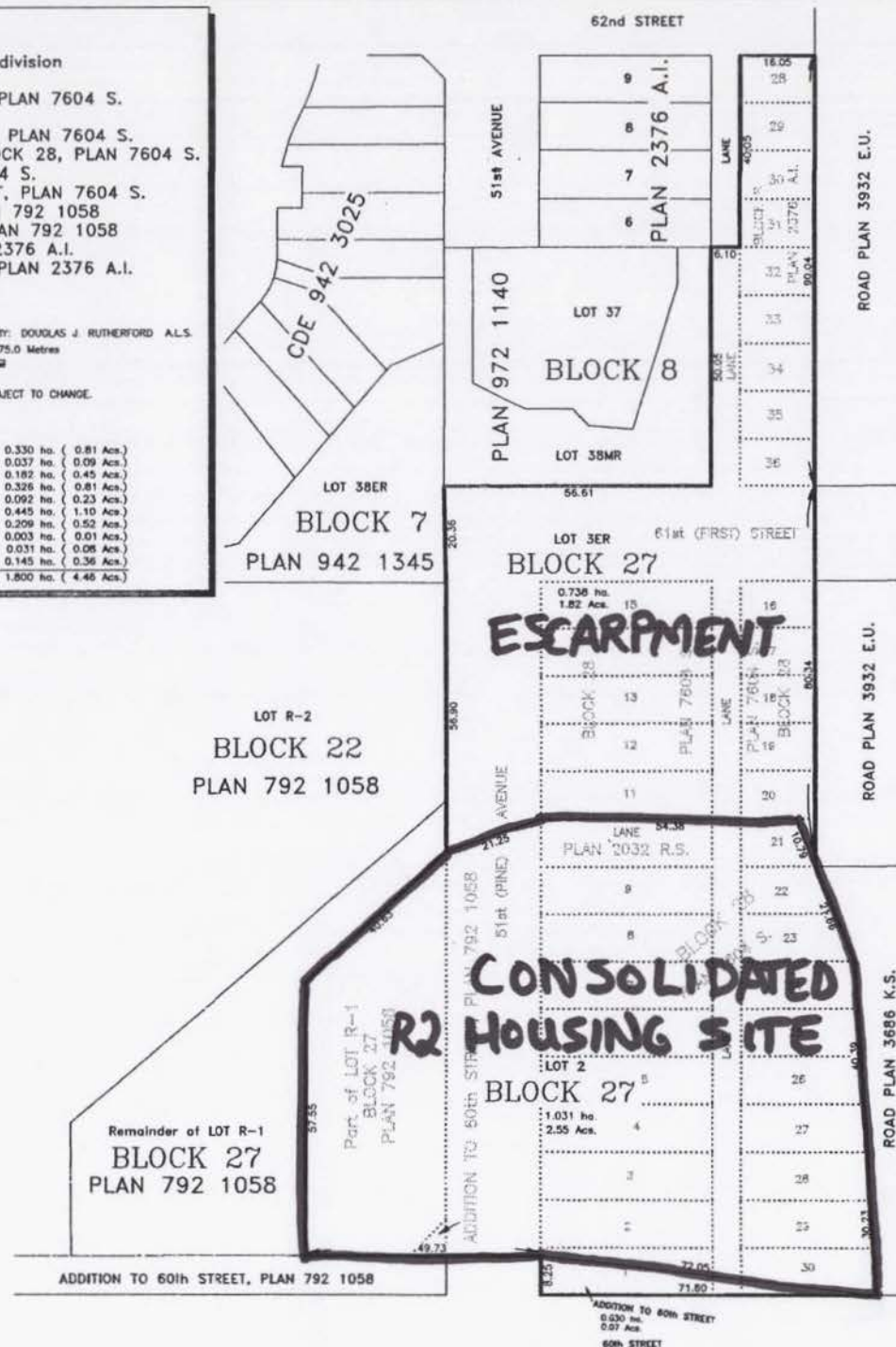
BY: DOUGLAS J. RUTHERFORD A.L.S.

## LEGEND & NOTES

LOT DIMENSIONS ARE BASED ON THEORETICAL PLAN INFORMATION AND ARE SUBJECT TO CHANGE.  
DISTANCES ARE IN METRES AND DECIMALS THEREOF.

AREA TO BE REGISTERED IS OUTLINED THUS  
AND CONTAINS AS FOLLOWS

FROM: LOTS 1 to 9 (Inclusive), BLOCK 28, PLAN 7604 S.	= 0.330 ha. (0.81 Acs.)
LANE, PLAN 2032 R.S.	= 0.037 ha. (0.09 Acs.)
LOTS 11 to 15 (Inclusive), BLOCK 28, PLAN 7604 S.	= 0.192 ha. (0.45 Acs.)
Remainder of LOTS 16 to 30 (Inclusive), BLOCK 28, PLAN 7604 S.	= 0.326 ha. (0.81 Acs.)
LANE, BLOCK 28, PLAN 7604 S.	= 0.092 ha. (0.23 Acs.)
51 AVENUE & 61 STREET, PLAN 7604 S.	= 0.445 ha. (1.10 Acs.)
Part of LOT R-1, BLOCK 27, PLAN 792 1058	= 0.209 ha. (0.52 Acs.)
Part of Addition to 60th STREET, PLAN 792 1058	= 0.003 ha. (0.01 Acs.)
Part of LANE, BLOCK 8, PLAN 2376 A.I.	= 0.031 ha. (0.08 Acs.)
LOTS 28 to 36 (Inclusive), BLOCK 8, PLAN 2376 A.I.	= 0.145 ha. (0.36 Acs.)
<b>TOTAL</b>	<b>= 1.800 ha. (4.46 Acs.)</b>



51st AVENUE

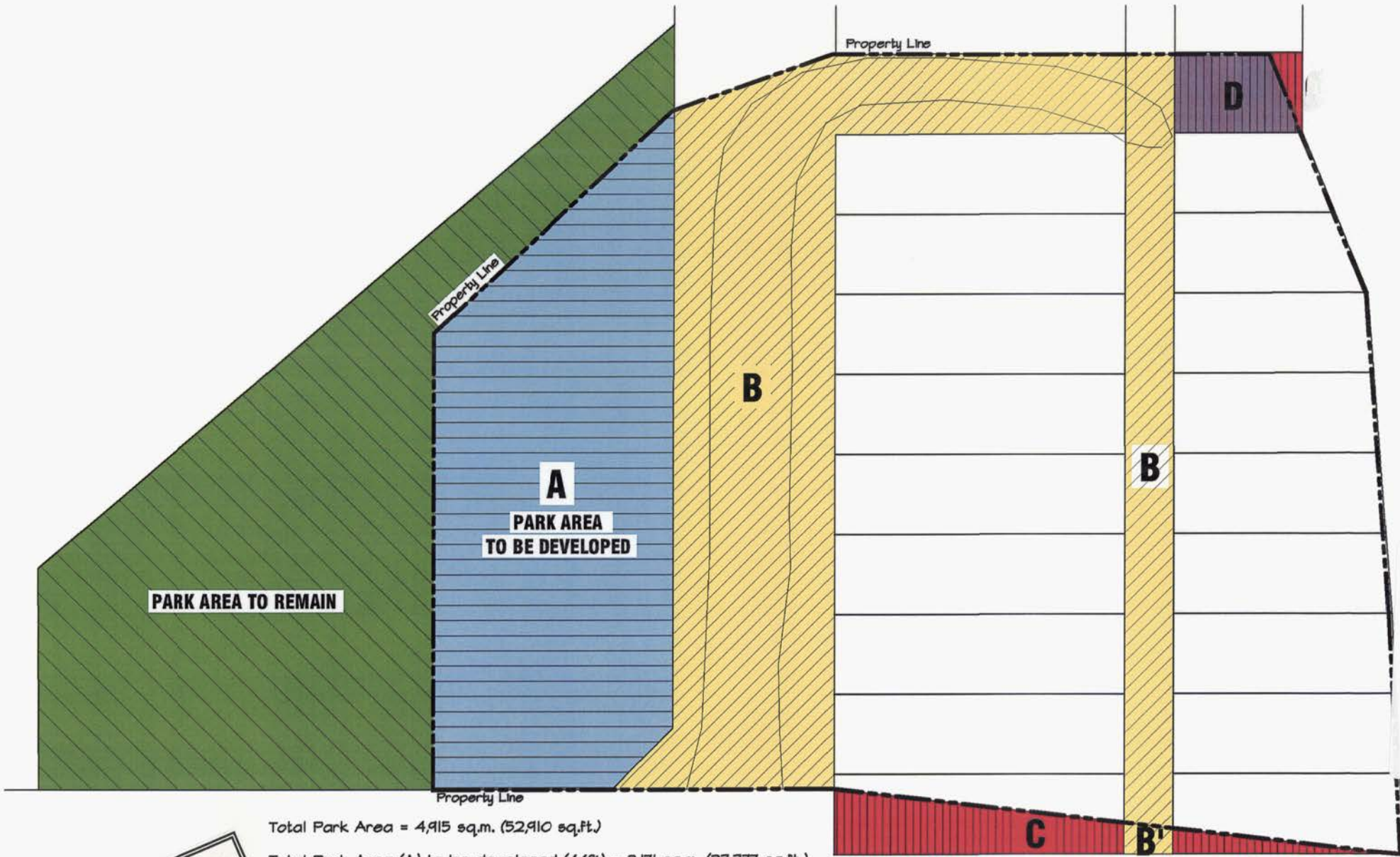
PLAN 5427 R.S.

PLAN 5427 R.S.



JUNE 27, 2005

100



Areas to be determined  
by legal survey

Total Park Area = 4,915 sq.m. (52,910 sq.ft.)  
 Total Park Area (A) to be developed (44%) = 2,171 sq.m. (23,377 sq.ft.)  
 Total Park Area to Remain (56%) = 2,743 sq.m. (29,533 sq.ft.)  
 Area B (Roadway) = 2758 sq.m. (29,693 sq.ft.)  
 Area B' (Lane) = 22 sq.m. (234 sq.ft.)  
 Area C (Road Right-of-Way) = 289 sq.m. (3,109 sq.ft.)  
 Area D = 138 sq.m. (1,482 sq.ft.)  
 Total Development Area = 10,327 sq.m. (111,159 sq.ft.)

June 09, 2005



RECREATION, PARKS &amp; CULTURE

RPC 05.0042.3010

**Date:** June 27, 2005**To:** Legislative & Administrative Services Manager**From:** Greg Scott, Recreation, Parks & Culture Department Manager  
David Matthews, Community Development & Planning Coordinator**Subject:** Riverside Meadows Convent Park Development – Sale of Parkland**Background**

In June of 2000, the Riverside Meadows Area Redevelopment Plan was approved by Red Deer City Council as a statutory plan (bylaw no. 3261/2000). The Redevelopment Plan made recommendations in the areas of Neighbourhood Name and Identity, Land Use, Transportation, Neighbourhood Safety, Heritage, Culture, Parks, Schools in the Community, and Community-Social Development. These recommendations were the result of extensive consultation with the residents of Riverside Meadows. In fact, a Community Steering Committee, made up of Riverside Meadows residents, was formed to ensure that the voice of the community was clearly heard. Many of the recommendations in the Redevelopment Plan have been implemented, resulting in significant enhancements throughout the Riverside Meadows Community.

One of the recommendations outlined in the Redevelopment Plan was to *“reduce the size of Convent Park”* (page 60, RMARP) through the sale of a portion of it (attachment 1). Also recommended was that *the “proceeds from the sale of any park land should...be used to acquire additional park spaces (within Riverside Meadows)”* (page 60, RMARP) (attachment 1). The latter recommendation would help to ensure that the percentage of park land within Riverside Meadows did not diminish as a result of the recommended sale.

The portion of Convent Park identified for sale and rezoning is shown on the Area Redevelopment Plan Land Use Map (attachment 2). The Land Use Map identifies this portion of park as part of a future Multi Family Site.

**Current Situation**

A development proposal for the area at the base of Convent Hill (currently zoned R2 – Residential Medium Density District) has now been submitted to Parkland Community Planning Services (attachments 3 & 4). As per the Riverside Meadows Area Redevelopment Plan, the proposal includes a request to purchase a portion (43%) of the adjacent Convent Park.





RECREATION, PARKS & CULTURE

### **Current Situation (cont'd)**

On June 22<sup>nd</sup>, the proposal was presented to the residents of Riverside Meadows at a public meeting. Approximately 100 people attended and many took the opportunity to express their thoughts on the development plan, including the sale of parkland. Overall, support for the project was fairly evenly split. A conceptual drawing indicating what recreational amenities could potentially be developed on the remaining park space was also presented (attachment 5); however, residents were informed that if the sale of park land was approved, the detailed design of the remaining park space would only be completed following significant consultation with the community.

The development proposal will also be presented to the Environmental Advisory Board on June 28<sup>th</sup> and to the Recreation & Parks Board on June 29<sup>th</sup>. The response from both Boards will be presented to City Council at its July 4<sup>th</sup> meeting.

### **Administrative Review**

The Recreation, Parks & Culture Department has reviewed the request to purchase 43% of Convent Park (Zoned P1 – Parks & Recreation District), for the purpose of providing sufficient space to construct a Multi Family development, and supports this request for the following reasons:

1. Following extensive public input, the sale of a portion of Convent Park was recommended in the Riverside Meadows Area Redevelopment Plan. This document was approved by Red Deer City Council as a statutory plan in June of 2000.
2. As per the Riverside Meadows Area Redevelopment Plan, *the “proceeds from the sale of any park land should...be used to acquire additional park spaces (within Riverside Meadows)”* (page 60, RMARP). This requirement will help to ensure that the overall park land within Riverside Meadows does not diminish. In fact, one significant location within the Riverside Meadows community currently zoned R2 has been identified for future acquisition and rezoning to park (page 56, RMARP).
3. The reduction in the size of Convent Park is in line with the City’s new Neighbourhood Planning and Design Guidelines & Standards, which supports the construction of a central park site along with smaller parkettes. Designing neighbourhood park systems in this way helps to disperse parkland more evenly throughout a community, and at the same time provides a variety of park environments that allow for different types of recreation and leisure uses (i.e., different park settings for different aged children, and for both active and passive types of activities).



RECREATION, PARKS & CULTURE

**Administrative Review (cont'd)**

4. Due to the fact that Convent Park is 1) immediately adjacent to a busy four lane roadway, 2) that it can only be accessed by crossing this roadway, and 3) because of its current size, the park is not appropriate for major recreational amenities such as sports fields and senior level playgrounds. There are a number of more suitable park spaces within the neighbourhood that currently contain major recreational amenities. The Convent Park location is more suited for a junior playground, which would attract preschool children accompanied by adults. Following the sale of the portion of Convent Park, the remaining area would also provide sufficient open space for free play (i.e., running games, kicking/throwing balls/Frisbees).
5. Following a review by the City's Solicitor of the historical documents, land titles, and legal agreements related to Convent Park, it has been determined that there are no restrictions in place that would hinder City Council from rezoning or disposing of the park area.

**RECOMMENDATION**

That Council of The City of Red Deer approves the following recommendation of administration:

1. The sale of 43% of Lot R-1, Block 27, Plan 792-1058, representing 2,102 square metres, more or less, of City-owned P1 (Parks & Recreation District), located near 52<sup>nd</sup> Avenue north of 60<sup>th</sup> Street, and
2. The rezoning of the 2,102 square metres, more or less, from P1 (Parks & Recreation District) to R2 (Residential Medium Density District).

A handwritten signature in black ink, appearing to read 'Greg Scott'.

**GREG SCOTT**

Recreation, Parks & Culture Manager

A handwritten signature in black ink, appearing to read 'DAVID MATTHEWS'.

**DAVID MATTHEWS**

Community Development & Planning Coordinator

DM

- c. Colleen Jensen, Community Services Director  
Howard Thompson, Land & Economic Development Manager  
Scott Cameron, Social Planning Manager  
Pam Ralston, Community Facilitator, Social Planning  
Nancy Hackett, Planner, PCPS

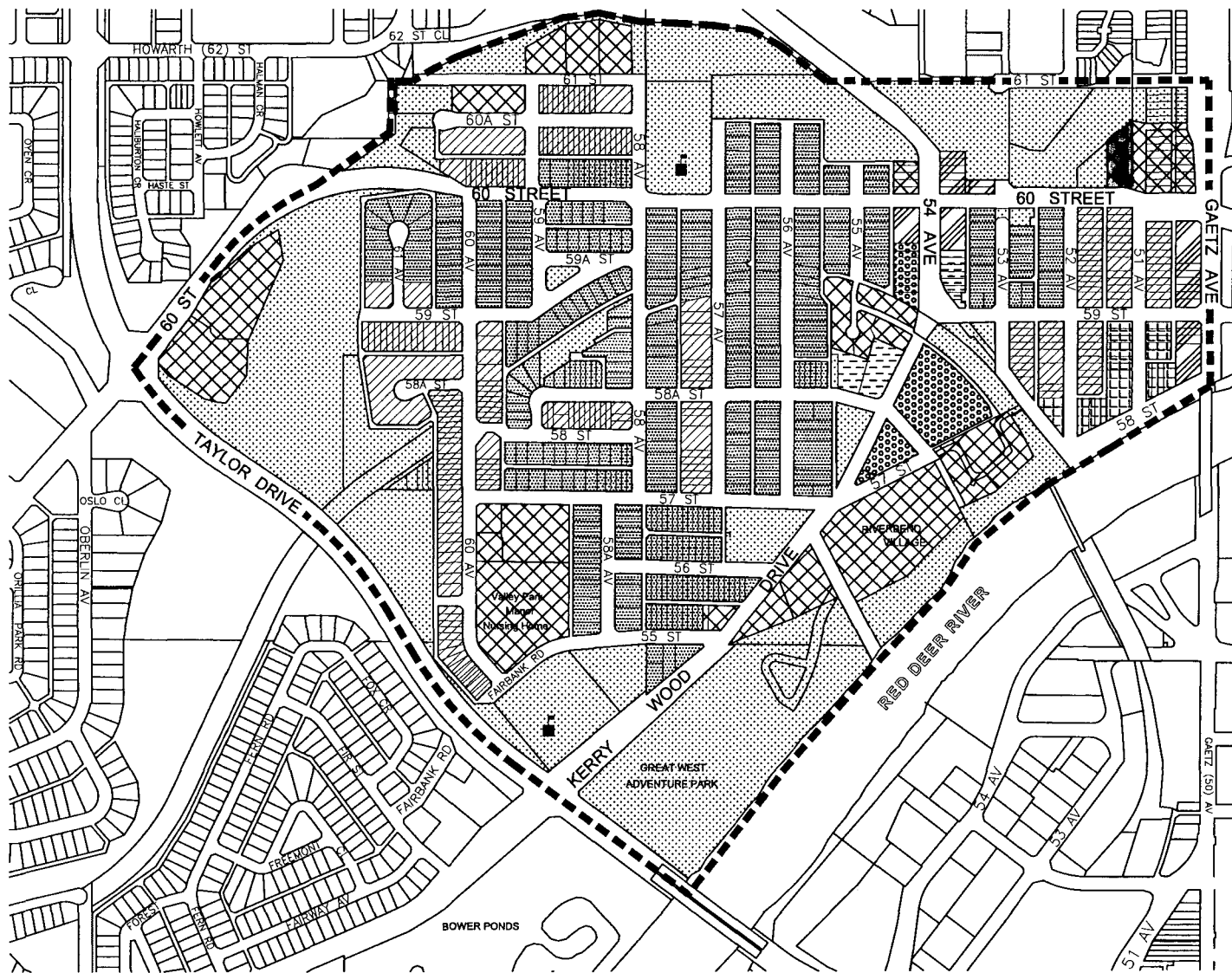
- ii) Assess identified areas (refer to Map 8) as to the viability of an increased level of maintenance. The removal of dead fall and some tree pruning may improve the appearance and safety of adjacent park areas and may allow for some rejuvenation of species that were formerly found in these locations (e.g. Saskatoon bushes), however, because these locations are first and foremost intended for environmental preserve and habitat preservation any clearing of deadfall or increased level of maintenance should not be at the expense of area wildlife, plant life, or environmental sustainability. An assessment by a qualified expert to determine the need for and impact of increased maintenance in the areas identified is recommended.
- iii) Support the volunteer working crews at all adopt-a-park locations.

#### 8. Enhance Park Equipment Where Possible

North Red Deer is one of the older areas in the city, and as such, several of the playground areas have served the community for decades. After years of use, much of this equipment is in need of enhancement and upgrading. As well, over the last several decades, recreational interests have shifted and led to many innovative park development ideas that have not yet been incorporated into park design in North Red Deer (Riverside Meadows). The Area Redevelopment Plan offers an ideal opportunity to encourage park enhancement where possible and promote future upgrading of park spaces.

#### Action:

- i) Maintain Pearson Park as a pre-school park in its current location
- ii) **Reduce the size of Convent Park** (see land use recommendations). Proceeds from the sale of portions of the park are to be used for upgrading the remaining Convent Park area so that it functions as an "imagination-type" park with versatile equipment that encourages children of all ages to use the park in a wide variety of ways. **Proceeds from the sale of any park land should also be used to acquire additional park spaces identified on Map 5 "Proposed Land Use".**



# Riverside Meadows North Red Deer Area Redevelopment Plan

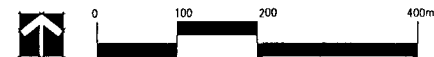
## Map 5 Proposed Land Use

March 2000  
Amended: 2003

- Area Redevelopment Plan Study Area
- School Site
- Green Space, Environmental Reserve, Park or School Site
- Single Detached Homes
- Mix of Semi-detached (Duplexes) and Single Detached Homes
- Multi-Family
- Commercial
- Commercial-Residential Mix Direct Control
- Riverfront Direct Control Area
- Light Industrial and Business Service - Residential District

DATE: May 2000 / April 2003

Mapping by: Parkland Community Planning Services





**P & S INVESTMENTS**

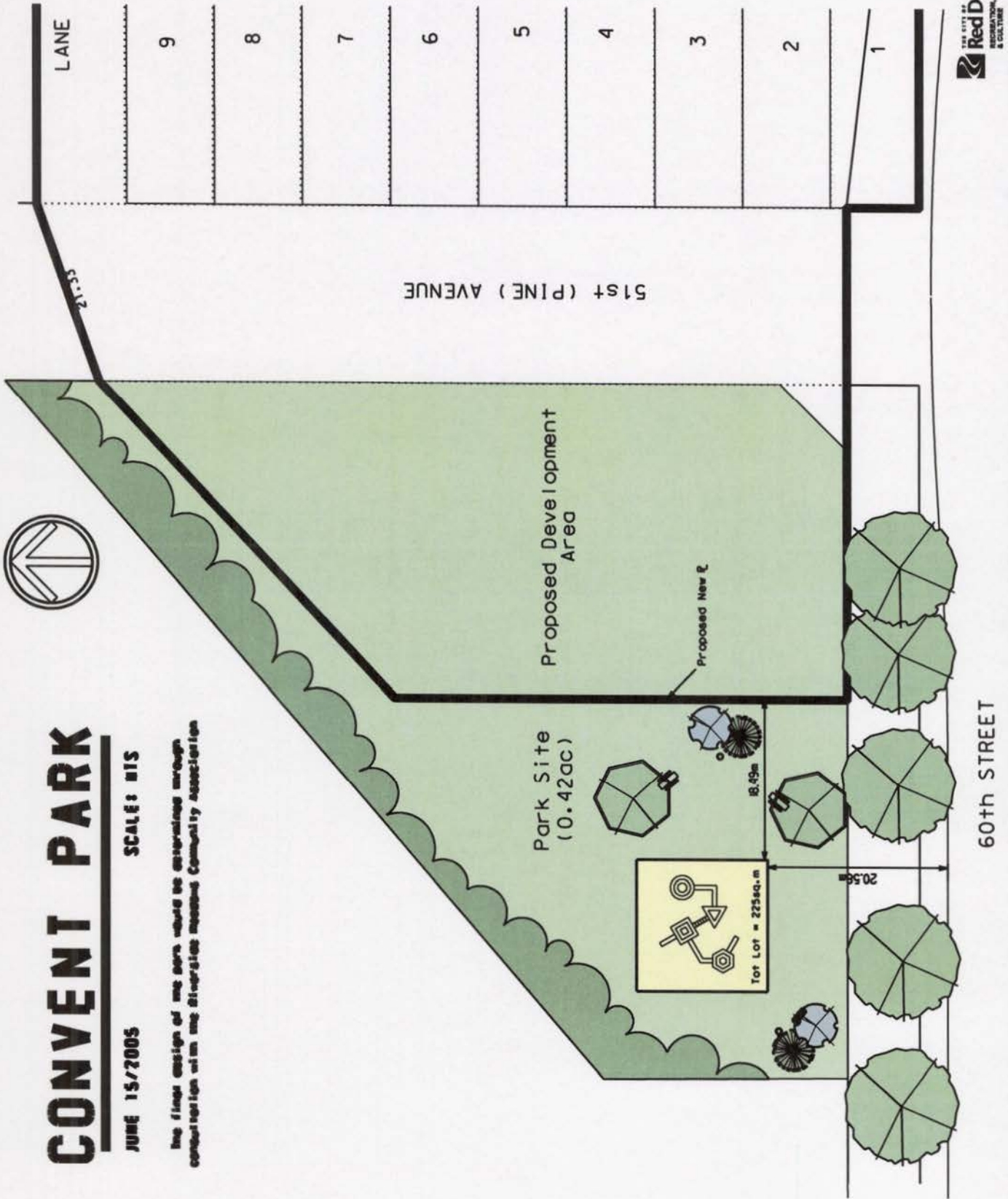


# CONVENT PARK

JUNE 15/2005

SCALE: NIS

The final design of the park would be determined through consultation with the District Neighbourhood Community Association



April 4, 2005

Nancy Hackett  
Parkland Community Planning Services  
Suite 104, 4808 Ross Street  
Red Deer, AB  
T4N 1X5

**Re: Convent Park Housing Development**

Dear Ms. Hackett:

Thank you for letter dated March 31<sup>st</sup>, 2005. I will first address the re-zoning of the proposed site to direct control as this remains to be an important item. For the simplicity of the project and protection of any further development we highly recommend that this parcel receives a direct control zoning.

This project is complex in the setup and land structure, for the ease of getting the project through all approvals it makes logical sense to re-zone it direct control. This zoning will eliminate future decisions and questions that may come up during the MPC Application or any future approvals. The project has gone through a complete community review process that is not required under an R2 zoning, where the only obligation of the developer is to meet the land use by-law. We have also continued to request this zoning on the recommendation of Tony Lindhout. This is the zoning that is best suited for the project, the developer and the final user.

We recommend that the zoning be based on the City of Red Deer R2 zoning with 2 changes. The changes are as follows:

- 1) The parking requirements should be adjusted to reflect the more accurate usage of affordable housing. The current parking requirements in the by-law are based on requirements that apply to all forms of multi-family development and do not reflect the reality of affordable housing. With the current plan we are asking for the parking requirements to be based on 120 parking stalls for the apartment complex and 14 for the townhouse portion. 137 parking stalls are required and we are only asking for a relaxation of 17 stalls. The parking for the townhouse units will be provided by having one stall in a single attached garage and the second stall on the driveway pad. Our experience has shown that the current required number of parking stalls is considerably higher than what is actually necessary for affordable housing. At this time there is no proposal to eliminate this request for parking requirement changes.
- 2) The second revision that we would request is that the density be adjusted to permit a slight increase to the R2 density and allow both the 105 unit apartment building and the future 7 unit townhouse project. The 105 unit building is only 10% above the permitted density; however, adding the future townhouses will enhance the overall feel of the project and is a proven good design tool to create a healthy community. The number of units we are proposing will result in increased activity to this area; it will bring a wide spectrum of people from different lifestyles and will improve the safety to this

**Berry Architecture & Associates Ltd.**

3rd Floor, 5301-43rd St. Red Deer, Alberta T4N 1C8 Phone: (403) 314-4461, Fax: (403) 314-4477

area greatly because of the number of people directly living here. We are asking for only a 14% increase in the permitted density in an R2 zoning. This density is considerably under the R3 density.

An additional reason for the direct control zoning is to ensure the community is informed of the development at this time and does not have to go through an additional process anytime in the future. We have spent many hours in meetings with the community and have considered all ideas put forth. The community has had an input into the design of both the building and the site. These are common characteristics of a Direct Control area. An R2 or R3 zoning does not provide this level of protection to the community. If we were under an R2 or R3 zoning our only obligation would be to meet the zoning requirements and we would not have to consider the input of the community. A direct zoning allows this development to progress which will enhance the value of living in this rich and rebuilding community.

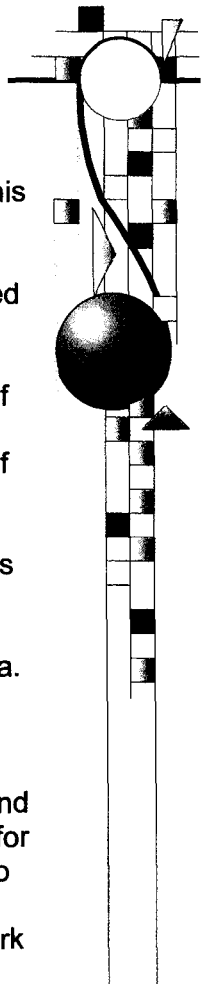
As shown in the attached plan we are proposing to purchase 22,626 ft<sup>2</sup> of the park area. This represents only 43% of the park and leaves 57% or 29,794 ft<sup>2</sup>. This area was determined from the Area Redevelopment Plan and discussions with the City of Red Deer that indicated that approximately ½ of the park area had the potential to be redeveloped with the adjacent land. After several conversations with the community and hearing the concerns regarding the park, we worked hard to reduce the area required for an effective development to less than ½ of the park. The area that we are proposing to develop is not large and the resulting project will bring some much needed life and activity back to the remaining park area. It has been described as an under utilized park and with a 105 unit apartment and 7 townhouse units we should once again see and hear people back in this park.

The final decision regarding any recreation development in the park is the responsibility of the City of Red Deer parks department. It would be a safe assumption to make, that with this increase in activity beside the park, the city may be more likely to spend some time and money on redeveloping this area. As you are aware we have been involved with discussion with the parks department regarding redeveloping this area. To have this park redeveloped is also in our best interest..

I am sorry for the typing error regarding the landscaping of this site. It should have read that we are not asking for any landscaping relaxations, we meet the 35% of required landscaping area and as required in section 83 of the land use by-law, we are in fact, greatly exceeding the requirements for plantings. The by-law requires only 4 trees and 6 shrubs; we are providing 89 trees and 105 shrubs at a great expense to the developer.

It is not appropriate for the requirement of a community member on the development rental committee, because this is a private developer and not a public board such as Loaves and Fishes or Habitat for Humanity. The developer has already established a rental approval process for other projects and it works great. If such a request is put to P & S Investment then I would also expect the same request to Boardwalk, Sunreal, or any other private developer in the future.

We have contracted the services of Mark Brotherton of Parkland Geotechnical to complete a phase 1 environmental assessment on the property, for the land fill setback issue. Once this is finished we will forward a copy to you as well as all the required departments within the City of Red Deer.



The location of the garbage containers have also been relocated at the community's request. These have been approved by Mr. Tom Marstallers from the City of Red Deer.

After conversations with Howard Thompson, we will be dealing directly with him regarding the purchase of the park land and gifting of the roads and lanes. There will also be some land sold to the city to allow for future road development if it is ever needed and some property lines will be cleaned up and straightened at the request of various city departments.

In direct response to the concern from the community regarding the number of units on the site we have reduced the number of townhouse units from 12 to 7. This is a financial concession from the developer and once again shows the commitment that we are making to not only this project but also the community. We have created a project that is properly sized for the site and will enrich the entire surroundings of Riverside Meadows.

We have worked very hard on this project and have addressed every concern that the community has. At all times we have worked towards being good stewards in the community and to create a project that will provide new life to this area of Riverside Meadows. We have worked with the direction as provided in the Riverside Meadows Area Redevelopment Plan, we are looking forward to being an active community member and we will assist with enriching this area as much as possible.

If you have any questions regarding this request please give me a call and I would be happy to discuss them with you.

