

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, OCTOBER 7, 2002

COMMENCING AT *4:30 P.M.*

- (1) Confirmation of the Minutes of the regular meeting of Monday, September 23, 2002.

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/KK-2002 – Rezoning of the North Vacant Portion of Lot 1, Block 2, Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Direct Control District No. 18 / Kentwood East / Handicapped Housing Society of Alberta*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .1

 2. Group 2 Architecture – Re: *Application for Rezoning, South Pointe Common, Phase 2, Land Use Bylaw Amendment 3156/VV-2002 / Rezoning of 10.15 ha (25.8 ac) of Land from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .53

3. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/WW-2002 – Rezoning of 0.571 ha (1.41ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District / Anders South (Anders on the Lake) / Redbrook Group 2 Corp.*
(Consideration of 2nd & 3rd Readings of the Bylaw) .59
4. Land & Economic Development Manager – Re: *Rezoning Request from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District – Land Use Bylaw Amendment 3156/XX-2002 / Disposal of Municipal Reserve / Red Deer Co-op*
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1. Director, Red Deer & District Museum – Re: *Official Red Deer Quilt Square* .73
2. Recreation, Parks and Culture Manager – Re: *Collicutt Centre – August, 2002 Operating Report* .75
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5. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/UU-2002 / Addition of Hotels and Motels as a Discretionary Use to the C2 Regional Shopping Centre District / South Pointe Common / Group 2 Architects.*
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6. Recreation, Parks & Culture Manager – Re: *Three Way Exchange of 1,400 m² of Land Involving the City of Red Deer / Setters & Sons Construction Ltd. / Duckerings Transport Ltd. Land Use Bylaw Amendments 3156/ZZ-2002 & 3156/AAA-2002 – Lot 35 MR, Blk, 4, Plan 012-3206 and Lot 3, Blk, 6, Plan 802-0313*
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(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. *3156/KK-2002* – Land Use Bylaw Amendment - Rezoning of the North Vacant Portion of Lot 1, Block 2, Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Direct Control District No. 18 / Kentwood East / Handicapped Housing Society of Alberta
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3. **3156/VV-2002** -- Land Use Bylaw Amendment - Application for Rezoning, South Pointe Common, Phase 2 / Rezoning of 10.15 ha (25.8 ac) of Land from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District (2nd & 3rd Readings) . .109
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4. **3156/WW-2002** – Land Use Bylaw Amendment - Rezoning of 0.571 ha (1.41ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District / Anders South (Anders on the Lake) / Redbrook Group 2 Corp. (2nd & 3rd Readings) . .111
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5. **3156/XX-2002** -- Land Use Bylaw Amendment - Rezoning Request from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District/Amendment of Disposal of Municipal Reserve / Red Deer Co-op (2nd & 3rd Readings) . .113
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6. **3156/ZZ-2002** -- Land Use Bylaw Amendment — Change From A2 Environmental Preservation District to I1 Industrial (Business Service) / City of Red Deer / Setters & Sons Construction Ltd. (1st Reading) . .115
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Office of the City Clerk

DATE: October 3, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Public Hearing
Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East
Portion of Lot 1, Block 2, Plan 782 1439
Land Use Bylaw Amendment 3156/KK-2002 / Map 39/2002

History

At the Monday, September 9, 2002 meeting of Council, Land Use Bylaw Amendment 3156/KK-2002 was given first reading.

Land Use Bylaw Amendment 3156/KK-2002 provides for the redesignation of the north vacant portion of Lot 1, Block 2, Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Director Control District No. 18. The proposed development would consist of a three-storey apartment building and a row of three-bedroom townhouses totaling 74 units. Of the total number of units, 60% would be made available to handicapped persons and 40% to non-handicapped persons as affordable rental housing.

Public Consultation Process

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

Attached is a letter dated September 30, 2002 from Parkland Community Planning Services recommending a minor change to paragraph 5 (f) of Land Use Bylaw Amendment 3156/KK-2002.

Recommendations

That following the Public Hearing, Council may:

- 1) Pass a resolution amending the bylaw based on Parkland Community Planning Services recommendation.
- 2) Proceed with 2nd and 3rd readings of the bylaw.


Kelly Kloss
City Clerk
/chk

Record of Phone Message Received at City Clerk's Department on Friday, September 27, 2002.

From: Carla Giannoudis
62 Kingston Drive
Phone: 347-9275

Re: Land Use Bylaw Amendment 3156/KK-2002
Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East

Message: Ms. Giannoudis would not be able to attend the Public Hearing on October 7, 2002 and wanted to say that she is Opposed to this development.

From: Fred & Bev Gifford

Sent: September 27, 2002 10:42 AM

To: cityclerk@city.red-deer.ab.ca

Subject: Proposed Development

This is to advise that we are definitely against the proposal for the New Life Fellowship Church on Kentwood Drive and 52nd Avenue for a 3 storey apartment building and a 4 block of town houses.

This development would be constitute a big disadvantage to the Kentwood Neighborhood, bringing down the price of houses, creating a parking problem, because if there is not sufficient parking the people will end up parking on the streets, creating a hazard for children and adults alike. What is the proposal for the garbage pick-up, will they have enough containers for all these individuals? Also affordable rental places bring a different type of individual to the neighborhood, wherein they do not take care of their surrounding area because they are only renting and do not have pride in looking after their places because they do not own them.

We are not opposed to handicapped individuals having a place to live, but we need more information

.

Fred & Bev Gifford

From: Bonnie& David Vaughan
Sent: September 27, 2002 10:54 AM
To: 'cityclerk@city.red-deer.ab.ca'
Subject: Kentwood Drive proposal

Please be advised of my opinion in regards to the proposed development at the NEW LIFE FELLOWSHIP CHURCH on Kentwood Drive and 54Ave.
I'm NOT in Favor of this project at all! I do NOT want this proposed project to go through in this area!

Thank you
Sincerely

MARGE PROEHL
13 Kane Close
Red Deer

From: Charlotte Maffenbeier
Sent: September 26, 2002 2:54 PM
To: CITYCLERK@CITY.RED-DEER.AB.CA
Subject: kentwood east project

My husband and myself are very much against the Proposal for Kentwood EaSt. The area is already congested with Townhouses and the proposal put forth now is far too big for the area. We believe the area is too small for the parking and traffic that would follow this proposal.

I do hope you are taking into consideration the opinions of the residents of Kentwood and area.

Charlotte and Paul Maffenbeier
54 Kingston Drive

From: Shirley Coatham

Sent: September 26, 2002 8:03 PM

To: CITYCLERK@CITY.RED-DEER.AB.CA

Cc: Dan Donnelly or Shirley Coatham

Subject: Proposed development at new life church in kentwood

From Dan Donnelly and Shirley Coatham at 15 Kentwood Dr. I oppose this project. I do not want to see the trees removed from the north end of the parking lot. I have also seen the parking lot full on Sundays and during funerals where are they going to park. We are also concerned regarding the increased traffic on 51 Ave leading into Kyte Close which is also our access into our alley from the south. There are currently no traffic lights on 51 Ave and 77 St making access from 51 Ave onto 77 St difficult at the best of times; and add unknown amount of increased traffic with this proposed development. The proposed development includes handicapped housing; there are currently no sidewalks on the north side of 77 st and again no pedestrian light to cross over 77 St to the only sidewalk. There is no pedestrian light on 77 St and Kentwood Drive the closes being on Gaetz Ave and 77 St and again no sidewalk leading to same. We are not against housing for the handicapped or seniors, we just have some problems with this proposed location and services that are currently not in place which some of these groups would require.

From: Val Ariss

Sent: September 26, 2002 5:58 PM

To: cityclerk@city.red-deer.ab.ca

Subject: Kentwood Project Proposal

I am E-mailing you regarding the proposed development site at the New Life Fellowship Church.

I live at #5 Kingston Dr., basically across the street from the proposed development site. When my husband and I purchased our home we did so because it had easy access to major roads but was still quiet. We also purchased with resale value in mind. At the time we purchase there was no proposal of multi-family housing and no inkling of any such developments in the future. The land was zoned for a church and nothing more.

The proposed development of a 3 storey apartment building, and 4 blocks of town houses pretty much voids all the reasons we purchased where we did.

3.08 acres of housing with no under ground parking, an increase in traffic on a major entrance to Kentwood plus no green area for the residents of these buildings, to me, should raise a danger flag. It not only creates a danger to the current residents because of increased traffic but will also become a danger to new residence if this proposal goes thru.

Many people have commented that we, the residents of Kentwood, do not want this project to go forward because of the type of housing it is. I'm not ashamed to say that that is one of the reasons I am against it. We purchased our house when our kids were still at home, in a few years they will all have left. We had planned on down sizing to a smaller house and using the finances we gain for our retirement. I believe that if this project goes forward our property value will drop. Selfish maybe but my question to you is "Would you want a low income housing project with no parking or green space built next to your home?" Well neither do I.

Resident Response to Proposed Development

To: Mayor Gail Surkan and Council Members
From: Anne Erwin, 66 Kennings Crescent, Red Deer
Re: Bylaw Amendment 3156/KK 2002; Proposed Rezoning and Development on Kentwood Drive and 52nd Avenue by the HHSA.

I am strongly opposed to and do not endorse this proposal for the following reasons.

1. The proposed site is already surrounded by townhouses, duplexes, handicapped homes, rental properties, single-family homes, businesses as well as a trailer park across the street. We are already a neighborhood of social, economic and age diversity.
2. There are well established homes in this neighborhood whose yards will face the proposed development. A buffer of trees will not stop the noise of idling vehicles in the parking lot (there are no plans for underground parking) or block the view of a three story apartment building.
3. Currently 52nd avenue is a busy street with delivery trucks, local traffic and business traffic. Kentwood drive is the main access into Kentwood east and is a busy thoroughfare. The addition of the complex will only add to the vehicle density.
4. With an increase in population of this size I am sure garbage will increase. In such a congested area trucks will have problems getting in, loading and turning around.
5. Many neighbors that I have spoke with, moved to this area from other parts of north Red Deer such as Oriole Park, Highland Green, and Glendale. They preferred to stay on the North side of Red Deer and chose to move to this area because it was not so congested, quieter and nicely kept.
6. Property values will go down.
7. There will be little or no private yards in the proposed complex. A large number of people will be sharing a very small common area outside, which seems like a volatile situation. Children need space to play.
8. I chose to move to Kentwood East because there were no apartment buildings or large complexes. I feel it is unfair to residents who chose to live here for this reason and then have developers come into a developed neighborhood and build complexes and apartment buildings. There are many new neighborhoods being developed that would be better suited for this proposal. Potential home buyers in these new neighborhoods can make the decision whether or not they want to live by these developments.
9. I feel parking will be an issue. Handicapped residents may not drive but they still require parking stalls for family members and home care staff. Most teenagers over sixteen have a vehicle or have friends with ones. Visiting friends and family need a place to park. A staff member at Totem Building Supplies mentioned that on weekends the staff from Totem have to park along 52 avenue because the parking lot is used for customers. This will only compound the traffic and parking required on 52nd avenue.

Thank you for taking the time to hear my concerns.

From: Rob and Jodi Wallace

Sent: September 27, 2002 9:56 PM

To: cityclerk@city.red-deer.ab.ca

Subject: Kentwood East Project - Submit your comments



Apt opposing letter to
the Express Paper

Hi - please find attached a letter in regards to the proposed East Kentwood Project. Please let me know if you received this email / attached and if it was readable. Thank you, J.Wallace

Friday, September 27, 2002

From: Jodi Wallace
33 Kentwood Drive
Red Deer, AB
(403) 347-0267

**To: The Editor,
Red Deer Express**

I am writing this letter because I am concerned and opposed to the proposed development of an apartment building and townhouse complex in a parking lot of the New Fellowship Church in East Kentwood. Why cram all of these bldgs and persons into such a small area of land (approx. 3 acres)? This area of Kentwood has enough affordable rental housing. The development behind Kentwood Drive, Kyte Cres., is all townhomes! When I first moved into this area, the places behind me were zoned to be single family homes – this later changed and they are now rental townhouses. We have done our share of affordable housing in East Kentwood.

There is a perfect location for this new development of handicapped housing. May I suggest the parcel of land (travelling south) at the bottom right side of the North Hill (Gaetz Ave. & 60 Street). This area, at present, has boarded up old homes and torn down older homes. There is a lovely park, field and treed area here. The persons living in an apt. or townhouse in the above noted area would be very close to the walking trails, grocery & shopping center, doctor's offices, bus route, etc... and would have lovely grounds plus a park to enjoy. There appears to be much more space here than in the parking lot of East Kentwood.

I read earlier that this project was not wanted in the Michiner Hill area and so the residents were granted their wish. We residents of Kentwood would like the same respect. As noted in a previous letter to the paper, the east area already has duplexes, rental townhomes, businesses, a trailer park right across 77 Street and a new Bar/Night Club in the Lions Plaza. Plus 77 Street has been widened to 4 lanes and is the truck route (not very safe). Enough is enough – offer the Handicapped Society of Red Deer a larger more suitable location for this project.

I believe everyone deserves a nice place to live – but cramming this project onto that parking lot is not the answer. It's crowded in this end already. Kentwood could use some more green spaces and parks for the children. Revise a portion of the church parking lot into a park for all to enjoy and offer the Handicapped Society a better and safer location.

J. Wallace

KENTWOOD EAST

PROPOSED RESIDENTIAL DEVELOPMENT
HANDICAPPED HOUSING SOCIETY OF ALBERTA
BYLAW AMMENDMENT NO. 3156 / KK-2002
MAP No. 39/2002

TO: RED DEER CITY COUNCIL

FROM: TAB THOMVENA, #4 KIRBY STREET, KENTWOOD.

RE: RESIDENT RESPONSE

Tab Thomvena 

I DO NOT ENDORSE THE PROPOSED DEVELOPMENT
IN KENTWOOD EAST.

I DO NOT AGREE WITH THE PROPOSED DEVELOPMENT FOR THE
FOLLOWING REASONS:

1. AGAINST THE DEVELOPMENT OF A 3 STOREY APARTMENT
AND TOWNHOUSES. IT IS A VERY SMALL AND CONGESTED AREA.
A FEW DUPLEX'S OR SINGLE HOMES WOULD BE SATISFACTORY.
BUT DO NOT AGREE TO SUCH A BIG DEVELOPMENT.
2. I HAVE LIVED ON KIRBY STREET FOR 5 YEARS, AND
ENJOY LIVING ON THE EAST SIDE OF KENTWOOD BECAUSE OF
GOOD NEIGHBORS, NICE YARDS, AND THE CHILDREN ARE FRIENDLY.
THE AREA IS QUIET AND I WOULD LIKE IT TO STAY THAT WAY.
3. BEFORE I MOVED HERE I LIVED IN HIGHLAND GREEN FOR 10 YEARS.
I WAS BROKEN INTO 2 OR 3 TIMES AND IT WAS NOISY.
4. THERE ARE OTHER AREAS THAT WOULD BE BETTER
SUITED FOR THIS DEVELOPMENT IN RED DEER, THAT IS
DEVELOPING SUBDIVISIONS.

THANK YOU FOR TAKING THE TIME TO HEAR MY CONCERNS.

Sept. 30/ 2002

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To Whom it may concern
City of Red Deer
Parkland Community Planning Services
Handi-cap Society of Alberta

Regarding land use by-law ammendment 3156/KK-2002 Kentwood East Residential Development.

We are owners of a home at 41 Kennings Crescent, which is directly across the street (west) of the proposed development . We are highly opposed to such a high density proposed development on this site. We feel it will create increased traffic conjestion and noise pollution, if a three story apartment and a block of town houses were built in such an area. There are already enough duplexes and townhouses to the north of this site.

If these units are 60% proposed for handicap ----there are no facilities nearby. The closest convenience store is several blocks away. There are no nearby medical facilities, banks, stores, recreation facilities, or schools anywhere within the immediate vicinity to enable handicap people available access. We feel a more central location downtown with immediate available transportation woul be a better asset to people in this category.

As for the 40% balance of housing for non hadicapped persons as affordable rental housing, this will probably relate to welfare recipients or single families on welfare. With this mixture again there are none of the above facilities readily available in the immediate area. Plus we can see the area developing into an area where vandalism and disregard for private home owners property will eventually occur.

Also, it seems that with this high density there will be a larger amount of noise pollution, as it seems more stereo systems are being played at higher noise levels-- as this is their right of entertainment And there will certainly be more uncontrolled barking dogs and loose cats, as their right is to certainly have a pet for the kids or themselves. But nobody looks after the animals 95% of the time. Also, where is the closest playground for the children?

Who will be responsible for the general up keep, regarding lawns, junk, garbage etc.? We have lived in an area like this before, and its not a pretty site.

With this development immediately east of us, across the street from our back yard, our property value will certainly decrease, and make it harder to sell. We have witnessed younger people and children out at 12 and 1 o'clock in the morning, hanging around the bushes behind the existing church building smoking, bottles being broken, skate boarders, and

shouting. What will it be like with such a dense population immediately behind the church. Is the church going to be available 24 hours a day to monitor such activity on their property ?

In closing we are highly opposed to a high density development of this kind in our neighborhood. If the land is surplus to the church, develop single family homes, or put in a new Fire Hall or a Police Station, because Kentwood is expanding northwest and with a development of this nature, both would be immediately required.

Yours Truly

Rick & Shirley Horn

From: Marstallers

Sent: September 25, 2002 9:31 PM

To: cityclerk@city.red-deer.ab.ca

Subject: Comments regarding the proposed Handicapped Housing Society of Alberta development in Kentwood

As a resident of Kentwood, I support the proposed development by the Handicapped Housing Society of Alberta for the Kentwood area. I feel that we need to do more to integrate more diversity into our community. This is an excellent first step in that direction.

Tom Marstaller
61 Kee Close



September 24, 2002

City of Red Deer
Mayor Gail Surkhan and Council
4914-48 Avenue
Red Deer, Alberta

The MS Society of Canada, Central Albert Chapter would like to ensure our support of the affordable accessible housing project in Kentwood. It is our understanding that the project is being sent for 2nd reading and we would like to offer our support for the project.

Multiple Sclerosis is the most common disease of the central nervous system and affects more than 1 in 250 Central Albertans. Symptoms appear between the ages of 20 and 40 and may range from slurred speech, vision and mobility problems to severe disabilities including blindness and paralysis.

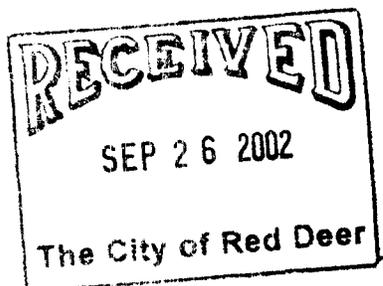
Our clients are continually faced with issues regarding affordable and accessible housing. Clients are faced with the inability to make ends meet as well as the inability to access accessible housing.

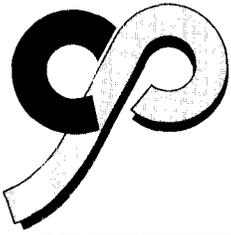
We are confident you will keep our clients housing issues in mind and that you will address this issue with council. We are also confident that a housing project of this nature will not adversely affect the Kentwood neighborhood especially since physically handicapped people are not "transient" in nature. The last thing a handicapped person wants to do is constantly move!

Sincerely,

A handwritten signature in cursive script that reads "Karin Kondas".

Karin Kondas
Executive Director





DATE: September 30, 2002

TO: Kelly Kloss, City Clerk

CC: Barbara Jeffrey, Social Planning Manager
Pam Ralston, Community Worker

FROM: Planning Staff

RE: Proposed rewording - Bylaw 3156/KK-2002
Handicapped Housing Society of Alberta
Kentwood rezoning proposal

Bylaw Amendment 3156/KK-2002 was read a first time on September 9, 2002 and has subsequently been advertised. The public hearing for this bylaw amendment is scheduled for October 7, 2002.

Planning staff wish to introduce revised wording to paragraph 5(f) of the bylaw. In principle, the new wording does not change the intention of the bylaw, however it moves the implementation of the relevant condition from the subdivision stage to the development permit application stage, attaches a timeline to the implementation, and names particular parties who are responsible for the implementation.

The revised bylaw is attached.

Yours truly,

Johan van der Bank, Planner
Parkland Community Planning Services

The following is Section 5(f) as it appears in Land Use Bylaw Amendment 3156/KK-2002 given first reading on September 9, 2002:

- (f) Parking spaces shall be developed on the remaining portion of the church property, in accordance with the minimum parking requirements for a church as described in Section 48 of the Land Use Bylaw No. 3156/96.

The following is the amended Section 5 (f) for Land Use Bylaw Amendment 3156/KK-2002:

- (f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between the City and the owners of the remainder of Lot 1, Block 2, Plan 782 1439 that requires these owners to provide additional parking spaces on the said property in compliance with Section 48 of this land use bylaw.

**FOLLOWING IS THE INFORMATION THAT
APPEARED**

**ON THE SEPTEMBER 9, 2002 COUNCIL
MEETING AGENDA**

FOR FIRST READING OF

LAND USE BYLAW AMENDMENT 3156/KK-2002



DATE: August 20, 2002

TO: Nona Housenga, Deputy City Clerk

FROM: Planning Staff

RE: HANDICAPPED HOUSING SOCIETY OF ALBERTA
PROPOSED RESIDENTIAL DEVELOPMENT, KENTWOOD EAST
PORTION OF LOT 1 BLOCK 2 PLAN 782 1439
BYLAW AMENDMENT NO. 3156/KK-2002
MAP NO. 39/2002

BACKGROUND

The Handicapped Housing Society of Alberta (the HHSA) has contacted our office to enquire about a residential development on the vacant north portion (approximately 1.24 hectare) of the New Life Fellowship Church site in 77 Street/52 Avenue, Kentwood East. The HHSA has entered into a purchase agreement with the New Life Church conditional upon successful rezoning.

The proposed development would consist of a three-story apartment building with 50 one-bedroom and 14 two-bedroom dwelling units (64 units in total for the apartment building), and a row of 20 three-bedroom townhouses built in the form of four blocks of five units each. The total number of 84 units on the property measuring approximately 1.24 hectare translates into a requested density of 68 units per hectare. According to the applicant the proposed development would accommodate between 140 and 160 persons. It is understood that this number is derived at using the provincial guidelines and occupancy standards for housing built with provincial funding. The type and number of dwelling units that are proposed to be developed is largely determined by the requirements of the fund providers and financial feasibility.

The apartment building and townhouses would be built on opposite sides of a central parking area and green space. The west end of the property would have mature spruce trees relocated from the north part of the existing property, providing a landscaped break from Kentwood Drive. No vehicle access would be provided from Kentwood Drive (except emergency vehicles).

All dwelling units would be of universal design, which means that both handicapped and non-handicapped persons could live therein. Of the total number of units, 60% would be made available to handicapped persons and 40% to non-handicapped persons as affordable rental housing.

Rezoning of the site from PS Public Service (Institutional or Governmental) District to a land use district that allows multiple family and multi-attached housing at medium densities is required as a first step for the proposed development. If successful, subdivision of the application site from the church property would be required as well.

A copy of the HHSA rezoning application is attached as Appendix 1, and it includes:

- a letter of motivation;
- a site layout plan;
- building elevation sketches;
- a proposed layout of the parking spaces for the remaining church property;
- and
- responses to community concerns.

PUBLIC CONSULTATION

Project Steering Committee

When the proposal was put forward at first, planning staff felt that, before proceeding any further, the HHSA should discuss and develop their plans with input from surrounding landowners and area residents. The HHSA was very interested in working with the Kentwood East community.

If there were a community association in Kentwood, we would have approached them to provide input to the proposal. Since there is no community association, in April 2002 a newsletter was distributed to 220 residences in the immediate area north and west of the proposed site, and to businesses east of the site, inviting interested persons to volunteer for a Project Steering Committee to meet with and discuss the HHSA ideas for the site.

Five Kentwood residents contacted our office and, together with staff from the City's Social Planning Department, Parkland Community Planning Services, the New Life Fellowship Church and the HHSA, formed the Project Steering Committee.

In May 2002 the Committee had the first meeting where the HHSA explained their basic ideas for the proposed development and the five community representatives provided their insights and suggestions for site design, and also their concerns regarding the proposed development. In June the HHSA returned

to the second meeting with a proposed site design that reflected the Committee's suggestions and ideas and addressed some of their concerns. These included:

1. New parking spaces for the church to replace the existing parking spaces that would be lost if the proposed development occurred; this can be accommodated within existing open spaces on the remaining church property.
2. The fact that no vehicular access (except for emergency vehicles by way of knock-down bollards) would be provided on the Kentwood Drive side of the property means that the concern over increased vehicular traffic on Kentwood Drive can be resolved.
3. The fact that the design concept shows a building setback, a landscaped buffer along Kentwood Drive and landscaped green areas that meet the requirements of the Land Use Bylaw does not completely resolve the issue of the existing landscaping on the site which will be lost due to the proposed development. However it does show that the developer is prepared to give serious attention to addressing the aesthetics of the proposed development. The HHSA indicated that they are prepared to relocate the mature spruce trees from the north boundary to the west boundary of the property to ensure 'instant' screening along Kentwood Drive.
4. The row of townhouses is separated into four blocks of five units each to provide walk-through opportunities and create opportunities for variety in the elevation design.

At the end of this second Project Steering Committee meeting it was agreed that further meetings would be unnecessary, since site and building design considerations could not further address the remaining concerns of residents, which are:

1. That traffic on 77 Street particularly left turns from Gaetz Avenue and left turn onto Taylor Drive is a continuing problem for Kentwood residents, due to the lack of traffic lights. Residents expect that this residential proposal will exacerbate the problem.
2. That more residents in the area would mean more noise.
3. That parking at the church seems congested on Sundays and that the proposed project will take away more parking from the church.
4. That tenants tend to be transient and less responsive and caring about the community and property in which they live. This is a concern to people who own properties in the community.

5. That this site is not suitable for this specific proposal, because of the utility corridor that runs through it and restricts the site layout options that may be available at another site to soften the impact of the proposed development.
6. That the population density/dwelling unit congestion in this area will increase to an unacceptable level if the proposed development was allowed to continue, irrespective of the type of residents to be accommodated in the proposed development (e.g. handicapped, middle, high or low income persons).
7. That the site is an open area at the entrance to their neighbourhood and forms the first impression of their community. They prefer to see it not being developed.
8. That the site is not suitable for this land use change since, in the absence of an area structure plan for this area, all the landowners purchased their properties not knowing about the possibility of the change that is now being proposed. It is their view that, if they had known about such a possibility, some people likely would not have bought a home in this area.
9. That there is no guarantee that the HHSA will (be able to) continue to maintain the site and building in a good state and manage the tenants to ensure no adverse impacts on other area residents.
10. That, as much as residents understand the need for affordable housing and housing for handicapped persons, they are concerned that the proposal may adversely affect their property values.
11. While the north end of Red Deer has a negative association to it in the housing market, recently the well planned and attractive developments of Kentwood and Johnstone Park neighbourhoods have been helping to change this perception. Residents are concerned that the proposed development will work contrary to these worthy efforts.
12. That, while mentally handicapped persons may display high risk behaviour (due to no fault of their own), there may be possible effects of this on the children in the neighbourhood (e.g. at the nearby bus stop).

The above concerns will be discussed under 'Planning Analysis'.

Public Open House

At the end of June a second newsletter was distributed to approximately 220 residences to provide residents with information on the outcome of the Project

Steering Committee process, and invite them to attend an open house to view and discuss the proposed development. At the open house on July 4 sketches of the proposed development and photographs of similar type HHSA developments in Edmonton were displayed and explained by staff from the HHSA, while residents reviewed the displays and discussed the proposals with staff. An information handout was also provided. Staff from the City's Social Planning Department and Parkland Community Planning Services were available as resource persons and facilitators. Sixteen people attended the open house, including four City Councillors. Comment sheets were provided for input from the residents. Eight comment sheets were received. Copies of the attendance sheet and comment sheets were circulated to Council under confidential separate cover.

The comments of area residents at the open house and through the 8 comment sheets submitted to our office can be summarised as follows:

1. Parking will be congested on the streets.
2. One person suggested that the proposed development should have mandatory access off Kentwood Drive.
3. Kentwood Drive and 52 Avenue traffic volumes will increase.
4. More vehicles/people means more noise.
5. The site is small and will be congested / the density of the proposed development is too high.
6. People will lose the feeling of community and pride of living in this area.
7. The site is an open area and forms the first impression of the community, which will be lost due to the proposed development.
8. Renters are transient residents and do not have a commitment to the improvement of and participation in the neighbourhood.
9. Renters make no investment as home-owners do by paying property taxes and mortgages.
10. Handicapped and low income housing is much needed in Red Deer, but the proposed location is unacceptable. A more suitable location would be a central Red Deer location.
11. Kentwood is already faced with many challenges such as the train, commercial areas, industrial areas, highway noise and a manufactured home community, and another "negative" is not needed.

12. Instead of this proposed development, this part of Kentwood requires a neighbourhood park, a recreational facility or a similar family oriented development.
13. Why is Kentwood targeted for this kind of development, and not Deer Park, Anders on the Lake or Rosedale?
14. When this part of Kentwood was first built there were architectural controls. Why would the City now allow this kind of development?
15. The development of low income housing in established neighbourhoods decreases surrounding property values.
16. It seems that often low income housing also means less property maintenance and more crime/mischief.
17. The proposed handicapped development is too large and should be scaled down to a maintainable size, e.g. nine units.
18. The proposed development does not provide for a playground or activity centre for the children who might live there.
19. The HHSA could sell the property to another private developer who could neglect the maintenance of the property.
20. There was not sufficient commitment from the developer regarding tree placement on the north edge of the property.

These comments will be discussed under 'Planning Analysis'.

COMMENTS FROM OTHER DEPARTMENTS

Staff from the Social Planning Department was directly involved in the Project Steering Committee and the public consultation process. Comments from this department on the process and the proposed project are attached in Appendix 2.

The Emergency Services Department, the Engineering Services Department and the Inspections & Licensing Department have been consulted on the proposed development. All these departments indicated that the conceptual site plan meets with their requirements, subject to further details being addressed at the development permit and development agreement stages.

PLANNING ANALYSIS

Land Use District and Development Regulations

The proposed development is compatible with surrounding existing land uses. Adjacent to the north of the subject site is a developing 50-unit townhouse complex zoned R2. To the west of the site is an area of single family dwellings predominantly in the R1 Residential (Low Density) District, with some lots zoned R1A Residential (Semi-detached Dwelling) District scattered in between. To the east is the C4 Commercial (Major Arterial) District along Gaetz Avenue and south of 77 Street is an area zoned R4 Residential (Relocatable Dwelling Unit) District.

The discretionary uses of the R2 Residential (Medium Density) District would allow a multiple family building and multi-attached dwelling units. However, a number of issues were identified through an extensive public consultation process and agreement was reached with the Project Steering Committee that these would be recognized and confirmed into a statutory format as part of the rezoning. It would therefore be necessary to create a Direct Control District, which would be based on the R2 District, but which could include additional conditions and development regulations.

Density

When considering density we have to do so in the context of the City's maximum allowable overall neighbourhood density, which is 45 persons per gross developable hectare. Although the 'Persons per Hectare' method of density calculation was recently substituted in the Land Use Bylaw with a new method of calculation based on the number of dwelling units per hectare, the City's maximum neighbourhood density of 45 persons per hectare, pending the final recommendations of the 'Sustainable Community Study', has not yet been replaced with a new maximum based on the number of dwelling units per hectare. Unofficially 45 persons per hectare would be equal to approximately 14.8 dwelling units per hectare over a quarter section or neighbourhood, and represents an average density, including single family and multiple family housing.

The density of the Kentwood East Outline Plan is 13.71 dwelling units per gross hectare, or 44.64 persons per gross hectare (as stated in a report to City Council dated May 11, 1998). The density of the Kentwood Northeast Neighbourhood Area Structure Plan (NASP) is 11.82 dwelling units per gross hectare, or 41.94 persons per gross hectare. The density in the Kentwood West NASP is low at 9.35 dwelling units per gross hectare, or 30.5 persons per gross hectare.

The application site, the remaining church property and an area of Kentwood to the west of this site are not covered by an area structure plan or an outline plan (refer to Appendix 3), and consequently no official density projection exists for

this area. Unofficially, however, the actual build-out density of the existing development in this area is calculated at 10.70 dwelling units per gross hectare, or 36.08 persons per gross hectare. At the City's maximum density of 45 persons per hectare this area of approximately 22.34 hectare could accommodate 1005 persons. The existing development in this area accounts for approximately 806 persons, which leaves a capacity for an additional 199 persons. This means that the proposed HHSA development could accommodate an additional 199 persons into this area, at which point the maximum density of 45 persons per hectare would be reached.

Therefore, it would be necessary to restrict any residential development on the application site to a maximum density that would not exceed the available capacity of an additional 199 persons. On the application site, which measures approximately 1.24 hectare, this would translate into a density restriction of 160 persons per hectare. Using the same basis as that used for the recent conversion of the Density District in the Land Use Bylaw from a persons per hectare standard to a dwelling units per hectare standard (see Amendment No. 3156/G-2002 of April 29, 2002), this '160' is divided by 2.67, which results in a maximum of 60 dwelling units per hectare that would be allowed on the application site and would not exceed the maximum density for the larger area. This would allow HHSA to build a project of 74 dwelling units on the application site which measures approximately 1.24 hectares. This is ten units less than what the HHSA is requesting, however they indicated that the project is financially viable at a minimum of 60 units.

If the proposed development were approved and built as proposed at 60 dwelling units per hectare (i.e. approximately 74 dwelling units or 140 persons), then the estimated population of the Kentwood area not covered by an NASP or outline plan would increase to 946 persons, the dwelling unit per hectare density for this area would increase to 14.01 and the persons per hectare density would increase to 42.35. This would be below the City's maximum density of 45 persons per hectare, or unofficially translated into 14.8 dwelling units per hectare, and compare favourably to the densities of the Kentwood East Outline Plan and the Kentwood Northeast NASP.

Concern 1 - Residents are of the opinion that the population density/dwelling unit congestion in this area will increase to an unacceptable level if the proposed development was allowed to continue, irrespective of the type of residents (e.g. handicapped, middle, high or low income persons) that are to be accommodated in the proposed development.

Response 1 – Firstly, the proposed development is being promoted as compliant with the R2 District without requesting any relaxations or variances from the development regulations, and thus would meet all the minimum requirements to ensure that it is not too large or congested for the application property. The same

would apply if the property was rezoned to a Direct Control District which was based on the R2 District.

Secondly, as was explained above, the density of the proposed development was determined on the basis of the remaining capacity in the Kentwood Area which is not covered by a NASP or an outline Plan. With a density restriction of D60 (dwelling units per hectare) on the application site, as proposed, the overall density in this area would be below the City's maximum of 45 persons per hectare.

Concern 2 - The owner (and developer) of the property adjacent to the north of the application site, Seibel Construction Ltd. has stated an objection to the proposed development if the HHSA was not restricted in the density of their proposed development in a manner that is equal to the restriction placed on Seibel Construction Ltd.

Response 2 – When the Seibel Construction Lt. property was rezoned in July 1998 from A1 Future Urban Development District to R2 Residential (Medium Density) District a density restriction of D70 was imposed, i.e. a maximum density of 70 persons per hectare. This density restriction was calculated based on the available capacity for additional population in the Kentwood East Outline Plan at the time, based on a maximum density of 45 persons per hectare.

On the same basis as that used for the Seibel property, the density restriction for the proposed HHSA development was calculated to ensure that the density in the Kentwood area which is not covered by a NASP or outline plan does not exceed the City's maximum of 45 persons per hectare. Both the Seibel property and the HHSA application site were treated on exactly the same basis as any other developers in the City.

Parking

Concern - Residents pointed out that parking at the church seems congested on Sundays and indicated their concern that the proposed project will take away more parking from the church.

Response – If the application site was rezoned and subdivided from the church property while the size of the remaining church property was inadequate to accommodate a sufficient number of parking spaces at the rate required of a church in the Land Use Bylaw regulations, or alternative arrangements have not been made for the church to meet the parking requirements in another manner, the remaining church property would become a non-conforming use. Council should not approve a rezoning application that may lead to a subdivision application that would create a non-conforming use.

The conceptual layout of the church parking area accompanying the rezoning application (refer to Appendix 1) indicates that, in the event of successful rezoning and subdivision of the north ± 82 metres of the existing church property (i.e. the application site), the remaining church property would be able to accommodate between 217 and 228 parking spaces. At the required minimum parking ratio for a church specified in Section 48(1) of the Land Use Bylaw (i.e. one parking space per eight seats), the church building would be allowed to accommodate a maximum of between 1736 and 1824 seats. The existing church building has capacity for between 700 and 800 seats. More than sufficient parking could be provided on the remaining church property, and there is thus no concern that approving this application for rezoning might result in a subdivision that creates a non-conforming use.

The rezoning application indicates that 142 parking bays would be provided at the proposed development. This would exceed the requirements of the Land Use Bylaw (i.e. 124 parking spaces required for the complete development).

Absence of an Area Structure Plan

Concern - Residents feel that the site is not suitable for this land use change since, in the absence of an area structure plan for this area, all the residents purchased their properties not knowing about the possibility of the change that is now being proposed. It is their view that, if they had known about such a possibility, some people likely would not have bought a home in this area.

Response - Under normal circumstances, where an entire neighbourhood is covered by an area structure plan and the plan is changed, this would be a reasonable statement. In this specific case however the subject site and the residential area to the west thereof are not covered by an area structure plan (refer to the map in Appendix 3).

Noise

Concern - Residents are concerned that more residents and more vehicles in the area would mean more noise.

Response - Planning staff offer the opinion that there is no justification from a planning perspective to require a noise study for the proposed development.

Utility Corridor

Concern - Residents believe this site is not suitable for this specific proposal, because of the utility corridor that runs through it and restricts the site layout options, which may be available at another site, to soften the impact of the proposed development.

Response - The utility corridor is a site feature that cannot be ignored. The HHSA has prepared a site design, with input from area residents, which deals with this restriction by incorporating the utility corridor as a parking lot. Notwithstanding this, it is acknowledged that a site without a utility corridor might have allowed for more design options.

Community Entrance Site

Concern - Residents feel that the site is an open area at the entrance to their neighbourhood and forms the first impression of their community. They prefer to see it not being developed. Further, one resident felt that there was not sufficient commitment from the developer regarding tree placement on the north edge of the property.

Response - The fact is that there are no bylaws in the City that would prohibit the removal of all the trees on the site, even if it remained a part of the Church's parking area.

The development proposal by the HHSA indicates their willingness to provide adequate landscaping and to preserve as many of the existing mature trees as possible. In particular a landscaped buffer along the west edge of the property is an attempt to ensure that the entrance roadway into Kentwood East and Kentwood Northeast, i.e. Kentwood Drive, remains a landscaped route.

Traffic Congestion and Site Access

Concern 1 - According to the residents, traffic on 77 Street, particularly left turns from Gaetz Avenue and left turns onto Taylor Drive, is a continuing problem due to the lack of traffic lights at these intersections. Residents are concerned that the proposed residential development will exacerbate the traffic problem.

Response 1 - At the second Project Steering Committee meeting it was mentioned that the results of a traffic study for the Kentwood Northeast subdivision to the north of the subject site will be released by the City in due course, and that this study may provide more information.

Subsequently the Engineering Services Department has held an open house in Kentwood to present a number of proposed roadway improvements and traffic signal implementation plans on Taylor Drive and 77 Street. These include:

- the Taylor Drive and 77 Street intersection will be twinned and signalized in the fall of 2002; and
- a warrant survey of the need for a left turn signal for northbound traffic at the Gaetz Avenue/77 Street intersection turning onto 77 Street was last done in Aug 2001. This warrant survey did indicate a demand for a left turn signal, but indicated an insufficient percentage of delays in a single first cycle to warrant implementation. This means that less than 25% of left

turning vehicles are delayed in the first cycle of the traffic lights, and a left turn signal will not be implemented until the delay percentage is higher.

Concern 2 - One person suggested that the proposed development should have mandatory access off Kentwood Drive.

Response 2 – The decision to restrict vehicular access (except emergency vehicles) to and from the proposed development from and onto Kentwood Drive was made by the Project Steering Committee, based on their wish to divert vehicular traffic to and from the proposed development away from the local streets in Kentwood and to avoid a shortcut-situation between Kentwood Drive and 52 Avenue.

The Emergency Services Department requires an “emergency vehicle only” access to Kentwood Drive. This would be provided in the form of drop-down bollards.

Playground

Concern – One resident felt that the proposed development does not provide for a playground or activity centre for the children who might live there.

Response – The proposed development, although shown in a conceptual format at this stage, complies with the minimum requirements of the Land Use Bylaw in terms of lot size, landscaping and yard setbacks. The applicant indicated that a play area will be provided on the property.

At the slightly reduced density proposed in this bylaw amendment (i.e. 60 dwelling units per hectare) and if parking were limited to only the minimum requirements (i.e. 124 parking spaces), more areas of the application site will be open for landscaping and a play area.

Location

Concern – Residents feel that handicapped and low income housing is much needed in Red Deer, but the proposed location is unacceptable. A more suitable location would be a central Red Deer location. Kentwood is already faced with many challenges such as the train, commercial areas, industrial areas, highway noise and a manufactured home community, and another “negative” is not needed. Why is Kentwood targeted for this kind of development, and not Deer Park, Anders on the Lake or Rosedale?

Response – The location of the proposed development is driven, in part, by financial factors. The HHSA, a non-profit organization, relies to a great extent on funding and grants for its developments. Land price is a huge determinant in the eventual feasibility of a project, as the total cost of a project, including the land

price, eventually determines the level of rental income required to pay the mortgage (and other management and maintenance expenses) on the project. This in turn affects the affordability of the housing units, as rents must be increased to off-set higher land prices. A development on a property with a too high land price would make a project like this financially unfeasible. In most neighbourhoods, including Kentwood, the price of new bareland property sold by private developers is unaffordable for a project of this nature (i.e. non-profit organization). The New Life Fellowship Church offered the land to the HNSA at a price they can afford.

Alternative land uses

Concern – Some residents feel that, instead of this proposed development, this part of Kentwood requires a neighbourhood park, a recreational facility or a similar family oriented development.

Response – This part of Kentwood is not included in the boundaries of either the Kentwood Northeast NASP or the Kentwood East Outline Plan (refer to the map in Appendix 3). There is thus no future land use plan for this area to guide rezoning and subdivision proposals. No open spaces are provided in the Kentwood East Outline plan. A neighbourhood park is proposed in the Kentwood Northeast subdivision which is now under construction. In total, the park/school site, municipal reserves, walkways, wetlands and berms in the Kentwood Northeast NASP make up 32.3% of the total land area. This area is developing over time and long range planning provides that eventually parks and open spaces will be available.

Under the present land use designation of PS Public Service (Institutional or Governmental) District permitted uses for the application site include public recreation and sport activities, any use for national defence purposes which does not prejudice the character of surrounding properties, and institutional service facilities such as schools, places of worship, municipal services or administrative functions, etc. Discretionary uses that could be considered on the application site under its present zoning include rehabilitation or corrective centres, parking ancillary to any approved permitted or discretionary use, offices for community oriented groups with recreation as part of their programs, and retail sales of goods required in connection with any approved permitted or discretionary use.

Architectural Controls

Concern – Some residents stated that when this part of Kentwood was first built there were architectural controls, and asked why the City would now allow this kind of development?

Response – The application site has never been subject to any architectural controls. The conceptual rendering of the proposed development indicates that

the HHSA is willing to pay attention to architectural treatment. Under Sections 195 and 197 of the Land Use Bylaw the Municipal Planning Commission, who considers the merits of a discretionary use development permit, has the authority to require increased development standards for infill development such as the proposed project. Such increased standards could include that the new development matches the standards of existing development in the neighbourhood.

Extent of the Proposed Development

Concern - The proposed handicapped development is too large and should be scaled down to a maintainable size, e.g. nine units.

Response – The HHSA indicated that the project is financially viable at a minimum of 60 units. They are proposing 64 units in the apartment building. The proposed 18 to 20 town houses would be phase 2 of the project and would make the project financially more feasible in terms of providing additional rental income, keeping rents affordable, providing the option of home ownership and facilitating a variety in resident population (e.g. handicapped persons and others). The HHSA is a not-for-profit organization.

Property Taxes and Mortgage Payments

Concern – Residents suggest that renters make no investment as home-owners do by paying property taxes and mortgages.

Response – Although the tenants would not directly pay mortgages and property taxes, part of the rent that would be paid to the HHSA would go towards paying the mortgage and property taxes. Just because a building is a rental building does not mean that it does not have an accountable landowner with personal interest in the upkeep and enhancement of the property and the surrounding neighbourhood. The HHSA as landowner likely would be as much a stakeholder in the neighbourhood as any other property owner.

Other Issues

No comments from a planning perspective are offered with regard to the other outstanding issues raised by the residents, i.e.

- the view that tenants are 'transients' are non-responsive and could be careless towards the neighbourhood they live in;
- the perception that low income housing also means less property maintenance and more crime/mischief, and that the HHSA is unable to provide property maintenance guarantees;
- that the HHSA could sell the property to another private developer who could neglect the maintenance of the property;
- the possible adverse effects on property values;

- the perceived negative associations with North Red Deer;
- the perceived high risk behaviour of mentally handicapped persons and the possible threat to children; and
- the opinion that people will lose the feeling of community and pride of living in this area.

Some of these issues are addressed in the written response from the HHSA as part of the rezoning application (refer to Appendix 1), and in the Social Planning Department's comments appended to this report.

CONCLUSION FROM A COMMUNITY PLANNING PERSPECTIVE

From a land use and community planning perspective, the proposed development is considered to be 'residential' just as any other apartment building and townhouse complex would be, in any other neighbourhood. The proposed project would add to the variety of housing options available in Kentwood. For new neighbourhoods, the City's *Subdivision & Planning Guidelines* requires a variety, mix and range in housing provision in terms of building types (e.g. single family detached and semi-detached, multi-attached and multiple family), ownership options (e.g. rental vs. owner occupancy), and affordability. It also requires that provision be made in each new neighbourhood for social care housing, which may include seniors' or special needs housing.

The application site is in an established neighbourhood, but we believe the principles of the *Planning & Subdivision Guidelines* still apply for infill development, provided the neighbourhood is consulted in the matter. Therefore, care has been taken to ensure thorough public consultation, first through a Project Steering Committee to provide an opportunity for direct input to the design process, and then a public open house to allow opportunity for general review and comments. Both these opportunities were advertised through newsletter distribution, and each time more than 200 dwellings in the immediate surroundings were contacted. At the first opportunity only 5 residents were interested to join the Project Steering Committee, and at the second opportunity only 12 residents attended the open house. After the open house, only 8 comment sheets were received. In our opinion the consultation process was open and inclusive, and provided a bottom-up approach. We do not wish to downplay the concerns of those residents who did participate in the consultation process, but to us the apparent lack of interest indicates that the majority of the neighbourhood residents are not concerned about the proposed infill development by the HHSA.

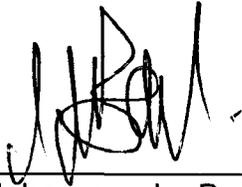
The HHSA policy is to provide housing options for people with special needs in a way that fully integrates them with society in general. For this reason the HHSA believes that special needs housing should not be exclusively for people with special needs, but that provision should be made for a range of residents,

including physically and mentally handicapped persons, persons with other special needs (e.g. single parents), and other persons.

Planning staff offer the opinion that the conceptual design stage of the proposed development indicates that it can meet standards similar to those of the R2 District without significant relaxations, and that it is appropriate from a community planning perspective to allow the rezoning of the application site to a Direct Control District which is based on the R2 standards and include additional standards to reflect community input.

RECOMMENDATION

That Council gives first reading to Bylaw Amendment No. 3156/KK-2002, seeking to rezone the north vacant portion of Lot 1 Block 2 Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Direct Control District No. 18.

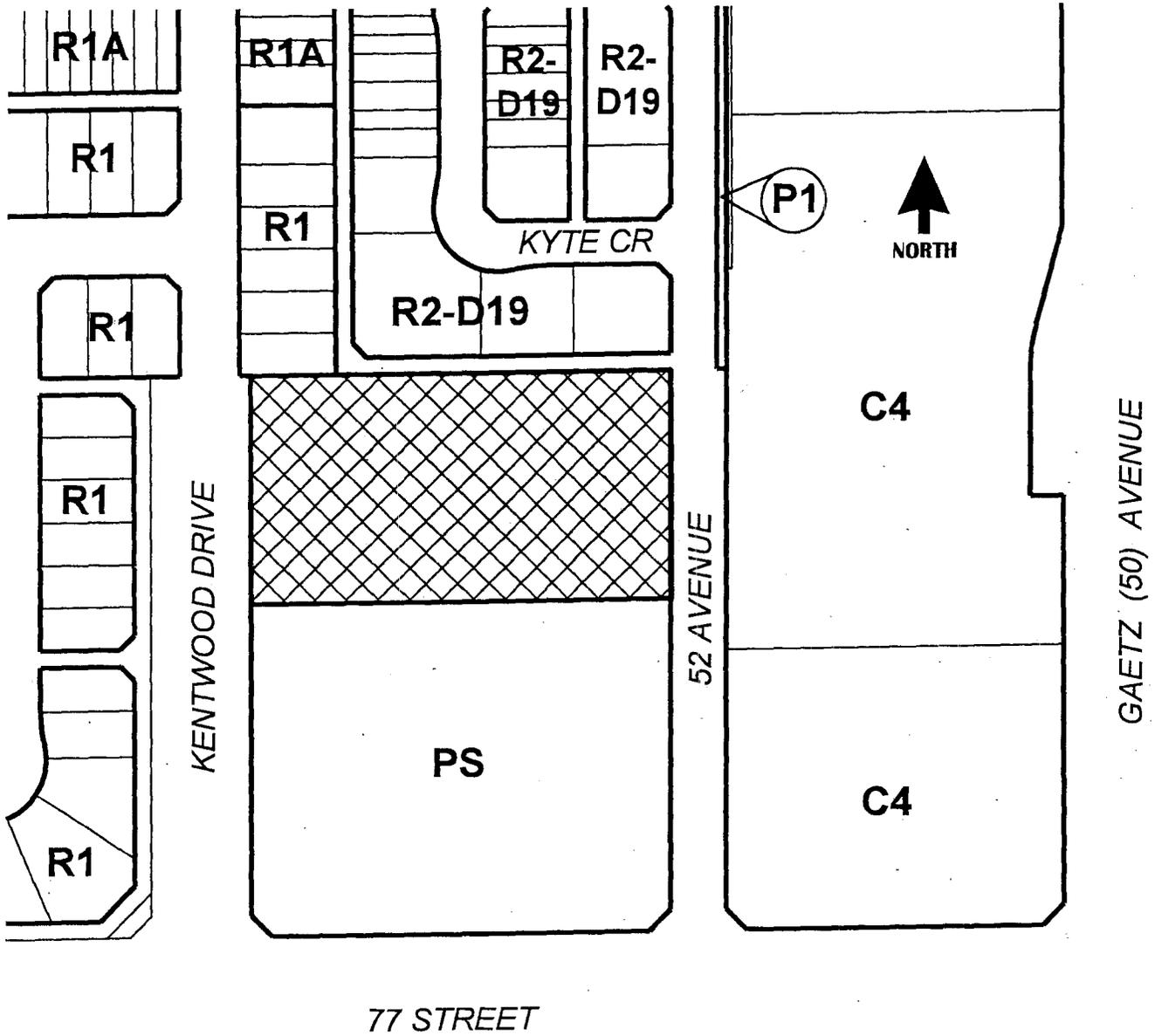


Johan van der Bank, TRP (SA)
Planner

- cc: Colleen Jensen, Director of Community Services Division
- Pam Ralston, Community Facilitator, Social Planning Department
- Barbara Jeffrey, Social Planning Manager
- Wendy Klassen, Housing Coordinator, Red Deer Housing Committee
- Dave Haut, Executive Director, HHSA

- cc after agenda is public:
 - Fred Folkerts, New Life Fellowship Church
 - Kentwood Residents Project Steering Committee: Anne Klepper, Anne Erwin, Leslee Burton, Paul de Leeuw and Stacy Barnes

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 PS - Public Service (Institutional or Governmental)
 DC(18)-D60 - Direct Control District No. 18 with a density of 60 Dwelling Units per hectare.

Change from :
 PS to DC(18)-D60 

MAP No. 39 / 2002
 BYLAW No. 3156 / KK - 2002

APPENDIX 1 REZONING APPLICATION



703, 10050 - 112 Street, Edmonton, Alberta, T5K 2J1. Tele: 780-451-1114 Fax: 780-451-2267

July 26th, 2002

City of Red Deer
Attention: Johan Van der Bank
City Planning

Dear Mr. Van der Bank,

Handicapped Housing Society of Alberta is pleased to make application to the City of Red Deer for rezoning. We have made an offer to purchase a 3-acre parcel from New Life Fellowship Church in Kentwood subject to the rezoning application being approved. HHS A and the City of Red Deer Planning Department has conducted community feedback surveys and held an open house on July 04th, 2002. The application that is now being submitted is a culmination of that community feedback.

The proposed development targets the affordable housing shortage in Red Deer, in a neighborhood that will provide a safe atmosphere for our residents, and in return, enhance the community of Kentwood. With the increasing demand for rental units in Red Deer, the cost of renting also increases, resulting in a worsening demand for affordable housing for the large percentage of families and individuals that earn below average wages.

We find this site attractive because of the support of the church congregation, the secluded setting, and a strong community atmosphere. There will be no negative traffic impact as New Life Fellowship Church has committed to maximize their parking usage and conform with zoning bylaws. Attached to this letter is a proposed layout of their lot showing the immediate and future expansion possibilities.

The proposed clientele served by this development would include entry level workers such as daycare workers, custodial staff, bank employees, and even entry level management.

We will also provide affordable housing to persons with disabilities on the \$855 per month AISH allowance. Currently in Red Deer, there limited options for these people and they are forced to spend up to 80% of their income on housing, compromising the other necessities of life.

There will be 20 transitional units focused on assisting clients who are initiating a new start for themselves. These clients may be women leaving abusive and violent



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relationships, single mothers trying to make a better life for their children, someone currently living in unsafe or unfit living conditions because of lack of affordable housing.

This facility will be what is deemed a mixed development with a diverse age, social and economical range. There will be residents who can afford market rents combined with those that can't. This erases the social stigma attached to people with below average wages or handicaps, and gives them confidence to aspire. There will be no segregation of income; all residents will live together in a community focused on a positive future.

We apologize for the time restraints imposed by this application, and note that the building elevation of the apartment building is forthcoming. Thank you in advance for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Haut', is written over a faint circular stamp.

Dave Haut
Chief Executive Officer
HHSA



703, 10050 - 112 Street, Edmonton, Alberta, T5K 2J1. Tele: 780-451-1114 Fax: 780-451-2267

Answers to the Summary of comment sheets received from the public open house held on July 4, 2002

1. Parking will be congested on the streets.

The proposed development meets the zoning requirements with 2 parking stalls per townhouse and 98 stalls for 64 apartment units. HHSA will also assist the church in redesigning their lot to meet their parking needs.

2. Kentwood Drive and 52 Avenue traffic volumes will increase.

As requested by the community steering committee, there will be no access to Kentwood Drive from the proposed development. All traffic will utilize 52 avenue, which is not a major collector.

3. More vehicles/people means more noise.

This complex is in the south-eastern most edge of Kentwood therefore traffic and pedestrian traffic incursions by the residents of the proposed development would be negligible. Predominantly our clients utilize public transportation.

4. The site is small and will be congested.

The total site area is 3 acres and the building area falls within the 40% building area defined by the zoning bylaw.

5. The density of the proposed development is too high.

The density is well within the allowable numbers set out in the zoning bylaws of Red Deer.

6. People will lose the feeling of community and pride of living in this area.

The proposed development will utilize state of the art architecture which will result in an appealing development that will be well maintained. We believe this complex will be a benefit to the community and will be much more visually appealing than a parking lot.

7. The site is an open area and forms the first impression of the community, which will be lost due to the proposed development.

As mentioned above, these will be well designed buildings placed behind mature trees and landscaping. HHSA prides itself on property maintenance and "curb appeal". Our current property at 4827-55th street in Red Deer is just one example of our excellent maintenance program.

8. Renters are transient and do not have a commitment to the improvement of and participation in the neighbourhood.

In our 30 years of experience, we have found that our clientele are conscientious, caring citizens who desire as much for their community as those who own a home. Renters can be bank employees, bakers, child care workers, social workers, volunteers, seniors, etc.



703, 10050 - 112 Street, Edmonton, Alberta, T5K 2J1. Tele: 780-451-1114 Fax: 780-451-2267

9. Renters make no investment as home-owners do by paying property taxes and mortgages.

We are extremely proud of our history, and a reputation that resulted in the Avonmore community in Edmonton actually seeking us out to work with them in their neighbourhood. Our belief is that if our clients know that we care enough for them to provide a beautiful home to live, they will reciprocate that pride.

