

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, August 24, 2009

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday August 10, 2009.
- (2) **UNFINISHED BUSINESS**
 1. Transportation Engineer and Engineering Services Manager
– *Re: Red Deer College – Loans Receivable Bylaw 3435/2009* ..1
 2. Parkland Community Planning Services – *Re: Naturescaping:
Land Use Bylaw Amendment 3357/T-2009* ..3
(Consideration of First Reading)
- (3) **PUBLIC HEARINGS**
- (4) **REPORTS**
 1. Parkland Community Planning Services – *Re: Land Use
Bylaw Amendment 3357/F-2009 Dynamic Signage & Show
Home Open House* ..20
(Consideration of First Reading)

2. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/AA-2009 Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838; Southpointe Common 2 (Days Inn / Motel 6 Site) Rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District* ..32
(Consideration of First Reading)
 3. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/CC-2009 Timberstone Park – Phase 2 Peter & Kathy Lacey, Laebon Developments* ..36
(Consideration of First Reading)
 4. Parkland Community Planning Services - *Re: Land Use Bylaw Amendment 3357/L-2009, Map 5/2009 Escarpement Areas* ..39
(Consideration of First Reading)
 5. Parkland Community Planning Services – *Re: Introduction to the Riverside Meadows Area Redevelopment Plan and Riverside Meadows Community Plan and Residential Design Criteria* ..58
 6. Waste Management Superintendent and Environmental Services Manager – *Re: Waste Management Facility Operations (07/21) Contract* ..64
 7. Major Projects Planner – *Re: Red Deer County Fire Station – Approval of Land Purchase* ..67
 8. Land Services Specialist – *Re: Piper Creek Foundation Sale of Lot 6, Block 8 Plan 1621NY (4707 – 34 Street)* ..70
- (5) CORRESPONDENCE
- (6) PETITIONS AND DELEGATIONS
- (7) NOTICES OF MOTION

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3425/2009** – Loans Receivable Bylaw – authorizing the City of Red Deer to lend an amount of three hundred and thirty thousand dollars (\$330,000.00), with the interest rate of zero percent (0%) for a 3 year term period to be fully paid prior to the end of September 11, 2011
(2nd & 3rd Readings) ..1
..73
2. **3357/T-2009** – Land Use Bylaw Amendment – request from Water Conservation Specialist, Environmental Services to amend the water conservation strategies with regard to landscaping regulations
(1st Reading) ..3
..74
3. **3357/F-2009** – Land Use Bylaw Amendment – one minor Show Home Open House amendment and an amendment to address reader board (dynamic signs)
(1st Reading) ..20
..76
4. **3357/AA-2009** – Land Use Bylaw Amendment – proposed rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District
(1st Reading) ..32
..80
5. **3357/CC-2009** – Land Use Bylaw Amendment – Proposed development of Phase 2 of the Timberstone Park Neighbourhood for approximately 6.871 ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District to create 39 R1 lots, 16 R1N lots, 3 public utility lots and 1 municipal reserve lot
(1st Reading) ..36
..82

6. **3357/L-2009** – Land Use Bylaw Amendment – objectives of the amendment will indemnify the city in approving all development applications in escarpment areas, adopt an escarpment area setback that takes into consideration slope condition and height and add the requirement of a legal survey or historical survey data of the slope by a qualified surveyor for inclusion in the development permit application (1st Reading) ..39
..84



Unfinished Business Item No. 1

DATE: August 17, 2009
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Red Deer College – Loans Receivable Bylaw

History:

At the Monday, July 27, 2009 Council meeting, Loans Receivable Bylaw received first reading.

Public Consultation Process:

Loans Receivable Bylaw 3435/2009 was advertised and is brought back for Council's consideration on Monday, August 24, 2009.

Recommendation:

Council consider second and third readings of Bylaw 3435/2009.



Elaine Vincent
Legislative & Administrative Services Manager

Originally Presented to Council at
the Monday July 27 2009 Council



Date: June 30, 2009
To: Legislative and Administrative Services Manager
From: Transportation Engineer
Engineering Services
Re: Red Deer College - Loans Receivable Bylaw

The Public Sector Accounting Board defines a loan receivable to be "a financial asset of the government represented by a promise ... to repay a specific amount, at a specific time ... usually with interest". The loan can take the form of a disbursement of funds to the borrower, an exchange of assets or an assumption of liabilities.


Section 265(1) of the Municipal Government Act (MGA) states that "A municipality may only lend money to a non-profit organization, one of its controlled corporations or ... if the loan is authorized by bylaw".

As such, the attached bylaw has been prepared with regards to the Cost Sharing Agreement dated September 30, 2008 between Red Deer College and the City of Red Deer for the 32 Street Access Improvements being constructed this year. Of the \$1,330,000 that Red Deer College is responsible for, it was mutually agreed upon that \$330,000 could be paid to the City over a period of three (3) years. Full payment is to be received no later than the end of September, 2011.

Section 606 of the MGA requires that the bylaw be advertised for 2 consecutive weeks before second reading.

RECOMMENDATION

That Council approves 1st reading of bylaw 3435/2009, related to the agreement with Red Deer College.



Michael Williston, P.Eng., P.E.
Transportation Engineer



Frank Colosimo, P.Eng.
Engineering Services Manager



Council Decision – August 24, 2009

DATE: August 25, 2009

TO: Michael Williston, Transportation Engineer
Frank Colosimo, Engineering Services Manager

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Red Deer College – Loans Receivable Bylaw

Reference Report:

Legislative and Administrative Services Manager, dated August 17, 2009
Transportation Engineer and Engineering Services Manager – dated June 30, 2009

Bylaw Readings:

Bylaw 3435/2009 received first reading at the Monday, July 27, 2009 Council Meeting, and was then advertised. Loans Receivable Bylaw 3435/2009 received second and third readings at the Monday, August 24, 2009 Council Meeting, a signed copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Actions:

Bylaw 3435/2009 authorizes the City of Red Deer to lend an amount of three hundred and thirty thousand dollars (\$330,000.00), with the interest rate of zero percent (0%) for a 3 year term period to be fully paid prior to the end of September 11, 2011.

A handwritten signature in blue ink that reads 'Frieda McDougall'.

Frieda McDougall
Deputy City Clerk

cc: Director of Corporate Services
Director of Development Services
Director of Community Services
Financial Services Manager
Financial Analyst
Corporate Controller



DATE: August 11, 2009

TO: City Council

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Naturescaping: Land Use Bylaw Amendment 3357/T-2009

History:

At the Monday July 27, 2009 Council Meeting Land Use Bylaw Amendment 3357/T-2009 was tabled to the Monday October 19, 2009 Council Meeting to provide the Municipal Planning Commission and the Environmental Advisory Committee time to consider the conservation strategies.

The Municipal Planning Commission and the Environmental Advisory Committee were able to provide input for Land Use Bylaw Amendment 3357/T-2009 earlier than expected.

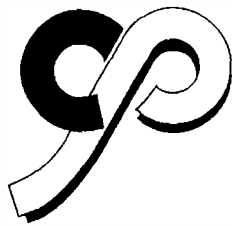
Land Use Bylaw Amendment 3357/T-2009 is a request from the Water Conservation Specialist, Environmental Services to amend the water conservation strategies with regard to landscaping regulations.

Recommendation:

Council consider lifting from the table Land Use Bylaw Amendment 3357/T-2009 and proceeding with first reading of Land Use Bylaw Amendment 3357/T-2009.

A handwritten signature in black ink, appearing to read 'Elaine Vincent'.

Elaine Vincent
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Unfinished Business Item No. 2

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

To: Elaine Vincent, Legislative Services Manager

From: Emily Damberger, Planner

Date: August 12, 2009

Re: Naturescaping: Land Use Bylaw Amendment 3357/T-2009

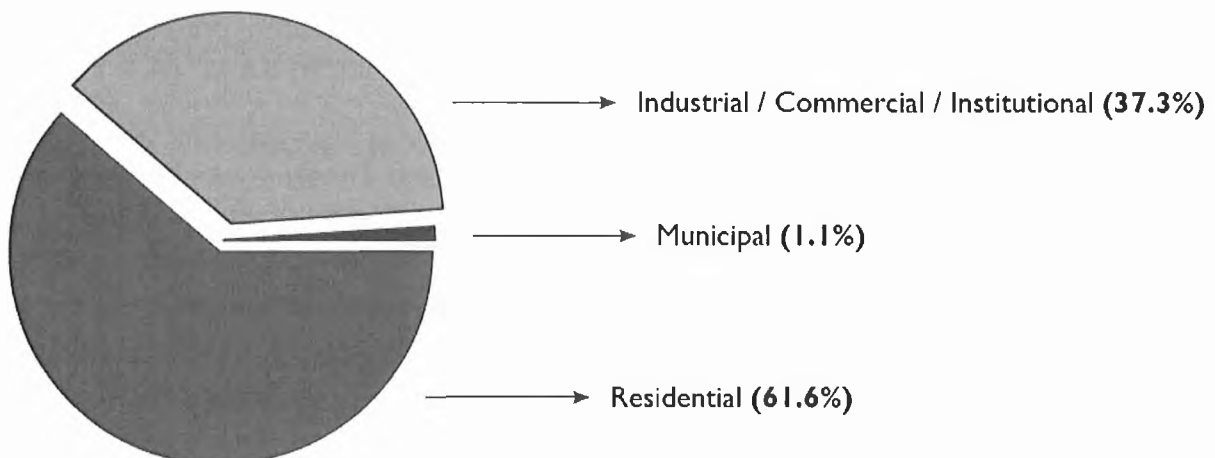
Background

Parkland Community Planning Services has received a request from City of Red Deer Environmental Services Department, Water Conservation Specialist, to amend the Land Use Bylaw to include water conservation strategies with regards to landscaping regulations.

Implementing water conservation strategies through landscaping is one of many methods of conserving water in the city for current and future use. At current average daily water use rates, it is estimated that The City's current water allocation could support between 135, 000 to 170, 000 residents; however, population and economic growth will continue to increase water demand. Water conservation strategies could assist in reducing future demands on the city's water supply.

Water Use

The city of Red Deer water use is approximately 37.3 % industrial, commercial & institutional, 1.1 % municipal and 61.6 % residential.



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In Red Deer, peak daily water demands double in summer due to outdoor uses such as lawn watering. Grass is the highest water consumer in landscaping.

The purpose of the proposed bylaw amendment is to promote awareness and encourage water conservation. The method proposed is to reduce water requirements or uses through landscaping regulations within all land use districts. The bylaw amendment would apply to larger commercial and industrial sites as well as large multi-family residential buildings (defined as those developments which require the submission of a landscaping plan). The proposed bylaw amendment naturescaping regulations do not apply to smaller developments, single family or semi-detached residential developments as these developments do not require the submission of landscaping plans with their development permits and would therefore be difficult to regulate.

Though smaller developments are not addressed by this land use bylaw amendment, The City encourages residential water conservation through Water Conservation Tips on the City's Web Page, the Toilet Rebate Program and has developed a Naturescaping pamphlet with suggestions on how to reduce water use through landscaping.

A steering committee composed of Environmental Services, Recreation Parks and Culture, Inspections and Licensing and Parkland Community Planning Services guided the creation of the proposed naturescaping bylaw amendment.

City of Red Deer Guiding Documents*Red Deer Water Conservation Strategy*

The 2007 City of Red Deer Water Conservation Strategy is a long-term, proactive plan that outlines several initiatives The City can implement to reduce water waste and improve water efficiency. A recommendation from this document suggests amending the Land Use Bylaw's landscaping regulations to include water conservation strategies.

The Land Use Bylaw definition of "landscaped area" currently requires a landscaped area to mainly consist of lawn. This definition restricts the potential for creating visually appealing landscaped areas using plants other which could potentially use less water than the traditional "grass lawn". Environmental Services, based on the direction and recommendations within the 2007 City of Red Deer Water Conservation Strategy, requested amendments to the Land Use Bylaw be considered to allow developers to explore water conservation strategies by way of landscaping.

Municipal Development Plan

The City of Red Deer Municipal Development Plan supports the implementation of water conservation strategies through the following policy statement:

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"The City shall seek to ensure future growth does not exceed the availability of the water supply from the Red Deer River and shall implement a water conservation strategy to make the best use of available water supplies."

Alberta Municipalities

Many Alberta municipalities recognize the importance of implementing and encouraging water conservation strategies through land use bylaw requirements and resource information available on web pages.

The City of Calgary and the Town of Cochrane both have water conservation strategies regulations within their Land Use Bylaw. The City of Calgary allows a low water landscaping option and a low water irrigation system for major developments. The Town of Cochrane requires all landscaped areas in all districts to contain a naturescaping component:

- 100% on all non-residential developments
- 50% on all multi-unit residential developments
- 25% on all other residential developments.

Proposed Bylaw Amendment

The proposed bylaw amendment includes:

- (a) new naturescaping definition
- (b) modification of the existing landscaped area definition
- (c) naturescaping requirement for major developments
- (d) requirement for a portion of dwelling unit front yards to be landscaped
- (e) more descriptive landscaping requirements to provide clarity to overall landscaping regulations

(a) New Naturescaping Definition:

The proposed bylaw amendment is introducing naturescaping as a method of water conservation and sustainable landscaping practices by creating a definition of naturescaping:

"Naturescaping means the modification and enhancement of a lot or development area to promote water efficiency and reduce the dependence on fertilizers and pesticides. For the purpose of this section, the use of native central Alberta non-invasive vegetation is preferred in combination with other landscaping materials."

The proposed definition has been intentionally created to be flexible rather than prescriptive. This approach is seen to foster a full range of potential water conservation strategies. By leaving the definition non-descriptive a great variety of

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drought tolerant or native plant species and/or materials such as mulch would be allowed to assist with reducing water evaporation and increase soil moisture retention.

Visually, an area which is "naturescaped" could appear very similar to an average, residential, commercial, industrial or institutional yard, however the plant selection would be more drought tolerant, require less watering and the irrigation could be from a captured water source such as rain barrels. All landscaping plans with a naturescaping component will be subject to Development Authority approval to ensure all plans are aesthetically pleasing.

(b) Modification of the existing landscaped area definition:

Currently the landscaped area definition does not encourage naturescaping materials. The landscaped area definition is proposed to be amended to include naturescaping as an option which could be considered for landscaping in all land use districts.

"Landscaped Area means the portions of a lot or development area which are modified and enhanced through the use of lawn, naturescaping materials, shrubs, trees, flowers or other ornamentals."

(c) Naturescaping requirement for major developments:

The bylaw amendment proposes to request water conservation strategies or methods to be included with the submission of a landscaping plan. The bylaw amendment proposes that 15 % of plants and/or materials included in landscaping plans be naturescaping. Landscaping plans are required for all major developments throughout all districts of the Land Use Bylaw; however landscaping plans are not required for single family, semi-detached and small multi-family developments.

Examples of how developers could include naturescaping within their landscaping plans could be through various methods:

- Designing for water conservation – group plants of similar light and water requirements together, grading landscaped area to collect moisture, directing downspouts into landscaped area or rain barrel
- Reduce turf area – replace turf with tiered gardens, raised beds, flowering trees, native shrubs or native perennial ground cover, or drought tolerant grass mix such as fescue and ryegrass
- Avoid large impermeable surfaces, allow rainwater and snowmelt to be absorbed
- Provide mulch cover – reduces evaporation and suppresses weeds
- Select drought tolerant trees, plants and shrubs such as:
 - Trees – Amur Maple, Green Ash, Thunderchild Crabapple, Spruce, Bur Oak

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- Shrubs – Saskatoon, Juniper, Meyer Lilac
- Perennials – Iris, Daylily, Peony, Poppy

The impact to developers would likely be minimal as 15% is a small area and there are several options available to the developer in terms of methods, material and plant selection. City Administration involved in landscaping plan reviews could provide support and suggestions as to suitable plants and materials. The City of Red Deer "Naturescaping" pamphlet provides resources for how to find plants and materials, along with design and implementation strategies. There could potentially be an overall reduction in maintenance cost due to water conservation.

(d) Requirement for a portion of dwelling unit front yards to be landscaped:

Though single family, semi-detached (duplex) and smaller multi-attached residential developments are not subject the naturescaping requirement proposed (they do not require the submission of landscaping plans) the bylaw amendment proposes a requirement of 25% of the front yard to consist of landscaped area. This requirement will ensure a permeable surface (landscaped, not a paved surface) with water conservation by absorption of stormwater through a permeable surface. This requirement will also ensure some visual aesthetics are maintained in lieu of a potential for the entire front yard becoming a driveway car park surface.

(e) More descriptive landscaping requirements:

Other aspects of the proposed bylaw amendment reflect changes to the landscaping regulations to clarify and be more specific as to the number and size of trees and shrubs required in landscaped areas. The bylaw amendments also clarifies the intent for developers to landscape boulevards adjacent to their lot and that landscaping shall form a visual buffer between residential and non-residential uses.

Consultation

The proposed bylaw amendment was circulated to applicable City Departments and comments were addressed through the planning process. City Administration supports the proposed bylaw amendment.

The City of Red Deer Communications Department prepared a media release containing the key aspects of the bylaw amendment requested comments to be sent to PCPS. Comments received from a property manager stated that many industrial areas already conserve water through minimal irrigation and that the proposed bylaw would not require much change to current practices.

The Red Deer River Naturalist felt that the 25 % landscaped area requirement for front yard landscaping for single family, duplex and small multi-family residents lots should be increased to 50%. 25% coverage allows for double car parking pad and a small landscaped area for the average sized lots. The group representative supports the proposed bylaw amendment as a positive step towards water conservation in the city.

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The Environmental Advisory Committee had the following comments:

- Represents a positive change that will promote more conscious development practices and increase the awareness of the alternatives available not to mention the potential reduction in water consumption.
- Support and would like to see Red Deer's bylaw as progressive as Cochrane's but is a positive first step.
- Good initiative, good to include multi-family residential as well as commercial and industrial, would be in favour increasing naturescaping requirement from 15% to 25 %, would make more of an impact

No major objections or concerns were received.

The Municipal Planning Commission recommended support of the Bylaw to City Council.

Planning Analysis


The City of Red Deer along with many other Alberta Municipalities is encouraging water conservation methods be adopted by residential, commercial, industrial and institutional water users. Water is an important limited resource which is becoming increasing scarce due to increase demand in use, economic growth and population growth. Water conservation will ensure this limited resource is properly managed in the present day and available for future use.

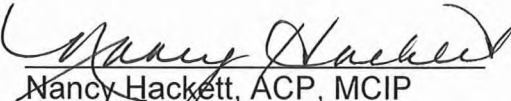
The Water Conservation Strategy and the Municipal Development Plan support implementation of water conservation methods. Encouraging water conservation is a planning tool for sustainable development in the City of Red Deer.

The proposed land use bylaw amendment proposes to conserve water by introducing a requirement for larger site developments to landscape at least a small portion of their sites with water efficient materials defined through a naturescaping definition.

Recommendation

It is the recommendation of Parkland Community Planning Services that Council of the City of Red Deer proceed with first reading of Land Use Bylaw 3357/T-2009.


Emily Damberger, ACP, MCIP
Planner


Nancy Hackett, ACP, MCIP
City Planning Manager

cc: Colleen Jensen, Community Services Director
Pam Vust, Environmental Initiatives Coordinator
Doug Evans, Parks and Open Space Designer
Erin Stuart, License/Permit Inspector
Michelle Baer, Chapman Riebeek Solicitors



OFFICE OF THE MAYOR

DATE: August 17, 2009
TO: City Council
FROM: City of Red Deer Municipal Planning Commission
SUBJECT: Naturescaping: Land Use Bylaw Amendment 3357/T-2009

At the Monday, August 10, 2009 Red Deer Municipal Planning Commission meeting, the Commission considered the report dated July 27, 2009 as presented by Parkland Community Planning Services regarding the Land Use Bylaw Amendment No. 3357/T-2009.

Following discussion the resolution as set out below was introduced and passed.

"Resolved that the Municipal Planning Commission support the Land Use Bylaw Amendment No. 3357/T-2009 for naturescaping and recommend its approval to City Council."

MOTION CARRIED

The above is submitted for Council's consideration.

Mayor Morris Flewwelling
Chairperson
City of Red Deer Municipal Planning Commission

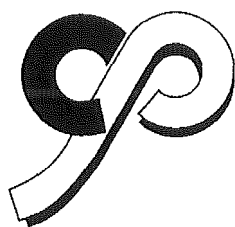
cc: Parkland Community Planning Services

Comments:

We support the recommendations of Parkland Community Planning Services and that Council consider first reading of Land Use Bylaw Amendment 3357/T-2009. A Public Hearing will be held on Monday September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally presented
to Council at the
Monday July 27 2009
Council Meeting

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

To: Elaine Vincent, Manager Legislative and Administrative Services

From: Emily Damberger, Planner

Date: July 20, 2009

Re: Naturescaping: Land Use Bylaw Amendment 3357/T-2009

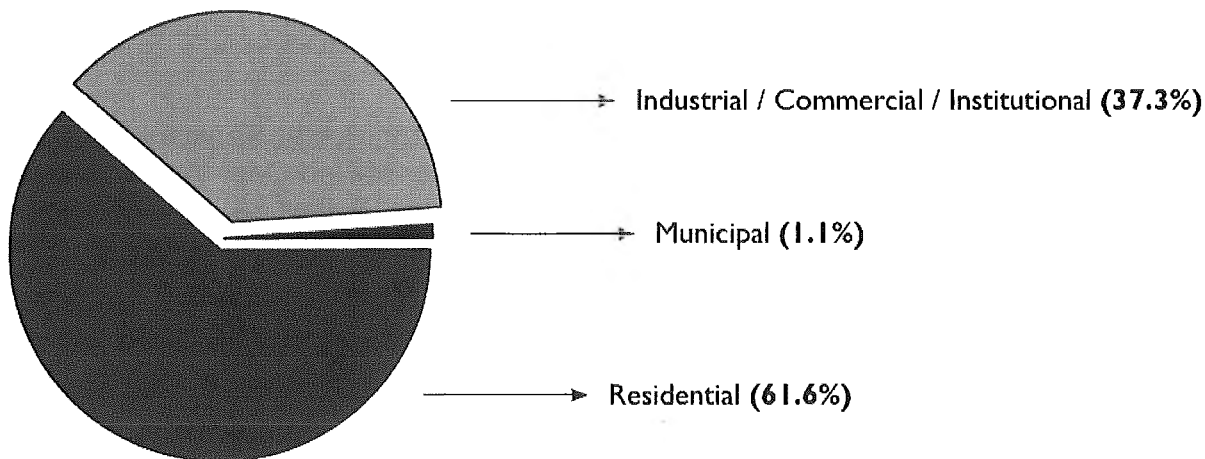
Background

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In Red Deer, peak daily water demands double in summer due to outdoor uses such as lawn watering. Grass is the highest water consumer in landscaping.

The purpose of the proposed bylaw amendment is to promote awareness and encourage water conservation. The method proposed is to reduce water requirements or uses through landscaping regulations within all land use districts. The bylaw amendment would apply to larger commercial and industrial sites as well as large multi-family residential buildings (defined as those developments which require the submission of a landscaping plan). The proposed bylaw amendment naturescaping regulations do not apply to smaller developments, single family or semi-detached residential developments as these developments do not require the submission of landscaping plans with their development permits and would therefore be difficult to regulate.

Though smaller developments are not addressed by this land use bylaw amendment, The City encourages residential water conservation through Water Conservation Tips on the City's Web Page, the Toilet Rebate Program and has developed a Naturescaping pamphlet with suggestions on how to reduce water use through landscaping.

A steering committee composed of Environmental Services, Recreation Parks and Culture, Inspections and Licensing and Parkland Community Planning Services guided the creation of the proposed naturescaping bylaw amendment.

City of Red Deer Guiding Documents

Red Deer Water Conservation Strategy

The 2007 City of Red Deer Water Conservation Strategy is a long-term, proactive plan that outlines several initiatives The City can implement to reduce water waste and improve water efficiency. A recommendation from this document suggests amending the Land Use Bylaw's landscaping regulations to include water conservation strategies.

The Land Use Bylaw definition of "landscaped area" currently requires a landscaped area to mainly consist of lawn. This definition restricts the potential for creating visually appealing landscaped areas using plants other which could potentially use less water than the traditional "grass lawn". Environmental Services, based on the direction and recommendations within the 2007 City of Red Deer Water Conservation Strategy, requested amendments to the Land Use Bylaw be considered to allow developers to explore water conservation strategies by way of landscaping.

Municipal Development Plan

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“The City shall seek to ensure future growth does not exceed the availability of the water supply from the Red Deer River and shall implement a water conservation strategy to make the best use of available water supplies.”

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Proposed Bylaw Amendment

The proposed bylaw amendment includes:

- (a) new naturescaping definition
- (b) modification of the existing landscaped area definition
- (c) naturescaping requirement for major developments
- (d) requirement for a portion of dwelling unit front yards to be landscaped
- (e) more descriptive landscaping requirements to provide clarity to overall landscaping regulations

(a) New Naturescaping Definition:

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“Naturescaping means the modification and enhancement of a lot or development area to promote water efficiency and reduce the dependence on fertilizers and pesticides. For the purpose of this section, the use of native central Alberta non-invasive vegetation is preferred in combination with other landscaping materials.”

The proposed definition has been intentionally created to be flexible rather than prescriptive. This approach is seen to foster a full range of potential water

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conservation strategies. By leaving the definition non-descriptive a great variety of drought tolerant or native plant species and/or materials such as mulch would be allowed to assist with reducing water evaporation and increase soil moisture retention.

Visually, an area which is “naturescaped” could appear very similar to an average, residential, commercial, industrial or institutional yard, however the plant selection would be more drought tolerant, require less watering and the irrigation could be from a captured water source such as rain barrels. All landscaping plans with a naturescaping component will be subject to Development Authority approval to ensure all plans are aesthetically pleasing.

(b) Modification of the existing landscaped area definition:

Currently the landscaped area definition does not encourage naturescaping materials. The landscaped area definition is proposed to be amended to include naturescaping as an option which could be considered for landscaping in all land use districts.

“Landscaped Area means the portions of a lot or development area which are modified and enhanced through the use of lawn, naturescaping materials, shrubs, trees, flowers or other ornamentals.”

(c) Naturescaping requirement for major developments:

The bylaw amendment proposes to request water conservation strategies or methods to be included with the submission of a landscaping plan. The bylaw amendment proposes that 15 % of plants and/or materials included in landscaping plans be naturescaping. Landscaping plans are required for all major developments throughout all districts of the Land Use Bylaw, however landscaping plans are not required for single family, semi-detached and small multi-family developments.

Examples of how developers could include naturescaping within their landscaping plans could be through various methods:

- Designing for water conservation – group plants of similar light and water requirements together, grading landscaped area to collect moisture, directing downspouts into landscaped area or rain barrel
- Reduce turf area – replace turf with tiered gardens, raised beds, flowering trees, native shrubs or native perennial ground cover, or drought tolerant grass mix such as fescue and ryegrass
- Avoid large impermeable surfaces, allow rainwater and snowmelt to be absorbed
- Provide mulch cover – reduces evaporation and suppresses weeds
- Select drought tolerant trees, plants and shrubs such as:

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- Trees – Amur Maple, Green Ash, Thunderchild Crabapple, Spruce, Bur Oak
- Shrubs – Saskatoon, Juniper, Meyer Lilac
- Perennials – Iris, Daylily, Peony, Poppy

The impact to developers would likely be minimal as 15% is a small area and there are several options available to the developer in terms of methods, material and plant selection. City Administration involved in landscaping plan reviews could provide support and suggestions as to suitable plants and materials. The City of Red Deer “Naturescaping” pamphlet provides resources for how to find plants and materials, along with design and implementation strategies. There could potentially be an overall reduction in maintenance cost due to water conservation.

(d) Requirement for a portion of dwelling unit front yards to be landscaped:

Though single family, semi-detached (duplex) and smaller multi-attached residential developments are not subject the naturescaping requirement proposed (they do not require the submission of landscaping plans) the bylaw amendment proposes a requirement of 25% of the front yard to consist of landscaped area. This requirement will ensure a permeable surface (landscaped, not a paved surface) with water conservation by absorption of stormwater through a permeable surface. This requirement will also ensure some visual aesthetics are maintained in lieu of a potential for the entire front yard becoming a driveway car park surface.

(e) More descriptive landscaping requirements:

Other aspects of the proposed bylaw amendment reflect changes to the landscaping regulations to clarify and be more specific as to the number and size of trees and shrubs required in landscaped areas. The bylaw amendments also clarifies the intent for developers to landscape boulevards adjacent to their lot and that landscaping shall form a visual buffer between residential and non-residential uses.

Consultation

The proposed bylaw amendment was circulated to applicable City Departments and comments were addressed through the planning process. City Administration supports the proposed bylaw amendment.

The City of Red Deer Communications Department prepared a media release containing the key aspects of the bylaw amendment requested comments to be sent to PCPS. Comments received from a property manager stated that many industrial areas already conserve water through minimal irrigation and that the proposed bylaw would not require much change to current practices.

The Red Deer River Naturalist felt that the 25 % landscaped area requirement for front yard landscaping for single family, duplex and small multi-family residents lots should be increased to 50%. 25% coverage allows for double car parking pad and a small

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landscaped area for the average sized lots. The group representative supports the proposed bylaw amendment as a positive step towards water conservation in the city.

No major objections or concerns were received.

Planning Analysis

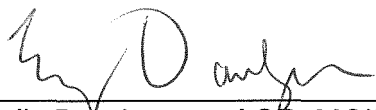
The City of Red Deer along with many other Alberta Municipalities is encouraging water conservation methods be adopted by residential, commercial, industrial and institutional water users. Water is an important limited resource which is becoming increasing scarce due to increase demand in use, economic growth and population growth. Water conservation will ensure this limited resource is properly managed in the present day and available for future use.

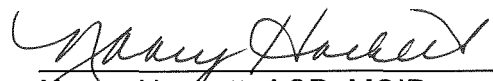
The Water Conservation Strategy and the Municipal Development Plan support implementation of water conservation methods. Encouraging water conservation is a planning tool for sustainable development in the City of Red Deer.

The proposed land use bylaw amendment proposes to conserve water by introducing a requirement for larger site developments to landscape at least a small portion of their sites with water efficient materials defined through a naturescaping definition.

Recommendation

It is the recommendation of Parkland Community Planning Services that Council of the City of Red Deer proceed with first reading of Land Use Bylaw 3357/T-2009.


Emily Damberger, ACP, MCIP
Planner


Nancy Hackett, ACP, MCIP
City Planning Manager

cc: Colleen Jensen, Community Services Director
Pam Vust, Environmental Initiatives Coordinator
Doug Evans, Parks and Open Space Designer
Erin Stuart, License/Permit Inspector
Michelle Baer, Chapman Riebeek Solicitors

Originally Presented to
Council at the Monday
July 27 2009 Council
Meeting

BYLAW NO. 3357/T-2009

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

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

1. Delete Landscaped Area definition and add the following new definition to Section 1.3:

“Landscaped Area means the portions of a lot or development area which are modified and enhanced through the use of lawn, naturescaping materials, shrubs, trees, flowers or other ornamentals.”

2. Within Section 1.3 add the following new definition:

“Naturescaping means the modification and enhancement of a lot or development area to promote water efficiency and reduce the dependence on fertilizers and pesticides. For the purpose of this section, the use of native central Alberta non-invasive vegetation is preferred in combination with other landscaping materials.”

3. Delete Section 3.6(3) and replace with the following text:

“The landscape design plans shall include details, specifying the mixture of coniferous and deciduous trees and shrubs designed to provide landscape enhancement for year round effect as well as any water conservation methods or strategies employed. Any proposed landscaping plan with a naturescaping component for new development or redeveloped site shall be subject to Development Authority approval.”

4. Delete Section 3.6(5)(d) and replace with the following text:

“two deciduous shrubs are required for each 40.0 m² of landscaped area,”

5. Delete Section 3.6(6) and replace with the following text:

“In all areas other than Major Entryways Areas the following minimum standards shall be met:

- (a) one tree is required for each 60.0 m² of landscaped area;
- (b) one shrub is required for each 30.0 m² of landscaped area;

- (c) the proportion of deciduous to coniferous trees or shrubs shall be approximately 2:1."

6. Delete Section 3.6 (7) and replace with the following text:

"The use of landscaping is required to be concentrated adjacent to exterior walls which are visible from adjacent public roads, other than lands, to minimize the perceived mass of the building and to create visual interest."

7. Add new Section (14) to Section 3.6:

"A minimum of 15% of all Landscaped Area of developments requiring a landscaping plan shall consist of Naturescaping."

8. Add new Section (15) to Section 3.6:

"The Developer is responsible for landscaping boulevards and roadway berms adjacent to the lot or development site."

9. Add new Section (16) to Section 3.6:

"In addition to subsection (16), with the exception of mixed use district areas, in the case of non-residential lots adjacent to residential lots, landscaping shall provide a visual buffer between the residential and non-residential uses."

10. Add new Section (17) to Section 3.6:

"25 % of all front yards of detached, semi-detached and multi-attached dwelling units shall consist of landscaped area."