Thank you,



George Berry, MAAA, MRAIC  
Partner, Architect

CC: Stan Schalk

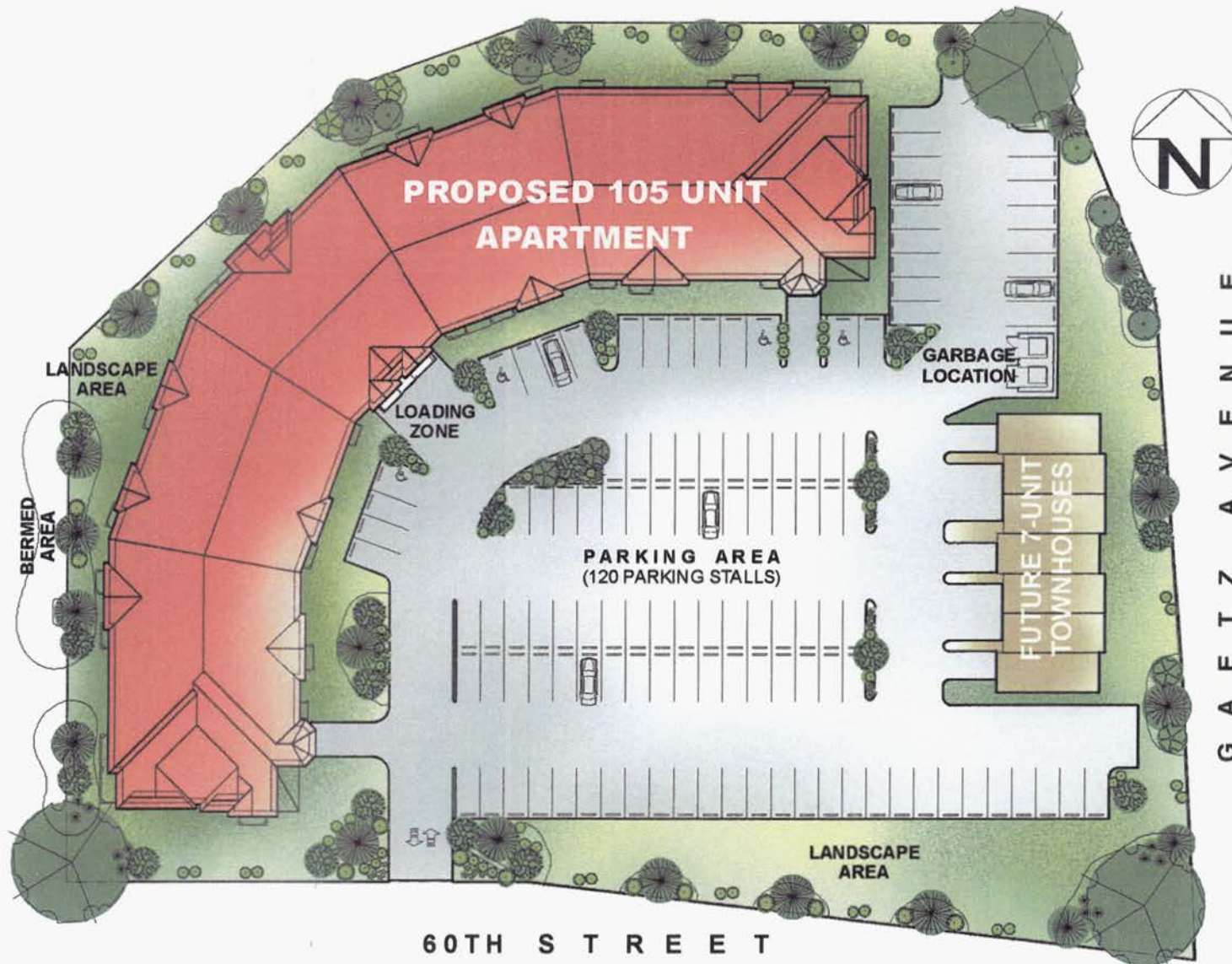
**Berry Architecture & Associates Ltd.**

3rd Floor, 5301-43rd St. Red Deer, Alberta T4N 1C8 Phone: (403) 314-4461, Fax: (403) 314-4477



# Convent Park Development

## PROPOSED SITE PLAN

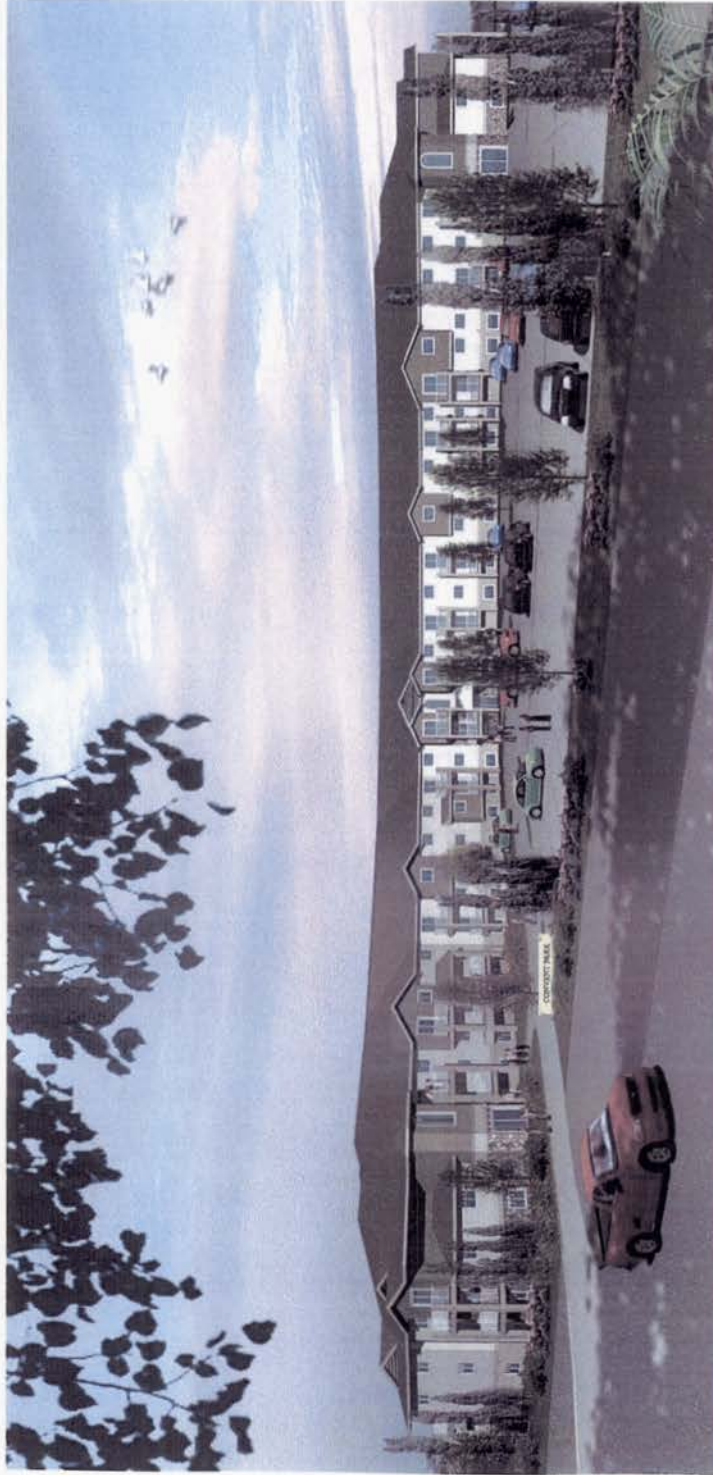


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P & S INVESTMENTS



# Convent Park Development Red Deer, Alberta



P & S Investments



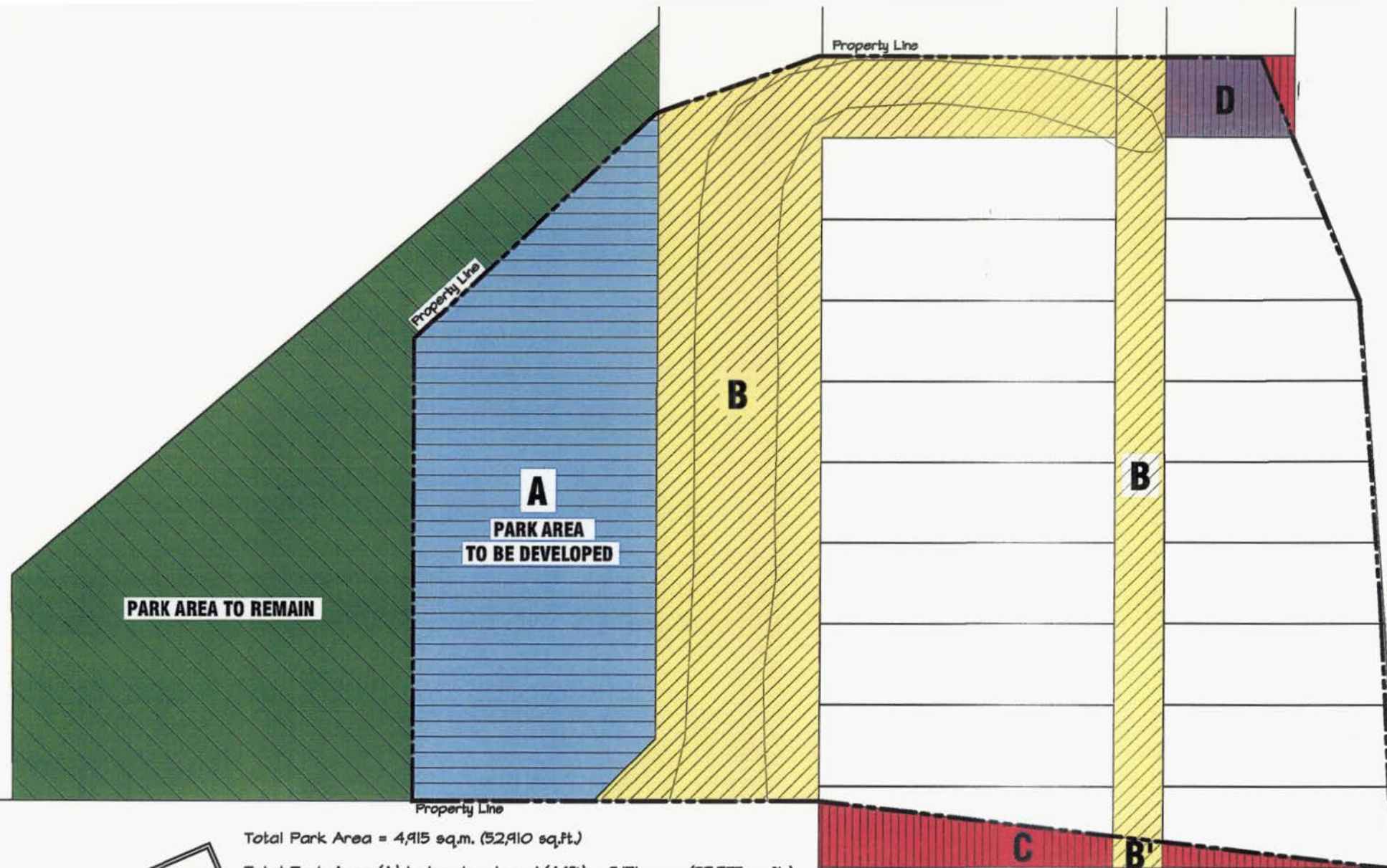
# Convent Park Development

Red Deer, Alberta



P & S Investments





Total Park Area = 4,915 sq.m. (52,910 sq.ft.)

Total Park Area (A) to be developed (44%) = 2,171 sq.m. (23,377 sq.ft.)

Total Park Area to Remain (56%) = 2,743 sq.m. (29,533 sq.ft.)

Area B (Roadway) = 2758 sq.m. (29,693 sq.ft.)

Area B' (Lane) = 22 sq.m. (234 sq.ft.)

Area C (Road Right-of-Way) = 289 sq.m. (3,109 sq.ft.)

Area D = 138 sq.m. (1,482 sq.ft.)

Total Development Area = 10,327 sq.m. (111,159 sq.ft.)

Areas to be determined  
by legal survey

June 09, 2005



June 26, 2005  
Riverside Meadows Community Association  
6005 – 57 Ave.  
Red Deer, Ab.  
T4N 4S8

Red Deer Mayor and City Council

Dear Mayor and City Councillors,

Re: Convent Park

The Riverside Meadows Community Association has discussed in the past weeks, how to approach the Convent Park Development.

After the June 22 meeting we decided that we needed to say what we would accept for this site. We tried many times through meetings with the architect and not the developer present to express these views.

We believe that what we are proposing will benefit the community, city and provide affordable housing.

The impact upon the park will not be as significant, and will feel more like a community park.

There will be residents in this community that may not support this concept, because they were not part of developing the ARP, in which we agreed to sell a portion of the park for the purchase of additional park space.

We are trying to honor that commitment.

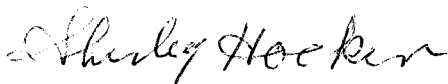
Please review the minutes and the plan we have submitted to you.

We are asking that the proposed plan that is being presented by P& S Investments be tabled until there is a review of the plan we are proposing.

Dialogue is always important and we need the best possible development that will serve City of Red Deer and Riverside Meadows.

Thank you for listening.

Yours truly,

A handwritten signature in cursive script, appearing to read "Shirley Hocken".

Shirley Hocken  
acting Secretary/director

**Riversides Meadows Community Association Special Meeting June 26, 2005**

**Attendance:** Marleen Cowan, Lyle Rowe, Diana Rowe, Anita McDonald, Sherri Turpin, Kurt Ternes, Darleen Emmons, Mardie Giegold, Shirley Hocken

Meeting Start time 1:30pm

Agenda : Discussion about the Convent Park Development

Discussion about how the community understands the need for affordable housing, the community is willing to show that we believe that compromises on both sides will meet our Area Redevelopment Plan that we worked hard for 2 years to develop to make the community a better place to live.

An alternative Convent Park Plan was proposed and discussed at great length.

Darlene Emmons moved that we adopt the “ Riverside Meadows Community Association Alternative Convent Park Development” plan dated June 26/2005.

Marleen Cowan seconded the motion

Discussion was centered around the residents feelings about selling the park. The preservation of the park is one of the most important concerns plus the size of the development and parking issues.

Question: 7 members supported the plan and 2 were opposed, Mardie Giegold and Anita McDonald.

Motion Passed.

Lyle Rowe moved that further to the above motion that the Riverside Meadows Community Association really doesn't wish to sell any portion of the Park, however the Community Association is willing to endorse the above note plan as a compromise.

Seconded by Anita McDonald.

Discussion: Members wanted to clarify that they do not wish to sell the park.

Question:

Motion Passed.

Marleen Cowan moved that we recommend the City of Red Deer retain ownership of 51 Ave. and the escarpment laneway north of 60 St.

Seconded by Sherri Turpin

Discussion: That it is important to the community to preserve the current municipal lot, block & plan structure to create the street front concept that is part of Riverside Meadows Community. The City ownership of the street and laneway creates proper street access to the development, escarpment and the utilities.

Question:

Motion Passed

Shirley Hocken moved that if City Council determines that **40%** of the park is to be sold as stated in the ARP, the park should be sold by **public tender as this is public land**. It will only be sold to develop an "Avi Friedman" style affordable 2 storey townhouses for first time home owners or left as Convent Park in Perpetuity.

Seconded by Darlene Emmons

Discussion: Members felt that this type of housing would help create the multi family housing aspect of the ARP and the townhouses would have back yards where people could go out to the park. Townhouses wouldn't infringe upon the park the same as a large apartment.

Question:

Motion passed

Diana Rowe moved that the letter sent by the Riverside Meadows Community Association to Parkland Community Planning (attention Nancy Hackett ) of Mar.07/2005 be attached to the "Riverside Meadows Community Association Alternative Convent Park Development" plan.

Second Sherri Turpin

Discussion: Members felt that the letter clearly identified our concerns.

Question:

Motion Passed

All members agreed that we wish to be able to speak before Council about the proposed development.

Meeting adjourned 3:15

Signed by

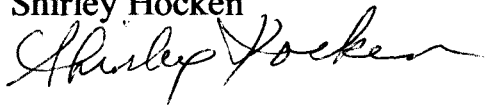
President:

Kurt Ternes



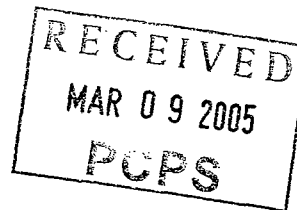
Acting Secretary/director:

Shirley Hocken



Riverside Meadows Community Association  
 c/o Kurt Ternes  
 5516 - 58a Avenue  
 Red Deer, AB T4N 4V4

March 7, 2005



Parkland Community Planning  
 404 4808 Ross Street  
 Red Deer, AB  
 T4N 1X5

Ms. Nancy Hackett:

Re: Proposed Development on Convent Park  
 (and other future developments in the neighbourhood)

The Riverside Meadows Community Association (RMCA) recognizes and appreciates the amount of time and energy which has gone into the planning of the proposed development in and east of Convent Park. The RMCA finds that the exterior treatment of the building is generally attractive. However, the RMCA has the following concerns:

1. The community as represented by the members of the RMCA would prefer that the entire Convent Park be retained as a park and used for a community garden and playground. There is much emotional attachment to the park.
2. In regards to City of Red Deer bylaws:
  - a. Relaxation should not be considered for parking requirements.
  - b. Relaxation should not be considered for Recreation Levies.
  - c. Relaxation should not be considered for landscaping requirements.
  - d. Relaxation should not be considered for maximum allowable densities.
  - e. The property zoning should remain at R2 or Direct Control with R2 guidelines with no increased densities permitted. Re-zoning to R3 is strongly opposed.
3. In regards to site development:
  - a. The existing trail systems should be respected and continued including bicycle paths, natural pathways along the base of the escarpment without increased danger or decreased visibility, as stated in the ARP.
  - b. Respect and not block the view of the escarpment from the park area.
  - c. Parking should be at the rear of the properties in general. In this situation it means away from 60<sup>th</sup> Street.

- d. Garbage collection should be at the rear of the properties.
- e. Buildings should be orientated and located to strengthen the existing street edges, complimenting the existing urban fabric and appearance.
- f. Fire access to the bottom of the escarpment should be maintained, as brush fires are a common occurrence.

4. In regards to multi-family buildings:

- a. Main entrance of building should address the street, whether it's 51<sup>st</sup> Avenue or 60<sup>th</sup> Street.
- b. All street facing elevations should have equal treatment.
- c. The main floor should be between grade and 600mm above grade.
- d. All main floor units should have direct access to the exterior with a private outdoor area.
- e. The appearance of individual housing units, including roof lines.
- f. Main floor should have wheelchair access.
- g. Maintenance-free exterior with 8-10% brick or stone. Limited vinyl siding.
- h. A live-in building manager should be required.
- i. If there is a committee for tenant selection, it is requested that a member of the community be on the committee.

5. The Park and Public Roadways:

- a. Direct, clearly public access to the park for all neighbourhood residents.
- b. A crosswalk should be located at the intersection of 51<sup>st</sup> and 52<sup>nd</sup> Avenue to cross 60<sup>th</sup> street.
- c. Sidewalks from Gaetz to Kerrywood & 59<sup>th</sup> Avenue along the north side of 60<sup>th</sup> street.
- d. Traffic calming should be considered along 60<sup>th</sup> Street.
- e. Parking should be permitted on both sides along 60<sup>th</sup> Street.
- f. Public parking should be provided with direct access to the park.
- g. The fence along the south side of the park should be removed.
- h. The row of elm trees along the boulevard should be continued east of 51<sup>st</sup> Avenue.

In closing, the RMCA believes that all of the concerns that we have listed are important, but the following issues are the most important:

- Location of the building on the site, away from the escarpment forming a street edge
- Density of the development
- Location and quantity of parking stalls
- The safety of pedestrians using the established trail along the base of the escarpment would be compromised by a long fenced border.
- The view of the escarpment is an important visual feature of the park.
- Direct outdoor access and clearly defined outdoor space for main floor units.

When the Area Re-development Plan was completed, the community agreed to think about selling the park if the development was a multi-family complex made up of townhouses, not mainly 1 bedroom units. Many people didn't realize the implications of agreeing to sell part of the park.

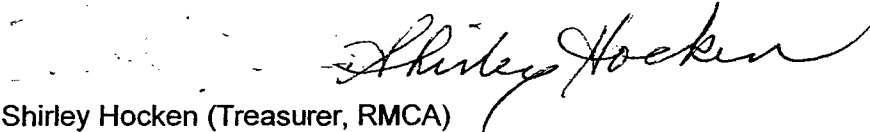
We believe the changes we have requested will meet most of the expectations of the people in our community for the development of this site, will enhance the appearance of our community, and will reserve the historical significance of Convent Park. This development needs to set a standard for other potential large housing developments in our community.

We appreciate the opportunity to voice our concerns and hope they will be addressed by the developer.

Sincerely,



Kurt Ternes (President, RMCA)



Shirley Hocken (Treasurer, RMCA)



Sherri Turpin (Director, RMCA)

On behalf of the Riverside Meadows Community Association

Shirley Hocken  
6005 -57 Ave.  
Red Deer, Ab.

Nancy Hackett  
Parkland Community Planning  
4808 -Ross St.  
Red Deer, Ab.

Dear Nancy,

Re. Convent Park:

I would like to submit my comments because I will be unable to attend the public meeting on June 22.

When the Community members worked with Parkland Community Planning and the City of Red Deer for 2 years we were of the strong commitment to create a better balance in the kind of housing and future development for the community. There was a good feeling that we had reached that conclusion. The proposed development does not give that balance to the community.

We never thought to ask what size of building could go on this site. We conveyed the message for it to be a multi family townhouse homeowner development. We wouldn't have agreed to sell the park if we had been told that it would have been more than 50 -60 units in size.

**There are no other large apartment buildings in this community of 105 units. This is over development of this site. To locate this large building on the park will destroy the essence of the park.**

In the 1940's a group of men worked hard to have this piece of land made into a park for the community (the Village of North Red Deer), these people saw the need to make the Village a better place to live.

Riverside Meadows community members are also trying to make our community a better place to live and have always worked hard to reach a good balance for our community and the City of Red Deer.

We have taken more than our fair share of the affordable housing projects in this City.

I now believe that the City needs to take our community's concerns into consideration and reevaluate this development. The City needs to address the implications of at least 3 maybe 5 high density housing sites (including Valley Park Manor) plus other infill site will become available in the future.

We are more than willing to look at **affordable housing on the P&S Investment** site and other possible solutions that fit the land use bylaws.

All development whether for affordable housing or other projects need to meet the guidelines set out by the City of Red Deer.

Affordable housing is important to the well being of the residents of the City, to keep a community healthy that supports new development, the balance in that community needs to be met in order to sustain that health for the future.

Thank you for giving me this opportunity to voice my concerns about this development.

Yours truly,

  
Shirley Hocken

For Public Agenda

June 26/ 2005  
Marleen Cowan  
5909 -54 Ave  
Red Deer

Dear Mayor and Councillors,

Re: Sale of Convent Park

I am strongly opposed to the sale of Convent Park.

The City of Red Deer Recreation, Parks and Culture Master Plan and the Riverside Meadows Vision Statement promotes the preservation of the environment, park and green space for future generations.

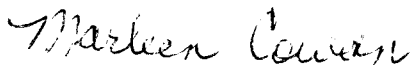
Convent Park is an important part of the history of Riverside Meadows. It serves as a wildlife and people corridor. It has a unique shape and size with the escarpment above and the park below. The escarpment is an important part of the park and placing the apartment on the park will create barriers.

If a portion of the park is sold it will no longer offer the same type of recreation . Making the Park smaller will not serve the future long term recreational needs for this part of the community when there will be high density housing and other housing developments in the future.

Losing park space for a high density housing project does not fit with what the City has encouraged people to believe the City represents in the preservation of the environment and park space.

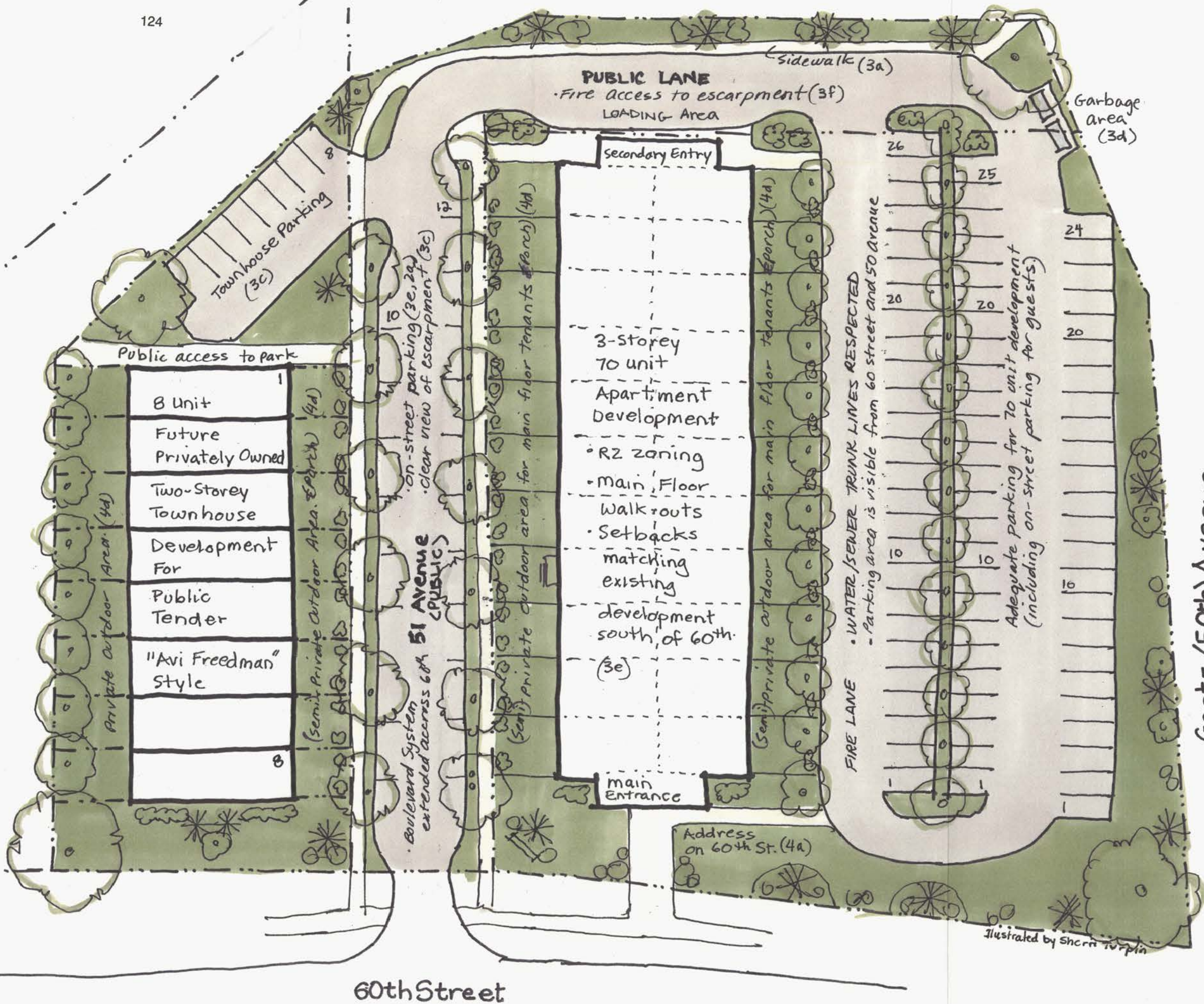
The preservation of the present day Convent park is important to Riverside Meadows residents for the future.

Yours truly,

  
Marleen Cowan



Remainder  
of  
Convent  
Park





June 25, 2005

City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Mayor and City Councillors:

Re: Proposed Rezoning for Multi-family development at 60 Street/51 Ave (Convent Park)  
Riverside Meadows

After attending the public meeting on June 22, 2005, I am disappointed that the City had approved this project in principal when the developers applied for federal and provincial funding without approaching the area residents to see what their response to such a large project was.

Riverside Meadows Community has always been approachable and has worked with the City planners for many years on many projects and this development should have been no different.

I also was involved with the area redevelopment in 1998 and its final concept in 2000, during this process we never would have agreed to selling part of the convent park had we been informed that we were opening ourselves up to large developments like this. Our vision for this area was possibly townhouses, owner occupied, bringing new families to the neighborhood. Selling a portion of Convent Park would never have been on the table had we known then what we know now. We would have kept this as a green space and helped to raise funds for new playground equipment for Convent Park as we did for Riverside Meadows Park.

We have concerns that this developer wants to build seven condos butting up against Gaetz Avenue; we can only imagine the lawsuits the City of Red Deer will have when the residents of these seven units become ill from breathing carbon monoxide from the traffic on Gaetz Avenue.

This project is not family orientated, as most of the suites are bachelor and one bedroom and only about 22 are two bedrooms. To imply that this affordable housing project is for families in the media and at the public meeting is a disservice to the public and to Riverside Meadows. We were made out to be the bad guys and poor Christians at the public meeting as we opposed such a large project and keeping Convent Park as a green space.

If this project gets final approval from the City of Red Deer, then the City may as well sell the whole Convent Park to the developer and have them pay for any new playground equipment on the remaining piece, as what green space remains will be associated with this project, and the community as a whole will not use it. We could not support using

any funds from the sale of this property to purchase new playground equipment or develop a Tot Lot that would be attached to this project. We feel that the City of Red Deer either sells none of Convent Park or all of it.

We have lived in Riverside Meadows for 34 years, raised our kids here, and have tried to change the negative perception of this neighborhood to everyone we talk to. We have nothing against affordable housing, just the size of the project.

Our property values continue to decrease when the rest of the City areas continue to rise. The real estate agents continue to discourage new homebuyers from even looking in this area. This project will hurt all of the property owners in Riverside Meadows.

Riverside Meadows already has a large amount of affordable housing; rental houses with basement suites, apartments, fourplexes, duplexes, and is one of the most densely populated areas in the city.

We support Habitat for Humanity, Peoples Place, Loaves and Fishes, Potters Hand, and Parkland Youth Centre, when is enough, enough? The city has an excellent bus service so why are not some of these social issues spread into other areas of the city. Why does Riverside Meadows have to be the social conscience for the City of Red Deer?

*Clari Langford*  
*Reg Langford*

Reg and Clari Langford  
5901 56 Ave  
Red Deer, Alberta  
T4N 4R1

Cc: Parks Department  
Parkland Planning  
*Peoples Works*

To respected members of Red Deer City Council,

I am a concerned resident in the beautiful neighbourhood of Riverside Meadows.

I attended the community information meeting that was held the evening of June 22, 2005. The meeting pertained to the selling of a portion of Convent Park to a low-cost housing development by P&S Developments.

I have grave concerns about the whole concept of this proposed development. I do not have the ability to categorize in order of importance the concerns I have.

- The selling of park land, especially one with such historic value to our community, for a developer's convenience and profit just seems morally wrong
- Who exactly are the principle's involved in this development? Do they have any connection to the owner's of People's Place and the Loaves and Fishes?
- Do they have any connections to the people who were proposing the mat program downtown?
- If we are to believe the developer this project is to house low-income families, that was his main focus, and that is what he attempted to get the people attending the meeting to focus on. Families with children, for whom they would build a nice safe park, which, would fill with many happy, playing children. Where he planned on housing these numerous children, I have no idea, since the majority of the apartments are bachelor suites!
- The proliferation of bachelor suites is not conducive to a healthy family environment!
- The density of this development far exceeds what is acceptable to us as residents of this most beautiful neighbourhood.
- The parking problems that this project will create are truly going to become a nightmare for those living near-by, for despite assurances, not one of us possesses the power to control the future so all we are each left with is the fore-sight and obligation to make the best decisions possible
- Who, exactly is paying for this development? Are they using provincial or federal government grants money? I am not naive enough to believe that their motives are entirely as altruistic as they seem to want us to believe. The government is the one who subsidizes the rent on low-cost housing. So in reality, we, the taxpayers are the ones footing the majority of the costs involved in this development. Is my assumption on this correct? If not then I apologize.
- The whole concept of this development is contrary to what we, as residents, worked with such diligence on in our "Community Development Plan".
- Far better to put in a beautiful picnic area like we enjoy at Great Chief Park. A perfect place to hold outdoor community barbeques, a safe place for our children to play and our senior's to sit and enjoy the great outdoors. This would be more conducive to the vibrant community that we are attempting to build here. Since this particular area does not have it's own beautiful park, we can build one. This would be a much wiser way to spend our tax dollars. Since it is ultimately our tax dollars that are being used, this would be far less objectionable to us, I think.

- We as a community are saturated with low-income housing; landlords that collect substantial rent from buildings they don't care enough about to properly maintain. We have People's Place, and the Loaves and Fish's which was combined, without our knowledge, to keep all those in need contained in one area.

I will quiet my objections if it can be proved to me:

- that our neighbourhood does not have the lowest average income
- that it does not have the highest number of visits from the police
- that it does not have the highest number of visits from the coroner
- that it does not have the highest number of social problems
- and does not have the highest volume of low-cost housing.

I also believe that the developer must be required to give a written guarantee that the mat program and the drug-rehabilitation center will not be placed on this site in the future. Since, in my heart this is what I believe they have planned.

I also, strongly believe that we as a community have welcomed a very large number of diverse people into our midst. It would only be fair of us to give other communities in Red Deer the opportunity to do their part in serving the less fortunate.

With humble respect,



MARINUS Versluis

James M. Vers. Frances M. Versluis

Home- 343-1719 after 6pm

THE CITY OF RED DEER  
Legislative & Administrative Services

RECEIVED	
TIME	10:35
DATE	June 24/05
BY	JM

June 8, 2005

Parkland Community  
4<sup>th</sup> Floor  
4808 – Ross Street  
Red Deer, Alberta

Dear Ms. Nancy Hackett,

Re: Riverside Meadows – Development of Convent Park

When we took on the process of area redevelopment in Riverside Meadows our vision for this area was to encourage more single-family units and less apartment developments. When we discussed this specific sight and the possible sale of part of the park we had all envisioned that this would be developed into townhouse units and sold to people who would live in the area.

We had at no time envisioned any large apartment complex for this sight and would never have agreed to sell any part of the park to accommodate such a project when we were in the process of the area redevelopment, had we known that this was a possibility.

We the undersigned do all agree that the development of this sight for a large apartment complex was not in our vision when we agreed to the final area redevelopment plan and do strongly appose the sale of any portion of the park for such a purpose.

CLARINDA LANGFORD

Darlene Emmons

Shirley Hocken

MARLEEN COWAN

SHERRI TURPIN

Kim Wilson

ROXANNE TOPPE

JANE HOLMES

Clarinda Langford

Darlene Emmons

Shirley Hocken

(Marleen) Cowan

Sherri Turpin

Kim Wilson

R. Toppe

Jane Holmes

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KURT TERNES.

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Kurt Ternes

Kurt Ternes – President  
Riverside Meadows Community Association  
6005 57 Avenue  
Red Deer, Alberta  
T4N 4S8




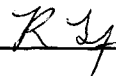
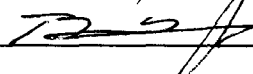

Cc: Mayor and City Councillors

## Riverside Meadows Petition to Save Convent Park

Be it resolved that the Riverside Meadows Community Association has passed a resolution stating that they do not support the sale of Convent Park now or in the future for any development. We believe that designated Park space should be retained as park for present and future generations.

We the undersigned support this statement.

Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. E. Brown	103 5920 Gaetz Ave		place of work
2. R. Vincent	103 5920 Gaetz Ave		place of work
3. L. Shalagan	103 5920 Gaetz Ave		"
4. Robin Lutz	103 5920 Gaetz Ave		place of work
5. Barry Fleming	#103, 5920 - 50 Ave		owner
6. A.N. (TONY) DRENBACH	103- 5920 - 50 Avenue		owner
7.			
8.			
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. DONNA MERKLEY	5814 - 59th St	Donna Merkley	h
2. Andre Sapiz	5818 - 59th St	ANDRE SAPIZ	h
3. Darlene Emmons	5909 - 59th St	Darlene Emmons	h
4. Christy Emmons	5907 - 59th St	Emmons	h
5. Steve Emmons	5904 - 59th St	Emmons	h
6. MITCH Riley	5903 - 60th Ave	Mitch Riley	h
7. JEFF FORD	17 IRELAND CR	Jeff Ford	h
8. Barb Riley	5903 - 60 Ave	Barb Riley	h
9. MARIE LANDRY	5985 - 59 Ave	M. Landry	h
10. GARY ANDERSON	5835 - 58 Ave	Gary Anderson	h
11.			
12.			
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21.			