10. Handicapped and low income housing is much needed in Red Deer, but the proposed location is unacceptable. A more suitable location would be a central Red Deer location.

We feel that Kentwood is a valuable neighbourhood, full of caring citizens. We find that our clientele are just as concerned about where they are going to live as residents in existing communities are about who will be moving in.

11. Kentwood is already faced with many challenges such as the train, commercial areas, industrial areas, highway noise and a manufactured home community, and another "negative" is not needed.

The proposed development is purely residential in nature, not commercial or industrial. Our clientele are no different from you or I, they just make below average wages or walk with a cane or use a wheelchair. A well maintained multi-family community is not a detriment.

12. In stead of this proposed development, this part of Kentwood requires a neighbourhood park, a recreational facility or a similar family oriented development.

Defer to Parkland Planning.

13. Why is Kentwood targeted for this kind of development, and not Deer Park, Anders on the Lake or Rosedale?

The proposed development would be a self contained, inward facing, landscaped buffer between the commercial and residential buildings already in place. This site would have the same zoning as the northern areas of Kentwood, and we have the support of the church congregation to be their neighbour.

14. When this part of Kentwood was first built there were architectural controls. Why would the City now allow this kind of development?

This will be a quality building, designed with the neighbourhood characteristics in mind. If there are certain architectural style restrictions set out in the zoning bylaw, HHSA would surely abide by those.

15. The development of low income housing in established neighbourhoods decreases surrounding property values.

There is at present, lower income zoning deep within the community, such as the RA1 and RA2 zones. It is our experience that a well run, well maintained development does not negatively impact an R2 area like Kentwood.



703, 10050 - 112 Street, Edmonton, Alberta, T5K 2J1. Tele: 780-451-1114 Fax: 780-451-2267

16. It seems that often low income housing also means less property maintenance and more crime/mischief.
HHSA is very proud of our approval rating within the community. In Edmonton, we own a 79 unit building that houses university students to seniors, fully ambulatory to handicapped. This mixed housing development has next to no internal crime. Edmonton City Police Department has toured our properties and found them to be of little affect to crime statistics. We will be forwarding a letter supporting our developments.

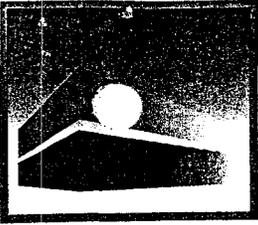
17. The proposed handicapped development is too large and should be scaled down to a maintainable size, e.g. nine units.
We feel that 3 units per acre is not economically feasible, and much lower density than surrounding areas.

18. The proposed development does not provide for a playground or activity centre for the children who might live there.
We have in mind to provide a play area on the south-west side of the multi-tenant building, as well as community/social program space within the building.

19. The HHSA could sell the property to another private developer who could neglect the maintenance of the property.
It is HHSA's mandate to provide stability by developing units suitable for our clients and providing long term, self-sustaining properties. We have owned properties since 1972.

20. There was not sufficient commitment from the developer regarding tree placement on the north edge of the property.
HHSA is committed to landscaping and planting/moving trees to provide a suitable buffer to the surrounding community.

John Poppitt
 Project Developer
 HHSA



Ralph Salomons

commercial inc.

#2, 7883 - 50th Avenue
 Red Deer, AB T4P 1M8
 Tel: (403) 343-3023
 Cell: (403) 340-4190
 Fax: (403) 343-6490
 Email: ralph@ralphsalomons.com

July 16, 2002

Parkland Community Planning Service
 500 4808 Ross Street
 Red Deer AB T4N 1X5

Attention: Johan Vander Bank

Re: New Life Church sale to Handicapped Housing

Please find attached a copy of a drawing of the proposed parking lot expansion at New Life Church. This expansion will be constructed upon the subdivision of the Church site being approved and completed.

Should you have any questions, please contact our office at 343-3023.

Sincerely

RALPH SALOMONS COMMERCIAL INC.

for Ralph Salomons

cs
 Enclosure

- c Dave Haut - Handicapped Housing Society of AB
- c John Poppitt - Handicapped Housing Society of AB
- c Wendy Klassen - Red Deer Housing Community

B & M AGWELDING SERVICES

FACSIMILE TRANSMITTAL SHEET

TO:	Ralph Salomons	FROM:	Ben Vander Wekken
COMPANY:		DATE:	7/15/2002
FAX NUMBER:	343-6490	TOTAL NO. OF PAGES INCLUDING COVER:	2
PHONE NUMBER:		SENDER'S REFERENCE NUMBER:	
RE:	Church Parking Stalls	YOUR REFERENCE NUMBER:	

URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS:

Ralph:

The following is a proposed drawing of the potential changes to the parking lot at New Life. We have shown the possibility of providing 144 stalls around the building right away, and the dark lines show the potential for providing for another 84 stalls at a future date should they be required. All measurements are approximate and the drawing is for information purposes only and not to be considered as an official drawing. I hope this helps

DEVELOPMENT STATISTICS

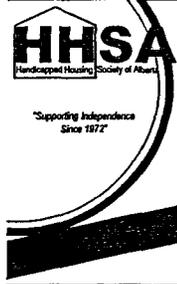
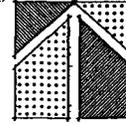
PROJECT - SEVENTY SEVEN TWENTY CLOSE
 PROJECT DEVELOPER - The Handicapped Housing Society of Alberta
 LAND USE DESIGNATION - Proposed - R2
 LAND OWNERSHIP - FEE SIMPLE
 LEGAL DESCRIPTION:

Proposed LOT 2
 Block Two
 KENTWOOD plan no. 782 1439
 3.064 Acres (1.24 HA)
 1/4 address: 7120 - 92 Ave.

PHASE ONE - 64 SUITE APARTMENT COMPLEX
 14 Two Bedroom Units
 50 One Bedroom Units
 TOTAL GROUND FLOOR SITE COVERAGE - 19410 SQ. FT. (1806m)

PHASE TWO - 4 5 UNIT TOWNHOME BUILDINGS
 20 - Three Bedroom Townhomes
 Ten Units with basements
 TOTAL GROUND FLOOR SITE COVERAGE per Suite building
 4500 SQ.FT. (418m) total 4 buildings 18000 SQ.FT. (1672m)

AREAS:
 PHASE ONE - DEVELOPMENT AREA - 28,500 sq.ft. (2976.65sqm)
 PHASE TWO - DEVELOPMENT AREA - 23,857 sq.ft. (254sqm)
 PARKING AREA - 50,404 sq.ft. (4682.55sqm)
 PARKING REQUIRED - 124 PARKING SPACES
 PARKING PROVIDED - 142 PARKING SPACES
 LANDSCAPED AREA - 49,965 sq.ft. (4641.75sqm)



DO NOT SCALE THIS DRAWING
 Every day, development, building and other projects are completed on the world. The world is a complex place and the building industry is a complex one. It is the responsibility of the architect to ensure that the building is safe and sound. The architect is responsible for the design and construction of the building. The architect is not responsible for the construction of the building. The architect is not responsible for the construction of the building.

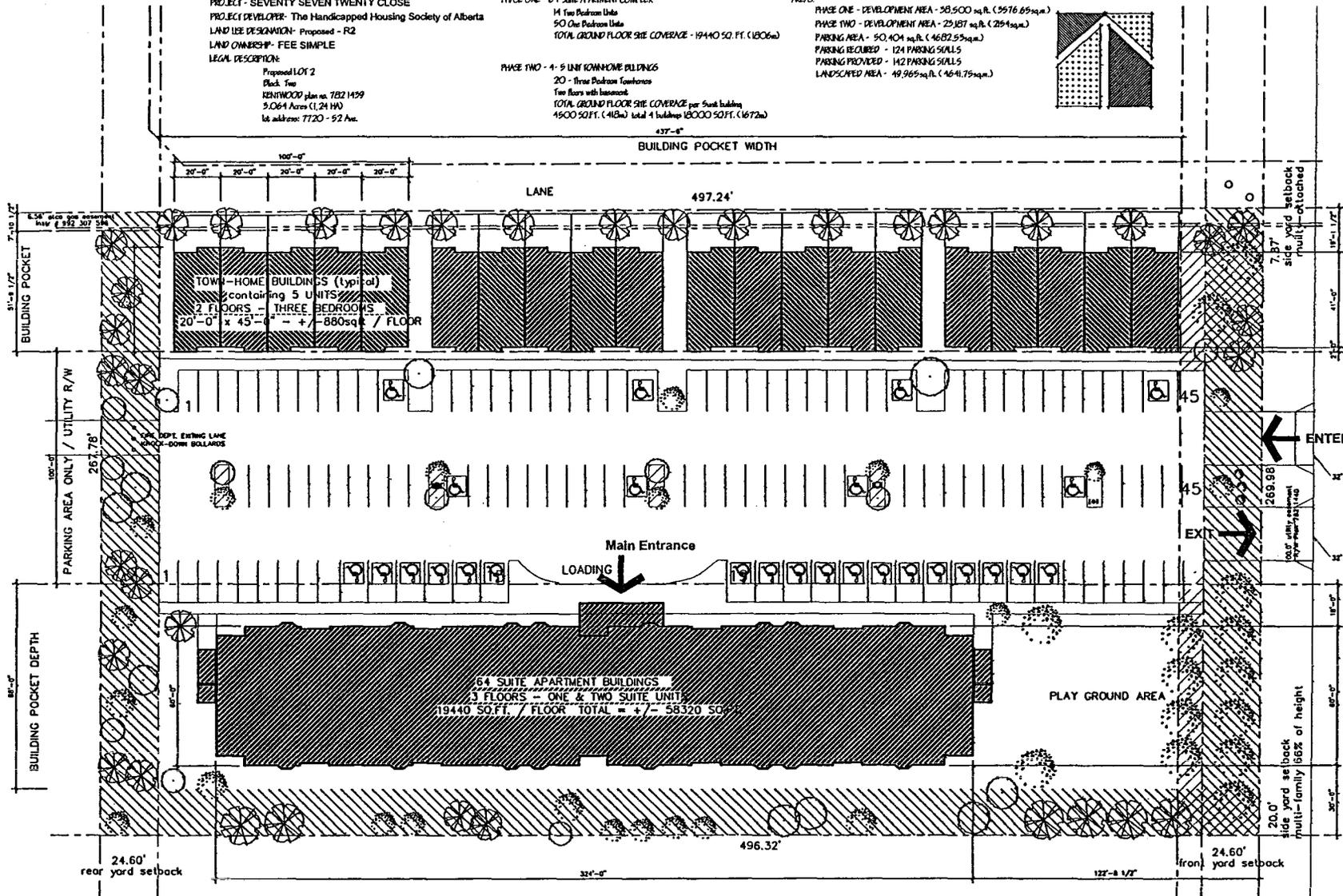
RE-DESIGNED FOR ZONING AUG. 2002
 RE-DESIGNED FOR REZONING JULY 2002
 CONSULTANTS:

KENTWOOD
 LANE
 HOUSING
 PROJECT

RED DEER
 SITE PLAN with
 R/W PLANS &
 SETBACKS

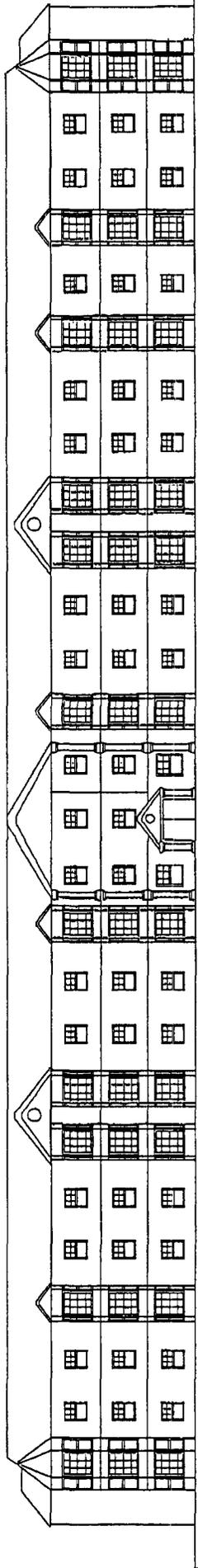
CAD DWG: E. VORSA
 SCALE: AS NOTED
 DATE: JULY 2002
 DRAWN BY: JIP
 CHECKED BY: JIP
 PROJECT NO: 003

DWG. No.: A1



SITE PLAN

SCALE: 1" = 20'-0"
 0' 5' 15' 25' 50'



Multi-Family Dwelling Front Elevation

**Kentwood
Lane
Housing
Project**

Multi-Family
Dwelling

Date: July 26, 2002
Issued for zoning

A2

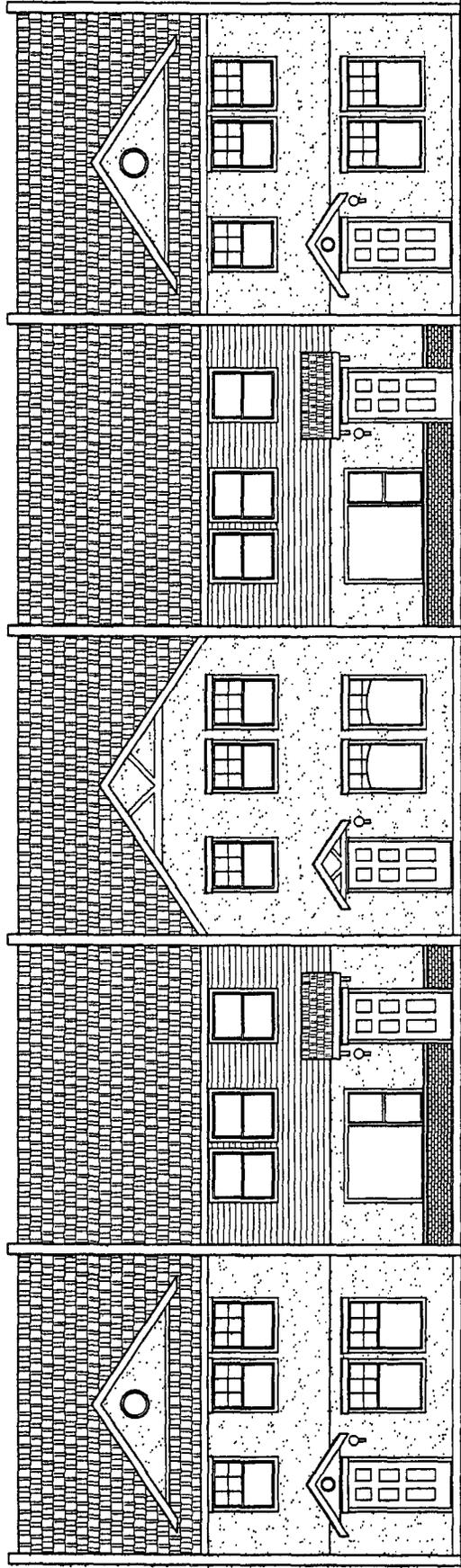


DO NOT SCALE THIS DRAWING
 VERIFY ALL DIMENSIONS, MATERIALS AND FINISHES SHOWN IN
 THIS DRAWING AND CHECK THE QUALITY OF THE WORKMANSHIP
 BEFORE ACCEPTING THE WORK. THE CONTRACTOR SHALL BE
 RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND
 STRUCTURES UNDER THE GROUND. THE CONTRACTOR SHALL
 AT ALL TIMES MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES
 AND UTILITIES AT ALL TIMES.

NO. ISSUED FOR 2
 CONSULTANTS

KENTW
 LANE
 HOUSIN
 PROJEC
 RED DEER
 TOWNHOME
 UNITS

CAD DWG:
 LEV: 1
 DATE: JULY 21
 DRAWN BY:
 CHECKED BY:
 PROJECT NO:
 SHEET NO.: A



**TOWNHOUSE FRONT
 ELEVATION**



Social Planning Department

SP - 6.750

DATE: July 30, 2002

TO: Johan Vander Bank, Planner
 Parkland Community Planning Services

CC: Colleen Jensen, Community Services Director
 Barbara Jeffrey, Social Planning Manager

FROM: Pam Ralston, Community Facilitator

SUBJECT: Social Planning Department's Comments on Rezoning Application:
 Handicapped Housing Society of Alberta
 Development of Kentwood Lane Property at the New Life Fellowship Church

Council's first introduction to this housing plan was as "Monarch Place". The partnership has evolved. Handicapped Housing Society of Alberta (HHSA) has become the developer/owner/manager. The Monarch Board has become a group committed to fundraising and construction, a role they can offer to other partnerships in the future if they choose to participate beyond this initiative.

At this point, after a long and difficult search for appropriate and cost-effective land, the partnership will be requesting Council to rezone the land from Public Service (PS) to R2.

BACKGROUND

Some members of the community have questions as to "who would live there", "how are tenants being selected" and "what rents are being charged"? These are not questions that determine a change from PS to R2 zoning. This is not a social care residence. However, during the community consultation process the concept of "low income" housing was introduced. In honouring the consultation process and out of respect for those who participated, it is important to respond and clarify.

- As you know in Red Deer, as in many other rapidly growing cities, we have almost no available rental housing, and market rents that remain high for Red Deer. What this means is that many people living and working in Red Deer cannot find a place to live that they can afford. Affordable housing currently means different things to different people. Essentially we all need to be able to afford the cost of our homes. We need a wide range of affordability in the housing options in the community.
- The housing issues affecting families and individuals are well beyond the stereotypical "homeless" person. We are also committed to building strong

Page 2/2

community by not segregating people. The intent in creating housing solutions mirrors the approach of the City of Red Deer in planning neighbourhoods.

- The words “low income” or “subsidized” housing often bring stereotypical images to mind of large, unattractive, run-down buildings filled with people whose lives are consistently and chronically dysfunctional. In this development the partners are designing attractive, quality housing that will involve a mix of population that is comparable to that which exists throughout many of our neighbourhoods. For many, having rents that are appropriate to their income levels is all that they will need to avoid crisis and to become contributors to their community and Red Deer.
- Handicapped Housing Society of Alberta as owner/manager will be establishing the rents based on the costs of operating the building, including on-going and long-term maintenance and management costs. This is not unlike any other building owner with rental property.
- The proposed building does not have rent subsidies attached to it. HHSA has received funds and contributions to assist with the cost of construction. This will allow them to charge less than market rent in some of the units.

CONCLUSION

The answer becomes – this is not an identifiable, stereotypical “kind of housing”. It is a creative solution to Red Deer housing shortages that addresses community concerns and could well provide a model for other developments in the community.

The focus of the request is for approval of a zoning change that will allow for multi-family development, rather than approval for who may live in the development. The zoning change, however, will facilitate the implementation of a creative solution in a way that benefits the community as a whole, by meeting the needs of many citizens.

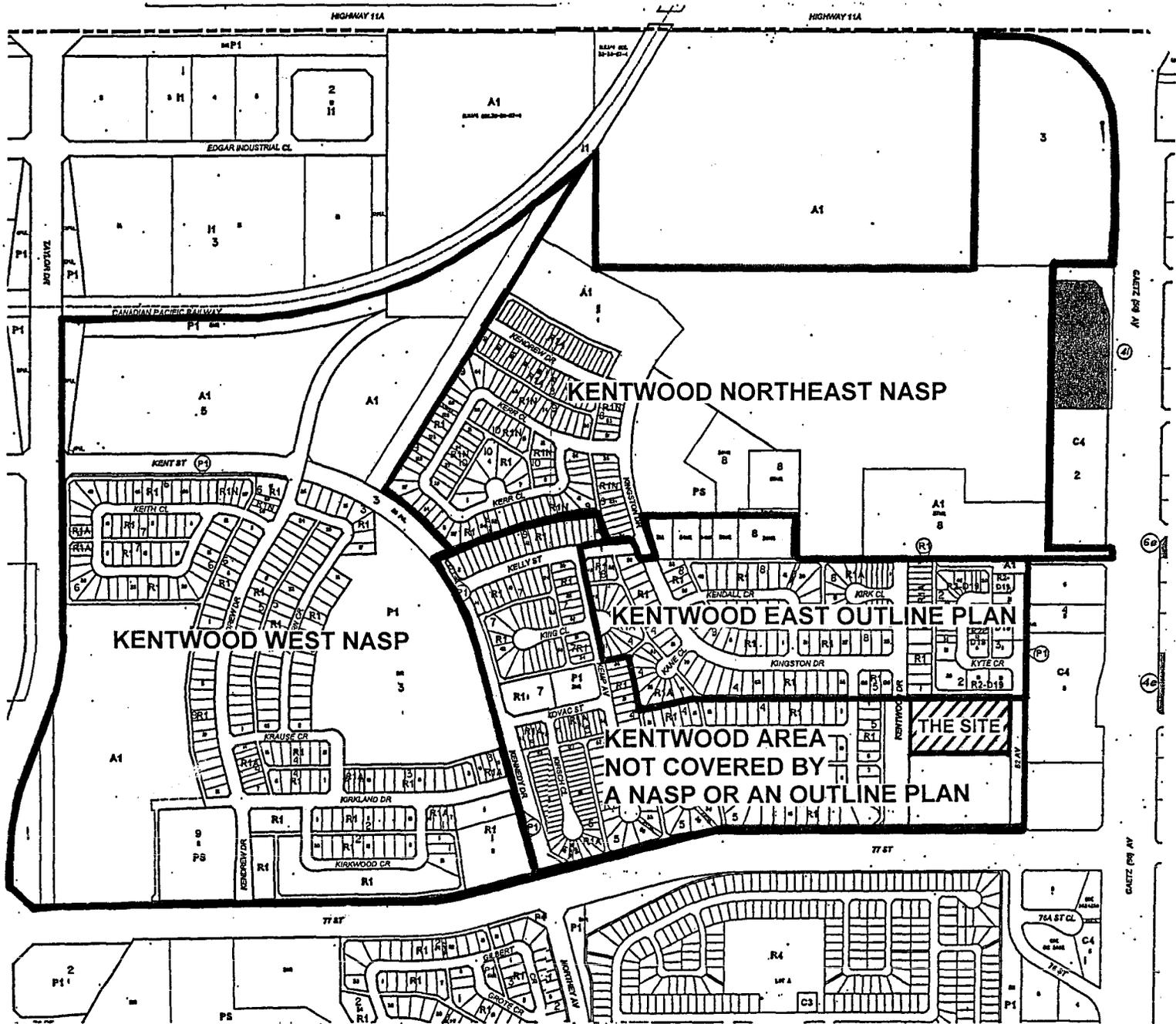
RECOMMENDATION

Social Planning has no concerns regarding this development, and recommends Council support for the rezoning of the noted property from PS to R2.



Pam Ralston, Community Facilitator

:bs'



(NASP = Neighbourhood Area Structure Plan)

**APPENDIX 3
LOCATION OF
NASP'S AND OUTLINE PLANS
IN KENTWOOD**
(NASP = Neighbourhood Area Structure Plan)

September 4, 2002

Kelly Kloss
City Clerk
City of Red Deer
City Hall
Box 5008, 4914 – 48th Avenue
Red Deer, Ab. T4N 3T4

Dear Sir:

The Handicapped Housing Society of Alberta is the applicant for the rezoning bylaw no. 3156/KK-2002, presently zoned PS. to DC – 18. In consideration of this rezoning application, HHSA would like the council to revise the density requirements for this project.

As per the City of Red Deer's development guidelines and design criteria for density of housing we would like to amend the criteria for this site and include it within the direct control district application.

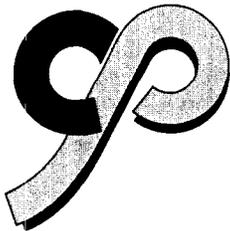
At present this site has a designed density of 74 housing units which then can be converted to +/- 199 persons living within those units.

The HHSA would like to propose as per the plans attached to the application; 84 units, of which +/- 60% are one bedroom housing units, with a maximum of 160 persons within the completed project. This would result in a reduction of allowable persons by thirty-nine living within this area of land. The increase of allowable living units within the site, which is the intention of this development; is to provide housing for persons that are hard to house due to their lack of income and/or mobility.

Thank-you for your attention on this matter, and if you or city council has any question about this project, please do not hesitate to contact the writer at either 1-780-471-6362 or e-mail at poppitt@shaw.com

Sincerely,

John Poppitt.
Project Developer



DATE: September 4, 2002

TO: Kelly Kloss, City Clerk

CC: Barbara Jeffrey, Social Planning Manager
Pam Ralston, Community Worker

FROM: Planning Staff

RE: Proposed density increase - Bylaw 3156/KK-2002
Handicapped Housing Society of Alberta
Kentwood rezoning proposal

In response to the letter from Mr. John Poppitt on behalf of the Handicapped Housing Society of Alberta (HHSA) in the above regard, dated September 4, 2002, planning staff wish to provide Council with the following information.

The recommended density for the housing project proposed by the HHSA was calculated based on the available population capacity in the surrounding area of Kentwood which is not included within the boundaries of the Kentwood West Neighbourhood Area Structure Plan, the Kentwood Northeast Neighbourhood Area Structure Plan or the Kentwood East Outline Plan. Based on the existing estimated population in this area and the maximum number of people that could potentially be accommodated in this area under the City's maximum density of 45 persons per hectare, there is a capacity for an additional 199 persons. This available population capacity is allocated to the application site, it being the only vacant site in this area of Kentwood.

Applying the same standards and calculation factor (i.e. an average household size of 2.67 persons) as we did for all other density restricted sites when we converted the density measurement in the Land Use Bylaw from "number of persons per hectare" to "number of dwelling units per hectare" under Bylaw 3156/G-2002 in May 2002, produces a density of 74 dwelling units for the HHSA site to accommodate the available capacity of 199 persons. At the proposed site area of 1.24 hectare this is expressed in a density restriction of D60, which means a maximum of 60 dwelling units per hectare. The recommended density restriction would allow the HHSA to construct 74 dwelling units on the property. In their application they proposed to construct 84 dwelling units.

The project as proposed would consist of 50 one-bedroom dwelling units, 14 two-bedroom dwelling units and 20 three-bedroom dwelling units. The one-bedroom dwelling units would make up 60% of the total number. The HHSA indicated in a letter dated July 31, 2002 that they adhere to provincial social housing standards, modified by their own internal criteria, which allows one child per bedroom, and that predominantly, their clients are single, and if they have kids, the HHSA adheres to these standards. The HHSA indicated that the 20 three-bedroom townhouse units proposed with this housing project would predominantly be utilized by single parents with two kids.

Based on the above assumptions, it may be assumed that an 84-dwelling unit housing project as proposed by the HHSA would accommodate a population of between 140 and 160 persons. However, there is no way for the City to control and police these conditions. In addition, if for any valid reason the HHSA decides not to proceed with the project and sells the property with residential zoning to another developer who does not provide social housing and does not follow provincial standards of occupancy as the HHSA does, a housing project of 84 dwelling units could accommodate up to 222 persons, if the City's standard occupancy ratios are applied, even with one child per bedroom.

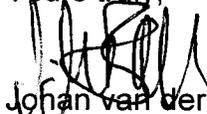
Planning staff therefore do not support the increase in density requested by the HHSA. The 2.67 conversion factor is the same conversion factor used in Bylaw Amendment 3156/G-2002 when all other properties with density restrictions were converted from persons per hectare to dwelling units per hectare (May 2002).

In order to add more units on this site, as requested by the HHSA, Council would have to either:

- agree to increase the density of this area of Kentwood beyond the maximum 45 persons per hectare City standard, which would not be fair to previous developers or residents in the area, as no other planning area has exceeded this density; or alternatively
- decide to use a lower conversion factor than 2.67 persons per dwelling unit, but that would undermine the recently adopted Bylaw Amendment 3156/G-2002 and set a precedent which may lead to other similar requests by multiple family property owners for increases in density

We recommend that Council follow our initial recommendation, which is to restrict the density of the application site to 60 dwelling units per hectare. If however Council wishes to increase the density as requested by the HHSA, alternatives of Bylaw Amendment 3156/KK-2002 and Map No. 39, reflecting the appropriate changes, are available from the City Clerk.

Yours truly,



Johan van der Bank, Planner
Parkland Community Planning Services

Record of Phone Message Received at City Clerk's Department on Friday, October 4, 2002:

From: Leslie Lokos
29 Kingston Drive
Phone: 347-4137

Re: Land Use Bylaw Amendment 3156/KK-2002
Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East

Message: Ms Lokos would not be able to attend the Public Hearing on Monday, October 7, 2002 and wanted to say that she is OPPOSED to this development.

Kelly Kloss

From: Gail Surkan
Sent: October 02, 2002 6:04 PM
To: 'I-Bev Hughes'; 'I-Dennis Moffat'; 'I-Diana Rowe'; 'I-Jeff Dawson'; 'I-Larry Pimm'; 'I-Lorna Watkinson-Zimmer'; 'I-Morris Flewwelling'; 'I-Vesna Higham'
Cc: Kelly Kloss
Subject: FW: Rezoning Monarch Place Project

From: **Wayne Thompson** [<mailto:Wayne.Thompson@gov.ab.ca>]

Sent: September 30, 2002 11:14 AM
To: 'gails@city.red-deer.ab.ca'
Subject: Rezoning Monarch Place Project

I sending this note to you to voice my support for the rezoning application that will allow the Monarch Place Project to proceed. Affordable and accessible housing has been a major concern in Red Deer for a long time and the Monarch Place Project is one way to help address this growing need. Everyone needs a safe and adequate place to live but so often individuals and families are not able to afford the market rate rents that are being demanded by landlords. Families in transition after crisis and person with disabilities are in dire need of affordable and accessible housing. Monarch Place is one answer to this growing problem. The Handicapped Housing Society of Alberta has a proven track record for managing this type of project and will provide a facility that does not impact negatively on the surrounding neighborhood and community. I encourage you and other Council members to support the application for the rezoning of the property to allow for this very critical project to proceed.

Thanks for your consideration.

Yours truly

C. Wayne Thompson

This communication is intended for the use of the recipient to which it is addressed, and may contain confidential, personal, and or privileged information. Please contact us immediately if you are not the intended recipient of this communication, and do not copy, distribute, or take action relying on it. Any communication received in error, or subsequent reply, should be deleted or destroyed.

[This message has been scanned for security content threats, including computer viruses.]

PETITION

Page _____

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

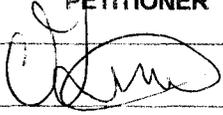
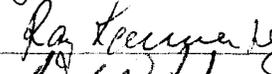
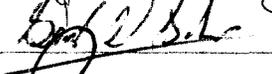
TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

Vote Against Re-Zoning Property at New Life Fellowship
from public service to Residential

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Val Borth

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	Carla Giannoudis	62 Kingston	July 19/02	
	John Giannoudis	62 Kingston	July 19/02	
	RAY LANNENBERG	62 Kennings Cr	July 30/02	
	GERRY SCHMEIDER	42 KINGSTON DR	Sept 9/02	
	Robert Burton	21 Kendall Cres.	Sept 9/02	

NOTES: (3)

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- In the absence of a municipal address, indicate legal description of property on which petitioner resides.
- Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

PETITION

Page _____

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FORTO:

VOIE AGAINST RE-ZONING PROPERTY AT NEW LIFE FELLOWSHIP CHURCH (77 STREET & 52 AVE - KENTWOOD EAST) FROM PUBLIC SERVICE TO RESIDENTIAL (R2)
 NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Joanne Emman

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>[Signature]</i>	JEFF WHITNEY	94 KENWOOD CR.	JULY 29/02	
<i>[Signature]</i>	LES STWED	119 Kenniway Cr	July 29/2002	
<i>[Signature]</i>	STEVE GARDNER	12 KIRBY ST	July 29/02	
<i>[Signature]</i>	ALICE STEPHENSON	83 KERR CLOSE	July 29/02	
<i>[Signature]</i>	SCOTT MILLER	20 KIRBY ST.	JULY 29/02	
<i>[Signature]</i>	JANICE MILLER	20 Kirby St.	July 29/02	
<i>[Signature]</i>	DARYL TANGERMAN	50 KINGSTON DR.	July 29/02	
<i>[Signature]</i>	CONNIE GIESBRECHT	78 KINGSTON DR		
<i>[Signature]</i>	Lance Harrison	32 Kentwood Dr	July 29/02	
<i>[Signature]</i>	Catharine Brown	37 Kentwood Dr	July 29/02	
<i>[Signature]</i>	HAROLD MURPHY	39 KENTWOOD DR	July 29/02	
<i>[Signature]</i>	Gerald Murphy	39 KENTWOOD DR	July 29/02	

NOTES:

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(12)

PETITION

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR TO:

VOTE AGAINST RE-ZONING PROPERTY AT NEW LIFE FELLOWSHIP CHURCH (7751 + 52 AVE - KENTWOOD EAST) FROM PUBLIC SERVICE TO RESIDENTIAL (R2)

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Donna Eason

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>[Signature]</i>	AND SMITH	58 Kingston Dr	July 18/02	
<i>[Signature]</i>	CHARLES SMITH	58 Kingston Dr	" "	
<i>[Signature]</i>	DENIS SPROXTON	167 Kingston DR	July 18/02	
<i>[Signature]</i>	Penny Zhang	101 Kingston Dr	July 18/02	
<i>[Signature]</i>	JEAN WINTER	89 KENNINGS CR	July 19/02	
<i>[Signature]</i>	JENNIFER BROWN	31 Kirby St	July 19/02	
<i>[Signature]</i>	Travis Brown	31 Kirby St	July 19/02	
<i>[Signature]</i>	JOHN CHRISTIAN	8 KIRBY	July 19/02	
<i>[Signature]</i>	RAMIC BAHRA	27 KENTWOOD DR	July 19/02	
<i>[Signature]</i>	RACE LANN	31 Kentwood Dr.	July 17/02	
<i>[Signature]</i>	RICK HORN	41 KENNINGS CRESS	July 22/02	
<i>[Signature]</i>	KEN NOWOCHIN	69 KENNINGS CRESS	July 22/02	
<i>[Signature]</i>	BAIRD THOMAS	49 - KENNINGS CR	July 29/02	

NOTES:

(3)

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4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

July 29
Meeting

PETITION

(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

NOTE AGAINST REZONING PROPERTY AT NEW LIFE FELLOWSHIP CHURCH (77ST + 52 Ave - Kentwood - East) From Public Service TO RESIDENTIAL (R2)

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Val Borth

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>[Signature]</i>	Lynn Best	421 Kennings cres	July 16	
<i>[Signature]</i>	DEAN BEST	" "	" "	
<i>[Signature]</i>	LUCAS DAHLSEID	# 37 Kennings cres	July 16	
<i>[Signature]</i>	KAREN FARMACIAROUT	45 KENNINGS CRES	JULY 16.	
<i>[Signature]</i>	DOIRA FARMACIAROUT	" "	" "	
<i>[Signature]</i>	Marlene Robertson	57 Kennings Cr	July 17.	
<i>[Signature]</i>	MARLENE ROBERTSON	57 KENNINGS CR	JULY 17	
<i>[Signature]</i>	Gus Krause	73 KENNINGS	July 17	
<i>[Signature]</i>	Val Borth	61 Kennings	July 17	
<i>[Signature]</i>	CHARLES FOX	97 KENNINGS	JULY 17-02	
<i>[Signature]</i>	ELLEN FOX	97 KENNINGS	July 17-02	
<i>[Signature]</i>	Donna Cordingley	90 Kennings	July 17-02	
<i>[Signature]</i>	DAVE BORTH	61 KENNINGS	JULY 17-02	

NOTES:

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PETITION

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(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

Vote against rezoning property at new Life Fellowship Church 7750
52 ave - Kendwood-east) From Public service to Residential

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Val Borth

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>[Signature]</i>	Tab Promvicha	4 Kirby St.	July 17	
<i>[Signature]</i>	Josanne Stoyberg	24 Kirby St		
<i>[Signature]</i>	LOUISE TRAN	40 KIRBY ST.		
<i>[Signature]</i>	JOAN TRAN	"		
<i>[Signature]</i>	MRS S PELZ	44 Kirby St	July 17	
<i>[Signature]</i>	A. GOSSEN	52 Kirby St	July 17/02	
<i>[Signature]</i>	R. MacLean	64 Kirby St	July 17/02	
<i>[Signature]</i>	MARVIN SCHMIDEK	98 KIRBY ST	July 17/02	
<i>[Signature]</i>	C. NEEDHAM	3 Kirby St	July 17/02	
<i>[Signature]</i>	C. Stephenson	3 Kirby St.	July 17/02	
<i>[Signature]</i>	C. Ponto	30 Kingston	July 18/02	
<i>[Signature]</i>	Tanis Rivard	46 Kingston	July 18/02	
<i>[Signature]</i>	Deon. SMITH	58 Kingston	July 18/02	

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(Pursuant to the Municipal Government Act, Chapter M-26.1, of the RSA 1994, and amendments thereto)

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR TO:

VOTE AGAINST REZONING PROPERTY AT THE NEW LIFE FELLOWSHIP CHURCH FROM PUBLIC SERVICE TO RESIDENTIAL (R2)

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Laura Schmidt

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>Kirsten Adams</i>	KIRSTEN ADAMS	61 KENDALL CRES	23/7-2002	<i>L Schmidt</i>
<i>Roy Adams</i>	ROY ADAMS	61 KENDALL CRES	22/7/2002	<i>L Schmidt</i>
<i>Karen Hart</i>	KAREN HARTY	56 Kendall Cres.	24/7/2002	<i>L Schmidt</i>
<i>Larry Jeske</i>	LARRY JESKE	44 KENDALL CRES	24/07/02	<i>L Schmidt</i>
<i>Ann Morehead</i>	ANN MOREHEAD	40 Kendall Cres	24/07/02	<i>L Schmidt</i>
<i>Scott Bostock</i>	SCOTT BOSTOCK	15 KENDALL CRES	24/07/02	<i>L Schmidt</i>
<i>Denelle Bostock</i>	Denelle Bostock	13 Kendall Cres	24/07/02	<i>L Schmidt</i>
<i>Leticia Narai</i>	Leticia Narai	33 Kendall Cres.	24/07/02	<i>L Schmidt</i>
<i>Barb Robinson</i>	BARB ROBINSON	37 KENDALL CRES	24/07/02	<i>L Schmidt</i>
<i>Martha Kenny</i>	MARTHA KENNY	48 Kendall Cres	24/07/02	<i>L Schmidt</i>
<i>Lynne Markham</i>	LYNNE MARKHAM	41 KENDALL CR.	25/07/02	<i>L Schmidt</i>
<i>Stan Markham</i>	STAN MARKHAM	41 KENDALL CR	24/07/02	<i>L Schmidt</i>

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PETITION

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TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

VOTE AGAINST Re-zoning Property AT New-life Fellowship.
From public service to Residential

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS. [Signature]

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<u>[Signature]</u>	MATILDA HEYKANTS	18 KIRK CLOSE	July 17, 2002	
<u>[Signature]</u>	Elizabeth Gudge	16 Kirk Close	July 17/2002	
<u>[Signature]</u>	LYLE GAUDRY	10 Kirk Close	July 17/2002	
<u>[Signature]</u>	Patty Brown	10 KIRK CLOSE	July 17/02	
<u>[Signature]</u>	Twila Harris-Olson	#24 Kirk Close	July 17/02	347-9089
<u>[Signature]</u>	HENRY GOTKOWSKI	37 KINGSTON	JULY 18/02	346-1187
<u>[Signature]</u>	BEV GIFFORD	45 KINGSTON	July 18/02	309-6677
<u>[Signature]</u>	MARK Troffice	57 Kingston	July 18/02	
<u>[Signature]</u>	Betty & Cam	77 Kingston	July 18/02	346-9272
<u>[Signature]</u>	BILL Hudek/Kes...	A 7 KANE CLOSE	July 18/02	314 3325
<u>[Signature]</u>	DOT REPAS	19 KANE CH.	July 18/02	

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PETITION

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TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL ~~FOR~~TO:

VOTE AGAINST RE-ZONING PROPERTY AT NEW LIFE FELLOWSHIP Church
(77st + 52 AVE - KENTWOOD EAST) FROM PUBLIC SERVICE TO RESIDENTIAL (R2)

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Anne Klepper

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>[Signature]</i>	Rod Snape	21 Kingston Dr	Jul 18/02	
<i>[Signature]</i>	Brenda Snape	21 Kingston Dr	July 18/02	
<i>[Signature]</i>	Anne Klepper	17 Kingston Dr	July 18/02	
<i>[Signature]</i>	TINA M. LAHD	53 Kingston Dr	July 18/02	
<i>[Signature]</i>	Simone Leduc	65 Kingston Dr	July 18/02	
<i>[Signature]</i>	Emma Ciavatta	25 Kane Close	July 18-02	
<i>[Signature]</i>	H. Nesbitt	11 Kane CR	" 18/02	

NOTES:

(7)

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PETITION

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TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

VOTE AGAINST RE-ZONING PROPERTY AT NEW LIFE FELLOWSHIP CHURCH
(77 STREET + 52 AVE - KENTWOOD EAST) FROM PUBLIC SERVICE TO RESIDENTIAL (R2)

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Anne Erwin

EACH PETITIONER, BY SIGNING THIS PETITION, CERTIFIES THAT HE OR SHE IS AN ELECTOR OF THE CITY OF RED DEER.

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	Tino Costanzo	70 Kennings Cres	July 17/02	
	Suzy Costanzo	70 Kennings	July 17/02	
	DARRYL BAUMGARTNER	66 Kennings	July 17/02	
	ANNE ERWIN	66 Kennings	July 18/02	
	Monica Bostrillan	65 Kennings Cres	July 18/02	
	Darrell Selest	#2 Kingston	July 18/02	
	Joan Selest	#2 Kingston	July 18/02	
	SUN HUM	18 KINGSTON DR.	JULY 18 02	
	PETER HUM	18 KINGSTON DR.	JULY 18/02	
	VAL SCHMUIDER	42 KINGSTON DR.	JULY 18/02	
	CHARLOTTE MAFFENBERG	54 KINGSTON DR.	July 18/02	
	CLIFFORD LONG	66 KINGSTON	July 18/02	
	Mary Zongor	25 Kennings ^{Cres}	July 18/02	

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TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR/TO:

VOTE AGAINST REZONING PROPERTY AT NEW LIFE FELLOWSHIP CHURCH (77th + 53rd AVE - KENTWOOD EAST) FROM PUBLIC SERVICE TO RESIDENTIAL (R2)

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Donna Edwards

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SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>[Signature]</i>	SHIRLEY HORN	41 KENNINGS CRES	07/17/02	
<i>[Signature]</i>	MIKE CONROY	53 KENNINGS CRES	07/17/02	
<i>[Signature]</i>	LOWELL SONTAG	74 Kennings Cres	07/17/02	
<i>[Signature]</i>	GRANT + MARY	81 Kennings Cres	07/17/02	
<i>[Signature]</i>	JIM SKINNER	82 Kennings Cres	07/17/02	
<i>[Signature]</i>	S. Williams	93 Kennings Cres	07/17/02	
<i>[Signature]</i>	KEVIN DEFENCER	39 KERBY STREET	07/17/02	
<i>[Signature]</i>	Kari Simpson	105 Kennings Cres	07/17/02	
<i>[Signature]</i>	DAVID DEAN	105 Kennings	07/17/02	
<i>[Signature]</i>	Don Halman	711 Kirby St	07/17/02	
<i>[Signature]</i>	Amanda Plato	#11 KIRBY ST	07/17/02	
<i>[Signature]</i>	23 Kirby St		07/17/02	
<i>[Signature]</i>	Armand Godda	52 Kirby St	07/17/02	

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WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY PETITION COUNCIL FOR TO:

VOTE AGAINST RE-ZONING PROPERTY AT NEW LIFE FELLOWSHIP CHURCH (77th + 52 AVE - KENTWOOD EAST) FROM PUBLIC SERVICE TO RESIDENTIAL (R2)

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Diane Klepper

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SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	Julien Sylvestre	#3 Kyle cres.	July 17 /02	
	Julia Chellette	#3 Kyle Cres	07-17-02	
	Jessica Tandy	#3 Kyle cres	07-17-02	
	Kim Nieceoruk	#21 Kyle Cres	02/17/02	357-0904
	Leah Hays	#49 Kentwood	July 17/02	
	BRIAN WALKER	#45 KENTWOOD.	JULY 17/02	
	REGIS WALKER	#45 KENTWOOD	July 17/02	
	Kevin Tomison	#41 Kentwood	July 17/02	
	Jerry MacDonald	23 Kentwood	July 17/02	340-8499
	BRENT McDOWELL	19 Kentwood	July 17/02	347-2491
	Annus	3 Kentwood	July 17/02	342-6044
	Val Ariss	#5 Kentwood	July 17/02	
	DAN Dowdell	15 KENTWOOD	July 17/02	

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VOTE AGAINST RE-ZONING PROPERTY AT NEW LIFE FELLOWSHIP CHURCH (77th + 52 Ave - KENTWOOD EAST) FROM PUBLIC SERVICE TO RESIDENTIAL (R2)

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS STACY BARNES

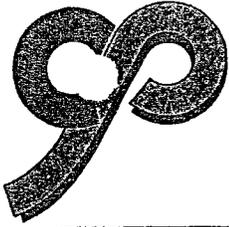
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SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>Cliff Berjain</i>	Cliff Berjain	#1 KYTE Cres.	July 17/02	
<i>Angela Hobson</i>	ANGELA Hobson	#5 KYTE Cres	July 17/02	
<i>Melody Smith</i>	Melody Smith	#5 KYTE Cres.	July 17/02	
<i>Russell Berjain</i>	Russell Berjain	#11 KYTE Cr.	July 17/02	
<i>Arion Peter</i>	Arion Peter	#11 KYTE Cr.	July 17/02	
<i>Lolita Hro</i>	Lolita Hro	#27 KYTE	July 17/02	
<i>Kristle Franks</i>	Kristle Franks	#24 KYTE cres	July 17/02	
<i>Lorraine Purcell</i>	Lorraine Purcell	#22 KYTE cres	July 17/02	
<i>Lashawn Twerdels</i>	Lashawn Twerdels	7742 52 Ave	July 17/02	
<i>Jan MacQuarrie</i>	Jan MacQuarrie	40 KIRK CLOSE	July 17/02	
<i>Emma MacQuarrie</i>	Emma MacQuarrie	40 KIRK Cr.	July 17/02	
<i>Esther Kitchener</i>	Esther Kitchener	32 Kirk close	July 17/02	
<i>Abby Heykants</i>	ABBY HEYKANTS	18 KIRK CLOSE.	JULY 17/02.	

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**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: September 11, 2002

TO: Councillor Vesna Higham

FROM: Johan van der Bank

RE: Comparison of Open Spaces in Kentwood with Open Spaces in Other Neighbourhoods

Background

With reference to the multi-family residential project proposed in Kentwood East by the Handicapped Housing Society of Alberta (the HHSA; Bylaw Amendment 3156/KK-2002), Councillor Vesna Higham phoned me on September 9, 2002 to inquire about my reference to the 32.3% of open space in Kentwood, in the Council report dated August 20, 2002 on page 13 under the heading 'Alternative Land Uses'. She requested that I compare this percentage to the percentage of open space provided in Rosedale, Deer Park and Anders on the Lake, which are the neighbourhoods that the Kentwood residents used as examples when they asked: "Why is Kentwood targeted for this kind of development, and not Deer Park, Anders on the Lake or Rosedale?"

The following analysis is my reply. The analysis considers all public open spaces, including school and central park sites, trails and walkways, wetlands, tree stands and natural areas, berms along railway lines and major roads and public utility lots. For the areas of Kentwood West, Kentwood Northeast, Kentwood East and the remainder of Kentwood it was not possible to provide accurate data on the area of public utility lots, because these statistics were either not provided or were calculated together with roads and lanes. However, the difference would be minor, and in any event, would favour Kentwood.

According to the Municipal Government Act a municipality is entitled to require a developer to dedicate 10% of the developable land in a subdivision as municipal reserve and/or school reserve. In addition to these open spaces, other portions of land may be required as environmental reserve or public utility lots, both of which might add to the total amount of open spaces in a subdivision. This is the reason why the percentages of 'open spaces' derived at in the following analysis, in some cases amount to more than the statutory 10%.

Analysis

Open Spaces in Kentwood (refer to the attached map)

The relevant text from the Council report referred to by Councillor Higham reads as follows: "In total, the park/school site, municipal reserves, walkways, wetlands and berms in the Kentwood Northeast NASP make up 32.3% of the total land area."

The percentage given in this statement is an error. In the erroneous calculation the number 0.621 hectare for a wetland area in the Kentwood Northeast NASP was incorrectly taken as 6.21 hectare, which gave the incorrect result of 32.3 % open spaces. Using the correct value of 0.621 hectare, the total area of open space in the Kentwood Northeast NASP is 7.89 hectare, or 17.19% of the total area of 45.91 hectares (including the commercial area).

In the Kentwood West NASP 13.11 hectare or 23.12% of open spaces are provided in the area of 56.7 hectare.

In the Kentwood East Outline Plan, no public open spaces are provided in the area of 12.33 hectare. (Note: the same area of 1.38 hectare is included in both the Kentwood Northeast NASP and the Kentwood East Outline Plan. The area of the Kentwood East Outline Plan, i.e. 12.33 hectare, excludes this area, and it is included in the Kentwood Northeast NASP plan area of 45.91 hectare.)

In the remaining area of Kentwood, which is not covered by an NASP or an Outline Plan, approximately 0.35 hectare or 1.57% of public open space is provided in the area measuring 22.34 hectare.

The total Kentwood area, which includes Kentwood West, Kentwood Northeast, Kentwood East and the remaining area not covered by an NASP or Outline Plan, measures in total 137.28 hectare. In this area, a total of 21.35 hectare of public open spaces are provided, which include park/school sites, municipal reserves, walkways, wetlands and berms (but which excludes two public utility lots for storm water detention). This is 15.55% of the total area of Kentwood.

If the Kentwood West NASP is excluded from the above calculation, because a considerable amount of open space has been overdedicated in this area, the total area would measure 80.58 hectare, the open space area would be 8.24 hectare and the percentage of open space would be 10.23%. This is for the Kentwood Northeast NASP, the Kentwood East Outline Plan and the area of Kentwood that is not covered by an NASP or Outline Plan.

Open Spaces in Other Neighbourhoods

In *Rosedale Meadows* which measures 57.94 hectares, the total area of open spaces is 5.77 hectare or 9.96% of the area.

In *Anders on the Lake*, which consists of 58.2 hectare, the area of open space is 12.68 hectare, including parks, school site and utility lots (i.e. the wet retention pond). This is 21.79% of the area.

In *Deer Park (Davenport)* the total area is 60.995 hectare. A total of 7.214 hectare of open space is provided, consisting of a central park and school site, a detention pond, local parks and walkways and public utility lots. This is 11.83% of the total area.

In *Deer Park (Devonshire)* which measures 64.3 hectares, a total of 7.86 hectares of land are provided as public open spaces, including a central park, a local park, a wetland and natural area and public utility lots. This is 12.22% of the total area.

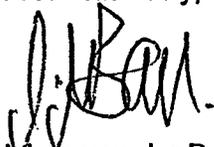
Summary

In the Kentwood area surrounding the application site the percentage of open space is essentially equal to the percentage of open space in Rosedale Meadows, but slightly less than the percentage of open space in Davenport and Devonshire, and only half the percentage of open space in Anders on the Lake. Looking only at these statistics however does not provide the full picture, and one has to consider areas of comparable size for which statistics are available.

Based on comparable neighbourhood sizes, the two Deer Park quarter sections of Davenport and Devonshire combined (measuring 125.295 hectare) has 15.047 hectare or 12.03% of open space, while the Kentwood area as a whole (measuring 137.28 hectare), has 21.35 hectare or 15.55% of open space. Overall the Kentwood area at built-out stage will be endowed with more open spaces than the 10% statutory requirement and will have more open spaces than the typical Red Deer neighbourhood.

I am providing you with this information ahead of the public hearing for Bylaw Amendment 3156/KK-2002 which is scheduled for October 7, 2002. If you require more information or clarification, please do not hesitate to contact me.

Yours sincerely,



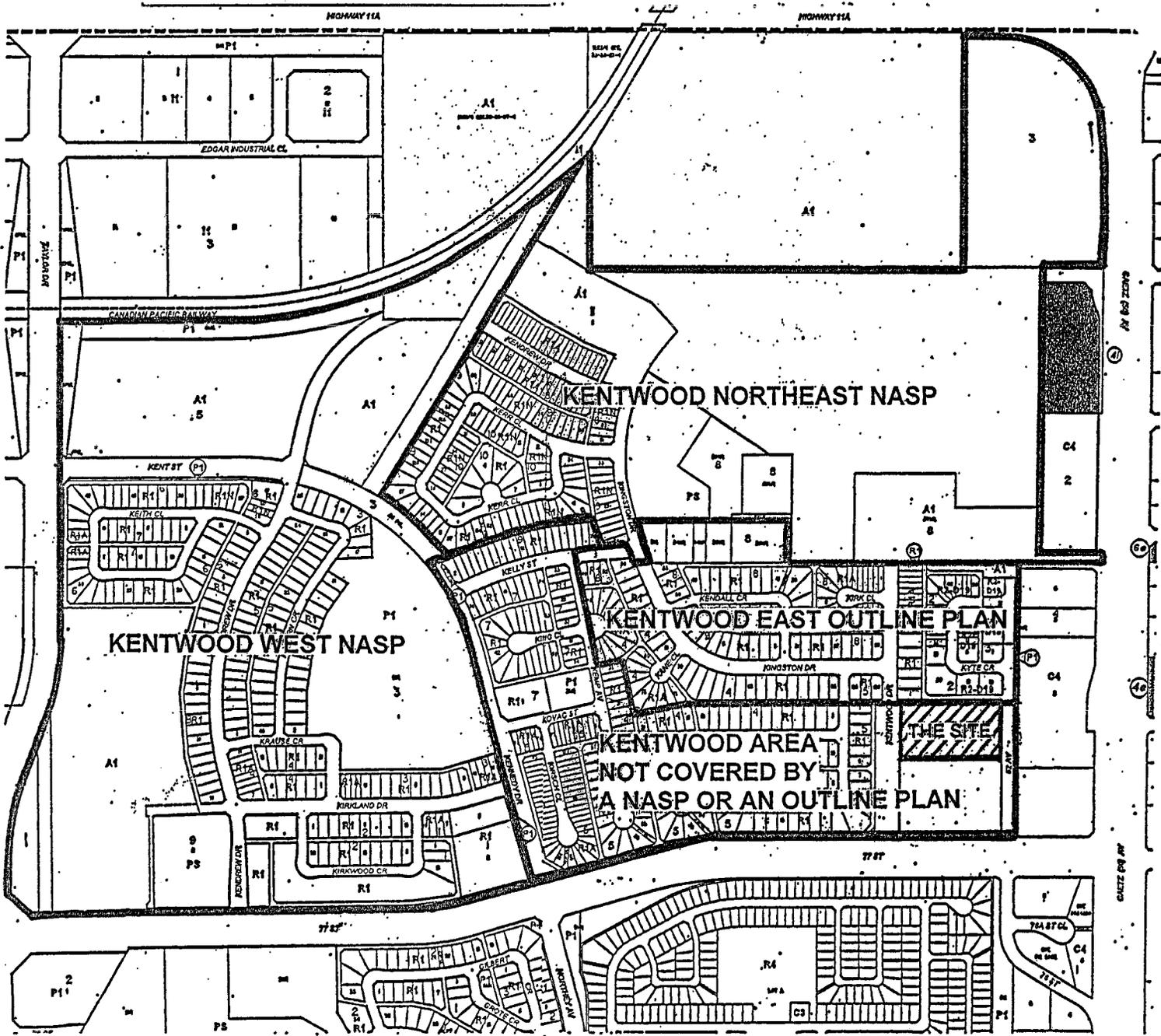
Jehan van der Bank
Planner

cc: Colleen Jensen, Director of Community Services
Paul Meyette, Principal Planner

ALL COUNCILLORS

CITY CLERK

CITY MANAGER



**LOCATION OF
 NASP's AND OUTLINE PLANS
 IN KENTWOOD**
 (NASP = Neighbourhood Area Structure Plan)

LUB AMENDMENT 3156/KK-2002
Kentwood East Residential Development

DESCRIPTION: Redesignation of the north vacant portion of the New Life Fellowship Church site by the Handicapped Housing Society of Alberta

FIRST READING: September 9, 2002
FIRST PUBLICATION: September 20, 2002
SECOND PUBLICATION: September 27, 2002
PUBLIC HEARING & SECOND READING: October 7, 2002
THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400. NO **BY:** Handicapped Housing Society
1637007

ACTUAL COST OF ADVERTISING:

1ST \$ 312.42 & 2ND \$ 312.42 **TOTAL:** \$ 624.84

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ (400.00)

AMOUNT OWING/ (REFUND): \$ 224.84

INVOICE NO.: 47189

(Account No. 59.5901)



OFFICE OF THE CITY CLERK

October 8, 2002

Mr. Dave Haut
Handicapped Housing Society of Alberta
#703, 10050 – 112 Street
Edmonton, AB T5K 2J1

Dear Mr. Haut:

**Re: *Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East
Portion of Lot 1, Block 2, Plan 782 1439
Land Use Bylaw Amendment 3156/KK-2002***

At the City of Red Deer's Council Meeting held on Monday, October 7, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/KK-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/KK-2002, as amended, was given second and third readings, a copy of which is attached. The following resolution was introduced and passed amending the Land Use Bylaw:

Resolved that Council of The City of Red Deer having considered the report from Parkland Community Planning Services, dated September 30, 2002, hereby agrees to amend Land Use Bylaw Amendment 3156/KK-2002, be deleting in Section 2 the clause identified as 151.2 (5) (f) and substituting the following clause 151.2 (5) (f):

- (f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between the City and the owners of the remainder of Lot 1 Block 2 Plan 782 1439 that requires these owners to provide additional parking spaces on the said property in compliance with Section 48 of this land use bylaw.