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

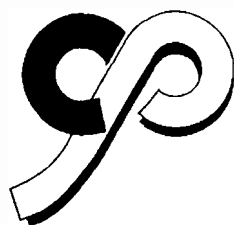
READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK



**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

To: Elaine Vincent, Legislative Services Manager

From: Emily Damberger, Planner

Date: August 12, 2009

Re: Naturescaping: Land Use Bylaw Amendment 3357/T-2009

ORIGINAL

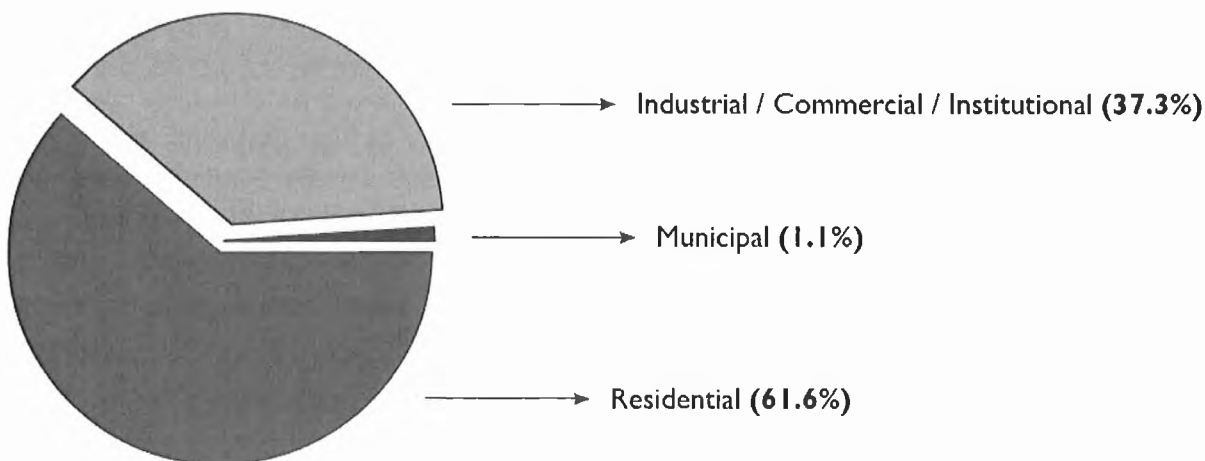
Background

Parkland Community Planning Services has received a request from City of Red Deer Environmental Services Department, Water Conservation Specialist, to amend the Land Use Bylaw to include water conservation strategies with regards to landscaping regulations.

Implementing water conservation strategies through landscaping is one of many methods of conserving water in the city for current and future use. At current average daily water use rates, it is estimated that The City's current water allocation could support between 135, 000 to 170, 000 residents; however, population and economic growth will continue to increase water demand. Water conservation strategies could assist in reducing future demands on the city's water supply.

Water Use

The city of Red Deer water use is approximately 37.3 % industrial, commercial & institutional, 1.1 % municipal and 61.6 % residential.



In Red Deer, peak daily water demands double in summer due to outdoor uses such as lawn watering. Grass is the highest water consumer in landscaping.

The purpose of the proposed bylaw amendment is to promote awareness and encourage water conservation. The method proposed is to reduce water requirements or uses through landscaping regulations within all land use districts. The bylaw amendment would apply to larger commercial and industrial sites as well as large multi-family residential buildings (defined as those developments which require the submission of a landscaping plan). The proposed bylaw amendment naturescaping regulations do not apply to smaller developments, single family or semi-detached residential developments as these developments do not require the submission of landscaping plans with their development permits and would therefore be difficult to regulate.

Though smaller developments are not addressed by this land use bylaw amendment, The City encourages residential water conservation through Water Conservation Tips on the City's Web Page, the Toilet Rebate Program and has developed a Naturescaping pamphlet with suggestions on how to reduce water use through landscaping.

A steering committee composed of Environmental Services, Recreation Parks and Culture, Inspections and Licensing and Parkland Community Planning Services guided the creation of the proposed naturescaping bylaw amendment.

City of Red Deer Guiding Documents

Red Deer Water Conservation Strategy

The 2007 City of Red Deer Water Conservation Strategy is a long-term, proactive plan that outlines several initiatives The City can implement to reduce water waste and improve water efficiency. A recommendation from this document suggests amending the Land Use Bylaw's landscaping regulations to include water conservation strategies.

The Land Use Bylaw definition of "landscaped area" currently requires a landscaped area to mainly consist of lawn. This definition restricts the potential for creating visually appealing landscaped areas using plants other which could potentially use less water than the traditional "grass lawn". Environmental Services, based on the direction and recommendations within the 2007 City of Red Deer Water Conservation Strategy, requested amendments to the Land Use Bylaw be considered to allow developers to explore water conservation strategies by way of landscaping.

Municipal Development Plan

The City of Red Deer Municipal Development Plan supports the implementation of water conservation strategies through the following policy statement:

"The City shall seek to ensure future growth does not exceed the availability of the water supply from the Red Deer River and shall implement a water conservation strategy to make the best use of available water supplies."

Alberta Municipalities

Many Alberta municipalities recognize the importance of implementing and encouraging water conservation strategies through land use bylaw requirements and resource information available on web pages.

The City of Calgary and the Town of Cochrane both have water conservation strategies regulations within their Land Use Bylaw. The City of Calgary allows a low water landscaping option and a low water irrigation system for major developments. The Town of Cochrane requires all landscaped areas in all districts to contain a naturescaping component:

- 100% on all non-residential developments
- 50% on all multi-unit residential developments
- 25% on all other residential developments.

Proposed Bylaw Amendment

The proposed bylaw amendment includes:

- (a) new naturescaping definition
- (b) modification of the existing landscaped area definition
- (c) naturescaping requirement for major developments
- (d) requirement for a portion of dwelling unit front yards to be landscaped
- (e) more descriptive landscaping requirements to provide clarity to overall landscaping regulations

(a) New Naturescaping Definition:

The proposed bylaw amendment is introducing naturescaping as a method of water conservation and sustainable landscaping practices by creating a definition of naturescaping:

"Naturescaping means the modification and enhancement of a lot or development area to promote water efficiency and reduce the dependence on fertilizers and pesticides. For the purpose of this section, the use of native central Alberta non-invasive vegetation is preferred in combination with other landscaping materials."

The proposed definition has been intentionally created to be flexible rather than prescriptive. This approach is seen to foster a full range of potential water conservation strategies. By leaving the definition non-descriptive a great variety of

drought tolerant or native plant species and/or materials such as mulch would be allowed to assist with reducing water evaporation and increase soil moisture retention.

Visually, an area which is “naturescaped” could appear very similar to an average, residential, commercial, industrial or institutional yard, however the plant selection would be more drought tolerant, require less watering and the irrigation could be from a captured water source such as rain barrels. All landscaping plans with a naturescaping component will be subject to Development Authority approval to ensure all plans are aesthetically pleasing.

(b) Modification of the existing landscaped area definition:

Currently the landscaped area definition does not encourage naturescaping materials. The landscaped area definition is proposed to be amended to include naturescaping as an option which could be considered for landscaping in all land use districts.

“Landscaped Area means the portions of a lot or development area which are modified and enhanced through the use of lawn, naturescaping materials, shrubs, trees, flowers or other ornamentals.”

(c) Naturescaping requirement for major developments:

The bylaw amendment proposes to request water conservation strategies or methods to be included with the submission of a landscaping plan. The bylaw amendment proposes that 15 % of plants and/or materials included in landscaping plans be naturescaping. Landscaping plans are required for all major developments throughout all districts of the Land Use Bylaw; however landscaping plans are not required for single family, semi-detached and small multi-family developments.

Examples of how developers could include naturescaping within their landscaping plans could be through various methods:

- Designing for water conservation – group plants of similar light and water requirements together, grading landscaped area to collect moisture, directing downspouts into landscaped area or rain barrel
- Reduce turf area – replace turf with tiered gardens, raised beds, flowering trees, native shrubs or native perennial ground cover, or drought tolerant grass mix such as fescue and ryegrass
- Avoid large impermeable surfaces, allow rainwater and snowmelt to be absorbed
- Provide mulch cover – reduces evaporation and suppresses weeds
- Select drought tolerant trees, plants and shrubs such as:
 - Trees – Amur Maple, Green Ash, Thunderchild Crabapple, Spruce, Bur Oak

- Shrubs – Saskatoon, Juniper, Meyer Lilac
- Perennials – Iris, Daylily, Peony, Poppy

The impact to developers would likely be minimal as 15% is a small area and there are several options available to the developer in terms of methods, material and plant selection. City Administration involved in landscaping plan reviews could provide support and suggestions as to suitable plants and materials. The City of Red Deer “Naturescaping” pamphlet provides resources for how to find plants and materials, along with design and implementation strategies. There could potentially be an overall reduction in maintenance cost due to water conservation.

(d) Requirement for a portion of dwelling unit front yards to be landscaped:

Though single family, semi-detached (duplex) and smaller multi-attached residential developments are not subject the naturescaping requirement proposed (they do not require the submission of landscaping plans) the bylaw amendment proposes a requirement of 25% of the front yard to consist of landscaped area. This requirement will ensure a permeable surface (landscaped, not a paved surface) with water conservation by absorption of stormwater through a permeable surface. This requirement will also ensure some visual aesthetics are maintained in lieu of a potential for the entire front yard becoming a driveway car park surface.

(e) More descriptive landscaping requirements:

Other aspects of the proposed bylaw amendment reflect changes to the landscaping regulations to clarify and be more specific as to the number and size of trees and shrubs required in landscaped areas. The bylaw amendments also clarifies the intent for developers to landscape boulevards adjacent to their lot and that landscaping shall form a visual buffer between residential and non-residential uses.

Consultation

The proposed bylaw amendment was circulated to applicable City Departments and comments were addressed through the planning process. City Administration supports the proposed bylaw amendment.

The City of Red Deer Communications Department prepared a media release containing the key aspects of the bylaw amendment requested comments to be sent to PCPS. Comments received from a property manager stated that many industrial areas already conserve water through minimal irrigation and that the proposed bylaw would not require much change to current practices.

The Red Deer River Naturalist felt that the 25 % landscaped area requirement for front yard landscaping for single family, duplex and small multi-family residents lots should be increased to 50%. 25% coverage allows for double car parking pad and a small landscaped area for the average sized lots. The group representative supports the proposed bylaw amendment as a positive step towards water conservation in the city.

The Environmental Advisory Committee had the following comments:

- Represents a positive change that will promote more conscious development practices and increase the awareness of the alternatives available not to mention the potential reduction in water consumption.
- Support and would like to see Red Deer's bylaw as progressive as Cochrane's but is a positive first step.
- Good initiative, good to include multi-family residential as well as commercial and industrial, would be in favour increasing naturescaping requirement from 15% to 25 %, would make more of an impact

No major objections or concerns were received.

The Municipal Planning Commission recommended support of the Bylaw to City Council.

Planning Analysis


The City of Red Deer along with many other Alberta Municipalities is encouraging water conservation methods be adopted by residential, commercial, industrial and institutional water users. Water is an important limited resource which is becoming increasing scarce due to increase demand in use, economic growth and population growth. Water conservation will ensure this limited resource is properly managed in the present day and available for future use.

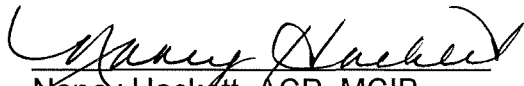
The Water Conservation Strategy and the Municipal Development Plan support implementation of water conservation methods. Encouraging water conservation is a planning tool for sustainable development in the City of Red Deer.

The proposed land use bylaw amendment proposes to conserve water by introducing a requirement for larger site developments to landscape at least a small portion of their sites with water efficient materials defined through a naturescaping definition.

Recommendation

It is the recommendation of Parkland Community Planning Services that Council of the City of Red Deer proceed with first reading of Land Use Bylaw 3357/T-2009.


Emily Damberger, ACP, MCIP
Planner


Nancy Hackett, ACP, MCIP
City Planning Manager

cc: Colleen Jensen, Community Services Director
Pam Vust, Environmental Initiatives Coordinator
Doug Evans, Parks and Open Space Designer
Erin Stuart, License/Permit Inspector
Michelle Baer, Chapman Riebeek Solicitors

OFFICE OF THE MAYOR

DATE: August 17, 2009
TO: City Council
FROM: City of Red Deer Municipal Planning Commission
SUBJECT: Naturescaping: Land Use Bylaw Amendment 3357/T-2009

At the Monday, August 10, 2009 Red Deer Municipal Planning Commission meeting, the Commission considered the report dated July 27, 2009 as presented by Parkland Community Planning Services regarding the Land Use Bylaw Amendment No. 3357/T-2009.

Following discussion the resolution as set out below was introduced and passed.

"Resolved that the Municipal Planning Commission support the Land Use Bylaw Amendment No. 3357/T-2009 for naturescaping and recommend its approval to City Council."

MOTION CARRIED

The above is submitted for Council's consideration.



Mayor Morris Flewwelling
Chairperson
City of Red Deer Municipal Planning Commission

cc: Parkland Community Planning Services

**Council Decision – August 24, 2009**

DATE: August 25, 2009

TO: Emily Damberger, Parkland Community Planning Services
Tony Lindhout, Parkland Community Planning Services
Nancy Hackett, Parkland Community Planning Services

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Naturescaping: Land Use Bylaw Amendment 3357/T-2009

Reference Report:

Legislative and Administrative Services Manager, dated August 11, 2009
Parkland Community Planning Services, dated August 12, 2009

Bylaw Readings:

At the Monday, July 27, 2009 Council Meeting, Land Use Bylaw Amendment 3357/T-2009 was tabled to the Monday, October 19, 2009 Council Meeting to provide the Municipal Planning Commission and the Environmental Advisory Committee time to consider the conservation strategies. Since these Committees were able to provide input early, Land Use Bylaw 3357/T-2009 received first reading at the Monday, August 24, 2009 Council Meeting.

Report Back to Council: Yes – Monday, September 21, 2009

Comments/Actions:

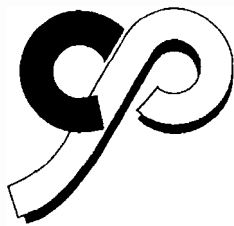
A Public Hearing will be held on Monday September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting. This office will now proceed with advertising Land Use Bylaw Amendment 3357/T-2009. Land Use Bylaw 3357/T-2009 amends the Land Use Bylaw 3357/2006 to include water conservation strategies with regards to landscaping regulations.

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

Frieda McDougall
Deputy City Clerk

cc: Development Services Director
Corporate Services Director
Community Services Director
Parks Superintendent
Engineering Services Manager
Financial Services Manager
LAS File

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
Assessment and Taxation Manager
City Assessor
Property Assessment Technician



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Reports Item No. 1

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 12, 2009
TO: Elaine Vincent, Legislative and Administrative Manager
FROM: Emily Damberger, Planner
RE: Land Use Bylaw Amendment No. 3357/F-2009 Dynamic signage & Show Home Open House

The following report addresses two signage issues, one minor Show Home Open House amendment and an amendment to address reader board (dynamic signs).

1. Show Home Open House Signage

A small amendment to the sign section of the land use bylaw dealing with signs that do not require permits is being proposed to clarify the intent of the bylaw. Currently the bylaw reads:

“Open House signs may be placed on boulevards adjacent to residential districts where the sale is taking place for a 24 hour period prior to the open house and 24 hours following the open house;”

The intent is that open house signs to be put up and taken down on the same day as the open house event and not left out continuously for numerous days in a row.

In the case of signs for Show Home, which are a form of advertising for an “open house”, the proposed bylaw amendment recognizes that these types of the open houses typically run for a period longer than two days. City administration recommends the bylaw amendment clarify the intent for both open house and show home signage to be removed daily when the “open house” or show home hours of operation have ceased:

“Open House or Show Home signs may be placed on boulevards in or adjacent to residential districts where the sale is taking place, for a period of up to two hours before and after the period of time when the Open House or Show Home is open;”

2. Dynamic signage - Background

A report regarding dynamic signage and a land use bylaw amendment request from Red Deer College was brought forward to the Municipal Planning Commission (MPC) at their meeting of July 28, 2008. The report was tabled pending review of additional information and a meeting between Red Deer College, the Westerner and City Administration. The additional information regarding dynamic sign research was provided to MPC members on August 11, 2008 for review and is again attached for reference. The Westerner, Red Deer College and City administration all support the proposed Bylaw Amendment.

Municipal Planning Commission Research Request

The Municipal Planning Commission requested Administration to draft amendments to the Land Use Bylaw that would consider:

- (a) Reader Board (dynamic) signs as discretionary uses in Commercial Land Use Districts;
- (b) Reader Board (dynamic) signs in Public Service Districts (over 17 ha) would continue to be a permitted use, as intended from a previous Land Use Bylaw amendment;
- (c) Reader Board (dynamic) signs in the past interpreted by administration as a part of a Free Standing sign in all districts.

Red Deer College Request

Red Deer College has submitted a request to amend the Land Use Bylaw to allow their existing reader board (dynamic) sign to contain sponsorship signage including phone numbers, website addresses and tag lines (corporate sayings for example COKE – “just for the taste of it”). Currently the Land Use Bylaw only permits the name and logo of the sponsor to appear on sponsorship signage and sponsorship signage is only permitted on the static (non-reader board) portion of the Red Deer College sign.

Current Reader Board Sign Definition and Regulations within the Land Use Bylaw

The Land Use Bylaw defines the following terms as:

Reader Board - a sign which provides for a changeable message through the uses of an electronically displayed message or other similar means and which forms an integral part of the sign which advertises events related to the principal building and may be used for sponsor recognition.

Sponsor – means a corporation or organization that enters into an agreement to pay money to a property owner in exchange for public recognition of the sponsor's contribution, including the right to advertise the name of the sponsor on signage on the property.

Sponsor Recognition – means the identification, by name and/or logo, of an individual or organization.

Third Party Advertising - means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

Currently within the land use bylaw Public Service PS sites over 17 hectares, reader board (dynamic) signs may form a portion (up to 25%) of a freestanding sign. Though development in the PS District (over 17 hectares) is the only district that specifically allows reader board (dynamic) signs, Administration has interpreted, due to the definition of reader board (dynamic) signs not being specific to the PS District, that reader board (dynamic) signs are considered a portion of general signage regulations applicable in all districts. As a result, reader board (dynamic signs) appear in several commercial districts.

Third party advertising is not currently permitted on reader board (dynamic) signs, however the Westerner has been permitted to have third party advertising due to grandfathering conditions of an existing permit. The Westerner and Red Deer College are both zoned PS and are over 17 hectares in size.

Existing Reader Board (Dynamic) Signs

Reader board (dynamic) signs currently known to exist within the City are listed as follows:

BUSINESS	DISTRICT	ADDRESS
1. AEI	C1	4802-51 Avenue
2. Bower Mall	C2A	4900 Molly Banister Drive
3. Canadian Western Bank	C1	4822-51 Avenue
4. Deer Park Alliance Church	PS	2960-39 Street
5. Millennium Centre	C1	4909-49 Street
6. Red Deer College	PS(>17 ha)	100 College Boulevard
7. Royal LePage	C1	101-4406-50 Avenue
8. Westerner Park	PS (>17ha)	4847 A-19 Street
9. Capri Centre	C4	3310-50 Avenue (Proposed Sign)
10. North Hill Inn	C4	7150 50 Avenue
11. Morgex Insurance	C1	103-4610 49 Avenue
12. Doctor Eye Care Centre	C1	4402 49 Avenue
13. Kennex Agencies	C1	4320 – 50 Avenue
14. AMA Building	DC (1)	2965 Bremner Avenue



Royal LePage, C1 District 50 Ave

Canadian Western Bank, C1 District 51 Ave

Administrative Review

Video footage of all existing dynamic signs was reviewed by Engineering Services, Inspections and Licensing and Planning staff in order to determine if existing signs were in compliance with the following sign safety regulations from the Land Use Bylaw:

Safety Provisions

No person shall:

- (b) erect, construct or maintain a sign or a display structure so as to create a hazard for pedestrian or vehicular traffic by blocking sight lines between pedestrian and vehicular traffic or distracting a driver or pedestrian, as determined by the Engineering Services Manager;
- (c) erect, construct or maintain any sign which makes use of the words, "STOP", "LOOK", and "DANGER" or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

Illumination Provisions

- (b) no person shall place flashing signs, revolving beacons, readograms, stationary lights or coloured signs at locations which may, in the opinion of the Engineering Services Manager, obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the City.

Administration concluded that existing reader board signs (dynamic signs) comply with the safety and illumination provisions of the land use bylaw. All existing signs that do not meet the proposed land use bylaw amendments will become legal non-conforming signs. This means they will be permitted to continue with the use of their sign in their

current state. However, they cannot enlarge, replace or redevelopment their signs without having to comply with the proposed bylaw amendments.

Other Alberta Municipalities

There are a variety of approaches used to regulated dynamic signs throughout Alberta.

The City of Edmonton Land Use Bylaw indicates that animated signs (same as reader board signs) shall be allowed where specified in a Sign Schedule, and shall be located or constructed such that the illumination from light sources does not project onto any surrounding residential premises.

The City of Calgary also call their electronic signs “animated signs”. Any sign that moves, distracts or is defined as animated is neither permitted nor discretionary within the city limits. Any animated signs that are in existence were grandfathered.

The City of Lethbridge Land Use Bylaw indicates animated or animation means any method used to call attention to or identify any matter, object, event, or person. The animated signage is not referenced anywhere in their Land Use Bylaw other than in the definitions. The bylaw does not specifically state these types of signs are either permitted or not permitted.

The City of Medicine Hat indicated they have never had an application to date for an animated (reader board) sign. These types of signs are not referenced in their Land Use Bylaw. The bylaw does not specifically state these types of signs as permitted or not permitted signs. They also do not have any in existing within the city limits.

Internal (City Administration) referral responses

City departments were initially asked to provide comments on reader board (dynamic) signs with respect to their safety and aesthetics. Parkland Community Planning Services wanted to be able to address, within a proposed bylaw amendment, any concerns or issues City departments may have with reader board (dynamic) signage.

Issues of concern regarding reader board (dynamic) signage raised by department’s public safety and aesthetics.

Public Safety:

- Traffic safety – driver distraction
- Cost of sign regulation – enforcement
- Signs potentially causing restriction of driver site lines
- Hazard in high traffic areas – size, orientation, traffic, proximity to roadway should all be factors to consider
- If reader board (dynamic) signs are permitted, collision rates should not increase

- Reader board (dynamic) signs intentionally compete for driver's attention against traffic signals, traffic signs and other motorists.

Aesthetics:

- Messages on reader board (dynamic) signs should be controlled
- Difficult to legally ban actual message wording contents or styles of reader boards (dynamic) signs
- Overall City wide signage vision is desired – aesthetics of signage
- Would not want reader boards (dynamic signs) to become electronic billboards

These issues were further researched by Planning and Engineering staff with the following findings:

Public Safety:

- Drivers who are subject to detailed information (such as on reader board/dynamic signs) may be temporarily distracted enough to cause a degradation in their driving ability that could lead to a collision.
- The large variety of rotating information projected on reader board (dynamic) signs attracts drivers at a greater distance and holds their attention longer than static (non-moving) signs.
- A correlation between collisions and complexity of the outside driving environment has been found through many studies.
- Collision rates are higher at intersections.

Overall research findings indicate that driver distraction is a significant factor in traffic collisions. As the purpose of a reader board (dynamic) sign is to attract the attention of people in vehicles, including the driver, distractions by reader board (dynamic) signage is highly likely. Professional traffic engineering judgment concludes that driver distraction generally contributes to a reduction in safe driving characteristic.

Members of the sign industry in Red Deer submitted research supporting reader board (dynamic) signs as a safe method of advertising.

Though the research findings are not definitive, and inconclusive arguments can be made either way, in the interest of promoting public safety, Administration suggests that reader board (dynamic) signs be viewed as a form of driver distraction and a public safety issue.

Aesthetics:

The City of Red Deer's Municipal Development Plan (MDP) section 7.0 Urban Design state's a City wide goal being:

To create a physical environment that is attractive, safe, functional, vibrant and a source of community pride, where residents and visitors experience a strong sense of place.

Policy 7.1 of the MDP calls for design guidelines for areas with special characteristics to exercise greater controls. Older areas, the Gaetz Avenue corridor, QE II Highway and major entries are areas highlighted to be in need of development design controls. Signage and the type of aesthetic design for these areas are yet to be developed. If an overall sign design vision were developed for the City of Red Deer as a whole or by neighbourhood, a more thorough evaluation of signs could occur and further limitations could be placed on future reader board (dynamic) signage.

Section 12.0 Commercial Development, states an objective to ensure the quality and aesthetics of development along major commercial corridors. This statement supports the City's concern regarding aesthetics of signage through Land Use Bylaw regulations along major entryway ways which do not allow billboards, and state that the design, placement and scale of signs shall be to the satisfaction of the Development Authority.

Future policy direction regarding overall aesthetics of signage in general could be an option for City Administration to further explore and bring forward a recommendation to the Municipal Planning Commission and City Council.

Proposed Bylaw Amendments

Administration has drafted a Land Use Bylaw amendment which provides reasonable limitations on reader board (dynamic) signs intended to address any public safety and aesthetic appearance concerns expressed during the administrative review of reader board (dynamic) signs.

i) The bylaw amendment proposes to include a new more inclusive definition for reader board (dynamic) signage that would be a more inclusive definition. The proposed new name for "reader board" is "dynamic sign".

- **"Dynamic sign** – means a sign or portion of a sign with features that move or appear to move or change, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. A dynamic sign includes any display that incorporates a technology or method allowing the image on the sign face to change, such as rotating panels, LED lights manipulated through digital input, or "digital ink". A dynamic sign does not include a sign whose message or image is

changed by physically removing and replacing the sign or its components”.

This definition is intended to be flexible in its specific application in order to allow any future technology to be incorporated without having to do a bylaw amendment; current sign technology with this definition would include reader board (dynamic) signs, rotating panel signs, and video or animated signage.

ii) A revised sponsor recognition definition is proposed to meet the request of Red Deer College and The Westerner.

- **“Sponsor Recognition** – means the recognition of a corporation, person or other entity which has donated money, goods or services to the owner of the land on which the sign is located or which has entered into an agreement to pay money to the owner of the land in exchange for public recognition of the contribution, which recognition may consist of one or more of the following: an expression of thanks, the sponsor’s name, brand, logo, tagline, website information or phone numbers.

iii) A new dynamic signage section within the Land Use Bylaw sign section is proposed in order to direct Administration as to how dynamic signage will be regulated within each allowable district, similar to the existing format within the Land Use Bylaw for all other types of signage.

Dynamic signage is proposed to be a discretionary use on free standing or fascia signs within the following commercial and industrial districts:

- C2A Regional Shopping Centre
- C4 Commercial Major Arterial
- I1 Industrial Business Service
- I2 Heavy Industrial

Dynamic signs will also continue to be a discretionary use in Public Service Districts only on parcel sizes larger than 17.0 hectares.

All though MPC did not originally direct Administration to explore dynamic signage in industrial districts it was felt that some industrial operations are becoming more commercial in nature and may desire dynamic signage similar to major commercial sites. Industrial districts are typically well separated from adjacent residential districts.

The proposed regulations within each commercial and industrial district dictate the size, placement, number of dynamic signs per site, limits to length of electronic messages, and setbacks from any adjacent residential districts.

iv) Following a review of the length of time the message is displayed on existing dynamic signs in the City, Administration deemed a time period of no less than 3 seconds to be the length of time that permits the complete message to be read

without any flashing or scrolling effect that would prove difficult to read and could be a driver distraction.

v) A limit of two signs per site is proposed with a separation distance of at least 50 m. As well, to limit the number of signs along a street, a minimum separation distance of 150m is proposed between lots containing a dynamic sign.

vi) Third party advertising will not be permitted on dynamic signs, with the exception of PS Districts over 17 ha, being Red Deer College and the Westerner as they are large sites with signage that has been in place, the Westerner sign being in place for many years with third party advertising. If new signs are install on PS Districts over 17 ha, third party advertising will continue to be permitted. Limiting third party advertising will prevent the majority of dynamic signs from becoming electronic billboards.

All of the proposed regulations respond to research findings regarding driver distraction. The regulations proposed are intended to balance the need for commercial advertising, the desire of existing PS District sign operators to continue with current standards of sign display and the City's desire to promote aesthetic signage and safe driving conditions by limiting driver distraction from dynamic signage.

Planning Analysis

Reader Board (dynamic) signs exist in various forms and designs throughout the City of Red Deer. By design, their intent is to attract attention of drivers, passengers, pedestrians and people passing by. Existing regulations in the Land Use Bylaw identify driver safety issues such as flashing lights, readograms, and location of signs. Engineering Services has deemed certain elements (flashing, size, location) of signs to be hazardous to public safety and therefore these elements are addressed and regulated in the Land Use Bylaw.

All existing dynamic signs that do not meet the proposed Land Use Bylaw amendments will become legal non-conforming signs and will be permitted to continue in their current state. However, if a new sign is proposed it will need to meet all requirements of the Land Use Bylaw.

Members of the sign industry have been consulted regarding the proposed amendment and no concerns have been received to date regarding the proposed bylaw amendment.

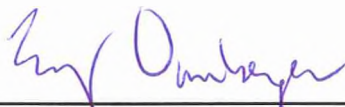
The intent of the proposed bylaw amendment is to reflect a balance of public safety concerns, aesthetic controls and commercial advertising rights through clarification of definitions, regulation of size, type, location and display of reader board (dynamic) signs.

Municipal Planning Commission

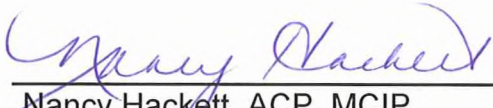
The proposed bylaw amendment was considered by the Municipal Planning Commission on August 10, 2009 and they recommended support of the proposed bylaw amendment to City Council.

Recommendation

That Council of the City of Red Deer proceeds with first reading of Land Use Bylaw 3357/F-2009.



Emily Damberger, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
Planning Manager

cc: Paul Meyette
Frank Colosimo
Colleen Jensen
Don Simpson



OFFICE OF THE MAYOR

DATE: August 17, 2009
TO: City Council
FROM: City of Red Deer Municipal Planning Commission
SUBJECT: Land Use Bylaw Amendment – Dynamic Signage & Show Home Open House

At the Monday, August 10, 2009 Red Deer Municipal Planning Commission meeting, the Commission considered the report dated July 6, 2009 as presented by Parkland Community Planning Services regarding the Land Use Bylaw Amendment No. 3357/F-2009 Dynamic Signage and Show Home Open House.

Following discussion the resolution as set out below was introduced and passed.

“Resolved that the Municipal Planning Commission support the Land Use Bylaw Amendment No. 3357/F-2009 and recommend its approval to City Council.”

MOTION CARRIED

The above is submitted for Council’s consideration.

Mayor Morris Flewwelling
Chairperson
City of Red Deer Municipal Planning Commission

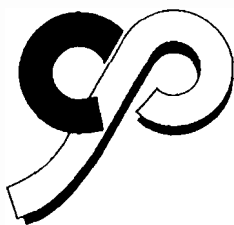
cc: Parkland Community Planning Services

Comments:

We support the recommendations of Parkland Community Planning Services and that Council consider first reading of Land Use Bylaw Amendment 3357/F-2009. A Public Hearing will be held on Monday September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

ORIGINAL

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 12, 2009
TO: Elaine Vincent, Legislative and Administrative Manager
FROM: Emily Damberger, Planner
RE: Land Use Bylaw Amendment No. 3357/F-2009 Dynamic signage & Show Home Open House

The following report addresses two signage issues, one minor Show Home Open House amendment and an amendment to address reader board (dynamic signs).

1. Show Home Open House Signage

A small amendment to the sign section of the land use bylaw dealing with signs that do not require permits is being proposed to clarify the intent of the bylaw. Currently the bylaw reads:

"Open House signs may be placed on boulevards adjacent to residential districts where the sale is taking place for a 24 hour period prior to the open house and 24 hours following the open house;"

The intent is that open house signs to be put up and taken down on the same day as the open house event and not left out continuously for numerous days in a row.

In the case of signs for Show Home, which are a form of advertising for an "open house", the proposed bylaw amendment recognizes that these types of the open houses typically run for a period longer than two days. City administration recommends the bylaw amendment clarify the intent for both open house and show home signage to be removed daily when the "open house" or show home hours of operation have ceased:

"Open House or Show Home signs may be placed on boulevards in or adjacent to residential districts where the sale is taking place, for a period of up to two hours before and after the period of time when the Open House or Show Home is open;"

2. Dynamic signage - Background

A report regarding dynamic signage and a land use bylaw amendment request from Red Deer College was brought forward to the Municipal Planning Commission (MPC) at their meeting of July 28, 2008. The report was tabled pending review of additional information and a meeting between Red Deer College, the Westerner and City Administration. The additional information regarding dynamic sign research was provided to MPC members on August 11, 2008 for review and is again attached for reference. The Westerner, Red Deer College and City administration all support the proposed Bylaw Amendment.