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B <input checked="" type="checkbox"/> Owner
1. GARY CATON	37 NAGEL AVE	<i>[Signature]</i>	<input type="checkbox"/> in Riverside Meadows
2. Amanda Fox	483-545	<i>[Signature]</i>	<input type="checkbox"/> R
3. Crystal Hedlman		<i>[Signature]</i>	<input type="checkbox"/> R.
4. MIKE SHEA	5822-57 AVE.	<i>[Signature]</i>	<input checked="" type="checkbox"/> (H)
5. W Doggett	205-5831 57 St.	<i>[Signature]</i>	<input checked="" type="checkbox"/> (H)
6. LINDA BRIDGER	5837-57 Ave	<i>[Signature]</i>	<input checked="" type="checkbox"/> (H)
7. LANI THOMPSON	25 WILSON CRES.	<i>[Signature]</i>	<input checked="" type="checkbox"/> (H)
8. PRESTON PARKS	10 Orville Chase Rd. In	<i>[Signature]</i>	<input checked="" type="checkbox"/> (H)
9. CAROLINE RUNGE	203-4619-46 Ave. Juniper	<i>[Signature]</i>	<input type="checkbox"/>
10. VIC RUNGE	203-4619-46 Ave. Juniper	<i>[Signature]</i>	<input type="checkbox"/>
11. BRIAN BATTENBY	6009-57 AVE	<i>[Signature]</i>	<input type="checkbox"/> H
12. Joan Battensby	6009-57 AVE	<i>[Signature]</i>	<input checked="" type="checkbox"/> (H)
13. DIANE STAPLES	5901-57 AVE	<i>[Signature]</i>	<input checked="" type="checkbox"/> (H)
14. Deanna Lattery	6007-54 AVE	<i>[Signature]</i>	<input checked="" type="checkbox"/> (B)
15. Sheila Roth	6006-56 AVE	<i>[Signature]</i>	<input checked="" type="checkbox"/> (H)
16. ANDRE LANGLOIS	5902-54 Ave	<i>[Signature]</i>	<input checked="" type="checkbox"/> (B)
17. Yvonne Desjardais	6013-57 Ave.	<i>[Signature]</i>	<input type="checkbox"/> H
18. Kayla MacWell	5918 55 ave apt B	<i>[Signature]</i>	<input type="checkbox"/> R
19. Michael Hawkins	5823-60 St. RD.	<i>[Signature]</i>	<input type="checkbox"/>
20. BERNIE JAKOBT	5832 60th STREET	<i>[Signature]</i>	<input type="checkbox"/>
21. CRYSTAL POPWICH	5940 59 AVE	<i>[Signature]</i>	<input checked="" type="checkbox"/> (H)

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. Norma Schmidt	312 6118 53 AVE	<i>Norma Schmidt</i>	Home O.
2. SHEILA STANGIER	210 6118 53 AVE	<i>Sheila Stangier</i>	
3. Mary Honeycutt	403 6118 53 AV.	<i>Mary Honeycutt</i>	
4. Allan Epp	213-6118-53 Ave	<i>Allan Epp</i>	
5. Peter Korkor	403-6118-53 <sup>rd</sup> Ave	<i>P. Korkor</i>	
6. PHILIP RICHARD	102-6118-53 <sup>rd</sup> AVE	<i>Philip Richard</i>	
7. Laurie Epp	213-6118 53 Ave.	<i>Laurie Epp</i>	
8. MAUREEN DUNCAN	113 6118-53 Ave	<i>Maureen Duncan</i>	owner
9. Lily Lauritzen	308 6118 53 AVE	<i>Lily Lauritzen</i>	
10. C. R. McDonald	#300-6118 53 Ave	<i>C. R. McDonald</i>	
11. W. F. Bie	112-6118-53 Ave.	<i>W. F. Bie</i>	
12. M. J. NOELLE	#103 6118 53 Ave	<i>M. J. NOELLE</i>	
13. Frances C. ...	302 6118 53 Ave.	<i>Frances C. ...</i>	
14. MARIE TOWERBESKY	100-6118-53 AVE	<i>Marie Towerbesky</i>	owner
15. Lily ATKINSON	#411-6118-53 AVE	<i>Lily Atkinson</i>	Owner
16. BLANCHE WILLIAMS	#313-6118-53 AVE	<i>B. WILLIAM</i>	OWNER
17. LUCILLE RICHARD	#102 6118-53 AVE	<i>Lucille Richard</i>	OWNER
18. Clarence Schmidt	#312 6118 53 AVE	<i>Clarence Schmidt</i>	owner
19. Kelly Tibbets	#1017-57 <sup>th</sup> Avenue	<i>Kelly Tibbets</i>	owner
20. Brian Tibbets	#1017-57 <sup>th</sup> Avenue	<i>Brian Tibbets</i>	owner
21. H. C. Sulliman	8. O'Neill Park Road	<i>H. C. Sulliman</i>	H

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. Randy Knox	#35125-62st.	Randy Knox	H
2. Andrea Bain	*6.5125 62ST	Andrea Bain	H.
3. ANGELE GILLILAND	#12-5125 62 ST.	A. Gilliland	H
4. JACK CLARKIN	#13 5125 62 ST	J. Clarkin	H
5. SHIPLEY ALFORD	#9 5125-62ST	S. Alford	H.
6. BURNS PEACOCK	#9 5125 62 <sup>RD</sup> RD.	B. & Peacock B.	H
7. Patricia Kornelovich	#7-5125-62ST RD	Patricia Kornelovich	H
8. LOUISE CLARKIN	#13 5125 62 ST	L. Clarkin	H
9. A. Jackson	#15 5125-62 St	A. Jackson	H
10. MARIE EMPER	#16 5125-62st	M. Emper	H
11. ARNOLD EMPER	#16 5125-62st	A. Emper	H
12. Don Erwin	#14 5125-62	D. Erwin	H
13. ALICE ERVIN	#14 5125-62 Street	Alice E. Erwin	H
14. NEIL NOURSE	#18 5125-62 st.	Neil Nourse	H
15. HILAIRE MANN	#19-5125-62 St.	Hilaire Mann	H
16. Devla Ngir	#17-5125-62 ST	Devla Ngir	H
17. Ardis Baudin	#10 5125-62st	Ardis Baudin	H
18. Stu Walker	#204-618 53401	Stu Walker	H
19. C. J. Lounsbury	6212 Dalbraith St	C. J. Lounsbury	H
20. TOMMY HARRISON	35 OSBOURNE ST	Tommy Harrison	R
21. Jerry Pasman	5820 50th	Jerry Pasman	B

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. GARY Jewell	5820 60AST	Gary Jewell	H owner
2. ALAN FEIL	64 NEAL CLOSE	Alan Feil	H owner
3. DORA SCHACKER	103 Ellenwood DR.	D Schacker	H. owner
4. Jean Hills	5921 - 51 Ave.	Jean Hills	H owner
5. HAZEL SeLSTROM	5917 - 51 Ave	Hazel Selstrom	H
6. Justin Pelech	3-5907 - 51 Ave	Justin Pelech	
7. Chris Harker	4-5907 - 51 Ave	Chris Harker	
8. Cokette Copeland	2 - 5907 - 51 Ave	Cokette Copeland	
9. Colin Ullberg	3 - 5912 - 51 Ave.	Colin Ullberg	
10. Glenna Wilton	# C, 5916, 51 Ave.	Glenna Wilton	owner
11. Russ Wilton	#C 5916 - 51 Ave	Russ Wilton	owner
12. Matthew Bellamy	5920 51 Ave	Matthew Bellamy	
13. Sarah Landry	5920 51 Ave	Sarah Landry	
14. Goerzen Family	5924 51 Ave	Goerzen	
15. Andrea Lewis	5928 - 51 Ave	Andrea Lewis	
16. Greg Pratt	5928 - 51 Ave	<del>Greg Pratt</del>	
17. Ric Fleming	5031 - ST S.L.	<del>Ric Fleming</del>	
18. Vody Lund	78 Richards Crescent	Vody Lund	
19. Darren Gamache	5832 56 Ave	D Gamache	H
20. Angela Gamache	5832 56 Ave	A Gamache	H
21. Cyril Durso	5840 56 Ave	C Durso	H

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. Tim Long	5634 56st		<input checked="" type="checkbox"/>
2. Andy Fritz	5622-56st		<input checked="" type="checkbox"/>
3. Ljisa Rice	5629-56st		<input checked="" type="checkbox"/>
4. Shane Nelson	#1 5641-56st		<input checked="" type="checkbox"/>
5. Darla Toliver	5603-58AVE		<input checked="" type="checkbox"/>
6. Don Kendall	5620-58A Ave		<input checked="" type="checkbox"/>
7. Lisa Currie	5524-58AAVE		<input checked="" type="checkbox"/>
8. Rob Currie	5524-58A Ave		<input checked="" type="checkbox"/>
9. Nancy Coleman	5521-58A Ave		<input checked="" type="checkbox"/>
10. Wesley Coleman	5521-58A Ave		<input checked="" type="checkbox"/>
11. Susan Larwill	5515-58-A-Ave		<input checked="" type="checkbox"/>
12. Stirling Larwill	5515-58A Ave		<input checked="" type="checkbox"/>
13. Helene Fletcher	5509-58A. Ave		<input checked="" type="checkbox"/>
14. Kim Fisher	5505 58A Ave		<input checked="" type="checkbox"/>
15. Brian Ransome	5501-58A AVE		<input checked="" type="checkbox"/>
16. Margie Jeffrey	5506-58A Avenue		<input checked="" type="checkbox"/>
17. Jason Still	5510 58A Ave		<input checked="" type="checkbox"/>
18. Jolene Still	5510 58A Ave		<input checked="" type="checkbox"/>
19. Shawn Kostin	31 Odell Green		<input checked="" type="checkbox"/>
20. Guy Breau	5934-41 St Green		<input checked="" type="checkbox"/>
21. Laurie Peters	20 Ireland Cr		<input checked="" type="checkbox"/>

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. CAROL JAMIESON	#111, 6118-53 AVE. Red Deer	<i>C. Jamieson</i>	(H)
2. ALLIE MURDOCH	#101-6118-53 AVE RED DEER	<i>A. Murdoch</i>	H
3. KEN MURDOCH	#101-6118-53 AVE RED DEER	<i>K. Murdoch</i>	H
4. Brenda Playford	102-6118-53 Ave Red Deer	<i>Brenda Playford</i>	H
5. Adele PRIOR	203-6118-53 AVE Red DEER	<i>A. Prior</i>	
6. Louise Sanderson	L-00 6118-53 AVE RED DEER	<i>Louise Sanderson</i>	
7. M G BOOTHBY	#103 6118-53 AVE RED DEER	<i>M. Boothby</i>	
8. JEAN DELANEY	#207 6118-53 AVE RED DEER	<i>J. Delaney</i>	
9. STAN BELINGER	#402 6118-53 AVE RED DEER	<i>S. Belinger</i>	
10. Ingrid Sylvester	406 6118-53 AVE R.D.	<i>I. Sylvester</i>	
11. Elaine King	413 6118-53 AVE Red Deer	<i>E. King</i>	
12. Helen Curry	407 6118-53 Ave Red Deer	<i>Helen Curry</i>	
13. Howard Nguyen	212 6118-53 Ave Red Deer	<i>H. Nguyen</i>	
14. PIERRE GAUTHIER	310 6118 53 AVE R.D.	<i>Pierre Gauthier</i>	
15. LILLIAN GAUTHIER	310-6118-53 AVE R.D.	<i>L. Gauthier</i>	
16. BOB TURNEY	#307 6118 53 AVE RD	<i>Bob Turney</i>	
17. BART PRESLEY	#311 6118-53 AVE	<i>Bart Presley</i>	
18. Alycia Smud	#24-20 Jacobs Close	<i>Alycia Smud</i>	(H)
19. PETER LAOWIC	5910-54th AVE	<i>P. Laowic</i>	(B)
20. BOB JOYES	5912 54 AVE	<i>Bob Joyes</i>	
21. Marnie Dietz	5832-53 Ave	<i>Marnie Dietz</i>	H B

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Print Name	Address	Signature	B H owner
1. GAIL CONRAD	5821 59 ST	<i>Gail Conrad</i>	Rent.
2. Joy Groom	47 Norris	<i>Joy Groom</i>	O
3. FRASER JOHNSTON	4809-53 ST RD	<i>Fraser Johnston</i>	rent
4. ELAINE EADIE	5301 46 Ave	<i>Elaine Eadie</i>	rent
5. Guy Breau	5510 58 Ave	<i>Guy Breau</i>	own
6. Gordon Reber	36 West Chase RD	<i>Gordon Reber</i>	own
7. STEVE CARNEY	5916-55 AVE Red Deer	<i>Steve Carney</i>	H
8. Irene Sweeten	5725-56 AVE Red Deer	<i>Irene Sweeten</i>	OWN.
9. BREWDA STANVICK	#2 5812-61ST	<i>Brenda Stanvick</i>	OWN.
10. MYRA HAYWOOD	5608-58A Ave	<i>Myra Haywood</i>	own
11. Pat English	69 Gordon St.	<i>Pat English</i>	owner
12. Brian Oakes	5612 60st	<i>Brian Oakes</i>	
13. Robb Peterson	5612-60st	<i>Robb Peterson</i>	
* 14. FRED A CHILLEN	5614-60 AVE <sup>314 9744</sup>	<i>Freda Chellen</i>	
15. Elissa Blanke	358-3468 5815 60 AVE	<i>Elissa Blanke</i>	
16. Darcy Abuchon	"	<i>Darcy Abuchon</i>	
17. Dawn Neal	308-1764 8 Jones Cre	<i>Dawn Neal</i>	H
18. R.J. Michalske	4218 Falkland St.	<i>R.J. Michalske</i>	R
19. Jim McCallum	5963 601st #2	<i>Jim McCallum</i>	H
20. Jenyke Kopchan	105 Laward Cres.	<i>Jenyke Kopchan</i>	H
* 21. Michelle Coulson	5912 6014 Ave	<i>Michelle Coulson</i>	own



# Please Print <sup>140</sup> 7E

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Please Print Name, address and sign your name and check if you are a home or business owner.

Name	Address	Signature	B H owner
1. Anita McDonald	5606 60 Ave	Anita McDonald	Home
2. Marleen Cowan	5908-54 Ave	Marleen Cowan	Home
3. Claudia Langford	5401-56 Ave	CD Langford	Home
4. Joanne Delaney	5908-53 Ave	Joanne Delaney	Home
5. <del>Dr</del> Andrea Ray	64611 Ross St	Andrea Ray	✓
6. Kurt Terries	5516 55 Ave	Kurt Terries	✓
7. L THESSEN	5605-60 Ave	L Thessen	
8. IRENE E. WILSON	#1-5125-62 ST	Irene E. Wilson	✓
9. Dorothy Nourse	18-5105-62 ST	Dorothy Nourse	
10. Kim Wilson	5824-56 Ave	Kim Wilson	✓
11. Katherine Grant	5810-57 A St	Katherine Grant	✓
12. <del>Donna</del> W. Kamburger	73 Greenbush Apt 34	<del>Donna</del> W. Kamburger	✓
13. Margaret Mann	6118-53 Ave	Margaret Mann (Home)	
14. Donald R. Belsey	27 Fremont Rd. R.D.	Donald Belsey	Home
15. Melanie Drell	5721-56 Ave #103 R.D.	Melanie Drell	
16. Donna Guttiger	5812-57 Ave RD	Donna Guttiger	
17. Deb Dieter	18 Fremont Rd	Deb Dieter	H.
18. Julie Ions	3641 Hwy 4 Ave	Julie Ions	Home
19. Rob Lanciault	6519-59 Ave	Rob Lanciault	✓
20. Dean Lytle	8516-53 Ave	Dean Lytle	Rnt
21. Jane Holmes	554-60 Ave	Jane Holmes	Owner

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. Terry Suggatt	56 Neal Close	Terry Suggatt	R
2. Monica Nudds	5721 57 <sup>th</sup>	Monica Nudds	H
3. Bronche Graves	12 6323 59 <sup>th</sup>	B Graves	B
4. Beryl Wood	201 4732 54 <sup>th</sup>	Beryl Wood	H
5. Patricia Reay	4242 33 St	Patricia Reay	R
6. Janice Green	25 Neville Ct.	Janice Green	H
7. Pierre Petit	5721 57 St.	Pierre Petit	
8. Connie Bennetfield	5919-71 <sup>st</sup>	Connie Bennetfield	H
9. Amber Bennetfield	40-103 Addington Dr	Amber Bennetfield	H
10. Douglas Carlson	5919-71 <sup>st</sup>	Douglas Carlson	R
11. VICTORIA L. COWAN	# 321, 5925-63 <sup>st</sup>	Victoria L. Cowan	(R)
12. Roy Larsen	4625 47 <sup>th</sup> Ln	Roy Larsen	
13. Lily Larsen	4625 47 <sup>th</sup> St Red Oak	Lily Larsen	
14. Edith Elliott	5915-51 AOE	Edith P Elliott	H
15. Jim Cowan	5909-54 AVE	Jim Cowan	R
16. Fred Rodeney	5825-Kennwood Drive		
17. Bob Butts	5835-Kennwood Dr B.		
18. Thomas Moulder	Renter 5516 58A Ave		
19. Mathieu Guindon	6034C-58A St	MATHEU GUINDON	R
20. Bryan Butts	1999 Boundry road	Bryan Butts	R
21. Lawrence Nyman	5703 Kennwood Drive	Lawrence Nyman	B

## Riverside Meadows Petition to Save Convent Park

Be it resolved that the Riverside Meadows Community Association has passed a resolution stating that they do not support the sale of Convent Park now or in the future for any development. We believe that designated Park space should be retained as park for present and future generations.

We the undersigned support this statement.

Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. HELENE FLETCHER	5509-58 A Ave	Helene Fletcher	H
2. Susan Larwill	5515-58-A Ave	S. Larwill	H
3. Shirley Hocken	6005-57 Ave	Shirley Hocken	✓
4. LORRAINE WALKER	6018-56 AVE	Lorraine Walk	
5. WILLIAM ATKINSON	6118-53 AVE	W.R. Atkinson	
6. Graham Munro	6136 Horn St	G. Munro	
7. DON KILBURN	303-3319-57 Ave Cl	D. Kilburn	
8. FAY PAISLEY	307-3319-57 Ave Cl.	F. Paisley	
9. Harry Currie	140 KEMP AVE	Harry Currie	
10. FAYE CURRIE	140 KEMP AVE	Faye Currie	
11. George Bell	32 Orillia Parkwood	Geo. Bell	
12. MAUREEN LOVALLIE	Red Deer	B. M. Lovallie	
13. PERRY DAGSVIK	205-5920 604 St.	P. Dagsvik	H
14. Emily Wiebe	5910-57 AVE	Emily Wiebe	
15. Ed Sweetman	29 Kendrew Dr	Ed. Sweetman	H
16. R. Hadland	100 Wade Close	R. Hadland	H
17. J. Sweetman	5915-61 AVE	J. Sweetman	H
18. Shilo Carr	511-4810-54 St	Shilo Carr	
19. J. Joyner	Box 531 R.N.	J. Joyner	H
20. Ron Fowler	5630 Lorne E.D.	Ron Fowler	H
21. Coody Gilbertson	#17-5806 61st R.D.	Coody Gilbertson	

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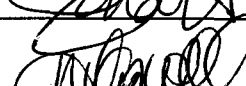
Print Name	Address	Signature	B H owner
1. <i>George M Kemele</i>	<i>6004 53 AVE.</i>		<input checked="" type="checkbox"/>
2. <i>JACK VERHAEGHE</i>	<i>5303 - 60 ST</i>		
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. BETTY BOURNE	5942-60 AVE	Betty Bourne	H
2. Rod. Dubois	5522-60 AVE	Rod Dubois	H
3. Ryan Morgan	5912-60 St		H
4. Irene Gowdell	5818-60 St	Irene Gowdell	H
5. MELINDA GILGAN	6011 54 AVE 5604-60 St.	Melinda Gilgan	B#H
6. Lauren Gilgan	5604-60 St	Lauren Gilgan	H
7. PAVE DANIELSON	6005 54 AVE	Pave	B
8. Russ Crosby	6017 56 AVE	Russ Crosby	H+B
9. THE A. R. I. G. H. T. O. P. H. I. S. I. A. N	5826-51 AVE	DAVID WHITE	A+B
10. BIKENEX	5809-51 AVE		B.
11. LASCOQUETAS	5809-51 AVE		B
12. Jade Braucht	5914-53 AVE	Jade Braucht	H
13. ROSE BAUER	Site 15 Box 7 RR #2 RED DEER	Rose Bauer	B
14. Lona Percy	52 D Cosgrove	Lona Percy	B
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. JENNIFER MOFFITT	5840-56 AVE	J. Moffitt	H
2. Karen Lowe	5841-56 ave	K. Lowe	H
3. <del>Larry D. Drouhove</del>	- - - - -	- - - - -	<del>H</del>
4. Pamela Desjarlais	5833-56 AVE		H
5. Rhys Vince	5833 56 AVE		H
6. Mark Belanger	5825 56 AVE		
7. Ryan Foberge	5821-56 Ave	R. Foberge	H
8. Diane Hayes	5813-56 Ave	D. Hayes	H owner
9. Lena MACARTHUR	5505-58 A ST.	Lena MacArthur	H
10. <del>Ben Zito</del>	<del>5709-56 Ave</del>		<del>H</del>
11. Shirley Ind	5706 - 56 Ave		
12. Shylin Faust	5604 - 57 St.		H
13. Marian L Heddes	5709 - 56 ave		H owner
14. Gail PENNEY	5808 - 56 AV	Gail Penney	H
15. SHERRY SMITH	#2, 5907-51 Ave	Sherry Smith	H
16. SHAILYN SMITH	#1, 5907-51 Ave	Shailyn Smith	
17. Michelle Fischer	5520 58A AVE	M. Fischer	
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. MARV MEIER	5911-51 AVE	<i>M. Meier</i>	<input checked="" type="checkbox"/> B
2. ROSE MEIER	5911-51 AVE	<i>R. Meier</i>	<input checked="" type="checkbox"/> B.
3. JERI MEIER	#55911 51 AVE	<i>J. Meier</i>	<input checked="" type="checkbox"/> Benter
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. ROYANNE TOPPE	5915-53rd	[Signature]	owner
2. ED TOPPE	5917-53rd	[Signature]	owner
3. DEBBIE HILKING	5911 53 Ave	[Signature]	
4. Darren McGonigal	5913 53 Ave	[Signature]	owner
5. Elizabeth Boss	5909-53rd		owner
6. Glen Parsons	5914 53rd Ave	Glen Parsons	
7. Janet McDougall (Renter)	5916 53rd	Janet McDougall	
8. Chad Peterson	5936 61st Ave	Chad Peterson	
9. Tammy Hannah	5504 60 Av	Tammy Hannah	
10. Gord Hannah	5504 60 Av	Gord Hannah	
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12.			
13. Michelle Donnelly		Michelle Donnelly	
14. Patti Heidt	5919 61st Ave	Patti Heidt	renter
15. Shaun Heidt	5919 61st Ave	Shaun Heidt	owner
16. Leo Heidt	5919 61st Ave	Leo Heidt	renter
17. Dawn Stevenson	5914-53rd	Dawn Stevenson	renter
18. Dolores Simpson	5915-53rd	Dolores Simpson	renter
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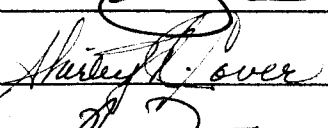
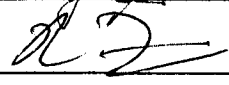



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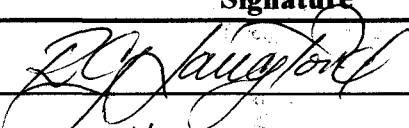
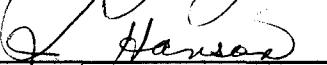
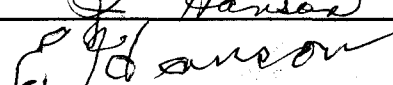
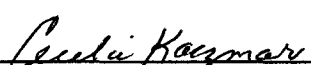
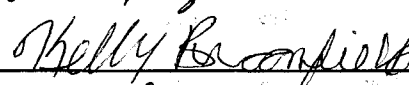
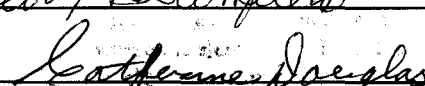


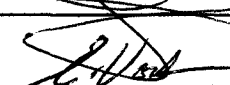
Print Name	Address	Signature	B H owner
1. Maurice J. Wouk	#3-6103-5101 Ave		H. owner
2. SHIRLEY M. COVER	#4-6103-51 Ave.		H. owner
3. Ryan Fleming	103 5920 Gaulte		B.
4. Brenda Latta	32 Haliburtan Cr		H.
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. REG LANGFORD	5901-56 AVE		H-OWNER
2. JULIA HANSON	5849-56 AVE		H-OWNER
3. ERNEST HANSON	5849-56 AVE		H-OWNER
4. CECILIA KACZMAR	5902-55 AVE		H-OWNER
5. Kelly Broomfield	5616 58 Ave		H-Owner
6. CATHERINE DOUGLAS	5613-58A AVE		H-OWNER
7. GABRIEL ADAMS	5601-58 Ave		OWNER
8. Myra Haywood	5608-58A Ave	MYRA HAYWOOD	OWNER
9. Wayne Haywood	5608-58 Ave	WAYNE HAYWOOD	H ✓
10. Valerie Morris	5620-58A AVE	Valerie Morris	Owner
11. Ed Mah	5826-58 St.	Ed Mah	H. OWNER
12. Wanda Temple	214, 5831-57 St		H OWNER
13. ELLY VONKEMAN	5809-59 St		H owner.
14. DIANA ROWE	25 Kerrywood Mews	Diana Rowe	H ✓
15. Lyle Rowe	25 Kerrywood Mews	L Rowe	H ✓
16. Bill McDonald	5606-60 Ave		H owner
17. Frances Vershuis	5812-58 Ave	Frances M. Vers.	H owner.
18. Tom White Toliver	5603-58A Ave	Tom White	H owner
19. Victoria Korpinski	5826-59-A Street	VICTORIA KORPINISKI	HOME OWNER
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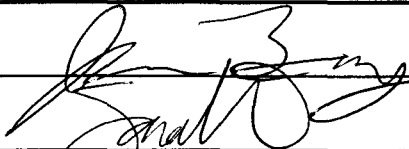
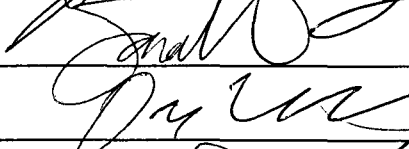
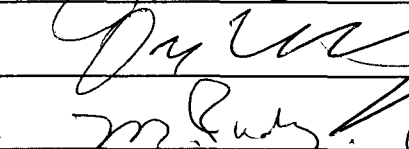
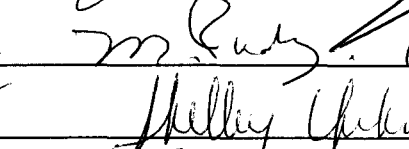
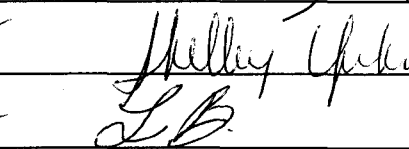
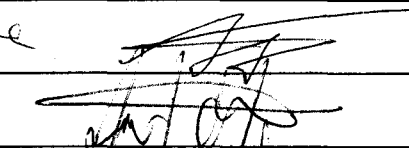
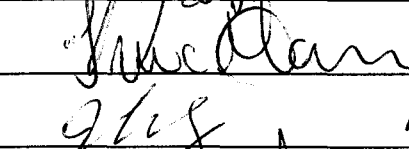
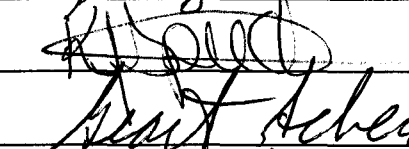
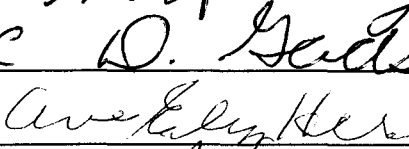
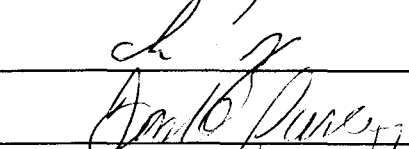
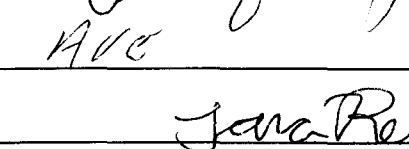
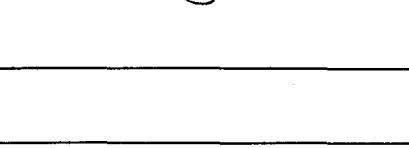


Print Name	Address	Signature	B H owner
1. Greg Clarke	5120 58 st	<i>Greg Clarke</i>	B
2. Ayla Everson	5120 58 st		H
3. Ayla Everson	5120 58 st		H
4. Durdie Durdick	5821 52 Ave		R
5. Jayne Jamison	5827 52 Ave		R
6. Kery Burnett	5440 38th St.		R
7. Jaime Burnett	5826 52 Ave		H
8. FLORENCE CANNING	5806 52 AVE.		R
9. Kim Fox	5817 53 AVE		R
10. Shennoe Lucky	5116 58 st		R
11. Peggy Lane	85 Wilson Cresc		O
12. R. (C) Reed	5705 W. A. Cresc		O
13. Nigel E. Mendenhall	87 Oberlin Ave		B
14. Chantel Everson	3502 51 Ave		R
15. Doug LUNDEN	5628-56 st.		R
16. Darcelle Lunden	5628-56 St	<i>D. Lunden</i>	H
304 17. Sharon Peterson	5936-61 Ave	<i>S. Peterson</i>	H
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Print Name	Address	Signature	B H owner
1. Jason Long	5917 57 Ave		<input checked="" type="checkbox"/> R
2. Sara Vidito	5917 57 Ave		<input checked="" type="checkbox"/> R
3. Dory Versly	5779 57 Ave		<input checked="" type="checkbox"/> H
4. Makine Rudy	5835-57 Ave		<input checked="" type="checkbox"/> H
5. Kelly Upton	5819 - 57 AVE		<input checked="" type="checkbox"/> H
6. Linda Bedyk	5819-57 AVE		<input checked="" type="checkbox"/> H
7. Allen Connors	5819-57 Ave		<input checked="" type="checkbox"/> H
8. Jennifer Garn	5815 57th Ave		<input checked="" type="checkbox"/> H
9. Julia Garn	5815 57 Ave		<input checked="" type="checkbox"/> H
10. John Linn	11 BANCOR AVE		<input checked="" type="checkbox"/> B
11. Karla Speed	5723 57 AVE		<input checked="" type="checkbox"/> H
12. Grant Scherger	5723 57 ave		<input checked="" type="checkbox"/> H
13. Deb GARDENBY	5704 57 AVE HC		<input checked="" type="checkbox"/> H
14. Elizabeth Hecker	5822 57 Ave		<input checked="" type="checkbox"/> H
15. Allen Newby	5334 57 Ave		<input checked="" type="checkbox"/> H
16. Jack Pinner	5388 57 AVE		<input checked="" type="checkbox"/> H
17. Anna Ferris	25910 - 57 AVE		<input checked="" type="checkbox"/> H
18. TARA REIST	5913-57 AVE		<input checked="" type="checkbox"/> R
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*Comments:*

The discussion and consideration of this development has been underway for almost one year. There have been many discussions with the Riverside Meadows community, with the developer, and others to achieve an appropriate housing development for the area in question. A development of this nature is very much supported by past actions of the City Council, as well as the actions of the provincial government. The support by the provincial government is one reason why the size of this development has increased from its original concept, which meets a significant need to provide affordable housing for Red Deer.

There are a number of complexities related to the location of this project, many of which have been processed. Some aspects of the development still require review before a development permit can be issued. At this stage it is important that City Council provides a signal to the community whether this affordable housing project is appropriate for this location. We believe that enough work has been completed to enable Council to make that determination at this time. If it is City Council's view that this project should not proceed at this location then not proceeding with the necessary resolutions and bylaws will save a considerable amount of time in dealing with the outstanding issues.

As stated above, the remaining outstanding issues are primarily related to the development and will be dealt with in the coming weeks, before a development permit is issued. It is not unusual for these kinds of issues to be dealt with at the development permit stage while Council proceeds with the amendments to the Land Use Bylaw. The development permit of course is subject to the passage of the necessary bylaws.

It is our recommendation that City Council give first reading to the required bylaws in order that the related matters of this development can be finalized in the coming weeks. Providing first reading will also trigger the public hearings in four weeks, where Council will then be able to hear from the community, and receive an update on the matters to be resolved as have been identified by Parkland Community Planning Services. We do not believe it is necessary that Council table consideration of this matter as has been suggested.

As this is the first time this application has come before Council, the process that is normally followed is the applicant presents his proposal to Council. After this, Council can ask questions and discuss the merits of this land being rezoned to accommodate this development. The public then has an opportunity to comment to Council at the Public Hearing stage, in four weeks, should it proceed to that point.

If Council gives first reading to the required bylaw amendments Public Hearings will be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling", Mayor

"Norbert Van Wyk", City Manager

## LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

July 5, 2005

Fax: 314-4477

Mr. George Berry  
Berry Architecture & Associates Ltd.  
3<sup>rd</sup> Floor, 5301 – 43 Street  
Red Deer, AB T4N 1C8

Dear Mr. Berry:

*P & S Investments – Riverside Meadows Affordable Housing Project*  
*Land Use Bylaw Amendment 3156/U-2005*  
*Redesignation for Multi-Family Development*  
*60<sup>th</sup> Street and 51<sup>st</sup> Avenue*  
*Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058*  
*Road Closure Bylaw 3348/2005 – Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets,*  
*51<sup>st</sup> Avenue and Various Lanes*

Thank you for attending the Red Deer City Council Meeting of Monday, July 4, 2005. Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/U-2005* and *Road Closure Bylaw 3348/2005*. Copies of the bylaws are attached for your information. Council also passed the following resolutions regarding the Sale of Part of Convent Park and the Disposal of Municipal Reserve:

*“Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager / Social Planning Manager dated June 27, 2005 re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees:

1. That The City entering into a Land Sale and Exchange Agreement with P & S Investments for the purchase of 0.209 hectares, more or less, of Lot R-1 (Reserve), Block 27, Plan 792 1058, and various road right of ways, subject to:
  - (a) The issuance of a Development Permit by The City's Development Authority.
  - (b) The purchase price to be based on \$7.00 per square foot for the reserve area and unencumbered roadways, and \$5.75 per square foot for the encumbered roadways with the areas to be determined by legal survey.
  - (c) The purchase price for the disposed reserve land to be credited to the Public Reserve Trust Fund for use within riverside Meadows.
  - (d) The purchase price for the net road right of way area to be credited to the Road Right of Way Reserve.
  - (e) Consolidation of the purchased City lands with the P & S Investment lands.

...2/

- (f) The purchaser to be responsible for all associated costs for the legal survey and advertising for the purchased lands.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and an amendment to the Land Use Bylaw to rezone the City lands to R2 – Medium Density Residential.
  - (h) Agreement satisfactory to the City Solicitor.
2. To amend the 2005 Capital Budget to provide a Conditional Grant to P & S Investments in the amount equal to the value of the net road area to be purchased and the outstanding development levies with the one time funding to not exceed \$200,000 from the Capital Project Reserve, subject to:
- (a) P & S Investments entering into a Land Sale and Exchange Agreement and a Development Agreement with The City.
  - (b) The project must remain as affordable housing as defined by Alberta Seniors for a period of not less than 20 years otherwise The City grant becomes repayable with interest on demand.
  - (c) A caveat or charge to be placed on the lands to protect The City's interest.
3. That subject to passage of Land Use Bylaw Amendment 3156/U-2005, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2."

**"Resolved** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees that the following resolution be considered at the Council meeting of Tuesday, August 2, 2005:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees to the disposal of municipal reserve lands described as:

Berry Architecture & Associates Ltd.  
July 5, 2005  
Page 3

"All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058,  
lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less."

*Land Use Bylaw Amendment 3156/U-2005* provides for rezoning and consolidation of three parcels of land to accommodate a multi-family affordable housing development to consist of a 105 unit apartment building and 7 future townhouse units.

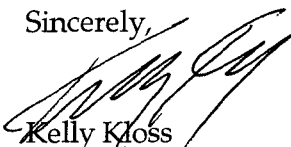
*Road Closure Bylaw 3348/2005* and the Disposal of Municipal Reserve accommodate the sale of part of Convent Park, Lot R-1 (Reserve), Block 27, Plan 792 1058 and the closure of parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and various lanes. A consolidation and rezoning of the escarpment to A2 Environmental Preservation District will also occur. This is to facilitate P & S Investments Riverside Meadows Affordable Housing Project.

Council must hold a Public Hearing before given second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, July 13, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call if you have any questions or require additional information.

Sincerely,



Kelly Kloss  
Manager

/attach.

c      Parkland Community Planning Services  
         Land & Economic Development Manager  
         C. Adams, Administrative Assistant



\* \* \* Transmission Result Report (MemoryTX) ( Jul. 5. 2005 12:27PM ) \* \* \*

1) CITY OF RED DEER  
2) Legislative and Admin. Services

Date/Time: Jul. 5. 2005 12:26PM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
2000 Memory TX	3144477	P. 6	OK	

Reason for error

E.1) Hang up or line fail  
E.3) No answerE.2) Busy  
E.4) No facsimile connection

LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

July 5, 2005

Fax: 314-4477

Mr. George Berry  
Berry Architecture & Associates Ltd.  
3<sup>rd</sup> Floor, 5301 - 43 Street  
Red Deer, AB T4N 1C8

Dear Mr. Berry:

*P & S Investments - Riverside Meadows Affordable Housing Project  
Land Use Bylaw Amendment 3156/11-2005  
Redesignation for Multi-Family Development  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue*

*Sale of Part of Convent Park - Lot R-1 (Reserve), Block 27, Plan 792 1058  
Road Closure Bylaw 3348/2005 - Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets,  
51<sup>st</sup> Avenue and Various Lanes*

Thank you for attending the Red Deer City Council Meeting of Monday, July 4, 2005. Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/11-2005* and *Road Closure Bylaw 3348/2005*. Copies of the bylaws are attached for your information. Council also passed the following resolutions regarding the Sale of Part of Convent Park and the Disposal of Municipal Reserve:

*"Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager / Social Planning Manager dated June 27, 2005 re: P & S Investments - Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park - Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees:*

1. That The City entering into a Land Sale and Exchange Agreement with P & S Investments for the purchase of 0.209 hectares, more or less, of Lot R-1 (Reserve), Block 27, Plan 792 1058, and various road right of ways, subject to:
  - (a) The issuance of a Development Permit by The City's Development Authority.
  - (b) The purchase price to be based on \$7.00 per square foot for the reserve area and unencumbered roadways, and \$5.75 per square foot for the encumbered roadways with the areas to be determined by legal survey.
  - (c) The purchase price for the disposed reserve land to be credited to the Public Reserve Trust Fund for use within Riverside Meadows.
  - (d) The purchase price for the net road right of way area to be credited to the Road Right of Way Reserve.
  - (e) Consolidation of the purchased City lands with the P & S Investment lands.