Land Use Bylaw Amendment 3156/KK-2002 provides for the redesignation of the north vacant portion of Lot 1, Block 2, Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Director Control District No. 18. The proposed development would consist of a three-storey apartment building and a row of three-bedroom townhouses totaling 74 units.

...2/

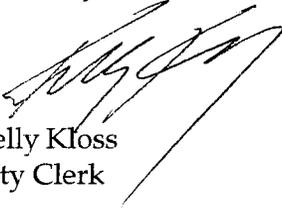
Handicapped Housing Society of Alberta

October 8, 2002

Page 2

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

Sincerely,



Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

City Clerk's Department

DATE: October 8, 2002

TO: Johann van der Bank, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/KK-2002
Portion of Lot 1, Block 2, Plan 782 1439
Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East

Reference Report:

Parkland Community Planning Services, dated August 20, 2002 & September 30, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/KK-2002, as amended, was given second and third readings. A copy of the bylaw is attached.

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from Parkland Community Planning Services, dated September 30, 2002, hereby agrees to amend Land Use Bylaw Amendment 3156/KK-2002, by deleting in Section 2 the clause identified as 151.2 (5) (f) and substituting the following clause 151.2 (5) (f):

- (f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between the City and the owners of the remainder of Lot 1 Block 2 Plan 782 1439 that requires these owners to provide additional parking spaces on the said property in compliance with Section 48 of this land use bylaw.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/KK-2002 provides for the redesignation of the north vacant portion of Lot 1, Block 2, Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Director Control District No. 18. The proposed development would consist of a three-storey apartment building and a row of three-bedroom townhouses totaling 74 units. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk

/chk

attchs.

- c Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/KK-2002

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

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

- 1 The Land Use District Map F14 contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Amendment Map No. 39/2002 attached hereto and forming part of the bylaw.
- 2 Addition of the following new Direct Control District:

"DC (18) DIRECT CONTROL DISTRICT NO. 18 (Map F14 Schedule B)

151.2 This Direct Control District applies to the residential development proposed by the Handicapped Housing Society of Alberta, or its successors in title, on the north vacant portion of the New Life Fellowship Church property.

(1) General Purpose

This District provides for infill development of specifically multiple family and multi-attached housing to be built on universal design principles and in accordance with special development regulations which reflect community input.

Universal design in housing is generally defined by the building industry as housing that allows for the housing for the lifespan of all people. It includes features such as entrances without steps, wider doorways, lever door handles instead of knobs, light switches located at a height that is more reachable by everyone, adjustable height closet rods, knee space under the kitchen sink, the cooktop and the bathroom countertop, lever type water controls, grab bars in the shower, adjustable height shower head, etceteras.

(2) Permitted Uses

- (a) Neighbourhood identification signs.
- (b) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (c) Home music instructor/instruction (two students), subject to section 68.
- (d) Accessory building.

(3) Discretionary Uses

- (a) Multi-attached building.
- (b) Multiple family building.
- (c) Home occupations which will generate additional traffic.
- (d) Home music instructor/instruction (six students), subject to section 68.
- (e) Amateur radio tower.

(4) Regulations

The applicable regulations listed in Section 193 under the R2 Residential (Medium Density) District.

(5) Special Regulations

- (a) All dwelling units and buildings shall be designed on the basis of "universal design principles" as generally defined by the building industry [refer to Section 151.2(1)];
- (b) At the completion of construction of Phase 1, i.e. the apartment building or the first stage thereof, some of the existing mature spruce trees along the north portion of the property and on the north property line shall be relocated to and maintained in permanent landscaping within the rear yard setback along Kentwood Drive. To the extent possible, any remaining mature spruce trees along the north portion of the property and on the north property line shall be maintained in this position until the construction of Phase 2, i.e. the townhouses, in this location;
- (c) No vehicular access (except emergency vehicles) shall be allowed from or onto Kentwood Drive to or from the proposed development, and appropriate arrangements shall be made with and to the satisfaction of the Emergency Services Department in this regard;
- (d) The density of the proposed development on this site shall be restricted to 60 dwelling units per hectare;
- (e) The provision of parking spaces on the site shall be restricted to the applicable minimum requirement in terms of Section 48 of the Land Use Bylaw No. 3156/96, and shall further be subject to the applicable requirements of the Alberta Building Code with regard to parking spaces for handicapped persons;

- (f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between the City and the owners of the remainder of Lot 1 Block 2 Plan 782 1439 that requires these owners to provide additional parking spaces on the said property in compliance with Section 48 of this land use bylaw.

(6) Site Development

Notwithstanding subsection (4), the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

(7) Redevelopment of Existing Neighbourhoods

Notwithstanding subsection (4), in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

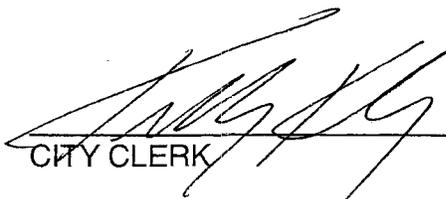
READ A FIRST TIME IN OPEN COUNCIL this 9th day of September , 2002.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of October , 2002.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of October , 2002.

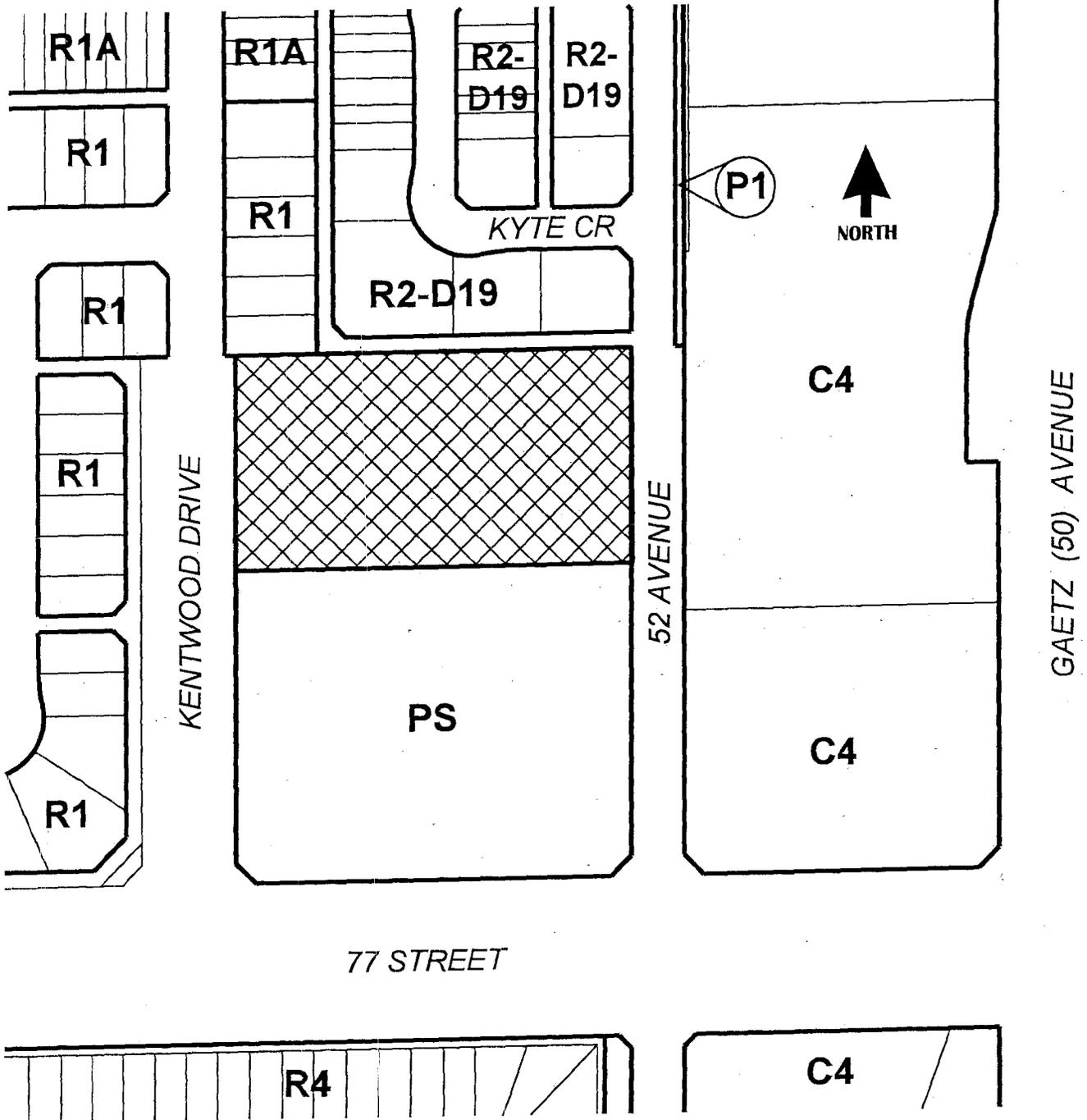
AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October , 2002.

Deputy 
MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)
 DC(18)-D60 - Direct Control District No. 18 with a density of 60 Dwelling Units per hectare.

Change from :

PS to DC(18)-D60 

MAP No. 39 / 2002
 BYLAW No. 3156 / KK - 2002



THE CITY OF RED DEER RECEIPT

RECEIVED FROM

Handicapped Housing \$ 400.00

02, 09, 19
YY MM DD

THE SUM OF

Four hundred Dollars

DESCRIPTION

Advertising - Land Use Bylaw Amendment

31556/KK-2002

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

For Deposit Only To
City of Red Deer
 SEP 13 2002
 Bank of Montreal
 Main Br., Red Deer, AB
 001-05519-1065-001

GST Registration #R119311785

Not Valid Unless Machine Printed

HANDICAPPED HOUSING SOCIETY OF ALBERTA

0064

City of Red Deer

2002/09/12

64

Adv Sep 02..... 400.00



703, 10050 - 112 Street, Edmonton, Alberta, T5K 2J1. Tele: 780-451-1114 Fax: 780-451-2267

City of Red Deer
City Clerk
Box 5008
Red Deer AB
T4N 3T4

Re: Advertising Payment
Proposed Residential Development, Kentwood East
Portion of Lot 1, Block 2, Plan 782 1439
Land Use Bylaw Amendment 31556/KK-2002

Please find enclosed a cheque in the amount of \$400.00 for the public hearing to be held on October 7, 2002

Yours truly

Irene Vandette



OFFICE OF THE CITY CLERK

September 18, 2002

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

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/KK-2002 Kentwood East Residential Development

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Kentwood East area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/KK-2002** to provide for the development of a residential project on the vacant north portion of the New Life Fellowship Church site in Kentwood East. The proposed development would consist of a three-storey apartment building and four blocks of townhouses. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2nd Floor of City Hall on **Monday, October 7, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, October 1, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,

Kelly Kloss
City Clerk

att.

KENTWOOD EAST RESIDENTIAL DEVELOPMENT ✓
Land Use Bylaw Amendment

Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment **3156/KK-2002** to provide for the development of a residential project on the vacant north portion of the New Life Fellowship Church site in Kentwood East. The proposed development would consist of a three-storey apartment building and four blocks of townhouses. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

“Map”

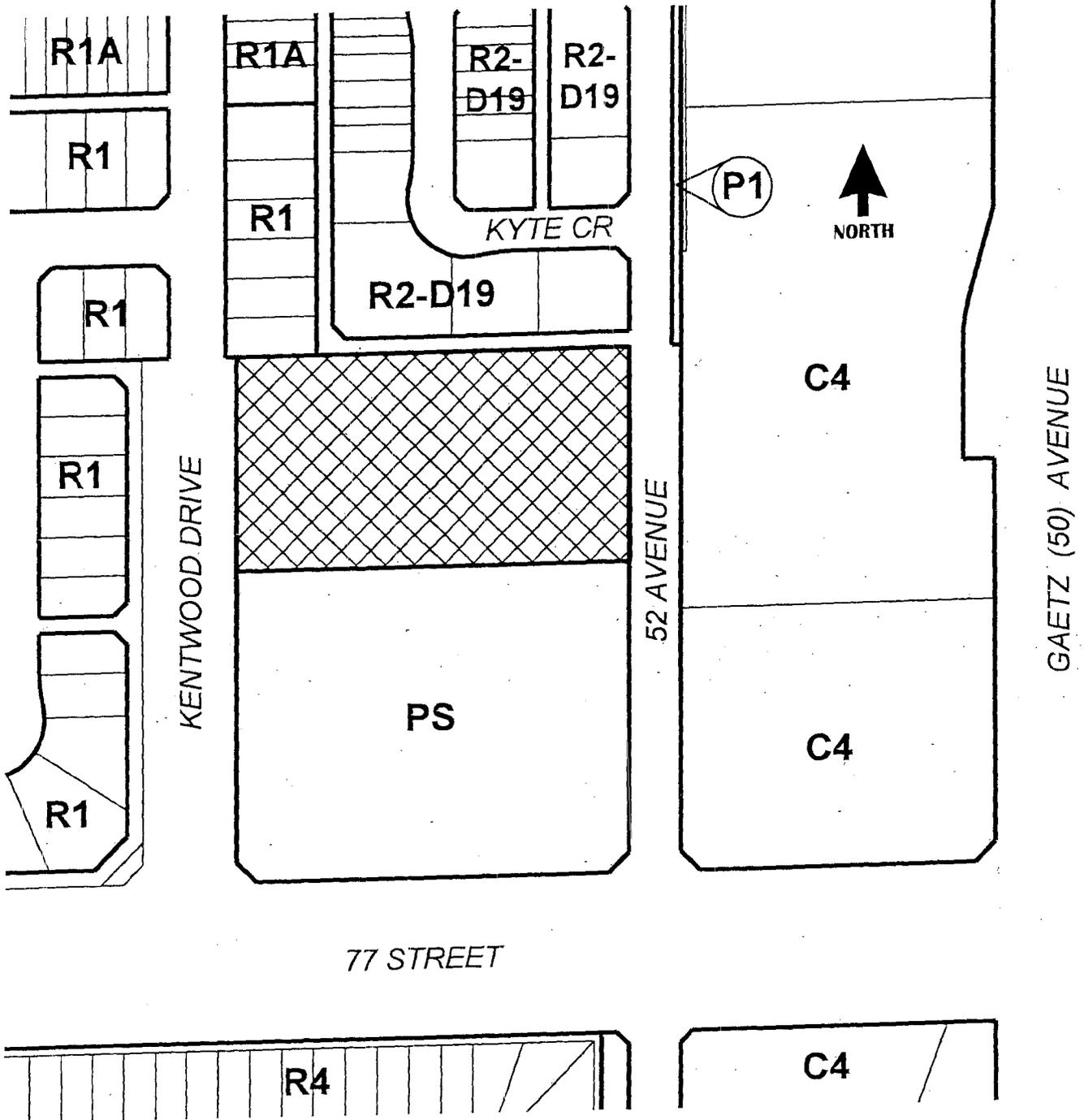
City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, October 7, 2002** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, October 1, 2002**. 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 City Clerk's Office at 342-8132.

Kelly Kloss
City Clerk

(Publication Dates: September 20 & 27, 2002)

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)
 DC(18)-D60 - Direct Control District No. 18 with a density of 60 Dwelling Units per hectare.

Change from :

PS to DC(18)-D60 

MAP No. 39 / 2002

BYLAW No. 3156 / KK - 2002

LK

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3
New Life Fellowship	Christian Reformed Church	7720 - 52 Avenue	RED DEER, AB T4P 3S1
Totem Energy Ltd.	6920 - 29 Avenue N.W.	CALGARY, AB T3B 0J4	
Pride Investments Corp.	C/O Cuthbertson Sandall	4817- 48 Street	RED DEER, AB T4N 1S6
Dean Keith & Lynn Marie Best	21 Kennings Crescent	RED DEER, AB T4P 3M8	
Mary Ann Zongor	25 Kennings Crescent	RED DEER, AB T4P 3M8	
Jose Alfredo & Isabel Del Carmen Constanza	29 Kennings Crescent	RED DEER, AB T4P 3M8	
Floyd Van Slyke & Ilene Stamm	33 Kennings Crescent	RED DEER, AB T4P 3M8	
Lucas John Dahlseide	37 Kennings Crescent	RED DEER, AB T4P 3M8	
Shirley Deanna Horn	41 Kennings Crescent	RED DEER, AB T4P 3M8	
Kenneth Michael &	Donna Elaine Ermantrout	45 Kennings Crescent	RED DEER, AB T4P 3M8
Baird H & Barbara E Thomas	49 Kennings Crescent	RED DEER, AB T4P 3M8	
Michael L & Stefanie Conroy	53 Kennings Crescent	RED DEER, AB T4P 3M8	
Cuong Quoc Huynh & Quan Tuy Tran	1 Kingston Dr	RED DEER, AB T4P 3P9	
Tadeusz & Anna Rudnicki	3 Kentwood Drive	RED DEER, AB T4P 3P9	
Seibel Construction Ltd.	RR 2	RED DEER, AB T4N 5E2	

OwnerName	OwnerAdd1	OwnerAdd2
Michael & Marlene Robertson	57 Kennings Crescent	RED DEER, AB T4P 3M8
Michael Sinclair	9 Kingston Drive	RED DEER, AB T4P 3P9
Philip Richard & Valerie Ann Ariss	5 Kingston Drive	RED DEER, AB T4P 3P9
Ted & Sheryl Panchyshyn	Box 2954	MELFORT, SK S0E 1A0
Donald & Anita Spicer	11 Kentwood Drive	RED DEER, AB T4P 3P9
Daniel Donnelly & Shirley Coatham	15 Kentwood Drive	RED DEER, AB T4P 3P9
Brent & Francoise Mcdowell	1448 Ahlstrom Close	RED DEER, AB T4R 2T6

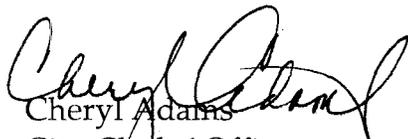
216837

Date: September 12, 2002
To: Norma Lovell, Assessment
From: Cheryl Adams
City Clerk's Department
Re: LUB Amendment 3156/KK-2002
Kentwood East Proposed Residential Development

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

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

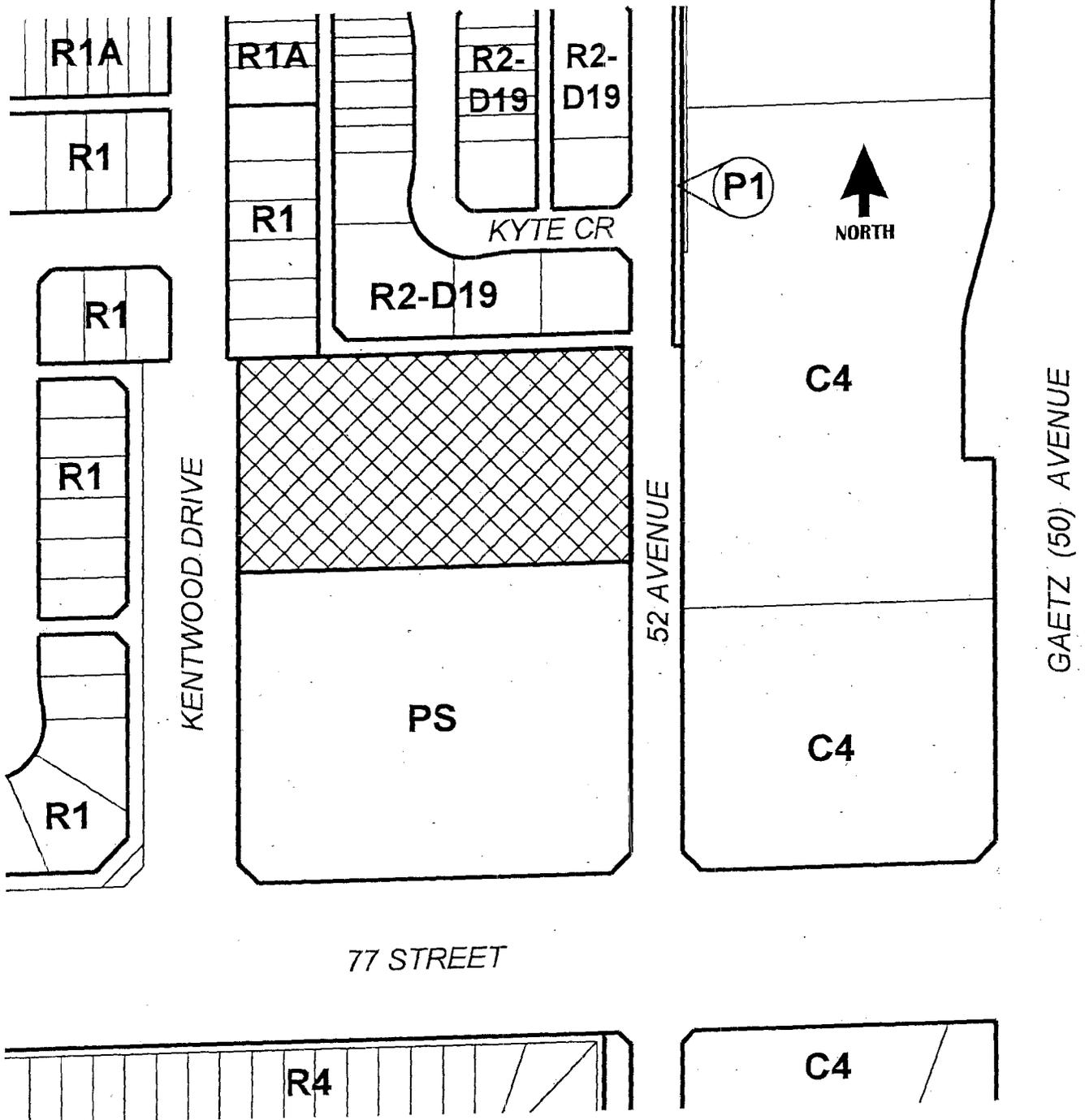
Thanks Norma.


Cheryl Adams
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)
 DC(18)-D60 - Direct Control District No. 18 with a density of 60 Dwelling Units per hectare.

Change from :

PS to DC(18)-D60 

MAP No. 39 / 2002

BYLAW No. 3156 / KK - 2002

BACKGROUND

- The Handicapped Housing Society of Alberta is proposing to develop a residential project on the vacant north portion of the New Life Fellowship Church site in Kentwood East.
- The proposed development would consist of a three-story apartment building and four blocks of townhouses.
- All dwelling units would be of universal design, which means that both handicapped and non-handicapped persons could live therein. Of the total number of units, 60% would be made available to handicapped persons and 40% to non-handicapped persons as affordable rental housing.
- Landscaping would be provided along Kentwood Drive, which will include some of the mature spruce trees relocated from the north portion of the property.
- No vehicle access would be permitted from Kentwood Drive, except emergency vehicles.

PUBLIC CONSULTATION

- Five Kentwood residents, staff from Social Planning and Parkland Community Planning Services, the New Fellowship Church and the HHSA formed a Project Steering Committee to review the proposal and provide input into the site and building design.
- The Project Steering Committee contributed several ideas and suggestions for site design, including aspects such as landscaping and a play area, vehicle access, and parking.
- A public open house was hosted in July, and was attended by several residents.
- A number of issues remain unresolved, e.g.
 - Dwelling unit density
 - Lack of an area structure plan showing the proposed land use

PLANNING ANALYSIS

- The proposed development is compatible with surrounding existing land uses, which include townhouses, single family dwellings and commercial development.

- The density designation for this site is 60 dwelling units per hectare. This was calculated on the basis of available capacity for additional population in the area of Kentwood that is not covered by an area structure plan or outline plan.
- It is proposed that the site be designated a direct control district based on the land uses and regulations of the R2 Residential (Medium Density) District. This would allow Council to add conditions to the zoning based on community input, including the following:
 - All dwelling units and buildings shall be designed on the basis of “universal design principles”
 - Spruce trees to be relocated from the north portion of the property to a permanent landscaped area along Kentwood Drive
 - No vehicular access (except emergency vehicles) to be allowed from or onto Kentwood Drive
 - The density of the proposed development on this site to be restricted to 60 dwelling units per hectare
 - The provision of parking spaces on the site to be restricted to the applicable minimum requirements of the Land Use Bylaw and the Alberta Building Code with regard to parking spaces for handicapped persons
 - Additional parking spaces to be developed on the remaining portion of the church property

RECOMMENDATION

That Council gives first reading to Bylaw Amendment No. 3156/KK-2002, seeking to rezone the north vacant portion of Lot 1 Block 2 Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Direct Control District No. 18.

Office of the City Clerk

DATE: September 10, 2002
TO: Johann van der Bank, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East
Portion of Lot 1, Block 2, Plan 782 1439
Land Use Bylaw Amendment 3156/KK-2002 / Map 39/2002

Reference Report:

Parkland Community Planning Services, dated August 20, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/KK-2002 was given first reading. A copy of the bylaw is attached.

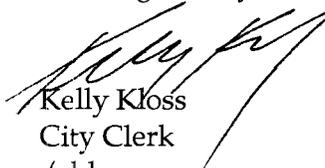
Report Back to Council: Yes

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

Comments/Further Action:

Land Use Bylaw Amendment 3156/KK-2002 provides for the redesignation of the north vacant portion of Lot 1, Block 2, Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Director Control District No. 18. The proposed development would consist of a three-storey apartment building and a row of three-bedroom townhouses totaling 74 units. Of the total number of units, 60% would be made available to handicapped persons and 40% to non-handicapped persons as affordable rental housing.

This office will now proceed with the advertising for a Public Hearing. The Handicapped Housing Society of Alberta will be responsible for the advertising costs in this instance.


Kelly Kloss

City Clerk

/chk

/attach.

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

BYLAW NO. 3156/KK-2002

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

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

1 The Land Use District Map F14 contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Amendment Map No. 39/2002 attached hereto and forming part of the bylaw.

2 Addition of the following new Direct Control District:

"DC (18) DIRECT CONTROL DISTRICT NO. 18 (Map F14 Schedule B)

151.2 This Direct Control District applies to the residential development proposed by the Handicapped Housing Society of Alberta, or its successors in title, on the north vacant portion of the New Life Fellowship Church property.

(1) General Purpose

This District provides for infill development of specifically multiple family and multi-attached housing to be built on universal design principles and in accordance with special development regulations which reflect community input.

Universal design in housing is generally defined by the building industry as housing that allows for the housing for the lifespan of all people. It includes features such as entrances without steps, wider doorways, lever door handles instead of knobs, light switches located at a height that is more reachable by everyone, adjustable height closet rods, knee space under the kitchen sink, the cooktop and the bathroom countertop, lever type water controls, grab bars in the shower, adjustable height shower head, etceteras.

(2) Permitted Uses

- (a)** Neighbourhood identification signs.
- (b)** Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (c)** Home music instructor/instruction (two students), subject to section 68.

- (d) Accessory building.

(3) Discretionary Uses

- (a) Multi-attached building.
- (b) Multiple family building.
- (c) Home occupations which will generate additional traffic.
- (d) Home music instructor/instruction (six students), subject to section 68.
- (e) Amateur radio tower.

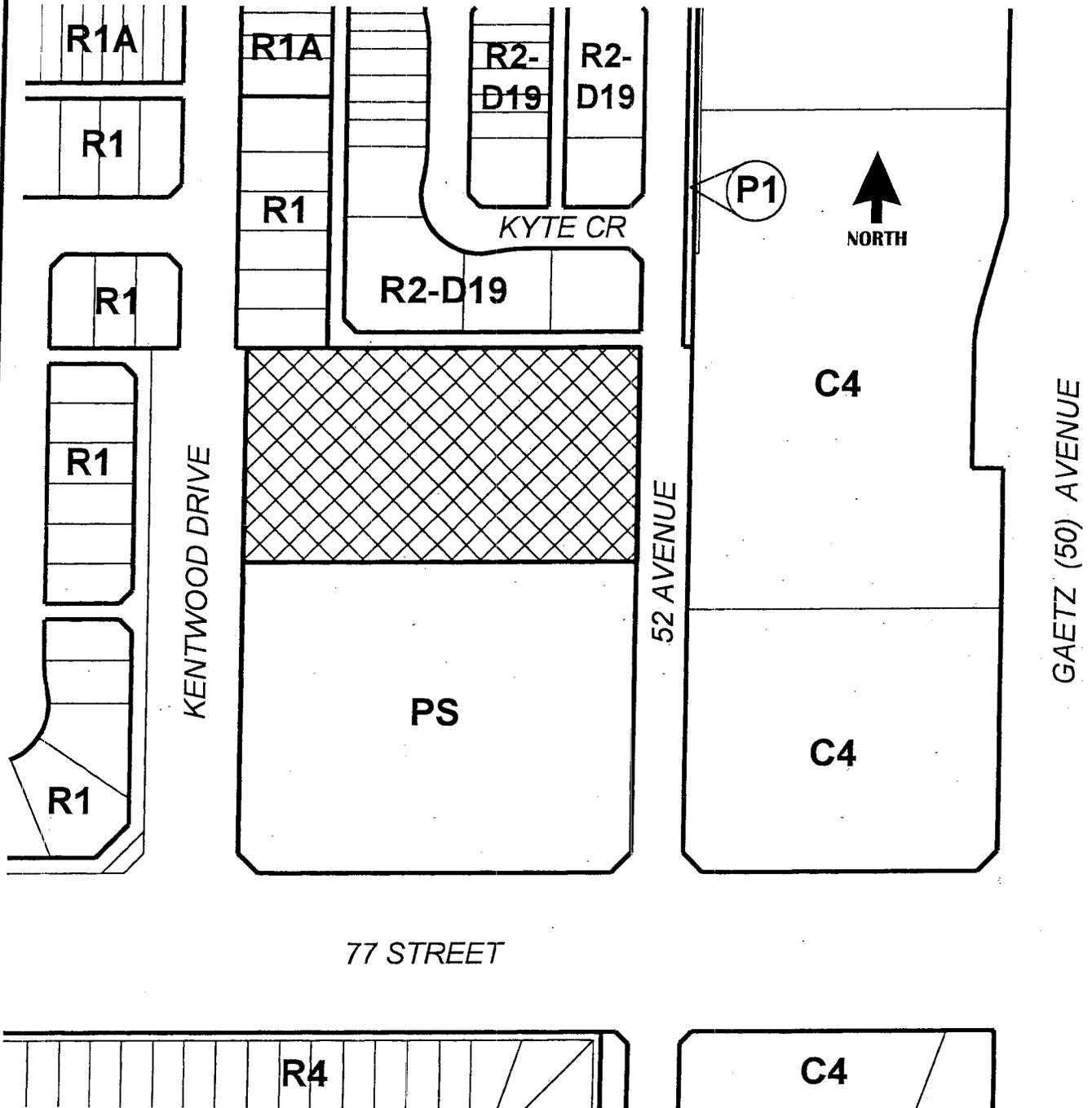
(4) Regulations

The applicable regulations listed in Section 193 under the R2 Residential (Medium Density) District.

(5) Special Regulations

- (a) All dwelling units and buildings shall be designed on the basis of “universal design principles” as generally defined by the building industry [refer to Section 151.2(1)];
- (b) At the completion of construction of Phase 1, i.e. the apartment building or the first stage thereof, some of the existing mature spruce trees along the north portion of the property and on the north property line shall be relocated to and maintained in permanent landscaping within the rear yard setback along Kentwood Drive. To the extent possible, any remaining mature spruce trees along the north portion of the property and on the north property line shall be maintained in this position until the construction of Phase 2, i.e. the townhouses, in this location;
- (c) No vehicular access (except emergency vehicles) shall be allowed from or onto Kentwood Drive to or from the proposed development, and appropriate arrangements shall be made with and to the satisfaction of the Emergency Services Department in this regard;
- (d) The density of the proposed development on this site shall be restricted to 60 dwelling units per hectare;

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)
 DC(18)-D60 - Direct Control District No. 18 with a density of 60 Dwelling Units per hectare.

Change from :

PS to DC(18)-D60 

MAP No. 39 / 2002
 BYLAW No. 3156 / KK - 2002

* * * Transmission Result Report (MemoryTX) (Sep.10. 2002 3:19PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Sep.10. 2002 3:18PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
4062	Memory TX	17804512267	P. 5	OK	

Reason for error

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

OFFICE OF THE CITY CLERK

September 10, 2002

Fax: 1-780-451-2267

Mr. Dave Haut
Handicapped Housing Society of Alberta
#708, 10050 - 112 Street
Edmonton, AB T5K 2F1

Dear Mr. Haut:

Re: *Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East
Portion of Lot 1, Block 2, Plan 782 1439
Land Use Bylaw Amendment 3156/KK-2002*

At the City of Red Deer's Council meeting held September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/KK-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/KK-2002 provides for the redesignation of the north vacant portion of Lot 1, Block 2, Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Director Control District No. 18. The proposed development would consist of a three-storey apartment building and a row of three-bedroom townhouses totaling 74 units. Of the total number of units, 60% would be made available to handicapped persons and 40% to non-handicapped persons as affordable rental housing.

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

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk

/chk
/attachc Parkland Community Planning Services
C. Adams, Administrative Assistant



OFFICE OF THE CITY CLERK

September 10, 2002

Fax: 1-780-451-2267

Mr. Dave Haut
Handicapped Housing Society of Alberta
#703, 10050 – 112 Street
Edmonton, AB T5K 2J1

Dear Mr. Haut:

**Re: *Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East
Portion of Lot 1, Block 2, Plan 782 1439
Land Use Bylaw Amendment 3156/KK-2002***

At the City of Red Deer's Council meeting held September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/KK-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/KK-2002 provides for the redesignation of the north vacant portion of Lot 1, Block 2, Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Director Control District No. 18. The proposed development would consist of a three-storey apartment building and a row of three-bedroom townhouses totaling 74 units. Of the total number of units, 60% would be made available to handicapped persons and 40% to non-handicapped persons as affordable rental housing.

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

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

City Clerk's Department

DATE: October 8, 2002

TO: Johann van der Bank, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/KK-2002
Portion of Lot 1, Block 2, Plan 782 1439
Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East

Reference Report:

Parkland Community Planning Services, dated August 20, 2002 & September 30, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/KK-2002, as amended, was given second and third readings. A copy of the bylaw is attached.

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from Parkland Community Planning Services, dated September 30, 2002, hereby agrees to amend Land Use Bylaw Amendment 3156/KK-2002, by deleting in Section 2 the clause identified as 151.2 (5) (f) and substituting the following clause 151.2 (5) (f):

- (f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between the City and the owners of the remainder of Lot 1 Block 2 Plan 782 1439 that requires these owners to provide additional parking spaces on the said property in compliance with Section 48 of this land use bylaw.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/KK-2002 provides for the redesignation of the north vacant portion of Lot 1, Block 2, Plan 782 1439 from PS Public Service (Institutional or Governmental) District to DC (18) Director Control District No. 18. The proposed development would consist of a three-storey apartment building and a row of three-bedroom townhouses totaling 74 units. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk

/chk

attchs.

- c Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/KK-2002

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

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

- 1 The Land Use District Map F14 contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Amendment Map No. 39/2002 attached hereto and forming part of the bylaw.
- 2 Addition of the following new Direct Control District:

"DC (18) DIRECT CONTROL DISTRICT NO. 18 (Map F14 Schedule B)

151.2 This Direct Control District applies to the residential development proposed by the Handicapped Housing Society of Alberta, or its successors in title, on the north vacant portion of the New Life Fellowship Church property.

(1) General Purpose

This District provides for infill development of specifically multiple family and multi-attached housing to be built on universal design principles and in accordance with special development regulations which reflect community input.

Universal design in housing is generally defined by the building industry as housing that allows for the housing for the lifespan of all people. It includes features such as entrances without steps, wider doorways, lever door handles instead of knobs, light switches located at a height that is more reachable by everyone, adjustable height closet rods, knee space under the kitchen sink, the cooktop and the bathroom countertop, lever type water controls, grab bars in the shower, adjustable height shower head, etceteras.

(2) Permitted Uses

- (a) Neighbourhood identification signs.
- (b) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (c) Home music instructor/instruction (two students), subject to section 68.
- (d) Accessory building.

(3) Discretionary Uses

- (a) Multi-attached building.
- (b) Multiple family building.
- (c) Home occupations which will generate additional traffic.
- (d) Home music instructor/instruction (six students), subject to section 68.
- (e) Amateur radio tower.

(4) Regulations

The applicable regulations listed in Section 193 under the R2 Residential (Medium Density) District.

(5) Special Regulations

- (a) All dwelling units and buildings shall be designed on the basis of "universal design principles" as generally defined by the building industry [refer to Section 151.2(1)];
- (b) At the completion of construction of Phase 1, i.e. the apartment building or the first stage thereof, some of the existing mature spruce trees along the north portion of the property and on the north property line shall be relocated to and maintained in permanent landscaping within the rear yard setback along Kentwood Drive. To the extent possible, any remaining mature spruce trees along the north portion of the property and on the north property line shall be maintained in this position until the construction of Phase 2, i.e. the townhouses, in this location;
- (c) No vehicular access (except emergency vehicles) shall be allowed from or onto Kentwood Drive to or from the proposed development, and appropriate arrangements shall be made with and to the satisfaction of the Emergency Services Department in this regard;
- (d) The density of the proposed development on this site shall be restricted to 60 dwelling units per hectare;
- (e) The provision of parking spaces on the site shall be restricted to the applicable minimum requirement in terms of Section 48 of the Land Use Bylaw No. 3156/96, and shall further be subject to the applicable requirements of the Alberta Building Code with regard to parking spaces for handicapped persons;

- (f) As a condition of any development permit contemplated in this District, the Development Authority shall ensure that an agreement exists between the City and the owners of the remainder of Lot 1 Block 2 Plan 782 1439 that requires these owners to provide additional parking spaces on the said property in compliance with Section 48 of this land use bylaw.

(6) Site Development

Notwithstanding subsection (4), the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

(7) Redevelopment of Existing Neighbourhoods

Notwithstanding subsection (4), in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

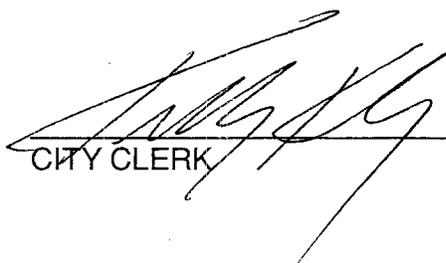
READ A FIRST TIME IN OPEN COUNCIL this 9th day of September , 2002.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of October , 2002.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of October , 2002.

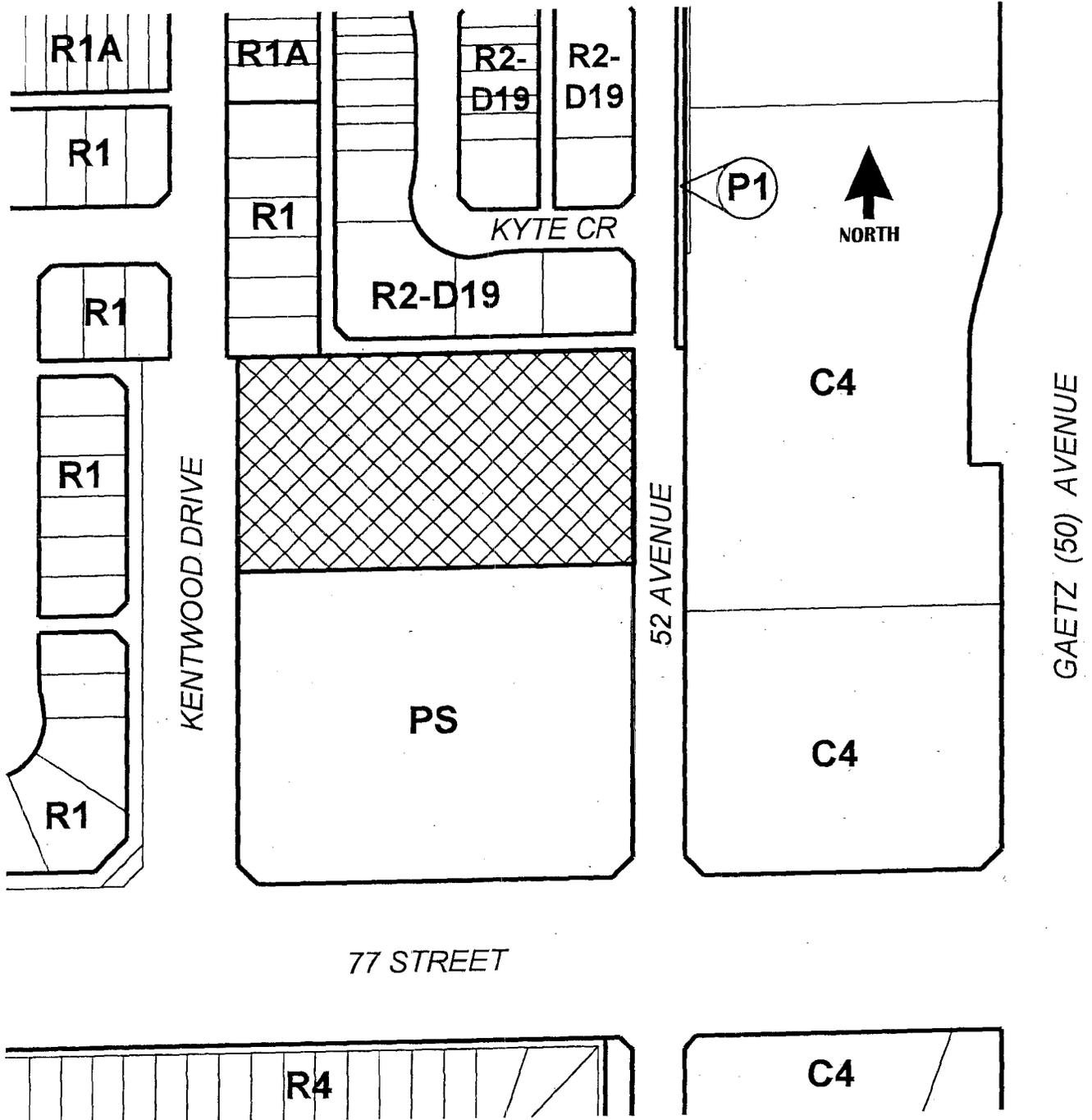
AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October , 2002.

Deputy 
MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
PS - Public Service (Institutional or Governmental)
DC(18)-D60 - Direct Control District No. 18 with a density of 60 Dwelling Units per hectare.

Change from :
PS to DC(18)-D60 

MAP No. 39 / 2002
BYLAW No. 3156 / KK - 2002

OFFICE OF THE CITY CLERK

October 8, 2002

Mr. Dave Haut
Handicapped Housing Society of Alberta
#703, 10050 – 112 Street
Edmonton, AB T5K 2J1

Dear Mr. Haut:

**Re: *Handicapped Housing Society of Alberta
Proposed Residential Development, Kentwood East
Portion of Lot 1, Block 2, Plan 782 1439
Land Use Bylaw Amendment 3156/KK-2002***

At the City of Red Deer's Council Meeting held on Monday, October 7, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/KK-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/KK-2002, as amended, was given second and third readings, a copy of which is attached. The following resolution was introduced and passed amending the Land Use Bylaw:

Resolved that Council of The City of Red Deer having considered the report from Parkland Community Planning Services, dated September 30, 2002, hereby agrees to amend Land Use Bylaw Amendment 3156/KK-2002, be deleting in Section 2 the clause identified as 151.2 (5) (f) and substituting the following clause 151.2 (5) (f):

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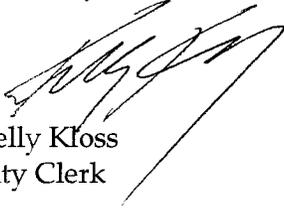
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...2/

Handicapped Housing Society of Alberta
October 8, 2002
Page 2

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

Sincerely,

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

Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/KK-2002

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

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- (d) The density of the proposed development on this site shall be restricted to 60 dwelling units per hectare;
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READ A FIRST TIME IN OPEN COUNCIL this 9th day of September , 2002.

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READ A THIRD TIME IN OPEN COUNCIL this 7th day of October , 2002.

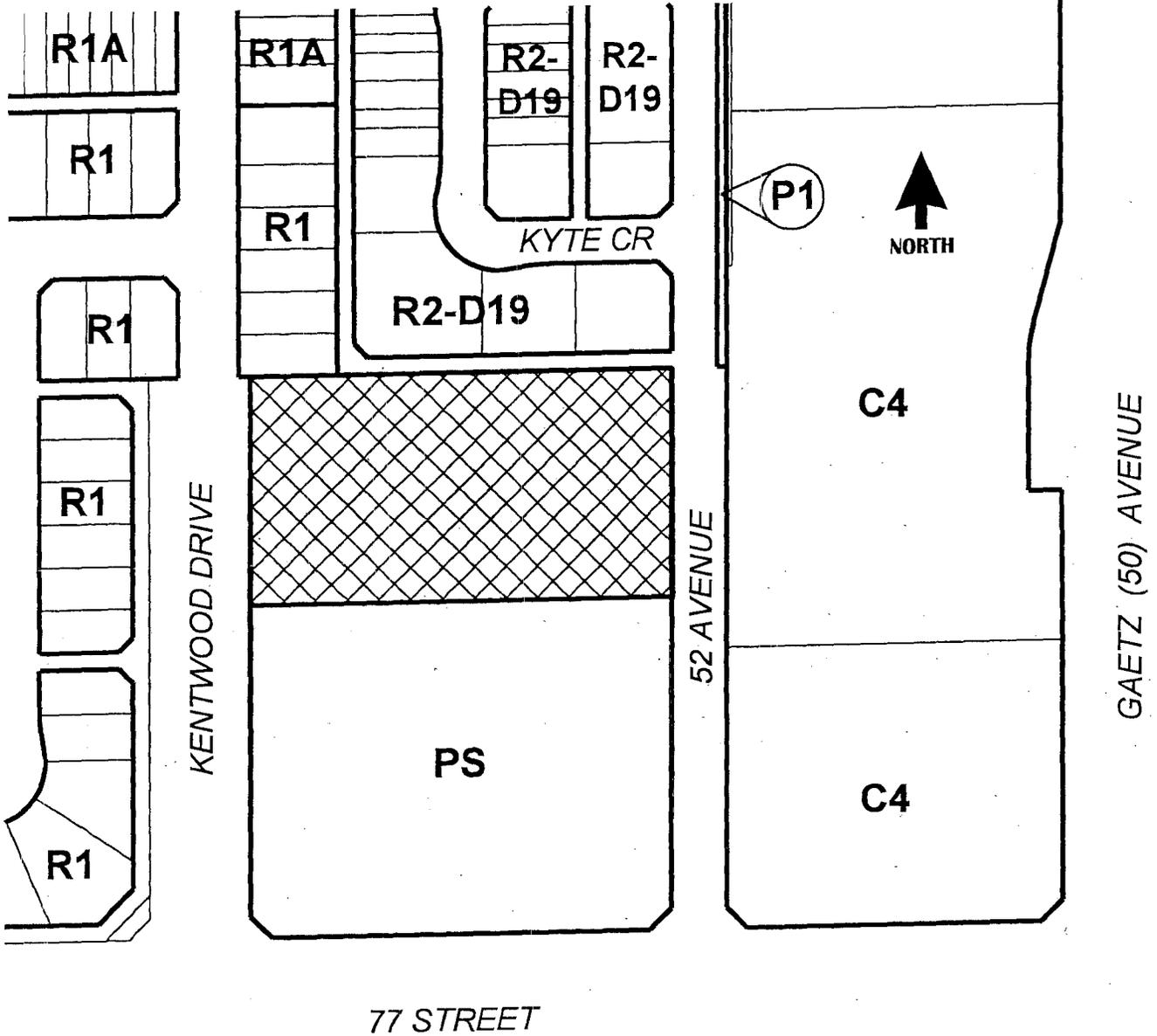
AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October , 2002.

Deputy 
MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)
 DC(18)-D60 - Direct Control District No. 18 with a density of 60 Dwelling Units per hectare.

Change from :

PS to DC(18)-D60 

MAP No. 39 / 2002
 BYLAW No. 3156 / KK - 2002



Office of the City Clerk

DATE: September 10, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Public Hearing
Land Use Bylaw Amendment 3156/VV-2002
South Pointe Common, Phase 2
SE Section 5-38-27-W4 (South of 19th Street/Delburne Road)
Group 2 Architecture

History

At the Monday, September 9, 2002 meeting of Council, Land Use Bylaw Amendment 3156/VV-2002 was given first reading.

Land Use Bylaw Amendment 3156/VV-2002 provides for the rezoning of 10.15 ha (25.8 acre) of land south of 19th Street/Delburne Road from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District in order to permit the development of Phase 2 of South Pointe Common.

Public Consultation Process

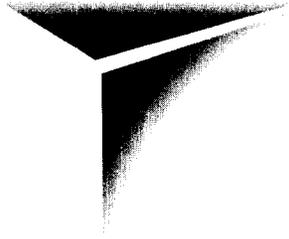
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, October 7, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

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

Kelly Kloss
City Clerk
/chk



**Architecture
Engineering
Interior Design**

File No. 02046

August 12, 2002

Kelly Kloss
City Clerk's Office
City of Red Deer
4914 - 48th Avenue
P.O. Box 5008
RED DEER, AB T4N 3T2

Dear Mr. Kloss:

RE: APPLICATION FOR REZONING

We would like to make an application to have:

**MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 5
QUARTER SOUTH EAST
CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS
EXCEPTING THEREOUT:**

	HECTARES	(ACRES) MORE OR LESS
A) PLAN C&E NO. 1 - RAILWAY	2.50	6.16
B) PLAN 1596EU - ROAD	0.481	1.19
C) PLAN 2082LZ - ROAD	8.95	22.12
D) PLAN 977RS - SUBDIVISION	11.7	29.11
E) PLAN 8521136 - ROAD	5.985	14.79
F) ALL THAT PORTION WHICH LIES WEST OF C&E NO. 1 AND WHICH LIES SOUTH WEST OF ROAD PLAN 2082LZ CONTAINING	4.264	10.54
G) PLAN 9123522 - DESCRIPTIVE	18.3	45.2
H) PLAN 9222024 - ROAD	2.037	5.03

rezoned from Direct Control (5) to C2 Commercial. This property south of 19th street across from South Pointe Common would become an extension of the South Pointe Common site with similar architectural finishes, signage and landscaping. This land use is consistent with both the parcel size (25.8 acres/10.15 hectares) and the contemplated uses being examined by the developer. We are currently exploring a number of possibilities for the development including a large food store or department store, a theatre complex, a hotel, a casino, smaller commercial retail units, and restaurants. Several of these uses may lead to a subdivision and sale of a portion of the overall site, but such applications would be made at a future date.

We have provided a copy of one of the most recent preliminary site plans for your review to indicate both how the development ties into the adjoining streets, and how some of the parcels may be laid out. We will be forwarding letters from both the Owner and Developer of the property authorizing us to act as their agent in pursuing this rezoning application.

200 - 4706 48 Avenue
Red Deer, Alberta
T4N 6J4

PHONE 403/340-2200
FAX 403/346-6570
general@group2.ab.ca

Principals

*Graeme A.W. Leadbeater
B.Sc., M.E.Des.Arch.
MRAIC, MAAA, MAIBC

*Ronald C. Morrison
Arch. Tech.

*Patrick W. Romerman
B.Sc., P.Eng., MCSCE
(Structural Engineer)

*David Cheetham
B.Arch., MAAA, MRAIC

*Nancy Vruwink
Arch. Tech.

*Craig Webber
B.Comm, M.Arch.

Associates

Art S. Willard
Sr. Arch. Tech.

Raymond Rogers
Sr. Arch. Tech.

Constance Casovan
CMA, B. Admin.
(Business Manager)

*denotes
Corporation

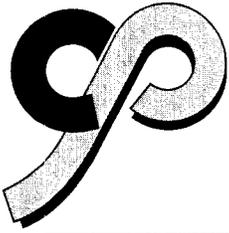
We would be pleased to answer any questions of yourself or any other City Department with regards to the proposed rezoning on the development. Please do not hesitate to contact myself or Darlene Dyck at 340-2200.

Yours truly,

Group 2 Architecture Engineering Interior Design

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

Craig Webber, MAAA, MRAIC
Principal
CW:sa
Attachments



DATE: September 4, 2002
TO: City Clerk
RE: Land Use Bylaw Amendment 3156/V V-2002
South Pointe Common, Phase 2
SE Section 5-38-27-W4 (south of 19th Street/Delburne Road)

Group 2 Architecture, on behalf of their client, have requested rezoning of an undeveloped 10.15 ha (25.8 acre) parcel of land south of 19th Street/Delburne Road from DC(5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District. This will permit the development of Phase 2 of South Pointe Common, an extension to their first phase (also zoned C2 Commercial) which is nearing completion across the road on the north side of 19th Street/Delburne Road.

The existing DC (5) Direct Control District on this site requires all uses to be approved by Council. This DC zoning was applied in 1993 following annexation of the site into the City. At that time details of how this site might actually be developed were uncertain. The current developer prefers to market this site with the certainty of uses and development standards contained in the C2 Commercial District, a zoning consistent with other nearby developments. The developer contemplates commercial tenants permitted under the C2 Commercial zoning that could include food store, department store, commercial retail, restaurants, and possible commercial entertainment and/or commercial recreation facilities. South Pointe Common Phase 2 is to be developed with similar architectural finishes, signage and landscaping as contained in the initial phase.

A portion of the site originally contained a low wet area that since has been filled with excavation material. The development of sites containing fill material and related issues will be addressed by the City's Development Authority at the Development Permit stage.

The proposed C2 Commercial zoning complies with the City's Municipal Development Plan and the City/County Intermunicipal Development Plan, whereby both plans identify the site for future urban commercial development.

Recommendation

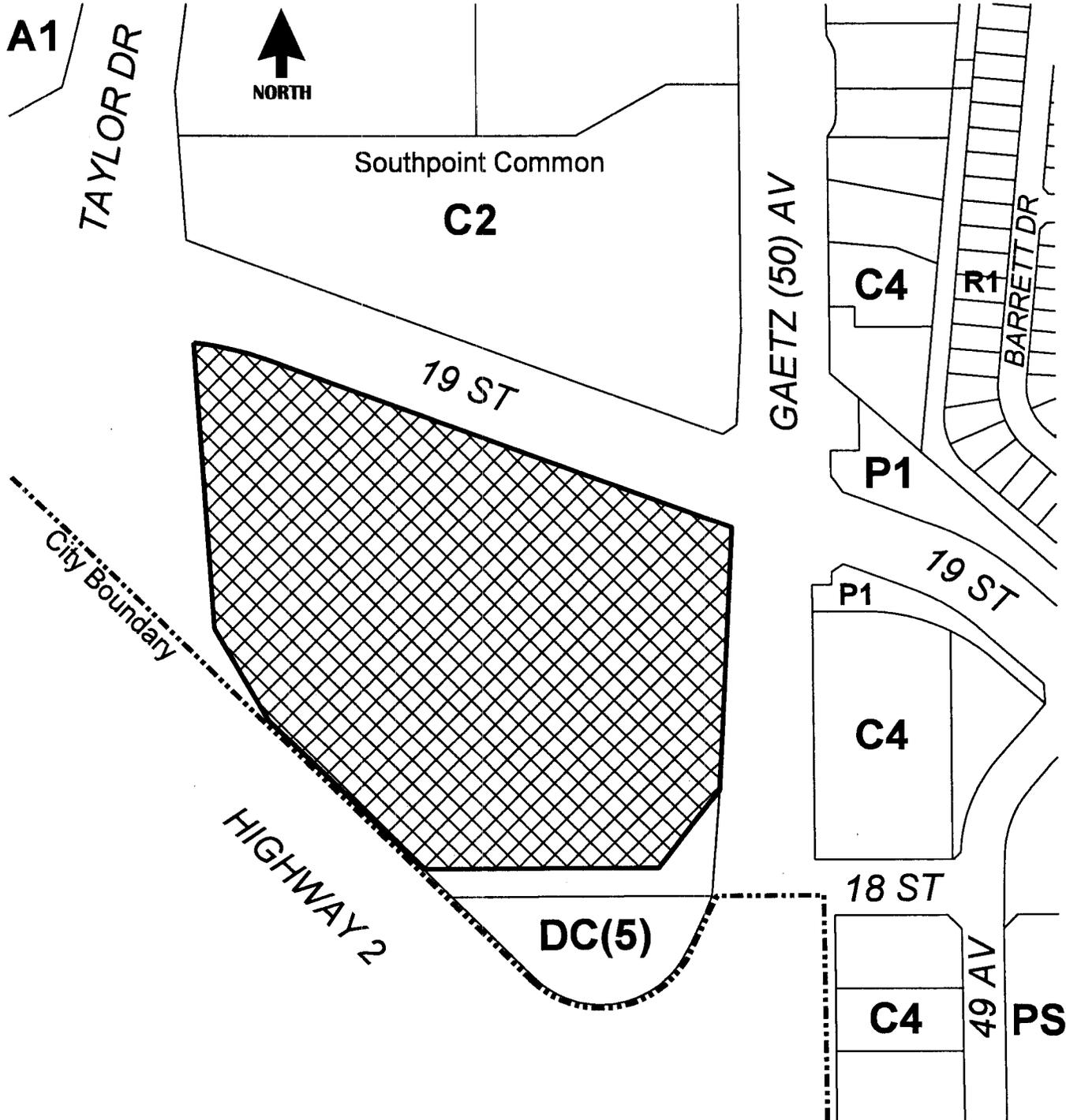
Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/V V-2002.