Municipal Planning Commission Research Request

The Municipal Planning Commission requested Administration to draft amendments to the Land Use Bylaw that would consider:

- (a) Reader Board (dynamic) signs as discretionary uses in Commercial Land Use Districts;
- (b) Reader Board (dynamic) signs in Public Service Districts (over 17 ha) would continue to be a permitted use, as intended from a previous Land Use Bylaw amendment;
- (c) Reader Board (dynamic) signs in the past interpreted by administration as a part of a Free Standing sign in all districts.

Red Deer College Request

Red Deer College has submitted a request to amend the Land Use Bylaw to allow their existing reader board (dynamic) sign to contain sponsorship signage including phone numbers, website addresses and tag lines (corporate sayings for example COKE – “just for the taste of it”). Currently the Land Use Bylaw only permits the name and logo of the sponsor to appear on sponsorship signage and sponsorship signage is only permitted on the static (non-reader board) portion of the Red Deer College sign.

Current Reader Board Sign Definition and Regulations within the Land Use Bylaw

The Land Use Bylaw defines the following terms as:

Reader Board - a sign which provides for a changeable message through the uses of an electronically displayed message or other similar means and which forms an integral part of the sign which advertises events related to the principal building and may be used for sponsor recognition.

Sponsor – means a corporation or organization that enters into an agreement to pay money to a property owner in exchange for public recognition of the sponsor's contribution, including the right to advertise the name of the sponsor on signage on the property.

Sponsor Recognition – means the identification, by name and/or logo, of an individual or organization.

Third Party Advertising - means a sign which refers to goods, activities or services other than those produced, offered for sale or free or obtainable at the premises or on the site on which the sign is displayed.

Currently within the land use bylaw Public Service PS sites over 17 hectares, reader board (dynamic) signs may form a portion (up to 25%) of a freestanding sign. Though development in the PS District (over 17 hectares) is the only district that specifically allows reader board (dynamic) signs, Administration has interpreted, due to the definition of reader board (dynamic) signs not being specific to the PS District, that reader board (dynamic) signs are considered a portion of general signage regulations applicable in all districts. As a result, reader board (dynamic signs) appear in several commercial districts.

Third party advertising is not currently permitted on reader board (dynamic) signs, however the Westerner has been permitted to have third party advertising due to grandfathering conditions of an existing permit. The Westerner and Red Deer College are both zoned PS and are over 17 hectares in size.

Existing Reader Board (Dynamic) Signs

Reader board (dynamic) signs currently known to exist within the City are listed as follows:

BUSINESS	DISTRICT	ADDRESS
1. AEI	C1	4802-51 Avenue
2. Bower Mall	C2A	4900 Molly Banister Drive
3. Canadian Western Bank	C1	4822-51 Avenue
4. Deer Park Alliance Church	PS	2960-39 Street
5. Millennium Centre	C1	4909-49 Street
6. Red Deer College	PS(>17 ha)	100 College Boulevard
7. Royal LePage	C1	101-4406-50 Avenue
8. Westerner Park	PS (>17ha)	4847 A-19 Street
9. Capri Centre	C4	3310-50 Avenue (Proposed Sign)
10. North Hill Inn	C4	7150 50 Avenue
11. Morgex Insurance	C1	103-4610 49 Avenue
12. Doctor Eye Care Centre	C1	4402 49 Avenue
13. Kennex Agencies	C1	4320 – 50 Avenue
14. AMA Building	DC (1)	2965 Bremner Avenue



Royal LePage, C1 District 50 Ave



Canadian Western Bank, C1 District 51 Ave

Administrative Review

Video footage of all existing dynamic signs was reviewed by Engineering Services, Inspections and Licensing and Planning staff in order to determine if existing signs were in compliance with the following sign safety regulations from the Land Use Bylaw:

Safety Provisions

No person shall:

- (b) erect, construct or maintain a sign or a display structure so as to create a hazard for pedestrian or vehicular traffic by blocking sight lines between pedestrian and vehicular traffic or distracting a driver or pedestrian, as determined by the Engineering Services Manager;
- (c) erect, construct or maintain any sign which makes use of the words, "STOP", "LOOK", and "DANGER" or any other word, phrase, symbol or character in such a manner as to interfere with, mislead or confuse traffic.

Illumination Provisions

- (b) no person shall place flashing signs, revolving beacons, readograms, stationary lights or coloured signs at locations which may, in the opinion of the Engineering Services Manager, obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the City.

Administration concluded that existing reader board signs (dynamic signs) comply with the safety and illumination provisions of the land use bylaw. All existing signs that do not meet the proposed land use bylaw amendments will become legal non-conforming signs. This means they will be permitted to continue with the use of their sign in their

current state. However, they cannot enlarge, replace or redevelopment their signs without having to comply with the proposed bylaw amendments.

Other Alberta Municipalities

There are a variety of approaches used to regulated dynamic signs throughout Alberta.

The City of Edmonton Land Use Bylaw indicates that animated signs (same as reader board signs) shall be allowed where specified in a Sign Schedule, and shall be located or constructed such that the illumination from light sources does not project onto any surrounding residential premises.

The City of Calgary also call their electronic signs “animated signs”. Any sign that moves, distracts or is defined as animated is neither permitted nor discretionary within the city limits. Any animated signs that are in existence were grandfathered.

The City of Lethbridge Land Use Bylaw indicates animated or animation means any method used to call attention to or identify any matter, object, event, or person. The animated signage is not referenced anywhere in their Land Use Bylaw other than in the definitions. The bylaw does not specifically state these types of signs are either permitted or not permitted.

The City of Medicine Hat indicated they have never had an application to date for an animated (reader board) sign. These types of signs are not referenced in their Land Use Bylaw. The bylaw does not specifically state these types of signs as permitted or not permitted signs. They also do not have any in existing within the city limits.

Internal (City Administration) referral responses

City departments were initially asked to provide comments on reader board (dynamic) signs with respect to their safety and aesthetics. Parkland Community Planning Services wanted to be able to address, within a proposed bylaw amendment, any concerns or issues City departments may have with reader board (dynamic) signage.

Issues of concern regarding reader board (dynamic) signage raised by department’s public safety and aesthetics.

Public Safety:

- Traffic safety – driver distraction
- Cost of sign regulation – enforcement
- Signs potentially causing restriction of driver site lines
- Hazard in high traffic areas – size, orientation, traffic, proximity to roadway should all be factors to consider
- If reader board (dynamic) signs are permitted, collision rates should not increase

- Reader board (dynamic) signs intentionally compete for driver's attention against traffic signals, traffic signs and other motorists.

Aesthetics:

- Messages on reader board (dynamic) signs should be controlled
- Difficult to legally ban actual message wording contents or styles of reader boards (dynamic) signs
- Overall City wide signage vision is desired – aesthetics of signage
- Would not want reader boards (dynamic signs) to become electronic billboards

These issues were further researched by Planning and Engineering staff with the following findings:

Public Safety:

- Drivers who are subject to detailed information (such as on reader board/dynamic signs) may be temporarily distracted enough to cause a degradation in their driving ability that could lead to a collision.
- The large variety of rotating information projected on reader board (dynamic) signs attracts drivers at a greater distance and holds their attention longer than static (non-moving) signs.
- A correlation between collisions and complexity of the outside driving environment has been found through many studies.
- Collision rates are higher at intersections.

Overall research findings indicate that driver distraction is a significant factor in traffic collisions. As the purpose of a reader board (dynamic) sign is to attract the attention of people in vehicles, including the driver, distractions by reader board (dynamic) signage is highly likely. Professional traffic engineering judgment concludes that driver distraction generally contributes to a reduction in safe driving characteristic.

Members of the sign industry in Red Deer submitted research supporting reader board (dynamic) signs as a safe method of advertising.

Though the research findings are not definitive, and inconclusive arguments can be made either way, in the interest of promoting public safety, Administration suggests that reader board (dynamic) signs be viewed as a form of driver distraction and a public safety issue.

Aesthetics:

The City of Red Deer's Municipal Development Plan (MDP) section 7.0 Urban Design state's a City wide goal being:

To create a physical environment that is attractive, safe, functional, vibrant and a source of community pride, where residents and visitors experience a strong sense of place.

Policy 7.1 of the MDP calls for design guidelines for areas with special characteristics to exercise greater controls. Older areas, the Gaetz Avenue corridor, QE II Highway and major entries are areas highlighted to be in need of development design controls. Signage and the type of aesthetic design for these areas are yet to be developed. If an overall sign design vision were developed for the City of Red Deer as a whole or by neighbourhood, a more thorough evaluation of signs could occur and further limitations could be placed on future reader board (dynamic) signage.

Section 12.0 Commercial Development, states an objective to ensure the quality and aesthetics of development along major commercial corridors. This statement supports the City's concern regarding aesthetics of signage through Land Use Bylaw regulations along major entryway ways which do not allow billboards, and state that the design, placement and scale of signs shall be to the satisfaction of the Development Authority.

Future policy direction regarding overall aesthetics of signage in general could be an option for City Administration to further explore and bring forward a recommendation to the Municipal Planning Commission and City Council.

Proposed Bylaw Amendments

Administration has drafted a Land Use Bylaw amendment which provides reasonable limitations on reader board (dynamic) signs intended to address any public safety and aesthetic appearance concerns expressed during the administrative review of reader board (dynamic) signs.

i) The bylaw amendment proposes to include a new more inclusive definition for reader board (dynamic) signage that would be a more inclusive definition. The proposed new name for "reader board" is "dynamic sign".

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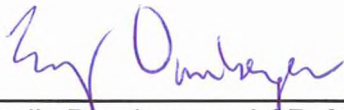
The intent of the proposed bylaw amendment is to reflect a balance of public safety concerns, aesthetic controls and commercial advertising rights through clarification of definitions, regulation of size, type, location and display of reader board (dynamic) signs.

Municipal Planning Commission

The proposed bylaw amendment was considered by the Municipal Planning Commission on August 10, 2009 and they recommended support of the proposed bylaw amendment to City Council.

Recommendation

That Council of the City of Red Deer proceeds with first reading of Land Use Bylaw 3357/F-2009.



Emily Damberger, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
Planning Manager

cc: Paul Meyette
Frank Colosimo
Colleen Jensen
Don Simpson

ORIGINAL



OFFICE OF THE MAYOR

DATE: August 17, 2009
TO: City Council
FROM: City of Red Deer Municipal Planning Commission
SUBJECT: Land Use Bylaw Amendment – Dynamic Signage & Show Home Open House

At the Monday, August 10, 2009 Red Deer Municipal Planning Commission meeting, the Commission considered the report dated July 6, 2009 as presented by Parkland Community Planning Services regarding the Land Use Bylaw Amendment No. 3357/F-2009 Dynamic Signage and Show Home Open House.

Following discussion the resolution as set out below was introduced and passed.

“Resolved that the Municipal Planning Commission support the Land Use Bylaw Amendment No. 3357/F-2009 and recommend its approval to City Council.”

MOTION CARRIED

The above is submitted for Council’s consideration.

Mayor Morris Flewelling
Chairperson
City of Red Deer Municipal Planning Commission

cc: Parkland Community Planning Services



Council Decision – August 24, 2009

DATE: August 25, 2009
TO: Emily Damberger, Parkland Community Planning Services
FROM: Frieda McDougall, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment No. 3357/F-2009 Dynamic Signage & Show Home Open House

Reference Report:

Parkland Community Planning Services, dated August 12, 2009

Resolution:

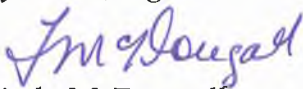
"Resolved that Council of the City of Red Deer hereby tables the report from Parkland Community Planning Services dated August 12, 2009 Re: Land Use Bylaw Amendment No. 3357/F-2009 Dynamic Signage and Show Home Open House to the Monday September 21, 2009 Council Meeting to provide for administration additional time to incorporate changes into Land Use Bylaw Amendment 3357/F-2009."

MOTION CARRIED

Report Back to Council: Yes – Monday, September 21, 2009

Comments/Actions:

Land Use Bylaw 3357/F-2009 amends the Land Use Bylaw 3357/2006 to reflect a balance of public safety concerns, aesthetic controls and commercial advertising rights through clarification of definitions, regulation of size, type, location and display of reader board (dynamic) signs.



Frieda McDougall
Deputy City Clerk

cc: Development Services Director
Corporate Services Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager
City Assessor

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
Property Assessment Technician
LAS File



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Reports Item No. 2

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

DATE: August 14, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: **Land Use Bylaw Amendment No. 3357/AA-2009**
Dimension Hospitality Corporation
Lot 1, Blk. 2, Plan 042-2838; Southpointe Common 2 (Days Inn/Motel 6 Site)
Rezoning from C2A Commercial (Regional Shopping Centre) District to
C4 Commercial (Major Arterial) District

Proposal

The subject site is developed with two hotels and related parking. The site shares a joint vehicle access from 19 Street with other Southpointe Common 2 commercial businesses. The purpose of this rezoning is to facilitate a future subdivision application to create a separate title for each of the two hotels.

The reason a land use bylaw amendment has been requested is that the current Lot 1, if subdivided into two parcels, could not meet the minimum 3.0 ha parcel size requirement of the existing C2A Commercial District. The C4 Commercial District has a much smaller minimum parcel size requirement of 1,393 m². At the subdivision stage, some requirement relaxations, such as building height, would be required. The two developments would continue to provide the required parking.

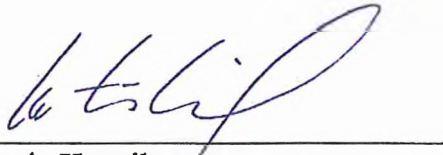
Most other development standards, including parking, are the same in both the C2A and C4 Commercial Districts. A hotel or motel is a discretionary use in both Districts. The major difference between the C2A and C4 districts is that the C4 district allows for taller and larger signage.

Planning Analysis


The proposed rezoning from C2A to C4 is for the purpose of remedying an existing situation. Rezoning to C4 would not provide for uses that would conflict with the uses listed within the adjacent C2A districts, as C4 uses are compatible with C2A. Hotel or motel uses are discretionary in both districts. Finally, no objections were received through referral process.

Staff Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/CC - 2009.



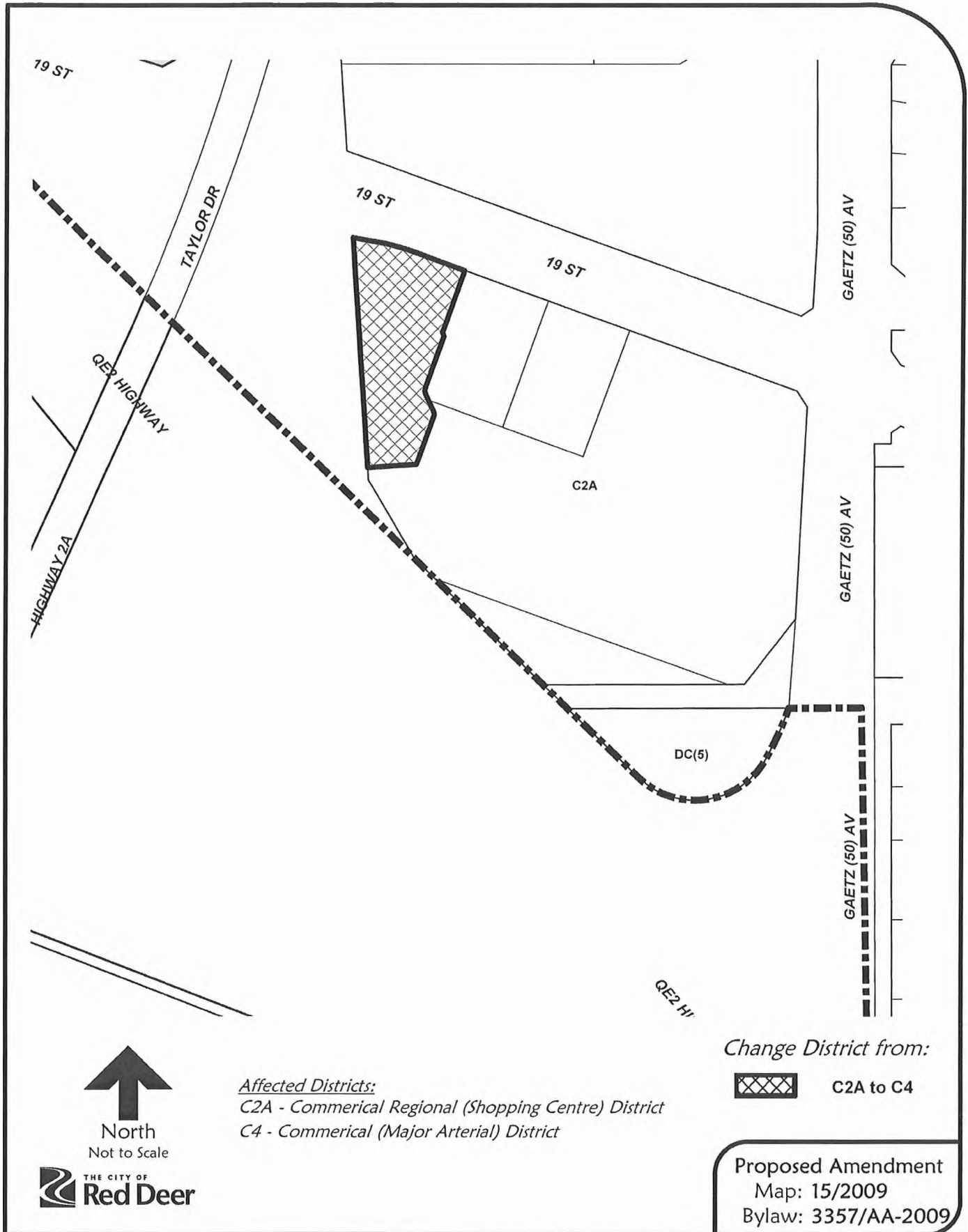
Martin Kvapil
PLANNING ASSISTANT



Nancy Hackett, MCIP, ACP
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



Affected Districts:
C2A - Commerical Regional (Shopping Centre) District
C4 - Commerical (Major Arterial) District

Change District from:



C2A to C4

Proposed Amendment
Map: 15/2009
Bylaw: 3357/AA-2009

Comments:

We support the recommendations of Parkland Community Planning Services and that Council consider first reading of Land Use Bylaw Amendment 3357/AA-2009. A Public Hearing will be held on Monday September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Council Decision – August 24, 2009

DATE: August 25, 2009

TO: Markin Kvapil, Parkland Community Planning Services
Tony Lindhout, Parkland Community Planning Services
Nancy Hackett, Parkland Community Planning Services

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment No. 3357/AA-2009 Dimension Hospitality Corporation
Lot 1, Block 2, Plan 042-2838; Southpointe Common 2 (Days Inn/Motel 6 Site)
Rezoning from C2A Commercial (Regional Shopping Centre) District to C4
Commercial (Major Arterial) District

Reference Report:

Parkland Community Planning Services, dated August 14, 2009

Bylaw Readings:

Land Use Bylaw Amendment 3357/AA-2009 received first reading at the Monday, August 24, 2009 Council Meeting. A copy of Bylaw 3357/AA-2009 is attached.

Report Back to Council: Yes – September 21, 2009

Comments/Further Action:

A Public Hearing will be held on Monday September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting. This office will now proceed with advertising Land Use Bylaw Amendment 3357/AA-2009. Land Use Bylaw 3357/AA-2009 proposes rezoning the specified area from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District.

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

Frieda McDougall
Deputy City Clerk

cc: Development Services Director
Corporate Services Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager
City Assessor

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
Property Assessment Technician
LAS File

BYLAW NO. 3357/AA -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map L10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 15 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of August 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

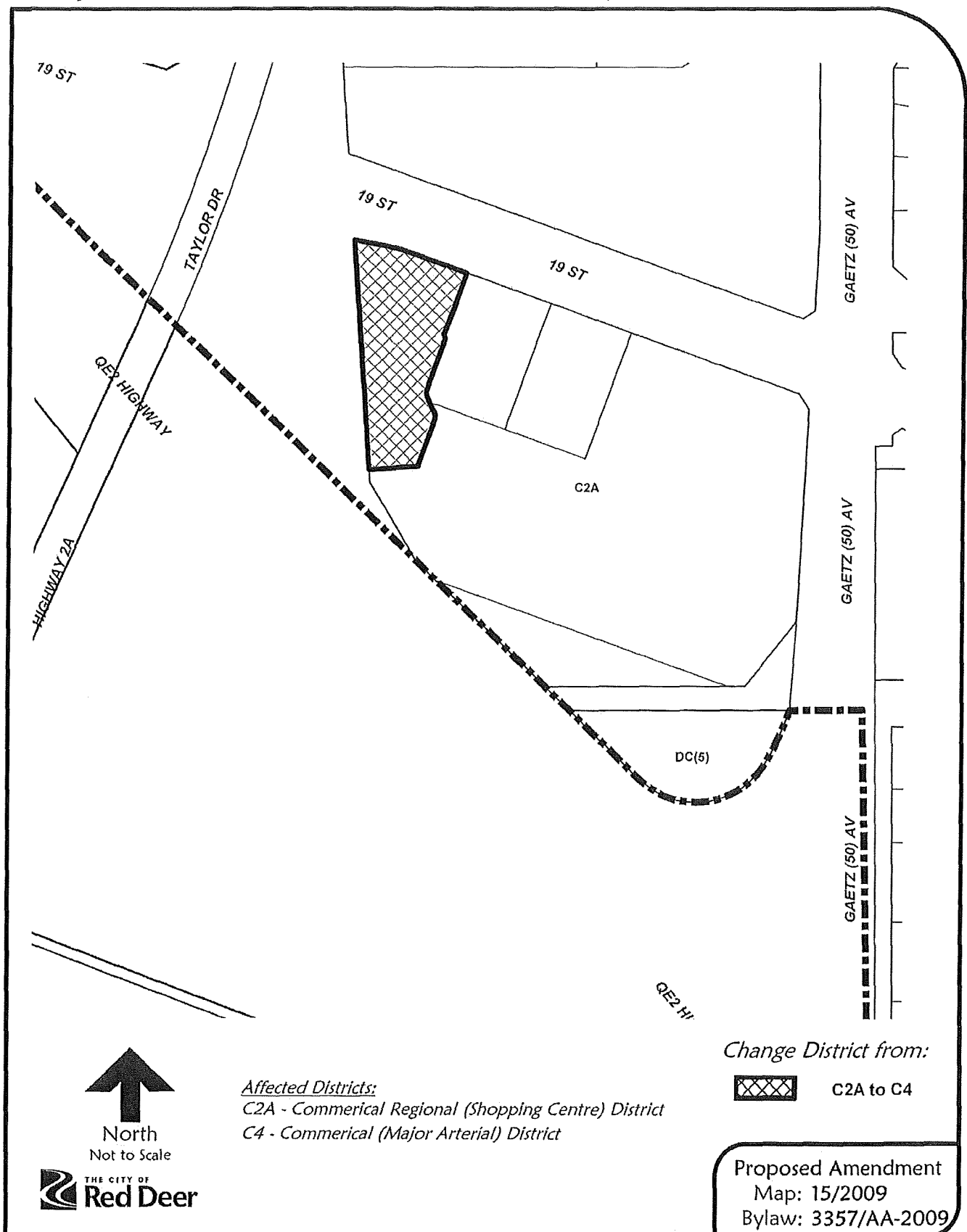
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006





LEGISLATIVE & ADMINISTRATIVE SERVICES

August 26, 2009

1041017 ALBERTA LTD
2811 BREMNER AVE
RED DEER
AB T4R 1P7

Dear 1041017 ALBERTA LTD:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/AA-2009 provides for rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District at Lot 1, Block 2, Plan 042-2838. The reason a land use bylaw amendment has been requested is that the current Lot 1, if subdivided into two parcels, could not meet the minimum 3.0ha parcel size requirement of the existing C2A Commercial District. The C4 zoning has a much smaller minimum parcel size requirement of 1,393m². At the subdivision stage, some requirement relaxations, such as building height, would be required. The two developments would continue to provide the required parking. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall. For more details contact the city planners at Parkland Community Planning Services at 403.343.3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 21, 2009** at 6 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by **Tuesday, September 15, 2009**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information.

If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Sincerely,

Elaine Vincent
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 26, 2009

SOUTHPOINTE COMMON CORP
5709 2 ST SE C/O APT 200
CALGARY
AB T2H 2W4

Dear SOUTHPOINTE COMMON CORP:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/AA-2009 provides for rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District at Lot 1, Block 2, Plan 042-2838. The reason a land use bylaw amendment has been requested is that the current Lot 1, if subdivided into two parcels, could not meet the minimum 3.0ha parcel size requirement of the existing C2A Commercial District. The C4 zoning has a much smaller minimum parcel size requirement of 1,393m². At the subdivision stage, some requirement relaxations, such as building height, would be required. The two developments would continue to provide the required parking. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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Sincerely,

Elaine Vincent
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 26, 2009

DIMENSION 3 HOSPITALITY CORPORATION
1139 8TH ST E
SASKATOON
SK S7H 0S3

Dear DIMENSION 3 HOSPITALITY CORPORATION:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/AA-2009 provides for rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District at Lot 1, Block 2, Plan 042-2838. The reason a land use bylaw amendment has been requested is that the current Lot 1, if subdivided into two parcels, could not meet the minimum 3.0ha parcel size requirement of the existing C2A Commercial District. The C4 zoning has a much smaller minimum parcel size requirement of 1,393m². At the subdivision stage, some requirement relaxations, such as building height, would be required. The two developments would continue to provide the required parking. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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Sincerely,

Elaine Vincent
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 26, 2009

SOUTHPOINTE PLAZA INC
200-5709 2 ST SE
CALGARY
AB T2H 2W4

Dear SOUTHPOINTE PLAZA INC:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/AA-2009 provides for rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District at Lot 1, Block 2, Plan 042-2838. The reason a land use bylaw amendment has been requested is that the current Lot 1, if subdivided into two parcels, could not meet the minimum 3.0ha parcel size requirement of the existing C2A Commercial District. The C4 zoning has a much smaller minimum parcel size requirement of 1,393m². At the subdivision stage, some requirement relaxations, such as building height, would be required. The two developments would continue to provide the required parking. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Sincerely,

A handwritten signature in black ink that reads 'Elaine Vincent'. The signature is written in a cursive, flowing style.

Elaine Vincent
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 26, 2009

P-FIVE ENTERPRISES LTD
1110 - 5001 19 ST
RED DEER
AB T4R 3R1

Dear P-FIVE ENTERPRISES LTD:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/AA-2009 provides for rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District at Lot 1, Block 2, Plan 042-2838. The reason a land use bylaw amendment has been requested is that the current Lot 1, if subdivided into two parcels, could not meet the minimum 3.0ha parcel size requirement of the existing C2A Commercial District. The C4 zoning has a much smaller minimum parcel size requirement of 1,393m². At the subdivision stage, some requirement relaxations, such as building height, would be required. The two developments would continue to provide the required parking. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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Sincerely,

Elaine Vincent
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 26, 2009

KINDRED DEVELOPMENTS LTD
1100
5001 19TH ST
RED DEER
AB T4R 3R1

Dear KINDRED DEVELOPMENTS LTD:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/AA-2009 provides for rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District at Lot 1, Block 2, Plan 042-2838. The reason a land use bylaw amendment has been requested is that the current Lot 1, if subdivided into two parcels, could not meet the minimum 3.0ha parcel size requirement of the existing C2A Commercial District. The C4 zoning has a much smaller minimum parcel size requirement of 1,393m². At the subdivision stage, some requirement relaxations, such as building height, would be required. The two developments would continue to provide the required parking. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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Sincerely,

Elaine Vincent

Legislative & Administrative Services Manager

Legislative & Administrative Services 4514 45 Avenue NE Phone: 403.342.8132 Fax: 403.346.6195 E-mail: legislativeservices@reddeer.ca
The City of Red Deer Box 5008 Red Deer, AB T4N 3T4 www.reddeer.ca



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 25, 2009

Dimension 3 Hospitality Corporation
1139 – 8th Street East
Saskatoon, SK
S7H 0S3

To whom it may concern:

**Re: *Land Use Bylaw Amendment 3357/AA-2009 Dimension Hospitality Corporation
Lot 1, Block 2, Plan 042-2838 Southpointe Common 2 (Days Inn/Motel 6 Site)
Rezoning from C2A Commercial (Regional Shopping Centre) District to
C4 Commercial (Major Arterial) District***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/ AA-2009* at the City of Red Deer's Council Meeting held Monday, August 24, 2009. For your information, a copy of the Bylaw is attached.

Land Use Bylaw Amendment 3357/AA - 2009 is proposing rezoning from C2A Commercial (Regional Shopping centre) District to C4 Commercial (Major Arterial) District.

Council must hold a Public Hearing before giving second and third readings to the Bylaw. This office will now advertise for a Public Hearing to be held on Monday, September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you are not in agreement with paying this cost, please notify me by 10:00 A.M. on Tuesday September 1, 2009.

If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kim Woods'.

Kim Woods
Council Services Coordinator

Cc: Parkland Community Planning Services

BYLAW NO. 3357/AA -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map L10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 15 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of August 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

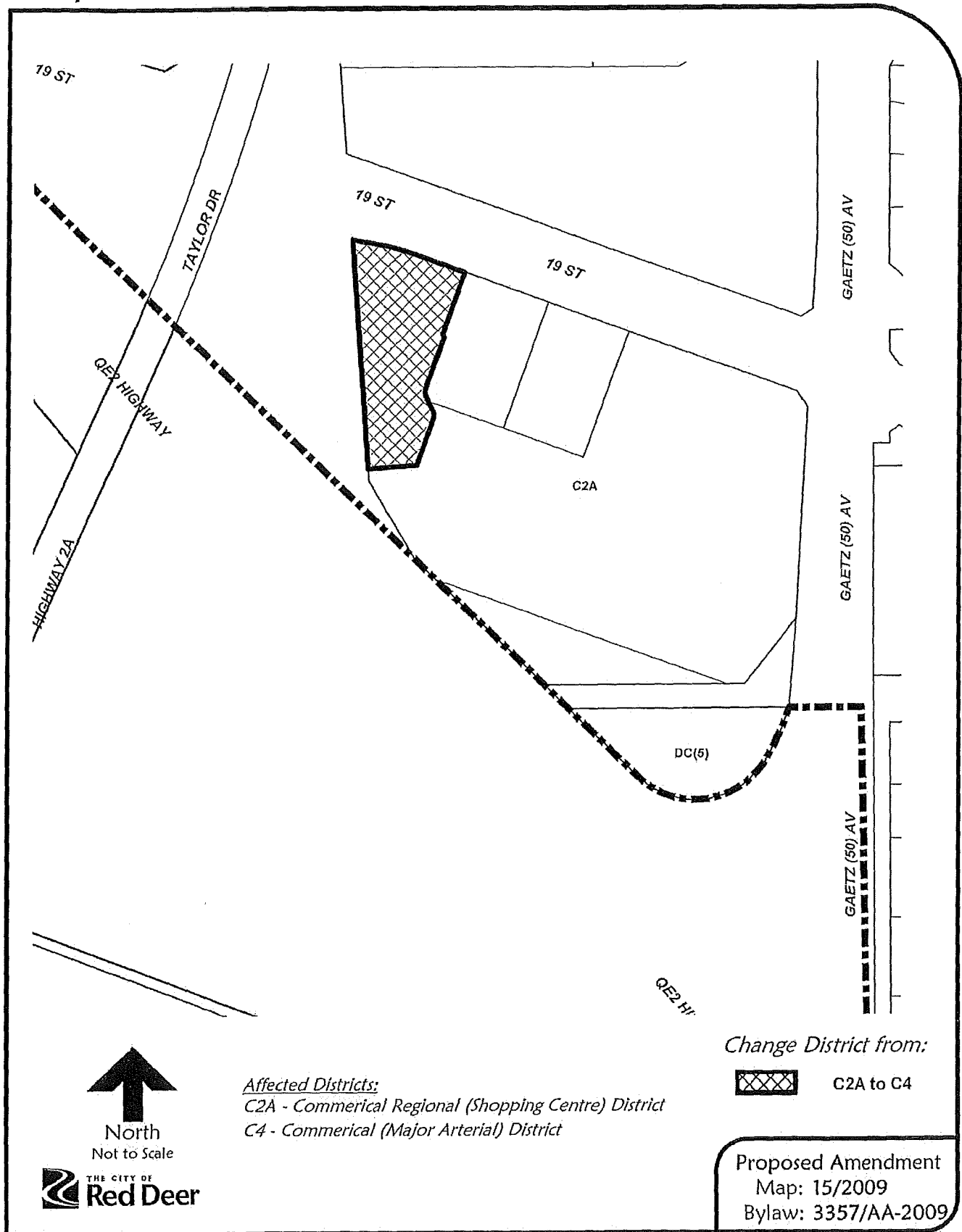
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



FILE COPY

August 26, 2009

«Prime_Owner_Name»
«Owner_Address_1»
«Owner_Address_2»
«Owner_Address_3»
«Owner_Address_4»

Dear «Prime_Owner_Name»:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/AA-2009 provides for rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District at Lot 1, Block 2, Plan 042-2838. The reason a land use bylaw amendment has been requested is that the current Lot 1, if subdivided into two parcels, could not meet the minimum 3.0ha parcel size requirement of the existing C2A Commercial District. The C4 zoning has a much smaller minimum parcel size requirement of 1,393m². At the subdivision stage, some requirement relaxations, such as building height, would be required. The two developments would continue to provide the required parking. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 21, 2009** at 6 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by **Tuesday, September 15, 2009**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information.