... 2/

LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

July 5, 2005

Shirley Hocken, Acting Secretary/Director  
Riverside Meadows Community Association  
6005 – 57 Avenue  
Red Deer, AB T4N 4S8

Dear Shirley:

*P & S Investments – Riverside Meadows Affordable Housing Project*

Thank you for attending the Council Meeting of July 4, 2005 where the matter of the development by P & S Investments in Riverside Meadows was discussed. At this meeting, Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/U-2005* and *Road Closure Bylaw 3348/2005* and passed the following resolutions:

*“Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager / Social Planning Manager dated June 27, 2005 re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees:

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  - (c) The purchase price for the disposed reserve land to be credited to the Public Reserve Trust Fund for use within Riverside Meadows.
  - (d) The purchase price for the net road right of way area to be credited to the Road Right of Way Reserve.
  - (e) Consolidation of the purchased City lands with the P & S Investment lands.
  - (f) The purchaser to be responsible for all associated costs for the legal survey and advertising for the purchased lands.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and an amendment to the Land Use Bylaw to rezone the City lands to R2 – Medium Density Residential.
  - (i) Agreement satisfactory to the City Solicitor.

.. 2/

2. To amend the 2005 Capital Budget to provide a Conditional Grant to P & S Investments in the amount equal to the value of the net road area to be purchased and the outstanding development levies with the one time funding to not exceed \$200,000 from the Capital Project Reserve, subject to:
  - (a) P & S Investments entering into a Land Sale and Exchange Agreement and a Development Agreement with The City.
  - (b) The project must remain as affordable housing as defined by Alberta Seniors for a period of not less than 20 years otherwise The City grant becomes repayable with interest on demand.
  - (d) A caveat or charge to be placed on the lands to protect The City's interest.
3. That subject to passage of Land Use Bylaw Amendment 3156/U-2005, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2."

*"Resolved* that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees that the following resolution be considered at the Council meeting of Tuesday, August 2, 2005:

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"All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058, lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less."

Riverside Meadows Community Association

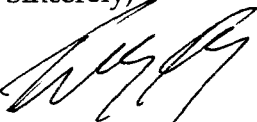
July 5, 2005

Page 3

A copy of the proposed rezoning map is attached for your reference. This office will now advertise for the holding of public hearings regarding these bylaws and the disposal of municipal reserve. At that time, the public will be given an opportunity to comment to Council regarding these amendments and you are invited to attend.

Please call me if you have any questions regarding this process.

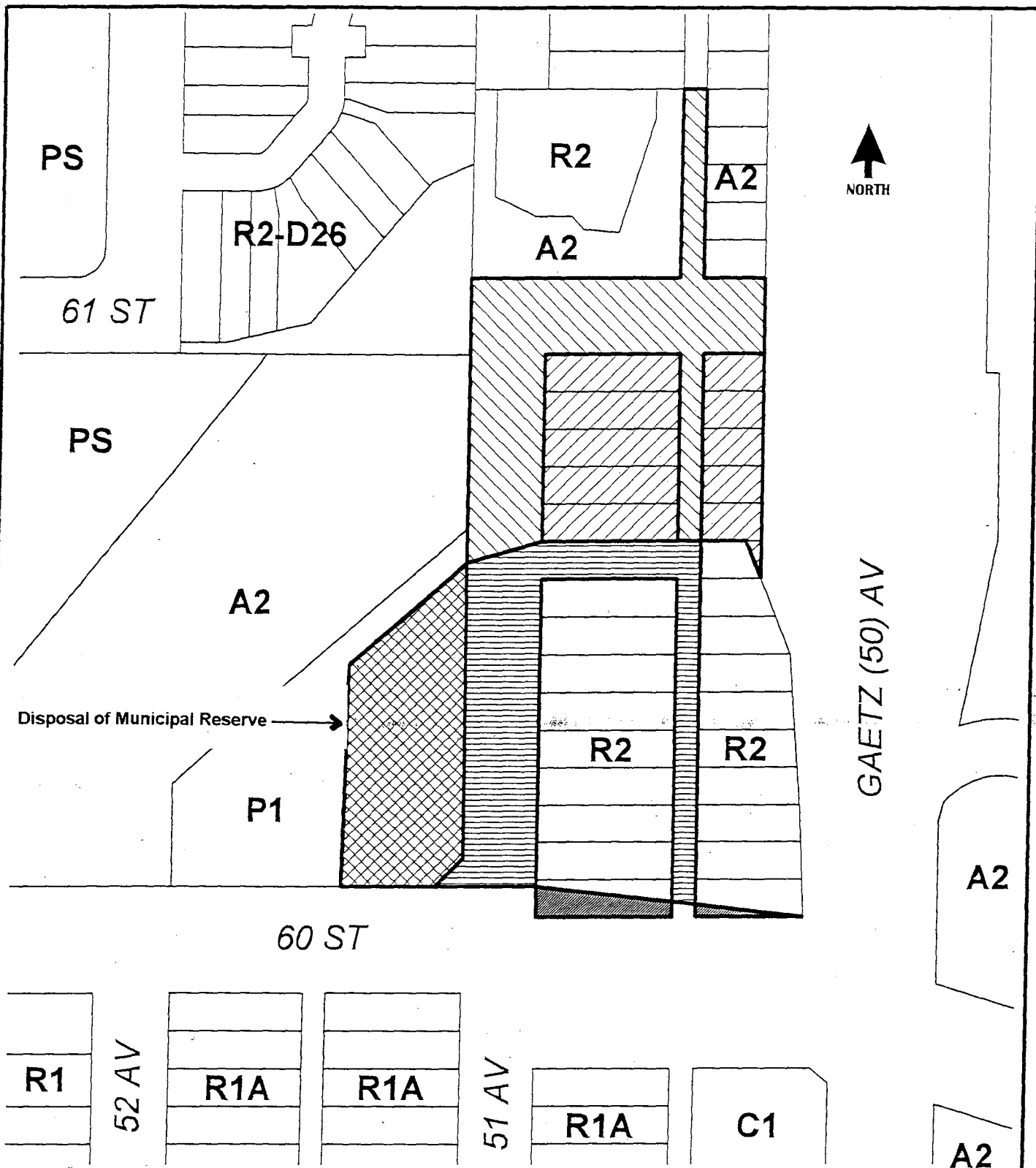
Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name.

Kelly Kloss  
Manager

/attach.

c N. Hackett, Parkland Community Planning Services



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

## **AFFECTED DISTRICTS:**

A2 - Environmental Preservation  
R2 - Residential (Medium Density)  
P1 - Parks and Recreational

## **Change from :**

R2 to A2  
Road to A2  
P1 to R2  
Road to R2  
R2 to Road

MAP No. 17 / 2005  
BYLAW No. 3156 / U - 2005



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 5, 2005

Marleen Cowan  
5909 – 54 Avenue  
Red Deer, AB T4N 4M7

Dear Marleen:

*P & S Investments – Riverside Meadows Affordable Housing Project*

Thank you for your letter regarding the P & S Investments Project. At the Council Meeting of July 4, 2005 the matter was discussed and Council agreed to hold a Public Hearing in order to allow comments and feedback from the public. The Public Hearing relates to the attached map that focuses on rezoning the lands to accommodate the development.

The Public Hearing will be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers. At that time the public will be given an opportunity to comment to Council regarding the amendments and you are invited to attend. There are a number of ways that you can provide feedback to Council, as noted below:

1. Sending a letter to: Red Deer City Council  
c/o Legislative & Administrative Services Manager  
Box 5008, Red Deer, AB T4N 3T4  
Deadline: **Tuesday, July 26, 2005**
2. Emailing Council at: [legislativeservices@reddeer.ca](mailto:legislativeservices@reddeer.ca)
4. Attending and speaking at the Public Hearing scheduled for **Tuesday, August 2, 2005** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor, City Hall (access through west, Park side, City Hall doors). Letters can also be submitted at the Public Hearing.

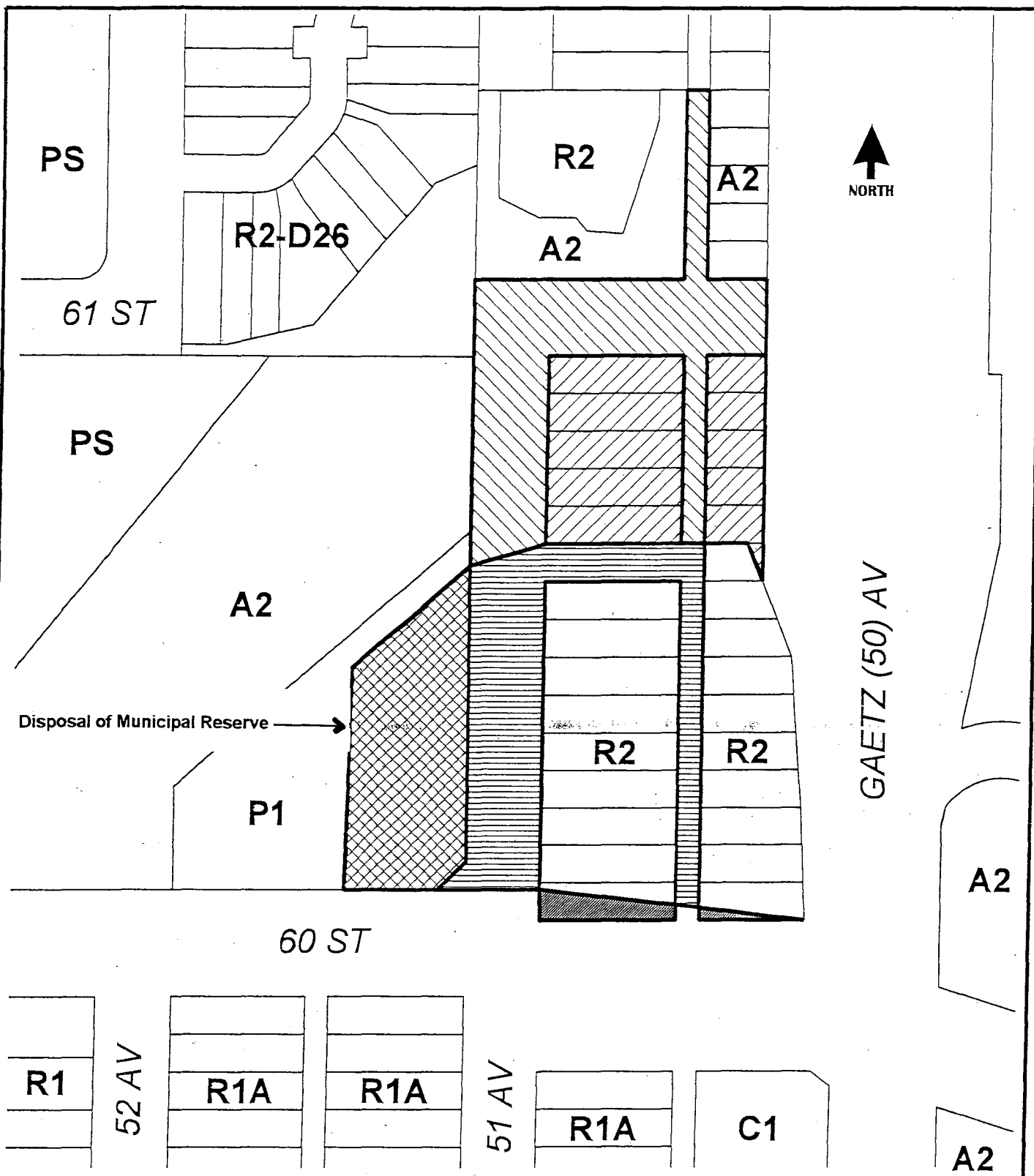
Please call me if you have any questions.

Sincerely,

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

Kelly Kloss  
Manager

/attach.



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

## **AFFECTED DISTRICTS:**

A2 - Environmental Preservation  
 R2 - Residential (Medium Density)  
 P1 - Parks and Recreational

## **Change from :**

R2 to A2  
 Road to A2  
 P1 to R2  
 Road to R2  
 R2 to Road

MAP No. 17 / 2005  
 BYLAW No. 3156 / U - 2005



**FILE**

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 5, 2005

Reg & Clari Langford  
5901 – 56 Avenue  
Red Deer, AB T4N 4R1

Dear Mr. & Mrs. Langford:

*P & S Investments – Riverside Meadows Affordable Housing Project*

Thank you for your letter regarding the P & S Investments Project. At the Council Meeting of July 4, 2005 the matter was discussed and Council agreed to hold a Public Hearing in order to allow comments and feedback from the public. The Public Hearing relates to the attached map that focuses on rezoning the lands to accommodate the development.

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Box 5008, Red Deer, AB T4N 3T4  
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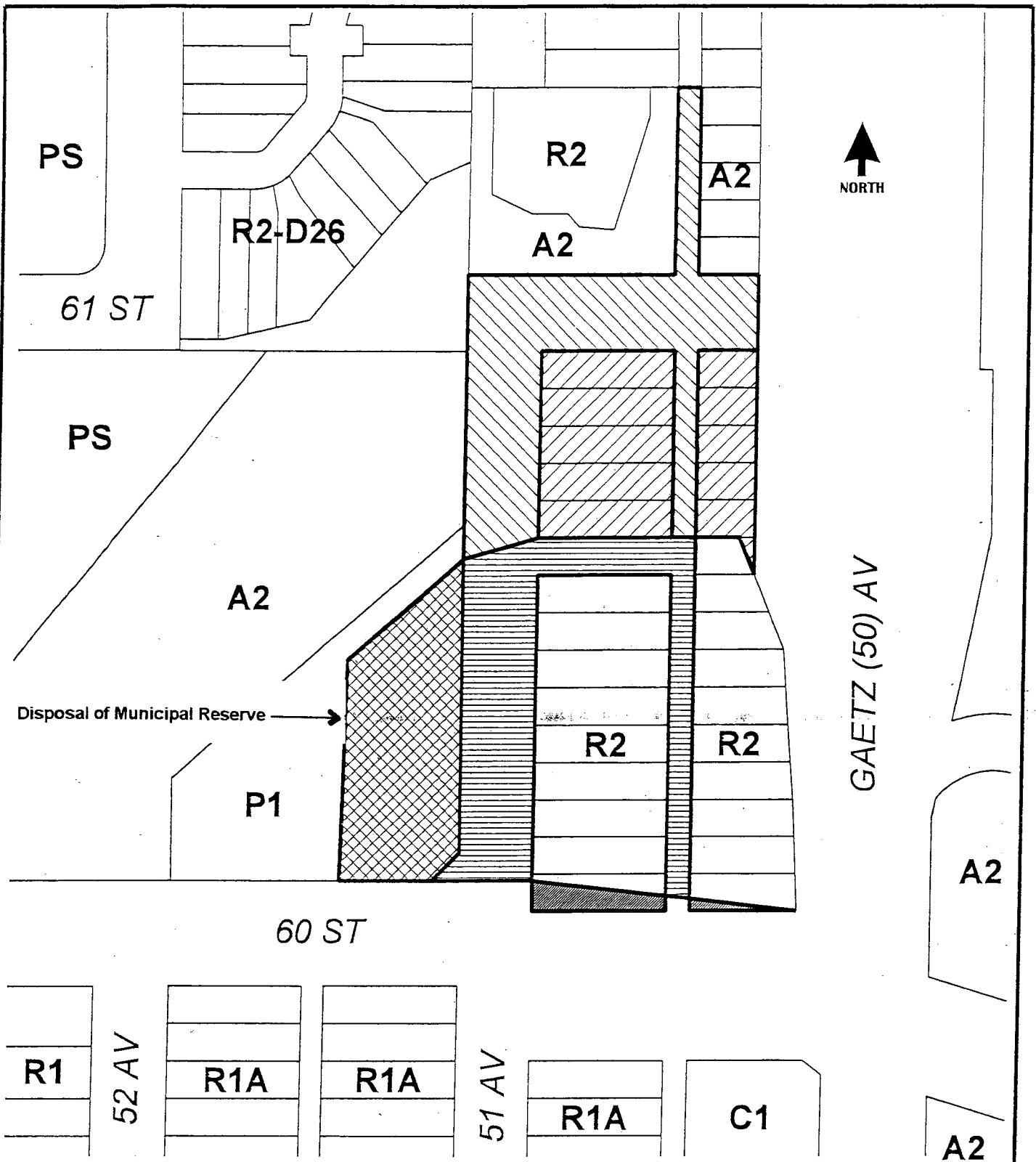
Sincerely,

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

Kelly Kloss  
Manager

/attach.





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

## **AFFECTED DISTRICTS:**

A2 - Environmental Preservation  
R2 - Residential (Medium Density)  
P1 - Parks and Recreational

## **Change from :**

R2 to A2  
Road to A2  
P1 to R2  
Road to R2  
R2 to Road

MAP No. 17 / 2005  
BYLAW No. 3156 / U - 2005

**DATE:** June 29, 2005  
**TO:** Kelly Kloss  
Legislative and Administrative Services  
**FROM:** Michael Dawe  
City Archives  
**RE:** Convent Hill Cemetery

---

July 4, 2005  
Council File  
Backup Material  
K Kloss

Further to our conversation yesterday afternoon, there is a cemetery on the Convent Hill. It covers a small table in the shoulder of the hill and extends from the old Maple (52<sup>nd</sup>) Avenue (now closed) to the site of the old staircase, which ran up to the hill to the original St. Joseph Convent. (see attached map). Some fencing at the site was still discernable in the late 1970's. (see copy of photo from the book The Little Village That Grew).

The cemetery dates back to the 19<sup>th</sup> century. There is mention of it in the 1909 journals of the Daughters of Wisdom. The cemetery is frequently referred to as an aboriginal cemetery. However, when one of the graves was accidentally disinterred in the late 1950's, the Provincial Coroner determined that it was the grave of a young Caucasian girl, aged 10 to 14.

We have other records that suggest that there were Métis graves in this cemetery, which may account for the finding of the Coroner's office.

According to the sisters at St. Joseph Convent, there were approximately fourteen graves in the cemetery. The sisters also told me that another grave was accidentally disinterred during roadwork on 52<sup>nd</sup> Avenue. That was the grave of an adult male.

The Archives has sent over a more complete research file on the Cemetery to Tony Lindhout and Martin Kvapil at Parkland Community Planning Services.

If there is anything else you would like us to provide, please let us know.

# the little Village that Grew

A HISTORY OF NORTH RED DEER

Published by the  
North Red Deer 75th Anniversary Committee  
of the Northside Community Association,  
Red Deer

Like other people who came to the Canadian West at this time, the Daughters of Wisdom faced many hardships. Though they had a substantial house, they had little furniture and few dishes.

Beside the house was the well, a hole dug in the ground and covered with three heavy boards nailed together. Water was brought up by rope and pail. The convent chronicle describes the drawing of water:

Once the convent dog went missing; days later it was found drowned at the bottom of the well. Another time, a skunk met the same fate. No wonder the sisters noticed a queer taste in their water!

Nevertheless, a prospectus of St. Joseph's Convent was sent out.

On November 7th, Mrs. Norman a widow, brought her two children.... Lawrence and Zoe... to board with the sisters. After Christmas four Chinese children, between the ages of 3 and 7, stayed at the convent.

The winter of 1908-09 was rigorous! In their unfinished house the sisters underwent a glacial initiation into Alberta's cold season. The basement was not yet cemented. The third floor was unfinished. And in view of a future addition to the building, no bricks had been laid on the west end. The furnace was defective and did not heat all of the finished rooms. There was no running water in the house and if there had been, given the inadequate furnace, the pipes would probably have burst in the cold weather.

A hand-drawn map of the North R. Deer Convent Hill area. The map shows a street grid with 'Maple Ave' running vertically on the left and 'olive Street' running horizontally at the bottom. '1st Street' is labeled at the top. Key locations include:
 

- 'Fossil Apostolic (Catholic)' at the top left.
- 'barn' below the fossil site.
- 'PSM residence' below the barn.
- 'Church' in the center, with 'steps' leading up to it.
- 'Indian graves' and 'D.D.' near the church.
- 'PSM Garden patch' to the left of the church.
- 'dirt path' and 'Swing garden patch after PSM left' to the right of the church.
- 'hill' and 'steps' to the right of the dirt path.
- 'road closed' and 'Convent D.' at the top right.
- 'Sun barn.' with an arrow pointing up at the top right.
- 'deviation of sheep hill' on the far left.
- 'Indian cemetery' at the bottom center.
- 'hill' and 'field' on the far right.

The unfinished third floor, temporarily used as an attic, was closed off from the stairway below by a heavy trap door. A feeble protection against the cold coming into the upper parts of the big house.

On the west end, a single story, board lean-to had been added.

One of its rooms served as the kitchen, the other as the laundry.

Such a make-shift construction might serve well in warm weather but in winter the cracks between the boards let in the cold, the wind and the snow.

During the night, a pail of water on the corner of the stove would freeze solid and would thaw out only about noon, even when the stove had been lit early. In the laundry too Jack Frost had his capers, holding forth with a regular ice carnival. As the sisters went about their washing, they could imagine they were among the stalactites and stalagmites of some underground cavern.

Often, viewing the situation in this light helped the sisters to bear the frost and cold.

To economize, the sisters tried baking bread, but it was as hard as stone and had to be made into pudding. The failure of the bread was due not only to the inexperience of the baker but also to the fact that the flour used had been milled from frozen wheat. Another villain was the second-hand stove. When the wind blew from a specific direction, clouds of blue smoke billowed from the stove, penetrating the whole house. Laughingly, the sisters said they were being preserved, like hams and bacon, for long lives.

### Early-Day Prairie Fires

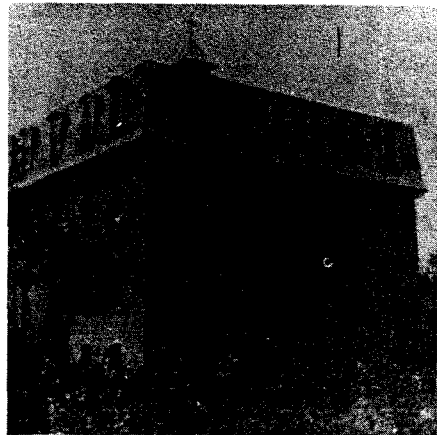
On Holy Thursday, 1909, Father Roncy was all alone at the mission. Early in the afternoon he hurried to the convent, excitedly saying, "There's a fire on our hill! Watch it! If it comes close call me right away." With that, he left.

The sisters went out to see for themselves. True, the hill was afire. Smoke was billowing towards the convent. In a few minutes the fire had reached the sisters' property. Quickly, with the help of the boarders, water was drawn from the well and the grass some distance from the flames was soaked to prevent the fire from reaching the convent. From 2 p.m. to 4:30 the sisters and children worked and watched. Happily, there was little wind and the flames died out in the soaked grass.

The next day a deputation of Indians came up the fire-blackened hill to ask Father Voisin why he had burned their cemetery.

After that, the sisters saw other prairie fires....red glows in the distance at night. But one night, the glow became so brilliant that it was frightening. There was an immense fire behind the convent. As they were not in the immediate path of the fire, they went to bed, abandoning themselves to God.

In a short space of time these terrible fires could burn over miles and miles of wild prairie, which was covered with dry grass and dead wood, that made enormous "fireworks". Thereafter, the sisters used their leisure time to make a fireguard around their house. They cut down the trees around the house, which were not very big due to the frequent prairie fires. What could be used was bundled for the winter, the rest was burned off.



*Convent House (early picture)*

## The Daughters of Wisdom Arrive

On September 29th, 1908, four Daughters of Wisdom - Sisters Marie Agathe, Jeanne Engenie, Rosalie Baptistine, and Césarine - disembarked from the ship Chicago in New York Harbour. Bound for Red Deer, Alberta, Canada, they travelled by train to Montreal, then to Ottawa, where they spent four joyous days at Our Lady of Lourdes Convent. Two bilingual Canadian sisters joined them, Sr. Marie Aimée, with a third-class teaching certificate from Ontario, and Sr. Alfred, who had her grade ten. At noon Sunday, the group left by train for the far, far west.

Though travelling by day-coach, they enjoyed the trip, especially through Northern Ontario. The autumn scenery delighted them - low wooded hills interspersed with lakes, islands, high cliffs, and deep ravines. Most of Monday afternoon was spent just contemplating the majesty of Lake Superior.

They changed trains at Winnipeg, where Bishop Legal met them and took them under his protection. He made the remainder of the trip more comfortable, booking berths for the night.

Again, there was a change of train in Calgary. It was about eight o'clock in the evening when the sisters arrived in Red Deer on September 30th. As it was too late to go to the convent, Fr. Voisin suggested that the sisters spend the night at the Hamilton Hotel. Finally, they had arrived. Young, energetic, and cheerful, they were filled with a holy spirit.

The next morning at nine o'clock, Fr. Voisin and young Camille arrived at the hotel with arrangements to take the sisters and their belongings up to the convent. The car was driven through town, past the river. It was only then that they saw their house atop the

In a letter to their Mother General, Sr. Rosalie wrote:

*There is no road up to the convent; the country is too new.*

*The ascent through brush and up the hill is so steep that the democrat we rode in seemed about to tip backwards.*

*At the bottom of the hill we saw a few tents, which, we were told, belonged to some Indians. As we mounted, we noticed a small plot of land, facing the river, and surrounded by a crude fence. This, we learned, is an Indian cemetery to which the Indians return once a year.*

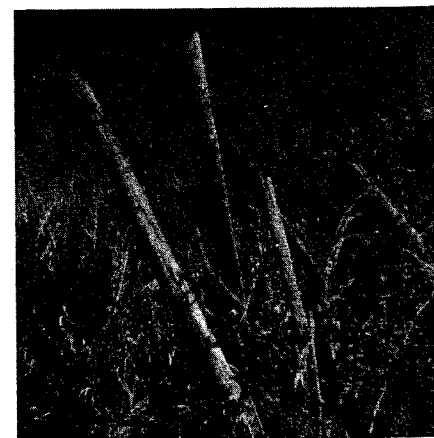
On arrival at the convent, the sisters began to clean up the first two storeys of the house, gathering the remains of lime, plaster, sawdust and shavings. The first room on the right was a parlour, the next, separated from the first by a folding wall, was to be the chapel.

The Priests' handyman built a table to be used as an altar and the sisters draped a length of red cloth around the legs. A kind woman lent two candle sticks for Mass, and the cruets were small medicine bottles. Other requisites for the chapel were supplied by the priests.

On October 13th, the sisters had their first Mass in the Convent.

On the following Sunday evening the folding wall was removed to accommodate the fifty people who came for Sunday benediction.

Most of the congregation were expatriates from France, who found in the evening benediction a reminder of their homeland.



**TOP**  
Sr. Marie Agathe, Superior 1908 to 1922

**ABOVE**  
Indian Cemetery Site in 1979

Riverside Meadows Community Assoc.  
5516 58a Ave.  
Red Deer, Ab. T4N 4V4  
July3, 2005

Manager of Parkland Community Planning  
Parkland Community Planning  
4thflr #404 4808 – Ross St.  
Red Deer Ab.

Dear Mr. Tony Lindhout,

Re: Riverside Meadows Community ARP

The Riverside Meadows Community Association is requesting the City of Red Deer and Parkland Community Planning Services complete a **5 year** review plan of the “ **Riverside Meadows Area Redevelopment Plan**” as the recommendation in the Plan states.

The Community Association realizes the importance of the review because of the controversy over the sale of Convent Park. Many new people have moved into our community and do not wish the sale of the Park to go forward, This has made us aware there will be future conflicts surrounding other development sites in our community that need to be reviewed (Valley Park Manor, 55 Ave & 60 St. vacant lot, plus others).

The Riverside Meadows Community Association is asking for the review of the ARP before the Park is sold because, we are at the 5 year timeline and all of the controversy needs to be resolved in the best interest of the Community. The Plan was approved in June 2000 it is now July 2005.

The Riverside Meadows Community Association requests the City of Red Deer would complete and implement the **Design Guidelines for our community as recommended in the ARP.**

We look forward to working with the City of Red Deer and Parkland Community Planning on the review plan of the Riverside Meadows ARP.

Yours truly,



Kurt Ternes President Riverside Meadows Community Assoc.



Kim Wilson Secretary

cc. Morris Flewwelling Mayor  
Norbert Van Wyk City Manager  
Colleen Jensen Community Services Director

Backup

**Christine Kenzie**

---

**From:** Kelly Kloss  
**Sent:** June 08, 2005 8:30 AM  
**To:** Christine Kenzie  
**Subject:** FW: convent park meeting

FYI, July 4 meeting

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

**From:** Norbert Van Wyk  
**Sent:** June 07, 2005 5:20 PM  
**To:** 'Shirley Hocken'  
**Cc:** Nancy Hackett; Colleen Jensen; Kelly Kloss; Morris Flewwelling  
**Subject:** RE: convent park meeting

Hello Shirley,

I met with Nancy this morning to review your request.

On matters such as this it is important that we achieve a balance between the interests of the developer/applicant and the interests of the community. There have been many opportunities for community input and comment. I acknowledge that from the community's standpoint there may still be unresolved issues. On the other hand the developer (P&S Investments) also has a right to have their application put forward to City Council in a timely fashion.

It is my belief that in this case the balance means proceeding with the public meeting on June 22 and proceeding to City Council on July 4<sup>th</sup>. With this process the community will still have the opportunity to make representation to City Council at the statutory public hearing.

I have no concern that all the information will be on the table before City Council makes a final decision related to the application. The process is designed to ensure that happens.

Best regards,

Norbert.

Norbert Van Wyk, City Manager  
City of Red Deer, Box 5008  
Red Deer, AB T4N 3T4  
Ph. 403-342-8156  
Fax 403-342-8365  
[norbert.vanwyk@reddeer.ca](mailto:norbert.vanwyk@reddeer.ca)

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

2005-06-08



**From:** Shirley Hocken [mailto:shocken@telusplanet.net]  
**Sent:** June 06, 2005 7:54 PM  
**To:** Norbert Van Wyk  
**Cc:** Nancy Hackett  
**Subject:** convent park meeting

Dear Norbert,

My understanding from the meeting with the staff that the meeting could be held on June 22 so that this development issue can be expedited and be on the July 4 Council meeting for first reading. The community representatives don't feel comfortable with this date as I for one will not be able to attend and the other members don't feel comfortable with not all members that have worked on this committee not in attendance. There are many issues that P & S Investments

need to resolve before this date and can they be resolved to present the true picture to council.

The date we selected could be June 27 TH and going to Council Aug 2 as Nancy or Tony will not be here for the July 18th meeting. Thankyou for responding to the question and yes we did ask to expedite but all the information needs to be on the table. Shirley

---

[This message has been scanned for security content threats, including computer viruses.]

## Michael Dawe

---

**From:** Nancy Hackett  
**Sent:** May 09, 2005 2:47 PM  
**To:** Michael Dawe  
**Subject:** FW: convent park bylaw

FYI

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

**From:** Christine Kenzie  
**Sent:** May 09, 2005 2:44 PM  
**To:** Kelly Kloss  
**Cc:** Nancy Hackett  
**Subject:** RE: convent park bylaw

I am not finding any bylaw for Convent Park. Unless this Park was called something else in the past - there is no specific bylaw setting up Convent Park.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

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

**From:** Kelly Kloss  
**Sent:** May 06, 2005 11:28 AM  
**To:** Nancy Hackett; Christine Kenzie  
**Subject:** convent park bylaw

Nancy,  
We will look into it next week.

Christine,  
Could you or have Tracy see if there is such a bylaw. Thanks

Kelly

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**From:** Nancy Hackett  
**Sent:** Fri 2005/05/06 8:23 AM  
**To:** Kelly Kloss  
**Subject:** FW: convent park

Please help me. What are we talking about here?

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

**From:** Shirley Hocken [mailto:shocken@telusplanet.net]  
**Sent:** May 06, 2005 7:42 AM  
**To:** Nancy Hackett

2005/05/09

Bylaw No.177  
.....

A Bylaw of the Village of North Red Deer in regard to the exemption of lots 1-17, block 27, plan 7604S to be set aside and kept as a playground for the Children of North Red Deer.

WHEREAS; it has become necessary that an area in the Village be set aside as a playground for the use of the children of the Village due to the increasing child population, therefore the Village Council in meeting here assembled enact that Lots 1-17, block 27, plan 7604S, situated on the North side of Olive Street in the Village of North Red Deer, Alberta, be set aside and kept solely to be used as a Playground for the benefit of the children of the Village of North Red Deer, Alberta.

Done and passed this third day of May 1943.

1st, 2nd, and third reading this third day of May 1943.

*W. H. Lewis*  
.....

Mayor

*S. B. Broadfoot*  
.....  
Secretary-Treasurer

SEAL

**DATE:** April 27, 2005

**TO:** Nancy Hackett  
Parkland Community Planning Services

**FROM:** Michael Dawe  
City Archives

**RE:** Convent Park

---

Further to our conversations over the past month regarding Convent Park, the playground on the north side of 60<sup>th</sup> Street in Riverside Meadows, please find attached:

1. the requested title searches for Lots 1-9, Block 28. Plan 7604 S, Lots 11-20, Block 28. Plan 7604 S, Lots 21 to 30, Block 28. Plan 7604 S, and Lot R1, Block 27, Plan 792 1058.
2. By-law No. 177 of the Village of North Red Deer, dated May 3, 1943 establishing a playground on lots 1 to 17 in Block 27 Plan 7604S.
3. An excerpt from the minutes of the Village of North Red Deer of March 5, 1945 regarding the designation of Block 4, Plan 7604S for a recreation area.
4. By-Law No 207 of the Village of North Red Deer, dated April 2, 1945 designating a number of lots in Block 4, Plan 7604 S as a recreation area.
5. Copies of the annual reports of the North Red Deer W.I. for 1946 and 1947.
6. Correspondence from the North Red Deer W.I. to Red Deer City Council, dated July 13, 1948 and a reply of August 10, 1948 from City Commissioner R.S. Gillespie regarding the future use of the playground area in Block 4, Plan 7604 S.
7. Extracts from Red Deer City Council minutes of July 26, 1948 and August 9, 1948 regarding the playground in North Red Deer.
8. Copy of the City Commissioners' recommendations to City Council, dated May 31, 1950, regarding playground and recreation park areas in North Red Deer and elsewhere in the City.

The minutes for the Village of North Red Deer council meetings after March 1943 have been removed from the minute book. I have no idea why they were removed or when.

I hope that all of this helps you.

If you have any questions or concerns, please feel free to phone or email again at 309-8453 or michael.dawe@reddeer.ca .