Tony Lindhout, ACP, MCIP
PLANNER

Attachment

- c. Nick Riebeek, Chapman Riebeek
Inspections & Licensing Manager
Engineering Department Manager
Public Works Manager

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2 

MAP No. 49 / 2002

BYLAW No. 3156 / V V - 2002

File No. 02046

August 08, 2002

Kelly Kloss
City Clerk's Office
City of Red Deer
4914 - 46th Avenue
P.O. Box 5008
RED DEER, AB T4N 3T2

Dear Mr. Kloss:

**RE: SOUTH POINTE COMMON - PHASE 2
Rezoning Application (DC to C2)**

I hereby authorize Qualico Developments West Ltd. and their agents, Group 2 Architecture to make an application for rezoning for the property described below:

**MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 5**

QUARTER SOUTH EAST

CONTAINING 64.7 HECTARES (160 ACRES) MORE OR LESS

EXCEPTING THEREOUT:

		HECTARES	(ACRES) MORE OR LE
A) PLAN C&E NO. 1	- RAILWAY	2.50	6.16
B) PLAN 1596EU	- ROAD	0.481	1.19
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E) PLAN 8521136	- ROAD	5.985	14.79
F) ALL THAT PORTION WHICH LIES WEST OF C&E NO. 1 AND WHICH LIES SOUTH WEST OF ROAD PLAN 2082LZ			
	CONTAINING	4.264	10.54
G) PLAN 9123522	- DESCRIPTIVE	18.3	45.2
H) PLAN 9222024	- ROAD	2.037	5.03

EXCEPTING THEREOUT ALL MINES AND MINERALS

They will be my authorized agent for this process and are proceeding at my request.

Name: JAMES ARTHUR BOWER

Signature: 



250-129 A

Engineering Services

Date: August 27, 2002
To: City Clerk
From: Engineering Services Manager
Re: Rezoning - Southpointe Common Phase 2

The Engineering Services Department has the following comments regarding the application for rezoning of Phase 2 of Southpointe Common.

1. The Developers of Southpointe Common will have to enter into a Development Agreement with The City prior to any construction commencing.
2. An eastbound auxiliary lane will be required on Delburne Road.
3. An update to the Traffic Study will be required prior to construction start.

A handwritten signature in black ink, appearing to read 'Ken G. Haslop'.

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

KGH/emr

- c. Streets and Utilities Engineer
Customer Service Administrator
Design Administrator

Emergency Services

DATE: August 15, 2002

TO: Nona Housenga
Deputy City Clerk

CC: Engineering Department Manager
Inspections and Licensing Manager
Land and Economic Development Manager
Public Works Manager
Principal Planner

FROM: Emergency Services

SUBJECT: Group 2 Architects: Southpointe Common Phase II

This department has no objection to the rezoning and development of this property. The developer should be made aware that this property is in the 5 to 6.5 minute Emergency Services response zone.



Jack MacDonald
Fire Chief/Manager

LUB AMENDMENT 3156/VV-2002
South Pointe Common Phase 2

DESCRIPTION: Rezoning of land south of 19 Street & Delburne Road for development of Phase 2

FIRST READING: September 9, 2002
FIRST PUBLICATION: September 20, 2002
SECOND PUBLICATION: September 27, 2002
PUBLIC HEARING & SECOND READING: October 7, 2002
THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400. NO BY: Group² Architects
1008418

ACTUAL COST OF ADVERTISING:
1ST \$ 312.42 & 2ND \$ 312.42 TOTAL: \$ 624.84

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ (400.00)

AMOUNT OWING/ (REFUND): \$ 224.84

INVOICE NO.: _____ 47190 _____

(Account No. 59.5901)



OFFICE OF THE CITY CLERK

October 8, 2002

Mr. C. Webber
Group 2 Architecture
200, 4706 – 48 Avenue
Red Deer, AB T4N 6J4

Dear Mr. Webber:

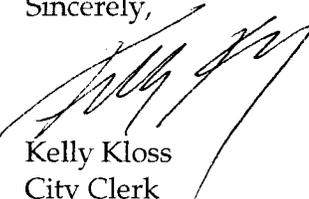
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Land Use Bylaw Amendment 3156/VV-2002
South Pointe Common, Phase 2
SE Section 5-38-27-W4 (South of 19th Street / Delburne Road)

At the City of Red Deer's Council Meeting held on Monday, October 7, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/VV-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/VV-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/VV-2002 provides for the rezoning of 10.15 ha (25.8 acre) of land South of 19th Street/Delburne Road from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District in order to permit the development of Phase 2 of South Pointe Common.

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

Sincerely,



Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
 C. Adams, Administrative Assistant

City Clerk's Department

DATE: October 8, 2002

TO: Tony Lindhout, Parkland Community Planning Services

FROM: City Clerk

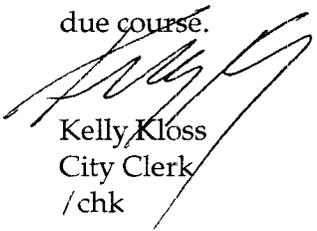
SUBJECT: Land Use Bylaw Amendment 3156/VV-2002
South Pointe Common, Phase 2
SE Portion of 5-38-27-W4 (South of 19th Street/Delburne Road)

Reference Report:

Parkland Community Planning Services, dated September 4, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/VV-2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No*Comments/Further Action:*Land Use Bylaw Amendment 3156/VV-2002 provides for the rezoning of 10.15 ha (25.8 acre) of land south of 19th Street/Delburne Road from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District in order to permit the development of Phase 2 of South Pointe Common. This office will amend the Land Use Bylaw and distribute copies in due course.

Kelly Kloss
City Clerk
/chk

attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/V V-2002

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

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

- 1 The "Use District Map F4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 49/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of September 2002.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of October 2002.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of October 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October 2002.



MAYOR



CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

A1

TAYLOR DR



Southpoint Common

C2

GAETZ (50) AV

C4

R1

BARRETT DR

19 ST

P1

19 ST

P1

C4

City Boundary

HIGHWAY 2

DC(5)

18 ST

C4

49 AV

PS

AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2

MAP No. 49 / 2002

BYLAW No. 3156 / VV - 2002



THE CITY OF RED DEER
City Clerk's Department Payment Receipt

02 09 15
Year Month Day

Name: GROUP 2 ARCHITECTURE Reference: SUB # 3156 VV 2002

NOT VALID ULESS MACHINE PRINTED HERE

09/18/02 1:39PM 251#8362

SUNDRY CHECK \$400.00

ITEM	Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	59.5901				400.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
GST. REGISTRATION # R119311785				TOTAL	400.00

GROUP 2 ARCHITECTURE ENGINEERING INTERIOR DESIGN

City Of Red Deer (The)

9/18/02

CHEQUE NO. 012348

012348

Rezoning 400.00



OFFICE OF THE CITY CLERK

September 10, 2002

Fax: 346-6570

Mr. C. Webber
Group 2 Architecture
200, 4706 - 48 Avenue
Red Deer, AB T4N 6J4

Dear Mr. Webber:

Re: *Application for Rezoning
Land Use Bylaw Amendment 3156/VV-2002
South Pointe Common, Phase 2
SE Section 5-38-27-W4 (South of 19th Street / Delburne Road)*

At the City of Red Deer's Council meeting held on Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/VV-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/VV-2002 provides for the rezoning of 10.15 ha (25.8 acre) of land South of 19th Street/Delburne Road from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District in order to permit the development of Phase 2 of South Pointe Common.

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

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant



OFFICE OF THE CITY CLERK

September 18, 2002

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

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/VV-2002 South Pointe Common Phase 2

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the South Pointe Common area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/VV-2002** to provide for the rezoning of 10.15 ha (25.8 acres) of land south of 19 Street and Delburne Road from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District, to permit the development of phase 2 of South Pointe Common. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2nd Floor of City Hall on **Monday, October 7, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, October 1, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,

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

Kelly Kloss
City Clerk

att.

**SOUTH POINTE COMMON PHASE 2
Land Use Bylaw Amendment**

Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment **3156/VV-2002** to provide for the rezoning of 10.15 ha (25.8 acres) of land south of 19 Street and Delburne Road from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District, to permit the development of phase 2 of South Pointe Common. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

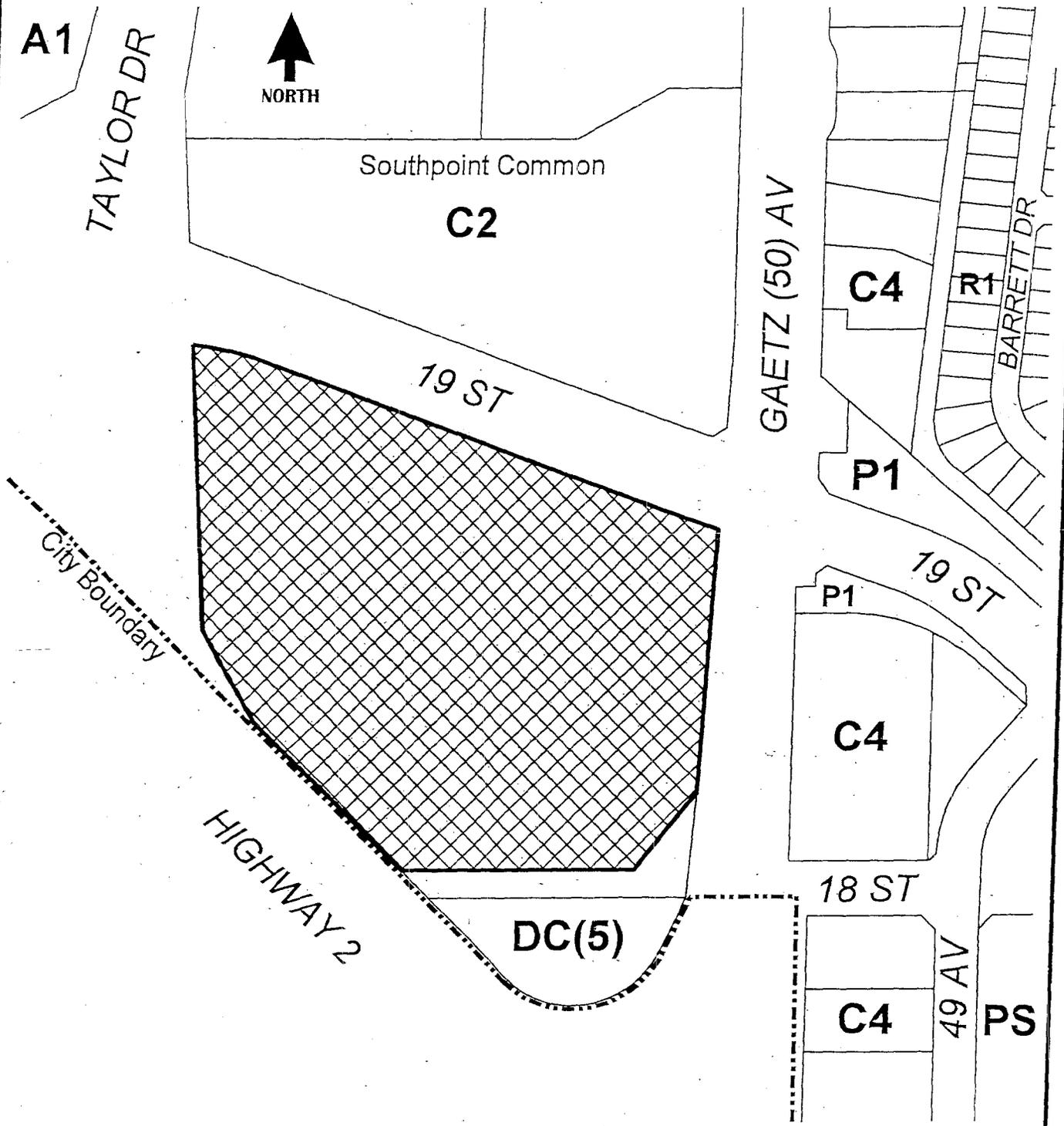
City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, October 7, 2002** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, October 1, 2002**. 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 City Clerk's Office at 342-8132.

Kelly Kloss
City Clerk

(Publication Dates: September 20 & 27, 2002)

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2 

MAP No. 49 / 2002
BYLAW No. 3156 / V V - 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	OwnerAdd4
Southpointe Common Corporation James Arthur Bower	C/O 200 5709 2 Street SE RR 2	CALGARY, AB T2H 2W4 RED DEER, AB T4N 5E2		
Her Majesty The Queen In Right Vellner Leaseholds Ltd.	Of Alberta C/O Alta Municipal Affair 1890 49 Avenue	Grants In Lieu Of Taxes RED DEER, AB T4R 2N7	20th Fl. Coll. Pl.	EDMONTON, AB T5J 4L4
Quantum Restaurant Group Inc. 413389 Alberta Ltd.	12 Pallo Close 10 Flagstaff Close	RED DEER, AB T4P 1J3 RED DEER, AB T4N 6M6		

Date: September 12, 2002
To: Norma Lovell, Assessment
From: Cheryl Adams
City Clerk's Department
Re: LUB Amendment 3156/VV-2002
South Pointe Common Phase 2 (19 Street & Delburne Road)

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

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

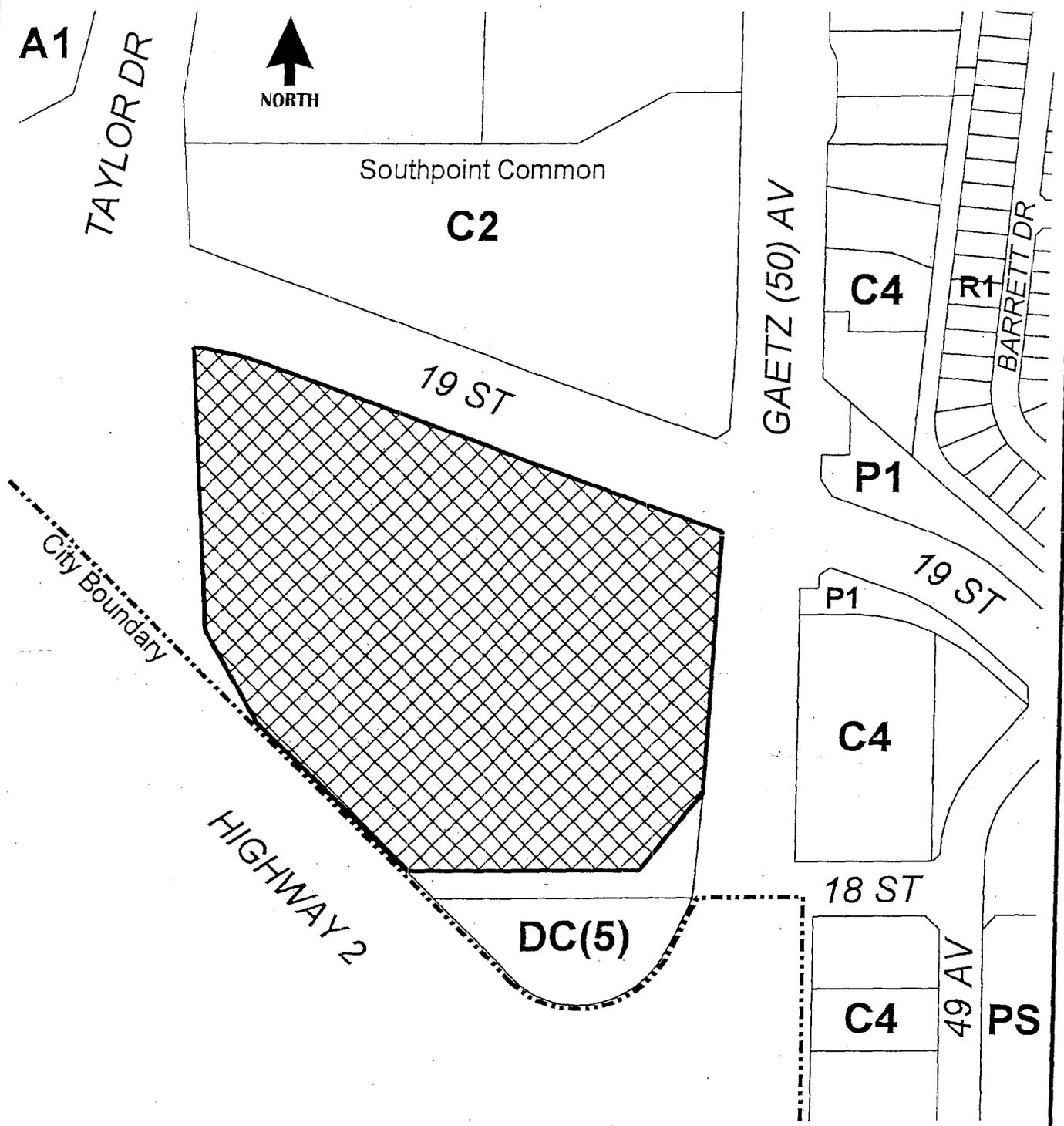
Thanks Norma.


Cheryl Adams
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2 

MAP No. 49 / 2002

BYLAW No. 3156 / V V - 2002



Council Decision – September 9, 2002

Office of the City Clerk

DATE: September 10, 2002
TO: Tony Lindhout, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/VV-2002
South Pointe Common, Phase 2
SE Section 5-38-27-W4 (South of 19th Street/Delburne Road)
Group 2 Architecture

Reference Report:

Parkland Community Planning Services, dated September 4, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/VV-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

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

Comments/Further Action:

Land Use Bylaw Amendment 3156/VV-2002 provides for the rezoning of 10.15 ha (25.8 acre) of land south of 19th Street/Delburne Road from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District in order to permit the development of Phase 2 of South Pointe Common.

This office will now proceed with the advertising for a Public Hearing. Group 2 Architecture will be responsible for the advertising costs in this instance.

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

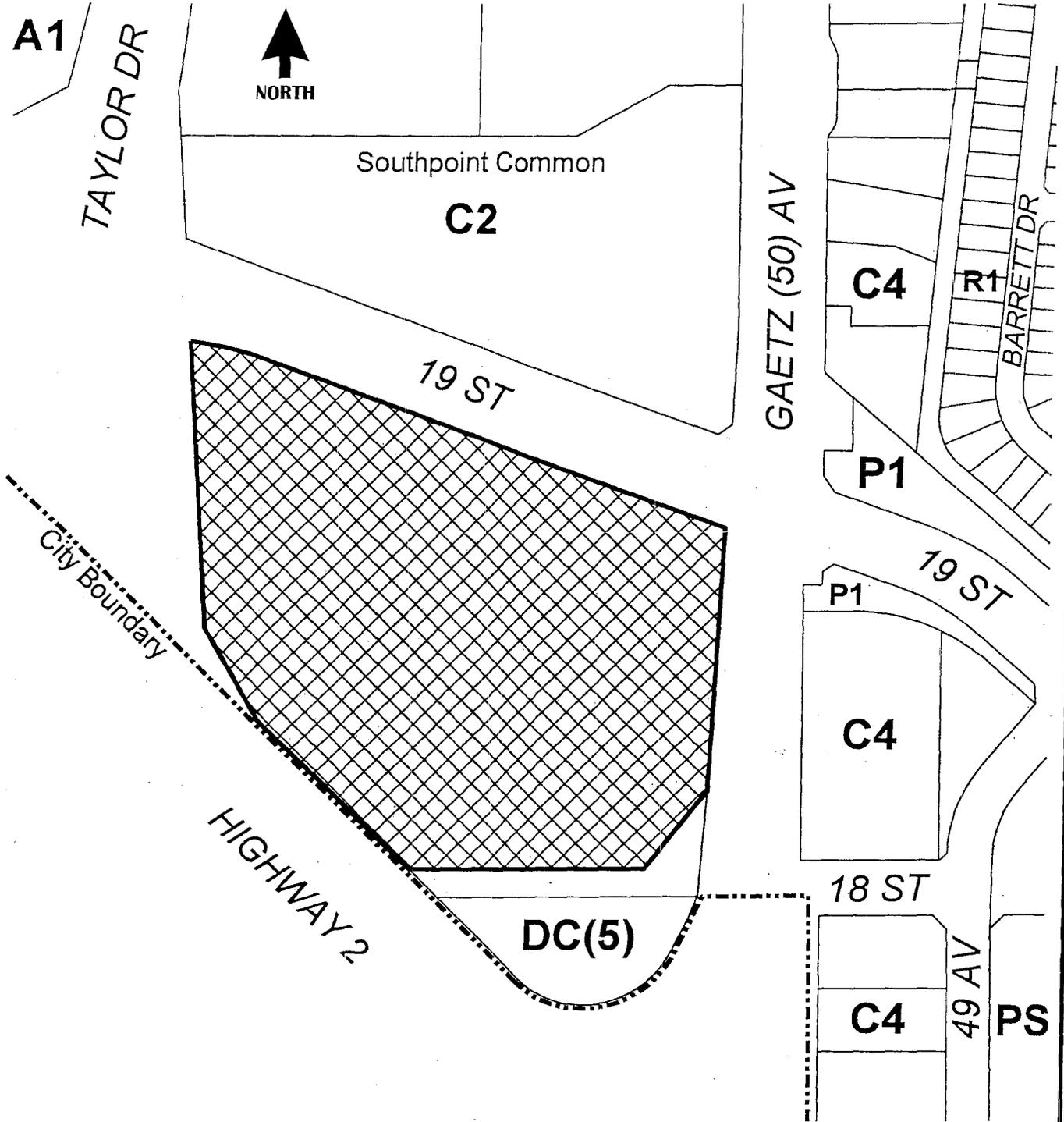
Kelly Kloss
City Clerk

/chk
/attach.

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

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2 

MAP No. 49 / 2002

BYLAW No. 3156 / V V - 2002

BYLAW NO. 3156/VV-2002

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

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

- 1 The "Use District Map F4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 49/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **9th** day of **September** 2002.

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

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

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

MAYOR

CITY CLERK



OFFICE OF THE CITY CLERK

September 10, 2002

Fax: 346-6570

Mr. C. Webber
Group 2 Architecture
200, 4706 – 48 Avenue
Red Deer, AB T4N 6J4

Dear Mr. Webber:

**Re: Application for Rezoning
Land Use Bylaw Amendment 3156/VV-2002
South Pointe Common, Phase 2
SE Section 5-38-27-W4 (South of 19th Street / Delburne Road)**

At the City of Red Deer's Council meeting held on Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/VV-2002. A copy of the bylaw is attached for your information.

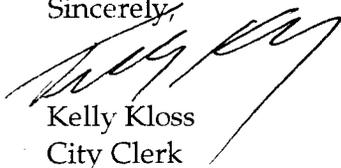
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In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk
/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/VV-2002

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

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

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

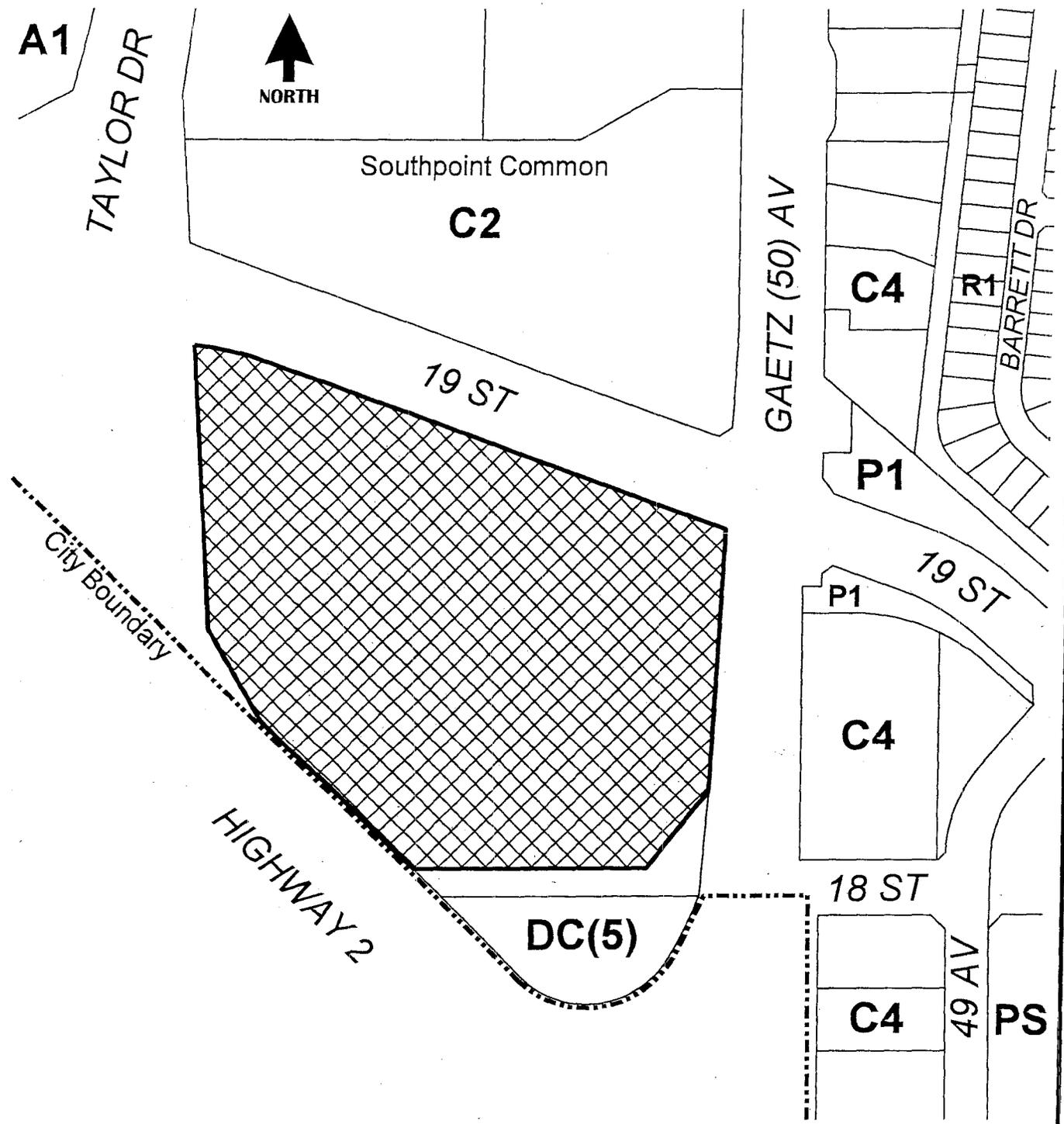
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2 

MAP No. 49 / 2002

BYLAW No. 3156 / VV - 2002

* * * Transmission Result Report (MemoryTX) (Sep.10. 2002 2:27PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Sep.10. 2002 2:26PM

File No.	Mode	Destination	Pg (s)	Result	Page Not Sent
4057	Memory TX	3466570	P. 3	OK	

Reason for error

E.1) Hang up or line fail
E.3) No answer

E.2) Busy
E.4) No facsimile connection



OFFICE OF THE CITY CLERK

September 10, 2002

Fax: 346-6870

Mr. C. Webber
Group 2 Architecture
200, 4706 - 48 Avenue
Red Deer, AB T4N 6J4

Dear Mr. Webber:

**Re: Application for Rezoning
Land Use Bylaw Amendment 3156/VV-2002
South Pointe Common, Phase 2
SE Section 5-33-27-W1 (South of 19th Street / Delburne Road)**

At the City of Red Deer's Council meeting held on Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/VV-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/VV-2002 provides for the rezoning of 10.15 ha (25.8 acre) of land South of 19th Street/Delburne Road from DC (S) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District in order to permit the development of Phase 2 of South Pointe Common.

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

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
/chk
/attach

c Ferland Community Planning Services
C. Adams, Administrative Assistant



OFFICE OF THE CITY CLERK

September 18, 2002

Her Majesty The Queen In Right
Of Alberta C/O Alta Municipal Affairs
Grants In Lieu Of Taxes
20th Fl. Coll. Pl.
8215 - 112 Street
EDMONTON, AB T5J 4L4

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/VV-2002 South Pointe Common Phase 2

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the South Pointe Common area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/VV-2002** to provide for the rezoning of 10.15 ha (25.8 acres) of land south of 19 Street and Delburne Road from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District, to permit the development of phase 2 of South Pointe Common. For more information relating to the proposed bylaw amendment, contact the city planners at Parkland Community Planning Services 343-3394.

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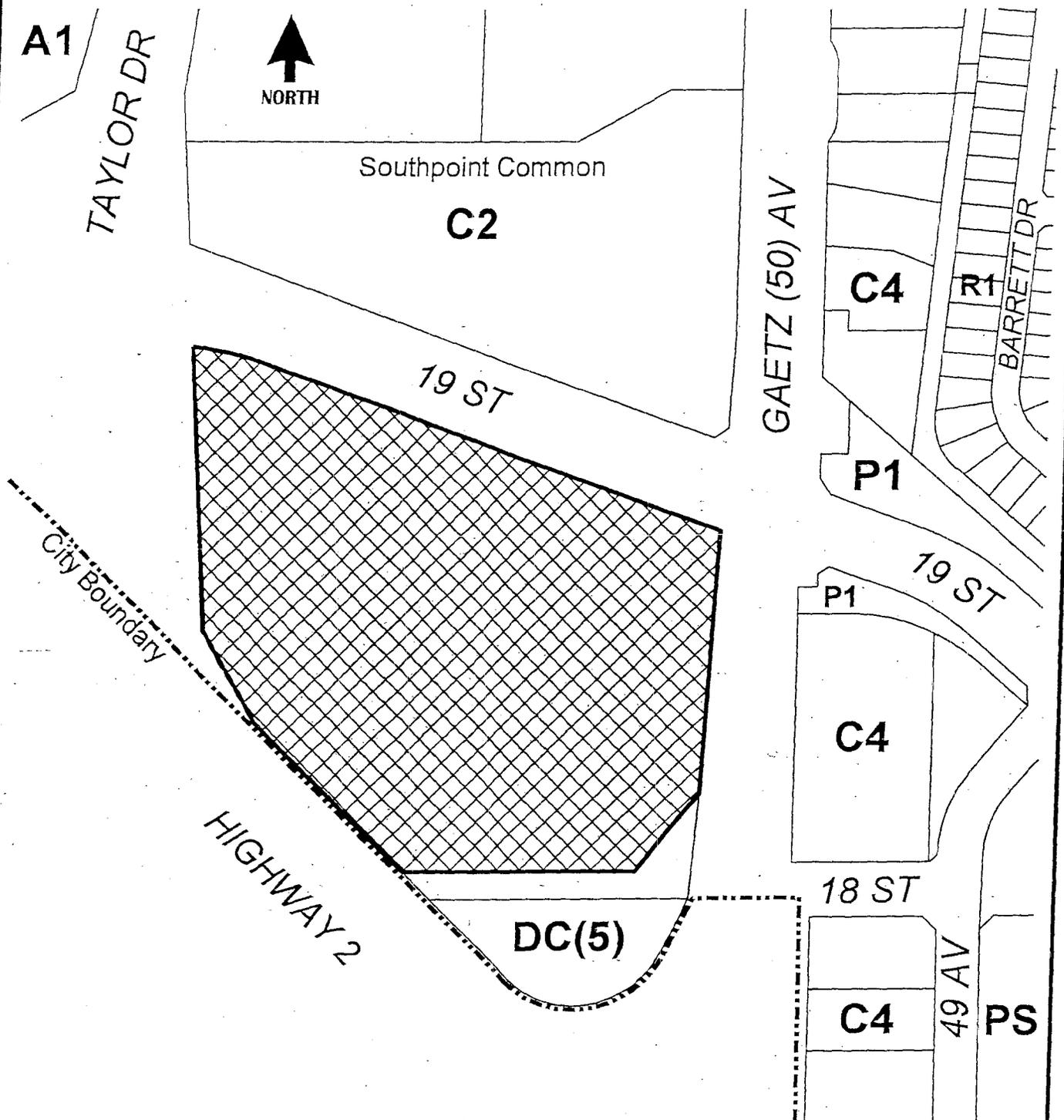
Yours truly,

Kelly Kloss
City Clerk

att.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2 

MAP No. 49 / 2002
BYLAW No. 3156 / V V - 2002

THE CITY OF RED DEER
PO BOX 5008
RED DEER AB T4N 3T4

090 T5J 2T0 020919 00:27 1111111111

RECEIVED
OCT 11 2002
The City of Red Deer

CanadaPost pas 1111111111
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METER
COMPTEUR H 0061317



||
MOVED / UNKNOWN // DEMENAGE / INCONNU
RETURN TO SENDER
RENOI A L'EXPEDITEUR
T4N 3T4
||



FILE

OFFICE OF THE CITY CLERK

October 8, 2002

Mr. C. Webber
Group 2 Architecture
200, 4706 - 48 Avenue
Red Deer, AB T4N 6J4

Dear Mr. Webber:

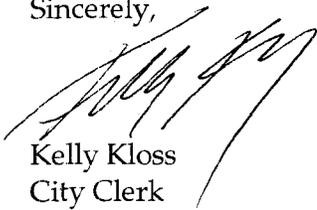
**Re: Application for Rezoning
Land Use Bylaw Amendment 3156/VV-2002
South Pointe Common, Phase 2
SE Section 5-38-27-W4 (South of 19th Street / Delburne Road)**

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

Sincerely,



Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/V V-2002

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

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

- 1 The "Use District Map F4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 49/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of September 2002.

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AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October 2002.



Dep MAYOR



CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

A1

TAYLOR DR



Southpoint Common

C2

GAETZ (50) AV

C4

BARRETT DR

P1

19 ST

19 ST

P1

C4

City Boundary

HIGHWAY 2

DC(5)

18 ST

C4

49 AV

PS

AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2

MAP No. 49 / 2002

BYLAW No. 3156 / VV - 2002

City Clerk's Department

DATE: October 8, 2002
TO: Tony Lindhout, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/VV-2002
South Pointe Common, Phase 2
SE Portion of 5-38-27-W4 (South of 19th Street/Delburne Road)

Reference Report:

Parkland Community Planning Services, dated September 4, 2002.

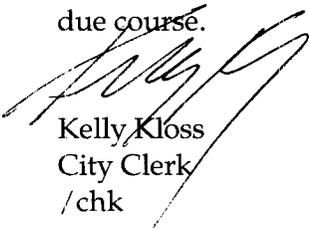
Bylaw Readings:

Land Use Bylaw Amendment 3156/VV-2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/VV-2002 provides for the rezoning of 10.15 ha (25.8 acre) of land south of 19th Street/Delburne Road from DC (5) Direct Control District No. 5 to C2 Commercial (Regional Shopping Centre) District in order to permit the development of Phase 2 of South Pointe Common. This office will amend the Land Use Bylaw and distribute copies in due course.


Kelly Kloss
City Clerk
/chk

attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- C. Adams, Administrative Assistant
- S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/V V-2002

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

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

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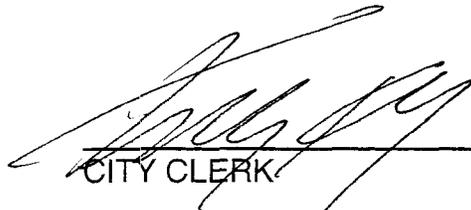
READ A SECOND TIME IN OPEN COUNCIL this 7th day of October 2002.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of October 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October 2002.

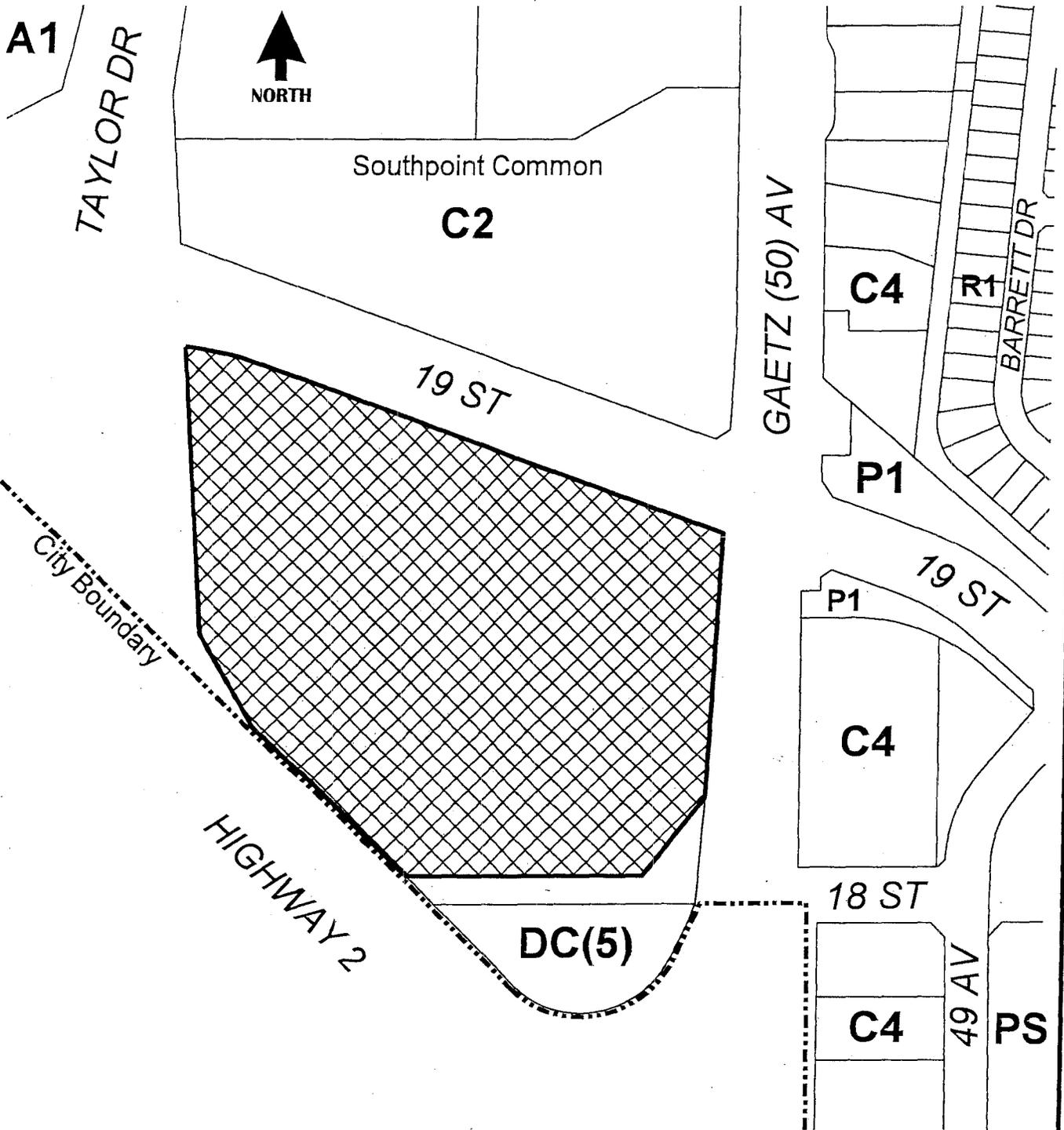


MAYOR



CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2 

MAP No. 49 / 2002

BYLAW No. 3156 / V V - 2002



Office of the City Clerk

DATE: September 10, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Public Hearing
Land Use Bylaw Amendment 3156/WW-2002
Remainder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.

History

At the Monday, September 9, 2002 meeting of Council, Land Use Bylaw Amendment 3156/WW-2002 was given first reading.

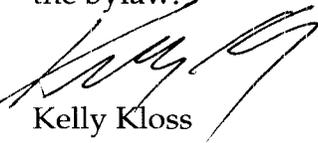
Land Use Bylaw Amendment 3156/WW-2002 provides for the rezoning of 0.571 ha (1.41ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

Public Consultation Process

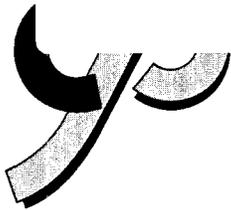
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, October 7, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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



Kelly Kloss
City Clerk
/chk



LAND
COMMUNITY
PLANNING
SERVICES

60

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: August 29, 2002
To: Kelly Kloss, City Clerk
Re: Land Use Bylaw Amendment 3156/WW-2002
Remainder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.

Redbrook Group 2 Corp. is proposing to dedicate the remaining 0.571ha (1.41ac) of land in the subdivision as public reserve. This amendment rezones the site from A1 Future Urban Development District to P1 Parks and Recreation District. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

[Recommendation]

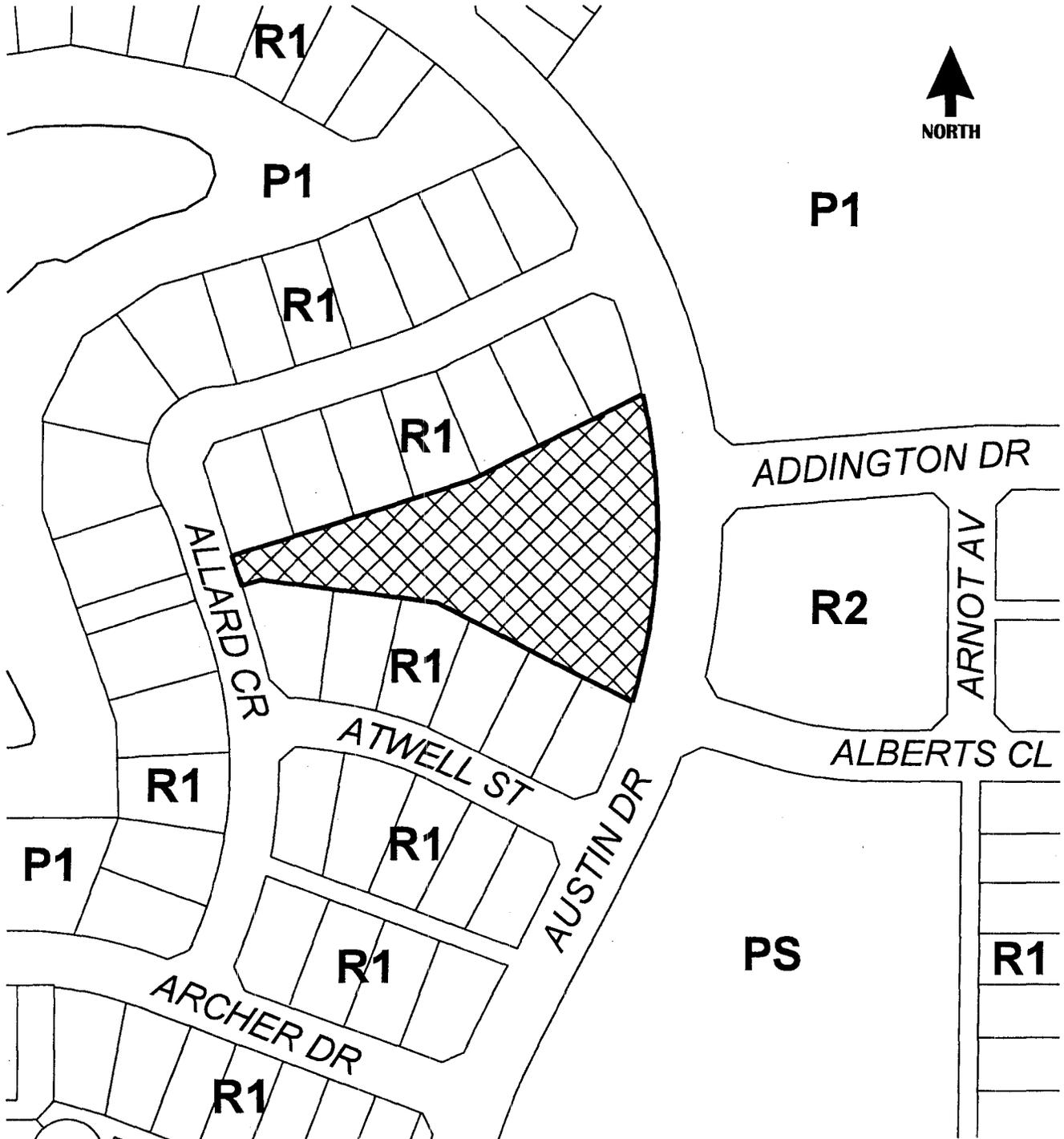
The proposed rezoning complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/WW-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks and Recreational

Change from :
A1 to P1 

MAP No. 50 / 2002
BYLAW No. 3156 / WW - 2002

LUB AMENDMENT 3156/WW-2002
Anders South (Anders on the Lake)

DESCRIPTION: Rezoning from A1 to P1 in conjunction with the Anders on the Lake NAS Plan

FIRST READING: September 9, 2002

FIRST PUBLICATION: September 20, 2002

SECOND PUBLICATION: September 27, 2002

PUBLIC HEARING & SECOND READING: October 7, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400. NO BY: Redbrook Group 2 Corp
1130561

ACTUAL COST OF ADVERTISING:

1ST \$ 312.42 & 2ND \$ 312.42 TOTAL: \$ 624.84

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ (400.-)

AMOUNT OWING/ (REFUND): \$ 224.84

INVOICE NO.: _____ 47191 _____

(Account No. 59.5901)



OFFICE OF THE CITY CLERK

October 8, 2002

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

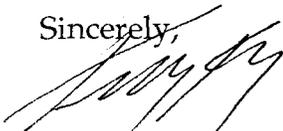
Re: *Land Use Bylaw Amendment 3156/WW-2002*
Remainder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.

At the City of Red Deer's Council Meeting held on Monday, October 7, 2002, a Public Hearing was held with respect to Land Use Bylaw 3156/WW-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/WW-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/WW-2002 provides for the rezoning of 0.571 ha (1.41ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

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

Sincerely,



Kelly Kloss
City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant



Council Decision – October 7, 2002

City Clerk's Department

DATE: October 8, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/WW-2002
Remainder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.

Reference Report:

Parkland Community Planning Services, dated August 29, 2002.

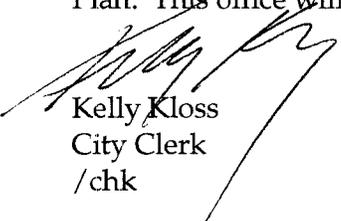
Bylaw Readings:

Land Use Bylaw Amendment 3156/WW-2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/WW-2002 provides for the rezoning of 0.571 ha (1.41ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk
/chk

attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
Doug Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/WW-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 50/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of September, 2002.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of October 2002.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of October 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October 2002.

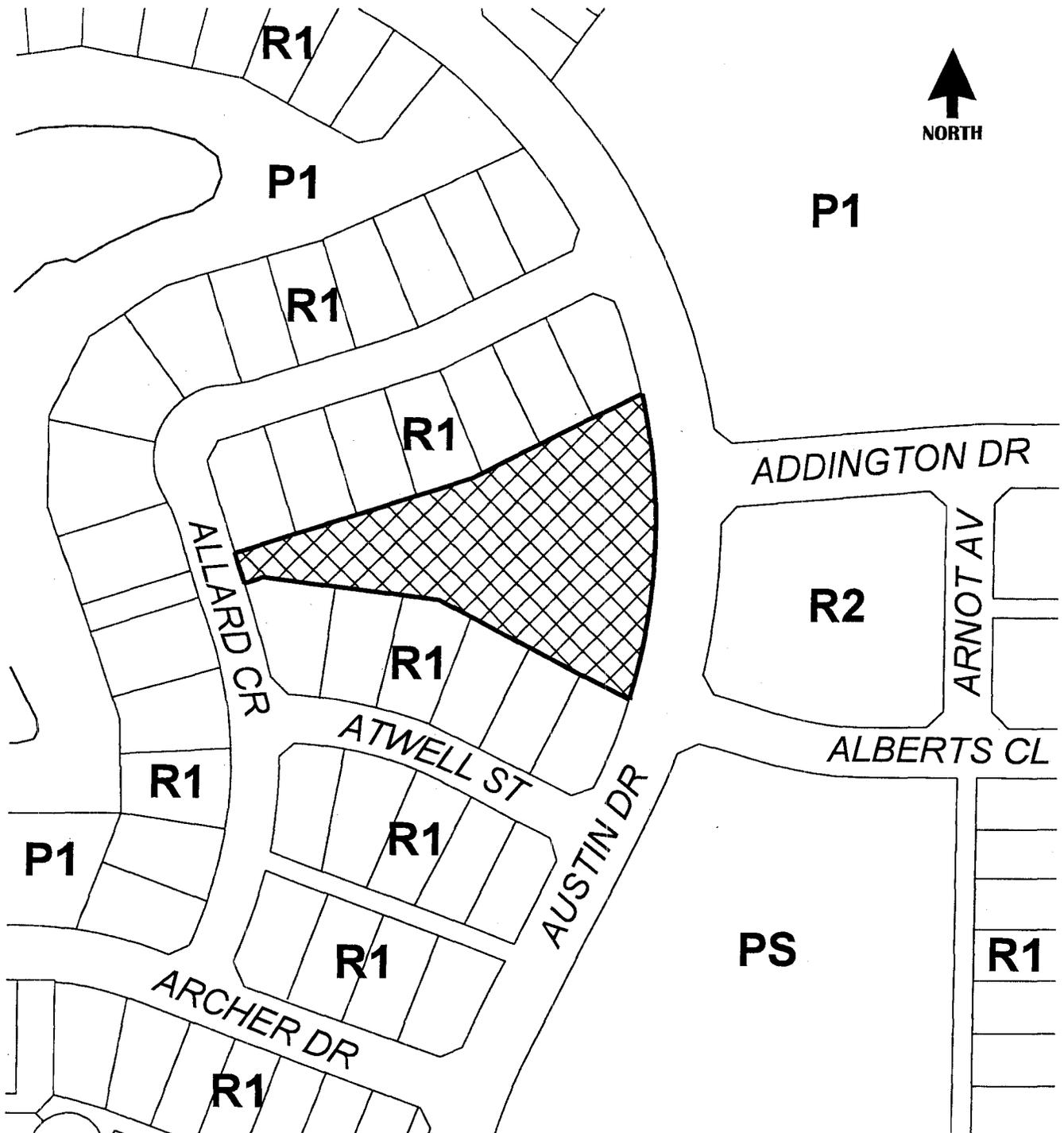


MAYOR



CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks and Recreational

Change from :
A1 to P1 

MAP No. 50 / 2002
BYLAW No. 3156 / WW - 2002

**ANDERS SOUTH (Anders on the Lake)
Land Use Bylaw Amendment**

Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment **3156/WW-2002** to provide for the rezoning of 0.571 ha (1.41 acres) of land from A1 Future Urban Development District to P1 Parks and Recreation District. The proposal complies with the Neighbourhood Area Structure Plan. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

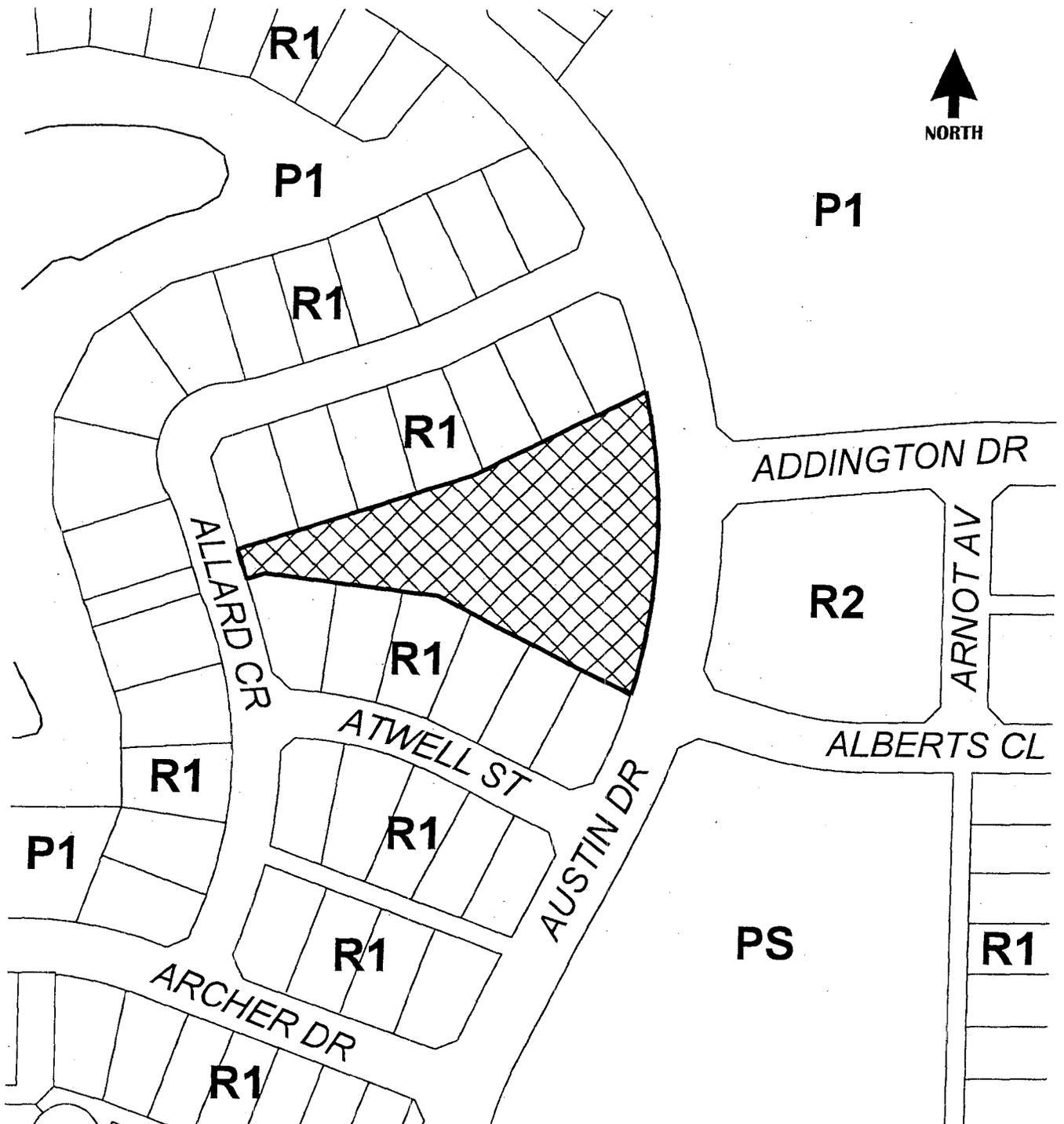
City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, October 7, 2002** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, October 1, 2002**. 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 City Clerk's Office at 342-8132.