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Sincerely,



Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

SOUTHPOINTE COMMON CORP
5709 2 ST SE C/O APT 200
CALGARY
AB T2H 2W4

Dear SOUTHPOINTE COMMON CORP:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

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Sincerely,

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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

DIMENSION 3 HOSPITALITY CORPORATION
1139 8TH ST E
SASKATOON
SK S7H 0S3

Dear DIMENSION 3 HOSPITALITY CORPORATION:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

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Sincerely,

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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

SOUTHPOINTE PLAZA INC
200-5709 2 ST SE
CALGARY
AB T2H 2W4

Dear SOUTHPOINTE PLAZA INC:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

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Sincerely,

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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

P-FIVE ENTERPRISES LTD
1110 - 5001 19 ST
RED DEER
AB T4R 3R1

Dear P-FIVE ENTERPRISES LTD:

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Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

KINDRED DEVELOPMENTS LTD
1100
5001 19TH ST
RED DEER
AB T4R 3R1

Dear KINDRED DEVELOPMENTS LTD:

**Re: Land Use Bylaw Amendment 3357/AA-2009
Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

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August 26, 2009

1041017 ALBERTA LTD
2811 BREMNER AVE
RED DEER
AB T4R 1P7

Dear 1041017 ALBERTA LTD:

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Dimension Hospitality Corporation Lot 1, Block 2 Plan 042-2838
Southpointe Common 2 (Days Inn / Motel 6 Site)**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/AA-2009 provides for rezoning from C2A Commercial (Regional Shopping Centre) District to C4 Commercial (Major Arterial) District at Lot 1, Block 2, Plan 042-2838. The reason a land use bylaw amendment has been requested is that the current Lot 1, if subdivided into two parcels, could not meet the minimum 3.0ha parcel size requirement of the existing C2A Commercial District. The C4 zoning has a much smaller minimum parcel size requirement of 1,393m². At the subdivision stage, some requirement relaxations, such as building height, would be required. The two developments would continue to provide the required parking. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall. For more details contact the city planners at Parkland Community Planning Services at 403.343.3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 21, 2009** at 6 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by **Tuesday, September 15, 2009**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information.

If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

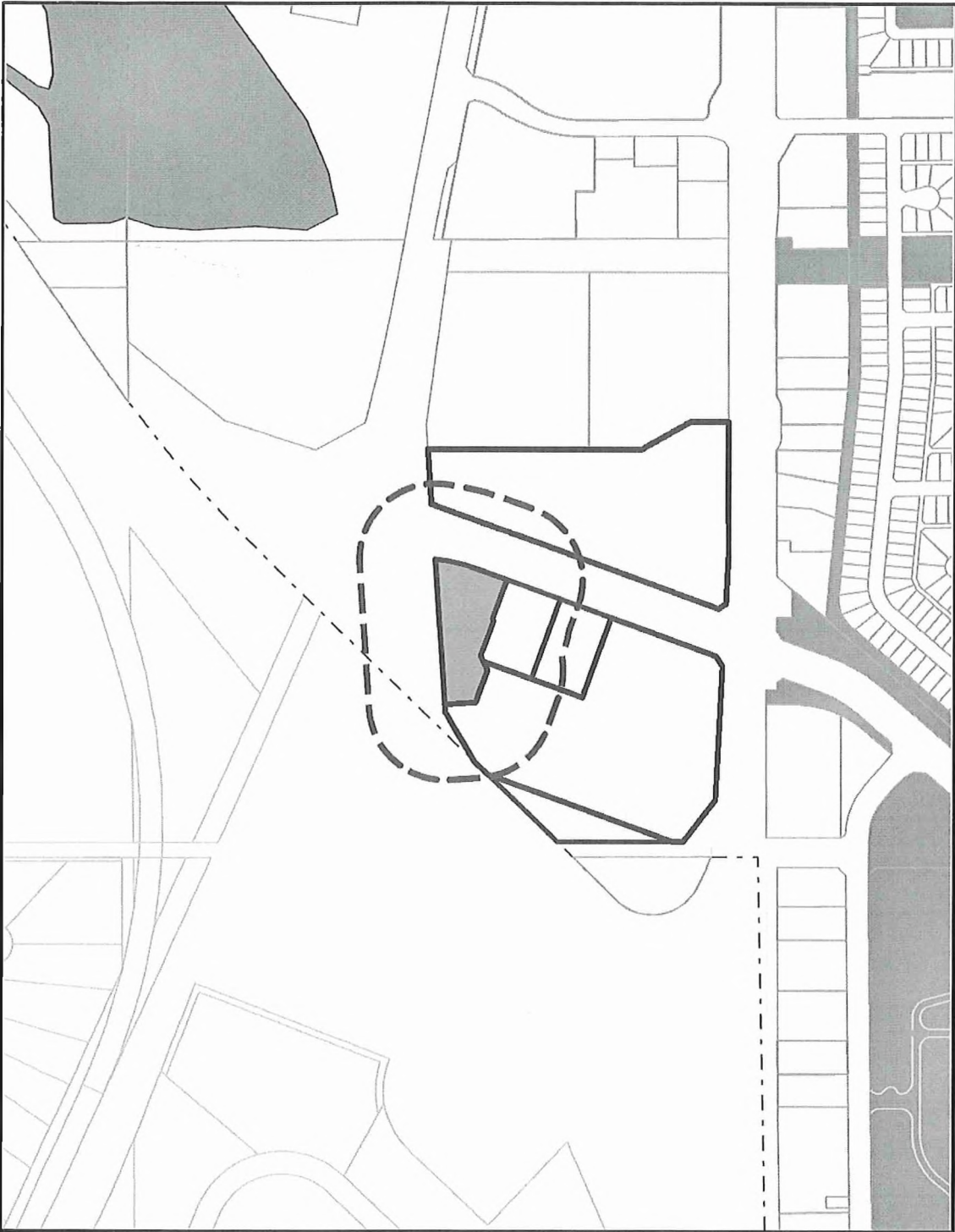
Sincerely,

A handwritten signature in cursive script, appearing to read 'Elaine Vincent', written in dark ink.

Elaine Vincent
Legislative & Administrative Services Manager

3357/AA-2009

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL



 Export Data To Excel

Parcels Touching The Buffer Zone 100 Meters Around					
Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
239 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
237	SOUTHPOINTE	5709 2 ST	CALGARY, AB		

2004 50 AV	COMMON CORP	SE C/O APT 200	T2H 2W4		
235 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
233 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
231 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
229 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
227 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
225 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
223 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
221 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
219 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
217 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
215 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
213 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
211 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
197 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
195 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
193 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
191 2004 50	SOUTHPOINTE	5709 2 ST SE C/O APT	CALGARY, AB		

AV	COMMON CORP	200	T2H 2W4		
189 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
187 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
185 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
183 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
181 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
177 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
175 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
171 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
169 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
167 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
165 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
163 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
161 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
157 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
155 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
153 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
151 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		

149 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
147 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
145 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
143 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
141 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
139 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
137 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
135 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
133 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
131 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
129 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
127 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
125 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
123 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
121 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
119 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
117 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
115		5709 2 ST			

2004 50 AV	SOUTHPOINTE COMMON CORP	SE C/O APT 200	CALGARY, AB T2H 2W4		
113 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
111 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
109 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
107 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
105 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
103 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
102 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
101 2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
2004 50 AV	SOUTHPOINTE COMMON CORP	5709 2 ST SE C/O APT 200	CALGARY, AB T2H 2W4		
900 5001 19 ST	DIMENSION 3 HOSPITALITY CORPORATION	1139 8TH ST E	SASKATOON, SK S7H 0S3		
870 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
850 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
800 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
799 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
760 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
700 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
600 5001 19	SOUTHPOINTE	200-5709 2	CALGARY, AB		

ST	PLAZA INC	ST SE	T2H 2W4		
500 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
440 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
430 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
420 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
410 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
400 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
310 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
300 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
200 5001 19 ST	SOUTHPOINTE PLAZA INC	200-5709 2 ST SE	CALGARY, AB T2H 2W4		
1110 5001 19 ST	P-FIVE ENTERPRISES LTD	1110 - 5001 19 ST	RED DEER, AB T4R 3R1		
1100 5001 19 ST	KINDRED DEVELOPMENTS LTD	1100, 5001 19TH ST	RED DEER, AB T4R 3R1		
1000 5001 19 ST	DIMENSION 3 HOSPITALITY CORPORATION	1139 8TH ST E	SASKATOON, SK S7H 0S3		
1000 5001 19 ST	DIMENSION 3 HOSPITALITY CORPORATION	1139 8TH ST E	SASKATOON, SK S7H 0S3		
100 5001 19 ST	1041017 ALBERTA LTD	2811 BREMNER AVE	RED DEER, AB T4R 1P7		

Kim Woods

From: Martin Kvapil
Sent: August 25, 2009 8:43 AM
To: Kim Woods
Subject: RE: 3357/AA-2009 and 3357/CC-2009

Attachments: 3357aa2009.DOC; 3357cc2009.DOC

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Good morning, Kim.

3357/AA Dimension 3 Hospitality Corporation
1139 – 8th Street East
Saskatoon, SK
S7H 0S3

3357/CC Peter & Kathy Lacey
RR2
Red Deer, AB
T4N 6Y4



3357aa2009.DOC
(27 KB)



3357cc2009.DOC
(27 KB)

Martin

From: Kim Woods
Sent: August 25, 2009 8:22 AM
To: Martin Kvapil
Subject: 3357/AA-2009 and 3357/CC-2009

Hi Martin:

I need the address of the applicant for AA-2009. Also for CC-2009 it is Laebon being billed for advertising and is there a special address for Peter and Kathy Lacey?

Thanks.

Kim Woods

Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services
Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca



Reports Item No. 3

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

DATE: August 14, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3357/CC-2009
Timberstone Park – Phase 2
Peter & Kathy Lacey, Laebon Developments

Proposal

Laebon Developments is proposing to develop Phase 2 of the Timberstone Park neighbourhood. Rezoning is being sought for approximately 6.871 ha (17.98 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District in order to create 39 R1 lots, 16 R1N lots, 3 public utility lots and 1 municipal reserve lot.

Phase 2 is situated adjacent to College Park. One of the proposed public utility lots and the proposed municipal reserve lot, which lie adjacent to the easterly boundary of College Park, will be developed and landscaped in accordance with the policies of the Timberstone Park Neighbourhood Area Structure Plan (NASP). All of the other proposed land use districts of Bylaw 3357/CC-2009 conform with the Timberstone Park NASP.

Staff Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/CC -2009.

A handwritten signature in blue ink, appearing to read 'Martin Kvapil', is written over a horizontal line.

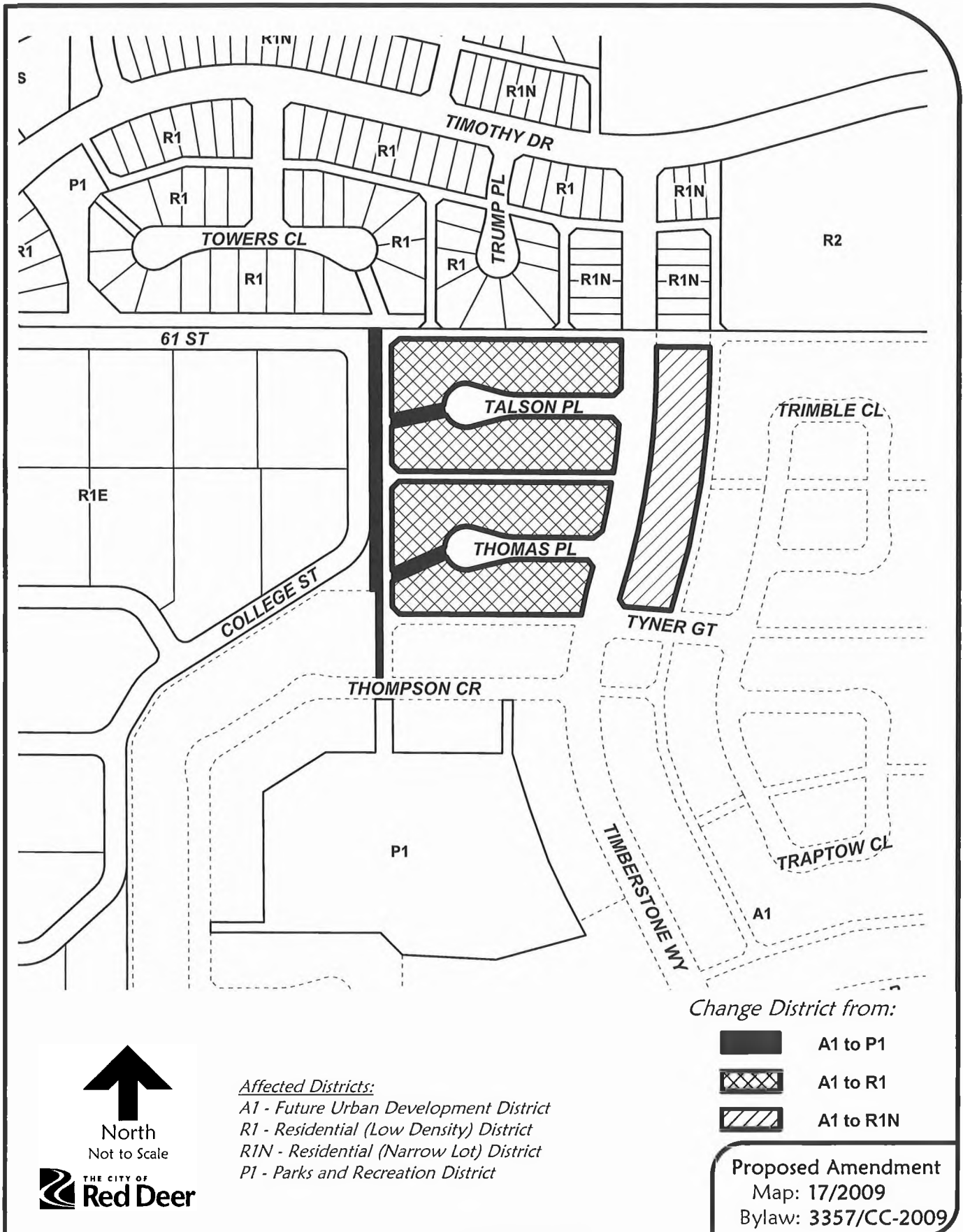
Martin Kvapil
PLANNING ASSISTANT

A handwritten signature in blue ink, appearing to read 'Nancy Hackett', is written over a horizontal line.

Nancy Hackett, MCIP, ACP
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



Comments:

We support the recommendations of Parkland Community Planning Services and that Council consider first reading of Land Use Bylaw Amendment 3357/CC-2009. A Public Hearing will be held on Monday September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



DATE: August 14, 2009
TO: Elaine Vincent, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/CC-2009
Timberstone Park – Phase 2
Peter & Kathy Lacey, Laebon Developments

Proposal

Laebon Developments is proposing to develop Phase 2 of the Timberstone Park neighbourhood. Rezoning is being sought for approximately 6.871 ha (17.98 ac.) of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District in order to create 39 R1 lots, 16 R1N lots, 3 public utility lots and 1 municipal reserve lot.

Phase 2 is situated adjacent to College Park. One of the proposed public utility lots and the proposed municipal reserve lot, which lie adjacent to the easterly boundary of College Park, will be developed and landscaped in accordance with the policies of the Timberstone Park Neighbourhood Area Structure Plan (NASP). All of the other proposed land use districts of Bylaw 3357/CC-2009 conform with the Timberstone Park NASP.

Staff Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/CC -2009.

Martin Kvapil
PLANNING ASSISTANT

Nancy Hackett, MCIP, ACP
CITY PLANNING MANAGER

Attachments



Council Decision – August 24, 2009

DATE: August 25, 2009

TO: Martin Kvapil, Parkland Community Planning Services
Tony Lindhout, Parkland Community Planning Services
Nancy Hackett, Parkland Community Planning Services

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment No. 3357/CC-2009 Timberstone Park – Phase 2 Peter & Kathy Lacey, Laebon Developments

Reference Report:

Parkland Community Planning Services, dated August 14, 2009

Bylaw Readings:

Land Use Bylaw Amendment 3357/CC-2009 received first reading at the Monday, August 24, 2009 Council Meeting. A copy of Land Use Bylaw Amendment 3357/CC-2009 is attached.

Report Back to Council: Yes – Monday, September 21, 2009

Comments/Actions:

A Public Hearing will be held on Monday September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting. This office will now proceed with advertising Land Use Bylaw 3357/CC-2009. Land Use Bylaw 3357/CC-2009 proposes development of Phase 2 of the Timberstone Park neighbourhood which is approximately 6.871 hectares of land from A1 Future Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District to create 39 R1 lots, 16 R1N lots, 3 public utility lots and 1 municipal reserve lot. This will be developed and landscaped in accordance with the policies of the Timberstone Park Neighbourhood Area Structure Plan.

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

Frieda McDougall
Deputy City Clerk

cc: Development Services Director
Corporate Services Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager
City Assessor

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
Property Assessment Technician
LAS File

BYLAW NO. 3357/CC -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map Q16" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 17 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of August 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

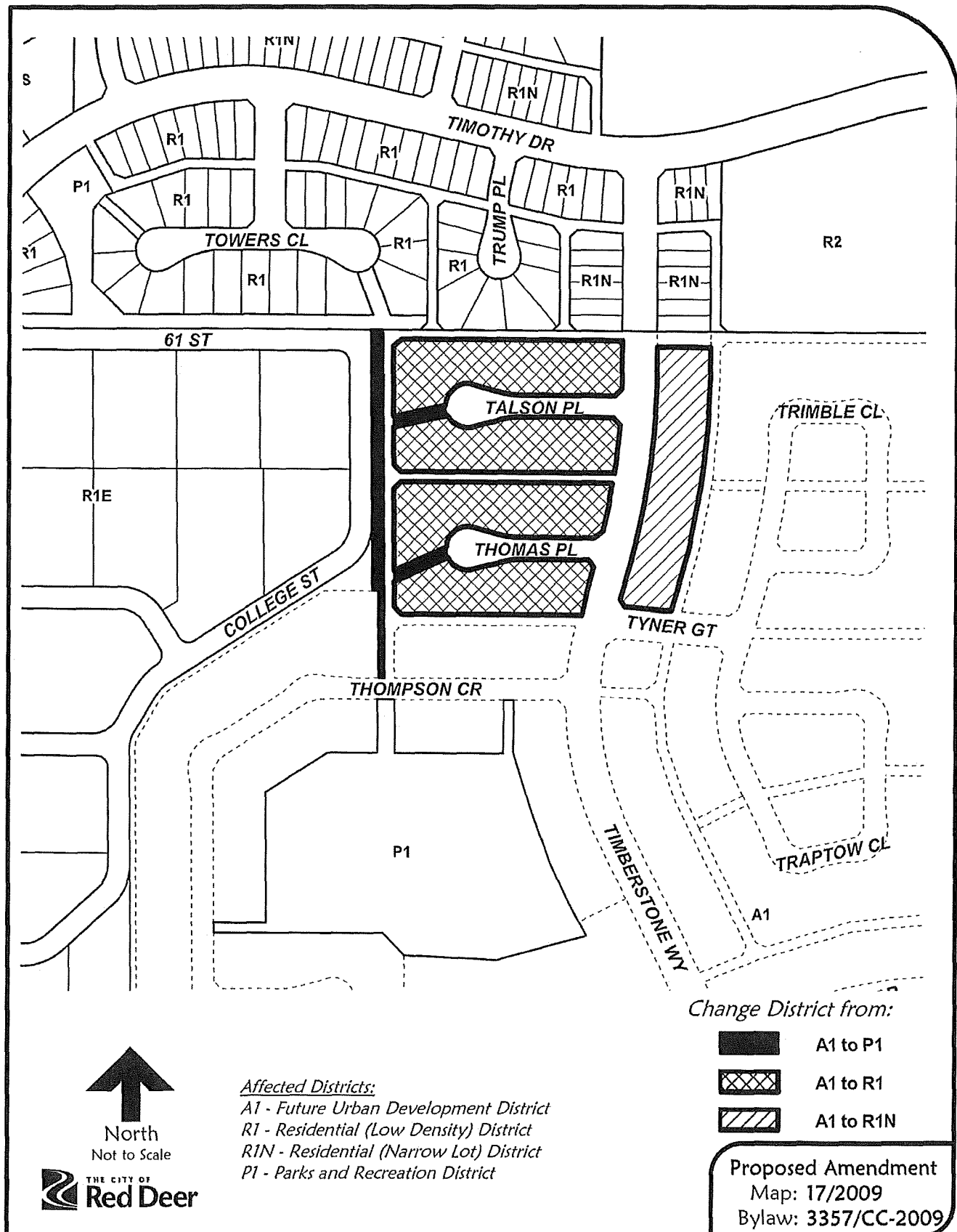
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



August 26, 2009

By Regular Mail

PETER & KATHY LACEY
RR 2 LCD 1
RED DEER, AB T4N 5E2

DEAR PETER & KATHY LACEY:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

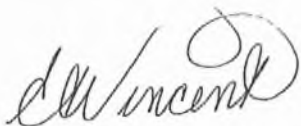
Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/CC-2009 is a request from Laebon Developments proposing development of Phase 2 of the Timberstone Park Neighbourhood. Rezoning is being sought for approximately 6.871ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District in order to create 39 R1 lots, 16 R1N lots, 3 public utility lots and 1 municipal reserve lot. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall. For more details contact the city planners at Parkland Community Planning Services at 403.343.3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, September 21, 2009** at 6 p.m. in Council Chambers, 2nd floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by **Tuesday, September 15, 2009**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information.

If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Sincerely,



Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

MARLENE GAIL MORRISROE
RR2
RED DEER, AB T4N 5E2

DEAR MARLENE GAIL MORRISROE:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/CC-2009 is a request from Laebon Developments proposing development of Phase 2 of the Timberstone Park Neighbourhood. Rezoning is being sought for approximately 6.871ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District in order to create 39 R1 lots, 16 R1N lots, 3 public utility lots and 1 municipal reserve lot. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Sincerely,



Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

1104275 ALBERTA LTD
BOX 735
RED DEER, AB T4N 5H2

DEAR 1104275 ALBERTA LTD:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/CC-2009 is a request from Laebon Developments proposing development of Phase 2 of the Timberstone Park Neighbourhood. Rezoning is being sought for approximately 6.871ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District in order to create 39 R1 lots, 16 R1N lots, 3 public utility lots and 1 municipal reserve lot. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Elaine Vincent', with a stylized flourish at the end.

Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

ALLEN JOHN BARTHEL
9-38317 RANGE RD 272
RED DEER COUNTY NO. 23, AB T4E 1A6

DEAR ALLEN JOHN BARTHEL:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/CC-2009 is a request from Laebon Developments proposing development of Phase 2 of the Timberstone Park Neighbourhood. Rezoning is being sought for approximately 6.871ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District in order to create 39 R1 lots, 16 R1N lots, 3 public utility lots and 1 municipal reserve lot. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Elaine Vincent', written in dark ink.

Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

BRUCE & WENDY OLSON
8-38317 RANGE ROAD 272
RED DEER, AB T4E 1A6

DEAR BRUCE & WENDY OLSON:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/CC-2009 is a request from Laebon Developments proposing development of Phase 2 of the Timberstone Park Neighbourhood. Rezoning is being sought for approximately 6.871ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District in order to create 39 R1 lots, 16 R1N lots, 3 public utility lots and 1 municipal reserve lot. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views.

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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

BARRY & SHERRY DANILUK
20-38317 RANGE ROAD 272
RED DEER COUNTY, AB T4E 1A6

DEAR BARRY & SHERRY DANILUK:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

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Sincerely,



Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

DANIELSON'S CORPORATE CONSULTING INC
33 COLLEGE PARK
RED DEER, AB T4E 1A5

DEAR DANIELSON'S CORPORATE CONSULTING INC:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

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Sincerely,

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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

HAROLD ARTHUR & EVELYN B RUSSELL
31 38317 RANGE RD 272
RED DEER COUNTY, AB T4E 1A6

DEAR HAROLD ARTHUR & EVELYN B RUSSELL:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

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Sincerely,



Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

DAVID G & LESLEY P PARFETT
29-38317 RANGE ROAD 272
RED DEER COUNTY, AB T4E 1A6

DEAR DAVID G & LESLEY P PARFETT:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

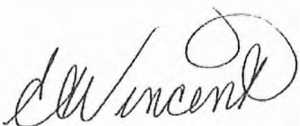
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Sincerely,

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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

MARLENE KALLSTROM-BARRITT & BRIAN BARRITT
27 COLLEGE PARK
RED DEER, AB T4E 1A5

DEAR MARLENE KALLSTROM-BARRITT & BRIAN BARRITT:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

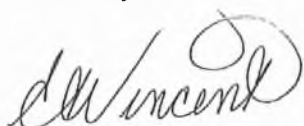
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Sincerely,

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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

ALBINO ARTURO & LILIAN DINORA LEMUS
26-38317 RANGE RD 272
RED DEER COUNTY, AB T4E 1A6

DEAR ALBINO ARTURO & LILIAN DINORA LEMUS:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

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Sincerely,

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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

BRIAN D & ELIZABETH KATHERINE MARIE URLACHER
24 38317 RANGE ROAD 272
RED DEER COUNTY, AB T4E 1A6

DEAR BRIAN D & ELIZABETH KATHERINE MARIE URLACHER:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

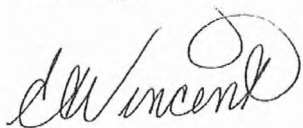
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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

JAMES PATRICK LUNDY
22 38317 RANGE RD 272
RED DEER COUNTY, AB T4E 1A6

DEAR JAMES PATRICK LUNDY:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

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Sincerely,

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Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

BARRY JOHN DANILUK
20 - 38317 RGE RD 272
RED DEER COUNTY, AB T4E 1A6

DEAR BARRY JOHN DANILUK:

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Sincerely,



Elaine Vincent
Legislative & Administrative Services Manager

August 26, 2009

By Regular Mail

NORMAN PATRICK & ARLENE IVY COSTIGAN
15-38317 RANGE ROAD 272
RED DEER COUNTY, AB T4E 1A6

DEAR NORMAN PATRICK & ARLENE IVY COSTIGAN:

**Re: Land Use Bylaw Amendment 3357/CC-2009
Timberstone Park – Phase 2**

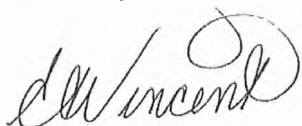
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Sincerely,



Elaine Vincent
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES
August 25, 2009

FILE COPY

Peter and Kathy Lacey
RR2
Red Deer, AB
T4N 6Y4

Dear Mr. and Mrs. Lacey:

Re: *Land Use Bylaw Amendment 3357/CC-2009*
 Timberstone Park – Phase 2
 Peter and Kathy Lacey, Laebon Developments

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/ CC-2009* at the City of Red Deer's Council Meeting held Monday, August 24, 2009. For your information, a copy of the Bylaw is attached.

Land Use Bylaw Amendment 3357/CC - 2009 is proposing a development of Phase 2 of the Timberstone Park Neighbourhood for approximately 6.871 ha of land from A1 Future Urban Development District to R1 Residential (Low Density) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District to create 39 R1 lots, 16 R1N lots, 3 Public Utility lots and 1 municipal reserve lot..

Council must hold a Public Hearing before giving second and third readings to the Bylaw. This office will now advertise for a Public Hearing to be held on Monday, September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you are not in agreement with paying this cost, please notify me by 10:00 A.M. on Tuesday September 1, 2009.

If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,

Kim Woods
Council Services Coordinator

Cc: Parkland Community Planning Services

BYLAW NO. 3357/CC -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map Q16" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 17 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of August 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

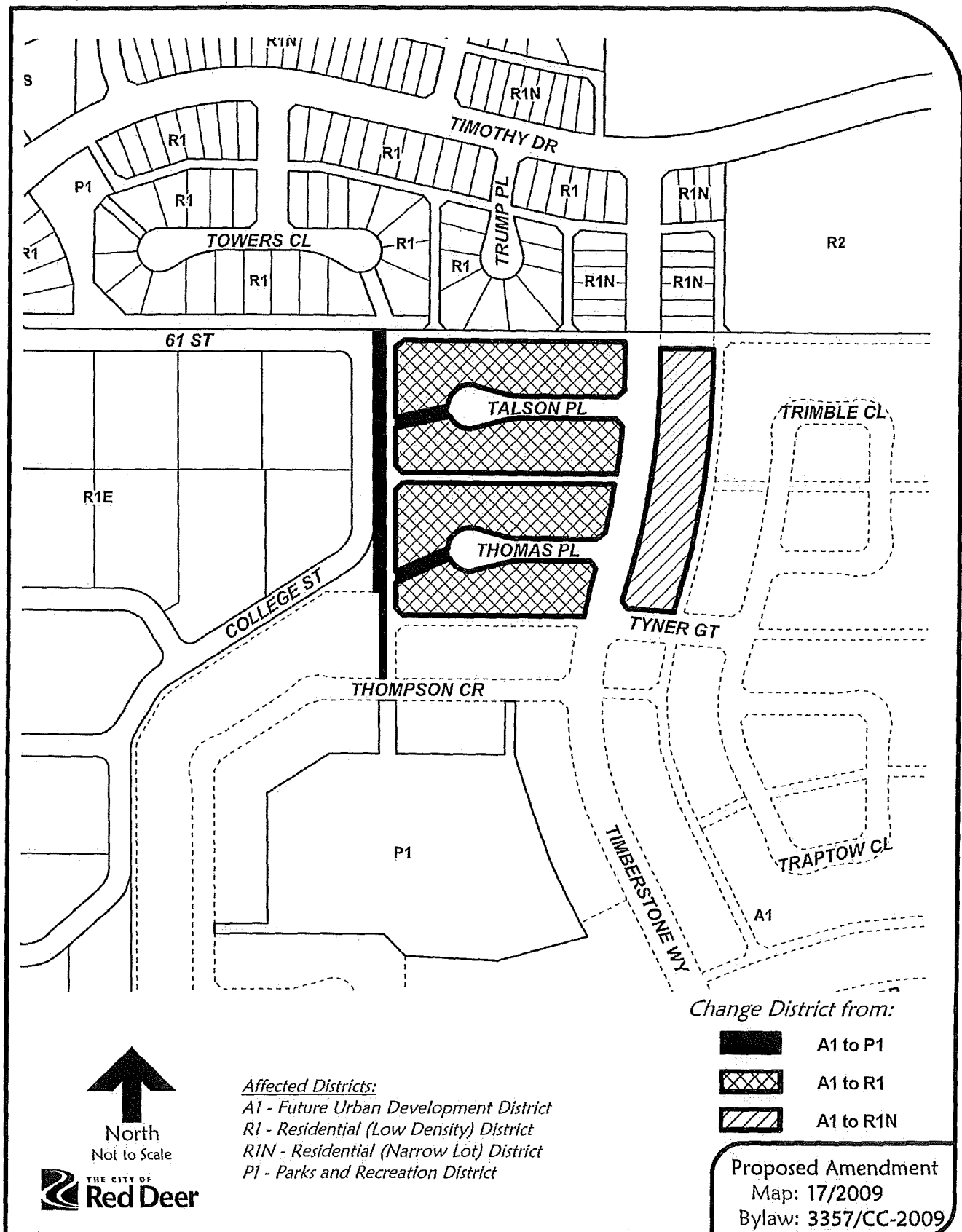
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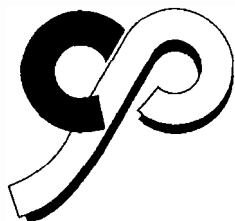
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



**PARKLAND
COMMUNITY
PLANNING
SERVICES****Reports Item No. 4**

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

DATE: June 17, 2009
TO: Elaine Vincent, Manager, Legislative and Administrative Services
FROM: Tara Lodewyk, Planner
RE: *Land Use Bylaw* amendment 3357/L-2009, Map 5/2009
Escarpment Areas

Background

Parkland Community Planning Services (PCPS) has been working with Engineering Services to review the requirements of the *Land Use Bylaw* pertaining to escarpment areas. These requirements set out the process and regulations around development permit applications for developments, redevelopments, and clearing or grading in city escarpment areas. An escarpment area includes sites within or adjacent to an escarpment or slope which could be affected by slope instability.

Existing Land Use Bylaw Regulations

Currently in the *Land Use Bylaw* there are escarpment areas identified on the land use constraint maps. These were first put in place over five years ago using a standard setback of 50 metres from the escarpment or slope.

If a property owner is developing, redeveloping, and grading or clearing within the escarpment setback area they are required to provide cross sections of the slope and a geotechnical study or other satisfactory evidence showing the soil is suitable for development to the satisfaction of Engineering Services. If this was not enough information a full geotechnical study report could be requested by Engineering Services.