**Michael Dawe**

---

**From:** Nancy Hackett  
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**To:** Michael Dawe  
**Subject:** FW: convent park bylaw

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

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403.342.8201  
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**To:** Nancy Hackett

2005/05/09

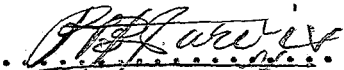
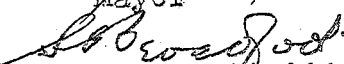
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Mayor  
  
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SEAL

**DATE:** April 27, 2005

**TO:** Nancy Hackett  
Parkland Community Planning Services

**FROM:** Michael Dawe  
City Archives

**RE:** Convent Park

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## Christine Kenzie

---

**From:** Nancy Hackett  
**Sent:** May 10, 2005 2:22 PM  
**To:** Kelly Kloss; Christine Kenzie  
**Cc:** Paul Meyette  
**Subject:** RE: convent park bylaw

Kelly - you may want to check with the solicitors because it is my understanding (for annexation anyway - I don't know about amalgamation) that any decision of the previous municipality becomes the decision of the current municipality - it is binding unless withdrawn or changed by the new municipality- and the new municipality takes on all liabilities associated with decisions of the former municipality. Nancy

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

**From:** Kelly Kloss  
**Sent:** May 10, 2005 2:14 PM  
**To:** Christine Kenzie  
**Cc:** Paul Meyette; Nancy Hackett  
**Subject:** RE: convent park bylaw

Looking at the bylaw for the Convent Park playground, it is of the Village of North Red Deer not the City of Red Deer. I don't see this as having any relevance or limitation to us today as the land is now within the City of Red Deer and falls under the City Bylaws.

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

**From:** Christine Kenzie  
**Sent:** May 10, 2005 9:19 AM  
**To:** Kelly Kloss  
**Cc:** Paul Meyette; Nancy Hackett; Michael Dawe  
**Subject:** RE: convent park bylaw

The rest of the story:

I got a call from Michael Dawe yesterday Nancy contacted Michael. Michael has found the bylaw and is sending a copy over. The park was referred to as the North Red Deer Playground, the 60th Street Playground and the Olive Street Playground. The bylaw was passed in 1942 by the Village of Red Deer.

*Christine Kenzie*  
Legislative & Administrative Services  
City of Red Deer  
403.342.8201  
christine.kenzie@reddeer.ca

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

**From:** Kelly Kloss  
**Sent:** May 10, 2005 9:08 AM  
**To:** Christine Kenzie; Paul Meyette  
**Cc:** Nancy Hackett



**Subject:** RE: convent park bylaw

Paul was the park named something else?

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

**From:** Christine Kenzie  
**Sent:** May 09, 2005 2:44 PM  
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**Cc:** Nancy Hackett  
**Subject:** RE: convent park bylaw

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**Subject:** convent park bylaw

Nancy,  
We will look into it next week.

Christine,  
Could you or have Tracy see if there is such a bylaw. Thanks

Kelly

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**From:** Nancy Hackett  
**Sent:** Fri 2005/05/06 8:23 AM  
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**Subject:** FW: convent park

Please help me. What are we talking about here?

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**From:** Shirley Hocken [mailto:shocken@telusplanet.net]  
**Sent:** May 06, 2005 7:42 AM  
**To:** Nancy Hackett  
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Hi Nancy,  
Paul said that it may depend upon the bylaw and the bylaw may need to be rescinded by council in order to sell the park. He wasn't sure I was to ask you or bring the bylaw to him he needed to see how the bylaw was created. But of course I don't have the bylaw. Shirley

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

**From:** Nancy Hackett  
**To:** Shirley Hocken (E-mail)  
**Sent:** Thursday, May 05, 2005 4:51 PM  
**Subject:** FW: convent park

Hi Shirley - From the sounds of it Kelly talked to you about this - but just in case ..... Nancy

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

**From:** Kelly Kloss  
**Sent:** May 05, 2005 4:45 PM  
**To:** Nancy Hackett  
**Subject:** RE: convent park

Hi Nancy,

I discussed this with Shirley over the phone. I have not researched the bylaw issue but my feeling is that although it may have been designated in the past under a specific bylaw, changes to it would fall under our current rules. There are specific forms related to a petition but there are many rules around making it legal like it must be signed by 10% of the population of which all are eligible electors, etc. This is a "in a nut shell" version.

Kelly

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

**From:** Nancy Hackett  
**Sent:** May 05, 2005 11:17 AM  
**To:** Kelly Kloss  
**Subject:** FW: convent park

Hi Kelly - Do you know the answer to Shirley's question regarding the bylaw? Also are there any "rules" or "procedures" that Shirley needs to have around a petition?

Thanks Nancy

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

**From:** Shirley Hocken  
[mailto:shocken@telusplanet.net]  
**Sent:** May 03, 2005 9:55 AM  
**To:** Nancy Hackett  
**Subject:** convent park

Hi Nancy,  
Michael Dawe told me that the research on the title has been completed.  
That the park was created by a bylaw is there a difference between a park being created by a bylaw and a zoning bylaw. But they didn't find any lease agreement yet.  
We want you to know that we have started a petition to save the park.

Shirley

---

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---

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## Christine Kenzie

---

**From:** Michael Dawe  
**Sent:** May 10, 2005 9:24 AM  
**To:** Christine Kenzie  
**Subject:** RE: convent park bylaw

The copy of the North Red Deer by-law and 1950 City Commissioners' recommendation went over in the mail to you and you should have it this morning.

I also talked to Kelly about this.

Give me a call if I can be of any other help.

Michael

P.S. if you ever find anything relating to the 1950 Commissioners' recommendation, I wouldn't mind having a copy to complete my file.

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

**From:** Christine Kenzie  
**Sent:** May 10, 2005 9:19 AM  
**To:** Kelly Kloss  
**Cc:** Paul Meyette; Nancy Hackett; Michael Dawe  
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2005-05-10

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including computer viruses.]

## Christine Kenzie

---

**From:** Norbert Van Wyk  
**Sent:** May 26, 2005 4:20 PM  
**To:** Kelly Kloss; Susan Taylor  
**Cc:** Christine Kenzie  
**Subject:** RE: Policy discussion with Members of council at Topics

**Thanks Kelly.**

**Norbert.**

Norbert Van Wyk, City Manager  
City of Red Deer, Box 5008  
Red Deer, AB T4N 3T4  
Ph. 403-342-8156  
Fax 403-342-8365  
[norbert.vanwyk@reddeer.ca](mailto:norbert.vanwyk@reddeer.ca)

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

**From:** Kelly Kloss  
**Sent:** May 26, 2005 2:18 PM  
**To:** Susan Taylor  
**Cc:** Norbert Van Wyk; Christine Kenzie  
**Subject:** RE: Policy discussion with Members of council at Topics

Susan,

Norbert is away on June 20 so we would bring it for the July 4 topics at 3:00 pm.

Kelly

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

**From:** Susan Taylor  
**Sent:** May 26, 2005 2:01 PM  
**To:** Kelly Kloss  
**Subject:** Policy discussion with Members of council at Topics

Kelly

Norbert mentioned that when you are scheduling this discussion, he may like to have me available as a resource to him. You can let me know what you decide in planning this with him.

Thanks ...

Susan Taylor  
Corporate Analyst  
Corporate Services  
City of Red Deer  
(403) 309-8554  
[susan.taylor@reddeer.ca](mailto:susan.taylor@reddeer.ca)





## **REGULAR COUNCIL MEETING OF JULY 4<sup>TH</sup>, 2005**

### **ATTACHMENT**

**DOCUMENT STATUS:        PUBLIC**

**REFERS TO:                REPORTS, ITEM 2(C): RIVERSIDE  
MEADOWS / CONVENT PARK  
DEVELOPMENT**

**P & S INVESTMENTS:  
ADDITIONAL SUMISSION**

P & S Investments  
June 30, 2005

Dear Members of Council:

Thank you for considering our proposal to develop more affordable housing in Red Deer. Knowing how busy you all are and how much reading is required of you, I will present this to you in point form:

1. Our efforts to develop the proposed site began over a year ago. We have met with the community association many times and have adapted and revised our drawings in an attempt to find consensus. On March 7, after months of discussion and compromise, the community association presented us with their decision not to support any relaxations or the sale of the park. At this point we reached an impasse.
2. On June 28 the community association presented a new proposal in which they now support the sale of 40 percent of the park and the construction of 78 affordable housing units. This proposal has been included in the materials circulated to the members of Council. As developers, we have not been approached or included in this new proposal, and we strongly urge City Council to not delay this project by tabling it for further consideration. We are grateful that the community association now supports the sale of a portion of the park and we are confident that our plan as presented is superior in design and functionality.
3. Since the issue of the sale of a portion of Convent Park has found some resolution, the remaining point of conflict is the size of the proposed building. In that regard please note the following:
  - a. As part of our willingness to compromise the number of units has been reduced from 105 to 95.
  - b. At the public meeting held June 22, no one opposed the design or the general appearance of the building.
  - c. The density for this apartment appears high because the nature of affordable housing is small self-contained units. The size of the building is not overly large. It is smaller than Monarch Place and although 95 units sounds like a large complex, in reality a conventional apartment of this square footage would likely number 40-50 - 2 and 3 bedroom suites. (main floor is approximately 20,000 sq. ft)
  - d. The proposal before you has support from licensing and inspections regarding the minimal relaxations that are required and is supported by all city departments except Parkland Community Planning. We contend that like other developments this project should be judged solely on its own merits

- e. At this point tabling the proposal, “to continue dialogue” will result in a significant delay which will nullify the possibility of breaking ground before winter, leaving the viability of this project in question. Financial considerations are always paramount when developing a project such as this.

Our funding agreement with the federal and provincial governments requires that P & S Investments complete the project no later than March 31, 2006. At this point, it is uncertain as to whether this deadline can be extended. Moreover, delaying this project for a second winter has significant implications for the people who are left without an affordable home to live in.

- 4. Regarding the landfill setback, the slope stability study and the traffic assessment, please be assured that these matters are being addressed and will certainly find resolve before second and third reading.

In conclusion: we are asking for your support to develop a multi-family affordable housing project which will provide enormous opportunities for people in need. Thank you for your serious consideration.

Stan R. Schalk  
P & S Investments



## **REGULAR COUNCIL MEETING OF JULY 4<sup>TH</sup>, 2005**

### **ATTACHMENT**

**DOCUMENT STATUS:        PUBLIC**

**REFERS TO:                REPORTS, ITEM 2(D): RIVERSIDE  
MEADOWS / CONVENT PARK  
DEVELOPMENT**

**PUBLIC COMMENTS: ADDITIONAL  
SUMISSION**

June 30<sup>th</sup>, 2005

City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Mayor and City Councillors:

Re: Proposed Land Use Bylaw Amendment 3156/U-2005  
Riverside Meadows, Convent Park Area

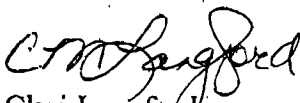
If the proposed amendment should be approved for the rezoning of 22,626 square feet (43%) of Convent Park on 51<sup>st</sup> Ave and 60<sup>th</sup> Street from A1 to R2 for the sale to accommodate the proposed 105 suite affordable housing complex, at what value is it to be sold at?

The size is equivalent to a minimum of five city lots, and should be sold at fair market value. Who assesses the value of the property? Is it assessed at other R2 zoning in the city or at land values in Riverside Meadows? Should it not be appraised by the private sector, and should it not go up for public tender?

Should Riverside Meadows not be getting the best price they can for this property, as the Area Redevelopment Plan approved by the City of Red Deer in 2000 states that should any of this park be sold the money would be set aside to purchase an equal size parcel of land to replace the green space sold.

We at this time have no replacement property available and with the price of land in the City of Red Deer increasing every year it is important that we have sufficient funds to buy an equal size green space in the future. Is the City of Red Deer willing to make up the difference between the selling price and the purchase price of replacement property?

I don't feel that this development should be getting land from the City of Red Deer at a discounted price, and the Community of Riverside Meadows should be informed as to what price this parcel is being sold at, and is it fair market value?

  
Clari Langford  
5901 56 Ave  
Red Deer, AB  
T4N 4R1

CC: Ron Lebsack – Parks Department  
Nancy Hackett – Parkland Planning



## **COUNCIL MEETING OF JULY 4<sup>TH</sup>, 2005**

### **ATTACHMENT**

**DOCUMENT STATUS:        PUBLIC**

**REFERS TO:                RIVERSIDE MEADOWS CONVENT  
PARK DEVELOPMENT - SALE OF  
PARKLAND  
ENVIRONMENTAL ADVISORY  
BOARD / RECREATION & PARKS  
BOARD RECOMMENDATIONS**

**Date:** June 30, 2005

**To:** Legislative & Administrative Services Manager

**From:** Greg Scott, Recreation, Parks & Culture Department Manager  
David Matthews, Community Development & Planning Coordinator

**Subject:** **Riverside Meadows Convent Park Development – Sale of Parkland  
Environmental Advisory Board/Recreation & Parks Board Recommendations  
(Supplementary Report Information)**

---

### **Background**

As per the Council Report, dated June 27/05, titled "*Riverside Meadows Convent Park Development (Sale of Parkland)*", this supplementary report is being provided in order to inform City Council of the results of the presentations made to both the Environmental Advisory Board and the Recreation & Parks Board.

On June 28<sup>th</sup>, representatives from the Riverside Meadows Community, Parkland Community Planning Services, and the Recreation, Parks & Culture Department had an opportunity to present their positions, on the sale and rezoning of a portion of Convent Park from P1 (Parks & Recreation District) to R2 (Residential Medium Density District), to the Environmental Advisory Board. Those speaking on behalf of the Riverside Meadows Community did not support the sale of the park for the following reasons:

- The historical significance of the park, as it relates to the Convent above the escarpment.
- The belief that the sale will result in a reduction of parkland within the neighbourhood.
- The fact that the park acts as an attractive entryway into Riverside Meadows, and the belief that this would be compromised as a result of the sale and redevelopment on the park.
- The belief that the park does in fact receive significant use in its current state.

As outlined in Council's report, the Recreation, Parks & Culture Department recommended that the Board support the sale of a portion (43%) of the park.

On June 29<sup>th</sup>, a similar presentation was scheduled to be presented to the Recreation & Parks Board. Unfortunately, due to a lack of a quorum, the meeting did not proceed. This meeting has been rescheduled to July 12<sup>th</sup> so that Council has an opportunity to review the results of the meeting, including The Board's recommendation, prior to 2<sup>nd</sup> and 3<sup>rd</sup> reading of Land Use Bylaw amendment 3156/U-2005.

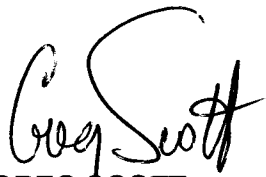
**Current Situation**

At its June 28<sup>th</sup> meeting, the Environmental Advisory Board unanimously supported the following recommendation:

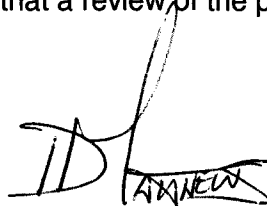
1. The sale of 43% of Lot R-1, Block 27, Plan 792-1058, representing 2,102 square metres, more or less, of City-owned P1 (Parks & Recreation District), located near 52<sup>nd</sup> Avenue north of 60<sup>th</sup> Street.
2. The 2,102 square metres, more or less, be rezoned from P1 (Parks & Recreation District) to R2 (Residential Medium Density District).
3. As per the recommendation in the Riverside Meadows Area Redevelopment Plan, rezoning of the roadway, laneway, and residential lots currently located on the Convent Hill escarpment to A2 (Environmental Preservation District),

Recommendations one and two above were supported subject to the following conditions:

- Favourable results from a wildlife corridor assessment on the Convent Hill escarpment.
- Favourable results from a slope stability study on the adjacent escarpment.
- Necessary steps be taken in the event that a review of the park and vicinity determines the existence of a sanitary landfill site.

**GREG SCOTT**

Recreation, Parks &amp; Culture Manager

**DAVID MATTHEWS**

Community Development &amp; Planning Coordinator

DM

- c. Colleen Jensen, Community Services Director  
Howard Thompson, Land & Economic Development Manager  
Scott Cameron, Social Planning Manager  
Pam Ralston, Community Facilitator, Social Planning  
Nancy Hackett, Planner, PCPS



To the Honorable Mayor of Red Deer,

I am a concerned resident in the beautiful neighbourhood of Riverside Meadows.

I attended the community information meeting that was held the evening of June 22, 2005. The meeting pertained to the selling of a portion of Convent Park to a low-cost housing development by P&S Developments.

I have grave concerns about the whole concept of this proposed development. I do not have the ability to categorize in order of importance the concerns I have.

- The selling of park land, especially one with such historic value to our community, for a developer's convenience and profit just seems morally wrong
- Who exactly are the principle's involved in this development? Do they have any connection to the owner's of People's Place and the Loaves and Fishes?
- Do they have any connections to the people who were proposing the mat program downtown?
- If we are to believe the developer this project is to house low-income families, that was his main focus, and that is what he attempted to get the people attending the meeting to focus on. Families with children, for whom they would build a nice safe park, which, would fill with many happy, playing children. Where he planned on housing these numerous children, I have no idea, since the majority of the apartments are bachelor suites!
- The proliferation of bachelor suites is not conducive to a healthy family environment!
- The density of this development far exceeds what is acceptable to us as residents of this most beautiful neighbourhood.
- The parking problems that this project will create are truly going to become a nightmare for those living near-by, for despite assurances, not one of us possesses the power to control the future so all we are each left with is the fore-sight and obligation to make the best decisions possible
- Who, exactly is paying for this development? Are they using provincial or federal government grants money? I am not naive enough to believe that their motives are entirely as altruistic as they seem to want us to believe. The government is the one who subsidizes the rent on low-cost housing. So in reality, we, the taxpayers are the ones footing the majority of the costs involved in this development. Is my assumption on this correct? If not then I apologize.
- The whole concept of this development is contrary to what we, as residents, worked with such diligence on in our "Community Development Plan".
- Far better to put in a beautiful picnic area like we enjoy at Great Chief Park. A perfect place to hold outdoor community barbeques, a safe place for our children to play and our senior's to sit and enjoy the great outdoors. This would be more conducive to the vibrant community that we are attempting to build here. Since this particular area does not have it's own beautiful park, we can build one. This would be a much wiser way to spend our tax dollars. Since it is ultimately our tax dollars that are being used, this would be far less objectionable to us, I think.

- We as a community are saturated with low-income housing; landlords that collect substantial rent from buildings they don't care enough about to properly maintain. We have People's Place, and the Loaves and Fish's which was combined, without our knowledge, to keep all those in need contained in one area.

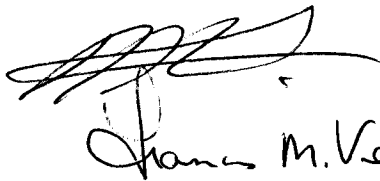
I will quiet my objections if it can be proved to me:

- that our neighbourhood does not have the lowest average income
- that it does not have the highest number of visits from the police
- that it does not have the highest number of visits from the coroner
- that it does not have the highest number of social problems
- and does not have the highest volume of low-cost housing.

I also believe that the developer must be required to give a written guarantee that the mat program and the drug-rehabilitation center will not be placed on this site in the future. Since, in my heart this is what I believe they have planned.

I also, strongly believe that we as a community have welcomed a very large number of diverse people into our midst. It would only be fair of us to give other communities in Red Deer the opportunity to do their part in serving the less fortunate.

With humble respect,



MARINUS Versluis.

Frances M. Versluis Frances M. Versluis

Home - 343-1719 after 6pm

THE CITY OF RED DEER  
Legislative & Administrative Services

RECEIVED	
TIME	10:35
DATE	June 24/06
BY	Jm

**Legislative & Administrative Services**

**DATE:** July 5, 2005

**TO:** Howard Thompson, Land & Economic Development Manager  
Scott Cameron, Social Planning Manager

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** P & S Investments – Riverside Meadows Affordable Housing Project  
Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058  
Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and Various Lanes -  
Road Closure Bylaw 3348/2005  
Consolidation and Rezoning of the Escarpment to A2 Environmental  
Preservation District

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**Reference Report:**

Land & Economic Development Manager & Social Planning Manager, dated June 27, 2005

**Bylaw Readings:**

Road Closure Bylaw 3348/2005 was given first reading. A copy of the bylaw is attached.

**Resolutions:**

*“Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager / Social Planning Manager dated June 27, 2005 re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees:

1. That The City entering into a Land Sale and Exchange Agreement with P & S Investments for the purchase of 0.209 hectares, more or less, of Lot R-1 (Reserve), Block 27, Plan 792 1058, and various road right of ways, subject to:
    - (a) The issuance of a Development Permit by The City’s Development Authority.
    - (b) The purchase price to be based on \$7.00 per square foot for the reserve area and unencumbered roadways, and \$5.75 per square foot for the encumbered roadways with the areas to be determined by legal survey.
    - (c) The purchase price for the disposed reserve land to be credited to the Public Reserve Trust Fund for use within Riverside Meadows.
    - (d) The purchase price for the net road right of way area to be credited to the Road Right of Way Reserve.
- .. 2/

- (e) Consolidation of the purchased City lands with the P & S Investment lands.
  - (f) The purchaser to be responsible for all associated costs for the legal survey and advertising for the purchased lands.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and an amendment to the Land Use Bylaw to rezone the City lands to R2 – Medium Density Residential.
  - (h) Agreement satisfactory to the City Solicitor.
2. To amend the 2005 Capital Budget to provide a Conditional Grant to P & S Investments in the amount equal to the value of the net road area to be purchased and the outstanding development levies with the one time funding to not exceed \$200,000 from the Capital Project Reserve, subject to:
- (a) P & S Investments entering into a Land Sale and Exchange Agreement and a Development Agreement with The City.
  - (b) The project must remain as affordable housing as defined by Alberta Seniors for a period of not less than 20 years otherwise The City grant becomes repayable with interest on demand.
  - (c) A caveat or charge to be placed on the lands to protect The City's interest.
3. That subject to passage of Land Use Bylaw Amendment 3156/U-2005, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2."

***“Resolved*** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees that the following resolution be considered at the Council meeting of Tuesday, August 2, 2005:

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058, lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less.”

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

A Public Hearing will be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers during Council’s regular meeting.

***Comments/Further Action:***

Road Closure Bylaw 3348/2005 and the Disposal of Municipal Reserve accommodate the sale of part of Convent Park, Lot R-1 (Reserve), Block 27, Plan 792 1058 and the closure of parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and various lanes. A consolidation and rezoning of the escarpment to A2 Environmental Preservation District will also occur. This is to facilitate P & S Investments Riverside Meadows Affordable Housing Project. This office will now proceed with the advertising for a Public Hearing. P & S Investments will be responsible for the advertising in this instance.



Kelly Kloss  
Manager

/chk  
/attach.

- c     Director of Corporate Services
- Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Recreation, Parks & Culture Manager
- Community Development & Planning Coordinator
- Engineering Services Manager
- M. Bovair, Financial Analyst
- D. Krejci, Controller
- C. Adams, Administrative Assistant
- T. Edwards, Clerk Steno

**BYLAW NO. 3348/2005**

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

- (a) "All that portion of addition to 60 Street, Plan 792-1058 lying within Plan \_\_\_\_\_, and containing 0.003 ha, more or less.
- (b) All that portion of 51 (Pine) Avenue and 61 (First) Street, Plan 7604S lying within Plan \_\_\_\_\_, and containing 0.445 ha, more or less.
- (c) All that portion of Lane, Plan 2032RS lying within Plan \_\_\_\_\_, and containing 0.037 ha, more or less.
- (d) All that portion of Lane, Block 28, Plan 7604S lying with Plan \_\_\_\_\_, and containing 0.092 ha, more or less.
- (e) All that portion of Lane, Block 8, Plan 2376AI lying within Plan \_\_\_\_\_, and containing 0.031 ha, more or less."

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

\_\_\_\_\_  
MAYOR

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

Item No. 3

## INSPECTIONS & LICENSING

Date: June 27, 2005

To: Legislative and Administrative Services Manager

From Paul Meyette, Inspections and Licensing Manager

Re: Bylaw 3326/A-2005 - Amendments to the Public Order Bylaw

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The public order bylaw was adopted by City Council in May of 2004. The public order bylaw incorporated the former noise bylaw and the nuisance bylaw and added several law enforcement features to deal with unruly behaviour.

### **Bylaw Changes Proposed**

1. Engine Retarder Brakes

Engine Retarder brakes are used on heavy truck to provide effective braking when traveling at high speeds for heavy vehicles. Their use is restricted in the city to avoid the unwanted noise associated with these brakes. However it has come to our attention that the emergency services department for safety reasons (the need to stop quickly) may need to use retarder brakes when responding to an emergency. Since most of the time that the retarder brakes are used, the siren will already be in use, it is our opinion that the use of retarder brakes in this instance will not further disturb adjoining residents. In addition, Emergency Services has indicated that they will occasionally use the engine retarder system for training purposes during daylight hours so that their operators are familiar with the braking system. This training use is also reflected in the bylaw amendment.

2. Fines for the use of Retarder Brakes

In researching this issue for the emergency services department it was noted that the fines for use of retarder brakes were inadvertently reduced when the Public Order Bylaw was adopted. The current fine no longer matches the signage that is posted in the city. It is recommended that the fine be increased to its former level of \$250.00. Council should note that the fine is rarely used.



## **Recommendation**

Staff recommend that City Council give three readings to the Public Order Bylaw Amendment.

---

Paul Meyette  
Inspections and Licensing Manager

**BYLAW NO. 3326/2004**

Being a bylaw of the City of Red Deer, in the Province of Alberta, to prohibit certain activities in order to prevent and compel the abatement of noise, nuisances, unsightly premises and public disturbances;

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

- 1 This Bylaw may be called the "Public Order Bylaw".

**Part 1 – Noise**

- 2 (1) No person shall cause or permit any noise that annoys or disturbs the peace of any other person.
- (2) No person shall permit property that they own or control to be used so that noise from the property annoys or disturbs the peace of any other person.
- (3) No person shall yell, scream, or swear in any public place or in any place to which the public is allowed access.
- (4) In determining what constitutes noise likely to annoy or disturb the peace of other persons, consideration may be given, but is not limited to:
- a) type, volume and duration of the sound;
  - b) time of day and day of the week;
  - c) nature and use of the surrounding area.

**Noise caused by Drinking Establishments**

- (5) No drinking establishment shall permit any noise to emanate from the premises of such drinking establishment that annoys or disturbs any person outside the boundary of the drinking establishment. Section 2(4) of this Bylaw applies to this provision.
- 3 (1) Where an area is designated by signs or other means as being a Hospital District, no person shall:
- (a) carry on any noise-making activity in the area unless it cannot be carried on in some other area; or
  - (b) make or continue any noise or loud sound within the area.

- 4 ~~No person may activate or apply engine retarder brakes in the City of Red Deer.~~  
No person may activate or apply engine retarder brakes in the city of Red Deer except City of Red Deer Emergency Service Vehicles in the course of responding to an emergency situation or to train drivers in the use of retarder brakes.

### **Industrial/Construction Noise**

- 5 Nothing in this bylaw shall prevent the continual operation or carrying on of an industrial activity where the activity is one which:
- (a) is a permitted use; or
  - (b) is an approved discretionary use; or
  - (c) is a non-conforming, but not illegal, use as defined in the *Municipal Government Act*.
- (2) In the operation or carrying on of an industrial activity, the person operating or carrying on that activity shall make no more noise than is necessary in the normal method of performing or carrying on that activity.
- 6 With the exception of the activities referred to in section 5 herein, unless permission from the Development Authority is first obtained, no person shall use, operate or allow to be used or operated any tools, machinery or equipment so as to create a noise, or disturbance which may be heard in a residential building between the hours of ten o'clock in the evening and seven o'clock in the morning of any day.

### **Exceptions**

- 7 These provisions do not apply to work carried on by The City, or by a contractor carrying out the instructions of The City.
- 8 These provisions do not apply to contractors carrying out snow removal from commercial or industrial site which are not adjacent to residential districts.
- 9 In the case of snow removal from commercial or industrial sites located adjacent to residential districts, and where in the reasonable opinion of the Development Authority it is necessary to do so to ensure the peace and quiet of residents, the Development

Authority may require noise abatement practices including one or both of the following conditions:

- (a) a requirement that snow not be removed between 12:00 a.m. and 6:00 a.m.
- (b) a requirement that snow be removed from a site in a sequence which is least disruptive to the peace and quiet of residents.

**Schedule "A"**  
**Schedule of Fines**

<u>Offence</u>	<u>Section</u>	<u>Fine</u>
Make noise	2(1)	250.00
a) second offence within 1 year		500.00
b) third offence within 1 year		750.00
Permit Noise	2(2)	250.00
a) second offence within 1 year		500.00
b) third offence within 1 year		750.00
Yelling, screaming or swearing	2(3)	150.00
a) second offence within 1 year		250.00
b) third offence within 1 year		500.00
Drinking Establishment making noise		
a) first offence within 1 year	2(5)	2,000.00
b) second offence within 1 year		5,000.00
c) third offence within 1 year		10,000.00
Noise in hospital district	3	150.00
a) second offence within 1 year		250.00
b) third offence within 1 year		500.00
Activating engine retarder brakes	4	<del>150.00</del> 250.00
Industrial or construction noises	5 or 6	150.00
a) second offence within 1 year		300.00
b) third offence within 1 year		600.00
Permitting a nuisance	13	200.00
a) second offence within 1 year		400.00
b) third offence within 1 year		600.00
Automobile repairs in residential district	14(1)	250.00
a) second offence within 1 year		500.00
b) third offence within 1 year		750.00
Refusing to allow the License and Inspections Manager access to carry out an inspection	13(1)	500.00

*Comments:*

We agree with the recommendations of the Inspections & Licensing Manager.

“Morris Flewwelling”  
Mayor

“Norbert Van Wyk”  
City Manager



Council Decision – July 4, 2005

Legislative & Administrative Services

**DATE:** July 5, 2005  
**TO:** Paul Meyette, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Amendment to the Public Order Bylaw 3326/2004  
Bylaw Amendment 3326/A-2005  
Permit Use of Engine Retarder Brakes for Emergency Services Vehicles

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*Reference Report:*

Inspections & Licensing Manager , dated June 27, 2005

*Bylaw Readings:*

Public Order Bylaw Amendment 3326/A-2005 was given three readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Public Order Bylaw Amendment 3326/A-2005 provides for the permitted use of engine retarder brakes for Emergency Services Vehicles. This office will amend the consolidated version of the Public Order Bylaw and distribute copies in due course.

  
Kelly Kloss  
Manager

/chk  
/attach.

c Director of Development Services

**BYLAW NO. 3326/A-2005**

Being a Bylaw to amend Bylaw No. 3326/2004, the Public Order Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Bylaw No. 3326/2004 is hereby amended as follows:


1. Section 4 is deleted in its entirety and replaced with the following:  
  
"No person may activate or apply engine retarder brakes in the City of Red Deer except City of Red Deer Emergency Service Vehicles in the course of responding to an emergency situation or to train drivers in the use of retarder brakes."
2. Schedule A is hereby amended by deleting:  
  
"Activating Retarder Brakes      Section 4      Fine: \$150.00"  
  
and substituting them with following:  
  
"Activating Retarder Brakes      Section 4      Fine: \$250.00"

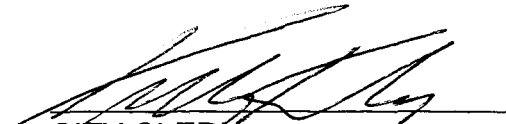
READ A FIRST TIME IN OPEN COUNCIL this    4<sup>th</sup>    day of        July            2005.

READ A SECOND TIME IN OPEN COUNCIL this 4<sup>th</sup>    day of        July            2005.

READ A THIRD TIME IN OPEN COUNCIL this    4<sup>th</sup>    day of        July            2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 4<sup>th</sup> day of    July            2005.

  
MAYOR

  
CITY CLERK





## RECREATION PARKS AND CULTURE

**Date:** June 27, 2005

**To:** Kelly Kloss, Legislative & Administrative Services Manager

**From:** Kay Kenny, Collicutt Centre Superintendent  
Jeff Graves, Recreation Facilities Superintendent  
Greg Scott, Manager, Recreation, Parks and Culture Department

**Subject:** Collicutt Centre Capital Construction

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**Background**

The City of Red Deer has an existing seven year agreement for the term of June 15, 2001 to June 14, 2008 with Red Deer Bottling Co. Ltd. This agreement grants Red Deer Bottling the exclusive right and license to install and operate vending machines in the Collicutt Centre for the sale of a variety of refreshments and snacks.

As part of the strategy to fund raise in support of capital construction, furnishings and special programs prior to the opening of the Collicutt Centre, a complete sponsorship program for identifying different funding levels and recognition was implemented. At the outset, Red Deer Bottling committed significantly to one-time sponsorship funding, an annual support fee and four scoreboards.

In August 2003, Constable Jim Coupal of the RCMP undertook a CPTED (Crime Prevention Through Environmental Design) crime prevention study and analysis for the Collicutt Centre in response to patrol behavior issues. One of the primary areas of concern was the east entrance and Main Street alcove area outside the east soccer pitch. The report indicated that poor sight lines from Main Street, lack of adult activity/supervision due to distance from the admission area, a public pay phone, bench seating and plant foliage all contributed to a comfortable environment for illegitimate users to gather. One option was removal of all seating, plant foliage, the public pay phone, while installing a sound system for broadcast of classical music. The second option was to build an office or meeting room in the area thereby eliminating all of the issues.

During the 2004 business planning cycle, the Collicutt Centre staff identified a need for additional staff and meeting space. With 95 staff located on site and only 14 very small office spaces spread throughout the facility, it has been extremely challenging to effectively carry out administrative, programming and operational responsibilities, meet with staff members and provide in-service orientation and training sessions. In addition, we currently turn away booking requests for special events, birthday parties, meetings, clinics and workshops for which we would receive revenue if we had another rentable space.

With the most effective option of the CPTED study to mitigate the behavior issues being to build a room in the open alcove area at the east end of Main Street, and there being few other low-cost options to gain additional meeting/office space throughout the facility, Group 2 Architecture was consulted. Group 2 confirmed that this location could be utilized with no impact to the

integrity of the visually pleasing interior space, drew up plans for construction, and provided a quotation. This is envisioned as a larger space to facilitate a variety of event bookings, meeting/training spaces and a smaller space to house an office for the Operations Custodial Specialist (supervises 8 FTE and currently shares space with the Arena staff). A construction estimate was received of \$22,000 which, when the required millwork and furnishings of \$6,000 is added, would bring the total cost estimate to \$28,000.

### **Request for Capital Construction Approval:**

In December 2004, the Collicutt Centre received a proposal from Red Deer Bottling Co. Ltd. To provide sponsorship funding of \$30,000 for the construction of a meeting room/office on Main Street near the east entrance to the facility. The specific location proposed is on the north side of Main Street across from Red Deer Gymnastics, utilizing the space originally intended as a viewing area for the east soccer pitch (see attachments). Although this space is still utilized on occasion for this purpose, poor sight lines have minimized its use in favor of viewing from the mezzanine level inside the Soccer Pavilion.

In addition, Red Deer Bottling offered to replace the scoreboards in the Soccer Pavilion for use by other sports such as lacrosse, floor hockey and football, supply two time clocks for the Water Park. In return, the City of Red Deer would:

1. name the proposed new meeting room space after Red Deer Bottling;
2. maintain the existing seven year agreement with Red Deer Bottling (June 15, 2001 to June 14, 2008) for the provision of vending machine refreshments at the Collicutt Centre;
3. extend the existing agreement with Red Deer Bottling (from May 18, 2007 to June 14, 2008) at the other Recreation, Parks and Culture Department facilities (Recreation Centre, Dawe Centre, Kinex Arena, Red Deer Arena) by approximately one year.