Kelly Kloss
City Clerk

(Publication Dates: September 20 & 27, 2002)

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks and Recreational

Change from :
A1 to P1 

MAP No. 50 / 2002
BYLAW No. 3156 / WW - 2002

216833

OwnerName	OwnerAdd1	OwnerAdd2
Redbrook Group 2 Corp.	3 Archer Drive	RED DEER, AB T4R 2V1
A F Stolz Holdings Ltd.	39 Allison Crescent	RED DEER, AB T4R 2T9
Red Deer Christian School Society	5205 48 Avenue	RED DEER, AB T4N 6X3

216833



THE CITY OF RED DEER RECEIPT

RECEIVED FROM Rodbrook Management \$ 400.00 02, 09, 16
 THE SUM OF Four hundred Dollars
 DESCRIPTION Land Use Bylaw Amendment 3156/WW-2002

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

For Deposit Only To
City of Red Deer
 SEP 16 2002
 Bank of Montreal
 Main Br., Red Deer, AB
 001-05519-1065-001

GST Registration #R119311785

Not Valid Unless Machine Printed

Phase II



OFFICE OF THE CITY CLERK
September 10, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

Re: *Land Use Bylaw Amendment 3156/WW-2002
Remainder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.*

At the City of Red Deer's Council meeting held Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/WW-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/WW-2002 provides for the rezoning of 0.571 ha (1.41ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

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

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

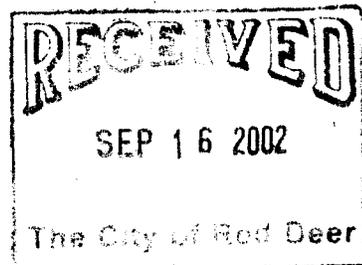
If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant



Date: September 12, 2002
To: Norma Lovell, Assessment
From: Cheryl Adams
City Clerk's Department
Re: LUB Amendment 3156/WW-2002
Anders South (Anders on the Lake)

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

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

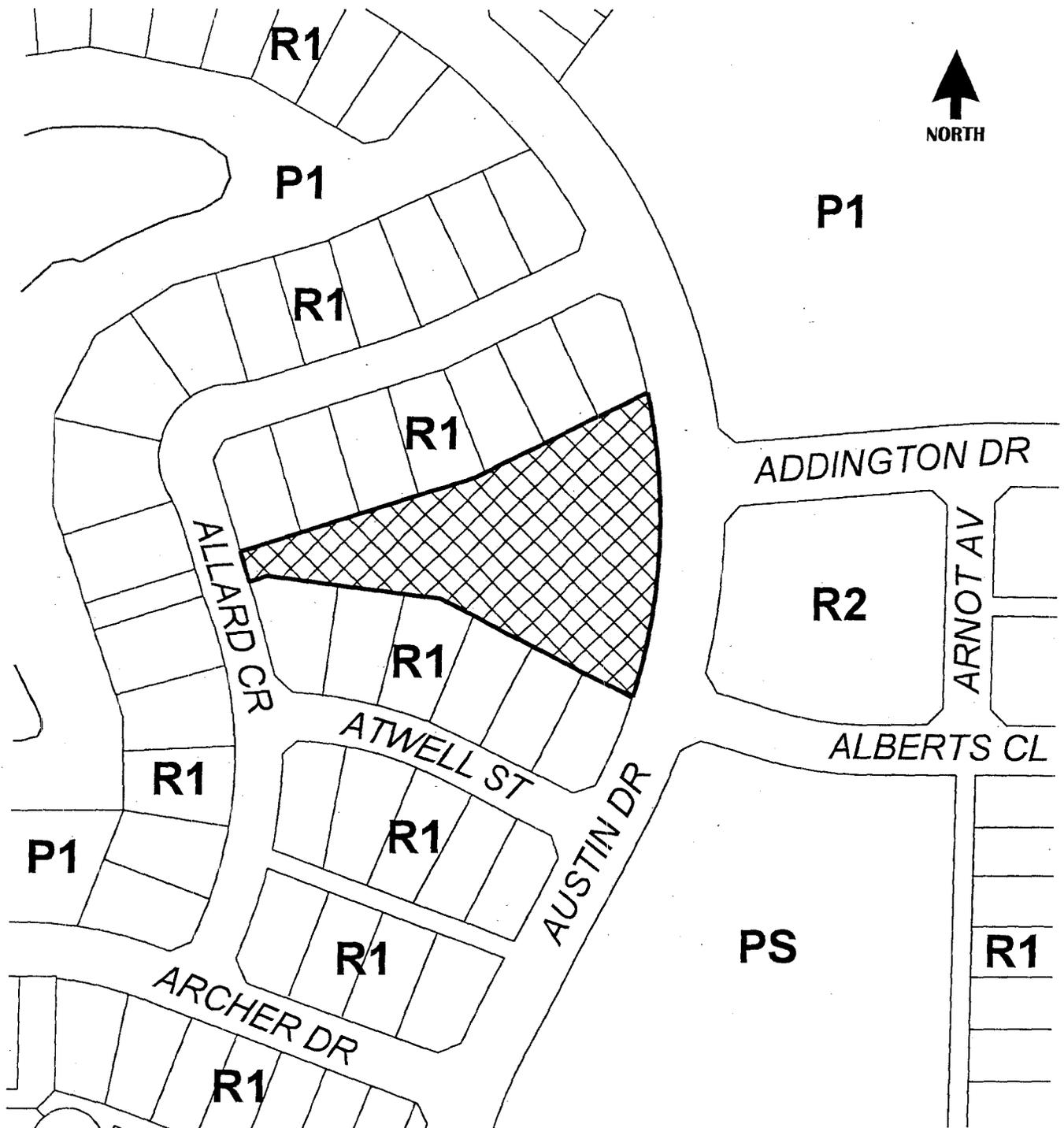
Thanks Norma.


Cheryl Adams
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- P1 - Parks and Recreational

Change from :

A1 to P1 

MAP No. 50 / 2002
BYLAW No. 3156 / WW - 2002

Office of the City Clerk

DATE: September 10, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/WW-2002
Remainder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.

Reference Report:

Parkland Community Planning Services, dated August 29, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/WW-2002 was given first reading. A copy of the bylaw is attached.

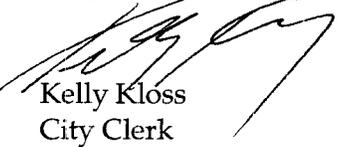
Report Back to Council: Yes

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

Comments/Further Action:

Land Use Bylaw Amendment 3156/WW-2002 provides for the rezoning of 0.571 ha (1.41ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing. Redbrook Group 2 Corp. will be responsible for the advertising costs in this instance.


Kelly Kloss

City Clerk

/chk

/attach.

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

BYLAW NO. 3156/WW-2002

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

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

- 1 The "Use District Map 15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 50/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of ~~September~~ 2002.

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

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

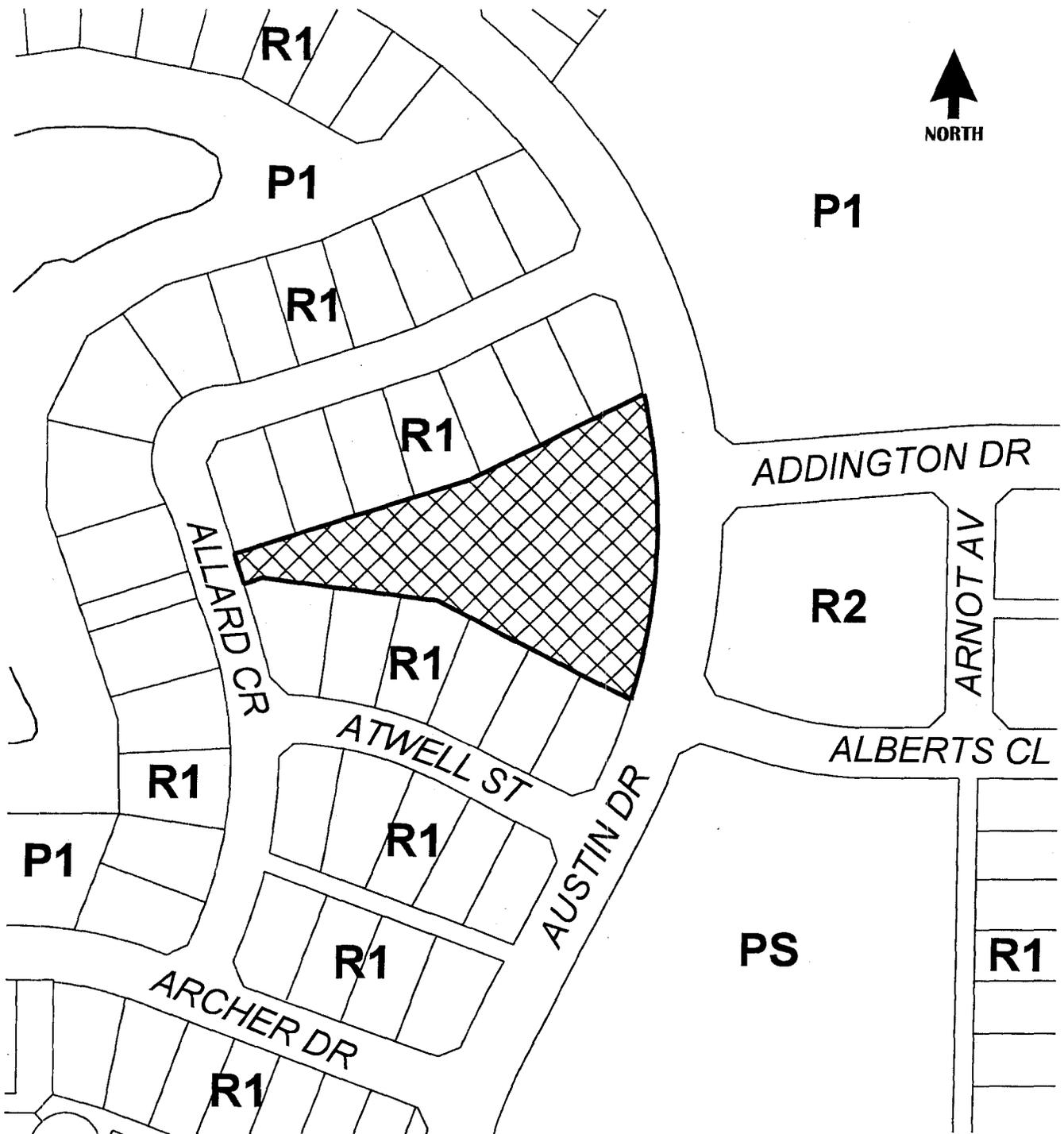
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks and Recreational

Change from :
A1 to P1 

MAP No. 50 / 2002
BYLAW No. 3156 / WW - 2002



OFFICE OF THE CITY CLERK
September 10, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/WW-2002
Remainder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.**

At the City of Red Deer's Council meeting held Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/WW-2002. A copy of the bylaw is attached for your information.

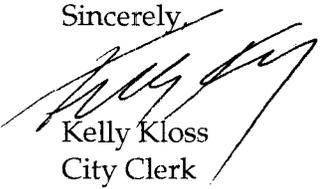
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This office will now proceed with the advertising for a Public Hearing to be held on Monday, October 7, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/WW-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 50/2002 attached hereto and forming part of the bylaw.

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

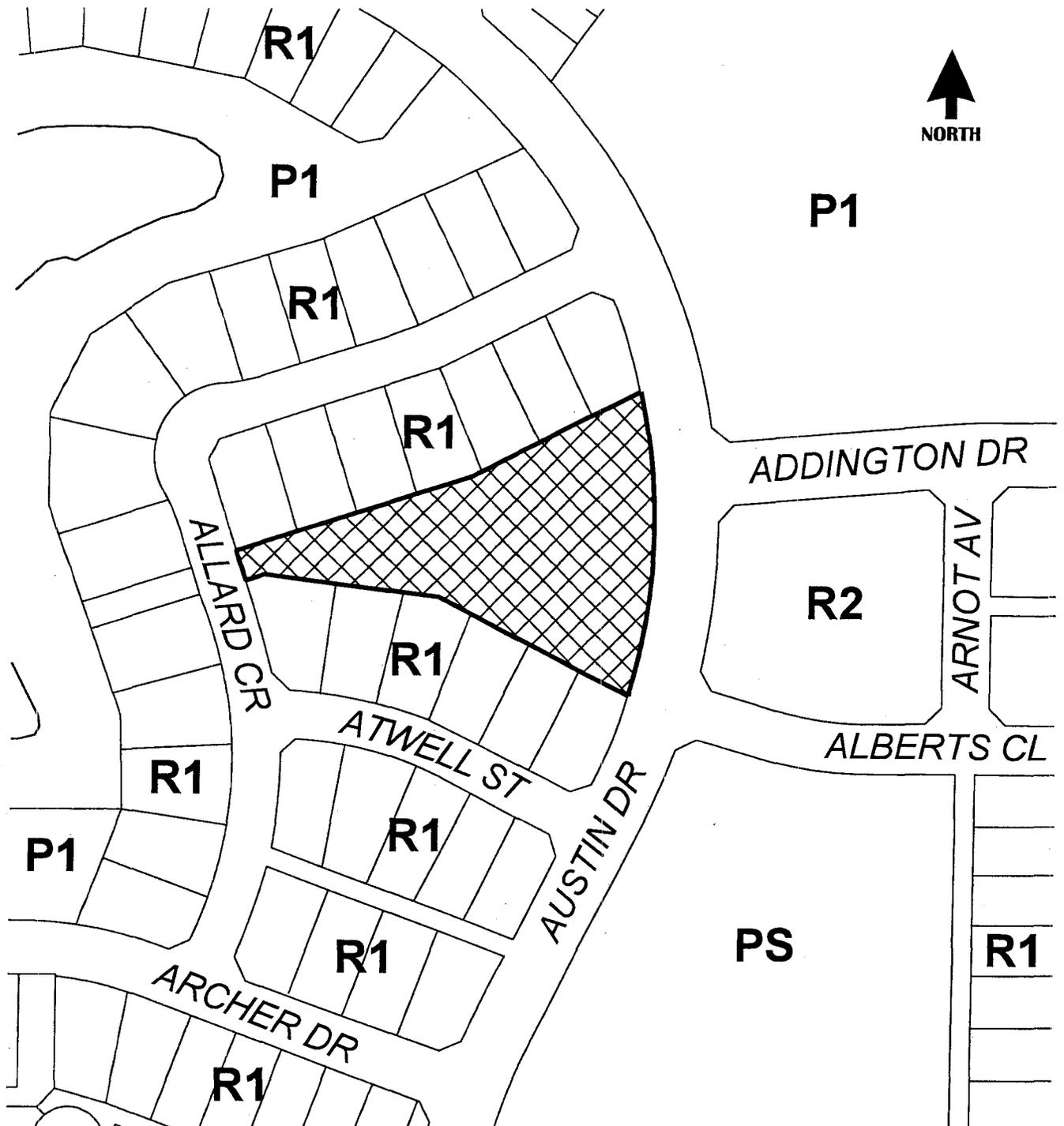
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks and Recreational

Change from :
A1 to P1 

MAP No. 50 / 2002
BYLAW No. 3156 / WW - 2002

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Sep.10. 2002 2:34PM

File No.	Mode	Destination	Page(s)	Result	Page Not Sent
4058	Memory TX	3469107	P. 3	OK	

Reason for error
E.1) Hang up or line fail
E.3) No answer

E.2) Busy
E.4) No facsimile connection



OFFICE OF THE CITY CLERK
September 10, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

Re: *Land Use Bylaw Amendment 3156/WW-2002
Reminder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.*

At the City of Red Deer's Council meeting held Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/WW-2002. A copy of the bylaw is attached for your information.

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

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely

Kelly Kloss
City Clerk

/chk
/attach
c Parkland Community Planning Services
C. Adams, Administrative Assistant



FILE

OFFICE OF THE CITY CLERK

October 8, 2002

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/WW-2002
Remainder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.**

At the City of Red Deer's Council Meeting held on Monday, October 7, 2002, a Public Hearing was held with respect to Land Use Bylaw 3156/WW-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/WW-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/WW-2002 provides for the rezoning of 0.571 ha (1.41ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

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

Sincerely,

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

Kelly Kloss
City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/WW-2002

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

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

- 1 The "Use District Map 15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 50/2002 attached hereto and forming part of the bylaw.

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READ A THIRD TIME IN OPEN COUNCIL this 7th day of October 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October 2002.

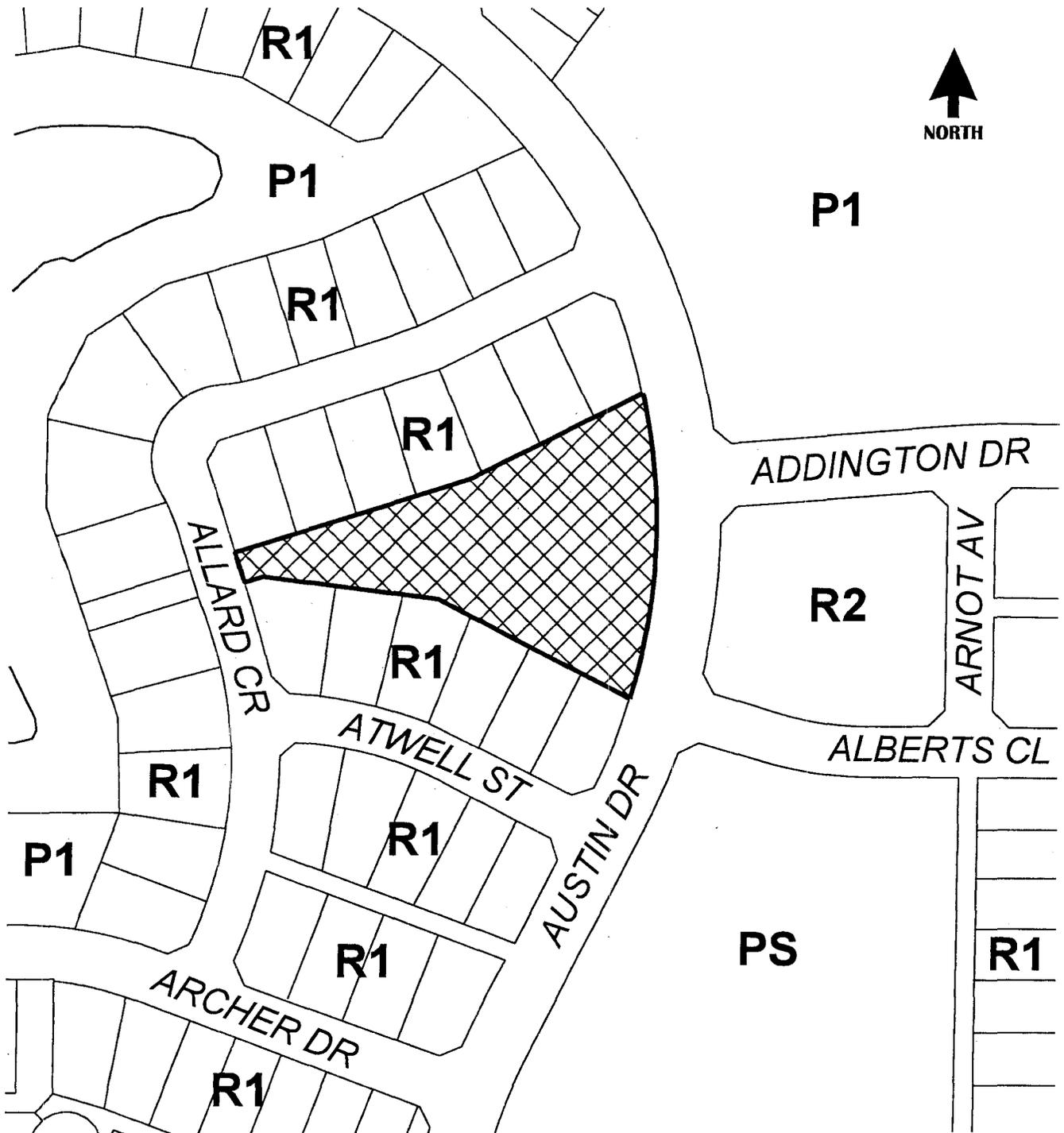
dep


MAYOR



CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks and Recreational

Change from :
A1 to P1 

MAP No. 50 / 2002
BYLAW No. 3156 / WW - 2002



City Clerk's Department

DATE: October 8, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/WW-2002
Remainder of the NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake)
Redbrook Group 2 Corp.

Reference Report:

Parkland Community Planning Services, dated August 29, 2002.

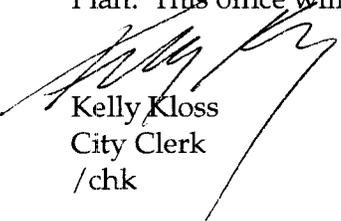
Bylaw Readings:

Land Use Bylaw Amendment 3156/WW-2002 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/WW-2002 provides for the rezoning of 0.571 ha (1.41ac) of land from A1 Future Urban Development District to P1 Parks and Recreation District. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk
/chk

attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
Doug Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/WW-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 50/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of September, 2002.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of October 2002.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of October 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October 2002.

dep 

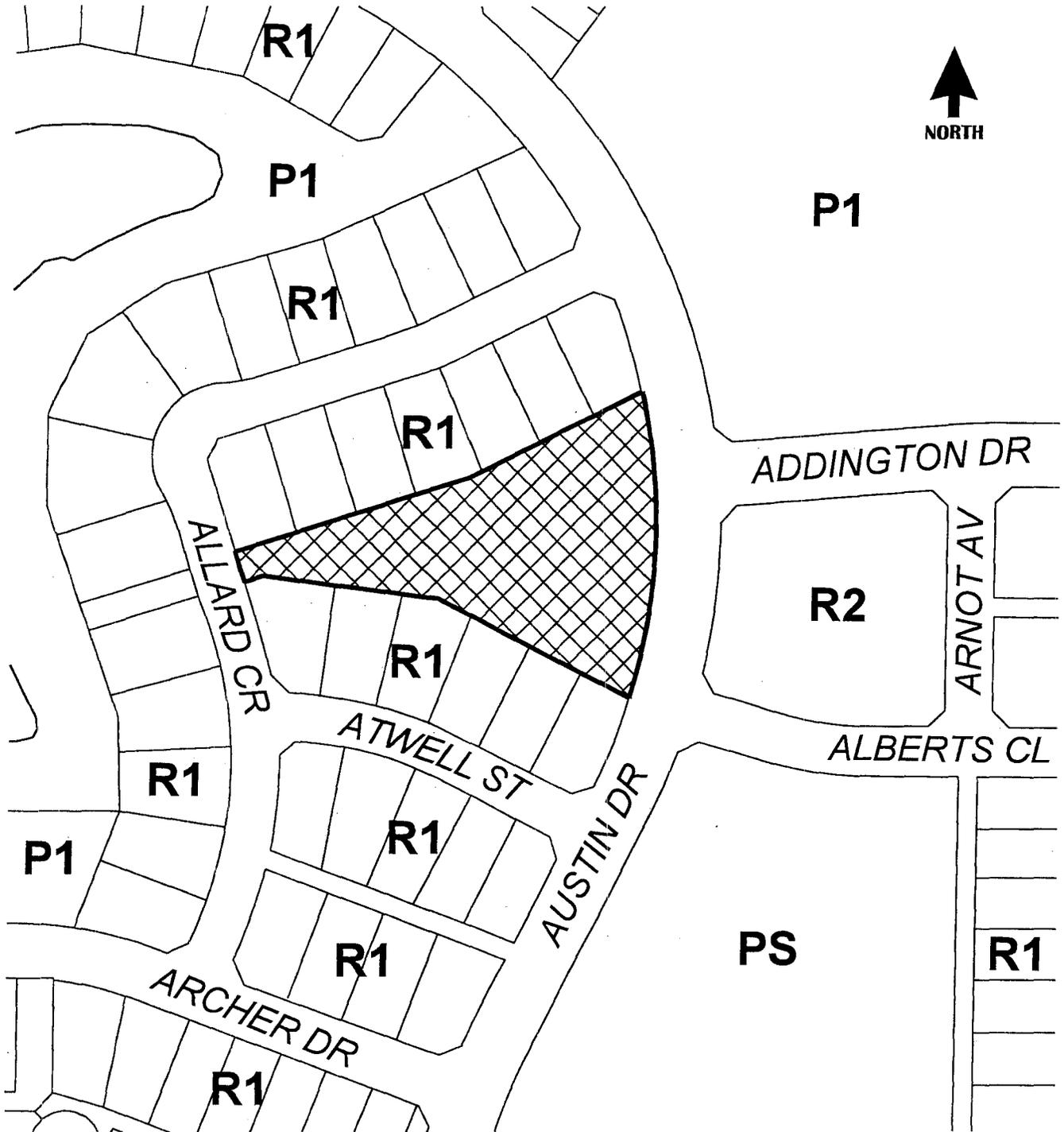
MAYOR



CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks and Recreational

Change from :
A1 to P1 

MAP No. 50 / 2002
BYLAW No. 3156 / WW - 2002



Office of the City Clerk

DATE: September 10, 2002

TO: City Council

FROM: City Clerk

SUBJECT: Public Hearing
Red Deer Co-op Ltd.

1. Rezoning Request from P1 to C4 – Land Use Bylaw Amendment 3156/XX-2002
2. Disposal of Municipal Reserve

History

At the Monday, September 9, 2002 meeting of Council, Land Use Bylaw Amendment 3156/XX-2002 was given first reading. As well, the following resolution was passed:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002 – re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from P1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees that the following resolution be considered at the Council meeting of Monday, October 7, 2002:

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from P1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.06 ha (0.15 acres), more or less”

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. The Disposal of Municipal Reserve is for disposal of 0.15 ac. more or less.

Public Consultation Process

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

Memo to Council
September 10, 2002
Page 2

Recommendations

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



Kelly Kloss
City Clerk
/chk



THE CITY OF
Red Deer

OFFICE OF THE CITY CLERK

September 18, 2002

Atco Gas And Pipelines Ltd.
10035 105 Street
EDMONTON, AB T5J 2V6

Dear Sir/Madam:

Re: **Disposal of Municipal Reserve**
Land Use Bylaw Amendment 3156/XX-2002 67 Street & Taylor Drive

ATTN: Kelly Kloss
FAX#: 403-346-6195

ATCO PIPELINES

Has No Objection

DATE: 02/09/22 INITIALS: IK



NO-HA

02-1875

Council of the City of Red Deer proposes to dispose of 6300 square feet (585.5m) more or less of Municipal Reserve along Taylor Drive. The purpose of the disposal is to sell the land to the adjacent property owner in order to provide sufficient parking for the proposed development bordering on 67 Street & Taylor Drive. As a property owner in this area you have an opportunity to ask questions and to let Council know your views.

Along with the Disposal of Municipal Reserve, City Council proposes to pass **Land Use Bylaw Amendment 3156/XX-2002**. The amendment would provide for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2nd Floor of City Hall on **Monday, October 7, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, October 1, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

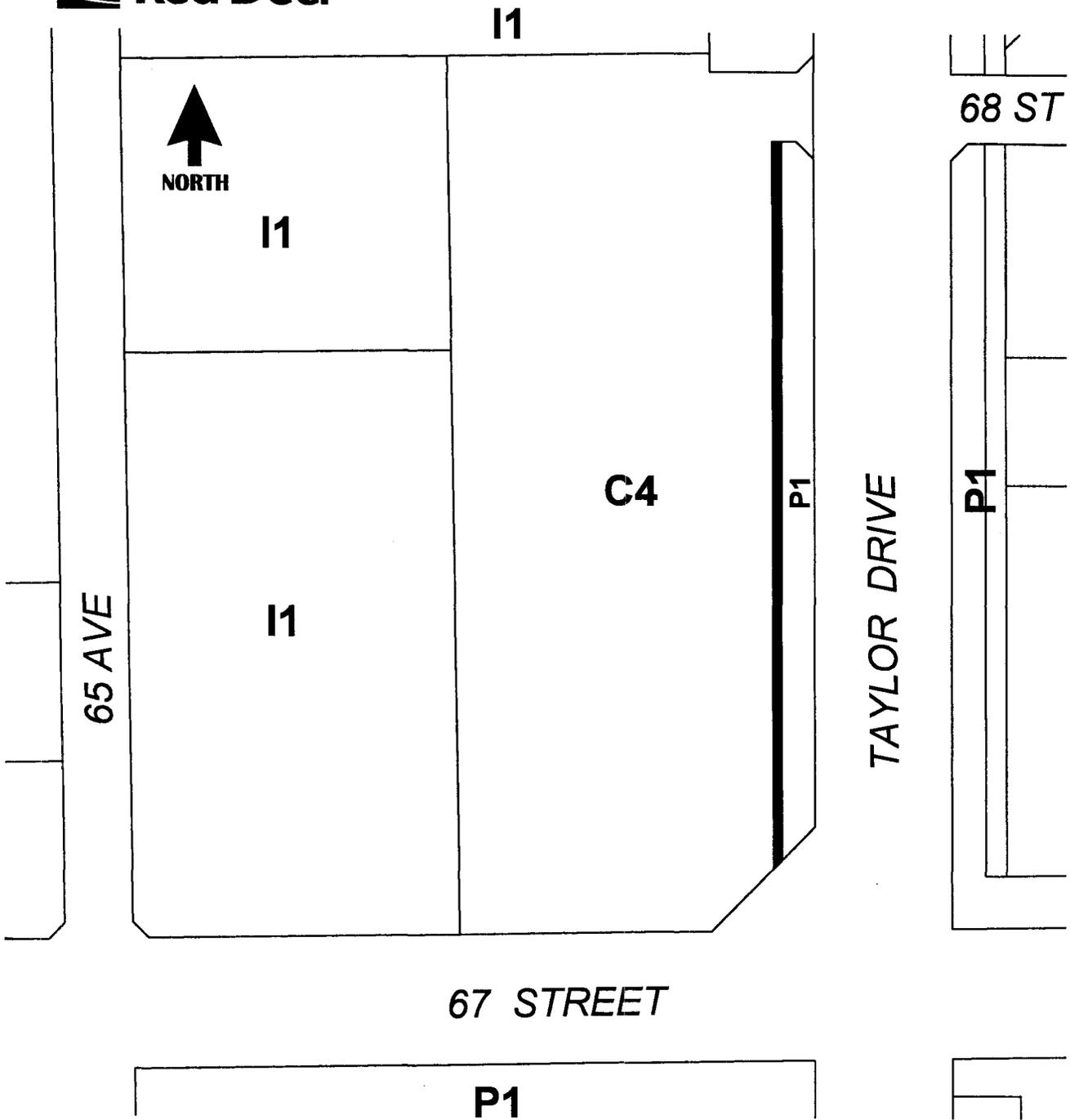
Yours truly,

Kelly Kloss
City Clerk

att.



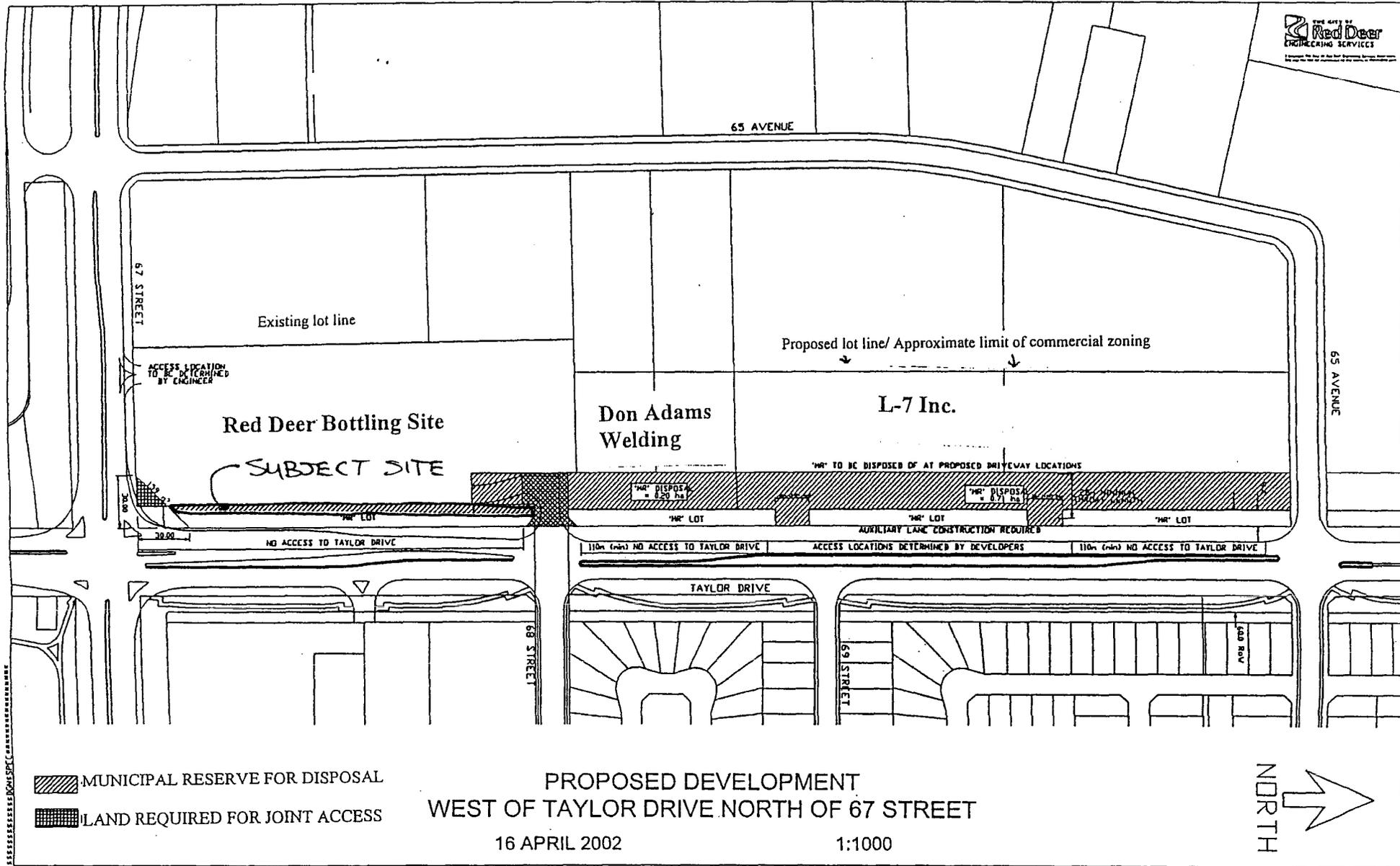
PROPOSED LAND USE BYLAW AMENDMENT



Change from :
P1 to C4

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156/XX-2002

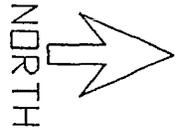


 MUNICIPAL RESERVE FOR DISPOSAL
 LAND REQUIRED FOR JOINT ACCESS

PROPOSED DEVELOPMENT
 WEST OF TAYLOR DRIVE NORTH OF 67 STREET

16 APRIL 2002

1:1000



DATE: September 4, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **RED DEER CO-OP LTD. OFFER TO PURCHASE PART OF LOT R-1,
BLOCK 1, PLAN 762 0159, REZONING REQUEST FROM P1 TO C4 AND
AMENDMENT OF DISPOSAL OF MUNICIPAL RESERVE**

Background:

City Council recently received the attached report from Parkland Community Planning Services on May 6th, 2002 for the *Planning and Development Guidelines – Taylor Drive between 67th Street and 65th Avenue*. This report outlines the redevelopment plans including joint access and disposal of Municipal Reserve for properties in this area fronting onto Taylor Drive as they are rezoned from I1 to C4. Based on this report and support from the Recreation, Parks and Culture Board, City Council approved the disposal, sale and rezoning of a portion of Lot R-1, as shown on the attached map, with 706970 Alberta Ltd. (owner of the former Red Deer Bottling site) on June 17th, 2002.

706970 Alberta Ltd. has now completed the sale of their site to Red Deer Co-op and Co-op has agreed to take over the purchase agreement for City lands from 706970 Alberta Ltd.. In order to provide sufficient parking for their proposed development, Co-op would like to purchase the additional 2.79 metre strip of Municipal Reserve along Taylor Drive that is identified within the *Planning and Development Guidelines* and the attached Recreation, Parks and Culture Managers memo of April 30th, 2002.

As the final agreement and survey have not been completed yet, we recommend that City Council assign all terms and conditions in their original resolutions of May 6th and June 17th, 2002 from 706970 Alberta Ltd. to Red Deer Co-op Ltd. We also recommend that City Council proceed with 1st readings and advertising to rezone the additional 2.79 metre strip from P1 to C4 and to amend the Disposal of Municipal Reserve area from 0.13 Ha. to "0.19 Ha (0.47 ac), more or less".

Financial Implications:

Co-op is prepared to pay \$6.00 per square foot as was previously approved by Council for the sale of Lot R-1 to 706970 Alberta Ltd. Based on 6,300 square feet (585.5 m), more or less, the purchase price will be approximately \$37,800.00. The final price adjustment will be based on the area as determined by a legal surveyor and proceeds of the sale will be credited to the Public Reserve Trust Fund. All portions of Lot R-1 will be consolidated with the adjacent Co-op site upon completion of the legal survey.

Kelly Kloss

Page 2

Recommendation:

That City Council

1. Assign all terms and conditions in their original resolutions of May 6th and June 17th, 2002 from 706970 Alberta Ltd. to Red Deer Co-op Ltd.
2. Sell an additional 6,300 square feet (585.5 m), more or less, of Lot R-1, Block 1, Plan 762 0159 to Red Deer Co-op Ltd. for the purchase price of \$6.00 per square foot.
3. Proceed with 1st readings and advertising to rezone the additional 6,300 square feet (585.5 m), more or less, from P1 to C4 and to amend the Disposal of Municipal Reserve area from 0.13 Ha. to" 0. 19 Ha (0.47 ac), more or less".



Howard Thompson

Att.

- c. Ken Haslop, Engineering Services Manger
Harold Jeske, Parks, Recreation and Culture Manager
Paul Meyette, Parkland Community Planning Services
Greg Scott, Inspections & Licensing Manager

**PLANNING AND DEVELOPMENT GUIDELINES
TAYLOR DRIVE BETWEEN 67TH STREET AND 65TH AVENUE**

MAY 1, 2002

These guidelines are intended to guide development of the area located west of Taylor Drive between 67th Street and 65th Avenue (shown on the attached map).

BACKGROUND INFORMATION

The area is currently designated I1 Industrial (Business Service) District in the Land Use Bylaw. The property currently consists of the former Red Deer Bottling site and the east side of two industrial properties, Don Adams Welding and L-7 Inc.. The City of Red Deer Municipal Development Plan has identified these properties for commercial use. These guidelines will provide guidance in the redevelopment of these parcels for commercial use.

At a special meeting of the Recreation Parks and Culture Board on April 29, 2002, the Board supported the disposal of Municipal Reserve as detailed in these guidelines.

PURPOSE OF THE OVERALL PLAN

The purpose of these guidelines is to reflect agreements on future access, land use, land requirements, phasing and disposition of Municipal Reserve within this new commercial area. Without these overall guidelines, the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels.

INVOLVEMENT

Engineering Services, Land and Economic Development, Recreation Parks and Culture and Parkland Community Planning Services have all been involved in the creation of these guidelines along with the current owners of the properties involved. All parties are in agreement with the content of these guidelines.

STATEMENT OF INTENT

A major objective of these guidelines is to ensure that the overall design accommodates traffic flow and access/egress for each site, in accordance with City Design Standards.

These guidelines allow for the phasing of re-zoning and development. Each property owner may make application to City Council for re-zoning to C4 and to purchase a portion of Municipal Reserve at such date as best suits the property owner's needs. City council will base their decision on rezoning on the merits of each application, statutory plans, compliance with these guidelines, administrative comments and public input.

PROPERTY ORIENTATION

The east portion of the properties currently owned by Don Adams Welding and L-7 Inc. are proposed to be redesignated to commercial use (C4) in accordance with the City of Red Deer Municipal Development Plan. The area proposed to be redesignated to commercial use is shown approximately east of the bold line on the attached map and development will be oriented to Taylor Drive. The former Red Deer Bottling site is proposed to be redesignated in its entirety to commercial use (C4) and development will be oriented to Taylor Drive.

ACCESS / EGRESS

Former Red Deer Bottling site

Only (2) access / egress points will be permitted to this site. At a point to be agreed upon between City Engineering and the affected property owner, a right-in and right-out only will be located on 67 St. for west-bound traffic. The intersection at 68 St. and Taylor Drive will allow all turns.

Don Adam's Welding site

A common access (with Red Deer Bottling) at 68 St. will be the principal entry to this property. It is not required that this access be developed at the same time as the access into the planned commercial development on the Red Deer Bottling site. However, it is understood and agreed by the affected parties that 50% of the cost incurred by the owners of Red Deer Bottling to purchase the MR land from the City for this access and to construct same will be paid for by Don Adams Welding, or any future owners of the site, at such future date that they also would apply for subdivision for commercial use; such payment shall be made to the registered owners of the Red Deer Bottling site at the time the don Adams site is subdivided. Don Adams Welding and Red Deer Bottling will enter into a Common Access Agreement for the area shown as cross-hatched on the plan and will register the Agreement on the titles of both properties.

L-7 Inc. site (former Telus Site)

A maximum of (3) access / egress points will be permitted for this site at the approximate locations indicated in the attached map. The property owner shall only be required to provide access/egress points to the property as needed for any planned development. A maximum of (2) access points onto Taylor Drive will be positioned approximately as shown if at some future time re-zoning to C4 requires such access, and will be right-in / right-out only. It is acknowledged that, if the one or more access points onto Taylor Drive are constructed, an acceleration/deceleration lane will be located and constructed to the satisfaction of the City at the time of development. Both right and left access / egress turns will be permitted at the north entrance to 65 Ave., and the intersection of 65 Ave. with Taylor Drive will permit all turns.

MUNICIPAL RESERVE (MR) LANDS

Red Deer Bottling site

The owners of this site are prepared to purchase the (2) areas of MR at the Taylor Drive entrance to their site, comprising one block of 0.076 ha.+/- (cross-hatched on attached map) and one block of 0.054 ha.+/- (diagonal hatched on the attached map). The City would at the same time agree to purchase a triangular block of 159 Sq. M.+/- from the site owner at the south-east corner (shown cross-hatched on Overall Plan) for the provision of a corner cut from Taylor Drive to 67 St. west. The terms and conditions are the subject of a separate agreement.

The owners of this site shall also have the ability to purchase from the City, at a future time, a 9.15 ft. (2.79 M.) strip of the MR lot that abuts the easterly property line of this site at market value, subject to City Council approval.

Don Adams Welding and L-7 Inc.(former Telus) sites

The owners may make application to the city to purchase the "MR DISPOSAL" parcels, at market value (as shown in the Map attached) adjacent to their sites if the owners chose at a future time when they would apply for re-zoning. They would have the ability to buy all, any or no portion of such lands identified as surplus, depending entirely on the needs of their planned development. Any purchase shall be subject to approval from City Council. Any lands purchased shall be consolidated with the main development site

Preservation of Trees on the Municipal Reserve Land

If any of the Municipal Reserve land is purchased, the developer shall endeavour to preserve existing trees. If the existing trees are removed or damaged, the City shall be compensated for the value of the trees over and above the cost of the Municipal Reserve or alternatively the developer shall be required to replace the trees.

CROSS ACCESS AGREEMENT

It is the City's requirement that a cross access agreement be registered on the titles of the properties to allow internal vehicular circulation; this cross access agreement will be registered on title at the time of commercial development of each of the parcels. It is understood that this will not require a dedicated roadway but only the ability for vehicles to move from one site to another.

PARKING

It is acknowledged by the owners that parking for such uses as are proposed to be developed on each individual site upon receiving re-zoning will be sufficiently provided within each particular site.





Member Owned - Truly Canadian



Red Deer Co-op Limited

Administration Office
5118 - 47 Avenue
Red Deer, Alberta
T4N 3P7
Telephone: (403) 343-2667
Fax: (403) 341-5811

August 28, 2002

Howard Thompson
Land & Economic Development
City of Red Deer
Box 5008, 4914 - 48 Ave.
Red Deer, AB T4N 3T4

Howard:

Thank you for your time and information at our meeting today.

Please be advised that Red Deer Co-op wishes to purchase additional M.R. land from the City of Red Deer at our Taylor Drive property, formerly the Red Deer Bottling site.

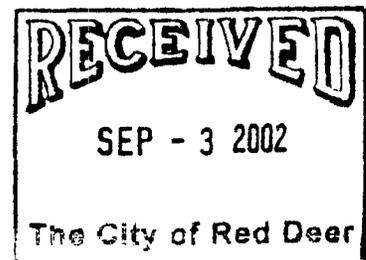
The land that we understand is available is a 9.15 ft (2.79 m) strip of the M.R. lot that abuts the easterly property line of Lot 1, Block 1, Plan 762 0159. We understand the land is \$6.00 per sq. ft. as is the price in the other ongoing exchange. We would agree that the final site survey should be delayed until this change is approved.

Best Regards,

A handwritten signature in black ink, appearing to read 'Larry Parks'.

Larry Parks
General Manager

LP/rh



DATE: April 30, 2002
 TO: City Clerk
 FROM: Harold Jeske, Recreation, Parks & Culture Manager
 RE: Proposal to Purchase Municipal Reserve
 Lot R1, Block 1, Plan 762-0159, West side of Taylor Drive
 (adjacent to former Red Deer Bottling Site)

*These are for
 reference only-
 there is another
 map which has
 municipal reserve
 noted on it. HJ*

At the April 29th meeting of the Recreation, Parks & Culture Board, the following resolution was passed:

"RESOLVED that the Recreation, Parks & Culture Board supports the recommendations of administration to Council of The City of Red Deer, as follows:

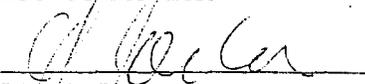
1. The sale, disposal and rezoning of a portion of MR, being part of Lot R1, Block 1, Plan 762 0159 (adjacent to the north east corner of the former Red Deer Bottling site), comprised of 0.13 ha, more or less.
2. That a 2.79 metre strip of MR, more or less, being part of Lot R1, Block 1, Plan 762 0159, on the east boundary of Lot R1, Block 1, Plan 762 0159 (former Red Deer Bottling site) from 67 Street to 68 Street be identified as surplus and available for sale and future development providing that:
 - a 9.4m MR be retained adjacent to Taylor Drive on the west side, from 67 Street to 68 Street.
3. That MR, being part of Lot R1, Block 1, Plan 762 0159, adjacent to Taylor Drive on the west side, north of 68 Street to south of 65 Avenue, be identified as surplus and available for sale and future development providing that:
 - with the exception of approved access points, a 9.4m MR be retained adjacent to Taylor Drive on the west side, north of 68 Street to south of 65 Avenue, and
 - affected trees be replaced by the developer or financial compensation provided for the replacement of the trees.

Approval of the above to be subject to:

- Notification to and feedback from the residences immediately east of the area.
- Advertising.

Recommendation:

That Council of The City of Red Deer consider the disposal of Municipal Reserve as outlined in the above resolution.


 Harold Jeske

DM/jb

c. Colleen Jensen, Director of Community Services
 Howard Thompson, Land & Economic Development Officer



hereunder was introduced and passed.

Moved by Councillor Pimm, seconded by Councillor Moffat

Resolved that Council of The City of Red Deer having considered the correspondence from the Michener Board, dated March 28, 2002 - re: Pedestrian Crossing: Ross Street and 38 Avenue, hereby agrees

- (a) to amend the 2002 City of Red Deer Budget by transferring the remaining Capital Project Reserve funds, from the 55 Street and 43 Avenue Northeast Curb Return Improvement Project, in the approximate amount of \$35,000, to a Traffic Safety Study, and
- (b) that the installation of a pedestrian signal at Ross Street and 38th Avenue not be installed at this time.
- (c) that any no parking signs in the vicinity of Ross Street and 38th Avenue which may obscure any pedestrian crossing signs be relocated immediately.

MOTION CARRIED

REPORTS

Council considered a report from the Parkland Community Planning Services dated May 1, 2002, **Re: Proposed Guidelines - Taylor Drive between 67 Street and 65 Avenue**, a report from the Parkland Community Planning Services dated April 26, 2002, **Re: Land Use Bylaw Amendment 3156/R-2002 - Golden West Industrial Area, 706970 Alberta Ltd.**, and a report from the Land & Economic Development Manager dated May 1, 2002, **Re: Offer to Purchase from 706970 Alberta Ltd. and Rezoning Request - Former Red Deer Bottling Site**. Following discussion the resolutions as set out hereunder were introduced and passed and first reading of the Land Use Bylaw was considered.

Moved by Councillor Dawson, seconded by Councillor Flewwelling

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager - re: Offer to



Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to:

- (a) proceed with the process of rezoning of Lot 1, Block 1, Plan 762 0159 from I1 to C4,
- (b) the disposal, rezoning from P1 to C4, and
- (c) sale of 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 to 706970 Alberta Ltd.,

subject to the following conditions:

1. 706970 Alberta Ltd. entering into a Joint Access Agreement with Don Adams Welding and the City (as third party) to provide future access to the Don Adams Welding site at 68th Street, and registering the Agreement on the titles of both properties.
2. 706970 Alberta Ltd. agreeing to sell 159 m², more or less, from the southeast corner of Lot 1, Block 1, Plan 762 0159 to the City for a corner cut-off.
3. The purchase price to be \$6.00 per square foot plus GST for 5,810 square feet, \pm (540 m²) and \$3.00 per square foot plus GST for 8,205 square feet \pm (763 m²) (area encumbered by the Joint Access Agreement) with the final purchase price to be adjusted upon legal survey.
4. 706970 Alberta Ltd. consolidating the 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 with Lot 1, Block 1, Plan 762 0159.
5. All associated costs to be the responsibility of 706970 Alberta Ltd. except for survey costs, which will be split 50/50 with the City.
6. The proceeds of the sale to be credited to the Public Reserve Trust Fund, including an internal transfer of \$10,266.00 from the Road Right of Way Reserve Fund.



7. Approval of the Disposal of Municipal Reserve.
8. Passing of Land Use Bylaw Amendment 3156/R-2002.
9. Land Sale Agreement satisfactory to the City Solicitor.

MOTION CARRIED

Moved by Councillor Rowe, seconded by Councillor Hughes

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager - re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees that the following resolution be considered at the Council meeting of Monday, June 17, 2002:

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.13 ha (0.32 acres), more or less”

MOTION CARRIED

Comments:

I agree with the recommendations of the Land & Economic Development Manager. A Public Hearing with regard to the Land Use Bylaw Amendment and the Disposal of Municipal Reserve will be held on Monday, October 7, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"N. Van Wyk"
City Manager

BACKUP

Item No. 8

BYLAW NO. 3156/XX-2002

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 51/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of September 2002.

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

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

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

MAYOR

CITY CLERK

OFFICE OF THE CITY CLERK

September 10, 2002

Fax: 341-5811

Mr. Larry Parks
Red Deer Co-op Limited
5118 – 47 Avenue
Red Deer, AB T4N 3P7

**Re: Red Deer Co-op Ltd.
Offer to Purchase Part of Lot R-1, Block 1, Plan 762 –159
Rezoning Request from P1 to C4 – Land Use Bylaw Amendment 3156/XX-2002
Amendment to Disposal of Municipal Reserve**

At the City of Red Deer's Council Meeting held Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/XX-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. The Disposal of Municipal Reserve is to amend the area for disposal from 0.13 Ha to 0.19 Ha (0.47 ac) more or less.

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

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

Council also passed the following resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159, hereby agrees to the assignment of all terms and conditions outlined in Council's resolution of May 6, 2002 concerning the above noted offer to purchase from 706970 Alberta Ltd. to Red Deer Coop Ltd.

...2/



5

Council - May 6, 2002

hereunder was introduced and passed.

Moved by Councillor Pimm, seconded by Councillor Moffat

Resolved that Council of The City of Red Deer having considered the correspondence from the Michener Board, dated March 28, 2002 - re: Pedestrian Crossing: Ross Street and 38th Avenue, hereby agrees

- (a) to amend the 2002 City of Red Deer Budget by transferring the remaining Capital Project Reserve funds, from the 55 Street and 43 Avenue Northeast Curb Return Improvement Project, in the approximate amount of \$35,000, to a Traffic Safety Study, and
- (b) that the installation of a pedestrian signal at Ross Street and 38th Avenue not be installed at this time.
- (c) that any no parking signs in the vicinity of Ross Street and 38th Avenue which may obscure any pedestrian crossing signs be relocated immediately.

 MOTION CARRIED

REPORTS

Council considered a report from the Parkland Community Planning Services dated May 1, 2002, **Re: Proposed Guidelines - Taylor Drive between 67 Street and 65 Avenue**, a report from the Parkland Community Planning Services dated April 26, 2002, **Re: Land Use Bylaw Amendment 3156/R-2002 - Golden West Industrial Area, 706970 Alberta Ltd.**, and a report from the Land & Economic Development Manager dated May 1, 2002, **Re: Offer to Purchase from 706970 Alberta Ltd. and Rezoning Request - Former Red Deer Bottling Site**. Following discussion the resolutions as set out hereunder were introduced and passed and first reading of the Land Use Bylaw was considered.

Moved by Councillor Dawson, seconded by Councillor Flewwelling

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager - re: Offer to



7. Approval of the Disposal of Municipal Reserve.
8. Passing of Land Use Bylaw Amendment 3156/R-2002.
9. Land Sale Agreement satisfactory to the City Solicitor.

MOTION CARRIED

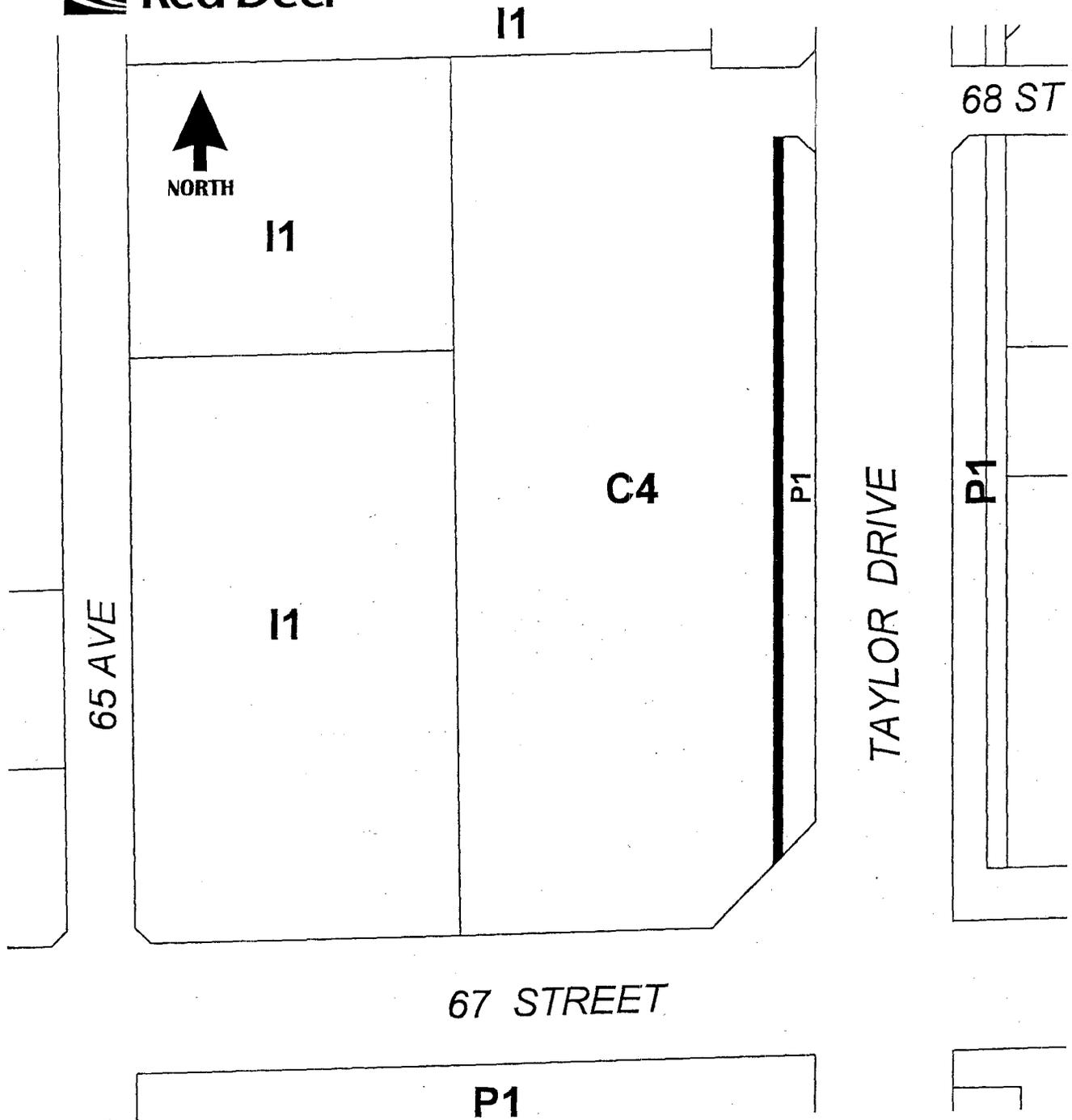
Moved by Councillor Rowe, seconded by Councillor Hughes

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager - re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees that the following resolution be considered at the Council meeting of Monday, June 17, 2002:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.13 ha (0.32 acres), more or less"

MOTION CARRIED



Change from :
P1 to C4 XXXXXXXXXX

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156/XX - 2002

Office of the City Clerk

DATE: September 10, 2002

TO: Howard Thompson, Land & Economic Development Manager

FROM: City Clerk

SUBJECT: Red Deer Co-op Ltd.
Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159
Rezoning Request from P1 to C4 – Land Use Bylaw Amendment 3156/XX-2002
Amendment to Disposal of Municipal Reserve

Reference Report:

Land & Economic Development Manager, dated September 4, 2002.

Resolutions

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159, hereby agrees to the assignment of all terms and conditions outlined in Council's resolution of May 6, 2002 concerning the above noted offer to purchase from 706970 Alberta Ltd. to Red Deer Coop Ltd.

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159, hereby agrees to sell 6300 square feet (585.5 m) more or less, of Lot R-1, Block 1 Plan 762 0159 to Red Deer Coop Ltd. for the purchase price of \$6.00 per square foot, subject to the following:

1. Passage of Land Use Bylaw 3156/XX-2002.
2. Approval of the Disposal of Municipal Reserve.
3. Land Sale Agreement satisfactory to the City Solicitor.

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002 – re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from P1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees that the following resolution be considered at the Council meeting of Monday, October 7, 2002:

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from P1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.06 ha (0.15 acres), more or less”

Bylaw Readings:

Land Use Bylaw Amendment 3156/XX-2002 was given first reading. A copy of the bylaw is attached.