Engineering Services felt the current regulations could be improved in several areas. They found that the current standard setbacks were sometimes excessive on flatter slopes and not enough on steeper slopes because the standard setback distance does not factor in the height of the slope or condition of the slope. They also found that in some cases the public did not submit information that was verified by a qualified surveyor which created obstacles in applying the information and concerns with liability. Indemnity agreements are not required with every permit application. Currently, the Municipal Planning Commission (MPC) can only make an indemnity agreement a condition of the development permit.

Proposed Amendment

The objectives of the proposed *Land Use Bylaw* (LUB) amendment are to:

1. indemnify The City in approving all development permit applications in escarpment areas,
2. adopt an escarpment area setback that takes into consideration slope condition and height, and
3. add the requirement of a legal survey or historical survey data of the slope by a qualified surveyor for inclusion in the development permit application.

Land Use Bylaw Amendment 3357/L-2009Page 2 of 3

1. Indemnity Agreement

The proposed amendment adds a section to the bylaw that clearly states forthright that an indemnity agreement is signed with all development permit applications in an escarpment area. The agreement causes the developer to be responsible for their actions and state that The City is not responsible for losses associated with any subsequent slope movement. The amendment also refers to landfill setbacks because The City is in the same situation when approving development permits near a landfill.

2. Site Specific Setback

Parkland Geotechnical Consulting Ltd. has recently prepared a document entitled *City of Red Deer Guidelines for Development Adjacent to Slopes*. (Please see attached.) This document will be used by Engineering Services to determine safe setback distances for development when reviewing development permits for sites in escarpment areas. The Guidelines also establish the escarpment area setbacks on the proposed land use constraint maps. These proposed setbacks are varied throughout the city based on site specific observations of the local slope condition and height. A summary map of the proposed changes to the escarpment areas is attached as the amendment affects over 60 land use constraint maps.

The proposed amendment also removes Figure 1 in the *Land Use Bylaw* because the escarpment areas are shown on the land use constraint maps in a larger and more detailed format. The information contained on Figure 1 is difficult to read in detail because it shows the whole city on one map.

3. Legal survey

For all development permit applications in an escarpment area, the proposed amendment requires a legal survey or historical survey data completed by a qualified surveyor to verify the slope height and provide accurate cross sections. This data is needed by Engineering Services to apply the *Guidelines for Development Adjacent to Slopes*. The data is also used to confirm the slope condition and height has not recently changed with such actions as deforestation, heavy watering, heavy rainfall, etc.

The proposed amendment provides Engineering Services with the authority to ask for a geotechnical assessment or investigation by a qualified engineer. This is required when the slope height and condition are examined using the assessment matrix in the *Guidelines* and the recommendation is further assessment or investigation of the slope or escarpment. These are sites where there is a steep or high slope, active toe erosion, or former slide area. As well applicants who want to vary from the default setback distance in the *Guidelines* will also be asked to complete an investigation supporting their proposed setbacks.

Consultation

The amendment has been circulated to City administration and City solicitors. It has their support.

Those parcels which were previously not included in the escarpment area were sent a letter explaining the change and requesting comment. Of the fifty two (52) letters sent, six people called requesting further information and/or explanation of the changes. There were no objections to the proposed changes.

Planning Analysis

The proposed amendment further refines and improves the *Land Use Bylaw* regulations. The escarpment area setbacks have been tailored using data verified by a qualified geotechnical engineer. They are a better assessment of the risk associated with development in each

Land Use Bylaw Amendment 3357/L-2009

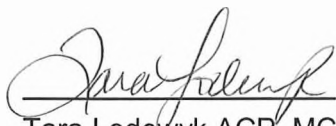
Page 3 of 3

escarpment area. The *Guidelines* will standardize and clarify the internal process for processing permit applications in escarpment areas. Property owners will know forthright what information is required, who can provide that information and that the City will not be responsible for losses associated with development in an escarpment area.

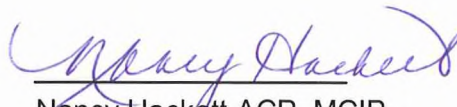
Recommendation

That City Council proceed with the first reading of Land Use Bylaw Amendment 3357/L-2009.

Sincerely,



Tara Lodewyk ACP, MCIP
Planner



Nancy Hackett ACP, MCIP
City Planning Manager

cc. Colleen Jensen, Brian Johnson, Frank Colosimo, Mark Brotherton

Comments:

We support the recommendations of Parkland Community Planning Services and that Council consider first reading of Land Use Bylaw Amendment 3357/L-2009. A Public Hearing will be held on Monday September 21, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

CITY OF RED DEER

**Guidelines for Proposed Development
Adjacent to Slopes**

**CITY OF RED DEER
GUIDELINES FOR PROPOSED DEVELOPMENT
ADJACENT TO SLOPES**

June 2008

Prepared by:

Parkland Geotechnical Consulting Ltd., Red Deer, AB

CITY OF RED DEER

**Guidelines for Proposed Development
Adjacent to Slopes**

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CITY OF RED DEER**Guidelines for Proposed Development
Adjacent to Slopes****1.0 INTRODUCTION****1.1 GENERAL OVERVIEW**

The City of Red Deer has several steep valley banks and sloped areas within the present City boundaries and perimeter areas which will conceivably join with the City in the future. These slopes include river valley escarpments, creek valley escarpments, low and high river banks, natural landforms, cut-slopes and man-made embankments. The City has commissioned development of a systematic method or Decision Matrix for assessing risk associated with development near slopes.

1.2 REGULATORY BACKGROUND

The present regulatory framework governing development adjacent to slopes was developed by Alberta Environment in the 1990's and is discussed in the following documents:

"Environmental Reference Manual for the Review of Subdivisions in Alberta", November 1996

"Interim Guidelines for the Subdivision of Land Adjacent to Steep Valley Banks", 1994

The guidelines in these documents have been almost universally adopted by several of the municipalities in the area including the City of Red Deer. The basic two points are:

1. The primary definition of a slope is an area with a slope of more than 15 percent (8.53 degrees or 6.7H:1V). To put this in perspective, the typical side slope for a full basement house with a rear walk out would be about 15 percent. This definition was clearly meant as a threshold to "flag" sites for more specific analysis in order to identify geotechnical issues and provide geotechnical recommendations for the proposed development. Any sites flatter than this is classified as suitable for development without further slope review. This guideline was never intended to be an absolute restriction against development.
2. The default recommendation for a top-of-slope setback is 30 m from the crest for development. This is a relatively loose guideline since it does not take into account several important factors, most importantly the height of the slope. For example, a 30 m setback for a 2 to 3 m high slope is probably far too restrictive; but in other cases such as Oriole Park West, Riverview Estates (Red Deer County) and east above Gaetz Lakes site specific slope assessments have recommended setbacks in excess of 30 m. Most municipalities allow for this setback guideline to be relaxed on the basis of a site specific slope assessment study performed by a qualified geotechnical engineer.

In recent years AENV has advocated the assessment of slopes areas for setbacks to private property lines in new subdivisions. It was pointed out that, even if a structure such as a house was safe from slope movement, the loss of undeveloped yard areas and temporary structures such as gazebos, decks, etc. would still be a cause for concern and might result in possible devaluation of property. Clearly this would not apply to private property such as farms or older developments with established property lines near slopes.

The City of Edmonton follows a couple of policies and practices which are of interest and have been adopted in practice by the writer. There is an understanding with geotechnical consultants in Edmonton that the City will only accept slope assessment reports which have an actual surveyed slope profile or contour survey and include documentation of a manual or computer modelled stability analysis. The City of Edmonton also has a policy to differentiate between the development and structural setback requirements. The level of risk between an area of undeveloped private property and a permanent structure on the property are different, with the risk to structures being more of a concern. The differences are discussed later in Section 2.2. Therefore two setback lines are requested in a slope assessment report: a Development Restriction Line which is closest to the crest and would apply to property lines and a Building Restriction Line which would be the closest allowable point within the property for permanent structures.

1.3 PURPOSE OF THE DECISION MATRIX

The purpose of Slope Assessment Matrix outlined in this document is to provide a standardized tool that can be used by the City of Red Deer to assess a reasonable default setback limit for development near the toe and crest of slopes within the City. The City policy at the time of writing in 2006 was to apply a setback of 50 m, but this type of precaution clearly doesn't apply to some of the smaller and flatter slopes within the City; and it may not be sufficient for some of the more significant local slopes and high river banks.

The second purpose of the Matrix tool is also to give development proponents a clear understanding of the level of geotechnical work expected in the development proposal to support any proposed relaxation of the default setback.

1.4 LIABILITY

It must be clearly understood that the proponent is responsible for the stability of the proposed development relative to the adjacent slope. The default set-back distances provided in the Decision Matrix were developed for City of Red Deer use and are only provided to the public for general information purposes. If the proponent chooses to adopt these set-back distances for his development, it must be understood this decision is taken at his own risk. For this reason the City strongly suggests that a qualified geotechnical engineer be consulted for any development near a slope.

CITY OF RED DEER**Guidelines for Proposed Development
Adjacent to Slopes****2.0 GENERAL COMMENTS**

Landslides are a naturally occurring process along river valley slopes, creek valley, ravines and river banks; as well as improperly designed man-made cut-slopes and embankment fills. Instabilities can range from minor on-going surficial ravelling of soil and vegetation to large earth movements associated with shear planes at greater depth in the slope profile. The more massive movements can involve relatively large slide blocks or rotational failures that can lead to significant regression of crest areas. The combination of natural and man-made factors which can lead to instabilities include:

- river erosion at the toe of the slope;
- planes of weakness in the subsoil or bedrock;
- increased groundwater levels, due to irrigation, leaking facilities or swimming pools, removal of vegetation, etc.;
- blockage of natural springs or surface drainage courses;
- grading/fill placement on or near the slope; and/or
- natural softening processes due to weathering, deforestation, freeze/thaw effects, etc.

The typical local slope failure is a series of regressive slumps. A steepened slope will slump back over time and the slide mass will run down the slope face to establish a stable slope profile for the existing soil and groundwater conditions. Over time the factor of safety of the slope will increase slightly, as vegetation is established on the slope face to protect the soil from weathering. If the toe area is subject to erosion, slumping and regression will continue, because the slope is not allowed to establish a stable profile. As a general rule, mature vegetated slopes in an area which are not subject to ongoing disturbance or erosion provide an indication of stable long-term slope angles for local materials of similar geology. Land along the crest of a steepened slope can experience cracking and shifting of the ground that can damage structures or lead to loss of property if located too close to the slope.

2.1 SLOPE STABILITY

The purpose of a slope assessment is to assess slope stability relative to the risk to the top of slope development, not to answer the question of is the slope stable or not. For example; what impacts would a small slide halfway down a slope face have on an existing house above the crest of the slope? In this example the slope is not stable, but the instability has no impact on the house. Slope stability is also a relative concept which is dependent on many factors. Under the present conditions most of the slopes within the City of Red Deer are stable despite some relatively steep slope angles. This is considered short term stability. However, possible impacts from changes in the slope's governing conditions such as deforestation, heavy watering, heavy rainfall or a nearby

water main break could cause instabilities some of the steeper slopes. If a slope is flat enough that the internal strength of soils can support slope face under a relatively wet condition, this is considered long term stability; and it is long term stability which is used to assess development risks.

Therefore, the development concern is verifying whether a proposed development is at an acceptable risk relative to possible slope movements. For example, if a slope failed and caused a 5 m strip of crest area to slide down the slope, what impact would this slide have on a structure either 6 or 50 m away from the old crest? The answer to both distances is no impact. However, the sight of a landslide 1 m away from the structure would be cause for much more concern than a slide 45 m away. Geotechnical engineers typically deal with this risk by suggesting a specific set-back distance for development from the crest to protect the development from impacts of slope movement.

For developments with significant slopes, a top-of-bank development setback is typically established to minimize risk of damage to structures and property due to slope movements. For development adjacent to natural river slope, the top-of-bank setback should be based on an assessment of factors including, but not limited to: slope height and inclination, surface conditions, subsurface stratigraphy, groundwater conditions, slope vegetation and toe erosion. Establishing the setback involves a reasonable degree of judgement since cost effective investigations can only provide limited knowledge of subsurface and surface erosion conditions. The setback is a line beyond which the risk of slope movement is judged to be low. Structures located in front of the setback line, may not necessarily experience slope movement or failure, but they are judged to be subject to a level of risk higher than what is conventionally acceptable.

For developments in the toe areas of significant slopes, a similar development setback should also be considered to minimize risk of damage to structures and property due to the run-out of the slide mass on the slope face and into the toe area. Toe area setbacks are more complicated to estimate than crest area regressions, because potential for run-out is more variable and present models have a high level of uncertainty. Therefore establishing setbacks for toe areas involves an even higher degree of judgement based on experience than crest set-backs.

2.2 ACCEPTED STABILITY CRITERIA

Slope stability analysis needs to be conducted to assess potential sensitivity of the local slopes to potential development in the upland area. Slope stability is described in terms of a factor of safety (FS) against slope failure which is the ratio of total forces promoting failure divided by the sum of forces resisting failure. In general, a FS of less than 1 indicates that failure is expected and a FS of more than 1 indicates that the slope is stable. A steepened slope will slump back over time to establish a stable profile for the existing soil and groundwater conditions. The FS of a slope will increase slightly as vegetation is established on the face to protect the sub grade soil from weathering. Given the possibility of soil variation, groundwater fluctuation, erosion and other factors, slopes with FS ranging between 1.0 and 1.3 are considered to be marginally stable and a "long term" stable slope is considered to have a FS of over 1.3.

CITY OF RED DEER**Guidelines for Proposed Development
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For top-of-bank development a FS of at least 1.3 is desired for the critical failure surface which is the failure surface with the lowest calculated FS intersecting the proposed structure or private development. Structures generally represent a higher risk and potential for loss of investment, therefore a FS of at least 1.5 is recommended for the slope or the proposed structure is "set back" a distance from the crest to provide this factor of safety. The crest is defined as the line where there is a distinct break in the grade at the top of the slope as determined by the intersection of the slope angle with the extension of upland surface grade. The set-back provides a buffer zone which might be subject to slope movement, but will provide warning to the Owner before the structure is impacted.

For land development above non-stable slopes ($FS < 1.3$), the recommended practice is to provide set back limits. The upland point above the crest at which the $FS > 1.5$ would apply to the location of permanent structures on private property (i.e. Building Restriction Line). The upland point above the crest at which the $FS > 1.3$ would apply to private property lines in proposed developments near slopes (i.e. a Development Restriction Line). This two set-back line practice recognizes that top of bank movements could result in loss of useable property, but allows less risk sensitive development such as yard landscaping and temporary structures (decks, gazebos, etc.) between the Building and Development Restriction Lines, subject to conditions (eg. height of new fill for terraced walls). Under this system it must be accepted these yard features will be subject to a higher risk of movement than the house.

2.3 INFLUENCES ON SLOPE STABILITY

Two soil characteristics which are important for assessing slope stability are texture and soil strength. Texture is a terms used to describe soil particle size distribution. Fine grained soils are generally weaker and more susceptible to erosion. Coarse sands and gravels require substantially higher flows to create erosion than fine grained sands, silt and clays. Soils strength is provided by a combination of friction, cohesion and pore pressure.

- Friction is the measure of strength derived from inter-particle friction and is described as an angle which represents the natural angle of repose for the material (eg. picture the side slopes on a pile of sand).
- Cohesive strength is a measure of inter-soil particle attraction caused by factors such as chemical bonding, oxidation and suction caused by adhesion of water between clay particles in unsaturated soils (negative pore-pressure). Cohesion between clay particles can be reduced by wetting, weathering or increasing pore pressure between clay particles. Cohesion can be increased by natural drying of the soil, but significant drying may lead to desiccation and cracking which may allow future surface water to penetrate deeper into the soil. Freezing of fine clays causes drying and desiccation, while thawing usually causes softening. Cohesion is the strength component which allows clay soils to stand a steep slopes and be more resistant to short term erosion than silts or fine sands.

- Pore pressure is the measure of water pressure in the void spaces between soil particles. In unsaturated soils the water clings to soil particles and the adhesion of the water causes suction or negative pore pressure. Introduction of plant roots also creates inter-particle suction by drawing water from the surrounding soil. In saturated soils, the void space is filled with water which reduces negative pore pressure and cohesion, so the strength of the soil is dependent on inter-particle friction. In the short-term there may be some residual cohesion, but it will diminish over time if the soil remains saturated. In severe cases, if free water in saturated soil cannot dissipate, pore pressure may build up and force soil particles apart reducing inter-particle contact and friction.

Sand gravel is non plastic soils which derive almost all strength from the physical interaction of friction between soil particles. Clay and silt-clay mixtures are plastic soils which behave like a clay and derive strength from both cohesion and friction in an unsaturated condition.

3.0 LOCAL SLOPE CONDITIONS

3.1 GEOLOGY

In simplified terms, the surface geology in the Red Deer area is has been formed by three main geologic events.

1. The Pre-glacial Red Deer River channel crosses the City on an alignment similar to the present river. This feature incised a channel into the bedrock formation and laid down a layer blanket of coarse alluvial gravel which basically covers the downtown Red Deer area and underlies some of the upland area till deposits along the toe of the north hill area.
2. The glacial period laid down a thick layer of very stiff glacial clay (till) throughout the area except for a long narrow basin aligned north south through the footprint of Red Deer roughly parallel to Highway 2 between Ponoka and Innisfail. This basin was filled by Glacial Lake Red Deer which was created by melt water from the receding glaciers and resulted in a thick layer of silty lacustrine clay being deposited on top of the till generally between Highway 2 and 30th Avenue. The areas outside of these limits typically have shallow till.
3. In the post glacial period, the present Red Deer River formed and cut a river valley through the centre of Red Deer. The river is an incised meandering channel which swings from side to side in a wide river valley causing erosion at the toe of the river valley walls on the outside bends and creating a shallow terraced flood-plain at the inside bends and transitional stretches through the river valley. The loops of the river translate downstream over time resulting in stepped terraces and ox-bow lakes, which are historical channels of the river which have been cut-off within old flood-plain terraces. The two Gaetz Lakes are examples of ox-bow lake formations. Mature river channels like the present Red Deer River become more stable and translate downstream at a slower rate.

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The Red Deer is fed by Waskasoo and Piper Creek from the south. These two creeks have formed their own valleys which meet near the toe of the south hill near Rotary Park and empty into the Red Deer River west of River Glen School.

Through the City the normal Red Deer River surface slopes down moving west east from 854 m to 850 m (i.e. 1.4 m drop); and the 1:100 flood stage has a height of about 3.5 m above the normal level. The river valley of the downtown area is mainly above the flood plain with a typical elevation of about 860 m. The upland areas have a general range of elevation from 880 to 890 m with a gentle grade towards the river valley. In some of the outside bends of the river the high river bank varies from 24 to 30 m high.

The typical upland soil profile is 8 to 15 m of silty lacustrine clay, overlying silty, sandy clay till to an elevation of about 855 to 860 m. The till is underlain by a pre-glacial gravel layer (near the river) and/or silt-stone and clay shale bedrock. The downtown soil profile is 2 - 5 m of fine alluvial silt, sand and clay, overlying dense coarse sand & gravel and bedrock which is typical found at 854 m \pm . The toe areas along the river are characterized in some areas by a few localized shallow terraces which are typically till.

The static groundwater levels in the upland area are typically 3 to 5 m below grade, but the groundwater level drop in elevation near crest areas of the valley escarpments. The static groundwater levels in the downtown area are also 3 to 5 m below grade, but these elevations vary considerably with the river and creek surfaces due to the hydraulic connection through the highly permeable gravel in the downtown area. The upland and river valley groundwater levels are considered to be hydraulically connected, but in cases of peak precipitation springs may be created in the valley walls if the groundwater levels rise to intercept the slope surface or preferential pathways such as sandy layers in the slope face.

3.2 VEGETATION AND RESERVE AREA

Much of the upland and river valley areas have been developed and areas which have not been developed are either park or farmland, which was the historic land use for the area in the past century. There is a significant area reserve land or natural park along the river and creek escarpments. Most of the reserve areas are moderately to heavily wooded with mature spruce and poplar trees. On the slope face the thickness of undergrowth is generally light and the forest floor is often matted with leaves and pine needles with some grassed clearings. Developed upland and toe areas typically are landscaped. Some clearings, including former slide areas, are now covered with new growth trees.

3.3 RIVER SHORE AND BED

The Red Deer River shore typically consists of a narrow beach with a shallow slope of exposed coarse gravel. This gravel is considered to be a combination of river bed deposits and coarse grained colluvium from landslides which was too heavy for the present river flows to carry away. This gravel beach extended about 1 m above the river surface at the tie of this study. Ice patches along the shoreline indicate that the winter river levels were near the top of the gravel. Based on observations and past experience at the CP Rail, Taylor Drive and 67th Street bridges, the typical river bed consists of a

thin layer of gravel overlying bedrock.

3.4 RIVER EROSION

Historical aerial photographs indicate that river erosion is causing toe erosion in the order of up to 0.5 m per year average in some of the outside bends of the river which has created high river banks. The erosion rates slow considerably on straighter reaches of the river. The river erosion appears to be event related and not continuous over time, so major erosion is expected after periods of extensive flooding. River erosion is capable of causing major landslides, such as the one observed in east Red Deer across the river from Three Mile Bend Park. The high river banks on the outside bends of the Red Deer River are over-steepened due to past or ongoing toe erosion and generally considered to be unstable ($FS < 1$).

3.5 TYPICAL MATURE SLOPE ANGLES

The typical slope face for mature slopes that are not subject to ongoing erosion forces on the face or at the toe are a good indicator of typical stable slope angles. Based on local slope observations in the Red Deer area:

- the lacustrine silty clay slopes typically have angles of 3.5H to 4H:1V. Localized slope areas in silty clay steeper than 3.5H:1V, were considered to be susceptible to potential shallow surficial slumping under very adverse wet conditions.
- The till or bedrock in the lower slope is typically considered to be capable of standing protected at the present slope angles of 1.5 to 2H:1V.

Many very steep, and in some cases near vertical areas of lacustrine clay are present within the City. These steep slope faces are indicative of favorable short-term conditions which result in higher cohesive strength in the clay. Some local clay is estimated to be capable of standing vertical to heights of up to 5 m as long as favorable conditions exist. The fact that a clay slope is very steep should not be mistaken for long-term stability, since clay soils lose cohesion upon wetting or weathering and will eventually regress to a stable slope angle more in line with the frictional strength of the soil. In many cases the main factor holding the top part of the vertical clay face to the slope is the organic cover and tree roots.

3.6 REVIEW OF COMMON LOCAL SLOPE FAILURE CONFIGURATIONS

Several slope failure configurations have been known to occur in the Red Deer area. Each local slope failure is slightly different, but most can be roughly categorized as one of six basic types.

1. The most common slope movements in the Red Deer area have occurred in areas where slopes have been created or modified by man-made crest or slope face activity. In most cases these slope modifications were made with common deficiencies including, but not limited to: use of poor quality materials; placement of fill on poor quality or organic soils and other debris; placement fill to unstable angles; and placement of fill over springs without proper sub-drainage. Slope

failures of these areas have ranged from minor slumps and slow moving creeps to major landslides. A recent example of this type of failure was the 1998 landslide on the City Barrett Park area west of 44th Avenue Close near Springbett Drive.

2. In areas of natural or cut slopes in native soils the typical slope failure is a small to moderate sized shallow slump on the slope face where a tension crack opens a scarp area on the upslope side of the slump and the slide mass rotates and runs out onto the lower slope face. The slide mass in most slump cases does not run-out past the toe of the slope. These slump failures are most common in wet lacustrine clay soils, especially cut-slope areas which are slightly steeper than long range soil strength would allow under wet conditions. Typical examples of small slumps are the cut slope failures along the 1991 CP Rail alignment near Highway 2.
3. There are several slightly larger slope failures in slopes that are not subject to toe erosion where slightly steepened upper lacustrine soils have failed at the crest or slightly back from the crest due to some change in slope condition like over-watering or deforestation. This type of failure results in a crest regression. The typical slide configuration is a rotational or block slide shape where a tension crack opens a scarp area at the crest and the slide mass rotates and runs out over the steeper lower slope area. In some of the larger local slides the run-out has flowed out into the toe area. Based on observations the typical slide deposits colluvium on the slope face and the run-out barely makes it past the toe of the slope. In the worst cases the run-out may be much as roughly 1 to 1.5 times the height of the slope. An example of this type of failure was the 1998 landslide on the City parkland west of 43A Avenue Close near Ross Street.
4. There are a couple of cases of large deep slope failures that have extended below the upper lacustrine soils into the underlying till deposits. The scarp areas are usually located at the crest or slightly back from the crest and are caused by some change in slope condition like over-watering or deforestation. This type of failure also results in potential crest regression. The typical slide configuration is a rotational or block slide shape where a tension crack opens a scarp area at the crest and the slide mass rotates and rolls or runs out over the steeper lower slope area. In some of the larger local slides the run-out has flowed out into the toe area. Based on observations this type of slide deposits colluvium with a run-out that could extend out the height of the slope. An example of this type of failure was the south area landslide on the City parkland west of Spruce Drive overlooking Piper Creek which occurred in 2007.
5. In areas of active toe erosion, like the outside bends of the river, relatively steep and in some cases high river bank slopes are created. Toe erosion along the outside bends of the Red Deer River is usually minor with occasional high erosion events tied to local river flooding. The toe regression caused by major flood events creates localized steepening of the toe area. After the floods recede, the lower portion of the slope above the new river shore flattens back to an angle in keeping with the short term strength of the slope material (soil or bedrock) which is generally between 1H and 1.5H:1V. The crest location usually

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remains constant as the slope below flattens and this create a steepening of the toe area. Ultimately, this area will steepen to a point where the profile exceeds the short term strength capabilities of the soil within the slope. At this point the crest area experiences a series of narrow slumps of near vertical clay soil near the top of the slope and the occasional larger block slides which will be in the order of 3 to 10 m wide at the crest. In summary, this type of slope is formed by a toe erosion event followed by a period of slope flattening. Therefore, the crest regression lags behind the toe erosion usually by a period years. Examples of this type of ongoing failure are below Oriole Park West and Riverview Park subdivision.

When larger block slides occur in high river banks, it is usually the slope profile in the upper lacustrine soils which fail. The slide mass of lacustrine soils flows out over the lower slope face into the river to be washed away. Over time the river will remove the slide mass or colluvium and re-establish the original shoreline, but in the short term the colluvium actually protects the shoreline from erosion. The largest example of this type of historical failure is the river valley escarpment opposite the southeast corner of Three Mile Bend Recreation Area.

6. The least common type of slope movement in the Red Deer area is a deep seated failure which extends down through the overburden soils into weak layers which may be present within the bedrock formation. These landslides are generally ancient slides which can be remobilized under certain adverse conditions. Deformations at the crest and the toe of these very large slides can cause substantial damage even though the movements are relatively small on a comparative scale to the slope area affected. There are no known slides areas of this nature within the City of Red Deer. However, there is a large ancient slide on the south river valley escarpment of the Blindman River about 3 km west of the City that was re-activated during residential development of the area in the 1990's.

3.7 DEVELOPMENTS IMPACTS

Development impacts on slopes include roads embankments, commercial developments and local residential development backing and in some areas encroaching into the crest areas and onto slopes. Older residences are generally closer than newer structures. Even when private lots do not extend to the crest reserve land is often used by the local residents to extend their yards. Other historically observed development impacts of note include: underground sprinklers; temporary structures such as sheds; PVC pipe and flexible weeping tile discharging roof run-off or pool/hot tub water into the crest area; and organic debris such as grass clippings, leaves and tree branches dumped onto the slope face. A great number of the historical landslides within Red Deer can be attributed to man-made activities, especially improper infilling and lot grading along crest areas.

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The proposed assessment matrix process is essentially a preliminary slope assessment to define a reasonable, but still conservative default setback distance for various areas around the City of Red Deer, based on several general conditions which govern slope stability and risk, namely:

1. Height of Slope broken into four groups (0 -8m; 8-15m; 15-20m and >20m)
2. General slope angle broken into four groups (>6H:1V; 4-6H:1V; 2-4H:1V and <2H:1V)
3. Areas of toe erosion due to river or creek action.
4. Areas of known slides where residual soil strengths will govern.

The following table outlines the default setback criteria and any special conditions which apply regarding investigation requirements.

**RECOMMENDED DEFAULT SET-BACK DISTANCE
SLOPE CONDITION v.s. SLOPE HEIGHT**

	H = 0 - 8 m	H = <8 - 15 m	H = <15 - 20 m	H > 20 m
>4H:1V Rel. Gentle	5m	1H	1H	1H
2H to 4H:1V Moderate	1.5H	1.5H	2H	Investigation (30 m Min)
<2H:1V Steep	2H	2H	2.5H	Investigation (30 m Min)
Active Toe Erosion	Assessment	Investigation	Investigation	Investigation
Former Slide Area	Assessment	Investigation	Investigation	Investigation

An Escarpment Plan has been prepared by the City providing a quick reference to illustrate the default set-back distances which apply around the City, based on the governing slope conditions identified in the Matrix table above. The Map was developed for reference purposes only. The key variables of height and existing angle of the slope for a specific slope must be verified by accurate historical or site specific survey information. The default set-back requirements given above are considered to be applicable to both the crest area and the toe.

The setback distance given is considered be for the Development Restriction line between the crest property line. It is acknowledged that existing properties may not meet this requirement. In the case of a property or existing property up for redevelopment near a slope, a distance of 0.5H should be added to the set-backs above to determine the Structural Restriction Line.

5.0 DEVELOPMENT PROPOSAL REQUIREMENTS

The City of Red Deer Land Use Bylaw (3357/2006) stipulates minimum requirements for proposed development, redevelopment, clearing or grading within an escarpment area. As part of the application for a development permit, the proponent for any development near a slope within the City of Red Deer must include accurate survey documentation to identify the governing case in terms of slope angle and height for the adjacent slope(s) ; and verify the default set-back distance for the development. The proposed development plan must show a representative cross-section of the slope in the escarpment area both prior to the development and following development and final grading.

The proponent is required to provide evidence to the satisfaction of the City that the site is suitable for the proposed development. The decision matrix provided in Section 4.0 is a systematic tool or method to help the Development Officer assess the risk associated with development near slopes and guide developers to provide the appropriate level of assessment required to satisfy the City that the site is suitable for the proposed development. Assessment using the Decision Matrix will result in one of four typical recommendations

1. A proposed development which meets with the applicable recommended default set-back distances provided in the preceding table will be considered to be acceptable to the City.
2. For an adjacent slope that is 8.0 m high or less, if the proposed development does not meet with the recommended default conditions in the preceding table, the developer is required to commission a qualified geotechnical engineer to perform a slope assessment to develop site specific geotechnical recommendations for the development including recommendations for the proposed Development Restriction set-back and Structural Restriction set-back.
3. For an adjacent slope that is greater than 8.0 m high, if the proposed development does not meet with the recommended default conditions outlined in the preceding section, the developer is required to commission a qualified geotechnical engineer to perform a detailed slope investigation study to develop site specific geotechnical recommendations for the development including recommendations for the proposed Development Restriction set-back and Structural Restriction set-back.
4. In the case where the default set-back in the Decision Matrix states "Investigation" or "Assessment", a site specific assessment or detail investigation report is required regardless of the slope geometry.

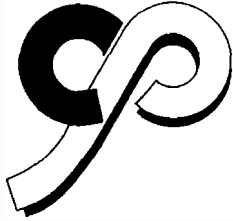
In the case where a slope assessment is required, the assessment must be performed by a qualified geotechnical engineer and the assessment should include as a minimum:

- documentation of a site visit to observing slope conditions;
- representative slope profiles in accordance with the Bylaw;
- any other relevant information required to support the slope assessment; and,
- geotechnical recommendations for development including development (property line) set-backs and structural set-backs if required.

In the case where a detailed investigation is required, the detailed slope assessment should be performed by a qualified geotechnical engineer. The investigation program must include as a minimum:

- a historical review of aerial photographs;
- a site visit for observing slope conditions;
- a survey profile(s) or detailed contours;
- site specific subsurface information for the slope (soil and groundwater);
- documentation of slope stability modeling; and,
- geotechnical recommendations for development including development (property line) set-backs and structural set-backs if required.

In terms of qualifications, the geotechnical engineer must be a professional engineer registered to practice in Alberta. The geotechnical engineer or the consulting firm employing the engineer should have suitable professional liability insurance coverage. Any documentation or report provided by the proponent's geotechnical engineer must include a clear statement to the effect that it is understood and accepted that their report will be submitted to the City of Red Deer as part of the development permit review for the proposed development.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

ORIGINAL

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

DATE: June 17, 2009
TO: Elaine Vincent, Manager, Legislative and Administrative Services
FROM: Tara Lodewyk, Planner
RE: *Land Use Bylaw* amendment 3357/L-2009, Map 5/2009
Escarpment Areas

Background

Parkland Community Planning Services (PCPS) has been working with Engineering Services to review the requirements of the *Land Use Bylaw* pertaining to escarpment areas. These requirements set out the process and regulations around development permit applications for developments, redevelopments, and clearing or grading in city escarpment areas. An escarpment area includes sites within or adjacent to an escarpment or slope which could be affected by slope instability.

Existing Land Use Bylaw Regulations

Currently in the *Land Use Bylaw* there are escarpment areas identified on the land use constraint maps. These were first put in place over five years ago using a standard setback of 50 metres from the escarpment or slope.