This would allow the City to consolidate its agreements for all recreation facilities within the Recreation, Parks and Culture Department and re-tender provision of vending machine refreshments for all of its facilities in 2008.

### **Additional Information:**

At the Collicutt Centre, upon receipt of sponsorship funding, ranging from twenty to one hundred thousand dollars, for the naming of specific spaces from the small board room to the water park has been granted without time limit to a number of commercial business operators. The sponsorship offered by Red Deer Bottling for cash and gift in kind equipment is near the upper end of this range.

### **Summary:**

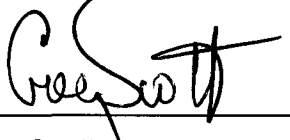
The Collicutt Centre is in need of increased meeting/training and revenue generating event space, as well as a Custodial Specialist office. The best solution, which would also address the issues identified by the completed CPTED study, would be to construct this space in the Main Street alcove adjacent to the east soccer pitch and the east entrance to the facility. Red Deer Bottling has offered a cash donation of \$30,000 cash and new scoreboards/time clocks. The City of Red Deer would name the proposed new meeting after Red Deer Bottling and allow

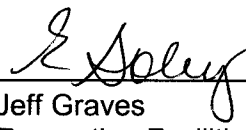
consolidation of the existing vending machine agreements with the Recreation, Parks and Culture Department for all of its recreation facilities.

**Recommendation:**

1. That City Council approves the construction of a meeting room/office space at the Collicutt Centre located on Main Street adjacent to the east soccer pitch, utilizing \$30,000 in cash sponsorship from Red Deer Bottling Co. Ltd.
2. That City Council support the naming of the proposed new meeting room as per established procedure, the Red Deer Bottling Room.
3. That City Council agree to the consolidation of the existing agreement with Red Deer Bottling Co. Ltd. for the provision of vending machine refreshments for all Recreation, Parks and Culture Department facilities, with an extension by one year for the recreation facilities other than the Collicutt Centre, to coincide with the completion date of the Collicutt Centre agreement on June 14, 2008.

  
\_\_\_\_\_  
Kay Kenny  
Collicutt Centre Superintendent

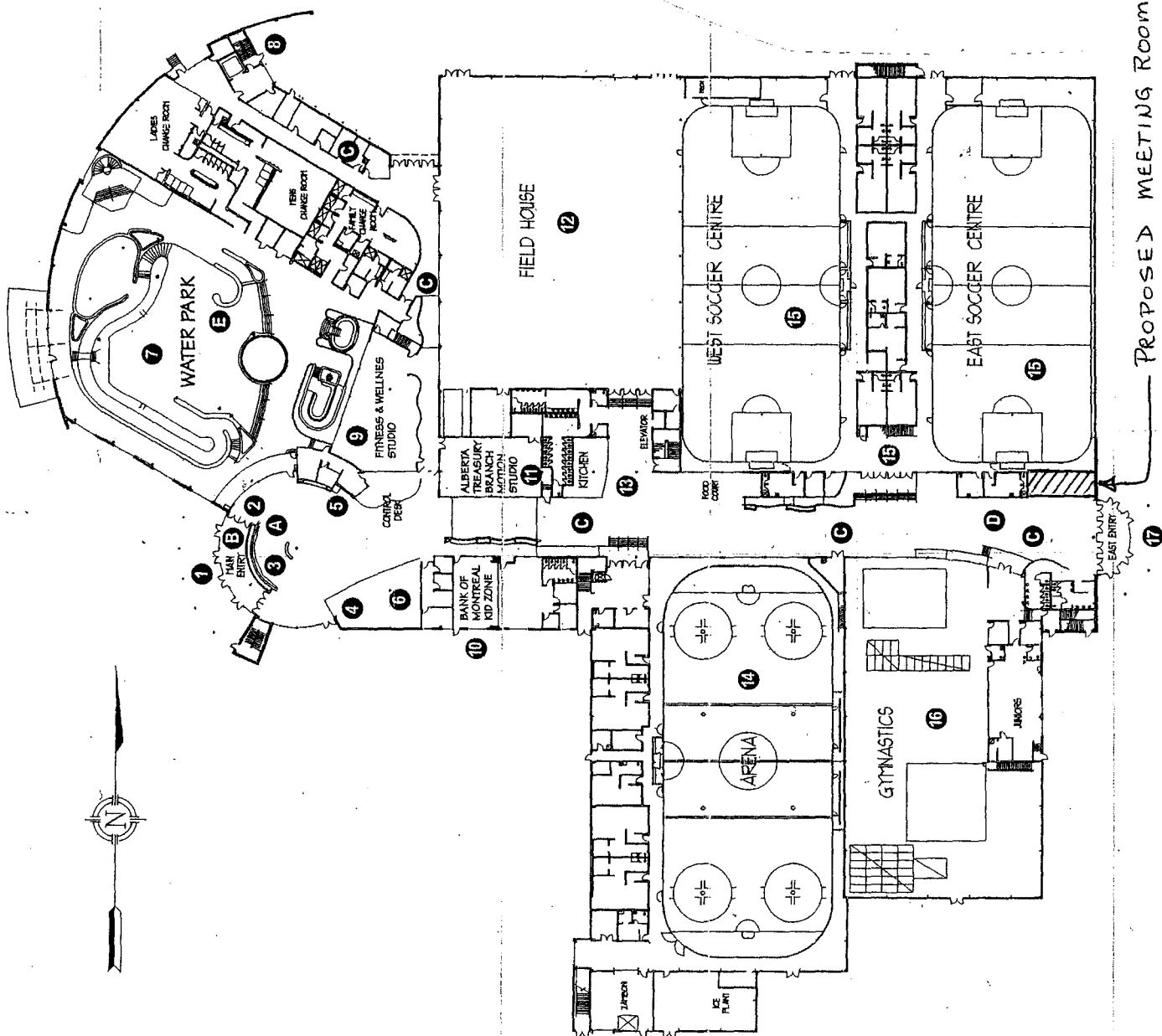
  
\_\_\_\_\_  
Greg Scott  
Recreation, Parks and Culture Manager

for   
\_\_\_\_\_  
Jeff Graves  
Recreation Facilities Superintendent



# Collicutt Centre

your community, common



PROPOSED MEETING ROOM/OFFICE



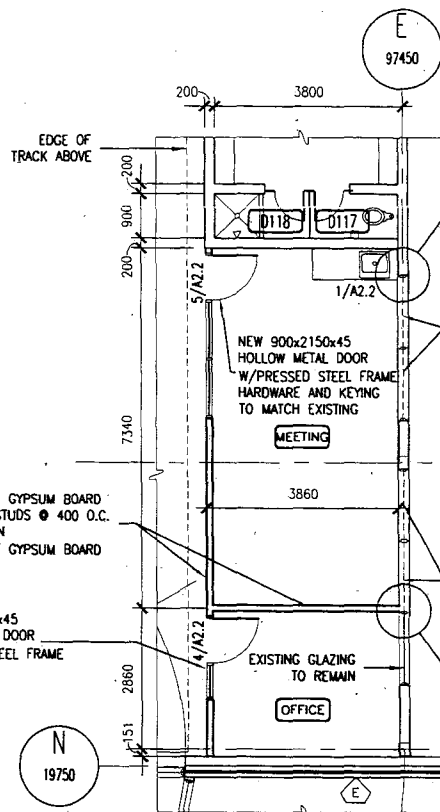
***Comments:***

We agree with the joint recommendations of the Collicutt Centre Superintendent, the Recreation Facilities Superintendent, and the Recreation, Parks & Culture Manager.

“Morris Flewwelling”  
Mayor

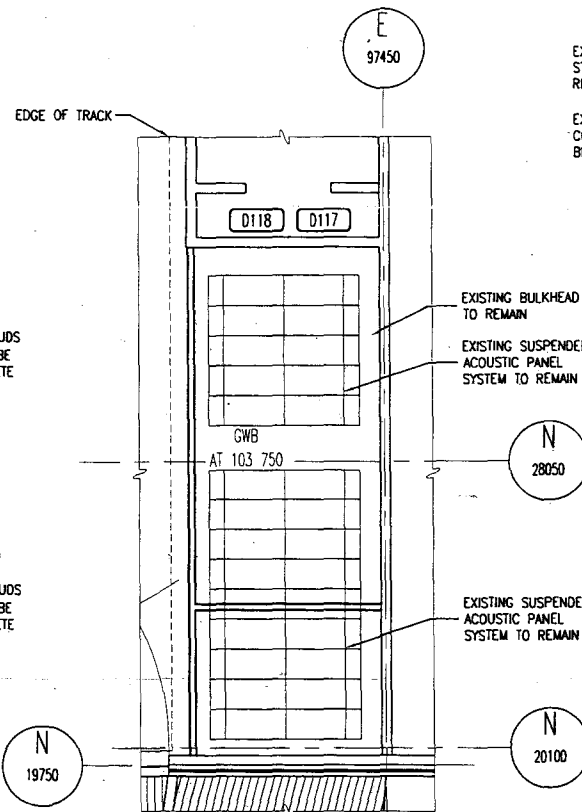
“Norbert Van Wyk”  
City Manager

Backup



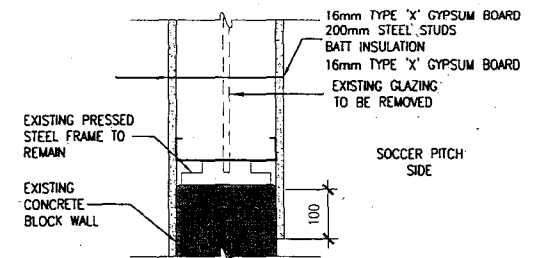
**1 MAIN FLOOR PLAN**

A2.1 1:100



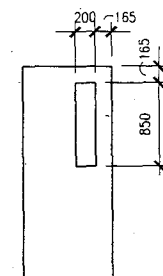
**2 REFLECTED CEILING PLAN**

A2.1 1:100



**3 PLAN SECTION**

A2.1 1:10



**4 DOOR ELEVATION**

A2.1 1:50

**NOTES:**

- CALK NEW GYPSUM BOARD WALL TO ADJACENT EXISTING WALLS AND CEILING.
- PROVIDE 100mm RUBBER BASE TO MATCH EXISTING TO ALL NEW WALLS.

WORK NOT INCLUDED IN CONTRACT:

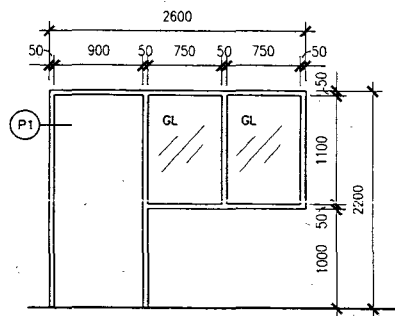
- MECHANICAL
- ELECTRICAL
- MILLWORK
- PAINTING

REVISIONS NO.	DATE	INIT.

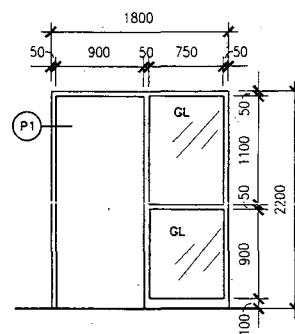
**Group<sup>2</sup>** Architecture  
Engineering  
Interior Design

RON MORRISON • PAT ROMBMAN • DAVID CHEPMAN • NANCY VERNING • CLAG WEBER

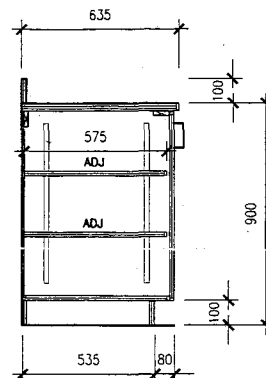
PROJECT TITLE	FILE	DATE
RED DEER COLLICUTT CENTRE	05023	MAY 2, 2005
DRAWING TITLE	BY	SHEET
NEW MAIN FLOOR OFFICE/MEETING ROOM	JKH	A21
		REV.



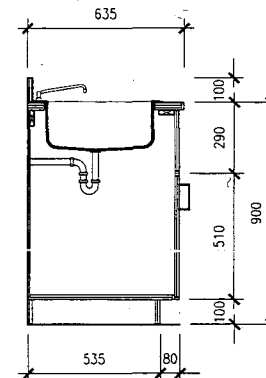
5 FRAME ELEVATION  
A2.1 1:50



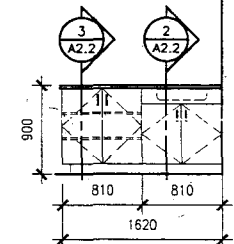
4 FRAME ELEVATION  
A2.1 1:50



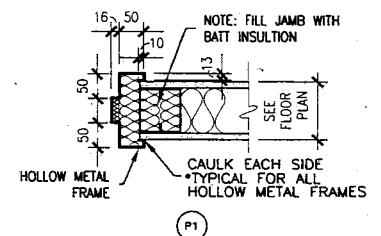
3 SECTION  
A2.2 1:20 (NIC)



2 SECTION  
A2.2 1:20 (NIC)



1 MILLWORK ELEVATION  
A2.1 1:100 (NIC)



6 DOOR JAMB  
A2.2 1:10

REVISIONS NO.	DATE	INIT.							

**Group<sup>2</sup>** Architecture  
Engineering  
Interior Design

RON MORRISON • PAT KORMERMAN • DAVID CHEETHAM • NANCY VILNANE • CLAC WEBER

PROJECT TITLE <b>RED DEER COLLICUTT CENTRE</b>	FILE 05023	DATE MAY 2, 2005
DRAWING TITLE <b>NEW MAIN FLOOR OFFICE/MEETING ROOM</b>	BY JKH	SHEET <b>A2.2</b>
		REV.





Council Decision – July 4, 2005

Legislative & Administrative Services

**DATE:** July 5, 2005

**TO:** Greg Scott, Recreation, Parks & Culture Manager  
Kay Kenny, Collicutt Centre Superintendent  
Jeff Graves, Recreation Facilities Superintendent

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Collicutt Centre Capital Construction

---

***Reference Report:***

Collicutt Centre Superintendent, Recreation Facilities Superintendent, and Recreation, Parks & Culture Manager, dated June 27, 2005

***Resolutions:***

***“Resolved*** that Council of the City of Red Deer having considered the report from the Recreation Facilities Superintendent / Recreation, Parks & Culture Manager dated June 27, 2005, Re: Collicutt Centre Capital Construction, hereby approves:

1. An amendment to the 2005 Capital Budget to provide for the construction of a meeting room/office space at the Collicutt Centre located on Main Street adjacent to the east soccer pitch, utilizing \$30,000 in cash sponsorship from Red Deer Bottling Co. Ltd.
2. The name of the new meeting room to be the “Red Deer Bottling Room”.
3. The consolidation of the existing agreement with Red Deer Bottling Co. Ltd. for the provision of vending machine refreshments for all Recreation, Parks and Culture Department facilities, with an extension by one year for the recreation facilities other than the Collicutt Centre, to coincide with the completion date of the Collicutt Centre agreement on June 14, 2008.”



**Date:** June 27, 2005

**To:** Kelly Kloss, Manager  
Legislative and Administrative Services

**From:** Greg Scott, Manager  
Recreation, Parks & Culture

**Re:** 2006 Alberta Summer Games Reserve

---

**Background:**

On September 22, 2003 City Council approved a resolution to allocate a contribution of \$100,000 from the 2003 Tax Stabilization Reserve in the event that The City is successful in its bid to host the 2006 Alberta Summer Games. This reserve was established and funds were transferred by administration in 2003.

In July 2004 it was announced that Red Deer was successful in its bid to host the games. The games will run July 23, 2006 to July 30, 2006.

Of the \$100,000 contribution, \$20,000 has been allocated to help offset the cost of facility rentals for the event and the additional \$80,000 is an operational donation.

**Discussion:**

The 2006 Summer Games has established a Board of Directors, hired a Manager and have completed a contract with The City of Red Deer. The structure of the 2006 Alberta Summer Games is in place and they have made a request for the City's \$100,000 contribution to the event.

The previous council resolution set the money aside in a reserve. A resolution is now required to move the funding from the reserve to the 2005 Operating Budget in order to fund the contribution to the 2006 Alberta Summer Games.

**Recommendation:**

That City Council approves the transfer of funds from the 2006 Alberta Summer Games Reserve to be moved the 2005 Recreation, Parks and Culture Operating Budget to fund the contribution to the 2006 Alberta Summer Games.

A handwritten signature in black ink that reads 'Greg Scott'. The signature is stylized with a large, looped 'G' and a long, sweeping horizontal line extending to the right.

Greg Scott

cc. Director of Community Services  
Director of Corporate Services



## REPORTS

Council considered a report from the Recreation Development Superintendent and the Recreation, Parks & Culture Manager dated September 17, 2003, **Re: Recreation, Parks & Culture Board Recommendation – Scott Tournament of Hearts**. Mr. Alan Redel, Chairman of the 2004 Scott Tournament of Hearts Committee, was in attendance to speak to this item. Following discussion the motion as shown below was introduced and passed.

Moved by Councillor Pimm, seconded by Councillor Watkinson-Zimmer

***“Resolved*** that Council of the City of Red Deer, having considered the report from the Recreation, Parks & Culture Manager, dated September 17, 2003, re: Scott Tournament of Hearts, agrees to allocate \$50,000 as the City of Red Deer’s sponsorship for the Scott Tournament of Hearts to be funded by:

Mayor’s Budget:	\$10,000
2003 Tax Rate Stabilization Reserve	\$ 40,000

MOTION CARRIED

Consideration was given to a report from the Recreation, Parks & Culture Manager and the Chairman of the Bid Red Deer Committee, **Re: 2006 Alberta Summer Games**. Following discussion the motions as set out hereunder were introduced and passed.

Moved by Councillor Flewwelling, seconded by Councillor Hughes

***“Resolved*** that Council of the City of Red Deer, having considered the report from the Recreation, Parks & Culture Manager and the Bid Red Deer Chair, re: 2006 Alberta Summer Games, agrees as follows:

1. To undertake a joint bid with Red Deer County to host the 2006 Alberta Summer Games and that City Administration and Bid Red Deer Forward a letter of intent to Alberta Sport Recreation, Parks & Wildlife Foundation by September 30, 2003.



2. That the Administration recommend to Council the membership of an Ad Hoc Committee whose purpose is to prepare a formal bid to host the 2006 Alberta Summer Games.
3. That a budget contribution of \$100,000 be allocated from the 2003 Tax Rate Stabilization Reserve in the event the City is successful in its bid to host the 2006 Alberta Summer Games."

MOTION CARRIED

Moved by Councilor Dawson, seconded by Councillor Higham

***"Resolved*** that Council of the City of Red Deer, having considered the report from the Recreation, Parks & Culture Manager, re: Alberta Summer Games, agrees that the 2007 Summer Games reserve established by Council on March 10, 2003, in the amount of \$150,000 from the 2003 Tax Rate Stabilization Reserve, be reallocated as follows:

2006 Alberta Summer Games:	\$100,000
2004 Tournament of Hearts:	\$ 40,000
2003 Tax Rate Stabilization Reserve:	\$ 10,000. "

MOTION CARRIED

Council considered a report from the Community Housing Advisory Committee and the Social Planning Manager dated September 9, 2003, **Re: National Homelessness Initiative Funding Recommendations**. Following discussion the motions as shown below were introduced and passed.

Moved by Councillor Flewwelling, seconded by Councillor Moffat

***"Resolved*** that Council of the City of Red Deer, having considered the report from the Community Housing Advisory Committee, dated September 9, 2003, re: National Homelessness Initiative Funding Recommendations, approves the following funding allocations:

***Comments:***

We agree with the recommendations of the Recreation, Parks & Culture Manager.

“Morris Flewwelling”  
Mayor

“Norbert Van Wyk”  
City Manager

**FILE COPY**



Council Decision – July 4, 2005

Legislative & Administrative Services

**DATE:** July 5, 2005  
**TO:** Greg Scott, Recreation, Parks & Culture Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** 2006 Alberta Summer Games Reserve

---

*Reference Report:*

Recreation, Parks & Culture Manager , dated June 27, 2005

*Resolutions:*

*Resolved* that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager dated June 27, 2005, Re: 2006 Alberta Summer Games Reserve, hereby agrees to amend the 2005 Operating Budget by transferring \$100,000 from the 2006 Alberta Summer Games Reserve to the 2005 Recreation, Parks and Culture Operating Budget to fund the contribution to the 2006 Alberta Summer Games."

*Report Back to Council:* No

*Comments/Further Action:*

  
Kelly Kloss  
Manager

/chk

c Director of Community Services  
Mary Bovair, Financial Analyst  
Dean Krejci, Controller

**Date:** June 27, 2005

**To:** Kelly Kloss, Legislative & Administrative Services Manager

**From:** Greg Scott, Recreation, Recreation, Parks & Culture Manager  
Ron Kraft, Parks Maintenance Superintendent

**Re:** Red Deer Cemetery Columbarium Construction Project

---

### **History**

The Recreation, Parks and Culture Department operate two Cemeteries for the city, Red Deer Cemetery and Alto Reste Cemetery. Cremation is a growing trend in the death care industry cross North America. One option for final disposition of cremated remains is interment in a columbarium niche. A columbarium is an upright structure, either indoor or outdoor, with individual compartments for the installation of cremated remains, and includes a polished granite door for memorialization. Niche interment is a popular choice for those who do not desire earth burial even after cremation.

We currently have outdoor columbaria available only at the Alto Reste Cemetery consisting of 255 niches. There are currently 34 niches available. On average we sell 30 units per year, however recently the numbers have escalated and in 2004, 51 niches were sold leaving a shortage of available niches for 2005. It was administrations intention to include this request in the 2005 Capital Budget however due to an administrative oversight this item was missed during final budget preparations.

### **Background**

The only sites available in The Red Deer Cemetery are those for cremated remains. The construction of a columbarium would offer families an additional choice for burial and provide the city with an additional 48 niches. Further columbaria can be built in the Red Deer Cemetery as the need arises.

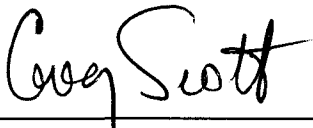
A specific reserve account was established for funding Cemetery Capital expenditures similar to this, the current balance of that reserve is \$31,944.28. This reserve is funded from surplus operational funds and interest on the reserve balance. Because this surplus reserve exists, funding for this project will not affect either the tax stabilization reserve or the perpetual care fund.

Because this surplus reserve exists, funding for this project will not affect either the tax stabilization reserve or the perpetual care fund.

If this project is approved, the new columbarium should be available for use by fall 2005.

**Recommendation**

That Council of the City of Red Deer approves funding in the amount of \$18,000.00 to be transferred from the Cemeteries reserve into the 2005 Capital Budget for the construction of columbaria in the Red Deer Cemetery.



\_\_\_\_\_  
Greg Scott,  
Recreation, Parks & Culture Manager



\_\_\_\_\_  
Ron Kraft,  
Parks Maintenance Superintendent

- c.     Director of Community Services  
       Director of Corporate Services



*Comments:*

We agree with the recommendations of administration.

"Morris Flewwelling"  
Mayor

"Norbert Van Wyk"  
City Manager



Council Decision – July 4, 2005

Legislative & Administrative Services

**DATE:** July 5, 2005

**TO:** Greg Scott, Recreation, Parks & Culture Manager  
Ron Kraft, Parks Maintenance Superintendent

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Red Deer Cemetery Columbarium Construction Project

---

*Reference Report:*

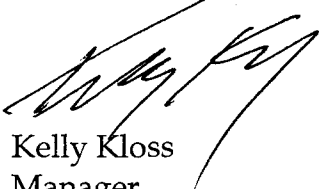
Recreation, Parks & Culture Manager and Parks Maintenance Superintendent, dated June 27, 2005

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager and the Parks Maintenance Superintendent dated June 27, 2005, Re: Red Deer Cemetery Columbarium Construction Project, hereby agrees to amend the 2005 Capital Budget to include the construction of a columbarium in the Red Deer Cemetery at a cost of \$18,000 to be funded from the Cemetery Reserve."

*Report Back to Council:* No

*Comments/Further Action:*



Kelly Kloss  
Manager

/chk

c Director of Community Services  
Mary Bovair, Financial Analyst  
Dean Krejci, Controller



## RECREATION PARKS AND CULTURE

**Date:** June 27, 2005

**To:** Kelly Kloss, Legislative & Administrative Services Manager

**From:** Greg Scott Manager, Recreation, Parks and Culture Department  
Kerry M. Dawson, Culture Development Superintendent

**Subject:** Alexander Way - Public Art Installations

---

**Background**

The City of Red Deer is transforming newly designated *Alexander Way* (formerly 48 Street Promenade) into a dynamic, pedestrian-friendly corridor that will link our park system to our cultural hubs and resources through an engaging downtown streetscape.

City Council, at their December 20, 2004 meeting passed the following resolution.

*"Resolved that Council of the City of Red Deer having considered the report from the Community Services Director, dated December 13, 2004 re: Use of the Alberta Centennial Per Capita Municipal Grant Program, hereby approves the expenditure of the Alberta Centennial Per Capita Municipal Grant, in the amount of \$225,342 on the development and installation of public art, as explained in said report presented to Council on December 20, 2004, with administration being responsible for the undertaking of the project management and implementation".*

The report proposed that an *Alexander* character be developed for Alexander Way. Also included in the report was a proposal for the installation of several other major art pieces and the suggestion that The City approach the Alberta Foundation for the Arts for the permanent loan of artwork for Alexander Way.

City Council, at their March 14, 2005 meeting, approved ten (10) sites that would be available for the proposed art installations along Alexander Way (Attachment I), as well as the selection of the Alexander icon conceptual rendering.

In January 2005, Culture Services invited Alberta Artists to participate in an open competition in which three (3) major art pieces were selected to be installed along Alexander Way. At the City Council Meeting of May 24<sup>th</sup>, Council approved the art selections.

In January 2005, Culture Services initiated negotiations with the AFA for long-term permanent loans of two major art installation pieces. On June 2<sup>nd</sup>, Culture Services along with representation from the Culture Board met with the representatives from the AFA, and the artist, to view the pieces.

## Discussion

### A. Permanent Loan - Alberta Foundation for the Arts

Included in the report to City Council on December 20, 2004 was a proposal for the installation of major art pieces selected from the Alberta Foundation for the Arts (AFA) collection. The AFA has identified two (2) existing sculptures which may be made available to The City of Red Deer pending City Council's approval, the site location being agreed to by Alberta Community Development, approval by the artist, discretion of the AFA, and agreements concerning issues of liability. The cost of installation of these pieces is shared with the AFA and is included in the pre-approved budget allocated for major art installations along Alexander Way.

### B. Parkvale Community Association

Culture Services met with the Parkvale Community at their regular community association meeting on June 9<sup>th</sup> to provide information about the artwork from the AFA. After discussion concerning impact on the community, location of work, safety and other aspects, the community prepared a response to the proposed installation (Attachment 2).

Administration appreciates comments forwarded from the Parkvale Community Association. They highlight a number of important discussion areas. In reviewing these comments administration provides the following:

1. Chaq's corner – as there is still discussion underway with the AFA and the community relating to this piece it is not being submitted to City Council for review and approval at this time. Prior to submission and if the recommended installation location is within or adjacent to Parkvale, Administration will work with the Community Association prior to meeting with Council.
2. Be-Bop – the location proposed for this artwork is adjacent to the trail accessing in from Barrett Park to Parkvale. Administration has reviewed this location and does not feel that the artwork would interfere with foot or bicycle traffic along this route. In fact, this artwork would provide an attractive feature to those utilizing this trail area. Administration also feels that the addition of art alongside the trail would not be an attraction to encourage after hour partying.

### C. The artwork presently being brought forward to Council for approval is:

Artist	Name of Artwork	Site	Location under consideration	Attach.
Richard Toszczak	BE-BOP, 1995 (sculpture)	K	Barrett Park Location (Specific site will depend on park path development)	4

**Recommendation:**

In undertaking the process for the installation of any public art pieces, in accordance with The City's Public Art Policy, it is required that the Culture Board review and that City Council approve the selection and placement of public art. The Culture Board is forwarding the following motion to City Council for consideration and approval.

- A. That City Council approves the installation of one permanent loan art piece from the Alberta Foundation for the Arts in Council-approved sites along Alexander Way. The art piece is as follows:

a) **Be-Bop**, prepared by artist Richard TosczaK in 1995.

**Attachments**

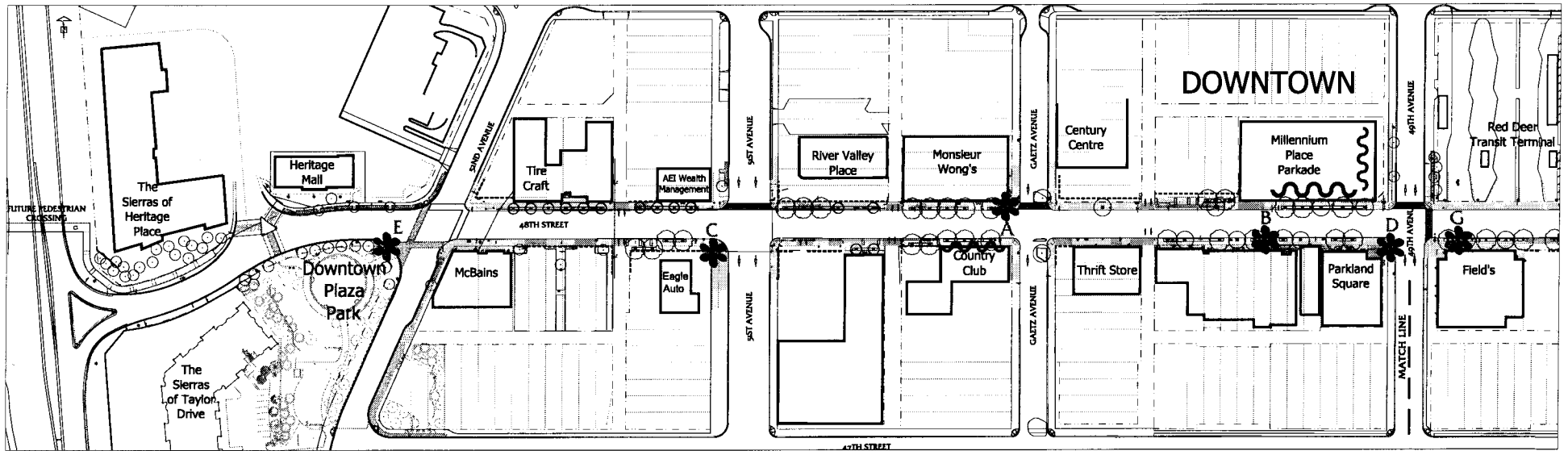
- 1 Site Map & Legend
- 2 Letter from Community
- 3 TosczaK Photos and Details



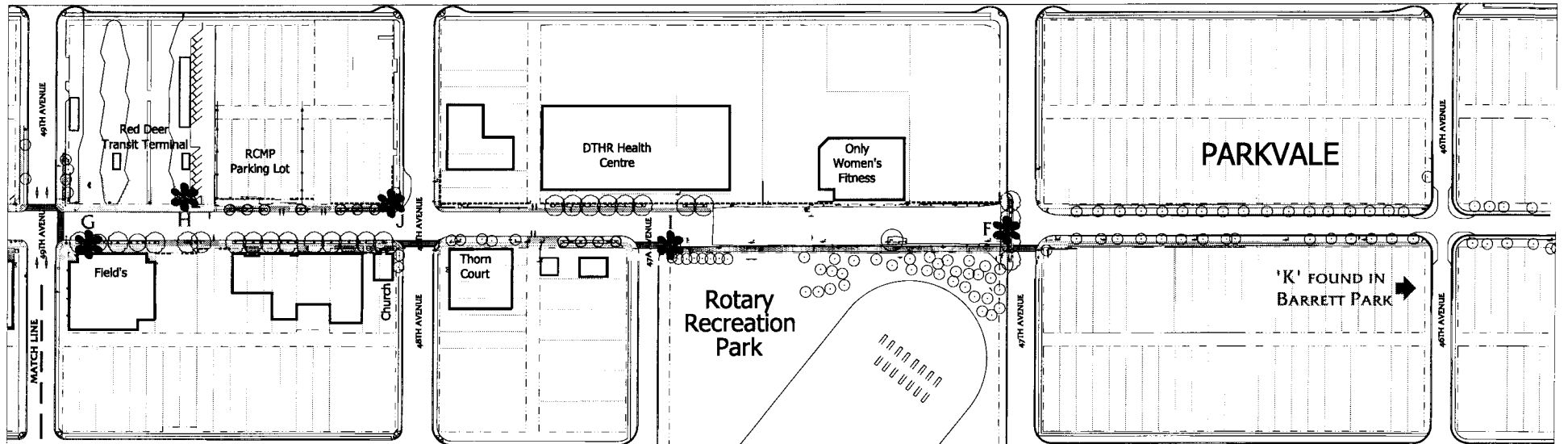
Greg Scott  
Recreation, Parks and Culture Manager