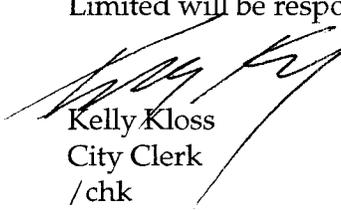
Report Back to Council: Yes

Public Hearings for the Land Use Bylaw Amendment and Disposal of Municipal Reserve will be held on Monday, October 7, 2002 at 7:00 p.m. in Council Chambers during Council’s regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. The Disposal of Municipal Reserve is to amend the area for disposal from 0.13 Ha to 0.19 Ha (0.47 ac) more or less.

This office will now proceed with the advertising for a Public Hearing. Red Deer Co-op Limited will be responsible for the advertising costs in this instance.


Kelly Kloss
City Clerk
/chk
/attach.

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

BYLAW NO. 3156/XX-2002

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 51/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of September 2002.

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

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

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

MAYOR

CITY CLERK



Change from :
P1 to C4 

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156/XX - 2002

**DISPOSAL OF MR
LUB AMENDMENT 3156/XX-2002
67 Street & Taylor Drive**

DESCRIPTION: Disposal of MR to accommodate LUB amendment for rezoning from Pa to C4 to allow for additional parking for development by Red Deer Co-Op

FIRST READING: September 9, 2002
FIRST PUBLICATION: September 20, 2002
SECOND PUBLICATION: September 27, 2002
PUBLIC HEARING & SECOND READING: October 7, 2002
THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400 NO BY: Red Deer Co-op

1001689

ACTUAL COST OF ADVERTISING:

1ST \$ 312.42 & 2ND \$ 312.42 TOTAL: \$ 624.84

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ (400.00) (Journal Entry)

AMOUNT OWING/ (REFUND): \$ 224.84

INVOICE NO.: 47192

(Account No. 59.5901)



OFFICE OF THE CITY CLERK

October 8, 2002

Mr. Larry Parks
Red Deer Co-op Limited
5118 – 47 Avenue
Red Deer, AB T4N 3P7

**Re: Red Deer Co-op Ltd.
Rezoning Request from P1 to C4 – Land Use Bylaw Amendment 3156/XX-2002
Disposal of Municipal Reserve**

At the City of Red Deer's Council Meeting held Monday, October 7, 2002, a Public Hearing was held with respect to Land Use Bylaw 3156/XX-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/XX-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op.

The Disposal of Municipal Reserve is for the disposal of 0.15 ac. more or less. The following resolution was passed with respect to the Disposal of Municipal Reserve.

Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from P1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.06 ha (0.15 acres), more or less"

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

Sincerely,

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

Kelly Kloss
City Clerk
/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

City Clerk's Department

DATE: October 8, 2002

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Red Deer Co-op Ltd.:
(a) Land Use Bylaw Amendment 3156/XX-2002
Rezoning from P1 to C4
(b) Disposal of Municipal Reserve

Reference Report:

Land & Economic Development Manager, dated September 4, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/XX-2002 was given second and third readings. A copy of the bylaw is attached.

Resolutions:

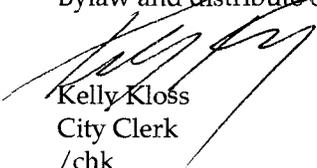
Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from P1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.06 ha (0.15 acres), more or less”

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. The Disposal of Municipal Reserve is to amend the area for disposal from 0.13 Ha to 0.19 Ha (0.47 ac) more or less. Please find attached for your use an Affidavit concerning the Disposal of Municipal Reserve. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
City Assessor
Doug Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

CANADA)
)
PROVINCE OF ALBERTA)
)
TO WIT:)
)

IN THE MATTER OF SECTION 674
OF THE MUNICIPAL GOVERNMENT
ACT, 1994, CHAPTER M-26.1

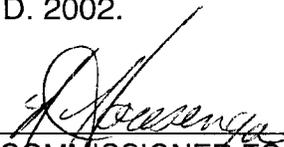
I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

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 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:

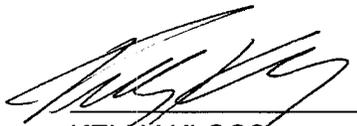
“All that portion of Lot R-1, Block 1, Plan 762
0159 lying within Plan _____ and containing
0.06 ha (0.15 acres), more or less”

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 8th day of October,)
A.D. 2002.)



A COMMISSIONER FOR OATHS IN AND
FOR THE PROVINCE OF ALBERTA



KELLY KLOSS,
CITY CLERK

NONA C. HOUSENGA
Commissioner For Oaths
Expires 09/23/05

BYLAW NO. 3156/XX-2002

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 51/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of September 2002.

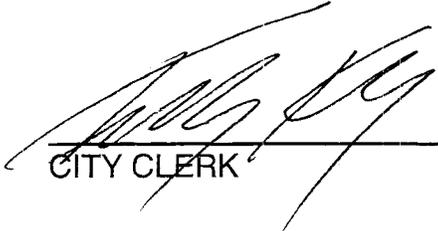
READ A SECOND TIME IN OPEN COUNCIL this 7th day of October 2002.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of October 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October 2002.

Dep - 

MAYOR



CITY CLERK



Change from :
P1 to C4 [REDACTED]

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156 / XX - 2002



OFFICE OF THE CITY CLERK

September 18, 2002

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

«OwnerAdd4»

Dear Sir/Madam:

**Re: Disposal of Municipal Reserve
Land Use Bylaw Amendment 3156/XX-2002 67 Street & Taylor Drive**

Council of the City of Red Deer proposes to dispose of 6300 square feet (585.5m) more or less of Municipal Reserve along Taylor Drive. The purpose of the disposal is to sell the land to the adjacent property owner in order to provide sufficient parking for the proposed development bordering on 67 Street & Taylor Drive. As a property owner in this area you have an opportunity to ask questions and to let Council know your views.

Along with the Disposal of Municipal Reserve, City Council proposes to pass **Land Use Bylaw Amendment 3156/XX-2002**. The amendment would provide for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2nd Floor of City Hall on **Monday, October 7, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, October 1, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,

A handwritten signature in black ink that reads 'Kelly Kloss'.

Kelly Kloss
City Clerk

att.

**67 STREET & TAYLOR DRIVE
Disposal of Municipal Reserve
Land Use Bylaw Amendment**

Council proposes to dispose of 6300 square feet (585.5m) more or less of **Municipal Reserve** along Taylor Drive. The purpose of the disposal is to sell the land to the adjacent property owner in order to provide sufficient parking for the proposed development bordering on 67 Street & Taylor Drive.

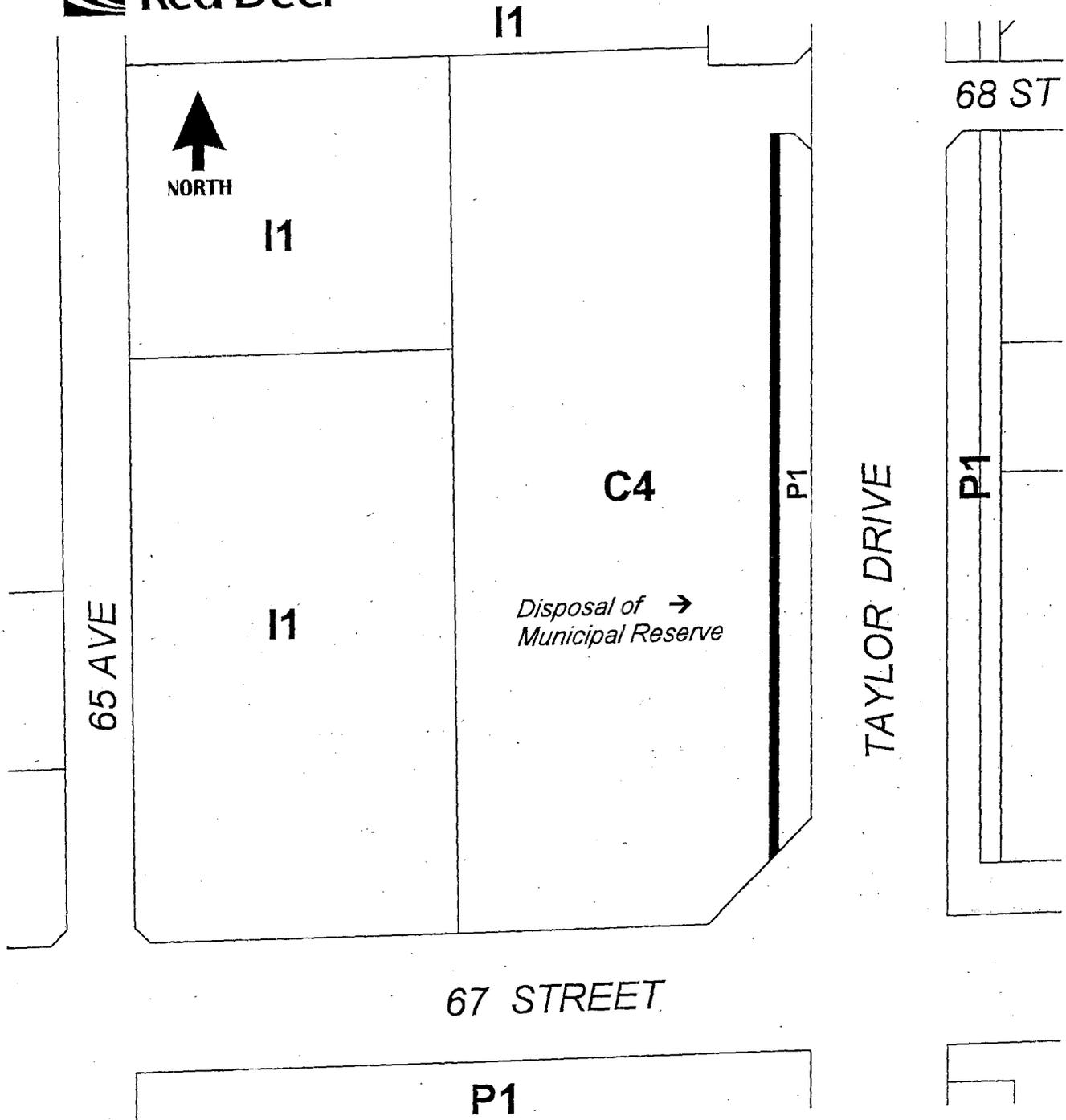
"Map"

Land Use Bylaw Amendment **3156/XX-2002** provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2nd 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, October 7, 2002** at 7:00 p.m. in Council Chambers, 2nd 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, October 1, 2002**. 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 City Clerk's Office at 342-8132.

Kelly Kloss
City Clerk

(Publication Dates: September 20 & 27, 2002)



Change from :
P1 to C4 XXXXXXXXXX

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156 / XX - 2002

OwnerName	OwnerAdd1	OwnerAdd2
Red Deer Co Op Limited	5118 47 Avenue	RED DEER, AB T4N 3P7
780584 Alberta Ltd.	6749 65 Avenue	RED DEER, AB T4P 1X5
Atco Gas And Pipelines Ltd.	10035 105 Street	EDMONTON, AB T5J 2V6
477599 Alberta Ltd.	4040b Blackfoot Trail SE	CALGARY, AB T2G 4E5
Westfair Properties Ltd.	3189 Grandview Hwy	VANCOUVER, BC V5M 2E9
477599 Alberta Ltd.	C/O 218 6707 Elbow Dr SW	CALGARY, AB T2V 0E4
Leslie Greentree	6808 63 Avenue	RED DEER, AB T4P 1K6
Fredrick & Darlene Dieno	6810 63 Avenue	RED DEER, AB T4P 1K6

216846

Date: September 12, 2002
To: Norma Lovell, Assessment
From: Cheryl Adams
City Clerk's Department
Re: LUB Amendment 3156/XX-2002 / Disposal of Municipal Reserve
Lot R1, Block 1, Plan 762-0159

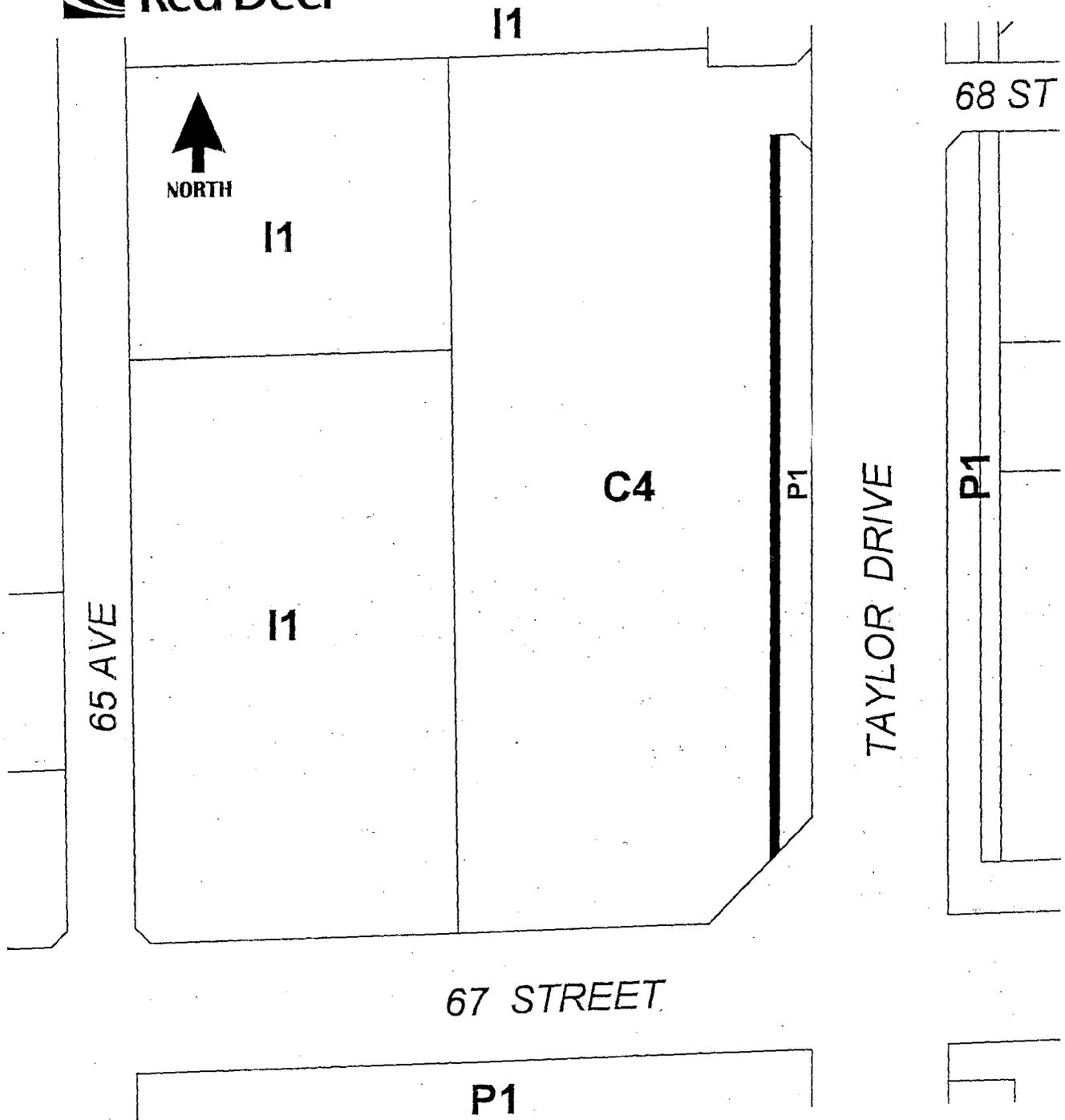
Please provide me with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

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

Thanks Norma.


Cheryl Adams
City Clerks' Office

Attach.



Change from :
P1 to C4

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156 / XX - 2002

RPT. 268

EFT DIRECT DEPOSIT ADVICE (VENDOR COPY)

RED DEER CO-OP LIMITED 5118 - 47TH AVE. RED DEER AB

DATE 13 SEP 2002

*****1,309.50

CITY OF RED DEER
BOX 5008
4914-48 AVE.
RED DEER, AB
T4N 3T4

BANK ID: 001
TRANSIT: 05519
BANK ACCT: 1065001
FAX #: 4033428349

ATTN: A/R
SUPPLIER A/C:

VENDOR: 000745 00

FILE #	DATE	INVC #	AMOUNT	DISC	FILE #	DATE	INVC #	AMOUNT	DISC
79203	3008	144009	909.50						
79253	1009	20020910	400.00					1309.50	

CASH DISCOUNT TAKEN: .00

FUNDS SHOULD BE TRANSFERRED TO YOUR ACCOUNT BY MIDNIGHT ON THE 2ND BANK DAY

acct 1001689

*offer to purchase
Land Use Bylaw Amend
R-1 Blt 1 Plan 162-159
59.5901*

*Carol
309-8917*

*JE 943268
Batch 532997
Sept 13/02*

RED DEER CO-OP LIMITED

Administration Office
5118 - 47th Avenue
Red Deer, AB T4N 3P7
Phone: (403) 343 - 2667
Fax: (403) 341 - 5811

FAX

To: Kelly Kloss Company: City of Red Deer - City Clerk

Fax #: (403) 346-6195 Date: Sept 12

Total number of pages (including cover): 2

Re: Sep 10/02 Letter - hand Use Bylaw

*Comments:

Payment of \$400.00 will be made by electronic funds transfer and be in your bank account on September 18/02

Please call me at 309-8911 if there are any questions or problems

From: Mel Sholdize, Accountant



OFFICE OF THE CITY CLERK

September 10, 2002

Fax: 341-5811

Mr. Larry Parks
Red Deer Co-op Limited
5118 - 47 Avenue
Red Deer, AB T4N 3P7

*Re: Red Deer Co-op Ltd.
Offer to Purchase Part of Lot R-1, Block 1, Plan 762 -159
Rezoning Request from P1 to C4 - Land Use Bylaw Amendment 3156/XX-2002
Amendment to Disposal of Municipal Reserve*

At the City of Red Deer's Council Meeting held Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/XX-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. The Disposal of Municipal Reserve is to amend the area for disposal from 0.13 Ha to 0.19 Ha (0.47 ac) more or less.

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

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

Council also passed the following resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159, hereby agrees to the assignment of all terms and conditions outlined in Council's resolution of May 6, 2002 concerning the above noted offer to purchase from 706970 Alberta Ltd. to Red Deer Coop Ltd.

...2/

DATE: September 4, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson, Land & Economic Development Manager

RE: **RED DEER CO-OP LTD. OFFER TO PURCHASE PART OF LOT R-1,
BLOCK 1, PLAN 762 0159, REZONING REQUEST FROM P1 TO C4 AND
AMENDMENT OF DISPOSAL OF MUNICIPAL RESERVE**

Background:

City Council recently received the attached report from Parkland Community Planning Services on May 6th, 2002 for the *Planning and Development Guidelines – Taylor Drive between 67th Street and 65th Avenue*. This report outlines the redevelopment plans including joint access and disposal of Municipal Reserve for properties in this area fronting onto Taylor Drive as they are rezoned from I1 to C4. Based on this report and support from the Recreation, Parks and Culture Board, City Council approved the disposal, sale and rezoning of a portion of Lot R-1, as shown on the attached map, with 706970 Alberta Ltd. (owner of the former Red Deer Bottling site) on June 17th, 2002.

706970 Alberta Ltd. has now completed the sale of their site to Red Deer Co-op and Co-op has agreed to take over the purchase agreement for City lands from 706970 Alberta Ltd.. In order to provide sufficient parking for their proposed development, Co-op would like to purchase the additional 2.79 metre strip of Municipal Reserve along Taylor Drive that is identified within the *Planning and Development Guidelines* and the attached Recreation, Parks and Culture Managers memo of April 30th, 2002.

As the final agreement and survey have not been completed yet, we recommend that City Council assign all terms and conditions in their original resolutions of May 6th and June 17th, 2002 from 706970 Alberta Ltd. to Red Deer Co-op Ltd. We also recommend that City Council proceed with 1st readings and advertising to rezone the additional 2.79 metre strip from P1 to C4 and to amend the Disposal of Municipal Reserve area from 0.13 Ha. to "0.19 Ha (0.47 ac), more or less".

Financial Implications:

Co-op is prepared to pay \$6.00 per square foot as was previously approved by Council for the sale of Lot R-1 to 706970 Alberta Ltd. Based on 6,300 square feet (585.5 m), more or less, the purchase price will be approximately \$37,800.00. The final price adjustment will be based on the area as determined by a legal surveyor and proceeds of the sale will be credited to the Public Reserve Trust Fund. All portions of Lot R-1 will be consolidated with the adjacent Co-op site upon completion of the legal survey.

Kelly Kloss
Page 2

Recommendation:

That City Council

1. Assign all terms and conditions in their original resolutions of May 6th and June 17th, 2002 from 706970 Alberta Ltd. to Red Deer Co-op Ltd.
2. Sell an additional 6,300 square feet (585.5 m), more or less, of Lot R-1, Block 1, Plan 762 0159 to Red Deer Co-op Ltd. for the purchase price of \$6.00 per square foot.
3. Proceed with 1st readings and advertising to rezone the additional 6,300 square feet (585.5 m), more or less, from P1 to C4 and to amend the Disposal of Municipal Reserve area from 0.13 Ha. to " 0. 19 Ha (0.47 ac), more or less".



Howard Thompson

Att.

- c. Ken Haslop, Engineering Services Manger
Harold Jeske, Parks, Recreation and Culture Manager
Paul Meyette, Parkland Community Planning Services
Greg Scott, Inspections & Licensing Manager

Office of the City Clerk

DATE: September 10, 2002

TO: Howard Thompson, Land & Economic Development Manager

FROM: City Clerk

SUBJECT: Red Deer Co-op Ltd.
Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159
Rezoning Request from P1 to C4 – Land Use Bylaw Amendment 3156/XX-2002
Amendment to Disposal of Municipal Reserve

Reference Report:

Land & Economic Development Manager, dated September 4, 2002.

Resolutions

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159, hereby agrees to the assignment of all terms and conditions outlined in Council's resolution of May 6, 2002 concerning the above noted offer to purchase from 706970 Alberta Ltd. to Red Deer Coop Ltd.

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159, hereby agrees to sell 6300 square feet (585.5 m) more or less, of Lot R-1, Block 1 Plan 762 0159 to Red Deer Coop Ltd. for the purchase price of \$6.00 per square foot, subject to the following:

1. Passage of Land Use Bylaw 3156/XX-2002.
2. Approval of the Disposal of Municipal Reserve.
3. Land Sale Agreement satisfactory to the City Solicitor.

BYLAW NO. 3156/XX-2002

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 51/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of September 2002.

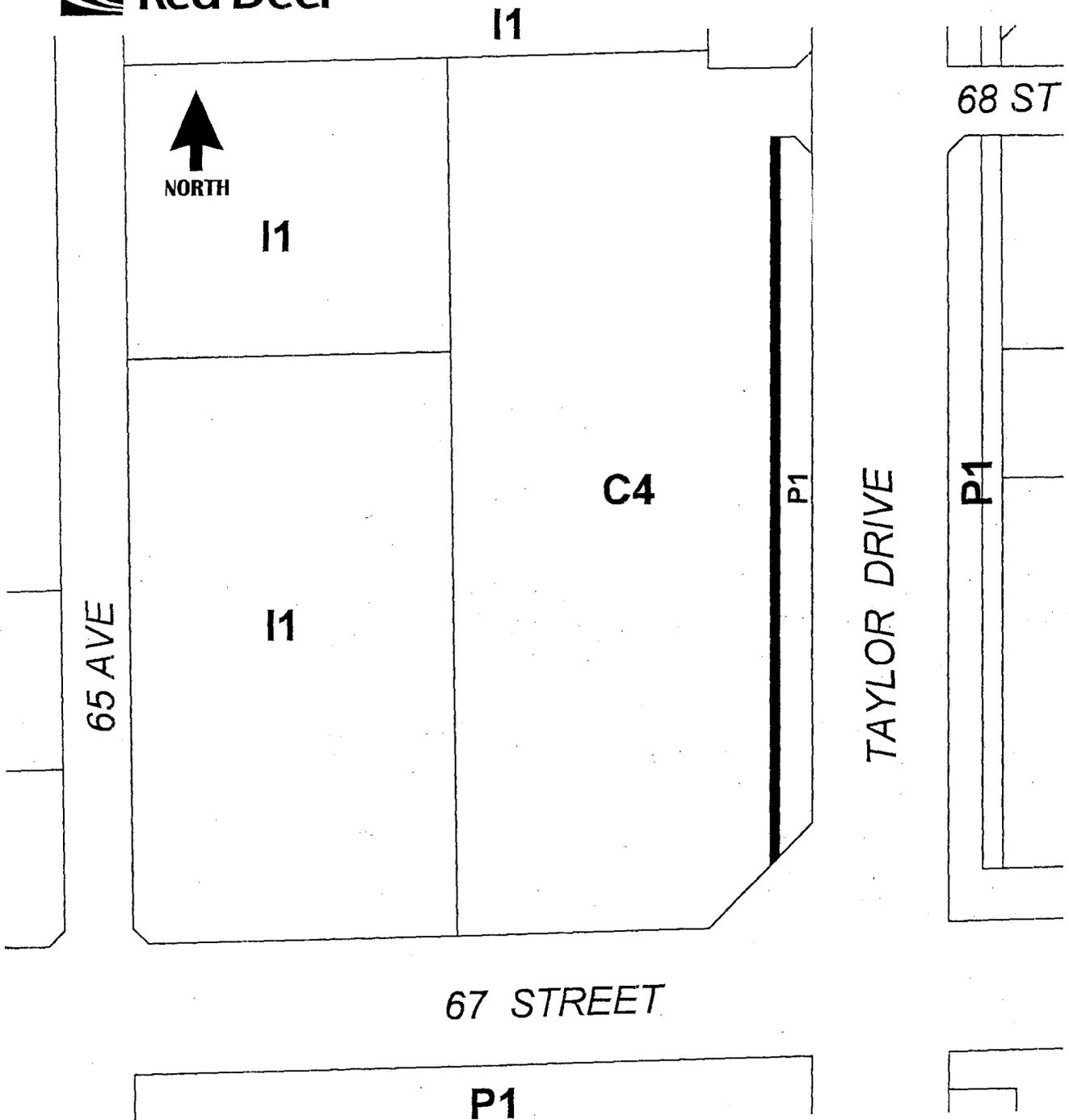
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

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

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

MAYOR

CITY CLERK



Change from :
P1 to C4 XXXXXXXXXX

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156/XX - 2002



OFFICE OF THE CITY CLERK

September 10, 2002

Fax: 341-5811

Mr. Larry Parks
Red Deer Co-op Limited
5118 – 47 Avenue
Red Deer, AB T4N 3P7

**Re: *Red Deer Co-op Ltd.
Offer to Purchase Part of Lot R-1, Block 1, Plan 762 –159
Rezoning Request from P1 to C4 – Land Use Bylaw Amendment 3156/XX-2002
Amendment to Disposal of Municipal Reserve***

At the City of Red Deer's Council Meeting held Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/XX-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. The Disposal of Municipal Reserve is to amend the area for disposal from 0.13 Ha to 0.19 Ha (0.47 ac) more or less.

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

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

Council also passed the following resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159, hereby agrees to the assignment of all terms and conditions outlined in Council's resolution of May 6, 2002 concerning the above noted offer to purchase from 706970 Alberta Ltd. to Red Deer Coop Ltd.

...2/



hereunder was introduced and passed.

Moved by Councillor Pimm, seconded by Councillor Moffat

Resolved that Council of The City of Red Deer having considered the correspondence from the Michener Board, dated March 28, 2002 - re: Pedestrian Crossing: Ross Street and 38th Avenue, hereby agrees

- (a) to amend the 2002 City of Red Deer Budget by transferring the remaining Capital Project Reserve funds, from the 55 Street and 43 Avenue Northeast Curb Return Improvement Project, in the approximate amount of \$35,000, to a Traffic Safety Study, and
- (b) that the installation of a pedestrian signal at Ross Street and 38th Avenue not be installed at this time.
- (c) that any no parking signs in the vicinity of Ross Street and 38th Avenue which may obscure any pedestrian crossing signs be relocated immediately.

~~MOTION CARRIED~~

REPORTS

Council considered a report from the Parkland Community Planning Services dated May 1, 2002, **Re: Proposed Guidelines - Taylor Drive between 67 Street and 65 Avenue**, a report from the Parkland Community Planning Services dated April 26, 2002, **Re: Land Use Bylaw Amendment 3156/R-2002 - Golden West Industrial Area**, 706970 Alberta Ltd., and a report from the Land & Economic Development Manager dated May 1, 2002, **Re: Offer to Purchase from 706970 Alberta Ltd. and Rezoning Request - Former Red Deer Bottling Site**. Following discussion the resolutions as set out hereunder were introduced and passed and first reading of the Land Use Bylaw was considered.

Moved by Councillor Dawson, seconded by Councillor Flewwelling

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager - re: Offer to



7. Approval of the Disposal of Municipal Reserve.
8. Passing of Land Use Bylaw Amendment 3156/R-2002.
9. Land Sale Agreement satisfactory to the City Solicitor.

MOTION CARRIED

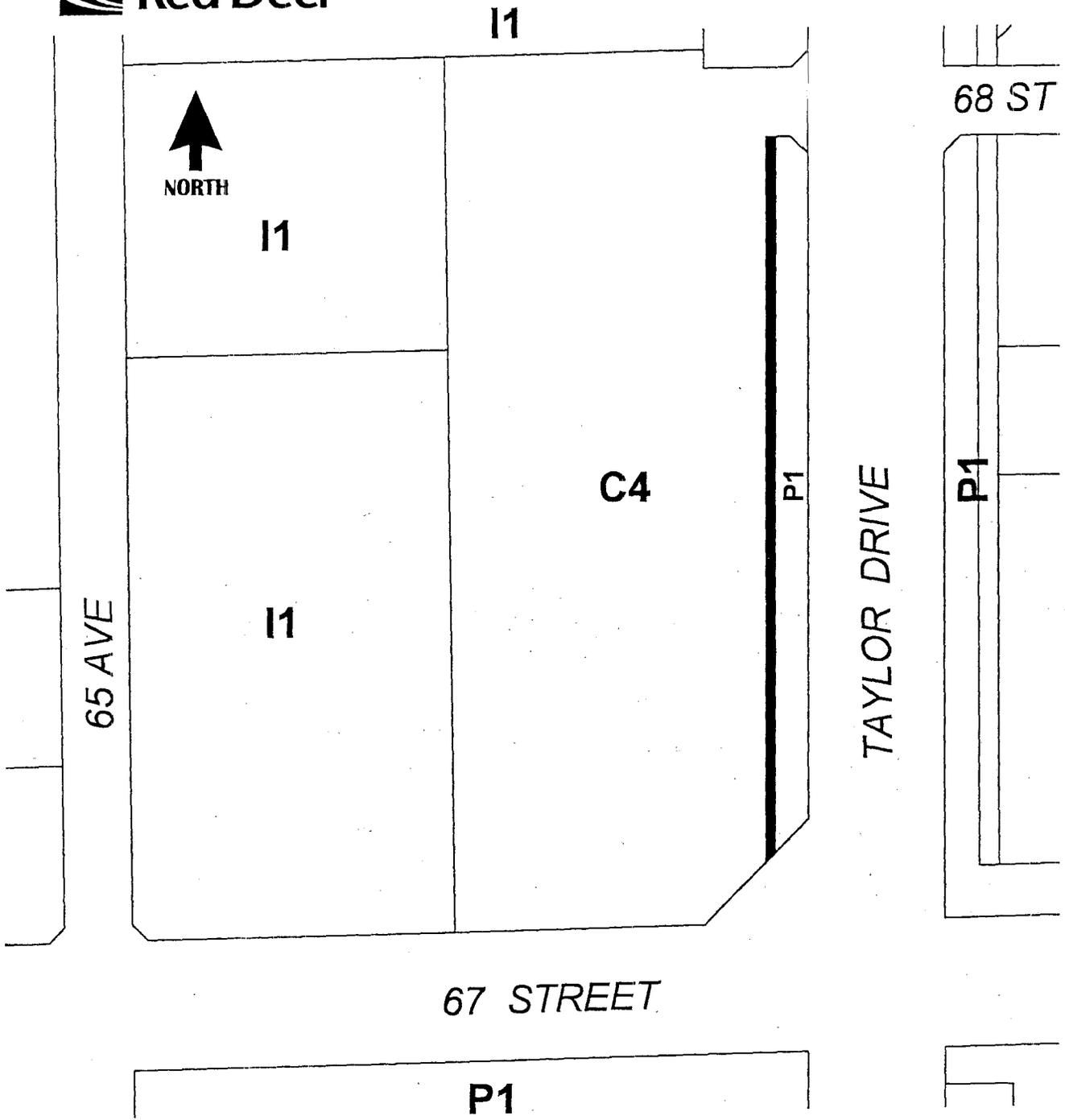
Moved by Councillor Rowe, seconded by Councillor Hughes

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager - re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees that the following resolution be considered at the Council meeting of Monday, June 17, 2002:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.13 ha (0.32 acres), more or less"

MOTION CARRIED



Change from :
P1 to C4 

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156 / XX - 2002

* * * Transmission Result Report (MemoryTX) (Sep.10. 2002 3:04PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Sep.10. 2002 3:03PM

File No.	Mode	Destination	Pg (s)	Result	Page Not Sent
4061	Memory TX	3415811	P. 6	OK	

Reason for error

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

OFFICE OF THE CITY CLERK

September 10, 2002

Fax: 341-5811

Mr. Larry Parks
Red Deer Co-op Limited
5118 - 47 Avenue
Red Deer, AB T4N 3P7

Re: Red Deer Co-op Ltd.
Offer to Purchase Part of Lot R-1, Block 1, Plan 762 -159
Rezoning Request from P1 to C4 - Land Use Bylaw Amendment 3156/XX-2002
Amendment to Disposal of Municipal Reserve

At the City of Red Deer's Council Meeting held Monday, September 9, 2002, first reading was given to Land Use Bylaw Amendment 3156/XX-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. The Disposal of Municipal Reserve is to amend the area for disposal from 0.13 Ha to 0.19 Ha (0.47 ac) more or less.

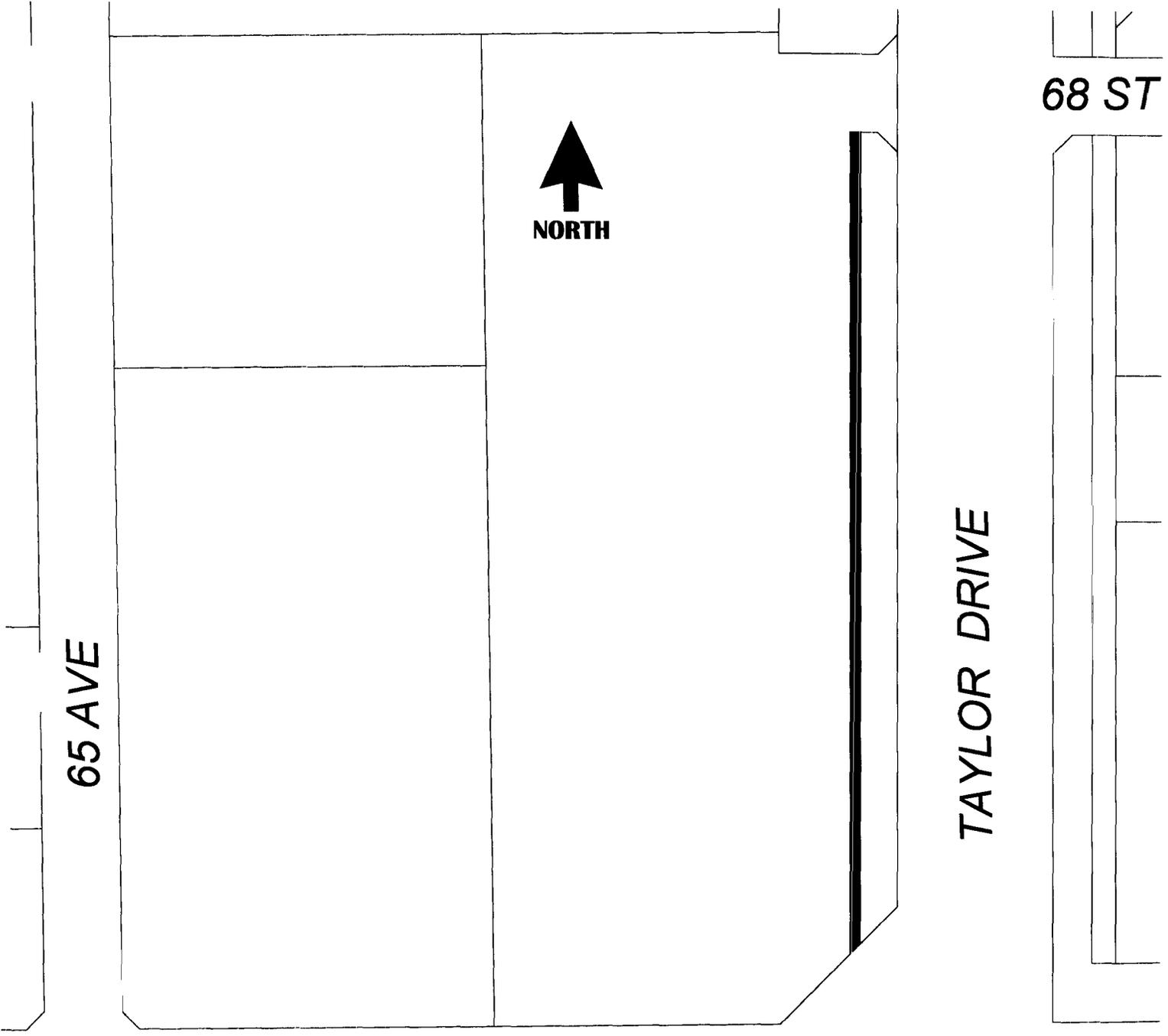
This office will now proceed with the advertising for a Public Hearing to be held on Monday, October 7, 2002 at 7:00 p.m. in the Council Chambers of City Hall, during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, September 18, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

Council also passed the following resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager dated September 4, 2002, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159, hereby agrees to the assignment of all terms and conditions outlined in Council's resolution of May 6, 2002 concerning the above noted offer to purchase from 706970 Alberta Ltd. to Red Deer Coop Ltd.

...2/



65 AVE

67 STREET

TAYLOR DRIVE

68 ST

*Disposal of
Municipal Reserve* ██████████

**THE CITY OF RED DEER
(BOX 5008) 4914 - 48 AVENUE
RED DEER, AB T4N 3T4**



**DISPOSAL OF MUNICIPAL RESERVE
67th Street to 68th Street & Taylor Drive
EAST BOUNDARY OF PORTION OF LOT R-1, BLOCK
1, PLAN 762 0159**

Council of the City of Red Deer, at its meeting of SEPTEMBER 9, 2002, passed a resolution indicating its intention to dispose of the Municipal Reserve lands as outlined on the above map.

The proposed Disposal of Municipal Reserve will allow for the sale of 0.19 ha (0.47 ac), more or less, to Red Deer Co-op Ltd. in order to provide sufficient parking for their development at this site.

Prior to considering the proposed Disposal of Municipal Reserve, City Council will hold a Public Hearing in Council Chambers, 2nd Floor of City Hall on MONDAY, OCTOBER 7, 2002 at 7:00 p.m., for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them to the City Clerk by 4:30 p.m. on TUESDAY, OCTOBER 1, 2002.

Kelly Kloss
City Clerk

**THE CITY OF RED DEER
(BOX 5008) 4914 - 48 AVENUE
RED DEER, AB T4N 3T4**

**DISPOSAL OF MUNICIPAL RESERVE
67th Street to 68th Street & Taylor Drive
EAST BOUNDARY OF PORTION OF LOT R-1, BLOCK
1, PLAN 762 0159**

Council of the City of Red Deer, at its meeting of SEPTEMBER 9, 2002, passed a resolution indicating its intention to dispose of the Municipal Reserve lands as outlined on the above map.

The proposed Disposal of Municipal Reserve will allow for the sale of 0.19 ha (0.47 ac), more or less, to Red Deer Co-op Ltd. in order to provide sufficient parking for their development at this site.

Prior to considering the proposed Disposal of Municipal Reserve, City Council will hold a Public Hearing in Council Chambers, 2nd Floor of City Hall on MONDAY, OCTOBER 7, 2002 at 7:00 p.m., for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing. Persons wishing to have their letters or petitions included on the Council agenda must submit them to the City Clerk by 4:30 p.m. on TUESDAY, OCTOBER 1, 2002.

Kelly Kloss
City Clerk



OFFICE OF THE CITY CLERK

October 8, 2002

Mr. Larry Parks
Red Deer Co-op Limited
5118 - 47 Avenue
Red Deer, AB T4N 3P7

**Re: Red Deer Co-op Ltd.
Rezoning Request from P1 to C4 - Land Use Bylaw Amendment 3156/XX-2002
Disposal of Municipal Reserve**

At the City of Red Deer's Council Meeting held Monday, October 7, 2002, a Public Hearing was held with respect to Land Use Bylaw 3156/XX-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/XX-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op.

The Disposal of Municipal Reserve is for the disposal of 0.15 ac. more or less. The following resolution was passed with respect to the Disposal of Municipal Reserve.

Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from P1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.06 ha (0.15 acres), more or less"

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

Sincerely,

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

Kelly Kloss
City Clerk
/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/XX-2002

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 51/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of September 2002.

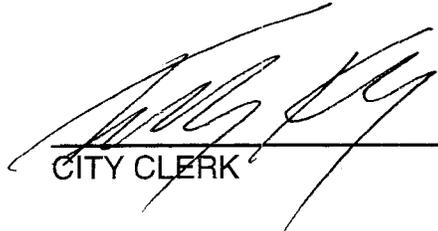
READ A SECOND TIME IN OPEN COUNCIL this 7th day of October 2002.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of October 2002.

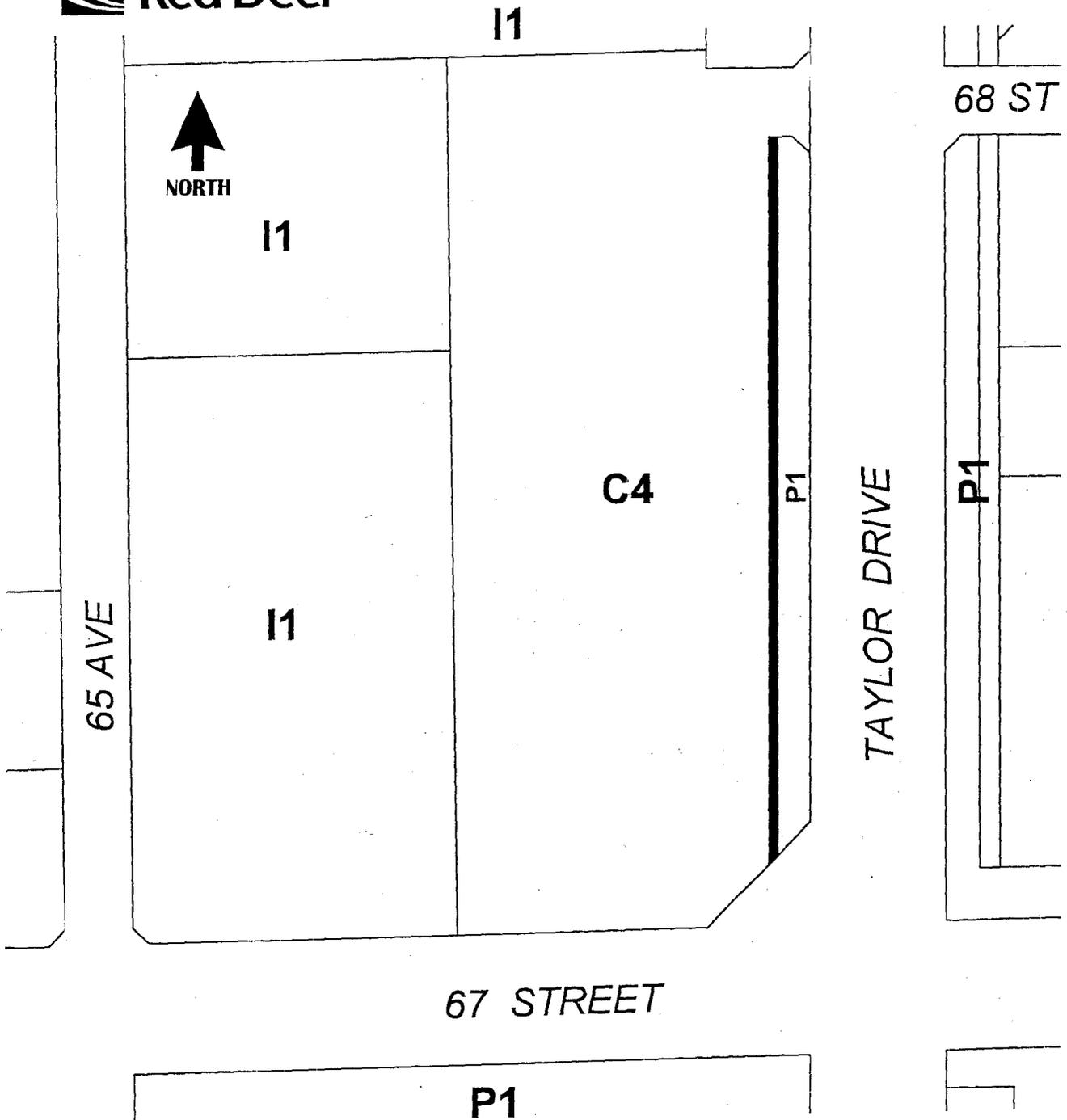
AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October 2002.

Dep - 

MAYOR



CITY CLERK



Change from :
P1 to C4 [REDACTED]

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156/XX - 2002

City Clerk's Department

DATE: October 8, 2002

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Red Deer Co-op Ltd.:
(a) Land Use Bylaw Amendment 3156/XX-2002
Rezoning from P1 to C4
(b) Disposal of Municipal Reserve

Reference Report:

Land & Economic Development Manager, dated September 4, 2002.

Bylaw Readings:

Land Use Bylaw Amendment 3156/XX-2002 was given second and third readings. A copy of the bylaw is attached.

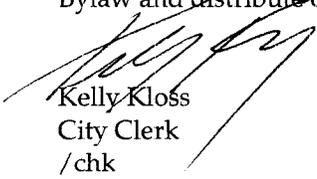
Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase Part of Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from P1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.06 ha (0.15 acres), more or less”

Report Back to Council: No**Comments/Further Action:**

Land Use Bylaw Amendment 3156/XX-2002 provides for the rezoning of 2.79 metres of land from P1 Parks & Recreation District to C4 Commercial (Major Arterial) District in order to allow for additional parking for the proposed development by Red Deer Co-op. The Disposal of Municipal Reserve is to amend the area for disposal from 0.13 Ha to 0.19 Ha (0.47 ac) more or less. Please find attached for your use an Affidavit concerning the Disposal of Municipal Reserve. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
City Assessor
Doug Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

CANADA)
)
PROVINCE OF ALBERTA)
)
TO WIT:)
)

IN THE MATTER OF SECTION 674
OF THE MUNICIPAL GOVERNMENT
ACT, 1994, CHAPTER M-26.1

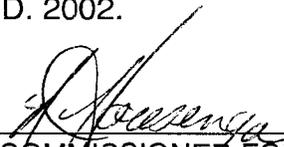
I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

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 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 R-1, Block 1, Plan 762 0159 lying within Plan _____ and containing 0.06 ha (0.15 acres), more or less”

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 8th day of October, A.D. 2002.)
)
)
)
)
)


A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF ALBERTA


KELLY KLOSS,
CITY CLERK

NONA C. HOUSENGA
Commissioner For Oaths
Expires 09/23/05

BYLAW NO. 3156/XX-2002

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 51/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of September 2002.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of October 2002.

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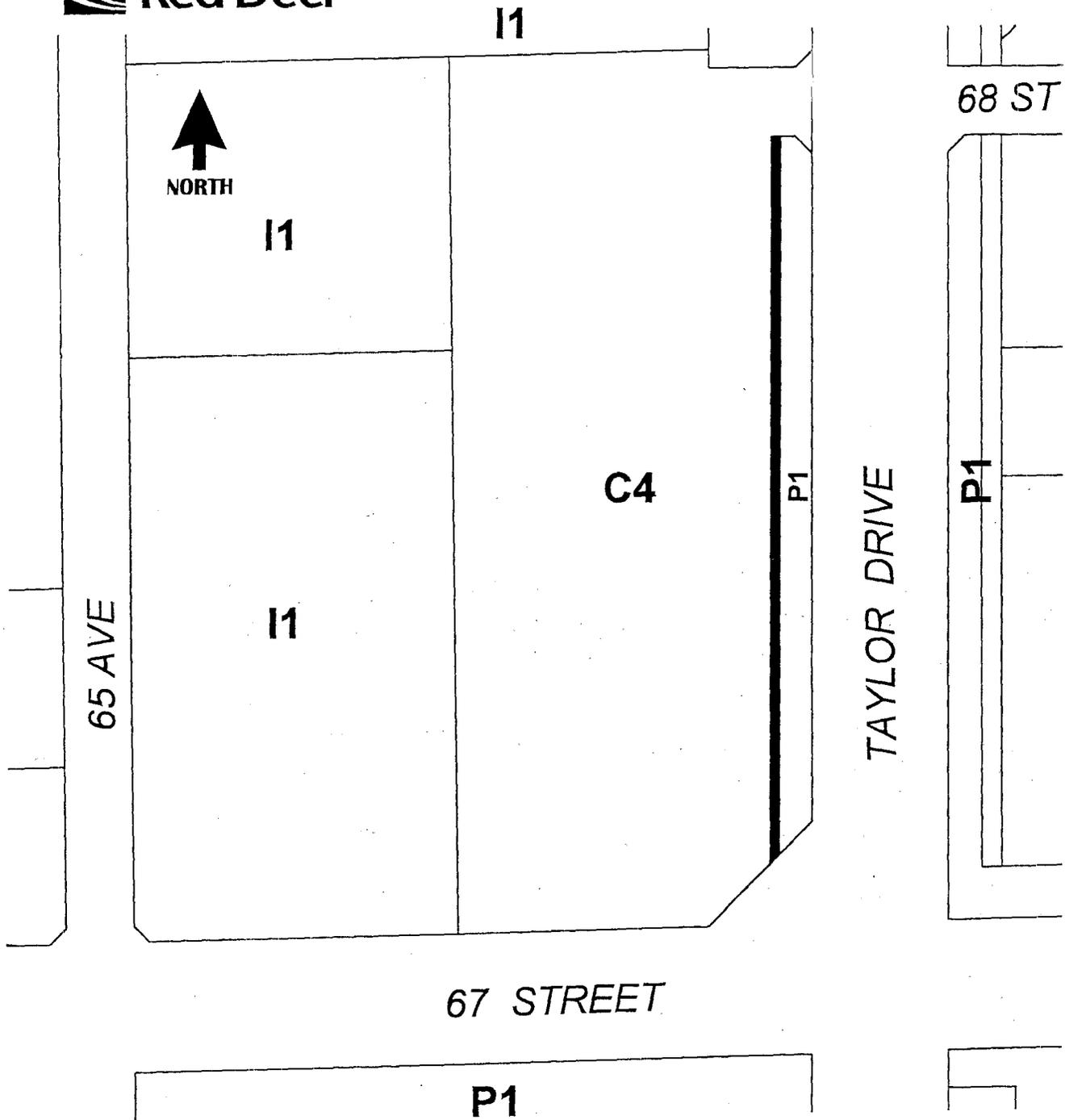
AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of October 2002.

Dep - 

MAYOR



CITY CLERK



Change from :
P1 to C4 XXXXXXXXXX

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156 / XX - 2002

Item No. 1
Reports

M E M O

DATE: September 27, 2002

TO: Kelly Kloss
City Clerks
City of Red Deer

From: Wendy Martindale
Director
Red Deer and District Museum

RE: Official Red Deer Quilt Square

We are pleased to present Crimson Star Columbine, created by Kathy Rideout, as the winner of the Red Deer Quilt Square Contest. We request Council's endorsement of this selection as Red Deer's Official Quilt Square.

The Quilt Square Contest was initiated by the Red Deer and District Museum in April 2002, as a way to promote and generate interest in quilt exhibits being staged at the Museum this fall. The Contest was widely promoted, through the local media, to quilters through shows, web sites and newsletters, and through quilting shops in central Alberta and beyond.

By the September 7 deadline, 22 entries had been received from around Alberta and beyond. The panel of judges consisted of a representative of The City of Red Deer, an artist and a quilter. In judging the entries, they considered artistic merit, sewing techniques, whether the design could be replicated by others, and whether it clearly represented Red Deer. They were very impressed with the quality and variety of the entries; their selection of the winner was unanimous.

The entries are on display at the Red Deer Public Library until October 16, and will also be on display at the World of Women Show, October 18 to 20 at the Westerner.

Wendy Martindale

WM/sl

Comments:

We recommend that Council pass a resolution declaring that the winning quilt square be declared as the Official Red Deer Quilt Square.

"G.D. Surkan"
Mayor

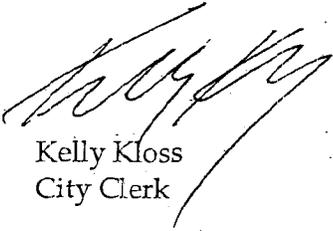
"N. Van Wyk"
City Manager

DATE: May 7, 2002
TO: Wendy Martindale, Director
Red Deer and District Museum
FROM: Kelly Kloss
City Clerk
RE: Red Deer Quilt Square Contest

FILE

In discussing this informally with the Mayor and Councillors, the following consensus was reached:

1. They supported this initiative.
2. Items being considered as an "official item of Red Deer" should be approved by Council.
3. Once your Committee has picked a winner, this would be submitted to Council to declare it the OFFICIAL RED DEER QUILT SQUARE.
4. The City Manager will appoint a City representative for the Committee.


Kelly Kloss
City Clerk

KK/chk

c City Manager

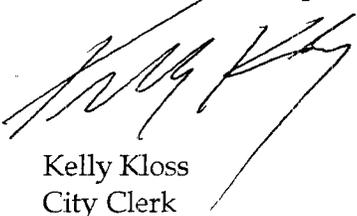


City Clerk's Department

DATE: September 24, 2002
TO: Wendy Martindale
FROM: City Clerk
SUBJECT: Red Deer Quilt Square

Thank you for providing Council with an opportunity to view the quilt square selected as the "Red Deer Quilt Square".

Mayor and Councillors reviewed the entry on September 23, 2002 and look forward to the announcement and presentation to Council on October 7, 2002.



Kelly Kloss
City Clerk

KK/chk

Date: September 17, 2002
To: City Clerk
From: Wendy Martindale
Re: Red Deer Quilt Square

In response to the challenge issued by the Museum to design a quilt square which says Red Deer, 22 entries were received.

Our panel of judges, Barbara Jeffry representing the City, a quilter and an artist, was very impressed with the calibre of the entries. They have selected a winner to recommend to Council as Red Deer's Official Quilt Square.

An announcement of the selection has been scheduled for Sunday, September 29 at 2 p.m. at the Red Deer Public Library, as part of the Gallery Walk weekend.

In order to retain the element of surprise for this event, we would suggest that the selected entry be presented to City Council in Committee of the Whole at their September 23 meeting, and it be formally ratified as Red Deer's Official Quilt Square at the October 7 Council meeting.

All of the entries are currently on display at the Red Deer Public Library, where they will remain until October 16.

Wendy Martindale
Director
Red Deer and District Museum

City Clerk's Department

DATE: October 8, 2002
TO: Wendy Martindale, Director, Red Deer & District Museum
FROM: City Clerk
SUBJECT: Official Red Deer Quilt Square

Reference Report:

Director, Red Deer & District Museum, dated September 27, 2002.

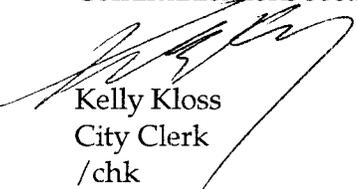
Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Director of the Red Deer and District Museum, dated September 27, 2002, re: Official Red Deer Quilt Square, hereby declares the Crimson Star Columbine, as created by Kathy Rideout, as The City of Red Deer's Official Quilt Square.

Report Back to Council: No

Comments/Further Action:

As you stated this would be a good item for our web site. Please contact Jilaire or Stacey in our Communications section to place this on the City's site.


Kelly Kloss
City Clerk
/chk

c Director of Community Services
Communications

Date: September 25, 2002
To: Kelly Kloss, City Clerk
From: Harold Jeske, Recreation, Parks & Culture Manager
Re: Collicutt Centre – August 2002 Operating Report

General Information

Overall attendance has increased compared to the two previous months. This trend is expected to continue as we move into the fall and winter seasons. Increase in attendance occurred in the arena, Fieldhouse, and fitness and wellness studio. Attendance in the Water Park is down slightly this month. Use of this facility tends to fluctuate monthly.