If a property owner is developing, redeveloping, and grading or clearing within the escarpment setback area they are required to provide cross sections of the slope and a geotechnical study or other satisfactory evidence showing the soil is suitable for development to the satisfaction of Engineering Services. If this was not enough information a full geotechnical study report could be requested by Engineering Services.

Engineering Services felt the current regulations could be improved in several areas. They found that the current standard setbacks were sometimes excessive on flatter slopes and not enough on steeper slopes because the standard setback distance does not factor in the height of the slope or condition of the slope. They also found that in some cases the public did not submit information that was verified by a qualified surveyor which created obstacles in applying the information and concerns with liability. Indemnity agreements are not required with every permit application. Currently, the Municipal Planning Commission (MPC) can only make an indemnity agreement a condition of the development permit.

Proposed Amendment

The objectives of the proposed *Land Use Bylaw* (LUB) amendment are to:

1. indemnify The City in approving all development permit applications in escarpment areas,
2. adopt an escarpment area setback that takes into consideration slope condition and height, and
3. add the requirement of a legal survey or historical survey data of the slope by a qualified surveyor for inclusion in the development permit application.

1. Indemnity Agreement

The proposed amendment adds a section to the bylaw that clearly states forthright that an indemnity agreement is signed with all development permit applications in an escarpment area. The agreement causes the developer to be responsible for their actions and state that The City is not responsible for losses associated with any subsequent slope movement. The amendment also refers to landfill setbacks because The City is in the same situation when approving development permits near a landfill.

2. Site Specific Setback

Parkland Geotechnical Consulting Ltd. has recently prepared a document entitled *City of Red Deer Guidelines for Development Adjacent to Slopes*. (Please see attached.) This document will be used by Engineering Services to determine safe setback distances for development when reviewing development permits for sites in escarpment areas. The Guidelines also establish the escarpment area setbacks on the proposed land use constraint maps. These proposed setbacks are varied throughout the city based on site specific observations of the local slope condition and height. A summary map of the proposed changes to the escarpment areas is attached as the amendment affects over 60 land use constraint maps.

The proposed amendment also removes Figure 1 in the *Land Use Bylaw* because the escarpment areas are shown on the land use constraint maps in a larger and more detailed format. The information contained on Figure 1 is difficult to read in detail because it shows the whole city on one map.

3. Legal survey

For all development permit applications in an escarpment area, the proposed amendment requires a legal survey or historical survey data completed by a qualified surveyor to verify the slope height and provide accurate cross sections. This data is needed by Engineering Services to apply the *Guidelines for Development Adjacent to Slopes*. The data is also used to confirm the slope condition and height has not recently changed with such actions as deforestation, heavy watering, heavy rainfall, etc.

The proposed amendment provides Engineering Services with the authority to ask for a geotechnical assessment or investigation by a qualified engineer. This is required when the slope height and condition are examined using the assessment matrix in the *Guidelines* and the recommendation is further assessment or investigation of the slope or escarpment. These are sites where there is a steep or high slope, active toe erosion, or former slide area. As well applicants who want to vary from the default setback distance in the *Guidelines* will also be asked to complete an investigation supporting their proposed setbacks.

Consultation

The amendment has been circulated to City administration and City solicitors. It has their support.

Those parcels which were previously not included in the escarpment area were sent a letter explaining the change and requesting comment. Of the fifty two (52) letters sent, six people called requesting further information and/or explanation of the changes. There were no objections to the proposed changes.

Planning Analysis

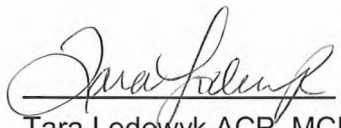
The proposed amendment further refines and improves the *Land Use Bylaw* regulations. The escarpment area setbacks have been tailored using data verified by a qualified geotechnical engineer. They are a better assessment of the risk associated with development in each

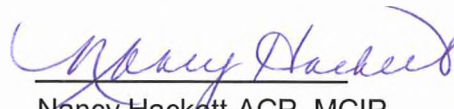
escarpment area. The *Guidelines* will standardize and clarify the internal process for processing permit applications in escarpment areas. Property owners will know forthright what information is required, who can provide that information and that the City will not be responsible for losses associated with development in an escarpment area.

Recommendation

That City Council proceed with the first reading of Land Use Bylaw Amendment 3357/L-2009.

Sincerely,


Tara Lodewyk ACP, MCIP
Planner


Nancy Hackett ACP, MCIP
City Planning Manager

cc. Colleen Jensen, Brian Johnson, Frank Colosimo, Mark Brotherton

PROPOSED BYLAW 3357/L -2009

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 The definition of Escarpment Area in Section 1.3 is deleted and replaced with the following new definition:

“Escarpment Area means a Site, any part of which lies within the areas identified on the Land Use Constraint Maps in Schedule A and includes any site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability.”

- 2 Section 2.2 (4) is deleted and replaced with the following new subsection (4):

(4) Notwithstanding anything in this bylaw, no development, redevelopment, clearing or grading is permitted in an escarpment area as identified on the Land Use Constraint Maps in Schedule A without a development permit.

- 3 Section 2.4 (6) is deleted and replaced with the following new subsection (6):

”(6) Notwithstanding the foregoing, in the case of a proposed development, redevelopment or clearing or grading within an Escarpment Area, as identified on the Land Use Constraint Maps in Schedule A, the applicant shall provide as part of the development permit application:

- (a) the proposed development plan showing slope setback distances; and
- (b) representative cross-sections of the slope in the Escarpment Area both before and after development and final grading. The height and existing angle of the slope shall be verified by accurate historical survey data or site specific survey information completed by a qualified surveyor.
- (c) if required by the City Engineering Services Department, a geotechnical assessment or investigation prepared by a qualified geotechnical engineer.

3 New Section 3.24 is added as follows:

"3.24 Escarpment Areas and Landfill Setbacks – Indemnity Agreement

Whether expressly stated or not, an obligation to enter into an Indemnity Agreement with the City in a form acceptable to the City Solicitor, is deemed to be a condition of every development permit for a development:

- (a) within an Escarpment Area; and
- (b) within the prohibited setback distance from a landfill site as specified in the Subdivision and Development Regulations."

4 In Section 2, Figure 1 - Escarpment Area is deleted.

5 The Land Use Constraint Maps attached in Schedule A show which Escarpment Areas are removed and added. The following Land Use Constraint Maps will be replaced to match the revised Escarpment Areas set out in Land Use Constraint Map 5/2009, a copy of which is attached: H16, I14, I15, I16, J14, J15, J16, K11, K12, K14, K15, K16, K17, L10, L11, L12, L13, L14, L15, L16, L17, M10, M11, M12, M13, M14, M15, M16, M17, M18, M19, M20, M21, M9, N10, N11, N12, N13, N14, N15, N16, N17, N18, N19, N20, N21, N22, N7, N8, N9, O15, O16, O17, O18, O19, O21, O7, O8, P16, P18, P19, P20, P21, P7, P8, Q20, Q21, and Q22.

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

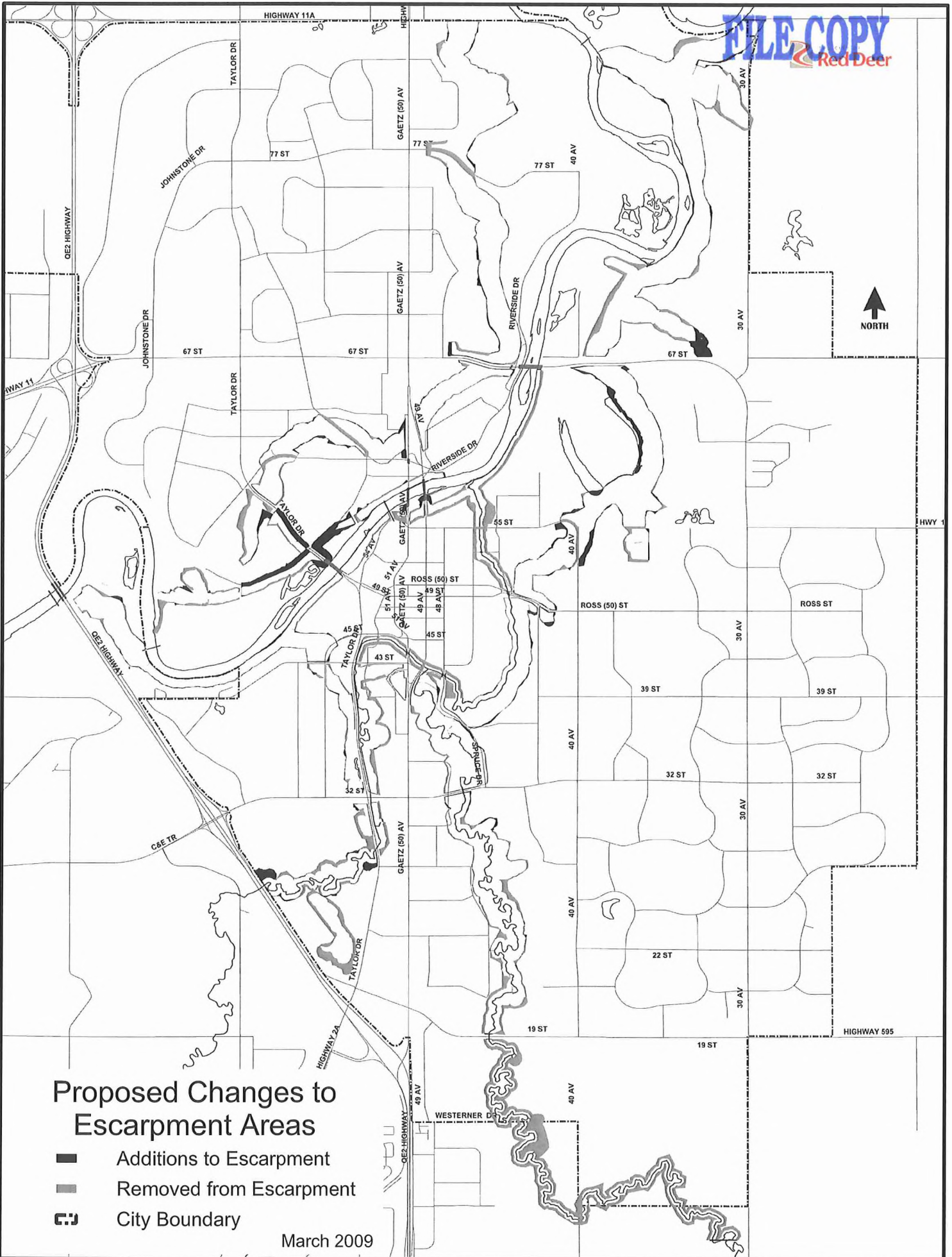
READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

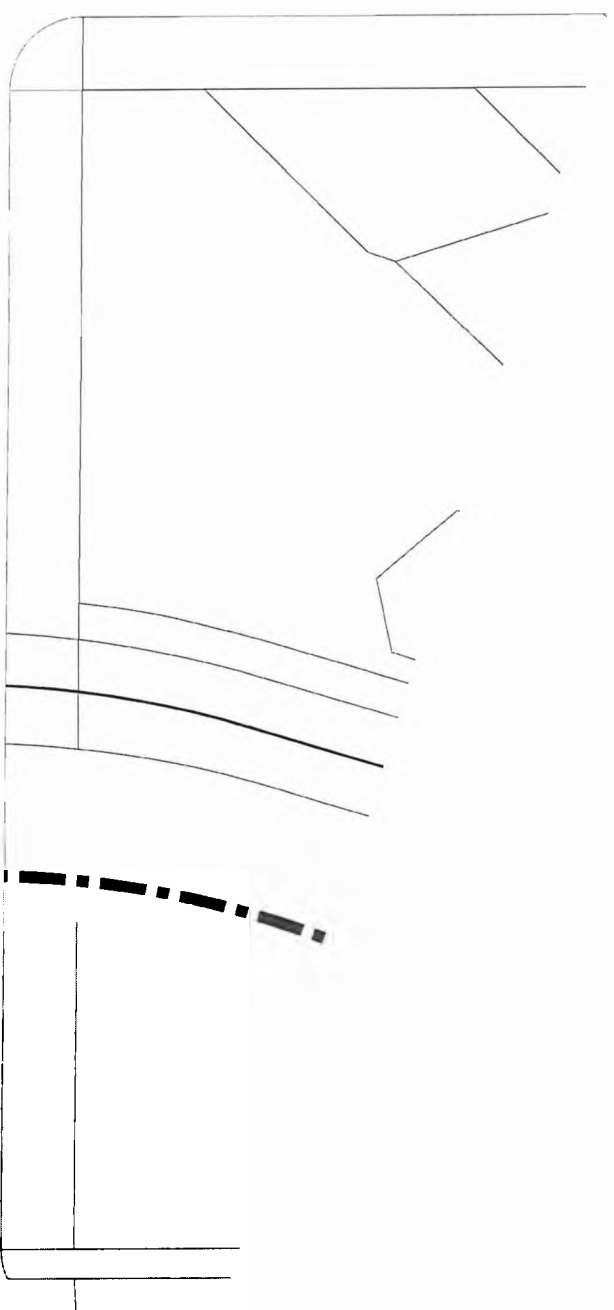
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK





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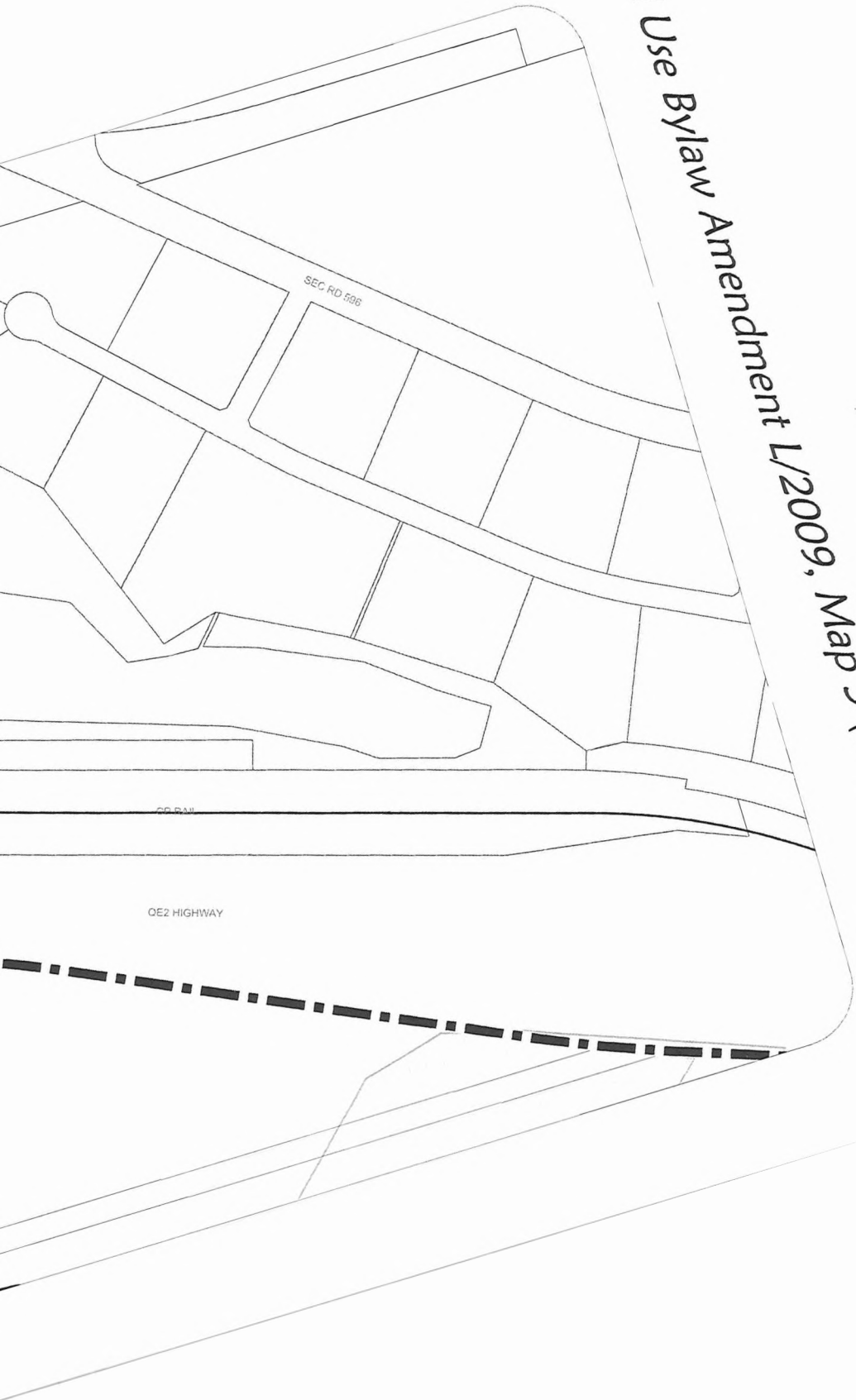
Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

FILE COPY

Land Use Bylaw Amendment L/2009, Map 5 (H16)/2009



Land Use Bylaw Amendment L/2009, Map 5 (I14)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (I15)/2009



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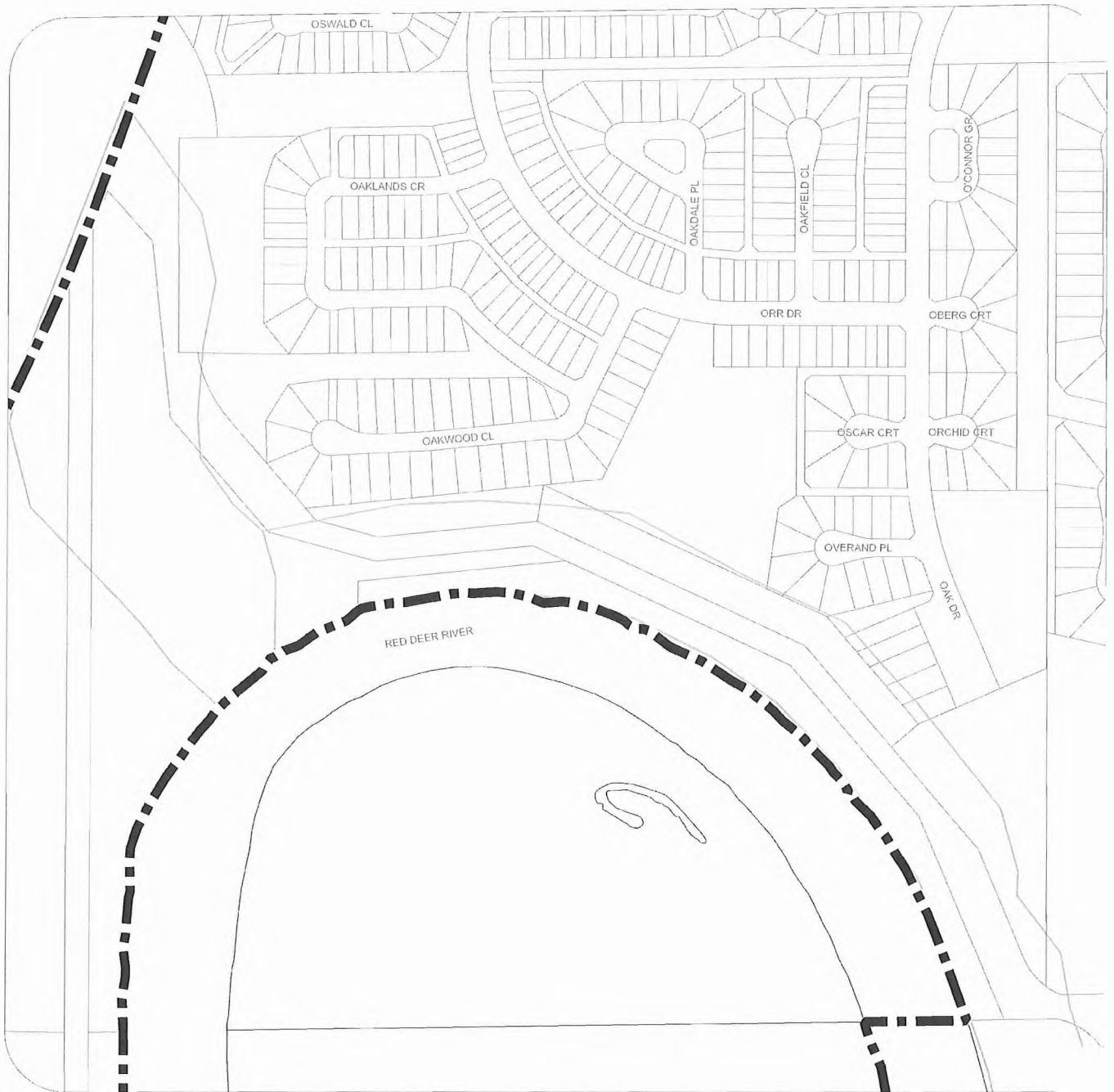


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (116)/2009



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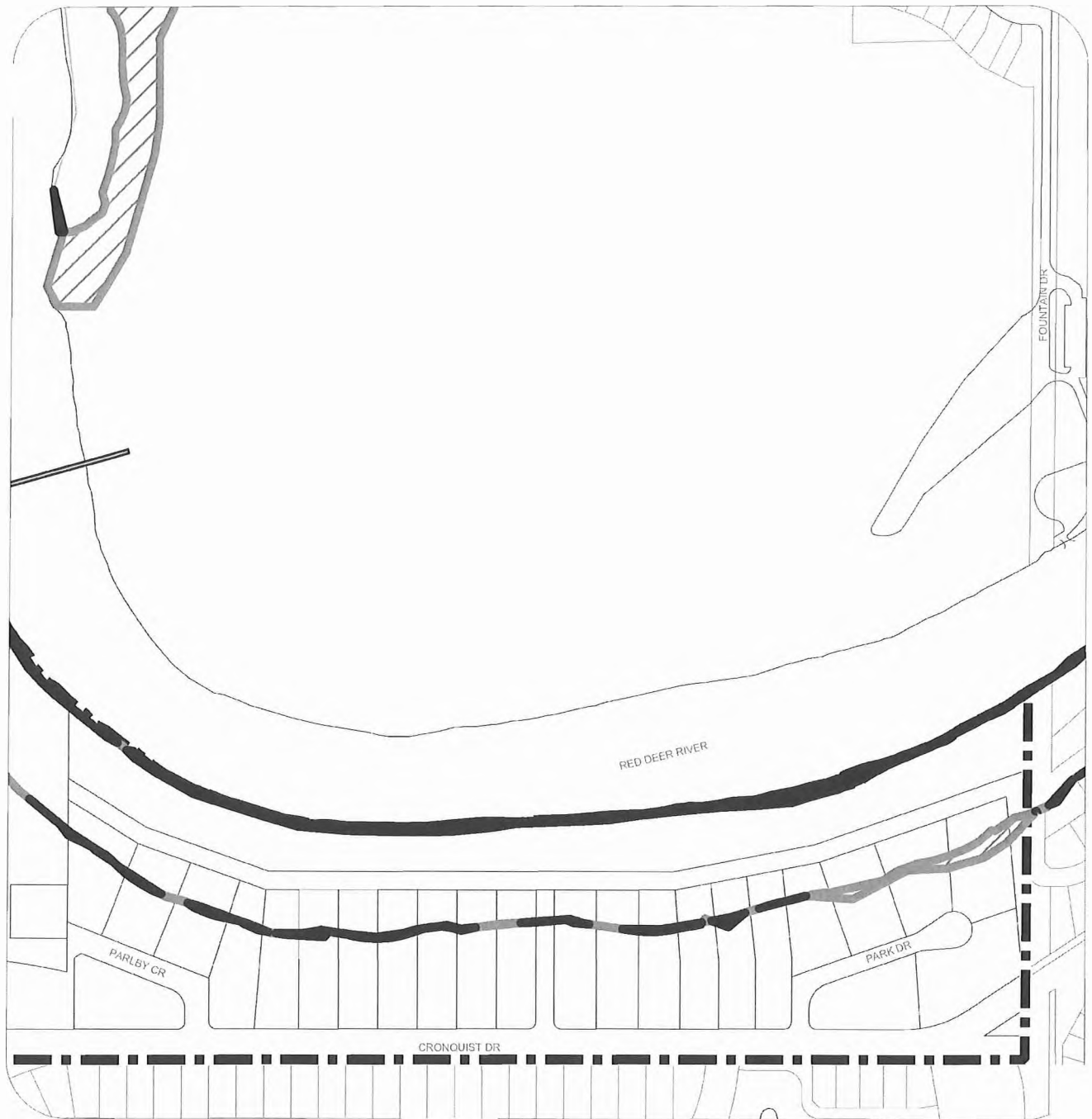


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (J14)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (J15)/2009



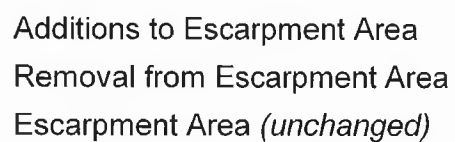
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Additions to Escarpment Area
Removal from Escarpment Area
Escarpment Area (unchanged)



Land Use Bylaw Amendment L/2009, Map 5 (K11)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (K14)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (K15)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

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Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

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Additions to Escarpment Area

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Escarpment Area (unchanged)

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Additions to Escarpment Area

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Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (M18)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

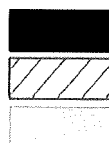
Land Use Bylaw Amendment L/2009, Map 5 (M21)/2009



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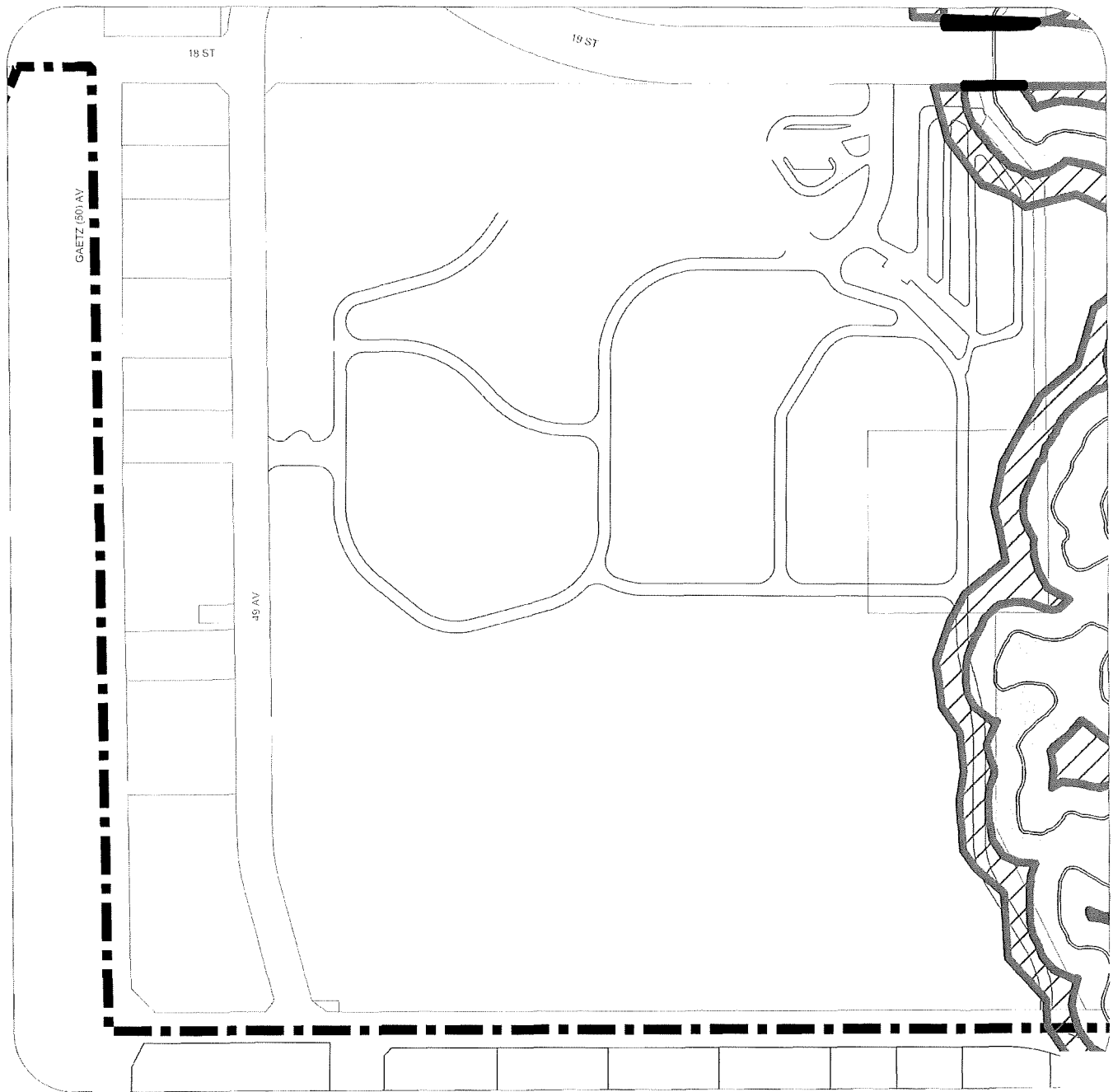


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

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Escarpment Area (*unchanged*)

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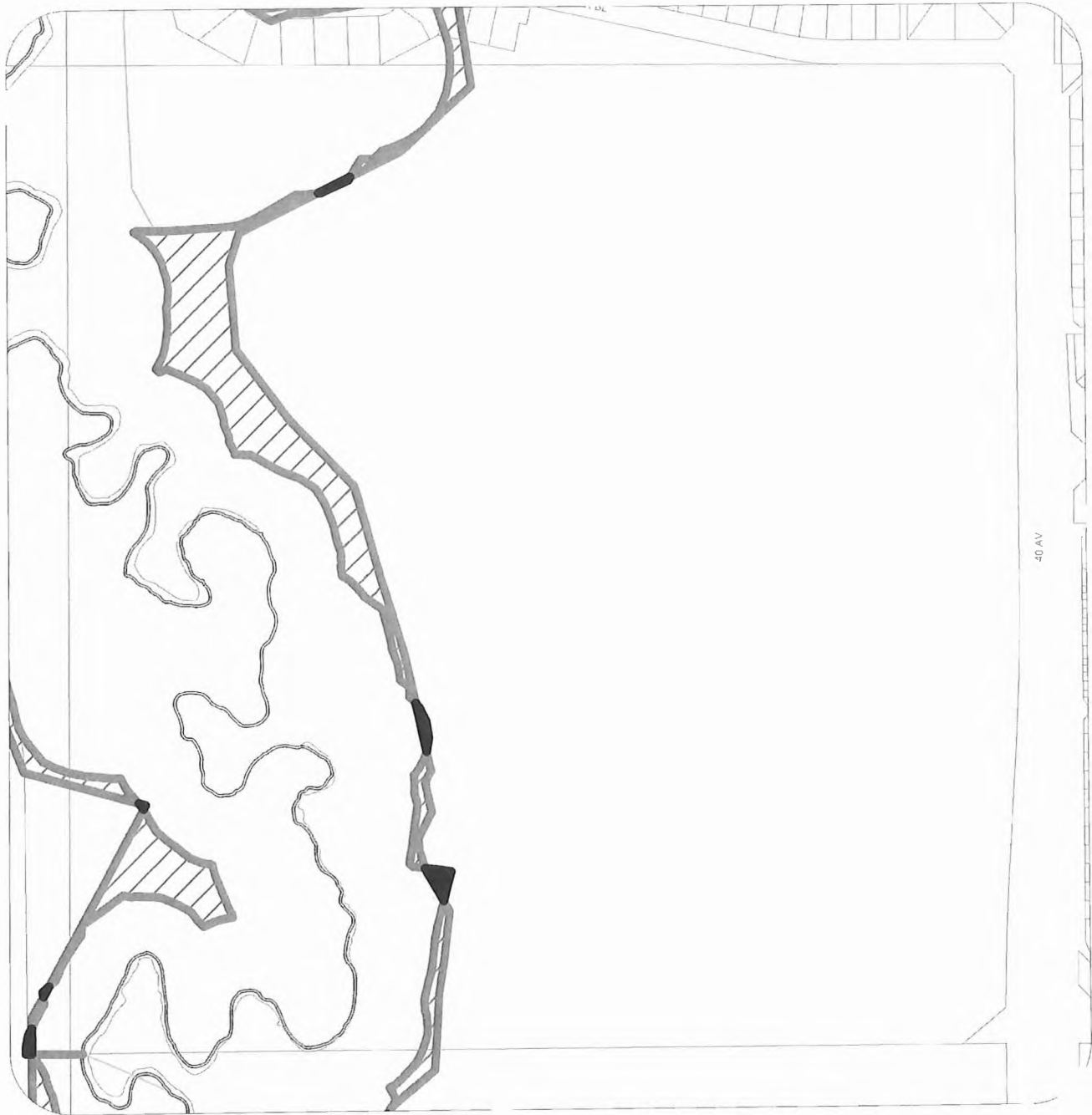