 Kerry Dawson  
Culture Development Superintendent



TAYLOR DRIVE - 49TH AVE



49TH AVE - 46TH AVE

# PHASE 1 - ARTWORK LOCATIONS

~~~~~ MURAL LOCATION

★ PUBLIC ART WORK LOCATION

June 14, 2005

Kerry Dawson, Superintendent  
Recreation, Parks & Culture  
THE CITY OF RED DEER  
Box 5008  
Red Deer, AB, Canada  
T4N 3T4



Dear Kerry,

The Parkvale Community Association (PCA) wishes to thank you for taking the time to attend our Executive Meeting on June 9, 2005 to discuss the proposed artwork to be installed in or near our neighbourhood.

As you know, the PCA has been very supportive of Alexander Way and is very pleased to be asked to provide input into this amazing municipal project. Overwhelmingly, the Executive Committee is supportive of artwork installations along Alexander Way and Barrett Park. The two pieces of art being offered from The Alberta Foundation for the Arts were discussed in great detail and the Committee felt that it was most appropriate to welcome artwork from across the province during this centennial year.

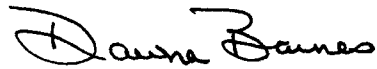
The PCA Executive Committee was very supportive of the artwork titled Be-Bop by Richard Troszak. It is seen as whimsical, fun and practical - a good fit for a park. The committee does have some concern with the proposed site for this artwork. It feels that if this artwork is installed along the trail, it will interfere with foot and bicycle traffic and will become an attractive meeting place for after-hour partying. The committee feels that there are many spectacular vistas offering tranquility away from the path that would better suit the viewing and appreciation of such an art piece.

The second artwork, Chaq's Corner by Ken Macklin, was also discussed. Again, the committee was very supportive of artwork at the intersection of 48 Street and 47 Avenue. Like many other

people in Red Deer, Parkvale residents are anxious to see this intersection take on a new look as Alexander Way progresses. However, the Executive Committee unanimously agreed that this artwork is inappropriate for this location. The Committee felt that the artwork presents serious safety issues for children who will surely want to climb on it. It is also a compelling surface for graffiti. And finally, several members felt that the artwork had a war element to it and did not think it was a welcoming message for those travelling on the path. While the Committee agrees that the concrete barricades are not attractive, it felt that it would be best to wait for an appropriate artwork for this intersection into our neighbourhood.

Once again, thank you for inviting Parkvale to participate in the development plans of Alexander Way. We look forward to the official opening of Alexander Way on September 17, 2005!

Sincerely,



Dawna Barnes, President  
Parkvale Community Association  
4634 - 47 Street  
Red Deer, AB T4N 1R1

Tel: 341-5051

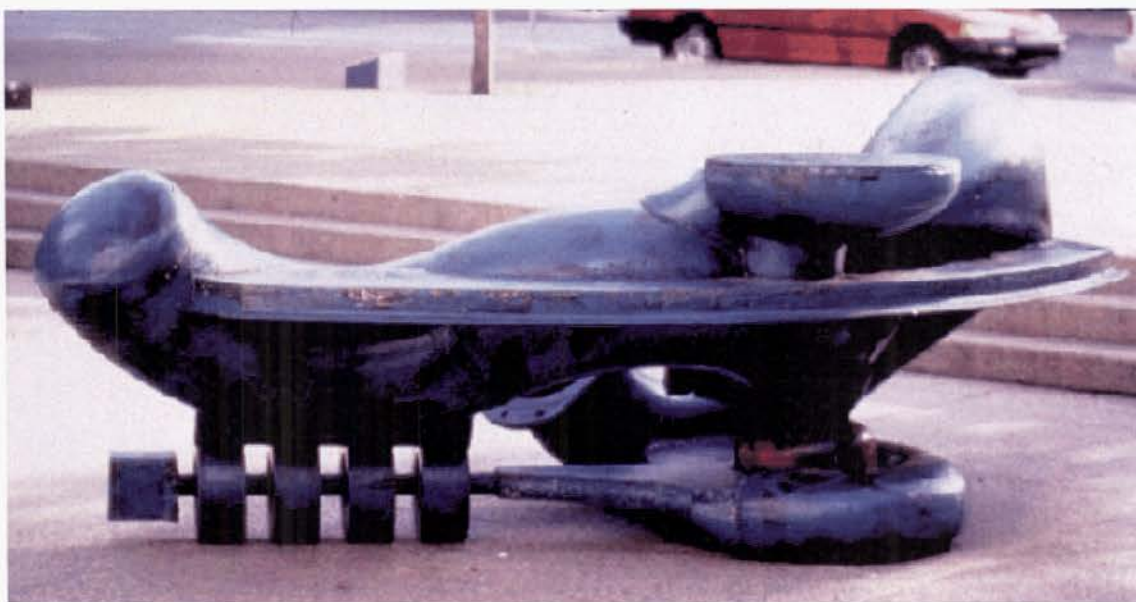
Cel: 302-8994





**Artist: Richard Toszak**

**Title: Be-Bop**



Richard Toszak

BE-BOP, 1995

Welded steel

3.5' high x 10' long x 5.15' wide

Location: Site K (Barrett Park)



View 2.jpg



View 1.jpg



View 5.jpg



View 4.jpg



View 3.jpg

Richard Tosczak 995.88.1  
Collection of the AFA

***Comments:***

We agree with the recommendations of the Recreation, Parks & Culture Manager.

“Morris Flewwelling”  
Mayor

“Norbert Van Wyk”  
City Manager



Council Decision – July 4, 2005

Legislative & Administrative Services

**DATE:** July 5, 2005

**TO:** Greg Scott, Recreation, Parks & Culture Manager  
Kerry Dawson, Culture Development Superintendent

**FROM:** Kelly Kloss, Legislative & Administrative Services Manager

**SUBJECT:** Alexander Way – Public Art Installations

---

*Reference Report:*

Recreation, Parks & Culture Manager and Culture Development Superintendent , dated June 27, 2005

*Resolutions:*

*“Resolved* that Council of the City of Red Deer, having considered the report from the Recreation, Parks & Culture Manager and the Culture Development Superintendent dated June 27, 2005, re: Alexander Way – Public Art Installations, hereby approves the installation of the art piece “Be-Bop” prepared by artist Richard Tosczak in 1995, on permanent loan from the Alberta Foundation for the Arts, in Barrett Park, Site K.”

*Report Back to Council:* No

*Comments/Further Action:*

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the printed name and title.

Kelly Kloss  
Manager

/chk

c Director of Community Services  
Mary Bovair, Financial Analyst  
Dean Krejci, Controller

**BYLAW NO. 3217/B-2005**

Being a bylaw to amend Bylaw No. 3217/98, the bylaw adopting the neighbourhood area structure plans as a bylaw of the City of Red Deer.

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

1. That Bylaw No. 3217/98 is hereby amended:

By substituting the complete revised Oriole Park West Neighbourhood Area Structure Plan, attached hereto and forming part of the bylaw, for the existing Oriole Park West Neighbourhood Area Structure Plan.

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of May , 2005.

READ A SECOND TIME IN OPEN COUNCIL this      day of      , 2005.

READ A THIRD TIME IN OPEN COUNCIL this      day of      , 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this      day of      , 2005.

---

MAYOR

---

CITY CLERK

---

# ORIOLE PARK WEST

## NEIGHBOURHOOD AREA STRUCTURE PLAN

---

Original Outline Plan  
Approved by City Council, October 20, 1997

Amended Outline Plan  
(Creation of multi-family site – Avalon Homes)  
Approved by City Council, June 1, 1998

Adopted as an Area Structure Plan  
By City Council, December 7, 1998

Application by Stantec Consulting Ltd. on behalf of Reid Worldwide Corporation  
to Amend Neighbourhood Area Structure Plan  
(Introduction of R1N lots and a Semi-detached Condominium Development)  
Adopted by City Council, August 28, 2000

Application by Will Inns to Amend Neighbourhood Area Structure Plan  
(Expansion of C4 Commercial) Adopted by City Council, November 2001

Application by the City of Red Deer to Amend Neighbourhood Area Structure Plan  
Draft, April 2005

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## **1. INTRODUCTION**

This Neighbourhood Area Structure Plan was prepared on behalf of Reid Worldwide Corporation and the City of Red Deer, in accordance with the City of Red Deer's 1998 Planning and Subdivision Guidelines. The plan document also recognizes the requirements of, and input provided by, City Administration and Parkland Community Planning Services (the City's Planning Department).

### **1.1 Location and Land Ownership**

The Plan Area includes lands owned by Conwood (actually, formerly owned by Conwood; in 2005 this portion was fully built-out and sold to individual homeowners), the City of Red Deer and Reid Worldwide Corporation, and is generally bordered by 67 Street on the north, Highway 2 and the CP mainline on the west and existing development (residential and industrial) on the east, west of Overdown Drive. In the south the plan boundary is a line which runs along the north boundary of the existing road right-of-way parallel to the top-of-bank of the river valley.

The land ownership pattern is shown on Figure 1 (note that built-out areas are included, but these areas may have been sold to individual homeowners). The Reid Worldwide Corporation land holdings comprise the north 39 hectares of the plan area, while the south 31 hectares are under City ownership, and Conwood owns the 9 hectares on the east. The total plan area is approximately 79 hectares.

### **1.2 Natural Features**

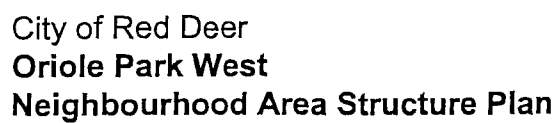
Existing natural features located within the plan area are illustrated by Figure 2. The escarpment of the Red Deer River is the most significant such feature, and requires a subdivision setback to protect both its integrity and the integrity of future development. More information is provided under section 2.3.4.

A treed natural area, known as Maskepetoon Park and comprising a portion of the River Valley system below the escarpment, is located directly southwest of the plan area. This area contains pristine parkland habitat.

Within the Oriole Park West plan area itself, the following significant concentrations of trees are evident:

- A stand of trees in the northeast segment
- Along the east boundary, adjacent to Overdown Drive
- Along the south boundary adjacent to the valley escarpment, as part of an abandoned farmstead; and
- A windrow made up of poplars and willows extends east-west along the south side of the quarter section line in the centre of the plan area.

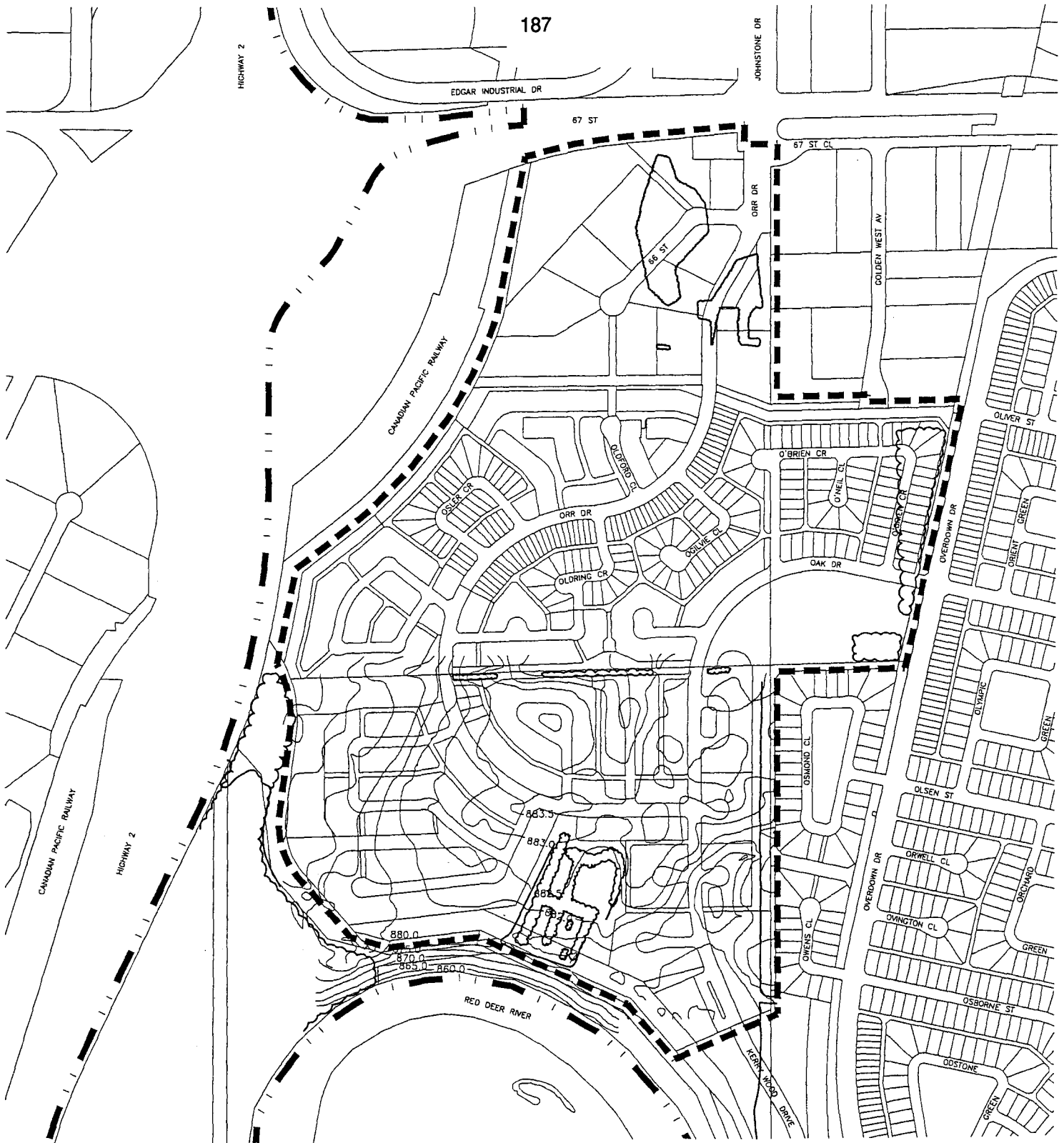




 Plan Area  
 Municipal Boundary  
 Ownership Boundary



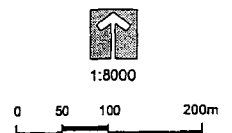
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City of Red Deer  
**Oriole Park West**  
 Neighbourhood Area Structure Plan

Figure 2  
 Natural Features

- Plan Area
- Municipal Boundary
- Major Vegetation
- Surveyed Treeline



The contour intervals shown on Figure 2 indicate a high point located approximately central to the plan area. This high point slopes relatively sharply towards the west/northwest. The slopes toward the southwest and southeast are less evident. A low, seasonally wet area exists in the southeast corner of the plan area. Low areas are also evident in the northwest and southwest corners. All three of these areas provide opportunities for storm water retention facilities.

### 1.3 Policy Context

The Oriole Park West Neighbourhood Area Structure Plan area is part of the Northwest Major Area Structure Plan Bylaw No. 3213/98 (originally Bylaw No. 3071/92). The commercial and residential uses proposed for the Oriole Park West plan conform to the future land use pattern approved under the Major Area Structure Plan.

## 2. DEVELOPMENT CONCEPT

### 2.1 Land Use Statistics

The proposed development concept is shown on Figure 3. The primary use proposed for the most northerly portion of the plan area, located in close proximity to 67 Street, is commercial, while the balance of the area is proposed for residential development ranging from single family low density, semi-detached and narrow lots to medium density multi-family. The concept also proposes that a significant portion of the plan area be used for parks and open space. The land use breakdown is summarized in Table 1.

**Table 1**

#### Land Use Breakdown

| Land Use                                     |                      | Area by Landowner* (hectare)     |                                  |                           |                  |  |  | Total                       |                             |
|----------------------------------------------|----------------------|----------------------------------|----------------------------------|---------------------------|------------------|--|--|-----------------------------|-----------------------------|
|                                              |                      | Reid Worldwide Corporation North | Reid Worldwide Corporation South | Conwood Construction Ltd. | City of Red Deer |  |  |                             |                             |
| Commercial                                   |                      | 9.21                             | -                                | -                         | -                |  |  | 9.21                        | 11.7%                       |
| R1 Detached dwelling                         |                      | -                                | 6.26                             | 3.74                      | 11.90            |  |  | 21.90                       | 27.8%                       |
| R1A Semi-detached                            |                      | -                                | 5.01                             | -                         | -                |  |  | 5.01                        | 6.4%                        |
| R1N Narrow lot                               |                      | -                                | 3.21                             | -                         | -                |  |  | 3.21                        | 4.0%                        |
| R2 Medium density                            |                      | -                                | 1.27                             | -                         | -                |  |  | 1.27                        | 1.6%                        |
| Mixed Housing (min. 50% R1 and min. 35% R1A) |                      | -                                | -                                | -                         | 2.98             |  |  | 2.98                        | 3.8%                        |
| Day Care                                     |                      | -                                | 0.12                             | -                         | -                |  |  | 0.12                        | 0.15%                       |
| Social Care/Day Care/Retirement Home         |                      | -                                | -                                | -                         | 0.12             |  |  | 0.12                        | 0.15%                       |
| Circulation**                                |                      | 2.11                             | 5.79                             | 2.14                      | 5.97             |  |  | 16.01                       | 20.3                        |
| Open Space                                   | Municipal Reserve*** | -                                | 1.57                             | 3.04                      | 7.62             |  |  | 12.23 (do not add to total) | 15.5% (do not add to total) |
|                                              | Public Utility Lot   | 2.70                             | 1.77                             | 0.05                      | 2.26             |  |  | 6.78 (do not add to total)  | 8.6% (do not add to total)  |
|                                              | Total                | 2.70                             | 3.34                             | 3.09                      | 9.88             |  |  | 19.01                       | 24.1%                       |
| <b>TOTAL</b>                                 |                      | <b>14.02</b>                     | <b>25.0</b>                      | <b>8.97</b>               | <b>30.86</b>     |  |  | <b>78.85</b>                | <b>100%</b>                 |

\* The land areas (hectares) are estimates only and subject to change at the time of subdivision.

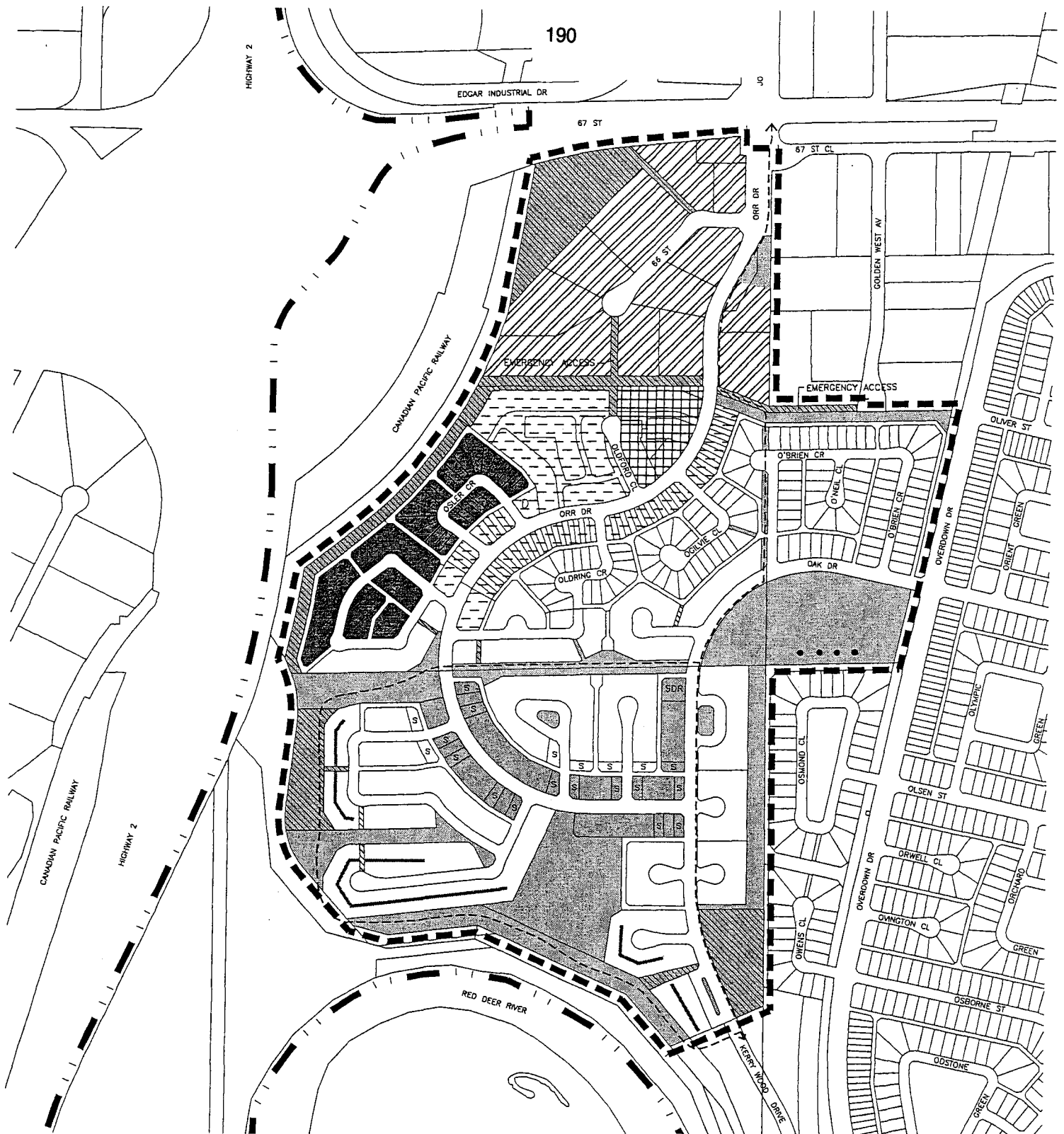
\*\* Circulation includes collectors, local roads and lanes.

\*\*\* Includes a 2.46 ha abandoned historic farmstead located within City south lands.

### 2.2 Commercial Area

The 14 hectares comprising the north segment of the plan area, north of the east/ west 15 metre wide Public Utility Lot (PUL), are designated for commercial development. That portion of this north segment located west of Orr Drive (68 Avenue) has been subdivided into nine lots, ranging in size from 1.21 hectares (3.0 acres) to 0.51 hectares (1.51 acres). These lots are zoned C4 Commercial (Major Arterial) District.

A dry storm pond is planned within a 1.967 hectare (4.86 acre) PUL in the north west corner of the subdivided lands. A second PUL (15 metre wide) extends in an east/west



City of Red Deer  
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Figure 3  
 Development Concept

- Plan Area
- Municipal Boundary
- Residential - Detached Dwelling (R1)
- ▨ Residential - Semi-Detached (R1A)
- ▩ Residential - Narrow Lot (R1N)
- ▧ Residential - Medium Density (R2)
- ▦ Residential - Mixed Housing\*

- S Residential - Secondary Suite
- D Daycare Site
- SDR Social/Daycare/Retirement Site
- ▨ Commercial - Major Arterial (C4)
- ▩ Municipal Reserve (P1)
- ▧ Public Utility Lot
- ▦ Walkout Basement
- Major Pathway
- Reclaimed Gas Well

\*Min. 50% R1; min. 35% R1A

alignment along the entire length of the commercial lands and will contain a berm to buffer residential development proposed to the south from future commercial development to the north. The berm will be extended within a Municipal Reserve parcel further east to buffer future residential development on the Conwood Construction owned nine hectare parcel from existing industrial uses located outside the plan area. All linear PUL's and Municipal Reserves in the Neighbourhood Area Structure Plan area, which are proposed to contain berms, will incorporate naturalized landscaping techniques, as opposed to decorative landscaping. The natural grasses and shrubs used in naturalized landscaping reduce maintenance requirements, and are typical of new growth areas in the City.

Two commercial lots are proposed for the lands located east of Orr Drive (68 Avenue), directly across from the subdivided area. The south lot is 0.73 hectares (1.8 acres) in size. The north 0.61 hectare (1.5 acre) lot includes a mature poplar tree stand, which comprises the most northerly 0.2 hectare (0.5 acre) of the proposed lot. Conwood (the original land owner) has expressed a desire to retain these trees, and intend to register a restrictive covenant to this effect at the time of registration of the subdivision instrument. A sample restrictive covenant is contained in Appendix A. No access linkage is being contemplated through these lots to the industrial parcels lying directly east of the plan area.

East of Orr Drive (68 Avenue) a 10 metre wide lane is proposed to parallel, and abut, the PUL on its north side. This lane is required to provide emergency access from the cul-de-sac head proposed under this plan for Golden West Avenue. Although a road plan is registered to allow for the extension of Golden West to connect with the lands just south of the proposed PUL berm (see Figure 3), the City has agreed to cul-de-sac this roadway as shown, thereby separating future residential and industrial traffic.

An existing 138 kV power line, extending along the east boundary of the north segment of the plan area, is proposed to be accommodated within a 9.0 metre wide easement.

### 2.3 Residential Area

#### 2.3.1 Land Use Districts

The residential lands are located south of the east/west PUL and will be designated R1 Residential (Low Density) District, R1A Residential (Semi-detached) District, R1N Residential (Narrow Lot) District, and R2 Residential (Medium Density) District (a multi-family town house site measuring 1.27 ha in extent). The Development Concept recognizes the Land Use Bylaw regulations for these Districts.

In total 33.10 hectares are proposed for single family housing (R1, R1A and R1N). This includes narrow lots west of Orr Drive and a mix of detached and semi-detached homes fronting east and west off Orr Drive, allowing for increased housing opportunities with a greater choice of product styles.

There are 20 R1 lots designated for secondary suite development. This is approximately 3% of the total number of R1 lots. These lots are selected based on their location as corner lots and dispersed throughout the plan area.

In order to create a balanced blend of housing types along Orr Drive within the lands owned by the City, the developer within the City-owned lands is required to provide the following mix of housing at the time of subdivision:

- a minimum of 50% of the number of lots provided in the mixed housing areas shall be designated for conventional single family detached dwellings and detached dwellings with secondary suites
- a minimum of 35% of the number of lots provided in the mixed housing areas shall be designated for semi-detached dwellings (for this purpose only, a pair of semi-detached dwelling units shall be counted as two separate lots) [this leaves 15% of the mixed use housing area to be developed with either R1 or R1A at the developer's discretion]
- at subdivision, groups of semi-detached lots shall consist of not more than three adjacent semi-detached lots (i.e. six dwelling units), and such groups shall be separated by at least two adjacent lots for conventional detached dwellings or detached dwellings with secondary suites, or a municipal reserve lot, a PUL, a street or a lane.

### 2.3.2 Population Density

The density calculation rests on the following assumptions:

- In the Reid Worldwide and Conwood lands north of the quarter section line there are 18.22 hectare net single family residential and 1.27 hectare net multi-family residential lands. Of the remaining single family lands approximately 80% are built-out in April 2005 (288 single family lots) while the multi-family lands are fully built out (51 multi-family units), for a total of 339 dwelling units. This gives average densities of 19.75 single family dwelling units (R1, R1A and R1N) per net hectare and 40 dwelling units per net hectare for multi-family housing (R2) in the Reid Worldwide lands. The undeveloped Reid Worldwide lands (approximately 4.0 hectares at April 2005) will accommodate approximately 75 R1 single family dwelling units at a density of 18.75 units per net hectare. The approximate total number of dwelling units to be developed in the area north of the quarter section line is 414 (i.e. 363 R1, R1A and R1N and 51 R2). This is an average of 21.25 dwelling units per net hectare.
- In the City-owned lands south of the quarter section line the total of 14.88 hectare net single family residential land is undeveloped in 2005. In this area the approximate average dimensions for a typical R1 lot is proposed at approximately 14 – 15 metres frontage by 35 to 36 metre depth, for an average lot size of approximately 515 m<sup>2</sup> (or 5541 ft<sup>2</sup>) [along the riverbank and backing onto natural green spaces the lots will be considerably larger than throughout other areas of the city lands]. The approximate average dimensions for a typical R1A lot is proposed at approximately 19 – 21 metres frontage by 35 to 36 metre depth, for an average lot size of approximately 710 m<sup>2</sup> (or 7643 ft<sup>2</sup>), each of which will accommodate two semi-detached dwelling units. Based on these assumptions the lands owned by The City will yield approximately 258 detached

dwelling units in the R1 and the mixed used areas and approximately 20 R1A lots in the mixed use area for approximately 40 semi-detached dwellings. The combined total will be approximately 298 dwelling units overall, at an average density of 20 single family dwelling units (including R1 and R1A) per net hectare in the city lands.

Based on the density approximations outlined above, the overall plan area will yield approximately 661 single family units (R1, R1A and R1N) and 51 multi-family units (R2), totaling 712 dwelling units. Based on 3.4 persons per single family dwelling unit and 3.0 persons per multi-attached dwelling unit, the total population yield is estimated at 2,400 persons.

This results in a population density of 30.4 persons per gross hectare for the entire Plan Area (78.85 ha), and 34.5 persons per gross hectare (69.64 ha) when calculated exclusive of the commercial lands (9.21 hectare). The gross density is lower than the City's maximum neighbourhood density of 45 persons per gross hectare stated in the Planning & Subdivision Guidelines. This is due to the substantial land area dedicated to open space (i.e. municipal reserve and public utility lots), which makes up 24% of the total plan area (inclusive of the commercial lands) and 27% of the plan area exclusive of the commercial lands.

### 2.3.3 Noise Attenuation

The residential lots backing onto the west boundary of the plan area are buffered from adverse impacts resulting from the CP Railway/Highway 2 corridor:

- In the north portion of the residential area (Reid Worldwide Corporation lands) a 17.5 metre wide PUL will contain a combined berm and noise attenuation device. The required width of this PUL is based on the Report on Noise Measurements with Predictions and Barrier Design for Oriole Park West Subdivision, prepared by the City of Red Deer Engineering Department in September of 1994. Fencing may also be included in this PUL.
- In the south portion of the residential area (City lands) future lots will be set back from the transportation corridor (the noise source) through a combination of park and PUL. The PUL will contain a storm detention pond (see Section 3 - Servicing).

### 2.3.4 River Bank Setback

A strip of land in the south portion of the plan area is presently designated as A2 Environmental Preservation District. This designation was applied in the mid 1980's as part of a general setback from the river bank and to preserve natural vegetation. This setback is approximately 100 metre wide, with approximately 50 m located within the plan area, and a large portion of this is presently used for agriculture. A portion of these lands will be redesignated from the A2 District to the R1 Residential (Low Density) District and another portion to the P1 Parks & Recreation District (to be dedicated as municipal reserve).



A geotechnical investigation by AGRA Earth & Environmental in 1995 reviewed the minimum required setback from the river valley crest and stated the following minimum setbacks:

- a 50 metre setback for storm water detention pond construction
- a 20 metre setback for roads, and
- a 25 metre setback for development/structures

Based on field observation, the top of bank corresponds approximately to a setback of varying distance from and more or less parallel to the south boundary of the existing dirt road (i.e. Road Plan 256 ET and Road Plan 3626 J). The proposed residential lots backing onto the south plan boundary are set back 50 metres from the top of bank of the river valley. This 50 metre setback is in accordance with the AGRA River Bank Slope Stability Report and consists of the following:

- a 30 metre setback within the plan area which is to be dedicated as municipal reserve and redesignated from A2 Environmental Preservation District to P1 Parks & Recreation District; and
- a 20 metre setback outside of the plan area which is made up of the road plans for the existing dirt road and will be designated to A2 Environmental Preservation District to be added to the existing A2 Environmental Preservations District.

The AGRA report also notes that certain development restrictions, including limits on automatic sprinkler systems, swimming pools and the placement of fill material, should be required within 150 metres of the valley escarpment (top-of-the-bank - measured on the south boundary of the existing roadway) unless a site-specific review indicates no need for such restrictions. Site specific review would entail the undertaking of a detailed geotechnical study at the time of subdivision and development to identify specific limitations.

Without site specific reviews the restrictions and setbacks listed above, as detailed in the said 1995 AGRA report, will be included in land sale agreements and registered as a restrictive covenant against the land titles of individual lots.

## 2.4 Transportation

### 2.4.1 Proposed Circulation Pattern

The proposed circulation pattern recognizes the existing roadways surrounding the plan area, the two collectors proposed by the Northwest Area Structure Plan, and the City of Red Deer's transportation guidelines. The topography of the area, which includes a high point central to the Neighbourhood Area Structure Plan area, is also recognized. The lands generally slope towards the northwest, southeast and southwest from this high point.

The major features of the circulation pattern shown on Figure 3 are as follows:

- Orr Drive (68 Avenue) is proposed to extend as a collector roadway through the west central portion of the plan area.
- Oak Street is proposed to extend as a collector through the east segment of the plan area. In the longer term, Oak Street will be extended to link with Kerry Wood Drive. This linkage will provide direct access to the south from Oriole Park West to Taylor Drive and the Downtown.
- The City's 45 metre spacing requirement between intersections is maintained throughout.
- The east/west alignment of the registered road plan for Golden West Avenue is recognized by the circulation pattern. As was noted previously, Golden West Avenue is proposed to cul-de-sac at the south end of the existing industrial area, and a 10 metre wide emergency access will be provided to link with Orr Drive (68 Avenue) to the west, within the future commercial segment of the plan area. This emergency access will ensure separation of industrial and residential traffic.
- No direct linkages of streets or lanes are provided between Oak Street and the Orr Drive (68 Avenue) collector, thereby discouraging the potential for cross-cutting through the residential area from Overdown Drive to the commercial lands in the north segment of the plan area, and further north to 67 Street.
- A focal point will be created by an entry feature proposed directly north of the multi-family site, within the Orr Drive (68 Avenue) right-of-way. The Orr Drive (68 Avenue) collector will function as the major entry into the residential area. As such, the entry feature will include enhanced landscaping combined with a community identification sign.

#### 2.4.2 Trail System

The following elements combine to provide an integrated walkway system within the Oriole Park West plan area:

- sidewalks to be developed within all road rights-of-way (a minimum of 2.5 metre on at least one side of all collector streets and a minimum of 1.5 metre along both sides of all local roadways and one side of all collector streets)
- perimeter PUL's to the north and west
- the north-south linear park (PUL/Municipal Reserve) extending along the east side of the plan area and containing a pathway north of Oak Drive
- an existing trail along the top-of-bank of the Red Deer River valley; and
- the east-west linear park (Municipal Reserve) through the centre of the plan area

The major trail system identified on Figure 3 shall be a minimum of 2.5 metre asphalt, with the exception of the portion running from Kerry Wood Drive along the river bank to Maskepetoon Park, which will be a minimum of 3.0 metre asphalt. This trail system links the majority of residential lands to all the major park features proposed for the plan area, as well as the river lands. The linkage to the river lands ensures access from Oriole Park West to the City-wide river valley parks and trail system.

## 2.5 Public Facilities

The 0.61 hectare commercial lot in the north portion of the plan area, located east of Orr Drive (68 Avenue), includes a mature poplar tree stand, which comprises the most northerly 0.2 hectare (0.5 acre) of the proposed lot. Conwood (the original land owner) has expressed a desire to retain these trees, and intend to register a restrictive covenant to this effect at the time of registration of the subdivision instrument. A sample restrictive covenant is contained in Appendix A.

No school site is contemplated for the plan area (as per the Northwest Major Area Structure Plan). Notwithstanding this, a considerable area is identified for park and open space. Three major park sites, to be designated as Municipal Reserve, are identified in the NASP: one site is located in the east portion of the plan area, a smaller site is located in the west and a third site is located in the south. Combined with the open space dedicated for the riverbank setback this amounts to approximately 19 hectares of park space being provided (see Table 1). All major park sites are located along collector roadways.

The east park site will serve as a central park facility for the lands to the east and south of the Oriole Park West area, as well as for the plan area itself. As per the City of Red Deer's Recreation, Parks and Culture Department's guidelines, the central park site should be approximately eight to nine acres in size to allow proper facility development. That portion of the site located on the Reid Worldwide Corporation lands and the Conwood owned east segment comprises 3.5 hectares (8.7 acres), thereby meeting the City's size requirement. This portion of the east park site has been cleared and is shaped to allow for appropriate sizing and configuration of recreation facilities. The site is proposed to extend in a linear configuration to the south, on City owned land, to encompass existing tree cover.

The west park site straddles the boundary between the Reid Worldwide Corporation and City owned lands, and extends eastward into the proposed residential area. This park is linked to the east park site by the 20 metre wide Municipal Reserve strip, which is proposed to contain a pathway extending through the centre of the plan area. This linear park and multi-use trail system draws open space into the residential areas to facilitate pedestrian linkages between the major park sites and throughout the community. The ends of the linear park open onto both Orr Drive and Oak Drive, providing pedestrian access and an attractive view of the linear park. The linear park contains a node which stands as both a physical and visual amenity to the neighbourhood promoting the safety of users in the interior of the linear system.

Park sites are located throughout the neighbourhood to provide a balanced distribution of open space. The developer will work with the City at the time of subdivision to address boundaries, areas and development criteria for individual park sites.

As was noted in Subsection 2.4.2 the two park sites and the open space lands are integrated into the overall pedestrian circulation system proposed by the development concept.

## 2.6 Social Facilities

One site is proposed for a Day Care facility beside the semi-detached development. In this location it is closer to the more populated areas of the Neighbourhood Area Structure Plan with household profiles more likely to make use of a local Day Care facility. The location is accessed directly from Orr Drive.

A Social Care/Day Care/Retirement Home site of 0.12 hectare is located across from the east park and along a future collector roadway.

These sites are proposed in accordance with the City of Red Deer Planning and Subdivision Guidelines. The Day Care site in the north portion of the plan area is developed. If the Social Care/Day Care/Retirement Home site is not sold for its intended use within six months it may be converted to either single family or semi-detached lots within the mixed use area.

## 2.7 Natural and Cultural Features

The Red Deer River valley and the historic abandoned farmstead (ruins of foundation remain) located adjacent to the valley form the south boundary of Oriole Park West, and are the most significant natural and cultural features in the general vicinity of the plan area. The farmstead comprises a 2.46 hectare (6 acre) parcel and contains a considerable treed area.

The park site proposed in the east segment of the plan area will allow for preservation of a significant tree concentration. The lengths of all the lots backing onto Overdown Drive have been extended to allow for the retention of the existing trees in this segment of the plan area.

The poplar and willow trees comprising the east/ west windrow extending through the centre of the plan area will not be preserved. Site grading will result in a cut line up to two metres high which will jeopardize the tree root systems and result in the trail being elevated, creating difficulty in meeting universal access standards. Native trees will be replanted as part of landscaping within the 20 metre wide linear park (which is to be dedicated as Municipal Reserve). The linear park is made up of 10 metre wide MR dedication on the lands owned by Reid Worldwide Corporation and a 10 metre wide MR dedication on the City-owned lands. This linear park will provide an important pedestrian and bike trail linkage between the two major parks proposed for Oriole Park West.

The Development Concept shown on Figure 3 protects the integrity of the trees identified for preservation by providing an approximately 8 metre setback of residential lots from the tree dripline to protect the trees' root systems during site grading and ensure access for parks maintenance vehicles. The concept also ensures that park and pedestrian linkages allow for resident access.

## 2.8 Environmental Considerations

The river valley slope is a significant environmental feature in the vicinity of the plan area. The Maskepetoon natural area below this slope as well as a strip of land parallel to the river valley above the escarpment is designated A2 Environmental Preservation District.

As was noted in Subsection 2.3.4 the Development Concept (Figure 3) recognizes the setback requirements from the top-of-the-bank of the Red Deer River as defined by the 1995 AGRA report on the geotechnical site investigation. Within the plan area a strip of land 30 metres wide is identified as municipal reserve dedication in order to ensure and maintain the required river bank setback. This strip of land will be redistricted from its existing A2 Environmental Preservation District to the P1 Parks & Recreation District.

Although not considered a hazard, low lying lands are found along the west and east boundaries of the plan area and in the south portion of the (formerly) Conwood owned segment. These low areas are proposed to be contained in public utility lots (PUL's) and park land, and are well suited for such uses.

There are four abandoned gas wells in the plan area. These wells have been reclaimed and a copy of Reclamation Certificate No. 31203 is contained in Appendix B. The approximate location of the wells is shown on the development concept in Figure 3. The four wells have been incorporated into the park proposed in the south portion of the easterly Conwood owned segment. In accordance with the requirements of Alberta Energy and Utilities Board, the design ensures that the wells are set back at least 5 metres from any permanent structures, 3 metres from any underground utilities, and that there is sufficient working space in the unlikely event that a drilling rig requires access to the wells.

### **3. SERVICING**

An existing power transmission line extends along the east side of the lands owned by Reid Worldwide Corporation and the south City owned lands. This line is accommodated within a combination of easement, PUL and municipal reserve. A trail is proposed to extend along the section of the transmission line north of Oak Drive. The PUL component of this linear feature extends between the emergency access to the north and Oak Street to the south, and is proposed to be approximately 14 metres wide to allow for municipal services, as well as the bike trail and the power line.

The ISL water modeling will be updated as part of detailed studies for subdivision of the land.

#### **3.1 Water Mains**

Oriole Park West will be serviced by water by extending the existing 350 mm diameter water main at the intersection of Orr Drive (68 Avenue) and 67 Street. The water distribution network will be designed to accommodate all future development areas in Oriole Park West, with looping of mains and cross connections to existing developed areas as necessary to provide an efficient system with adequate fire flows. Figure 4 schematically shows the network of proposed water mains. The water mains may be located in lanes rather than the road rights-of-way, depending on functional and geotechnical considerations.

#### **3.2 Sanitary Sewers**

Oriole Park West will be serviced by the extension of the existing 250 mm diameter sanitary sewer located at the intersection of Orr Drive (68 Avenue) and 67 Street. This sewer has the capacity to serve the entire catchment area, although some fill will have to be placed in the western areas of the site to ensure adequate depth of cover. Figure 5 schematically shows the routing of the sanitary system. It should be noted that design considerations may dictate that the sewers be located in the lanes rather than within the road rights-of-way.

All sanitary sewers will be seated and installed in a suitable bedding material in order to provide long term stability to the pipe, and a pipe type will be specified to prevent ingress of groundwater to the system.

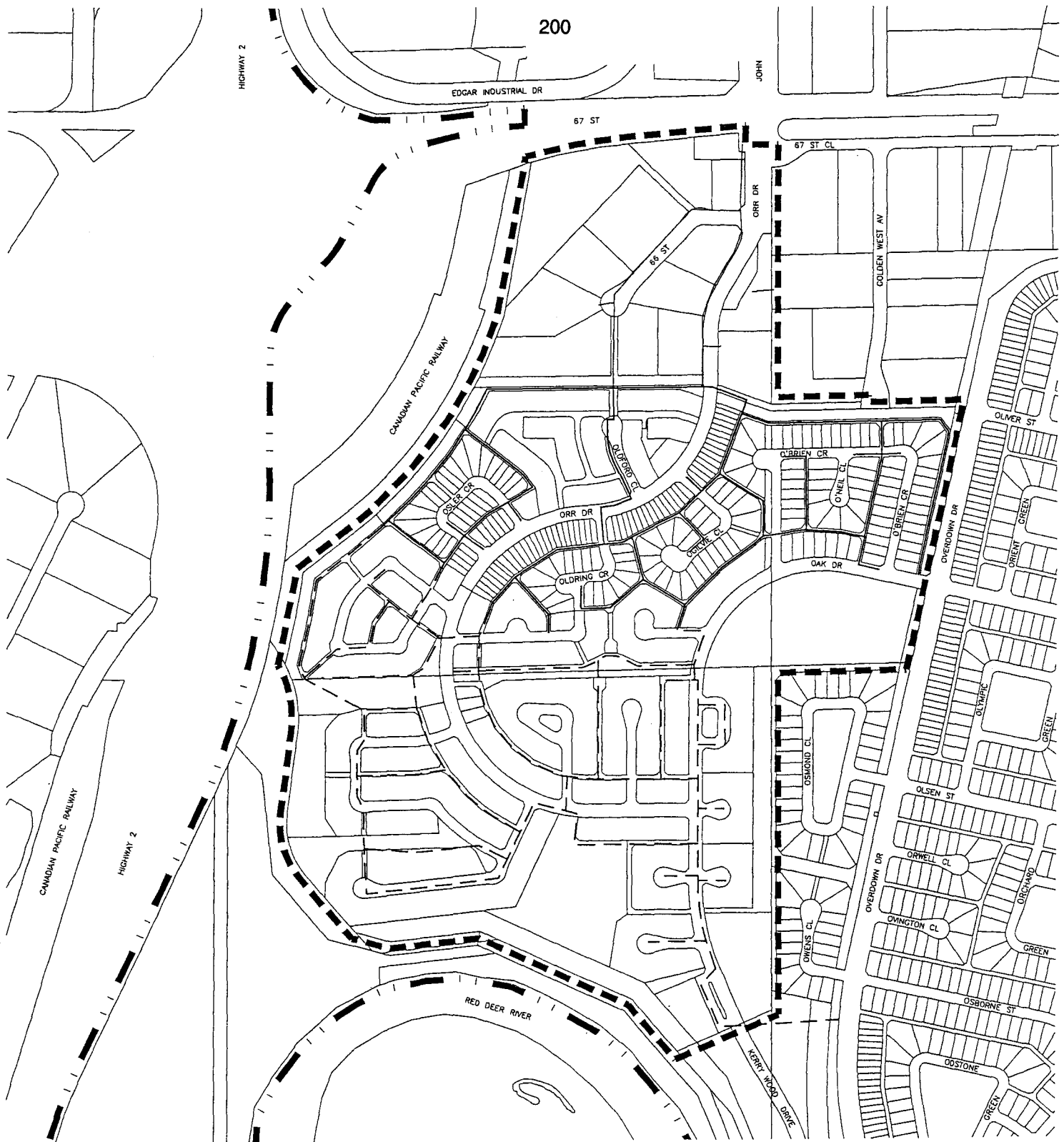
#### **3.3 Storm System**

##### **3.3.1 Minor System (Piped)**

Runoff from storms up to the 1 in 5 year event will be conveyed by gravity via a piped system to two storm water ponds, one located in the extreme northwest and the other on the west side of the plan area (see Figure 6). Pipe sizes and materials will be designed in accordance with City of Red Deer guidelines.

##### **3.3.2 Major System (Overland)**

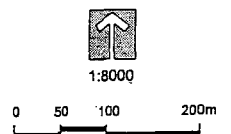
For storm events in excess of the 1 in 5 year event, roads and laneways will be designed



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 Oriole Park West  
 Neighbourhood Area Structure Plan

Figure 4  
 Water Distribution

- Plan Area
- Municipal Boundary
- Existing Water Main
- - - Future Water Main









to convey overland flows to the storm water ponds identified in Section 3.3.1. Ponding within roadways or lanes will be permitted in strict accordance with the City of Red Deer guidelines. The major overland flow routing is indicated schematically on Figure 7.

#### 3.4 **Power, Telephone and Cablevision**

Red Deer Electric Light and Power, Telus and Shaw Cable advise that their networks have sufficient capacity to provide service to the fully developed Oriole Park West.

#### 3.5 **Natural Gas**

ATCO Gas advises that they will be able to service the proposed development by extending their existing distribution facilities.

City of Red Deer  
Oriole Park West  
Neighbourhood Area Structure Plan

- Plan Area
- Municipal Boundary
- Future Direction Flow of Overland Drainage
- ▨ Future Storm Detention Pond

Figure 7  
Storm Servicing  
- Overland



1:8000

0 50 100 200m

#### **4. STAGING**

Future development within the Oriole Park West Neighbourhood Area Structure Plan will likely proceed on a number of fronts to cater to different markets. The logical and economical extension of municipal services and franchise services as well as market demand will ultimately determine development locations.

The proposed Staging Concept is reflected in general terms on Figure 8.



APPENDIX A

Sample Restrictive Covenant

RESTRICTIVE COVENANT

THIS RESTRICTIVE COVENANT AGREEMENT made and entered into this \_\_\_\_ day of \_\_\_\_\_, 1997.

BETWEEN:

CONWOOD CONSTRUCTION LTD.  
a body corporate having its head office  
at the City of Red Deer, in the Province  
of Alberta;  
(hereinafter referred to as "the Grantor")

OF THE FIRST PART

- and -

THE CITY OF RED DEER  
^^  
^^  
(hereinafter referred to as "the Grantee")

OF THE SECOND PART

WHEREAS the Grantor is the registered owner of the lands in the City of Red Deer legally described as:

PLAN ^^  
BLOCK ^^  
LOTS ^^  
EXCEPTING THEREOUT ALL MINES AND MINERALS  
(hereinafter referred to as "the Servient Lands")

AND WHEREAS the Grantee, a municipal corporation established pursuant to the laws of the Province of Alberta is the registered owner of those lands located in the City of Red Deer, in the Province of Alberta, the legal description of which is:

^^  
^^

(hereinafter referred to as the "Dominant Lands");

AND WHEREAS the Grantee has the control and management of the public highways, parks, roads, streets, lanes and alleys within the City of Red Deer adjacent to the Servient Lands;

AND WHEREAS the Grantor is entering into this Agreement with the Grantee in order to assure to the Grantee and each successor or transferee in title of the Servient Lands the continuation of the restrictive covenant hereinafter described;

AND WHEREAS it is intended by the parties hereto that the Restrictive Covenant hereinafter set forth restricts the development of the Lands and that such covenant shall also constitute a covenant running with or capable of being legally annexed to the Lands pursuant to Section 52 of the Land Titles Act, being Chapter L-5 of the Revised Statutes of Alberta, 1980, as amended;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the sum of ONE DOLLAR (\$1.00) and other good and valuable consideration paid by the Grantee to the Grantor, the receipt whereof is hereby acknowledged, the Grantor and the Grantee hereby covenant and agree as follows:

1. The Grantor, as registered owner of the Servient Lands, does for itself and its successors, assigns and successors in title to each of the parcels of land comprising the Servient Lands, hereby covenants and agrees to observe and be bound by the hereinafter mentioned covenants as the same affect the Servient Lands, provided that the said covenants shall be personally binding upon Grantor and its respective successors in title and assigns only while and so long as it or they are or remain the owner or owners of any part of the Servient Lands and then only in respect or such portion which may be so affected by any such covenants and as is owned by them or any one or more of them, inasmuch as the said covenants shall be construed to be and shall be covenants running with the land and shall be appurtenant thereto for the benefit of and may be enforced by Grantee as owner of the Dominant Lands and by virtue of its control and management of the public highways, parks, roads, streets, lanes and alleys adjacent to the Servient Lands namely:

(a) No living tree shall be cut down or removed within the subject Lands without first obtaining the written permission of the Grantee.

(b) Permission to remove trees shall only be considered after a site development plan is prepared showing the impact of the proposed development on the existing trees. A site inspection shall be arranged with the Grantor and Grantee to identify, on site by flagging, the trees that will be permitted to be removed to allow the development to proceed.

2. The Grantee may enforce the provisions of this Restrictive Covenant with respect to any breach of any of the obligations hereby imposed on the owner or owners of the Servient Lands and may, in addition to any other remedy that may be available at law, in equity or otherwise, apply to a court of competent jurisdiction to restrain such breach by injunction.

3. If any provision of this Restrictive Covenant or its application to any parcel of land shall be determined by a court of



competent jurisdiction to be invalid or unenforceable to any extent, the remainder of this Restrictive Covenant shall not be affected thereby and each provision hereof shall be enforced to the fullest extent permitted by law.

4. The above mentioned restrictions shall continue in force in perpetuity and shall operate as covenants running with lands, for the benefit of the Grantee as owner of the Dominant Lands and by virtue of the Grantee's control and management of the public highways, parks, roads, streets, lanes and alleys adjacent to the Servient Lands.

IN WITNESS WHEREOF the parties hereto have hereunto set their corporate seals, attested to by the proper officer in that behalf the day and year first above written.

CONWOOD CONSTRUCTION LTD.

Per: \_\_\_\_\_

THE CITY OF RED DEER

Per: \_\_\_\_\_

Per: \_\_\_\_\_

**APPENDIX B**

Reclamation Certificate

Land Reclamation Division

3rd Floor, Oxbridge Place  
9820 - 106 Street  
Edmonton, Alberta  
Canada T5K 2J6

Telephone (403)427-6212  
Fax (403)422-0080

## RECLAMATION CERTIFICATE NO. 31203

This reclamation certificate is issued pursuant to section 123 of the Environmental Protection and Enhancement Act, following an inquiry on

August 21, 1997. (Date)

This certifies that the surface of the land held by Westridge Petroleum Corp.

within NE Sec. 19 Tp. 38 Rge. 27 W4M

in connection with or incidental to Westridge Cygnet 6,8,14,16-19-38-27 wells, drilled from a surface point in Lsd 10 of Sec. 19 Tp. 38 Rge. 27 W4M, as shown outlined in yellow on the attached plan, complies with the conservation and reclamation requirements of Part 5 of the Act.

Issued this 21 day of August, 1997

[Signature]  
Inspector (s)

[Signature]

Operator/Agent:

Westridge Petroleum Corp.  
12TH FLOOR, 630 6TH AVE SW  
CALGARY AB T2P 0S8

Owners/Occupants:

City of Red Deer  
Dave Dampsey

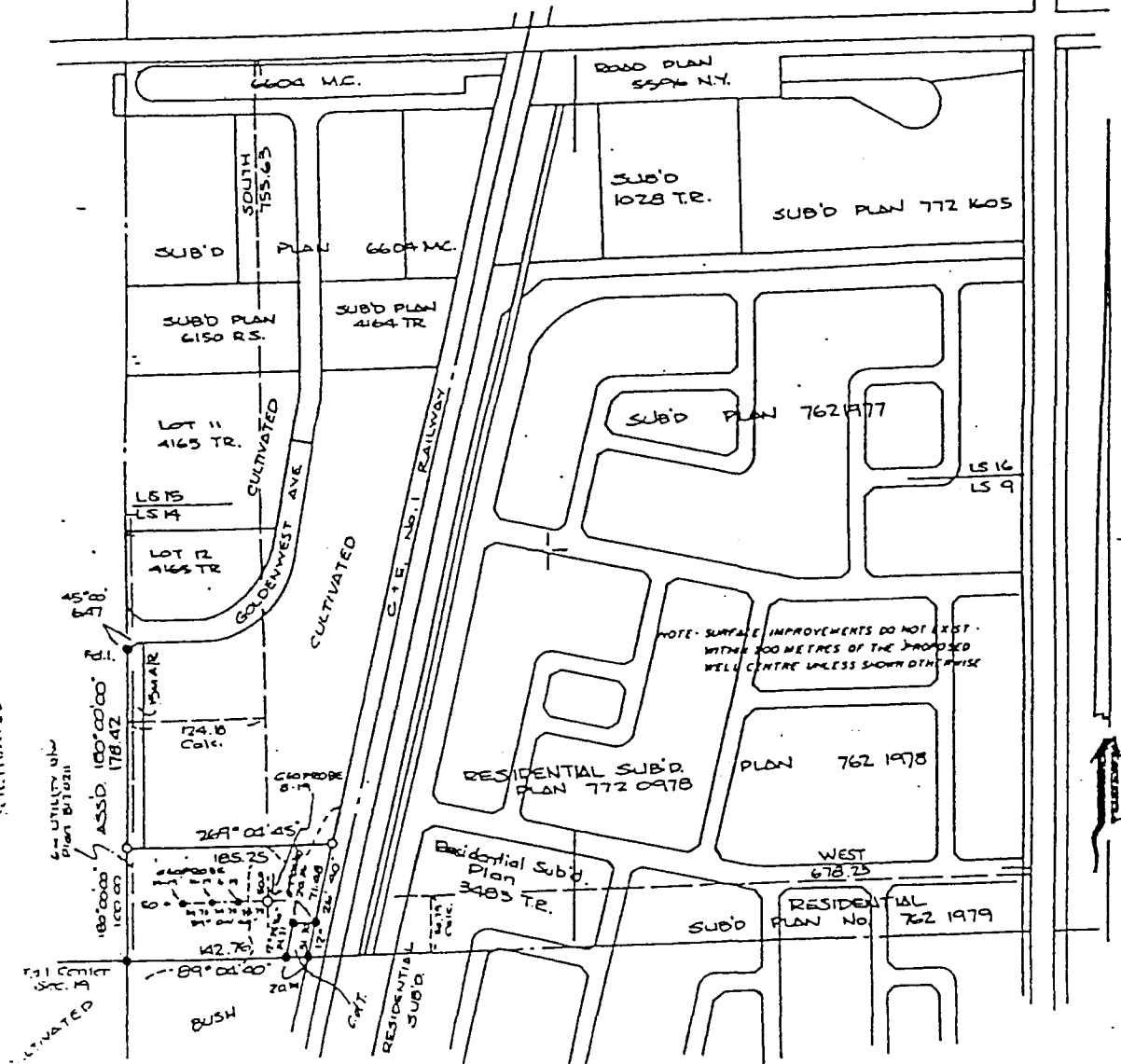
Section 84 of the Environmental Protection and Enhancement Act may provide a right of appeal against this decision to the Chair, Environmental Appeal Board. There may be a strict time limit for filing such an appeal. For further information, please contact the Executive Director of the Environmental Appeal Board at 11th Floor, Pacific Plaza, 10909 Jasper Avenue, Edmonton, Alberta T5J 3L9; telephone 427-6207; fax 427-4693.

ADDENDUM ATTACHED: ☐ YES ☒ NO

Directional Drilled from Surface Location

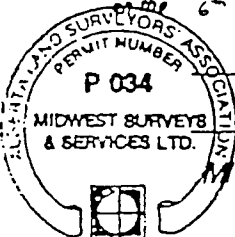
L.S. 10 Sec. 19 Tp. 38 Rge. 27 W 4 M.

Well Site and Access Road



I certify that the survey represented by this plan is correct to the best of my knowledge and was completed on the 6<sup>th</sup> day of June A.D. 1985

CO-ORDS: 755.63 South of North boundary  
678.23 West of East boundary } Sec. 19



*[Signature]*  
Alberta Land Surveyor

*[Signature]*  
Witness

MIDWEST SURVEYS & SERVICES LTD.

ELEVATION: 882.27 Ground  
Well Site Corner Elevations  
N.W. 882.58 N.E. 883.27  
S.W. 882.10 S.E. 881.91

AREAS: Well Site 1.680 ha. ( 4.15 acres )  
Access Road 0.273 ha. ( 0.68 acres )  
Total 1.953 ha. ( 4.83 acres )

GEOPROBE EXPLORATION AND RESOURCES LTD.

*[Signature]*

SCALE - 1:5000  
Survey monuments found shown thus: ●  
Survey monuments planted shown thus: ○  
Portions referred to outlined  
Distances are in metres and decimals



C-331-85-3

**BYLAW NO. 3346/2005**

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

“All that portion of Road Plan 2082 LZ lying within the limits of subdivision plan 052\_\_\_\_\_. (SW ¼ 19-38-27-W4M).”

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of May 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

\_\_\_\_\_  
MAYOR

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

Item No. 3

**BYLAW NO. 3156/Q-2005**

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 "Land Use District Map C10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use Bylaw Amendment Map No. 14/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of May , 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of , 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of , 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , 2005.

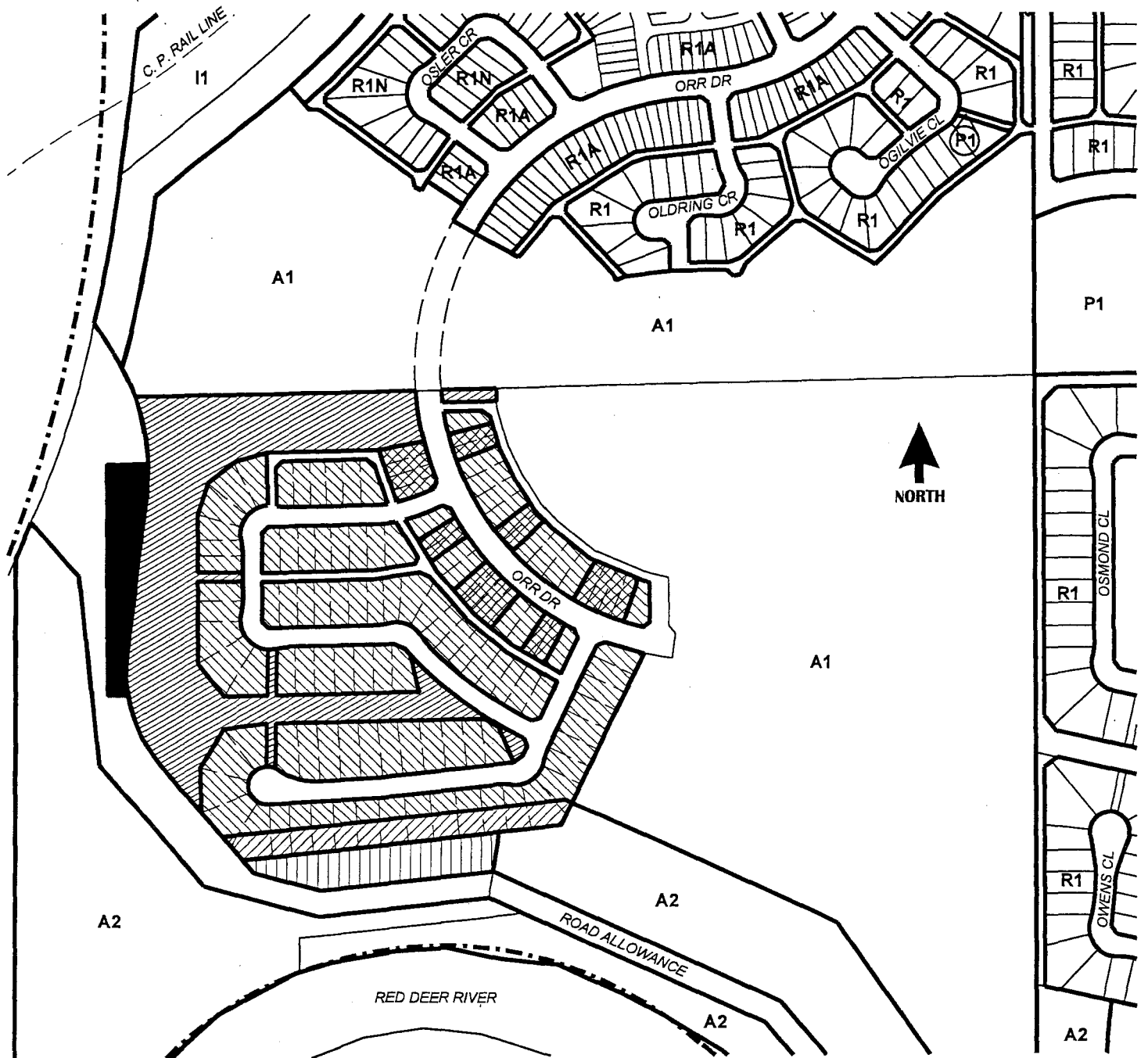
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MAYOR

---

CITY CLERK







# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- A2 - Environmental Preservation
- R1 - Residential (Low Density)
- R1A - Residential (Semi-detached Dwelling)
- P1 - Parks and Recreation

## Change from :

- A1 to R1 
- A1 to R1A 
- A1 to P1 
- A2 to R1 
- A2 to P1 
- Road to P1 

MAP No. 14 / 2005  
BYLAW No. 3156 / Q - 2005

Item No. 4

**BYLAW NO. 3156/N-2005**

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 "Use District Map C11" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 11/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24<sup>th</sup> day of May 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

---

MAYOR

---

CITY CLERK



67 ST

C4

ORR DR



I1

66 ST

C4

C4

**AFFECTED DISTRICTS:**

C4 - Commercial (Major Arterial)

A2 - Environmental Preservation

Change from :

C4 to A2 MAP No. 11 / 2005  
BYLAW No. 3156 / N - 2005

**BYLAW NO. 3156/T-2005**

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 "Use District Map J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2005.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2005.

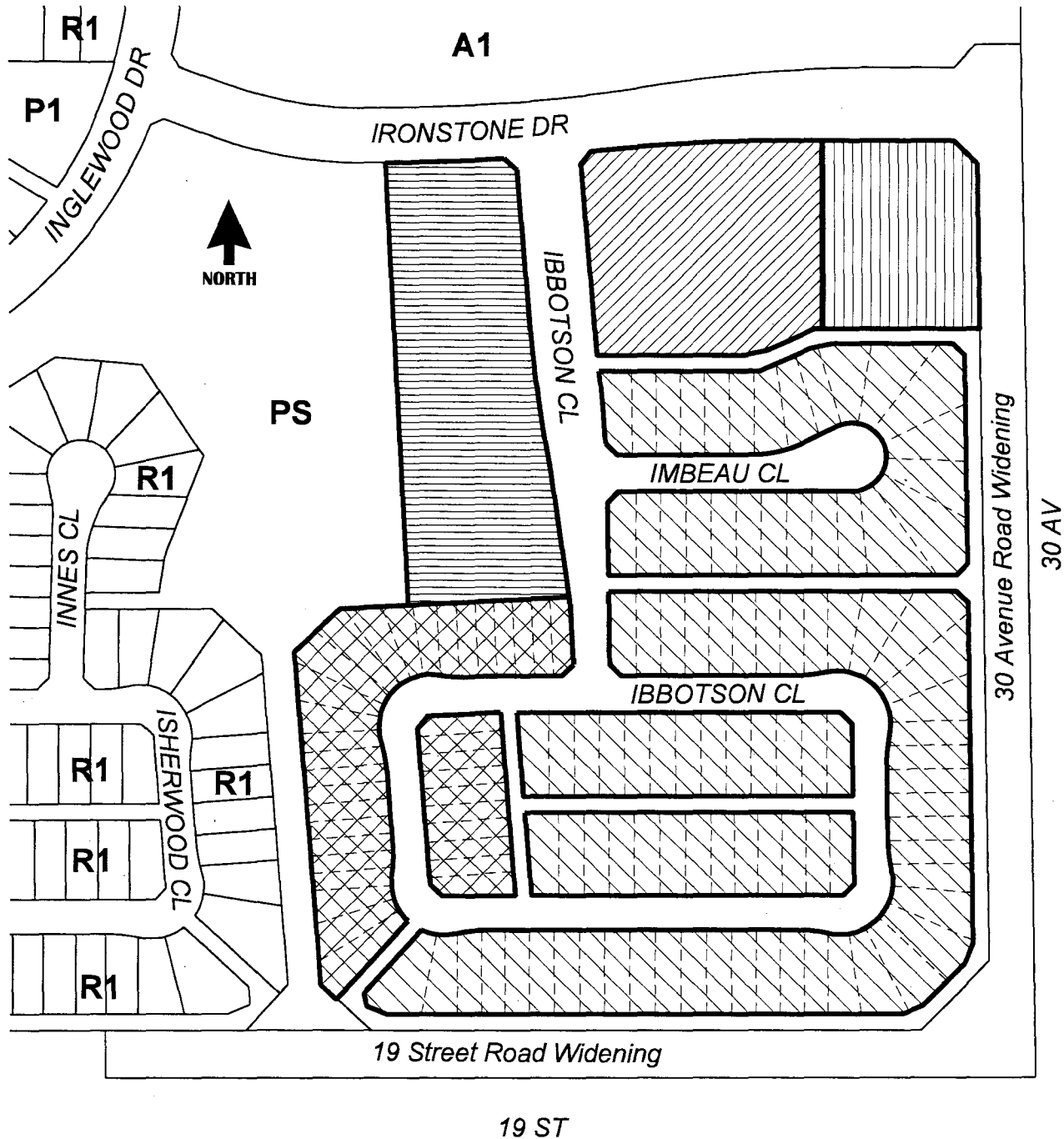
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2005.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

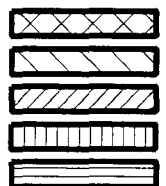


## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- R2-D23 - Residential (Medium Density) 23 dwelling units per hectare
- R3-D81 - Residential (Multiple Family) 81 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)

## Change from :

- A1 to R1A
- A1 to R1N
- A1 to R2-D23
- A1 to R3-D81
- A1 to PS



Item No. 6

**BYLAW NO. 3156/U-2005**

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, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 The "Use District Map F10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.17/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 2005.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 2005.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 2005.

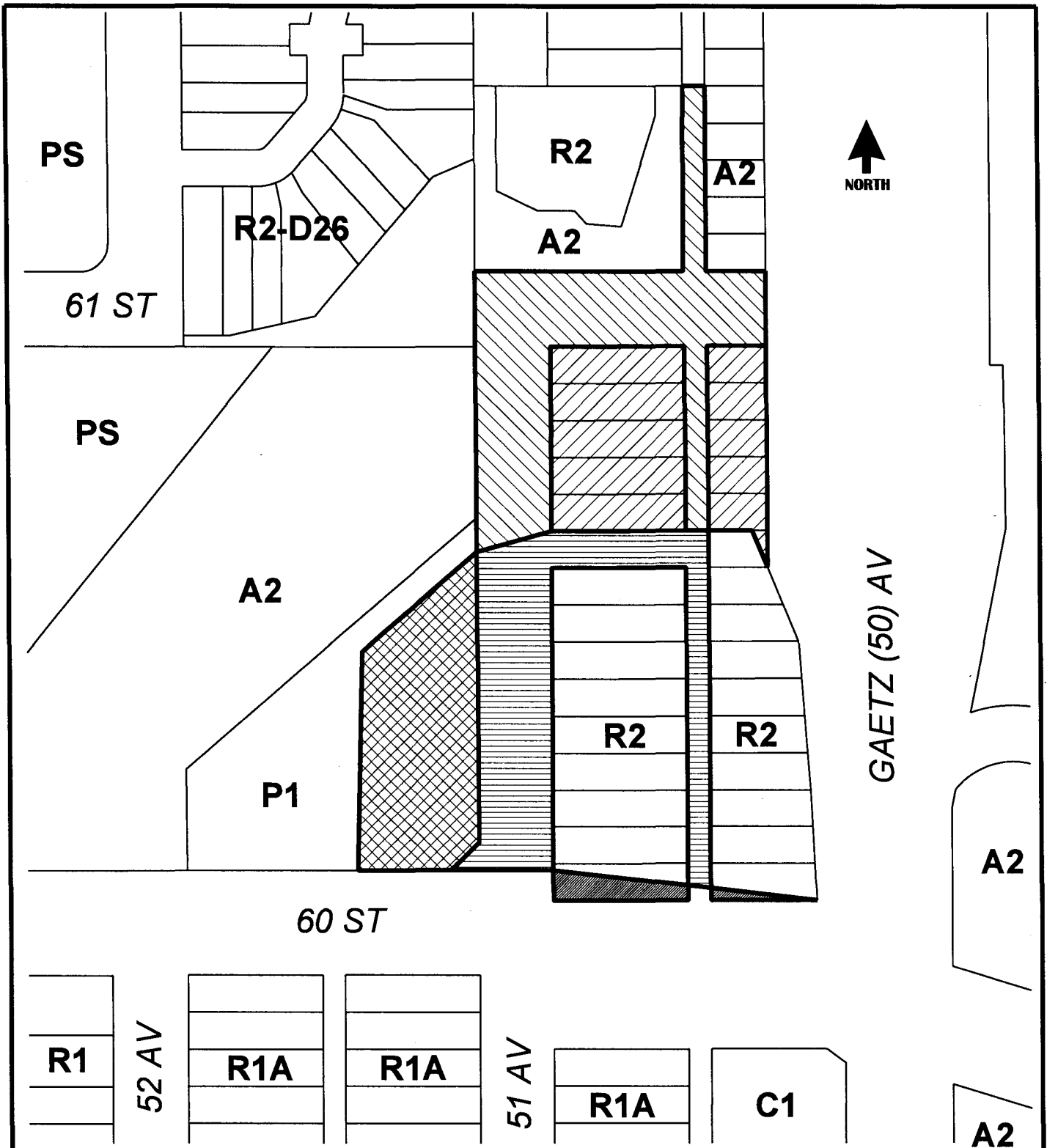
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 2005.

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MAYOR

---

CITY CLERK








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

## **AFFECTED DISTRICTS:**

A2 - Environmental Preservation  
 R2 - Residential (Medium Density)  
 P1 - Parks and Recreational

## **Change from :**

R2 to A2   
 Road to A2   
 P1 to R2   
 Road to R2   
 R2 to Road 

MAP No. 17 / 2005  
 BYLAW No. 3156 / U - 2005

**BYLAW NO. 3348/2005**

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

- 1 The following portions of roadway in the City of Red Deer are hereby closed:
  - (a) "All that portion of addition to 60 Street, Plan 792-1058 lying within Plan \_\_\_\_\_, and containing 0.003 ha, more or less.
  - (b) All that portion of 51 (Pine) Avenue and 61 (First) Street, Plan 7604S lying within Plan \_\_\_\_\_, and containing 0.445 ha, more or less.
  - (c) All that portion of Lane, Plan 2032RS lying within Plan \_\_\_\_\_, and containing 0.037 ha, more or less.
  - (d) All that portion of Lane, Block 28, Plan 7604S lying with Plan \_\_\_\_\_, and containing 0.092 ha, more or less.
  - (e) All that portion of Lane, Block 8, Plan 2376Al lying within Plan \_\_\_\_\_, and containing 0.031 ha, more or less."

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2005.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2005.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2005.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3326/A-2005**

Being a Bylaw to amend Bylaw No. 3326/2004, the Public Order Bylaw of the City of Red Deer.

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

Bylaw No. 3326/2004 is hereby amended as follows:

1. Section 4 is deleted in its entirety and replaced with the following:  
  
 "No person may activate or apply engine retarder brakes in the city of Red Deer except City of Red Deer Emergency Service Vehicles in the course of responding to an emergency situation or to train drivers in the use of retarder brakes."
2. Schedule A is hereby amended by deleting:  
  
 "Activating Retarder Brakes      Section 4      Fine: \$150.00"  
  
 and substituting them with following:  
  
 "Activating Retarder Brakes      Section 4      Fine: \$250.00"

READ A FIRST TIME IN OPEN COUNCIL this      day of      2005.

READ A SECOND TIME IN OPEN COUNCIL this      day of      2005.

READ A THIRD TIME IN OPEN COUNCIL this      day of      2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this      day of      2005.

\_\_\_\_\_  
MAYOR

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