A number of comment cards were received this month. This information is shared with the Centre staff as it gives them some guidance for making operational, program and service level adjustments. The following comments were received this month.

Criticisms:

- More/different equipment in fitness area (calf machine, punching bag, free weights, benches, barbell bar)
- More patrons looking for long term lockers
- Staffing in Fieldhouse at all times

Positive Comments:

- Several comments/evaluations that the Collicutt Centre summer activity camps are a great resource. Consistently heard that the program was well organized and that the staff handled the groups effectively – providing a safe environment that was full of fun.
- “ Good job guys, nice to see staff who enjoy what they do. Thanks “
- “ Great Staff ! Very friendly and helpful even when I whine to them! “
- “We had a wonderful time. Thanks guys for your help. This is definitely the way to go for Birthdays!”
- Beautiful Centre
- No pass no access “ Stick to your guns”

Operational/Vandalism Issues

- The Soccer Centre was closed for annual maintenance on Aug 26th. Work completed to date includes the cleaning of the overhead unit heaters and ventilation ducts; re-laying the turf in the west pitch and cleaning in some of the change rooms. This work will continue into mid Sept.
- Red Deer Minor Hockey had a trophy case installed on a wall in the arena upper mezzanine.
- Staff installed the additional metal bars, required to meet the building code, on the track handrail. Group 2 Architecture provided the bars.

- Numerous complaints are on file regarding the slippery patterned concrete sidewalks at the main entrance. Warm weather is required in order to apply an anti slip agent to the concrete. —this work will be done prior to the end of Sept.
- Five lockers in the men's change room were pried open on Aug 29th. - \$600.00 to repair.
- Thieves broke into a staff member's car on Aug 11th. Our security cameras provided the Police with valuable information for their investigation. - \$1500.00 worth of damage.
- Broken NW irrigation control box. - \$200.00 to repair
- Broken tree bow on the tree at the east entrance inside the facility. - Cost (?)

Budget and Financial – July 2002

	Year to Date Benchmark	Year to Date Actual	Favorable Year to Date Variance
Revenue	1,393,020	1,542,218	149,198
Expenditures	2,100,339	2,247,921	<148,275>
Deficit / Surplus	707,319	705,703	1,616

Month	Actual YTD Revenue	Actual YTD Expenditure	YTD Approved City Contribution	City Contribution Benchmark	YTD Favorable Variance
January	\$207,180	\$253,329	\$46,149	\$66,777	\$20,628
February	\$404,489	\$515,313	\$110,825	\$133,546	\$22,721
March	\$630,165	\$816,350	\$186,185	\$200,324	\$14,139
April	\$901,627	\$1,097,552	\$195,926	\$267,092	\$71,166
May	\$1,077,857	\$1,334,429	\$256,572	\$366,200	\$109,628
June	\$1,195,782	\$1,652,728	\$456,946	\$508,274	\$51,328
July	\$1,371,389	\$1,932,596	\$561,207	\$593,001	\$31,794
August	\$1,542,218	\$2,247,921	\$705,703	\$707,319	\$1,616
September					
October					
November					
December					
Approved Budget Total	\$2,089,540	\$3,150,512		\$1,060,972	

Revenue, albeit comparatively reasonably, fell short of the \$200,000 monthly average. The shortfall was approximately \$30,000, of which approximately 50% was earned but is not reflected in the August operating report.

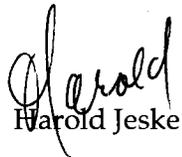
Council will note that the approved budget expenditure and The City contribution benchmark totals were increased by \$44,447 to reflect the final installment of the approved 2002 salary adjustments.

Volunteer Initiatives and Issues

- Except for the summer camps, volunteer participation slowed down considerably during the summer. Administration and staff of the facility guided the tours and visitors that we had going through.
- Our August summer camps had 132 volunteer hours.

Upcoming Events

- Sport Expo trade show, hosted by CASDA (Central Alberta Sport and Development Association) is scheduled for the evening of September 17, 2002 on both soccer pitches. There will be two tables representing the Collicutt Centre and the Recreation Centre at the event.
- Deer Park Alliance Church youth event, scheduled for September 13 at 10:30 to 12:30 a.m. September 14, 2002. They will be utilizing the Climbing Wall, Fieldhouse, soccer pitches, Water Park and Arena. Approximately 400-500 youth are expected to attend.


Harold Jeske

:jb
Att.

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

COLLICUTT CENTRE STATISTICS - 2002 Monthly.xls

FACILITY DATA	USER GROUPS			HOURS OF USE						ATTENDANCE						
		JUNE-'02	JULY-'02	AUG-'02	AUG-'01	DEC-'01	JUNE-'02	JULY-'02	AUG-'02	YTD-'02	AUG-'02	DEC-'01	JUNE-'02	JULY-'02	AUG-'02	YTD-'02
WATER PARK																
PUBLIC SWIMMING																
Earlybird Swim						59	50	55	53	451		N/A	122	200	139	1986
Open Swim		58				359	300	347	349	2468		10321	16239	16207	15640	128467
Adult Swim						13	16	18	16	135		222	165	224	176	3416
Family						15	8	6	8	80		841	795	354	376	6919
TOTALS		58	0	0	0	446	374	426	426	3134	0	11384	17321	16985	16331	140788
FIELDHOUSE																
PUBLIC DROP-IN																
ADULT						517	500	522	513	4058		568	748	853	1210	11738
YOUTH						517	476	495	491	3830		1003	1373	1615	1998	27236
TOTALS		0	0	0	0	1034	976	1017	1004	7888	0	1571	2121	2468	3208	38974
PROGRAMS SERVICES																
LEARN-TO-PROGRAMS																
Adult Classes						40	2	16	5	629		116	7	108	10	2916
Youth Classes						49	58	175	182	1417		156	452	1216	1315	6107
Family Classes						9	0	0	6	90		42	0	0	54	150
Childminding Services						149	163	58	46	1186		244	373	283	103	3418
Birthday Party Stats		15	2	7		78	45	7	25	455		481	230	28	110	2333
Collicutt Mainstreet						480	500	514	513	4050		N/A	8880	9393	11297	96516
Climbing Wall		17	10	4		200	162	148	134	1536		N/A	588	289	604	4370
Gymnastics						N/A	N/A	N/A	N/A	0		4882	5343	1966	1850	44582
TOTALS		32	12	11	0	1005	930	918	911	9363	0	5921	15873	13283	15343	160392
SUBTOTAL PAGE 1		90	12	11	0	2484	2280	2361	2341	20384	0	18876	35315	32736	34882	340154

COLLICUTT CENTRE STATISTICS - 2002 Monthly.xls

FACILITY DATA	USER GROUPS			HOURS OF USE				ATTENDANCE											
	JUNE-'02	JULY-'02	AUG-'02	JULY-'01	DEC-'01	JUNE-'02	JULY-'02	AUG-'02	YTD-'02	JULY-'01	DEC-'01	JUNE-'02	JULY-'02	AUG-'02	YTD-'02				
FITNESS AND WELLNESS CENTRE																			
Daily Workouts					518	500	514	513	4065		6791	7955	7243	7409	99174				
Personal Training (1 on 1)					26	13		16	392		26	13	12	16	404				
Orientations					N/A	34		33	476		N/A	34	49	33	711				
FITNESS & WELLNESS TOTALS						0	0	0	544	547	514	562	4933	0	6817	8002	7304	7458	100289
MEETING & SPORTS SURFACE RENTALS																			
Community Savings A		1	0	0		1	2	0	0	8		20	80	0	0				198
Community Savings B		1	0	0		13	6	0	3	51		118	52	0	46				720
Community Savings A&B		4	3	1		125	19	154	121	763		2639	711	528	462				12016
Community Room C		4	2	6		136	36	36	71	437		1199	207	110	738				7812
Alberta Treasury Motion Studio		1	2	1		115	2	82	69	321		273	80	168	98				4015
Prolific Group Board Room		3	1	1		94	25	38	32	136		46	29	68	61				623
*B of M Room East		0	0	0		49	0	0	0	0		0	0	0	0				0
*B of M Room West		0	0	0		6	0	0	0	0		65	0	0	0				0
*B of M Room West & East		0	0	0		109	0	0	0	0		20	0	0	0				0
Soccer East		6	0	1		189	76	210	157	1398		250	1947	0	24				39200
Soccer West		5	1	0		149	60	217	158	1235		379	1399	61	0				39520
Arena		5	12	27		283	56	256	279	1533		7500	873	5262	5857				44797
Fieldhouse		18	2	2		8	77	78	65	358		400	1032	921	110				5366
TOTAL		48	23	39	0	1277	359	1071	955	6240	0	12909	6410	7118	7396				154276
COLLICUTT VENUE USAGE TOTALS **		138	35	50	0	4305	3186	3946	3858	31557	0	38602	49727	47158	49736				594719

NOTES: * Childminding Rooms are not regularly booked, primary usage is for programs.

Comments:

The Collicutt Centre – August 2002 Operating Report is submitted for Council's information.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

**CULTURE SERVICES**

DATE: September 25, 2002

TO: Kelly Kloss, City Clerk

FROM: Harold Jeske, Recreation, Parks & Culture Manager
Kerry Dawson, Culture Development Superintendent

SUBJECT: Cultural Capitals of Canada Award Program - Grant Application

The attached report on the Cultural Capitals of Canada award program provides an overview and some details on how Red Deer is strategically placed to qualify for this program. The strength of our arts and cultural community has grown significantly over the past few years. The involvement of the community in developing the Greater Downtown Action Plan and the Red Deer Community Cultural Master Plan, along with support from City Council for the arts components of these documents, including program, services, and facility development, greatly strengthen Red Deer as a strong supporter of the arts.

Council may also recall that the initiative for further developing culture and cultural organizations was part of the City's Strategic Plan. This strategy resulted in tremendous growth of cultural opportunities for the Red Deer community and a master plan for culture that is unique across the country. The initiative for sustainability of culture has been identified by communities across Canada as one of the strengths of our Community Culture Master Plan.

The Cultural Capitals of Canada award program is a civic municipality award which will strengthen the cultural opportunities of Red Deer and area and further provide Culture Inc. an opportunity to further implement the Community Culture Master Plan.

This grant application has full support of the Cultural Advisory Committee and the Recreation, Parks & Culture Board which respectively passed the following resolutions at their recent meetings.

"That the Cultural Advisory Committee request the Recreation, Parks & Culture Board to recommend to City Council that the City of Red Deer apply to Canadian Heritage under the Cultural Capitals of Canada award program."

"RESOLVED that the Recreation, Parks & Culture Board request that City Council support the City of Red Deer's application to Canadian Heritage under the Cultural Capitals of Canada award program for special project funding."



CULTURE SERVICES

Recommendation

That City Council authorize The City of Red Deer to make a grant application to the Cultural Capitals of Canada Award Program.

A handwritten signature in black ink, appearing to read 'H. Jeske'.

Harold Jeske
Recreation, Parks & Culture Manager

A handwritten signature in black ink, appearing to read 'K. Dawson'.

Kerry Dawson
Culture Services Superintendent

KD/mk
Att.

CULTURAL CAPITALS OF CANADA AWARD PROGRAM

On May 31, 2002 the Government of Canada announced the creation of Cultural Capitals of Canada, a national program to recognize and support Canadian municipalities for special activities that develop the arts and culture in community life. The program has a budget of \$5 million over two years (2002-2003 and 2003-2004) and is designed to celebrate and promote arts and culture in Canadian municipalities through recognition of excellence and support for special activities that highlight the arts and culture.

Cultural Capitals of Canada provides awards with matching contributions towards specific activities. The awards recognize past achievements of municipalities with an ongoing commitment to arts and culture. They also provide matching funds for special activities that celebrate arts and culture activities that build a legacy by integrating arts and culture into further aspects of community planning. Each award will consist of matching funding for specific activities, a Certificate of Excellence, and the right to use the designation of Cultural Capital of Canada for the year awarded.

This award is open to Canadian municipalities. Red Deer meets the eligibility criteria under the total population category of between 50,000 - 125,000. The deadline for the application is October 18. The Community Services Division has encouraged Culture Inc..., a community group which has been formed to implement the Community Culture Master Plan, to take on the responsibility to ensure an application is prepared for this award. Culture Inc... is in the process of preparing a detailed application on behalf of the City.

For the Cultural Capitals of Canada awards, the jury will take into consideration the relative achievement and capacity of municipalities of various sizes within each level (3 levels) in combination with the scope of the proposed project to determine the award finalists. All awards must demonstrate strong components of celebration and legacy building. The application requires a motion passed by Council authorizing an application to be made to the Cultural Capitals of Canada award program.

If successful, Red Deer may be in a position to receive \$500,000 on a matching basis. All of the components of the actual application are based on the Community Culture Master Plan as supported by City Council in September, 2001.

Comments:

We agree with the recommendation of the Administration.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE
Council Decision – October 7, 2002

City Clerk's Department

DATE: October 8, 2002
TO: Recreation, Parks & Culture Manager
FROM: City Clerk
SUBJECT: Cultural Capitals of Canada Award Program – Grant Application

Reference Report:

Recreation, Parks & Culture Manager & Culture Development Superintendent, dated September 25, 2002

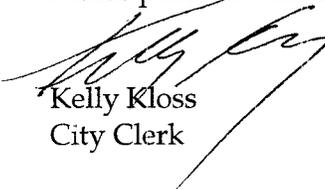
Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated September 25, 2002, re: Cultural Capitals of Canada Award Program – Grant Application, hereby directs City Administration to make a grant application, on behalf of The City of Red Deer, to the Cultural Capitals of Canada Award Program.

Report Back to Council: No

Comments/Further Action:

Please proceed with making the necessary application.


Kelly Kloss
City Clerk

/chk

c Director of Community Services
Culture Development Superintendent



Office of The City Manager

DATE: September 26, 2002
TO: City Clerk
FROM: Norbert Van Wyk, City Manager
SUBJECT: Central Alberta Highway 2 Corridor Design Study

Background

The City has been liaising with the counties of Red Deer and Lacombe to consider a cooperative initiative to achieve a common, high standard of design for future development along Highway 2. The proposal for the study from Lovatt Planning Consultants is attached for reference.

Budget Impact

This item was not contemplated at the time of budget review and consequently is not included in the 2002 Business Plan or Budget. The use of the PCP Dividend Reserve is appropriate because the study is related to land use planning. By funding the study from the Reserve there will be no net budget impact in 2002.

Recommendation

That an amount of \$3,000 be allocated from the Parkland Planning Dividend Reserve to fund the City's share of the Central Alberta Highway 2 Corridor Design Study.

A handwritten signature in black ink, appearing to read 'Norbert Van Wyk', with a horizontal line underneath.

Norbert Van Wyk
City Manager

NVW/dh

Att.



9711 - 141 Street, Edmonton, Alberta T5N 2M5 Phone (780) 452 - 8326 Fax (780) 452-3820

August 30th, 2002

Reeve Gregg Johnson
Red Deer County
4758 32 Street
Red Deer, Alberta
T4N 0M8

DRAFT

Dear Reeve Johnson:

Subject: Central Alberta Highway 2 Corridor Design Study

We are pleased to submit the following proposal for consulting services related to the above captioned project. The proposal recognizes the direction you provided at our July meeting, subsequent conversations with each municipal administration, and our understanding of the project requirements based on recent, relevant experience along the Central Alberta segment of the Highway 2 Corridor.

Lovatt Planning Consultants Inc. has just completed the first phase of a two-phased Highway 2 Economic Development Corridor Study for Lacombe County, and provides a wide range of planning, development and public consultation services. Our consulting firm is a recognized leader in applying innovative, effective techniques for meeting growth management challenges of both public and private sector clients. Olga Lovatt has close to 25 years of land use planning and related consulting experience. She has managed, or participated in, numerous multi-disciplinary land use, and statutory plan (bylaw) and design projects. Jim Lovatt has more than fifteen years planning consulting experience. He has worked extensively with municipal clients and, as a former Director with Alberta Transportation, has extensive roadway planning experience.

The following elements comprise our proposal.

1. Study Overview

Recently cited as the fastest growing region in the nation, the Highway 2 Corridor between Edmonton and Calgary is a magnet for commercial and industrial growth and development. Highway 2's role as a critical link in the North American Trade Corridor (CANAMEX) suggests that demand for such development along the Corridor will intensify in future. Average daily traffic volume on the Central Alberta segment of the highway is some 30,000 vehicles. This means that corridor developments are visible to more than 11.0 million people annually.

By initiating the Central Alberta Highway 2 Corridor Design Study, Red Deer County, Lacombe County and the City of Red Deer are assuming a proactive approach to promoting a common, high standard of design for future development along the highway. The benefits of promoting high design standards are both economic and social, in that new businesses may be attracted, property values may increase, population growth may be stimulated, and the aesthetics of the built environment and the quality of life of area residents will be enhanced.

2. Study Area

For the purposes of this project, the Study Area is generally described as a strip of land on both sides of the highway that is inclusive of existing and approved industrial and commercial developments, from the north boundary of the Town of Lacombe at the intersection of Highway 2 and 2A, south to the intersection of Highway 2 and Highway 42.

The width of the corridor strip will be determined as part of this study, and will likely vary so that for example, it may be extended to the east to include parts of the Blindman Industrial Area. The Study Area will evolve as part of this study, and will be based on the inventory of existing and approved commercial and industrial development. The area will be verified through consultation with the affected municipalities.

3. Study Purpose

DRAFT

The purpose of this study is to identify opportunities for applying common design standards to all future commercial and industrial operations that are visible from Highway 2, as well as development visible from those highways within the Study Area that *feed into* Highway 2. The study is primarily investigative and exploratory in nature, and will provide a picture of the existing situation, and direction on how to proceed in applying common standards.

The preparation of suitable common design standards, and the development of a coordinated approach to applying these standards to new growth areas, will comprise a second phase of the study.

4. Study Objectives

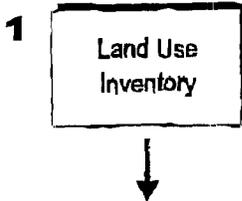
The following study objectives have been used to direct the study approach and methodology, and reflect the purpose of the study.

- *To complete a comprehensive inventory of existing and potential commercial and industrial land uses within the Study Area.*
- *To complete a comprehensive inventory of the development design standards being applied by each of the participating municipalities as per approved statutory planning documents, Land Use Bylaws and municipal policy.*
- *To comment on the effectiveness of existing design standards for promoting a high standard of development within the Study Area.*
- *To identify common design standards and elements of existing standards that may appropriately be applied on a coordinated basis to all new commercial and industrial development within the Study Area.*
- *To investigate relevant examples of design standards and regulations being applied or considered by other Alberta municipalities on a coordinated, cooperative basis along high visibility corridors.*
- *To provide recommendations on the NEXT STEPS in developing and applying common standards in the Study Area based on the study findings.*

These objectives will need to be verified by the participating municipalities before work on the project can commence.

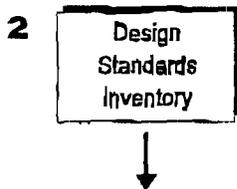
5. Study Methodology

Our approach to completing this study is based on our understanding of the study's purpose; discussions with officials from each municipality; similar projects recently completed in the Central Alberta region; and our extensive experience in drafting municipal land use policies and design guidelines. We propose that the study methodology be comprised of five steps, described as follows:



A review of all relevant statutory documents and plans will be undertaken to identify existing and potential commercial, industrial and other forms of non-residential uses (such as institutional) within the Study Area. A windshield survey will be undertaken to verify the existing land use pattern, and the types of design standards that are currently being applied. As well, field and aerial photo interpretation will be used to identify existing uses within the corridor.

The results of this task will provide a comprehensive inventory of existing and potential commercial and industrial uses within the Study Area. The inventory will be documented in map format. Concentrations of similar use types will be identified to assist in determining patterns of economic development within the corridor. Identifiable patterns will be analyzed to provide an understanding of what types of uses are concentrating at what locations within the corridor Study Area, and what types of development standards can be effectively applied.



A comprehensive inventory of existing development and design standards of each participating municipality, as per approved Municipal Development Plan, Land Use Bylaw and design standard manuals, will be completed. The standards contained in approved Area Structure Plans also will be investigated. Appropriate categories of development standards, as recognized by the development industry and designers, will be identified to simplify analysis and for discussion purposes. Examples of typical categories of development and design standards are landscaping, signage, architectural features, lighting and fencing.

Municipal staff will be contacted to determine the effectiveness of the existing standards and how they are being applied. The anecdotal response from the development community in regard to the required development standards will also be discussed, and input will be obtained on what types of common standards are required.

Alberta Transportation will be contacted directly regarding the types of standards required to protect the integrity of the highways in terms of safety, and to obtain input on what standards are being successfully applied elsewhere along the CANMEX Trade Corridor. Alberta Transportation has expressed an interest in encouraging and assisting municipalities in promoting a high standard of development along Highway 2. The Department's input in this regard will provide valuable information for identifying cooperative approaches to encouraging a common standard of development within the Study Area.

DRAFT

3

Other's
Experience



Development standards and successful approaches being applied on a coordinated basis by other Alberta municipalities and regions along high visibility corridors will be researched and analyzed to determine suitability for the Central Alberta segment of the corridor. Specific regions to be researched include Edmonton, Calgary and Grande Prairie.

A joint initiative in the Edmonton region resulted in the preparation and adoption, by Council resolution, of the Highway 2 Corridor Design Guidelines "Gateway to the Capital Region". The participants involved in this initiative include the City of Edmonton, Leduc County, City of Leduc, Edmonton Regional Airports Authority and Alberta Infrastructure (Transportation).

A similar initiative is underway in the Calgary region and is being applied to the Trans Canada Highway as well as Highway 2.

The City of Grande Prairie recently approved a Land Use Bylaw that includes a high visibility corridor overlay, similar to that contained in Red Deer County's and the City's Land Use Bylaw. Grande Prairie is currently working with Alberta Transportation and the County of Grande Prairie to explore methods for better coordinating the implementation of the corridor standards.

The results of this research will be considered in the context of, and compared with, the standards currently in effect in the Study Area.

DRAFT

4

Comprehensive
Report



The findings of the preceding steps will be documented in a comprehensive report. Specifically, the report will:

- Define the Study Area;
- Identify and describe existing and potential approved commercial and industrial land use patterns in the Study Area;
- Inventory the standards being applied by design standard category;
- Identify common elements of these standards and make comment on their effectiveness;
- Provide a comparative evaluation of the standards being applied in the study Area with the standards being applied in other areas of the province;
- Provide recommendations and a rationale for the NEXT STEPS required to develop a common set of design standards that will promote high quality development and that can be applied to new development in the Study Area. An initial implementation strategy will also be considered.

A critical component of future work resulting from this study will be to develop a VISION and a MISSION statement in regard to applying common high quality development standards.

5

Council
Presentations

A presentation to each Council will summarize the contents of the Central Alberta Highway 2 Corridor Design Study Report. The consultants will highlight the report's recommendations regarding further investigation and provide directions for action, as well as answer any questions.

Lovatt Planning Consultants Inc.

5

August 30th, 2002

6. Deliverables

The study methodology as proposed will result in the Central Alberta Highway 2 Corridor Design Study Report. The report will include appropriate maps and graphics.

7. Study Organization

Olga Lovatt will manage and provide direction on the study, and will assume responsibility for the final report and Council presentations. Olga will undertake much of the work, and apply her extensive knowledge of the area and extensive expertise in developing design guidelines to the study findings and recommendations. Jim Lovatt will assist in the inventory of the required information, in analyzing and evaluating the findings, and in preparing the final report. Technical support staff is also available to assist in the identification of land uses and inventory of development standards.

Infrastructure Systems Ltd. (ISL) will provide graphics and mapping services. The experienced technicians at ISL have completed landownership maps for Red Deer and Lacombe County's, and have provided mapping for numerous projects in the City of Red Deer. We assume that current digital base mapping of the respective municipalities will be made available for the study.

Although the consulting team can also manage the administrative logistics of the study, we suggest that each participating municipality appoint a single contact person that will assume the responsibility for the coordination of municipal review and comment. A single contact or agency should also be appointed to assume responsibility for contract and invoicing arrangements, and related *administrivia*.

8. Study Fees and Schedule

The budget requirements for this study are based on the methodology as outlined above. The total budget proposed for fees and expenses is \$7,850.⁰⁰. With GST, the budget for is \$8,399.⁵⁰. Expenses include costs for such items as travel, printing, display materials and communications (phone, fax, courier). As is noted above, we anticipate that the respective municipalities will be responsible for providing digital mapping for the relevant portions of the Study Area.

Assuming work on the study commences by September 30th, we anticipate completion of the report by the end of November 2002, and presentations to Council prior to year's end.

We believe our proposal clearly demonstrates our enthusiasm, capability, confidence and commitment to delivering quality results, and would be pleased to discuss the proposal contents at your convenience.

We appreciate your consideration of this proposal, and thank you for having been provided the opportunity to participate.

Yours truly,
LOVATT PLANNING CONSULTANTS Inc.



Olga Lovatt, MCIP, ACP
Principal

DRAFT

Comments:

For Council's information:

Balance in the Parkland Planning Dividend Reserve Fund as at December 31, 2001 was:	\$134,419.00
2001 Dividend Received:	\$ 44,836.00
Commitment to Riverland Redevelopment per Council Resolution of August 26, 2002:	(\$ 69,500.00)
Balance in Parkland Planning Dividend Reserve Fund as at October 2, 2002:	\$110,168.00

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

City Clerk's Department

FILE

DATE: October 8, 2002
TO: City Manager
FROM: City Clerk
SUBJECT: Central Alberta Highway 2 Corridor Design Study

Reference Report:

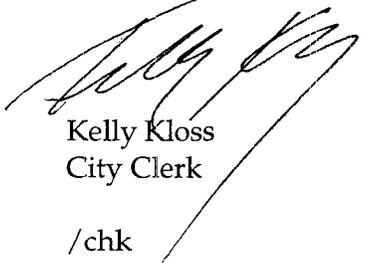
City Manager, dated September 26, 2002

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated September 25, 2002, re: Cultural Capitals of Canada Award Program – Grant Application, hereby directs City Administration to make a grant application, on behalf of The City of Red Deer, to the Cultural Capitals of Canada Award Program.

Report Back to Council: No

Comments/~~Further Action:~~


Kelly Kloss
City Clerk

/chk

c Director of Development Services
Treasury Services Manager



Council Decision – October 7, 2002

City Clerk's Department

REVISED – OCTOBER 17, 2002

DATE: October 8, 2002
TO: City Manager
FROM: City Clerk
SUBJECT: Central Alberta Highway 2 Corridor Design Study

FILE

Reference Report:

City Manager, dated September 26, 2002

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the City Manager, dated September 26, 2002, re: Central Alberta Highway 2 Corridor Design Study, hereby agrees to amend the 2002 Budget by allocating \$3,000 from the Parkland Planning Dividend Reserve to fund the City of Red Deer's share of the Central Alberta Highway 2 Corridor Design Study.

Report Back to Council: No

Comments/Further Action:

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

Kelly Kloss
City Clerk

/chk

c Director of Development Services
Treasury Services Manager



OFFICE OF THE CITY CLERK

FILE

October 17, 2002

Mr. R. Coon
County Manager
Red Deer County
4758 – 32 Street
Red Deer, AB T4N 0M8

Dear Mr. Coon:

Re: Central Alberta Highway 2 Corridor Design Study

At the Monday, October 7, 2002 Council Meeting, Council reviewed the proposal for the Central Alberta Highway 2 Corridor Design Study prepared by Lovatt Planning Consultants.

Council agreed to allocate \$3,000 from the Parkland Planning Dividend Reserve Fund to fund the City of Red Deer's share of the Central Alberta Highway 2 Corridor Design Study.

Please contact Mr. Norbert Van Wyk, City Manager, for further information regarding this Study.

Sincerely,

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

Kelly Kloss
City Clerk

KK/chk

c Manager, County of Lacombe
 City Manager
 Director of Development Services



Date: September 24, 2002
To: City Clerk
From: Paul Meyette
City Planning Manager

RE: LAND USE BYLAW AMENDMENT 3156/UU-2002

Group 2 Architects is requesting that City Council add the use "Hotel or Motel" as a discretionary use to the commercial site located on the south side of Southpointe Common (south of 19th Street).

Suitability

The site proposed for the use would be suitable for a motel or hotel. It is bounded by roads on all sides and has easy access to and from Highway #2 which forms the southern boundary of the site.

Land Use Options

There are several different ways of dealing with this request. The specific site for the hotel could be zoned to C4, the use could be added as an exception to this site only or the use could be added to the C2 Regional Shopping Centre District. In examining these options, planning staff are recommending that Council consider adding this use (hotel/motel) to the C2 Regional Shopping Centre District.

The option of rezoning the site to C4 was not pursued because it would mean different development standards for parts of the site. Planning staff would prefer to see one comprehensive plan with consistent development standards on the site.

The option of adding hotel or motel to this site only, as a land use bylaw exception, was not pursued, because there were no distinguishing features about this site which would differentiate it from all other C2 sites in the City. It has been Council's practice to treat all sites on an equitable basis within a land use district rather than adding exclusive uses to individual sites unless there are unique circumstances.

What are the Implications of adding Hotel or Motel as a Discretionary Use?

Hotels and Motels are currently allowed as a permitted use in the C1 District and a discretionary use in the C1A and C4 Districts. The C2 Regional sites are larger shopping centre sites, located adjacent to C4 uses along Gaetz Avenue.

There are a limited number of C2 Regional sites in the city. C2 Regional sites include the Bower Place Shopping Centre, Red Deer Centre, the Village Mall, the former Alberta Transportation site (67th Street), the former Chrysler Plant (IGA), The Crossing and Southpointe Common. By adding this use as a discretionary use, any of these sites could apply for a Hotel or Motel use subject to being able to meeting the parking requirements (1 per guest room).

The only concerns related to adding this use to the C2 Regional Shopping Centre District would be the impact of the use on adjacent residential development. The height of a hotel could block sunlight and the uses in a hotel such as a casino or drinking establishment could affect the use and enjoyment of surrounding residential properties. In order to ensure that MPC is aware of any potential negative impacts on surrounding residential areas, the land use bylaw amendment will require the developer to submit an impact statement (see attached bylaw) if the use is proposed next to a residential area. An identical clause is already used in the C4 District where these uses are next to a residential area. By making this use a discretionary use MPC would have the discretion to refuse the development if the impact was negative on surrounding residences.

Recommendation

Planning staff recommend that City Council give first reading to Land Use Bylaw Amendment 3156/UU-2002 which adds hotels and motels, as a discretionary use to the C2 Regional Shopping Centre District.



Paul Meyette, ACP, MCIP
City Planning Manager

cc Colleen Jensen

Comments:

We agree with the recommendation that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, November 4, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Council Decision – October 7, 2002

City Clerk's Department

DATE: October 8, 2002
TO: Paul Meyette, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/UU-2002
Addition of Hotels and Motels as a Discretionary Use to C2 Regional
Shopping Centre District
South Pointe Common / Group 2 Architects

Reference Report:

Parkland Community Planning Services, dated September 24, 2002

Bylaw Readings:

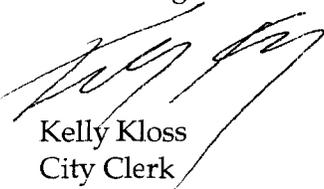
Land Use Bylaw Amendment 3156/UU-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, November 4, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/UU-2002 provides for the addition of "Hotel or Motel" as a discretionary use to the C2 Regional Shopping Centre District. This office will now proceed with the advertising for a Public Hearing. Group 2 Architects will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk

/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/UU-2002

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

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

- 1 That Section 109 Discretionary Uses – Regional Shopping Centre, subject to any applicable Area Structure Plan or Area Redevelopment Plan is amended by adding the following subsection:

“109 (15) Hotel or motel.”

- 2 That Section 113 Site Development is hereby amended by deleting Subsection 113(3) in whole and replaced with the following:

“113 (3) Notwithstanding Section 109, a gaming or drinking establishment in a C2 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit, an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties.”

READ A FIRST TIME IN OPEN COUNCIL this 7th day of October 2002.

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

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

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

MAYOR

CITY CLERK

FILE



OFFICE OF THE CITY CLERK

October 8, 2002

Fax: 346-6570

Mr. C. Webber
Group 2 Architecture
200, 4706 - 48 Avenue
Red Deer, AB T4N 6J4

Dear Mr. Webber:

**Re: Land Use Bylaw Amendment 3156/UU-2002
Addition of Hotels and Motels as a Discretionary Use
to the C2 Regional Shopping Centre District
South Pointe Common**

At the City of Red Deer's Council Meeting held Monday, October 7, 2002, first reading was given to Land Use Bylaw Amendment 3156/UU-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/UU-2002 provides for the addition of hotels and motels, as a discretionary use to the C2 Regional Shopping Centre District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, November 4, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, October 16, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

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

Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/UU-2002

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

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

- 1 That Section 109 Discretionary Uses – Regional Shopping Centre, subject to any applicable Area Structure Plan or Area Redevelopment Plan is amended by adding the following subsection:

“109 (15) Hotel or motel.”

- 2 That Section 113 Site Development is hereby amended by deleting Subsection 113(3) in whole and replaced with the following:

“113 (3) Notwithstanding Section 109, a gaming or drinking establishment in a C2 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit, an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties.”

READ A FIRST TIME IN OPEN COUNCIL this 7th day of October 2002.

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

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

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

MAYOR

CITY CLERK



City Clerk's Department

E

DATE: October 8, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/UU-2002
Addition of Hotels and Motels as a Discretionary Use to C2 Regional
Shopping Centre District
South Pointe Common / Group 2 Architects

History

At the Monday, October 7, 2002 meeting of Council, Land Use Bylaw Amendment 3156/UU-2002 was given first reading.

Land Use Bylaw Amendment 3156/UU-2002 provides for the addition of "Hotel or Motel" as a discretionary use to the C2 Regional Shopping Centre District.

Public Consultation Process

A Public Hearing has been advertised for the above referenced bylaw to be held on Monday, November 4, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk

/chk

FILE



OFFICE OF THE CITY CLERK

October 8, 2002

Fax: 346-6570

Mr. C. Webber
Group 2 Architecture
200, 4706 – 48 Avenue
Red Deer, AB T4N 6J4

Dear Mr. Webber:

**Re: Land Use Bylaw Amendment 3156/UU-2002
Addition of Hotels and Motels as a Discretionary Use
to the C2 Regional Shopping Centre District
South Pointe Common**

At the City of Red Deer's Council Meeting held Monday, October 7, 2002, first reading was given to Land Use Bylaw Amendment 3156/UU-2002. A copy of the bylaw is attached for your information.

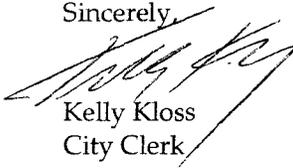
Land Use Bylaw Amendment 3156/UU-2002 provides for the addition of hotels and motels, as a discretionary use to the C2 Regional Shopping Centre District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, November 4, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, October 16, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,



Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant



FILE

Council Decision – October 7, 2002

City Clerk's Department

DATE: October 8, 2002
TO: Paul Meyette, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/UU-2002
Addition of Hotels and Motels as a Discretionary Use to C2 Regional
Shopping Centre District
South Pointe Common / Group 2 Architects

Reference Report:

Parkland Community Planning Services, dated September 24, 2002

Bylaw Readings:

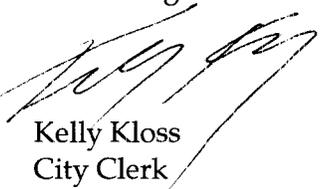
Land Use Bylaw Amendment 3156/UU-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, November 4, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/UU-2002 provides for the addition of "Hotel or Motel" as a discretionary use to the C2 Regional Shopping Centre District. This office will now proceed with the advertising for a Public Hearing. Group 2 Architects will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk

/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/UU-2002

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

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

- 1 That Section 109 Discretionary Uses – Regional Shopping Centre, subject to any applicable Area Structure Plan or Area Redevelopment Plan is amended by adding the following subsection:

“109 (15) Hotel or motel.”

- 2 That Section 113 Site Development is hereby amended by deleting Subsection 113(3) in whole and replaced with the following:

“113 (3) Notwithstanding Section 109, a gaming or drinking establishment in a C2 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit, an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties.”

READ A FIRST TIME IN OPEN COUNCIL this 7th day of October 2002.

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

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

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

MAYOR

CITY CLERK

DATE: September 25, 2002

TO: City Clerk

FROM: Harold Jeske, Recreation, Parks & Culture Manager

RE: Proposal to purchase Environmental Preservation District Lot 35MR, Block 4, Plan 012-3206 (immediately east of Setters & Sons Construction Ltd.'s east property line - 8025 49 Avenue)

Setters & Sons Construction Ltd. has submitted a proposal to purchase a small portion of City property (approximately 1,400 m²) located immediately east of their existing east property line. As this land is currently zoned A2 (Environmental Preservation District), the Recreation, Parks & Culture Department initially did not support this request.

However, following recommendations from our Parks Construction/Maintenance Superintendent and Biological Services Coordinator, the following option was presented to Setters & Sons and is one we feel worthy of consideration:

There is a section of wetlands located directly north of Duckering's Transport Ltd. (7794 47 Avenue Close), which is currently owned by Duckering's and zoned I2 (Industrial – Heavy Industrial – District). This is an environmentally valuable piece of property that we would not want to see filled and used for industrial purposes. Our department would like to see this area preserved, which of course would require The City to acquire the property and have it rezoned to A2 (Environmental Preservation District). Duckering's Transport has agreed to sell this property to Setters & Sons, and Setters & Sons has agreed to trade the wetlands for the small portion of A2 property located immediately east of Setters & Sons. The appropriate zoning amendments could then be made.

If accepted, we feel that this proposal, while requiring the disposal of a small portion of A2, would result in the preservation of a more significant piece of environmentally sensitive land.

The following recommendation has been presented to and supported by both the Environmental Advisory Board and the Recreation, Parks & Culture Board. Copies of these resolutions have been attached for your information.

RECOMMENDATION

That the Council of The City of Red Deer support the following recommendations of administration

1. The exchange of the 1,400m², more or less, of City-owned property currently zoned A2 (Environmental Preservation District), located immediately east of Setters & Sons Construction Ltd.'s east property line (8025 49 Avenue), Lot 35MR, Block 4, Plan 012-3206, for the 1,400m², more or less, of privately owned I2 (Industrial – Heavy Industrial – District), located at the north end of Duckering's Transport Ltd. (7794 47 Avenue Close), Lot 3, Block 6, Plan 802-0313,

City Clerk
Proposal to Purchase, Setter & Sons
September 26, 2002

2

2. The rezoning of the 1,400m², more or less, portion of Lot 35MR, Block 4, Plan 012-3206, immediately east of Setters & Sons Construction Ltd.'s east property line (8025 49 Avenue) from A2 to I1,
3. The rezoning of the 1,400m², more or less, portion of Lot 3, Block 6, Plan 802-0313 directly north of Duckering's Transport Ltd. (7794 47 Avenue Close), from I2 to A2,

be approved.



Harold Jeske

DM/jb

- c. Colleen Jensen, Director of Community Services
Howard Thompson, Land & Economic Development Manager
Paul Meyette, Principal Planner
Ron Kraft, Construction/Maintenance Superintendent
David Matthews, Community Development & Planning Coordinator

“RESOLVED that the Recreation, Parks & Culture Board support the recommendation of administration to Council that The City of Red Deer approve:

1. The exchange of the 1,400 m², more or less, of City-owned A2 (Environmental Preservation District), Lot 35 MR, Block 4, Plan 012 3206, immediately east of Setters & Sons Construction Ltd. east property line (8025 49 Avenue) for the 1,400m², more or less, of privately owned I2 (Industrial – Heavy Industrial – District), Lot 3, Block 6, Plan 802 0313;
2. That the 1,400 m², more or less, portion of Lot 35MR, Block 4, Plan 012 3206, immediately east of Setters & Sons Construction Ltd. east property line (8025 49 Avenue) be rezoned from A2 to I1;
3. That the 1,400m² more or less, portion of Lot 3, Block 6, Plan 802 0313 directly north of Duckering’s Transport Ltd. (7794 49 Avenue Close) be rezoned from I2 to A2;

subject to the approval of the Environmental Advisory Board.

MOTION CARRIED

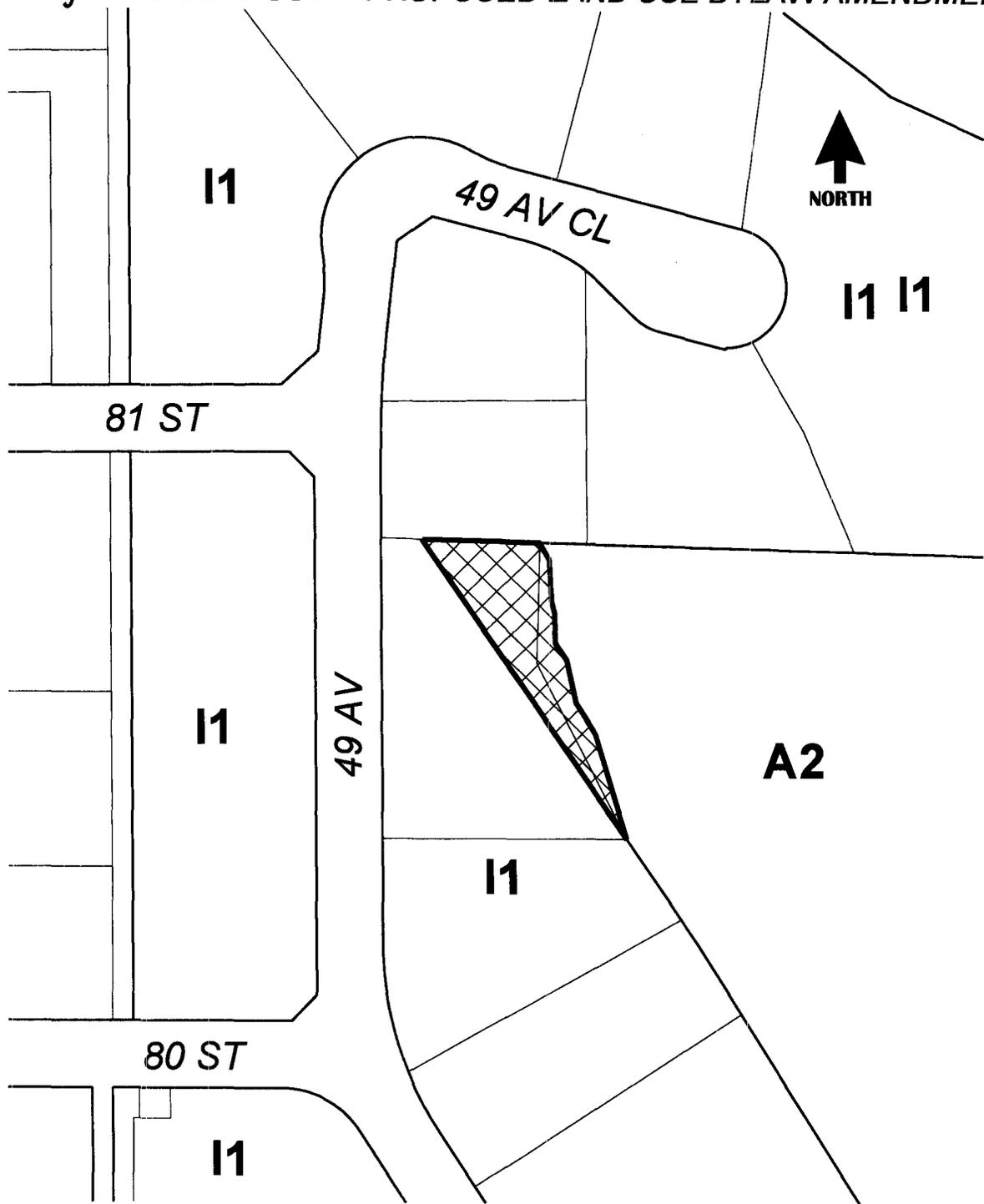
"RESOLVED that the Environmental Advisory Board support and recommend to Council of the City of Red Deer:

1. The exchange of the 1,400 m², more or less, of City-owned A2 (Environmental Preservation District), Lot 35 MR, Block 4, Plan 012 3206, immediately east of Setters & Sons Construction Ltd. east property line (8025 49 Avenue) for the 1,400m², more or less, of privately owned I2 (Industrial – Heavy Industrial – District), Lot 3, Block 6, Plan 802 0313;
2. That the 1,400 m², more or less, portion of Lot 35MR, Block 4, Plan 012 3206, immediately east of Setters & Sons Construction Ltd. east property line (8025 49 Avenue) be rezoned from A2 to I1;
3. That the 1,400m² more or less, portion of Lot 3, Block 6, Plan 802 0313 directly north of Duckering's Transport Ltd. (7794 49 Avenue Close) be rezoned from I2 to A2;

and as presented to the Board by city administration September 24, 2002."

MOTION CARRIED

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

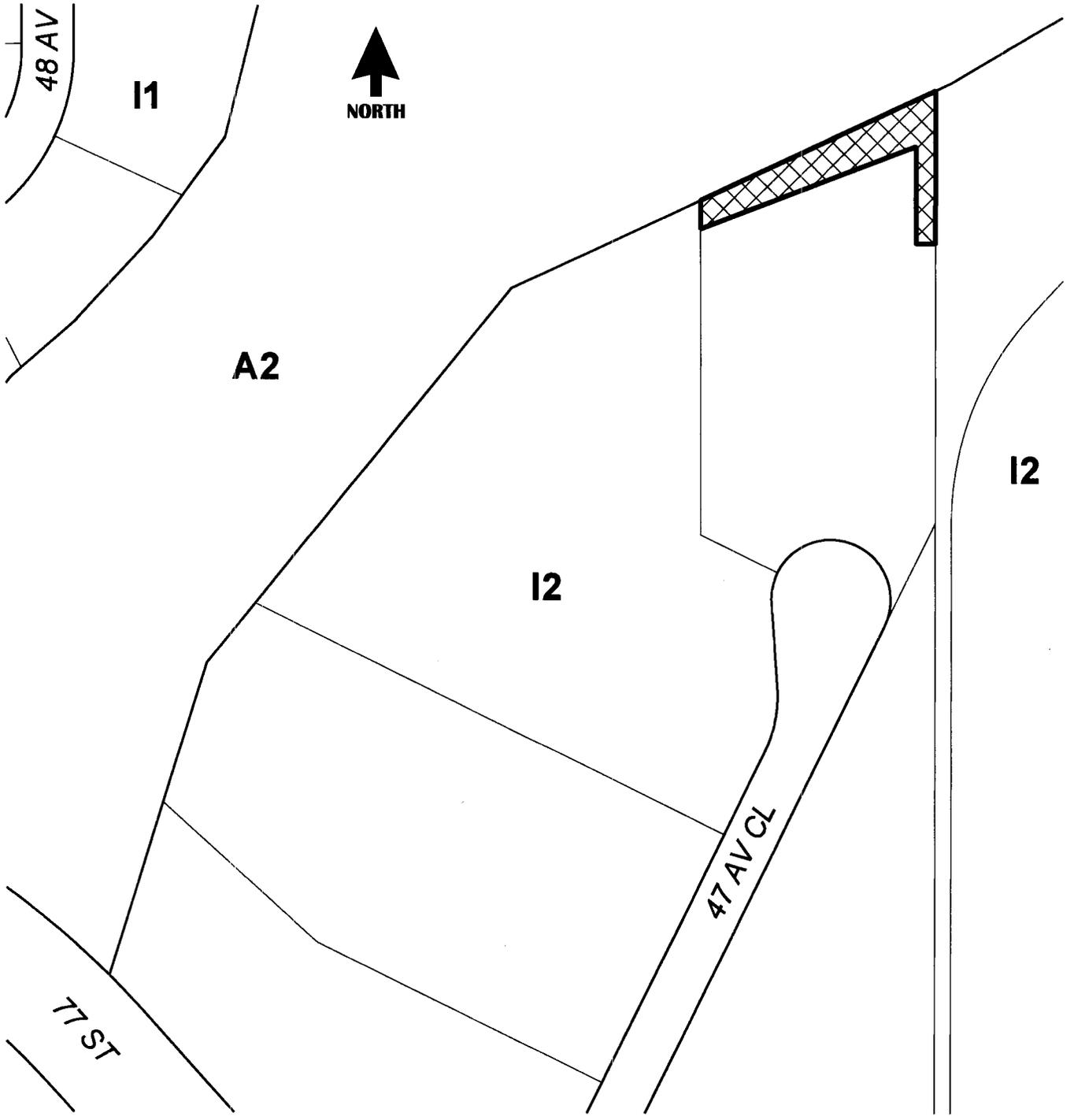


AFFECTED DISTRICTS:
A2 - Environmental Preservation
I1 - Industrial (Business Service)

Change from :
A2 to I1 

MAP No. 52 / 2002
BYLAW No. 3156 / ZZ - 2002

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A2 - Environmental Preservation
I2 - Industrial (Heavy Industrial)

Change from :
I2 to A2 

MAP No. 53 / 2002
BYLAW No. 3156 / AAA - 2002



DATE: September 30, 2002
TO: Kelly Kloss, City Clerk
RE: Land Use Bylaw Amendments
3156/ZZ-2002 and 3156/AAA-2002
Lot 35 MR, Blk. 4, Plan 012-3206 and Lot 3, Blk. 6, Plan 802-0313
City/Setters & Sons Construction Ltd./Duckerings Transport Ltd.

Background

These two Land Use Bylaw amendment proposals facilitate a three way exchange of 1,400 m² of land involving the City of Red Deer, Setters and Sons Construction Ltd. and Duckering's Transport Ltd.

The end result is that the two proposed rezoning bylaws will allow for property line adjustments that would see the City acquire title to a significant piece of environmentally sensitive land along the north side of the Duckering site that is currently undeveloped but potentially could be lost if developed under the current I2 Industrial zoning.

In exchange for the City acquiring the environmentally significant piece of land on the north side of the Duckering property, the City will give up a small portion of an existing municipal reserve (MR) parcel zoned A2 Environmental Preservation District. This portion of municipal reserve is located above the escarpment area and is proposed to be incorporated and used as part of the adjoining industrial site owned by Setters and Sons Construction.

The Recreation, Parks and Culture Department, the Recreation, Parks and Culture Board and the Environmental Advisory Board all support the proposed three way exchange of land.

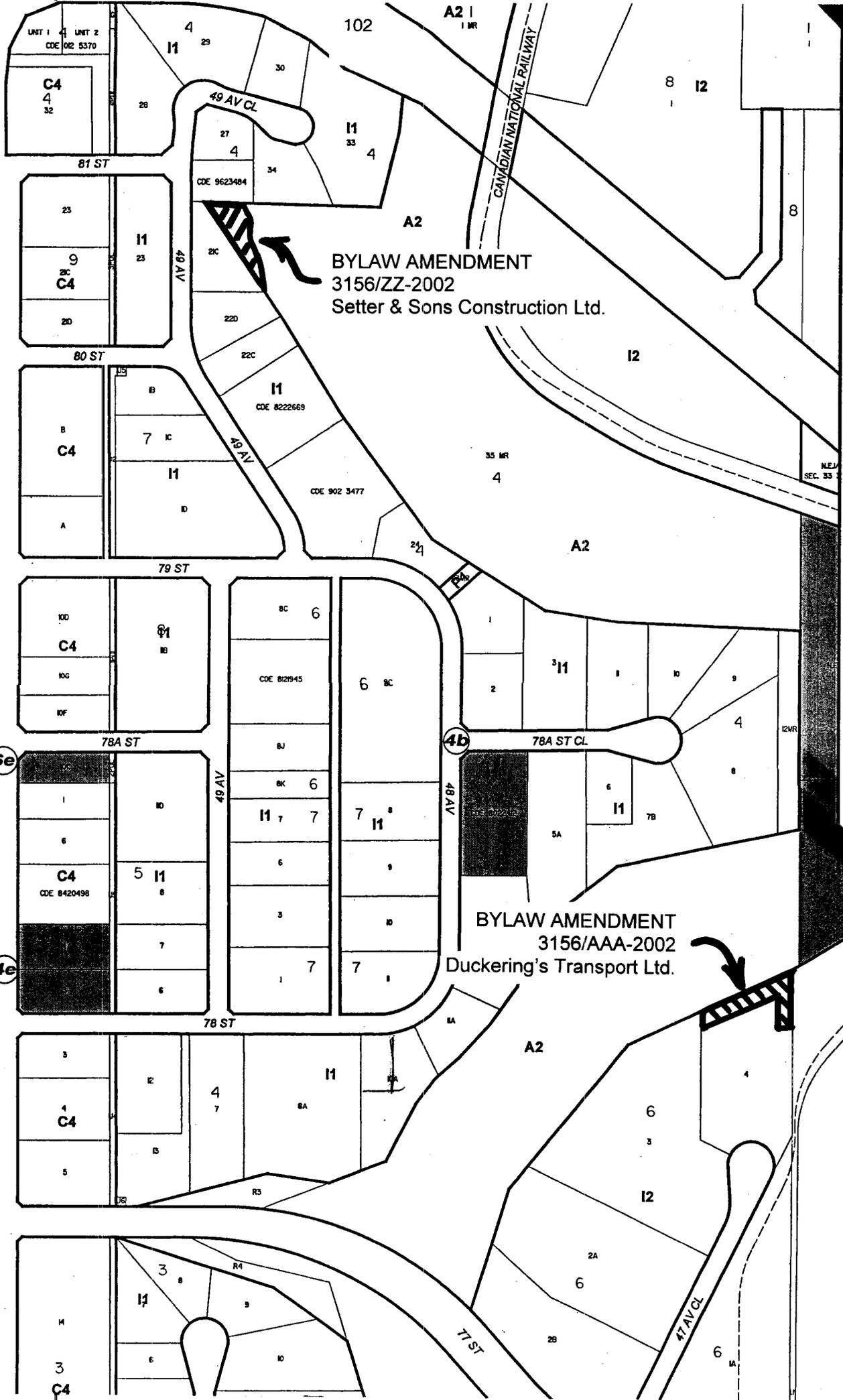
Recommendation

Planning staff recommend that City Council proceed with concurrent first readings of Land Use Bylaw Amendments 3156/ZZ-2002 and 3156/AAA-2002.

Tony Lindhout, ACP, MCIP
PLANNER

Attachment

- c. Harold Jeske, Recreation, Parks and Culture Manager
Colleen Jensen, Director of Community Services



BYLAW AMENDMENT
3156/ZZ-2002
Setter & Sons Construction Ltd.

BYLAW AMENDMENT
3156/AAA-2002
Duckering's Transport Ltd.