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (N11)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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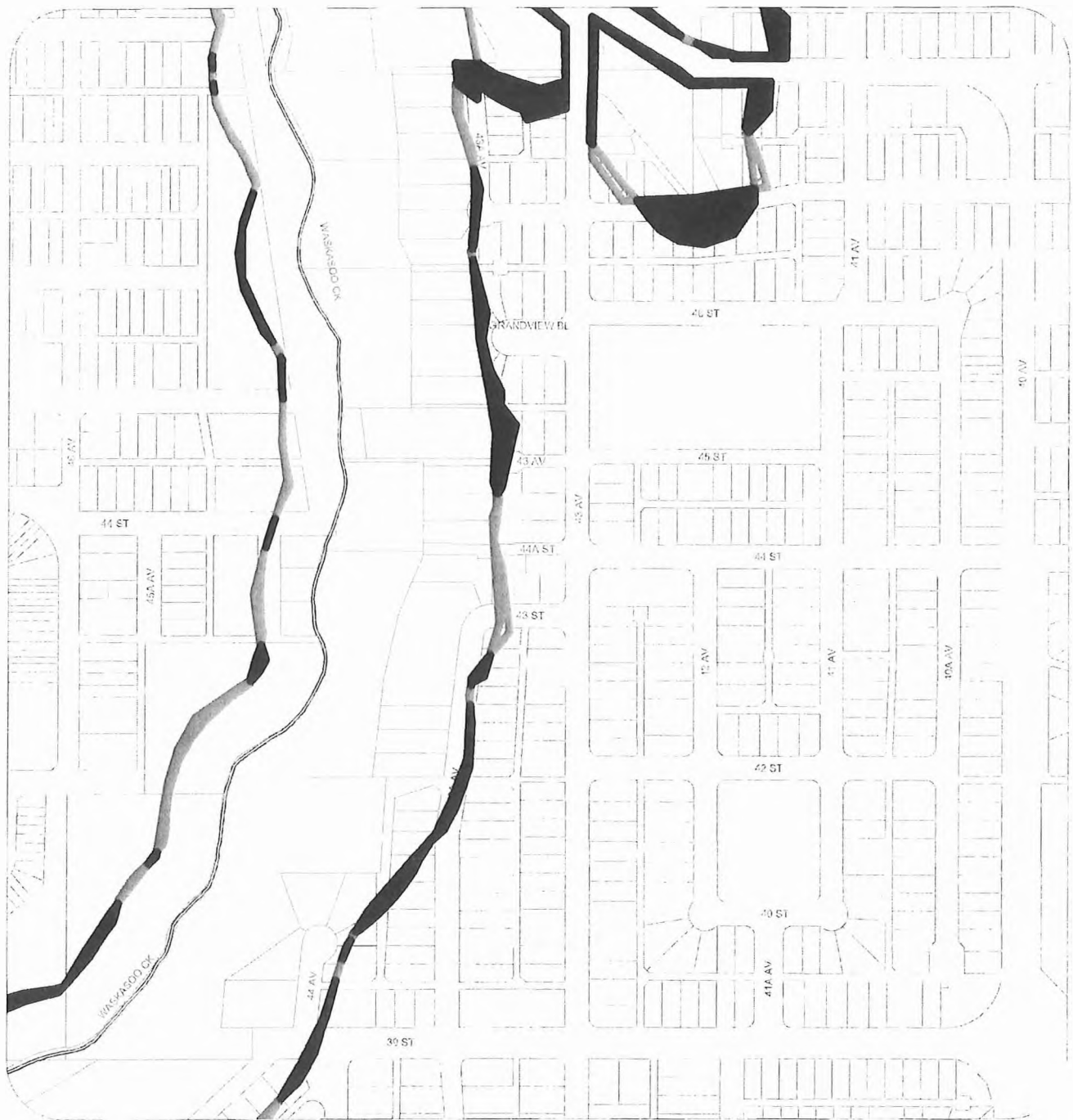


Additions to Escarpment Area

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Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (N14)/2009



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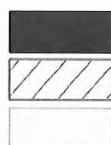
Land Use Bylaw Amendment L/2009, Map 5 (N15)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

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Escarpment Area (unchanged)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (N19)/2009



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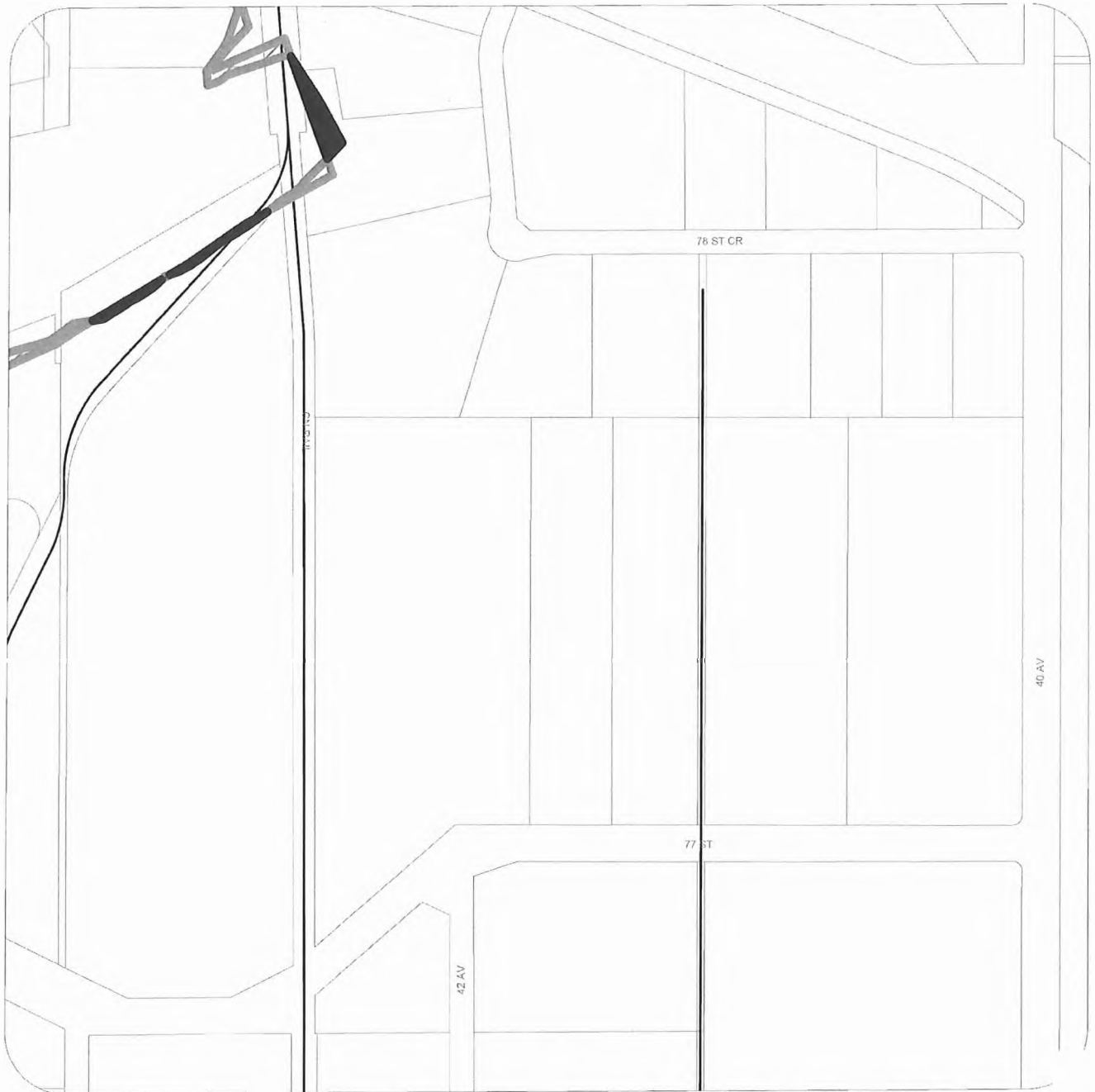


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (N20)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

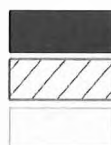
Land Use Bylaw Amendment L/2009, Map 5 (N21)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

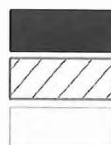
Land Use Bylaw Amendment L/2009, Map 5 (N22)/2009



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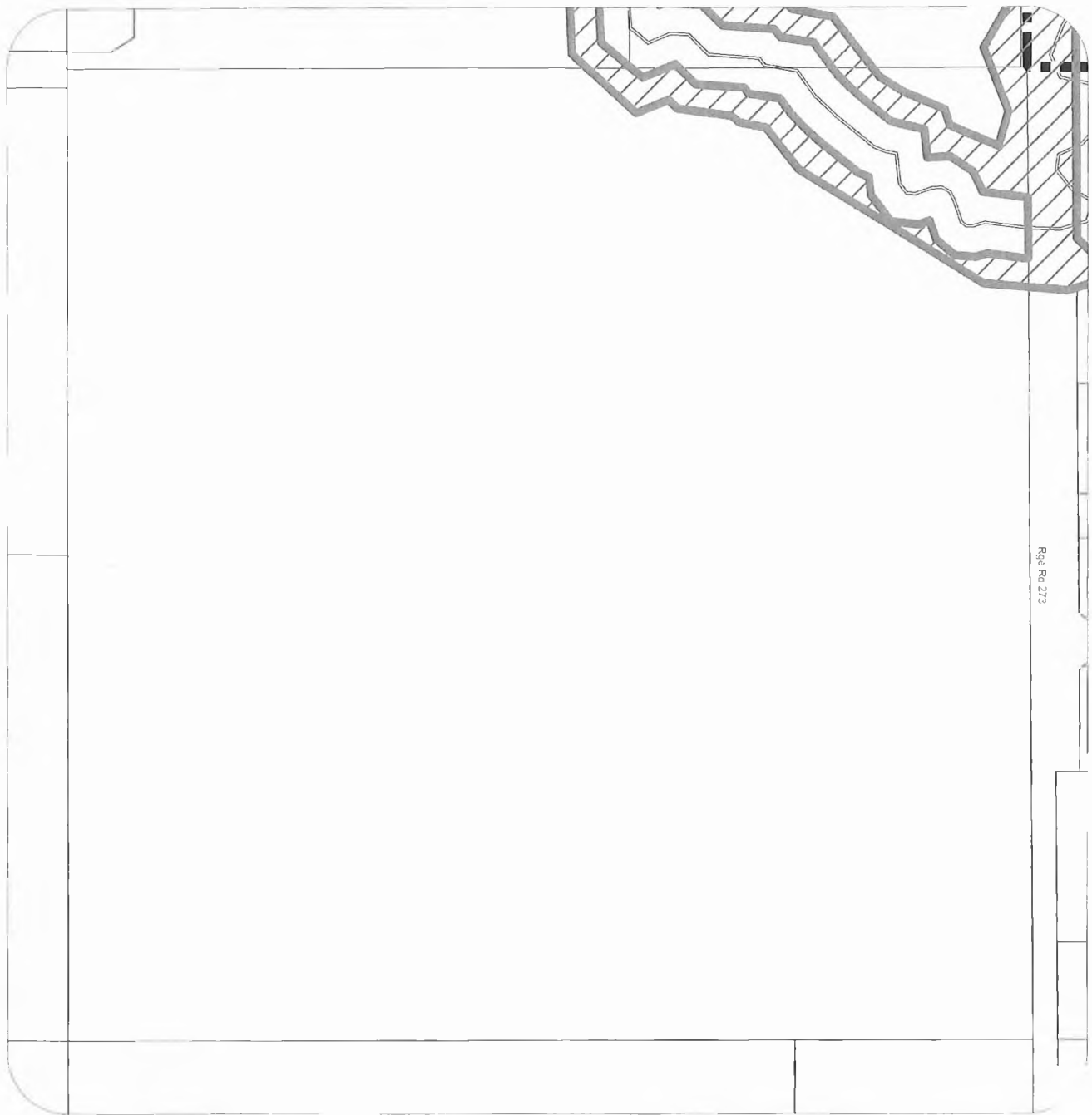


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (N7)/2009



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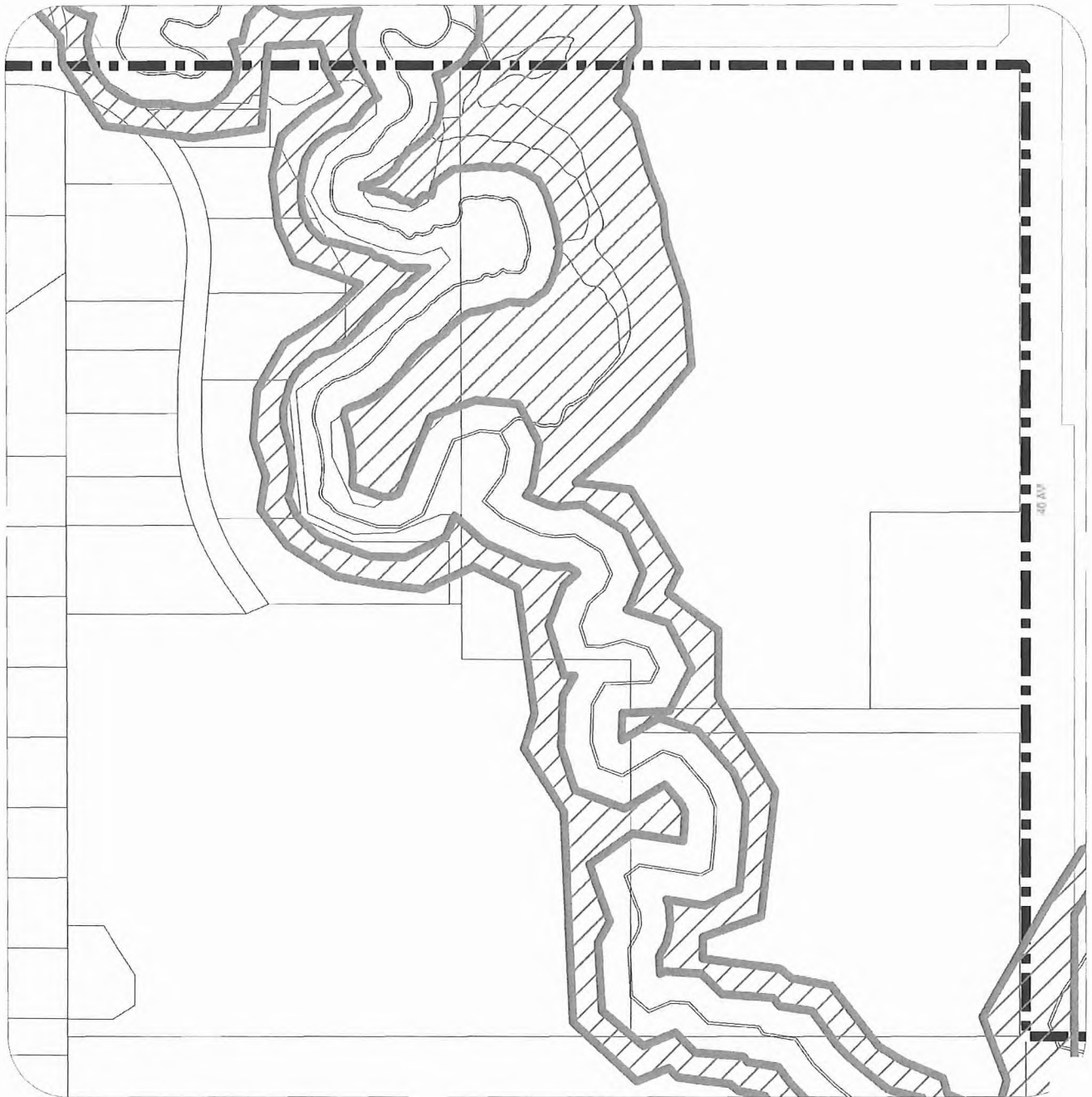


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

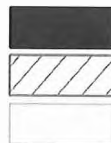
Land Use Bylaw Amendment L/2009, Map 5 (N8)/2009



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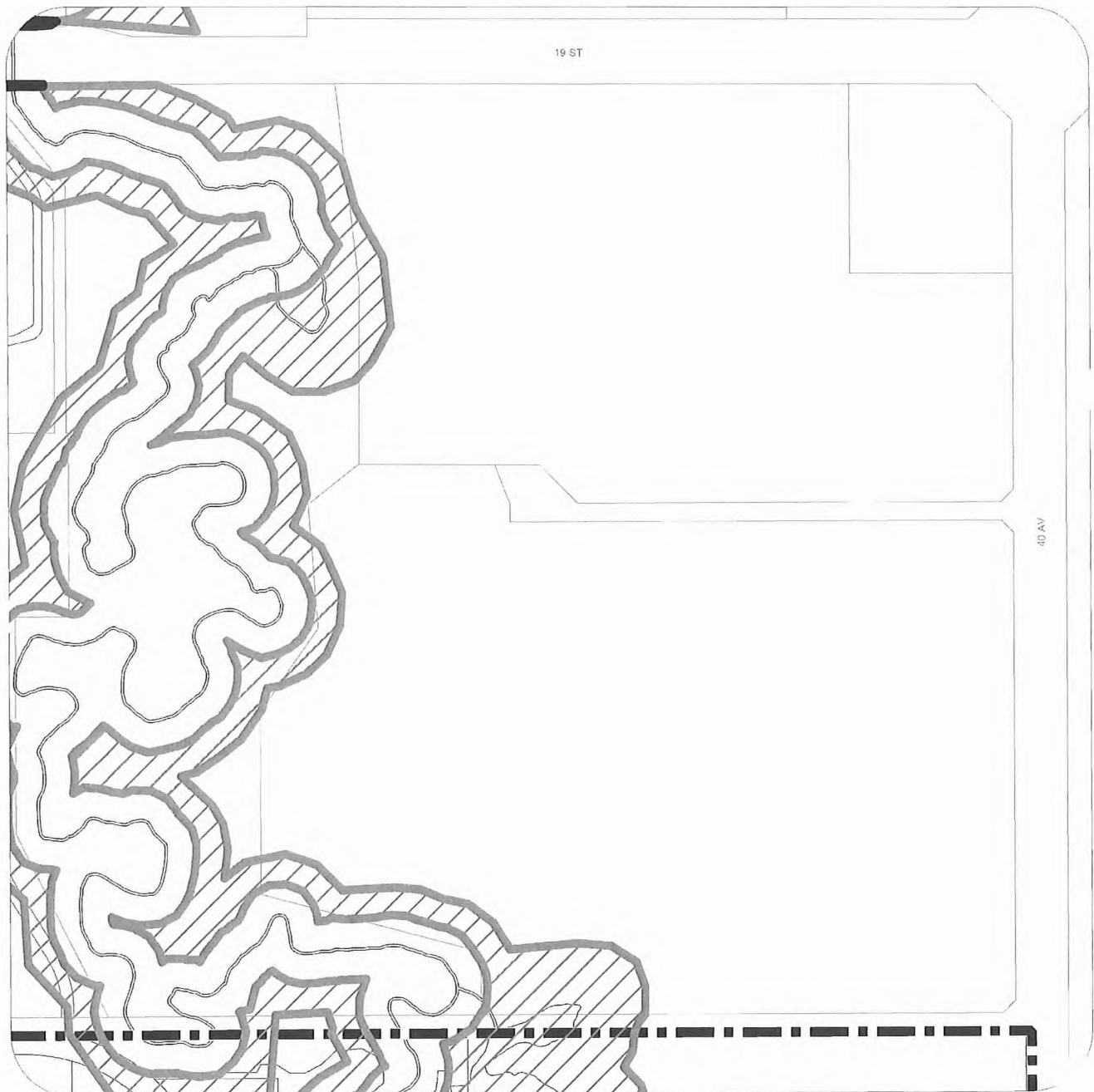


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (N9)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

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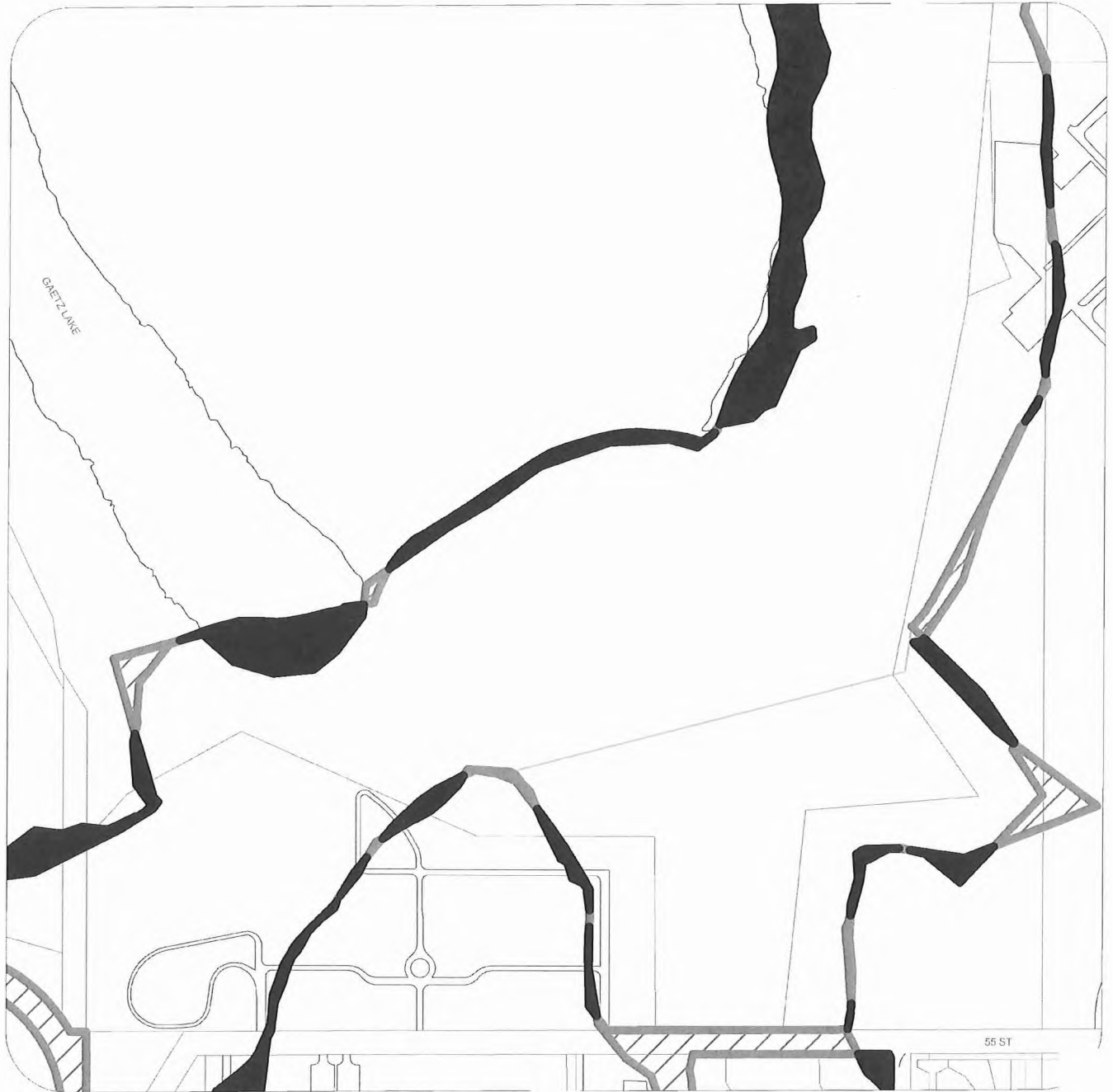


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (O16)/2009



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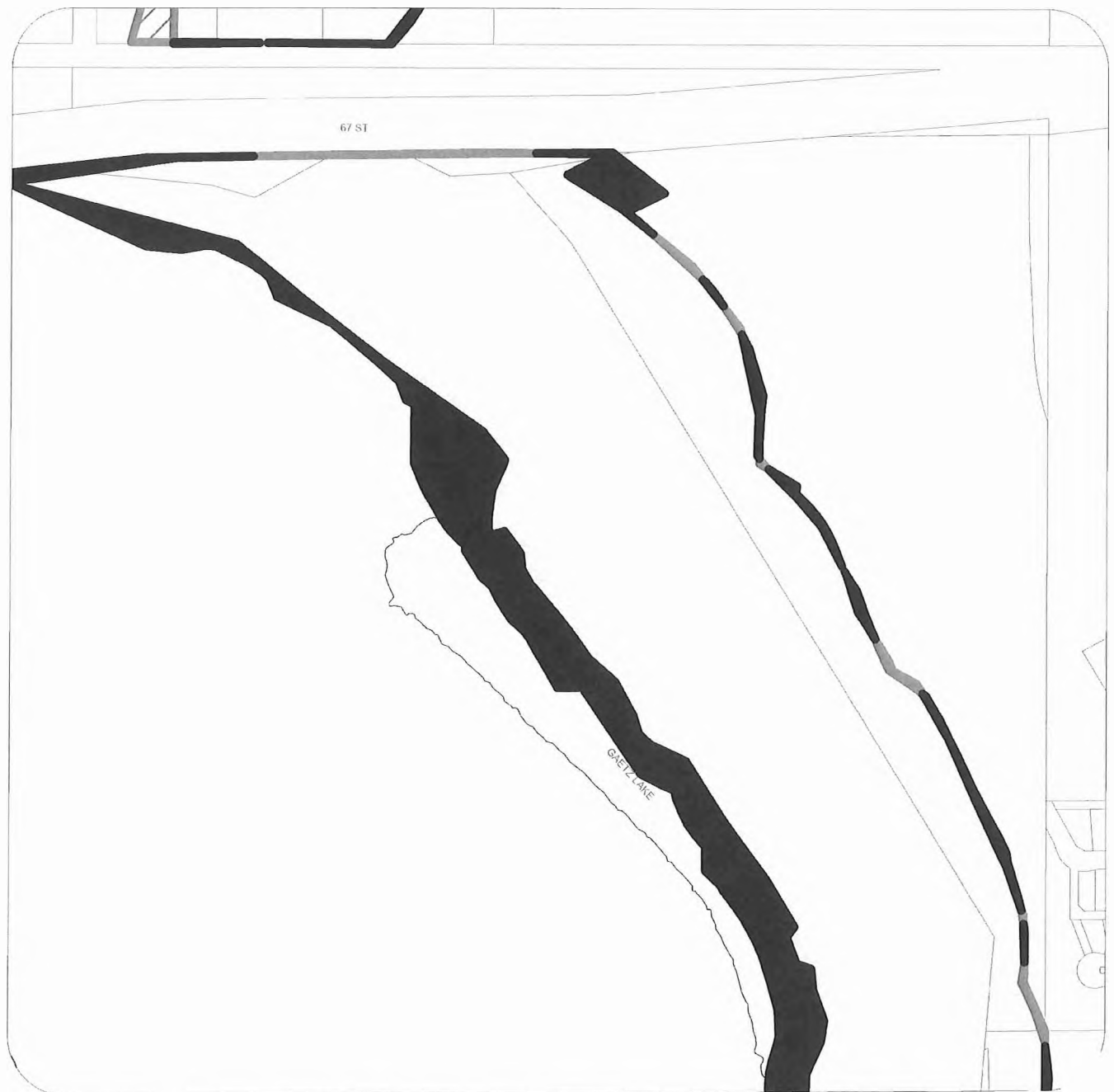


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (O17)/2009



North

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

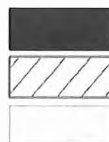
Land Use Bylaw Amendment L/2009, Map 5 (O18)/2009



North

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (O19)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

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Land Use Bylaw Amendment L/2009, Map 5 (O21)/2009



North

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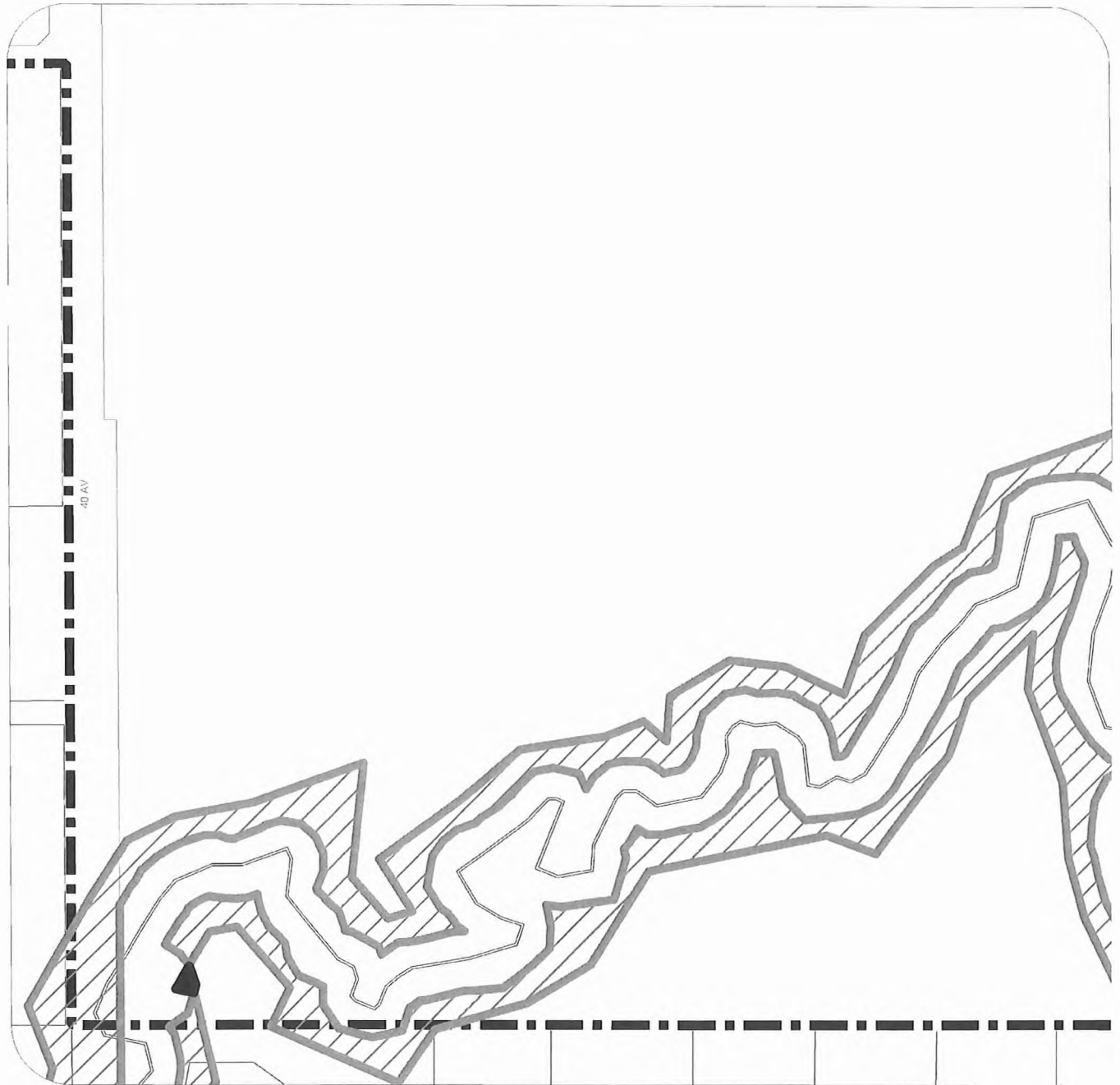


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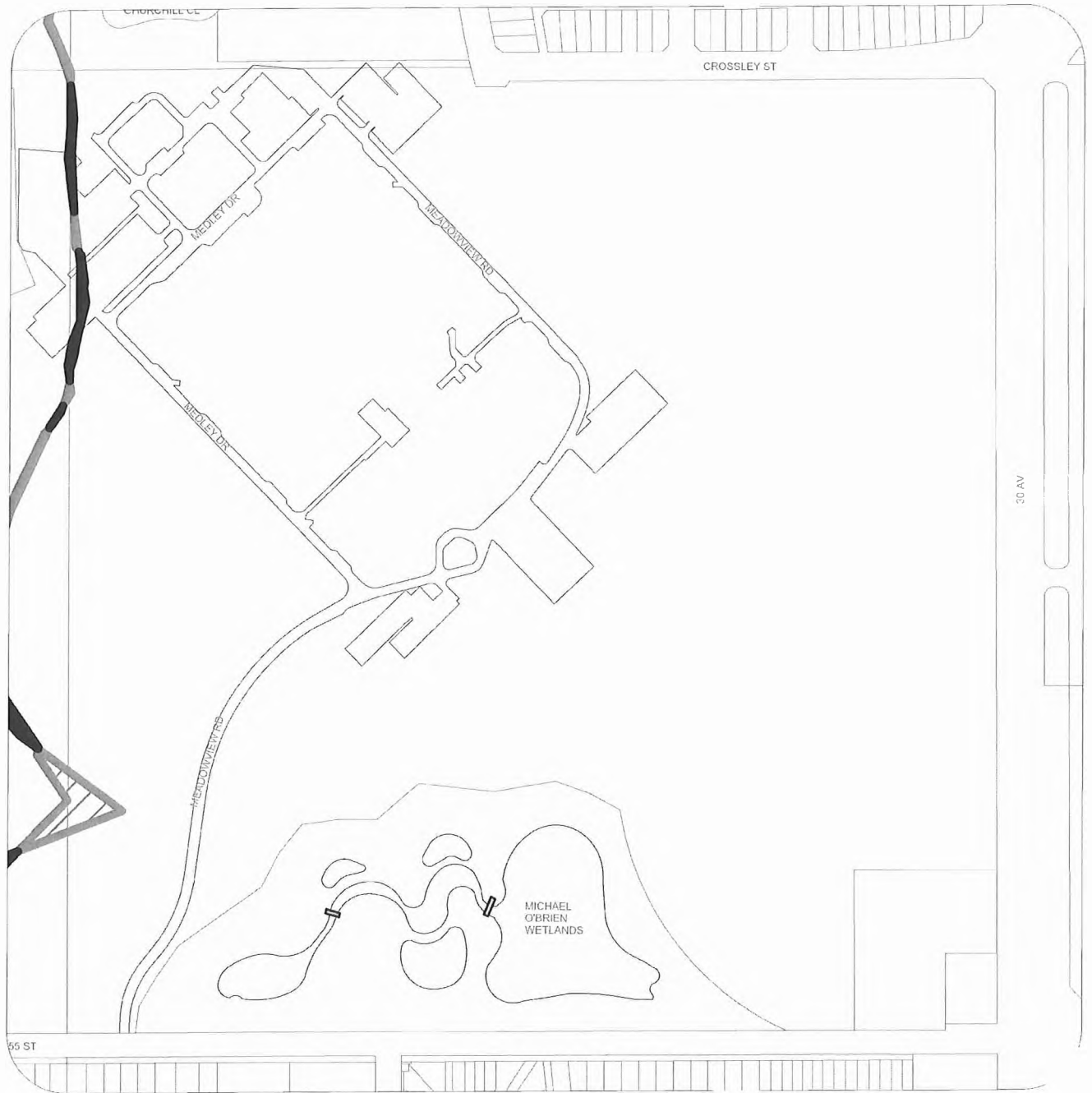