GAETZ (50) AV

41

6e

4e

4b

CDC 24258

C4

6

GAETZ (50) AV

UNIT 1
CDE 02 5370

C4
4
32

81 ST

23

9
2C
C4

2D

80 ST

B

C4

A

79 ST

10D

10G

10F

78A ST

1

6

C4
CDE 8420498

7

6

78 ST

3

4
C4

5

GAETZ (50) AV

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C4

C4

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C4

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22D

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A2 1
1 MR

A2

CANADIAN NATIONAL RAILWAY

35 MR
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A2

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Comments:

We agree with the exchange subject to the passage of the necessary Land Use Bylaw Amendments. Public Hearings will be held on Monday, November 4, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF OCTOBER 7TH , 2002

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: LAND USE BYLAW AMENDMENTS
3156/ZZ-2002 AND 3156/AAA-
2002**

**City of Red Deer / Setters & Sons
Construction Ltd. / Duckering's
Transport Ltd.**

CONDOMINIUM PLAN
962 3484

REMAINDER OF
LOT 26, BLK. 4
PLAN 942 1941

PROPOSED
1000 SQ.M
SUBDIVISION

A2 TO I1

SPRUCE TREE
C/W WOOD CHIP BASE
(TYP)

PROPOSED CB

SETTERS
CONSTRUCTION
PLAN SHOWING
0.5m CONTOURS
OF PART OF
LOT R2, PLAN 782 2528
WITHIN THE
N.W. 1/4 Sec. 33-38-27-4
RED DEER, ALBERTA

LOT 21C
PLAN 862 0176

FENCE

LOT R2
PLAN 782 2528

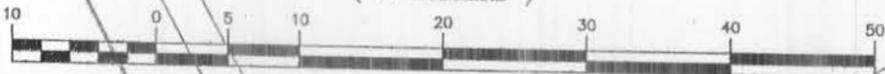
BUILDING

LOT 22D
PLAN 812 1160

LOT 22C

GRAPHIC SCALE

(IN METERS)



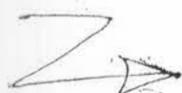
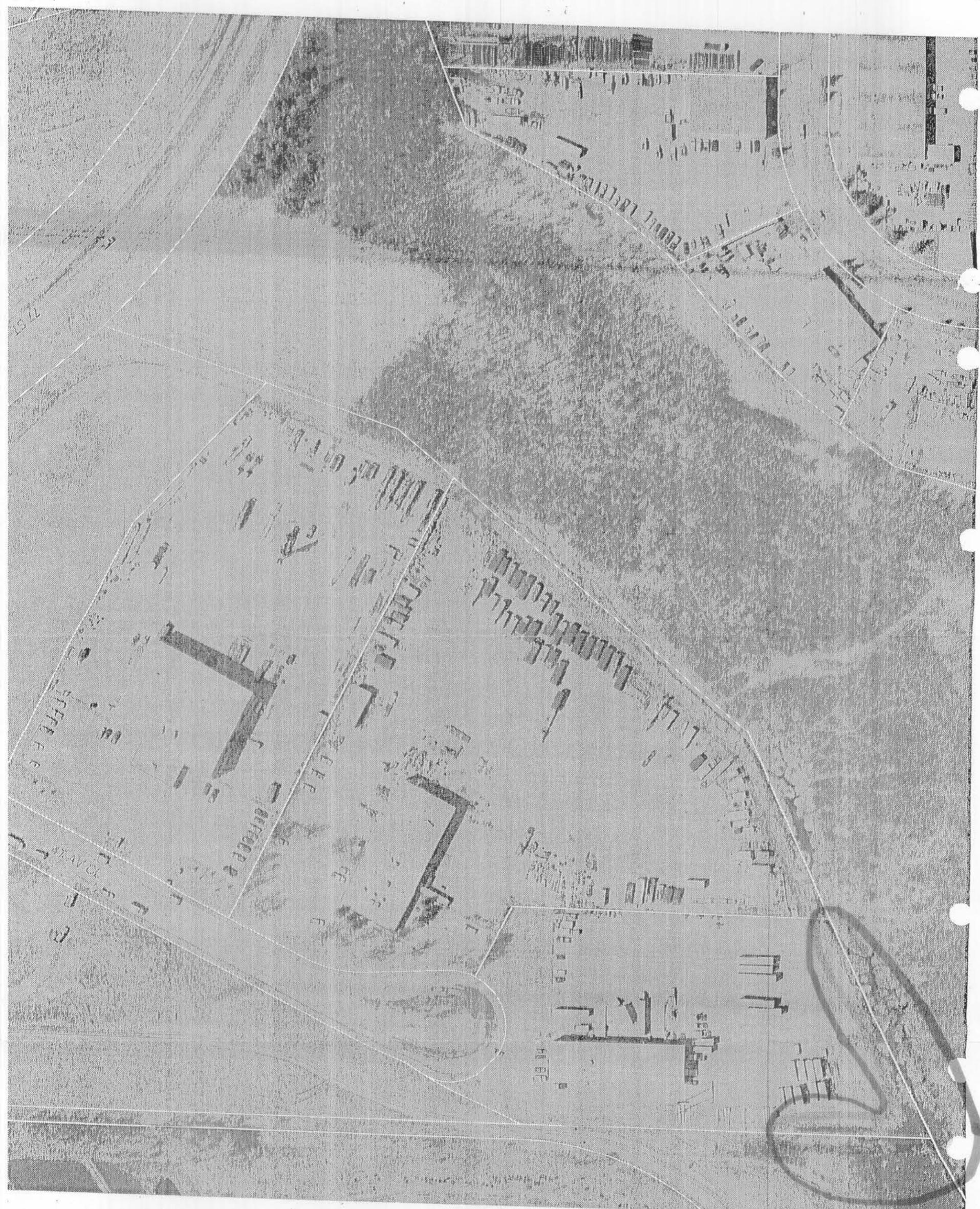
1 : 500

SETTERS & SONS
Construction Ltd.

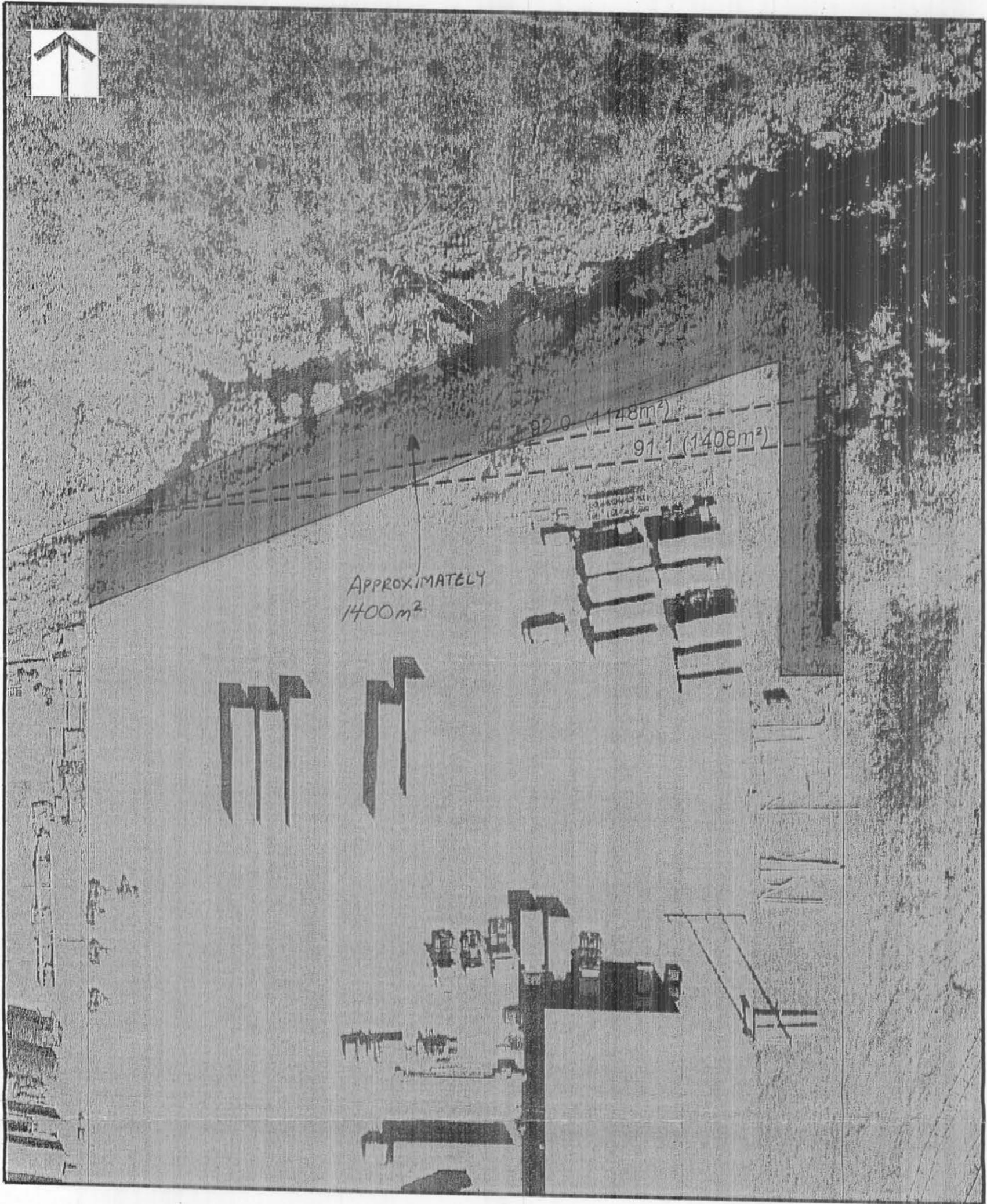
DRAWN BY:
C.L.T.

DATE:
JULY 17/02

49th AVENUE



SCALE 1:81500





FILE

OFFICE OF THE CITY CLERK

October 8, 2002

Fax: 346-8490

Byron Setters
J. T. Setters & Sons Construction Ltd.
8025 - 49 Avneue
Red Deer, AB T4P 2V5

Dear Mr. Setters:

**Re: Land Use Bylaw Amendments 3156/ZZ-2002 and 3156/AAA-2002
Lot 35 MR, Blk. 4, Plan 012-3206 and Lot 3, Blk. 6, Plan 802-0313
Disposal of Municipal Reserve: Lot 35 MR Blk 4, Plan 012 3206
City of Red Deer / Setters & Sons Construction Ltd. / Duckerings Transport Ltd.**

At the City of Red Deer's Council Meeting held Monday, October 7, 2002, first reading was given to Land Use Bylaw Amendments 3156/ZZ-2002 and 3156/AAA-2002. Copies of the bylaws are attached for your information.

The following resolutions were also passed:

Resolved that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated September 25, 2002, re: Proposal to Purchase Environmental Preservation District Lot 35MR, Block 4, Plan 012-3206 (Immediately East of Setters & Sons Construction Ltd.'s East Property Line - 8025 - 49 Avenue) agrees to the exchange of land subject to:

- 1) The passage of Land Use Bylaw Amendments 3156/ZZ-2002 and 3156/AAA-2002.
- 2) Disposal of Municipal Reserve described as:

"All that portion of Lot 35MR, Block 4, Plan 012 3206 lying within the limits of Plan_____."

- 3) Setters & Sons Construction Ltd. submitting a geo-technical report satisfactory to the City and entering into an Indemnity Agreement.
- 4) Setters & Sons Construction Ltd. to be responsible for all associated costs of the geo-technical, advertising, survey and consolidation of lands.
- 5) A Land Exchange Agreement satisfactory to the City Solicitor.

...2/

J.T. Setters & Sons Construction Ltd.
October 8, 2002
Page 2

Resolved that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated September 25, 2002 re: Proposal to Purchase Environmental Preservation District Lot 35MR, Block 4, Plan 012-3206 (Immediately East of Setters & Sons Construction Ltd.'s East Property Line – 8025 – 49 Avenue) hereby agrees that the following resolution be considered at the Council Meeting of Monday, November 4, 2002 and to allow for the advertising of a Public Hearing to be held on Monday, November 4, 2002:

“Resolved that Council of the City of Red Deer, having considered the report from the Recreation, Parks and Culture Manager, dated September 25, 2002, re: Proposal to Purchase Environmental Preservation District Lot 35MR, Block 4, Plan 012-3206 (Immediately East of Setters & Sons Construction Ltd.'s East Property Line – 8025 – 49 Avenue) hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot 35MR, Block 4, Plan 012 3206 lying within the limits of Plan_____.”

Land Use Bylaw Amendment 3156/ZZ-2002 and 3156/AAA-2002 provides for a three-way exchange of 1,400 m² of land involving The City of Red Deer, Setters and Sons Construction Ltd. and Duckering's Transport Ltd. The City will acquire a section of wetlands located directly north of Duckering's Transport Ltd. Duckering's Transport have agreed to sell this property to Setters & Sons. Setters and Sons have agreed to trade the wetlands to the City for a small portion of A2 property located immediately east of Setters & Sons. Land Use Bylaw Amendment 3156/ZZ-2002 provides for the rezoning from A2 Environmental Preservation to I1 Industrial (Business Service) – (Setters & Sons Construction Ltd.). Land Use Bylaw Amendment 3156/AAA-2002 provides for the rezoning from I2 Industrial (Heavy Industrial) to A2 Environmental Preservation (Duckering's Transport Ltd.) A Disposal of Municipal Reserve is also required for Lot 35 MR, Blk. 4, Plan 012-3206.

This office will now proceed with the advertising for the Public Hearings to be held on Monday, November 4, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by Wednesday, October 16, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

J.T. Setters & Sons Construction Ltd.

October 8, 2002

Page 3

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written in a cursive style.

Kelly Kloss
City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/ZZ-2002

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

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

- 1 The "Use District Map G15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 52/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of October 2002.

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

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

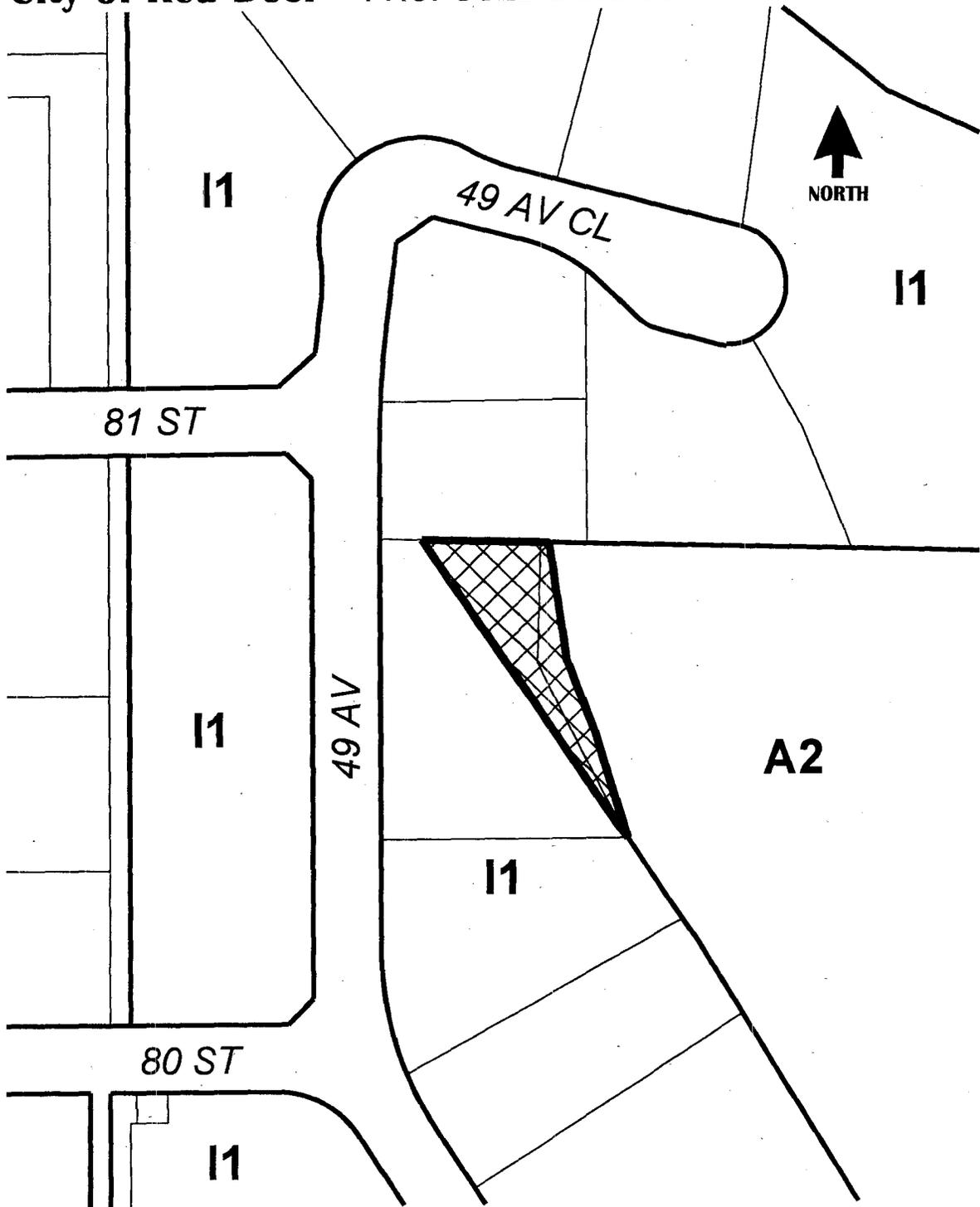
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A2 - Environmental Preservation
I1 - Industrial (Business Service)

Change from :
A2 to I1 

MAP No. 52 / 2002
BYLAW No. 3156 / ZZ - 2002

BYLAW NO. 3156/AAA-2002

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

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

- 1 The "Use District Map G14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 53/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of October 2002.

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

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

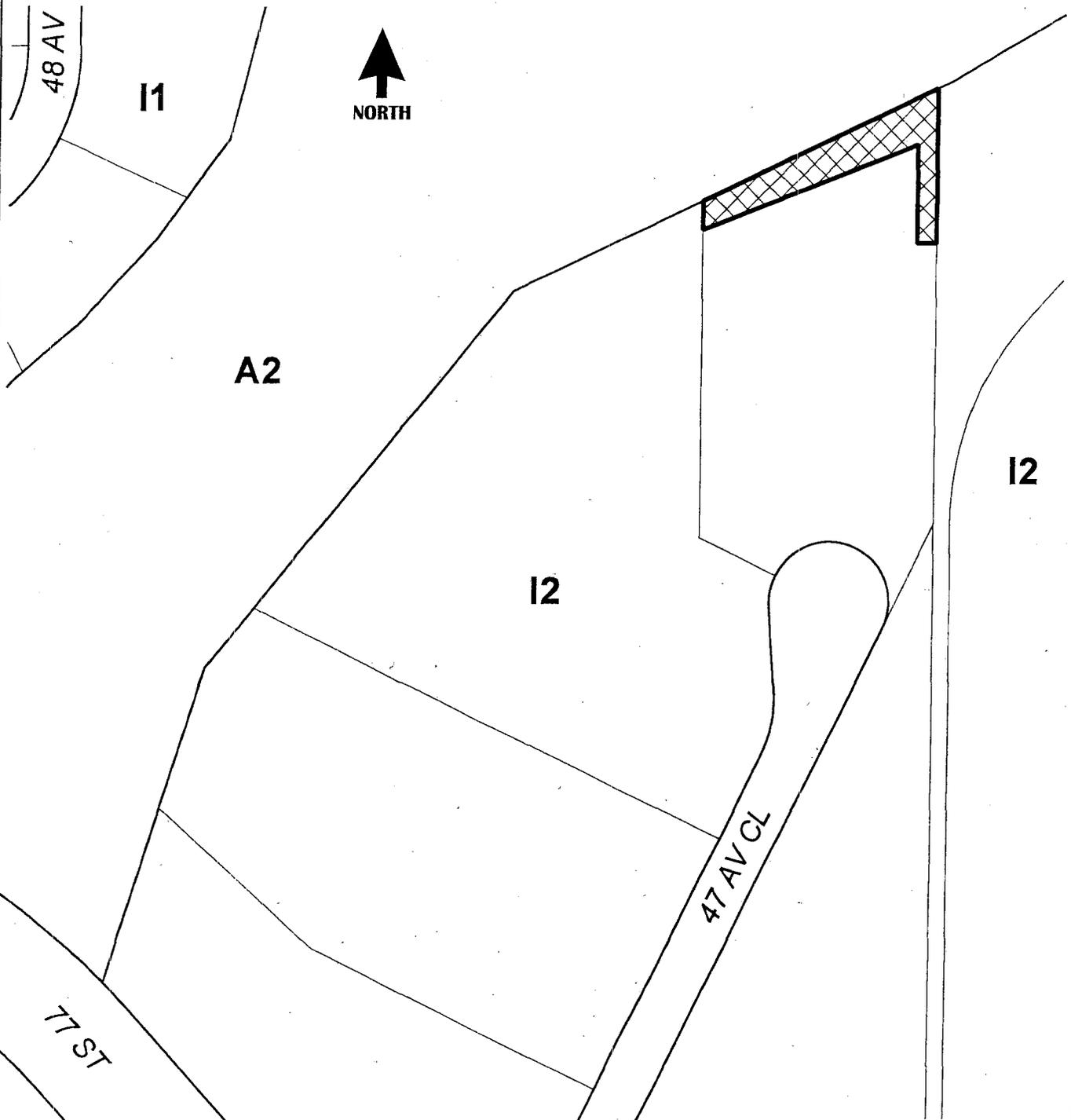
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A2 - Environmental Preservation
I2 - Industrial (Heavy Industrial)

Change from :

I2 to A2 

MAP No. 53 / 2002
BYLAW No. 3156 / AAA - 2002

DATE: October 8, 2002

TO: City Council

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendments 3156/ZZ-2002 and 3156/AAA-2002
Lot 35 MR, Blk. 4, Plan 012-3206 and Lot 3, Blk. 6, Plan 802-0313
Disposal of Municipal Reserve: Lot 35 MR Blk 4, Plan 012 3206
City of Red Deer / Setters & Sons Construction Ltd. & Duckerings
Transport Ltd.

History

At the Monday, October 7, 2002 meeting of Council, Land Use Bylaw Amendment 3156/ZZ-2002 and 3156/AAA-2002 were given first reading.

Land Use Bylaw Amendment 3156/ZZ-2002 and 3156/AAA-2002 provides for a three-way exchange of 1,400 m² of land involving The City of Red Deer, Setters and Sons Construction Ltd. and Duckering's Transport Ltd. The City will acquire a section of wetlands located directly north of Duckering's Transport Ltd. Duckering's Transport have agreed to sell this property to Setters & Sons. Setters and Sons have agreed to trade the wetlands to the City for a small portion of A2 property located immediately east of Setters & Sons. Land Use Bylaw Amendment 3156/ZZ-2002 provides for the rezoning from A2 Environmental Preservation to I1 Industrial (Business Service) – (Setters & Sons Construction Ltd.). Land Use Bylaw Amendment 3156/AAA-2002 provides for the rezoning from I2 Industrial (Heavy Industrial) to A2 Environmental Preservation (Duckering's Transport Ltd.) A Disposal of Municipal Reserve is also required for Lot 35 MR, Blk. 4, Plan 012-3206.

Public Consultation Process

Public Hearings have been advertised for the above referenced bylaws to be held on Monday, November 4, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the sites have been notified by letter of the Public Hearings.

Recommendations

That following the Public Hearings Council may proceed with 2nd & 3rd readings of the bylaws.

Kelly Kloss
City Clerk
/chk



Council Decision – October 7, 2002

City Clerk's Department

DATE: October 8, 2002

TO: Tony Lindhout, Parkland Community Planning Services
Harold Jeske, Recreation, Parks & Culture Manager

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendments 3156/ZZ-2002 and 3156/AAA-2002
Lot 35 MR, Blk. 4, Plan 012-3206 and Lot 3, Blk. 6, Plan 802-0313
Disposal of Municipal Reserve: Lot 35MR, Blk. 4, Plan 013-3206
City of Red Deer / Setters & Sons Construction Ltd. & Duckerings
Transport Ltd.

Reference Report:

Parkland Community Planning Services, dated September 30, 2002 and Recreation, Parks & Culture Manager, dated September 25, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated September 25, 2002, re: Proposal to Purchase Environmental Preservation District Lot 35MR, Block 4, Plan 012-3206 (Immediately East of Setters & Sons Construction Ltd.'s East Property Line – 8025 – 49 Avenue) agrees to the exchange of land subject to:

- 1) The passage of Land Use Bylaw Amendments 3156/ZZ-2002 and 3156/AAA-2002.
- 2) Disposal of Municipal Reserve described as:

“All that portion of Lot 35MR, Block 4, Plan 012 3206
lying within the limits of Plan_____.”
- 3) Setters & Sons Construction Ltd. submitting a geo-technical report satisfactory to the City and entering into an Indemnity Agreement.
- 4) Setters & Sons Construction Ltd. to be responsible for all associated costs of the geo-technical, advertising, survey and consolidation of lands.
- 5) A Land Exchange Agreement satisfactory to the City Solicitor.

Bylaw Readings:

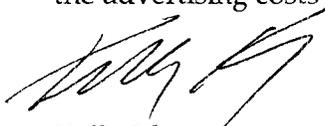
Land Use Bylaw Amendment 3156/ZZ-2002 and 3156/AAA-2002 were given first reading. A copy of the bylaws is attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, November 4, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendments 3156/ZZ-2002 and 3156/AAA-2002 provides for a three-way exchange of 1,400 m² of land involving The City of Red Deer, Setters and Sons Construction Ltd. and Duckering's Transport Ltd. The City will acquire a section of wetlands located directly north of Duckering's Transport Ltd. Duckering's Transport have agreed to sell this property to Setters & Sons. Setters and Sons have agreed to trade the wetlands to the City for a small portion of A2 property located immediately east of Setters & Sons. Land Use Bylaw Amendment 3156/ZZ-2002 provides for the rezoning from A2 Environmental Preservation to I1 Industrial (Business Service) – (Setters & Sons Construction Ltd.). Land Use Bylaw Amendment 3156/AAA-2002 provides for the rezoning from I2 Industrial (Heavy Industrial) to A2 Environmental Preservation (Duckering's Transport Ltd.) A Disposal of Municipal Reserve will also be required for Lot 35MR, Block 4, Plan 012 3206. This office will now proceed with the advertising for the Public Hearings. Setters & Sons Construction Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk
/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
S. Eklund, City Clerk's Clerk Steno

BYLAW NO. 3156/ZZ-2002

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

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

- 1 The "Use District Map G15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 52/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of October 2002.

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

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

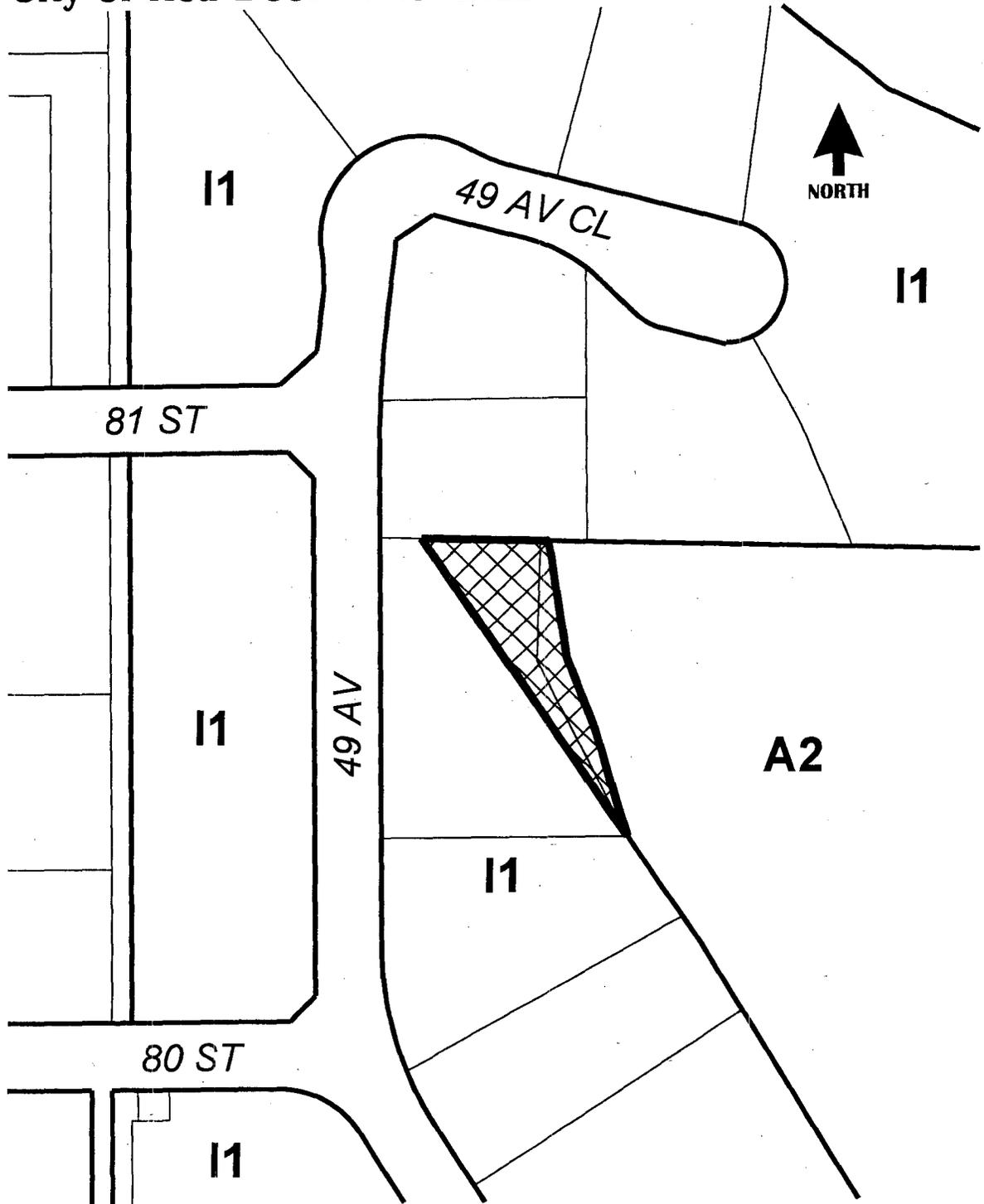
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A2 - Environmental Preservation
I1 - Industrial (Business Service)

Change from :

A2 to I1 

MAP No. 52 / 2002
BYLAW No. 3156 / ZZ - 2002

BYLAW NO. 3156/AAA-2002

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

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

- 1 The "Use District Map G14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 53/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of October 2002.

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

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

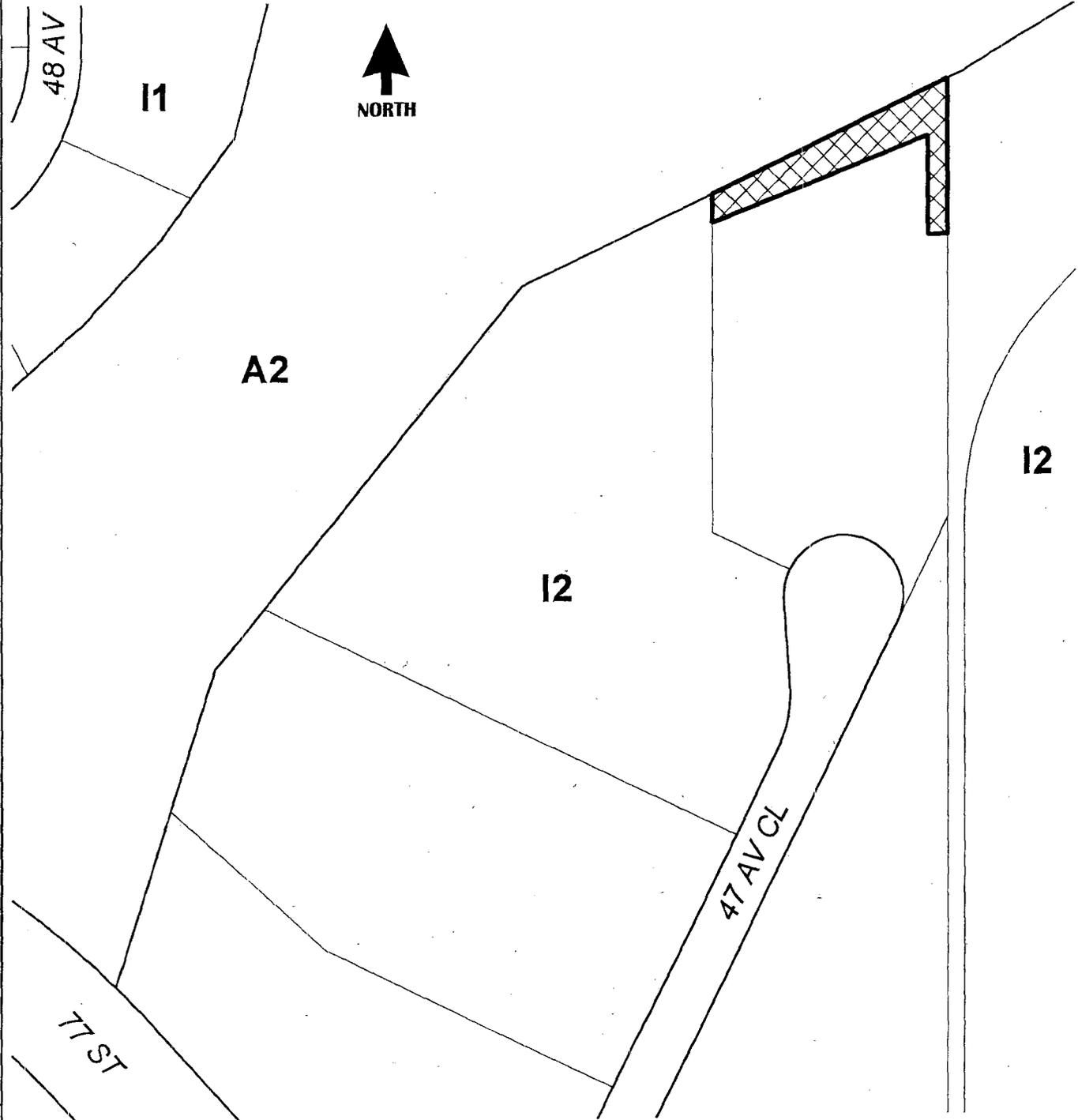
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A2 - Environmental Preservation
I2 - Industrial (Heavy Industrial)

Change from :

I2 to A2 

MAP No. 53 / 2002
BYLAW No. 3156 / AAA - 2002

BYLAW NO. 3156/KK-2002

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

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

1 The Land Use District Map F14 contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Amendment Map No. 39/2002 attached hereto and forming part of the bylaw.

2 Addition of the following new Direct Control District:

"DC (18) DIRECT CONTROL DISTRICT NO. 18 (Map F14 Schedule B)

151.2 This Direct Control District applies to the residential development proposed by the Handicapped Housing Society of Alberta, or its successors in title, on the north vacant portion of the New Life Fellowship Church property.

(1) General Purpose

This District provides for infill development of specifically multiple family and multi-attached housing to be built on universal design principles and in accordance with special development regulations which reflect community input.

Universal design in housing is generally defined by the building industry as housing that allows for the housing for the lifespan of all people. It includes features such as entrances without steps, wider doorways, lever door handles instead of knobs, light switches located at a height that is more reachable by everyone, adjustable height closet rods, knee space under the kitchen sink, the cooktop and the bathroom countertop, lever type water controls, grab bars in the shower, adjustable height shower head, etceteras.

(2) Permitted Uses

- (a)** Neighbourhood identification signs.
- (b)** Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (c)** Home music instructor/instruction (two students), subject to section 68.

(d) Accessory building.

(3) Discretionary Uses

(a) Multi-attached building.

(b) Multiple family building.

(c) Home occupations which will generate additional traffic.

(d) Home music instructor/instruction (six students), subject to section 68.

(e) Amateur radio tower.

(4) Regulations

The applicable regulations listed in Section 193 under the R2 Residential (Medium Density) District.

(5) Special Regulations

(a) All dwelling units and buildings shall be designed on the basis of "universal design principles" as generally defined by the building industry [refer to Section 151.2(1)];

(b) At the completion of construction of Phase 1, i.e. the apartment building or the first stage thereof, some of the existing mature spruce trees along the north portion of the property and on the north property line shall be relocated to and maintained in permanent landscaping within the rear yard setback along Kentwood Drive. To the extent possible, any remaining mature spruce trees along the north portion of the property and on the north property line shall be maintained in this position until the construction of Phase 2, i.e. the townhouses, in this location;

(c) No vehicular access (except emergency vehicles) shall be allowed from or onto Kentwood Drive to or from the proposed development, and appropriate arrangements shall be made with and to the satisfaction of the Emergency Services Department in this regard;

(d) The density of the proposed development on this site shall be restricted to 60 dwelling units per hectare;

- 3 -

Bylaw No. 3156/KK-2002

- (e) The provision of parking spaces on the site shall be restricted to the applicable minimum requirement in terms of Section 48 of the Land Use Bylaw No. 3156/96, and shall further be subject to the applicable requirements of the Alberta Building Code with regard to parking spaces for handicapped persons;
- (f) Parking spaces shall be developed on the remaining portion of the church property, in accordance with the minimum parking requirements for a church as described in Section 48 of the Land Use Bylaw No. 3156/96.

(6) Site Development

Notwithstanding subsection (4), the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.

(7) Redevelopment of Existing Neighbourhoods

Notwithstanding subsection (4), in order to maintain the character of existing neighbourhoods, the Municipal Planning Commission shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of September 2002.

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

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

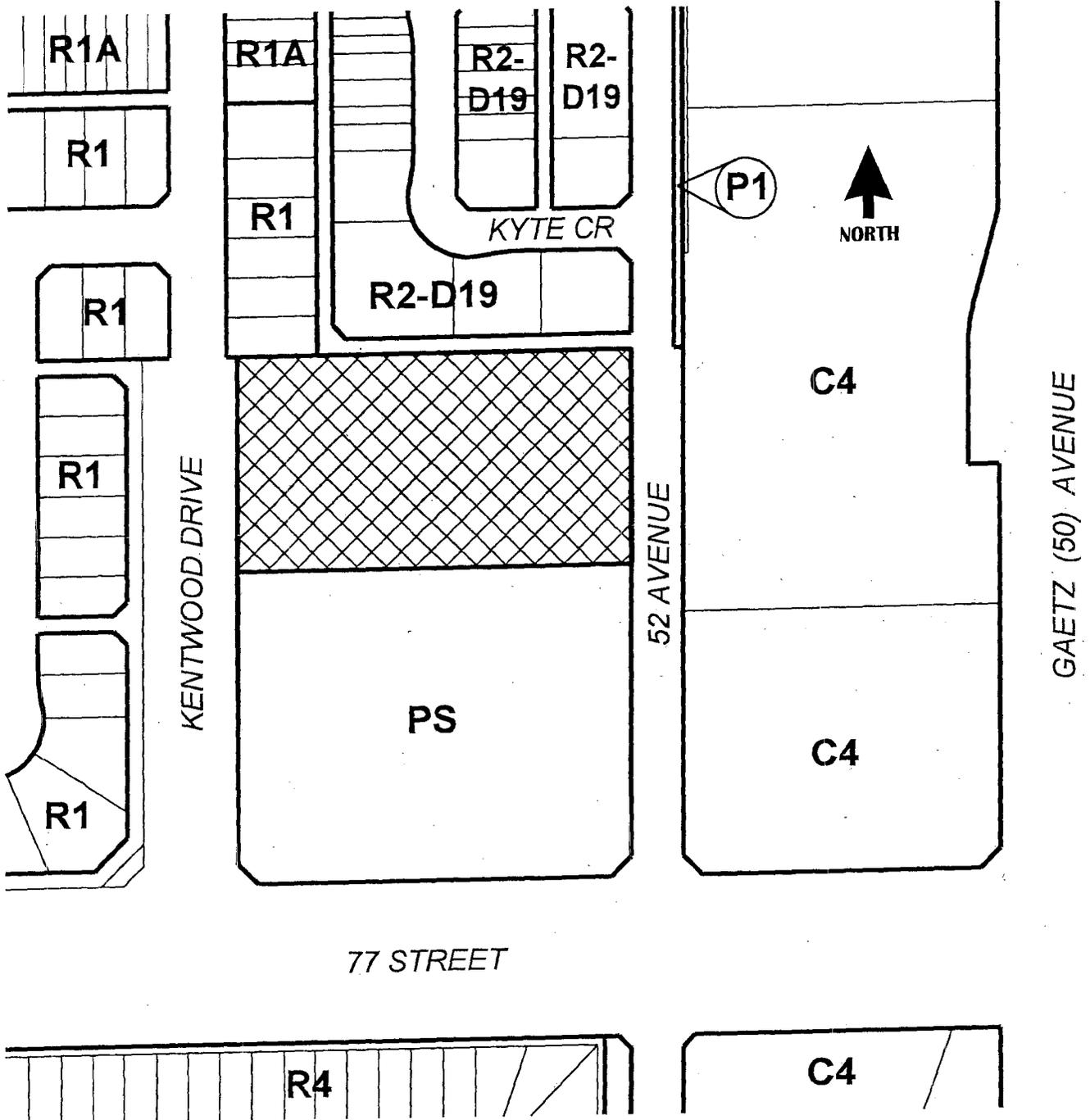
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)
 DC(18)-D60 - Direct Control District No. 18 with a density of 60 Dwelling Units per hectare.

Change from :

PS to DC(18)-D60 

MAP No. 39 / 2002
 BYLAW No. 3156 / KK - 2002

Item No. 2

BYLAW NO. 3156/UU-2002

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

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

1 That Section 109 Discretionary Uses – Regional Shopping Centre, subject to any applicable Area Structure Plan or Area Redevelopment Plan is amended by adding the following subsection:

“109 (15) Hotel or motel.”

2 That Section 113 Site Development is hereby amended by deleting Subsection 113(3) in whole and replaced with the following:

“113 (3) Notwithstanding Section 109, a gaming or drinking establishment in a C2 District shall not be located where it would abut a residential area, or a lane or reserve which abuts a residential area. This prohibition shall not apply to a gaming or drinking establishment which is proposed as an ancillary use, subject to the developer providing the Development Authority as part of the application for a development permit, an impact statement being an assessment of measures to be taken to ensure that noise or visual impacts from the gaming or drinking establishment will not negatively affect adjoining properties.”

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

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3156/VV-2002

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

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

- 1 The "Use District Map F4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 49/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **9th** day of **September** 2002.

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

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

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

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

A1

TAYLOR DR



Southpoint Common

C2

19 ST

GAETZ (50) AV

C4

R1

BARRETT DR

P1

19 ST

P1

C4

18 ST

C4

49 AV

PS

City Boundary

HIGHWAY 2

DC(5)

AFFECTED DISTRICTS:

DC(5) - Direct Control District No. 5

C2 - Commercial (Regional & District Shopping Centre)

Change from :

DC(5) to C2

MAP No. 49 / 2002

BYLAW No. 3156 / V V - 2002

BYLAW NO. 3156/WW-2002

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

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 50/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9th day of ~~September~~ 2002.

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

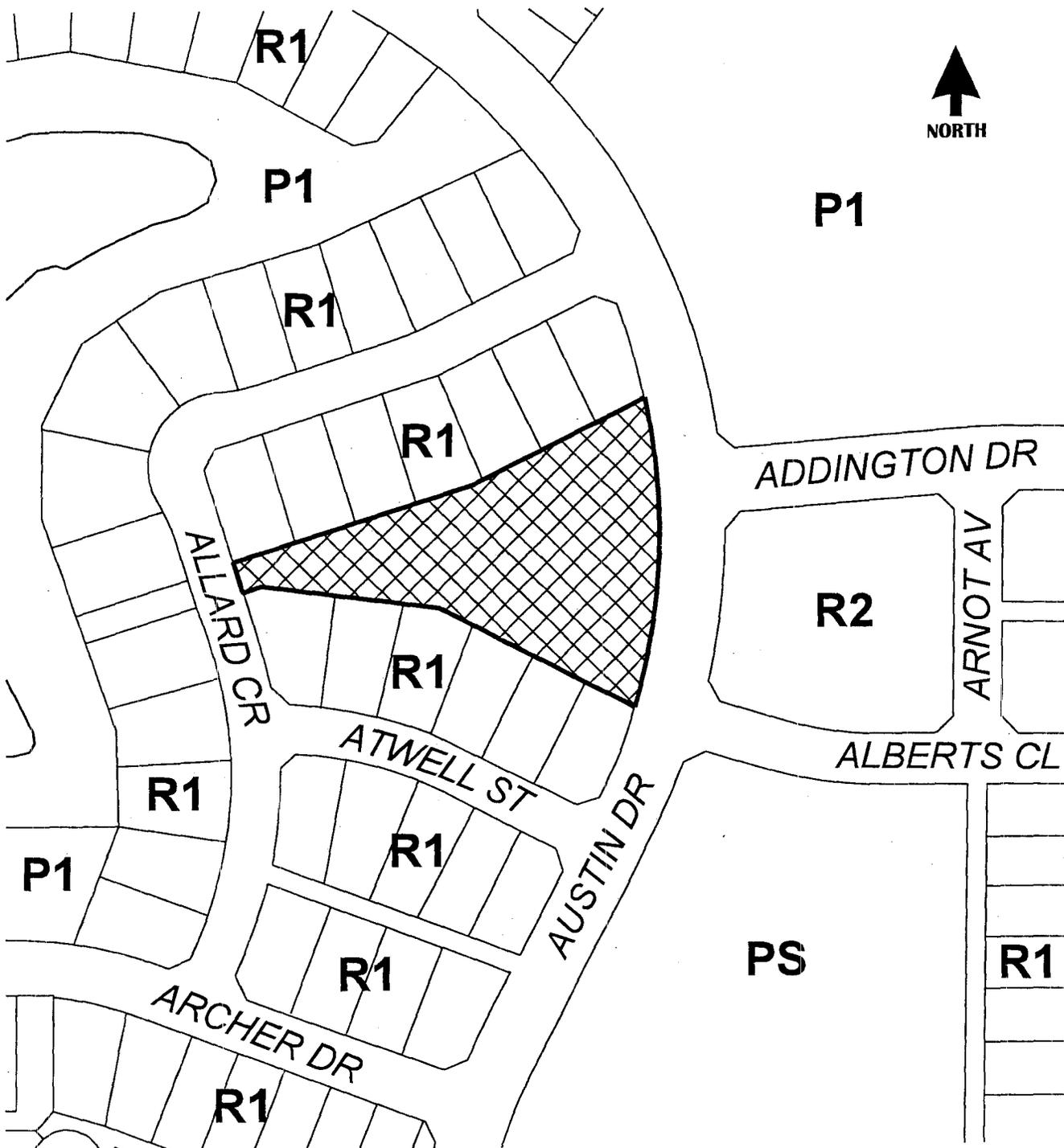
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

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

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 A1 - Future Urban Development
 P1 - Parks and Recreational

Change from :
 A1 to P1 

MAP No. 50 / 2002
 BYLAW No. 3156 / WW - 2002

BYLAW NO. 3156/XX-2002

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

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

- 1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 51/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 9 day of September 2002.

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

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

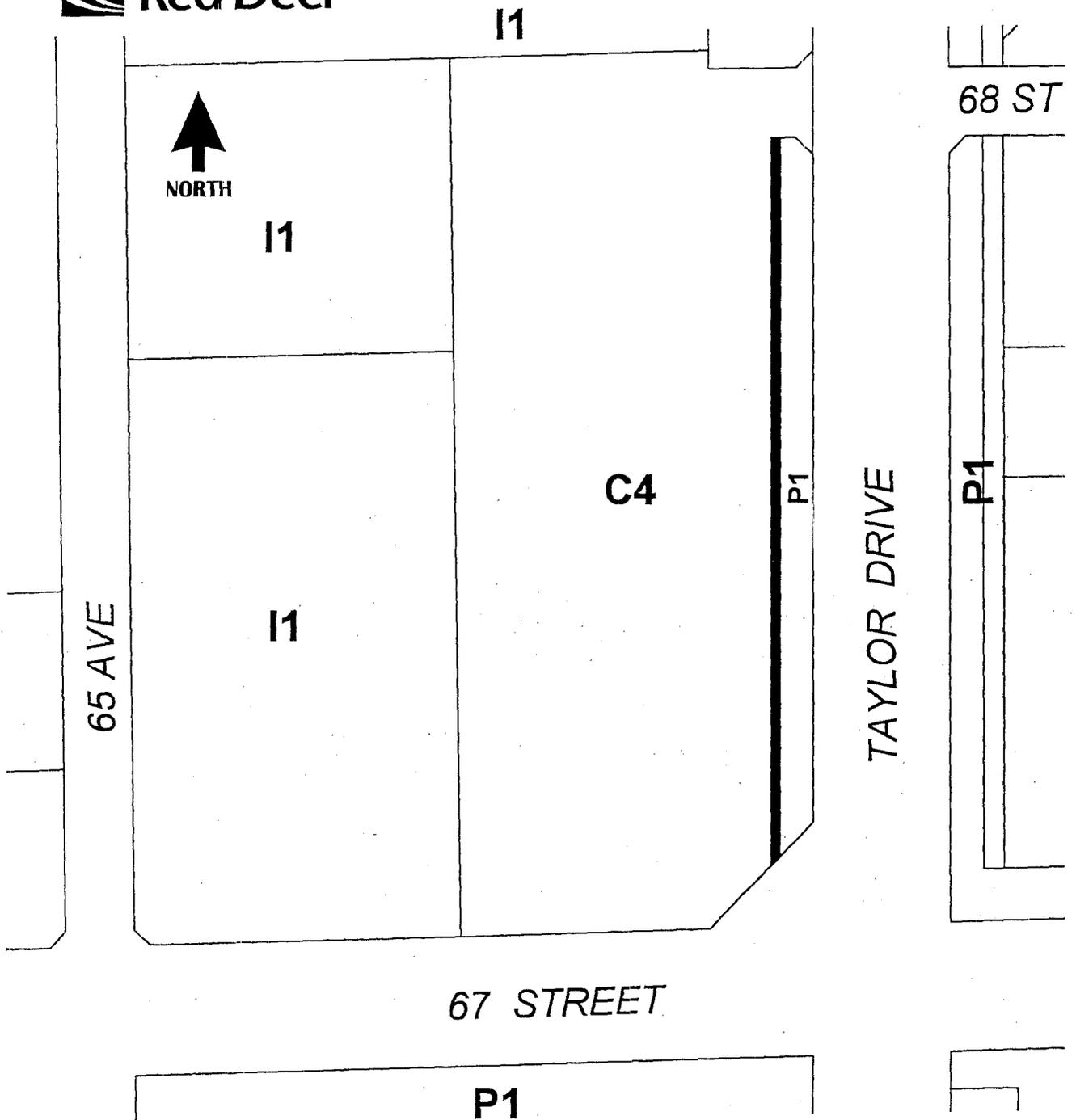
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK



PROPOSED LAND USE BYLAW AMENDMENT



Change from :
P1 to C4

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)

MAP No. 51/2002
BYLAW No. 3156 / XX - 2002

BYLAW NO. 3156/ZZ-2002

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

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

- 1 The "Use District Map G15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 52/2002 attached hereto and forming part of the bylaw.

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

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

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

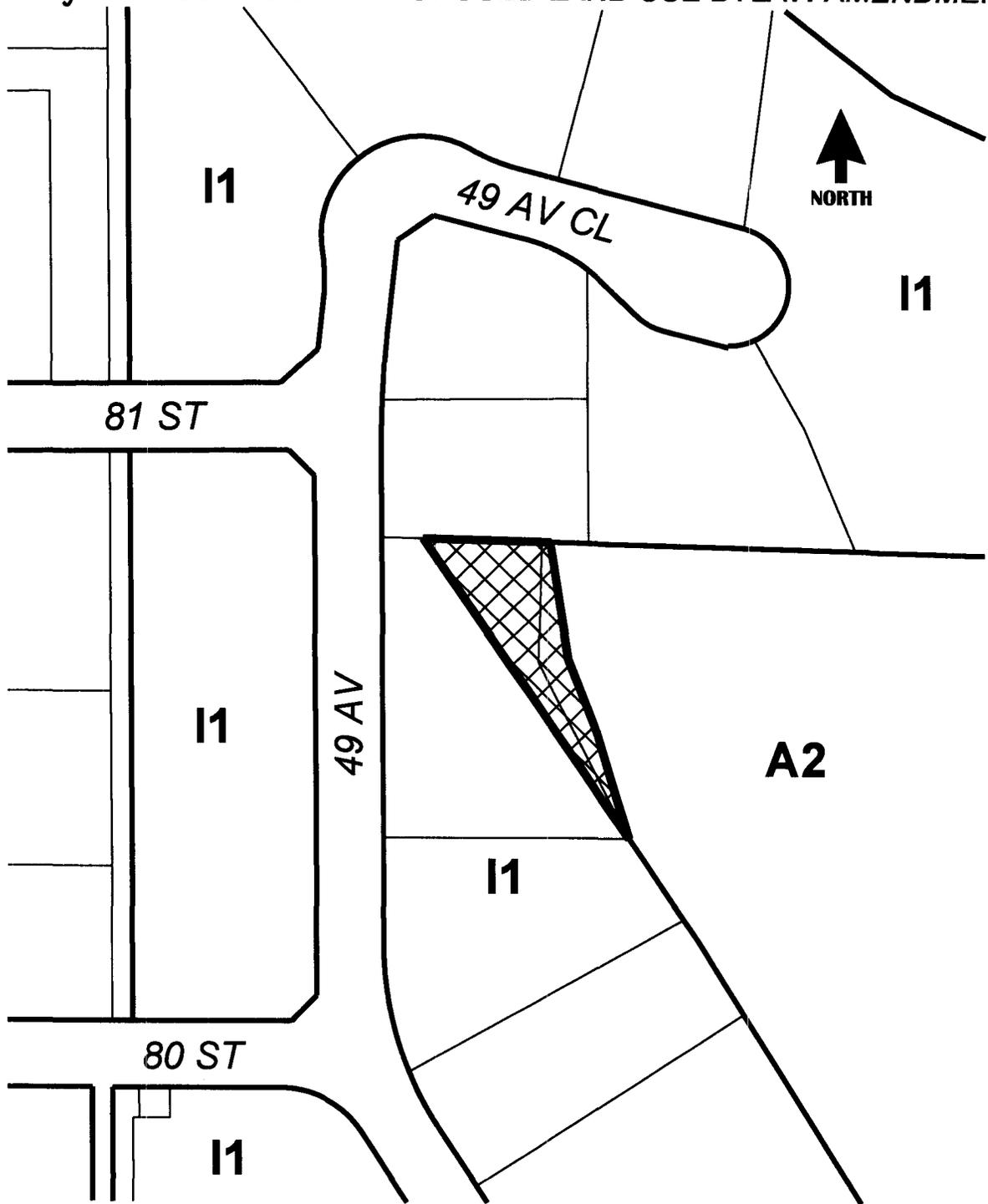
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A2 - Environmental Preservation
I1 - Industrial (Business Service)

Change from :
A2 to I1 

MAP No. 52 / 2002
BYLAW No. 3156 / ZZ - 2002

BYLAW NO. 3156/AAA-2002

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

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

- 1 The "Use District Map G14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 53/2002 attached hereto and forming part of the bylaw.

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

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

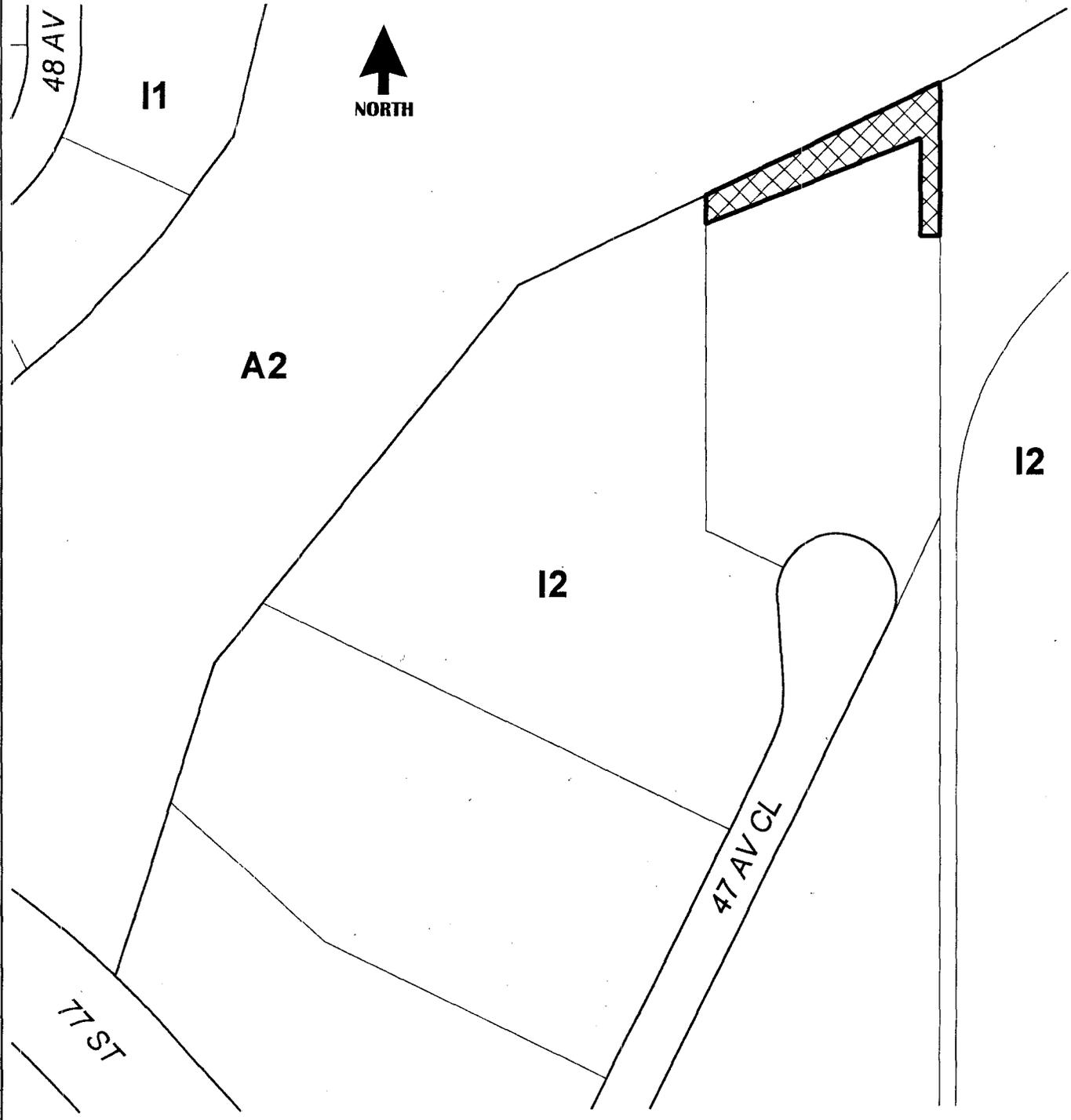
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

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

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A2 - Environmental Preservation
I2 - Industrial (Heavy Industrial)

Change from :
I2 to A2 

MAP No. 53 / 2002
BYLAW No. 3156 / AAA - 2002