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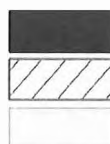
Land Use Bylaw Amendment L/2009, Map 5 (P16)/2009



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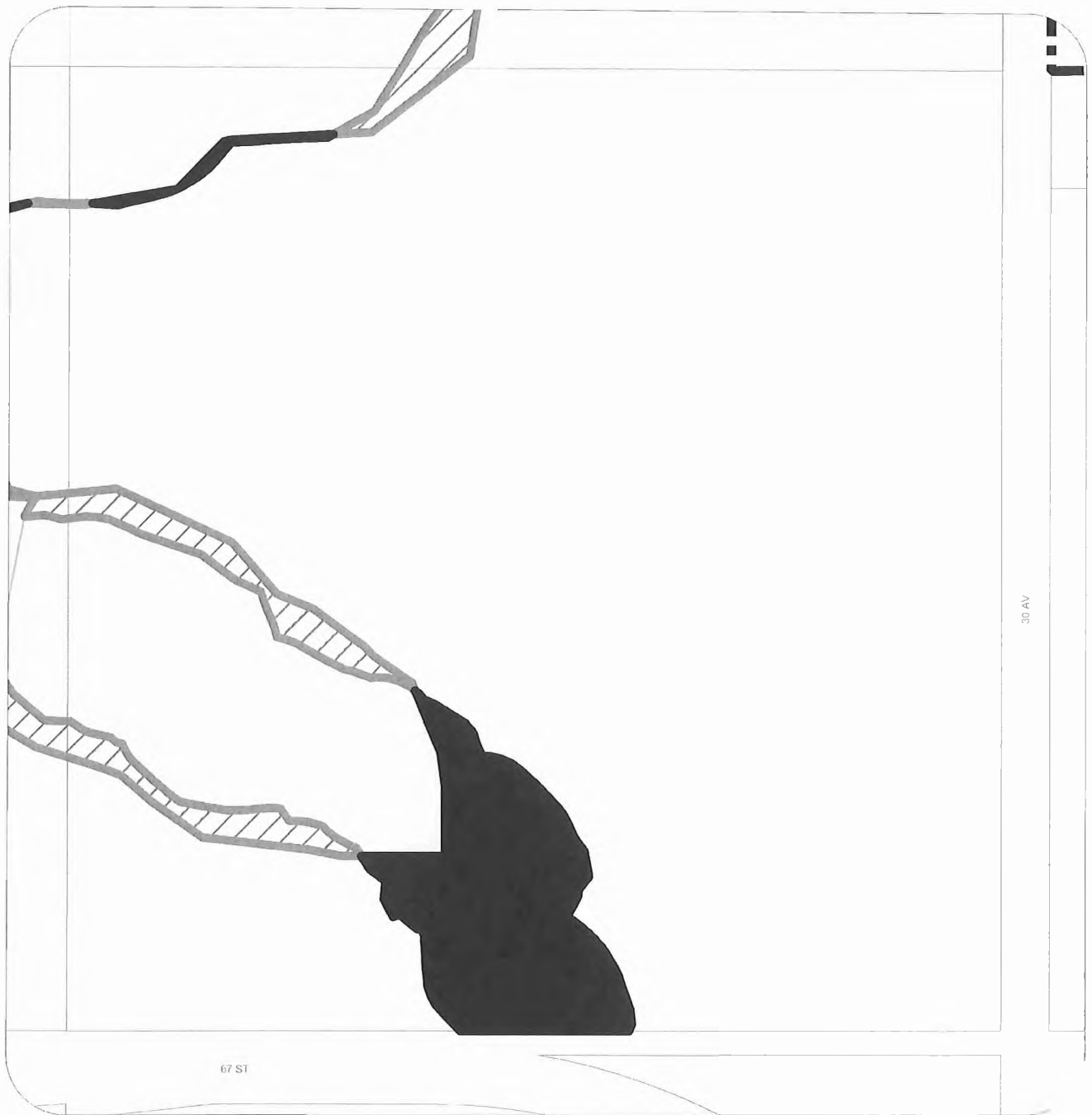


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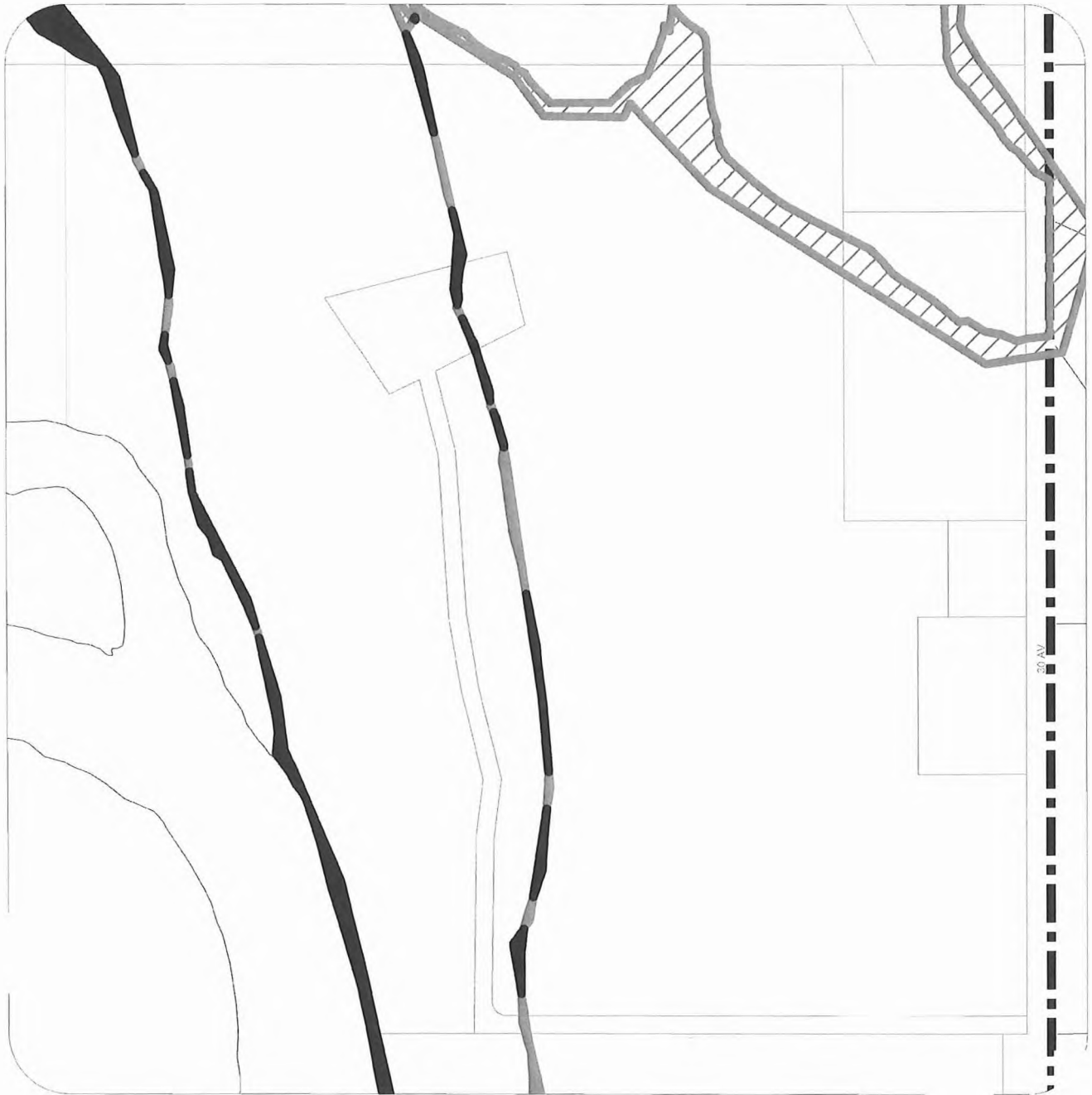


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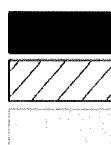
Land Use Bylaw Amendment L/2009, Map 5 (P21)/2009



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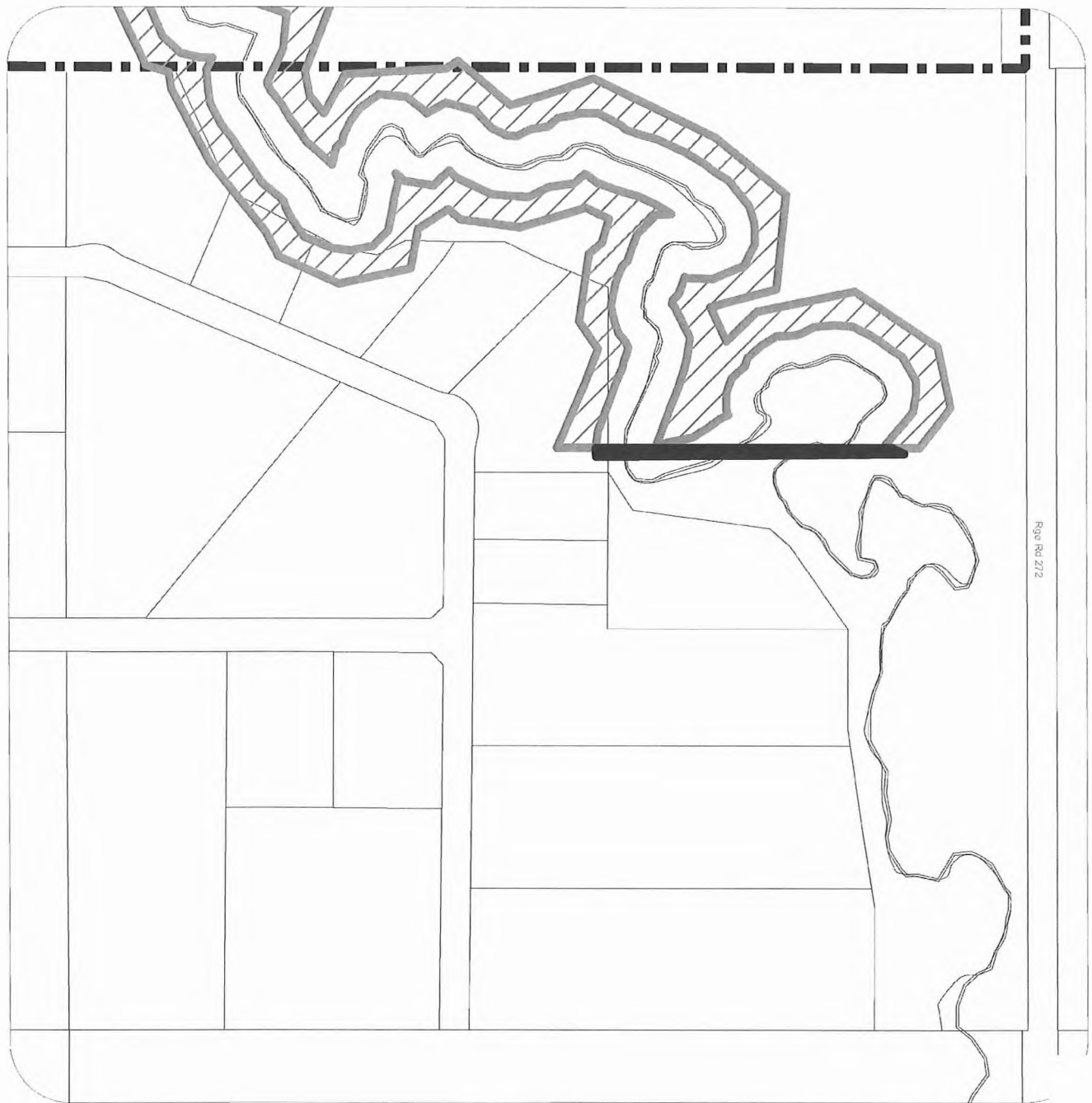


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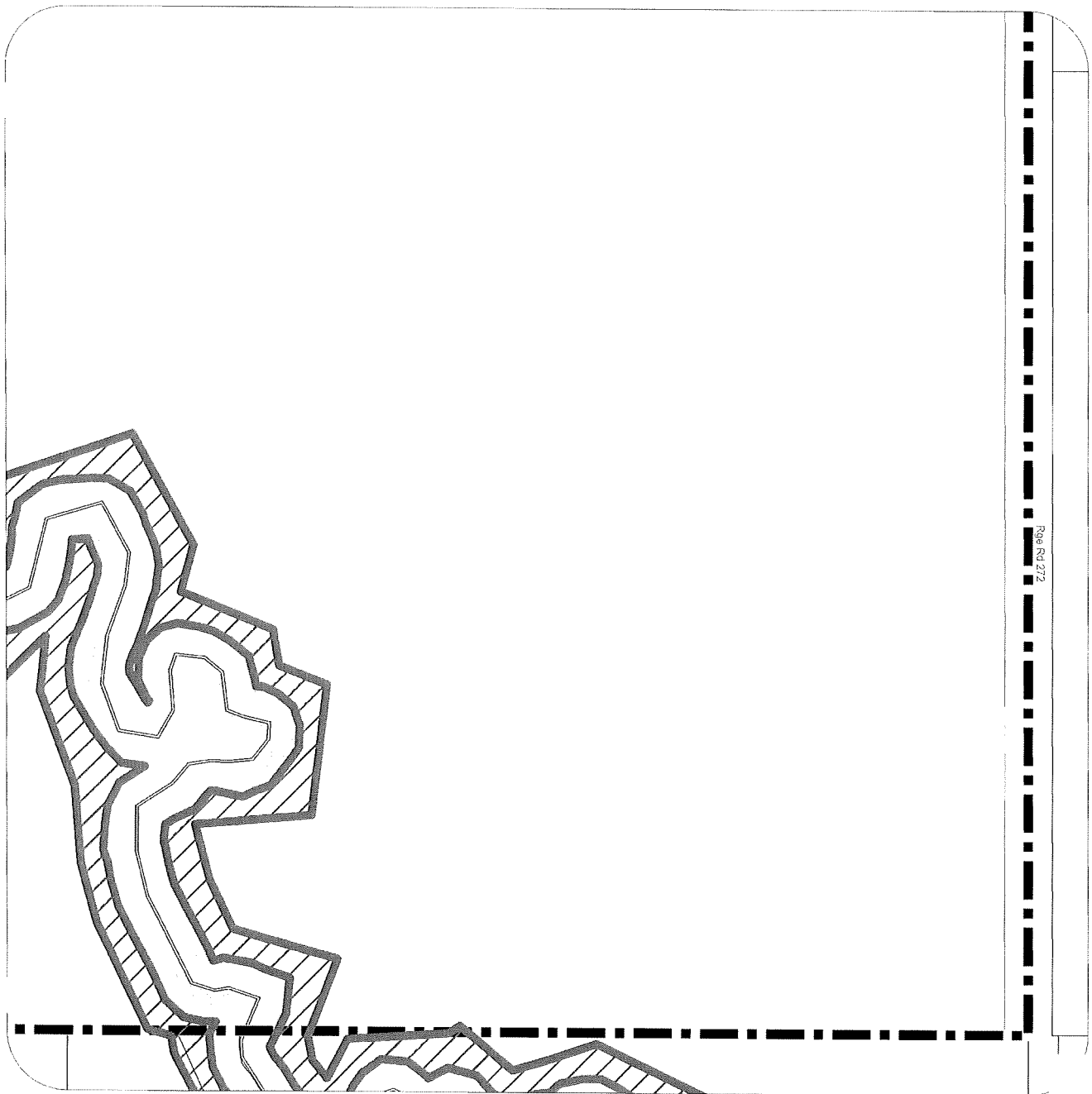


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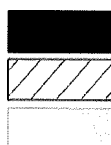
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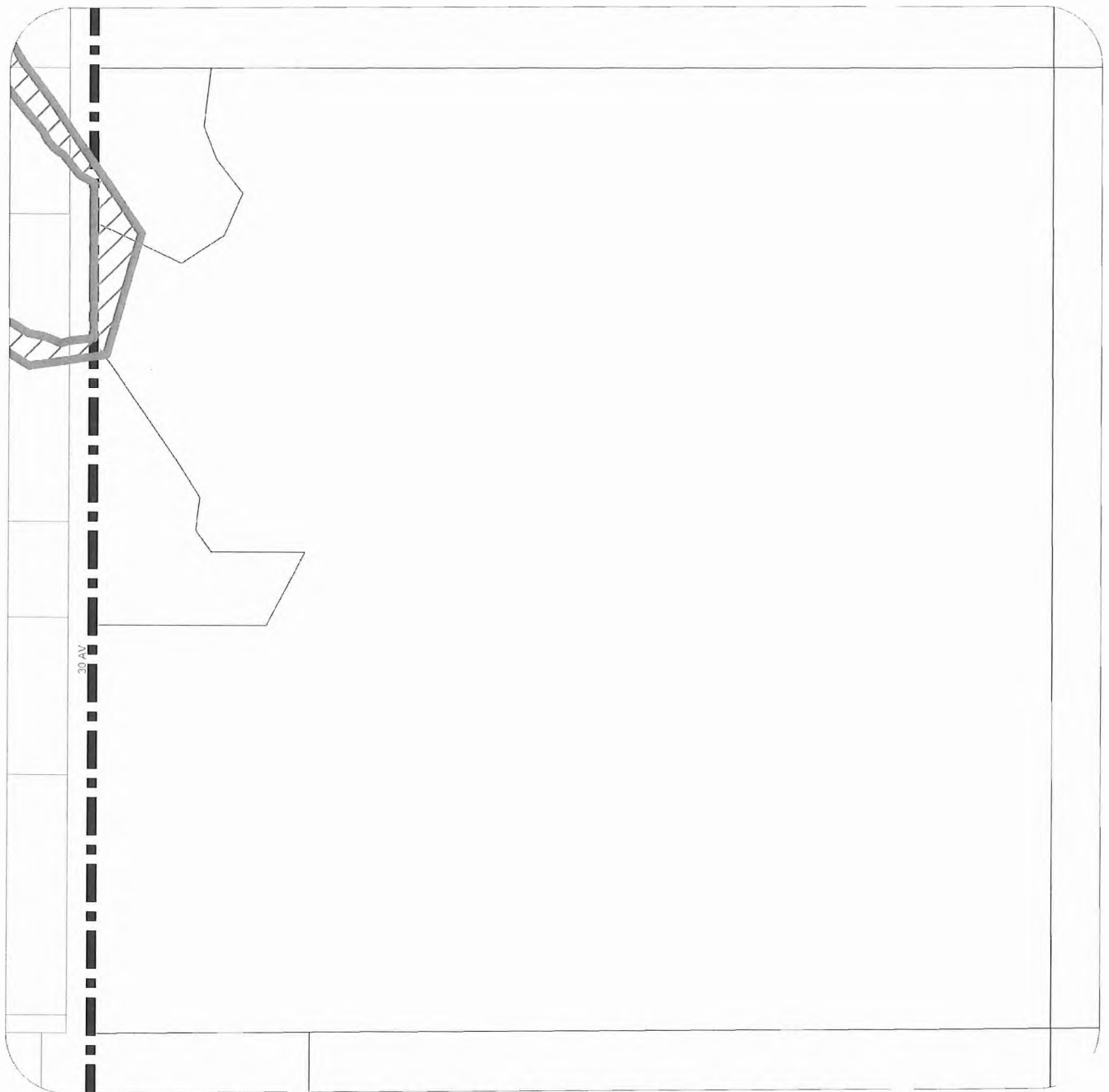


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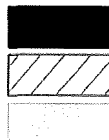
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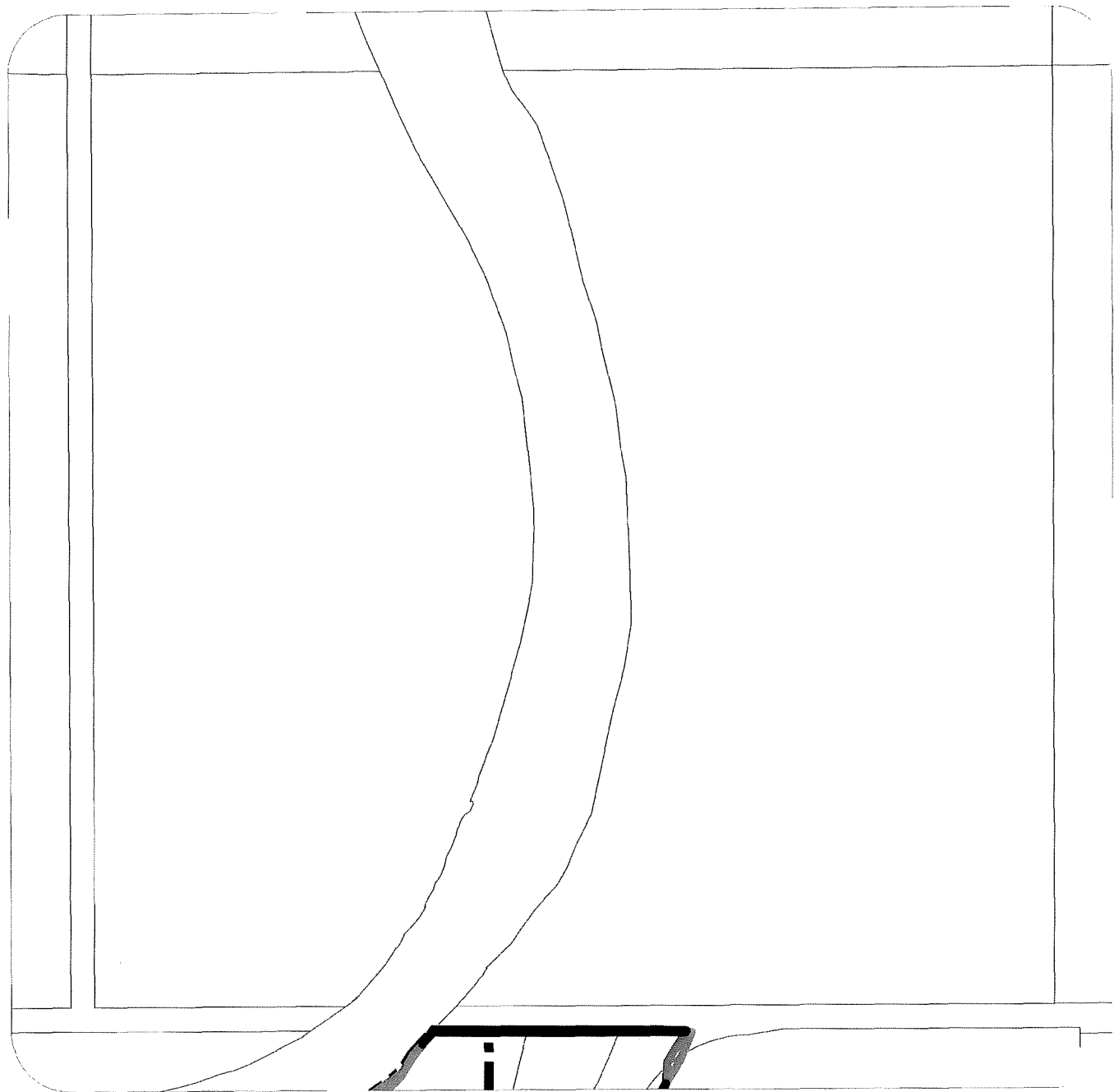


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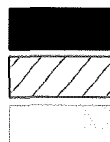
Land Use Bylaw Amendment L/2009, Map 5 (Q22)/2009



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Scale 1:5,000

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Removal from Escarpment Area

Escarpment Area (*unchanged*)

Council Decision – August 24, 2009

DATE: August 25, 2009

TO: Tara Lodewyk, Parkland Community Planning Services
Tony Lindhout, Parkland Community Planning Services
Nancy Hackett, Parkland Community Planning Services

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment 3357/L-2009, Map 5/2009 Escarpment Areas

Reference Report:

Parkland Community Planning Services, dated June 17, 2009

Resolution:

"Resolved that Council of the City of Red Deer hereby tables Land Use Bylaw Amendment 3357/L-2009, Map 5/2009, Escarpment Areas to the Monday September 21, 2009 Council Meeting to allow administration additional time to consider changes to the report and maps."

MOTION CARRIED

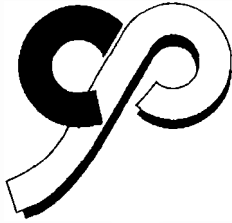
Report Back to Council: Yes – Monday September 21, 2009



Frieda McDougall
Deputy City Clerk

cc: Development Services Director
Corporate Services Director
Engineering Services Manager
Financial Services Manager
Assessment and Taxation Manager
City Assessor

Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Leigh-Ann Butler, Graphics Supervisor
Property Assessment Technician
LAS File

**PARKLAND
COMMUNITY
PLANNING
SERVICES****Reports Item No. 5**

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 14, 2009

TO: Elaine Vincent, Legislative and Administrative Services

FROM: Tara Lodewyk, Planner

RE: Introduction to the *Riverside Meadows Area Redevelopment Plan* and *Riverside Meadows Community Plan and Residential Design Criteria*

Purpose

The purpose of this report is to introduce Council to the *Riverside Meadows Area Redevelopment Plan* (ARP) and *Riverside Meadows Community Plan and Residential Design Criteria* (CP). The intent is for Council to table these plans for further review prior to first reading. Parkland Community Planning Services (PCPS) will do a presentation summarizing the plans at the meeting.

A formal discussion and first reading of the ARP, CP and corresponding *Land Use Bylaw* amendments would happen at Council two weeks later. The ARP and corresponding *Land Use Bylaw* amendments would receive first reading at this time. The CP would be discussed but not be approved as a planning tool until final readings of the ARP.

Background

The existing *North Red Deer- Riverside Meadows Revitalization and Action Plan* (ARP) was prepared by Parkland Community Planning Services (PCPS) through an intensive community consultation process beginning in September 1998. The ARP was adopted by City Council in May 2000.

The 2000 ARP brought positive change for the neighbourhood with over 80% of the recommendations being implemented including (but not limited to) redevelopment of Burnt Lake Park/Riverside Meadows Park, installation of the story stones project, traffic calming along Kerry Wood Drive, development of new residential lots on 58A Street (Habitat for Humanity homes), redevelopment of river front properties (the former Perma Green, Kent House and Cass' Stagger Inn buildings), removal of the truck route, and rezoning of residential properties to R1 Single Family residential. A complete list of recommendations that were implemented can be found in Appendix E of the CP.

As part of the 2000 ARP it states that "a major review will be undertaken every five years to analyze implementation progress and evaluate plan objectives."

Beginning in fall 2007, Parkland Community Planning Services (PCPS), on behalf of The City of Red Deer, worked with a steering committee to lead the update and review of the 2000 ARP. The steering committee was comprised of a representative from Riverside Meadows Community Association, a citizen of Red Deer, a business person and resident from Riverside Meadows neighbourhood.

The result of the update is the following two planning documents which are attached for your review:

Riverside Meadows ARP and Riverside Meadows CP
Page 2

1) The Riverside Meadows Area Redevelopment Plan (ARP)

The ARP is statutory and adopted by Bylaw 3261/A-2009. The ARP contains policies that address proposed land uses, planned densities, building forms, utilities and transportation systems.

2) The Riverside Meadows Community Plan and Residential Design Criteria (CP)

This plan has many components including a description of the planning process, history of the neighbourhood, planning context, community policy statements, implementation strategies and residential design criteria. This document is non-statutory and proposed for adoption as a planning tool by resolution.

A summary of key policy statements from the plans is attached.

Several amendments to the *Land Use Bylaw* are also proposed in the ARP. These will be implemented simultaneously with the ARP and brought forward with first reading of the ARP in two weeks.

Why redevelop Riverside Meadows neighbourhood?

There are many reasons to redevelop and invest in Riverside Meadows. They include the following:

- To fulfill policies in the *Municipal Development Plan* to encourage infill of underutilized land, intensify established neighbourhoods and to prepare and adopt area redevelopment plans.
- Riverside Meadows is in close proximity and well linked to the downtown and trail system.
- Healthy downtown neighbourhoods contribute to the strength of the downtown.
- It is one of the oldest neighbourhoods in the city, formerly the Village of North Red Deer, and is rich with history.
- The neighbourhood is still transitioning and contains industrial uses.
- Riverside Meadows has a range of housing sizes, types and prices. This allows for an economically integrated neighbourhood.
- Riverside Meadows has a strong community association that represents the residents with a history of collaborating with City and other community stakeholders to complete projects.
- The upgrading of Riverside Meadows existing infrastructure is more sustainable than building new infrastructure and expanding the city outward.
- There are some negative perceptions of the area from Red Deer residents.
- Over 70% of the units are rental/investment properties with the potential of redevelopment. This is 40% higher than the city overall.
- Major redevelopment sites are still awaiting redevelopment along Kerry Wood Drive and there is some uncertainty related to the long term use of Valley Park Manor.
- Redevelopment advances The City's 19 smart growth principles as outlined in the City's 2002 *Red Deer Growing Smarter* document.
- To achieve the 2008 City Strategic Plan objective "to increase community pride and capacity through encouraging citizen involvement in neighbourhoods and community". The plans employ the strategy of using "community development practices to bring together citizens in their neighbourhood".

Riverside Meadows ARP and Riverside Meadows CP**Page 3****Process**

PCPS and the steering committee held a community workshop to review the vision, identify neighbourhood issues and strengths, and determine what residential redevelopment should look like. This was completed by reviewing the current vision, listing and rating issues, completing a residential image survey and a mapping exercise. The listing of community issues can be found on page 10 of the CP. The top five issues were:

- Potential redevelopment of Valley Park Manor site
- Overhead utilities detract from the neighbourhood
- Maintain a mix of housing types and not just social housing projects
- Safety of bus stops, cross walks and C.P.R bridge
- Maintain and improve river front access and utilization

Additional research was completed to update the background and statistical information for Riverside Meadows. The steering committee also conducted pedestrian counts and recorded turning movements at the north end of the CPR pedestrian bridge where the trails intersect. Over 1300 movements were recorded in a two day period (Appendix C). The steering committee also did walkabout with the City's Recreation, Parks and Culture Department staff to better understand river front park and trail issues.

The proposed plan has been circulated to City Administration, Riverside Meadows Community Association and applicable referral agencies such as Red Deer River Naturalists and Rethink Red Deer for review and comment. There is support for the ARP and CP.

Prior to hosting a public meeting, smaller meetings were held with major stakeholders, business and property owners along Kerry Wood Drive and 54 Avenue to explain proposed changes. Modifications were made to the plans based on comments received.

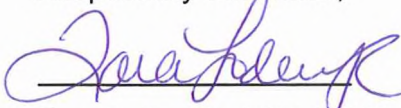
A neighbourhood public meeting was held in May 2009 to gather comments from the public on the proposed plan. The neighbourhood was invited with a flyer delivered to each household and a direct mail to the non-resident landowners. A notice was also in the community association newsletter. 37 people attended the public meeting. 5 comment sheets were submitted and verbal comments were recorded. A summary of the comments will be provided when first reading is considered.

Comments were centered on specific site requests to rezone and questions were regarding secondary suites, and future plans for the former Harper Metals Site and Valley Park Manor. Several of the comments received were in support of the proposed policies.

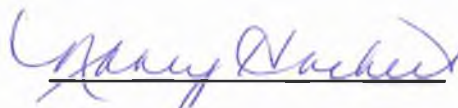
Recommendation

PCPS recommends that City Council table the *Riverside Meadows Area Redevelopment Plan* and *Riverside Meadows Community Plan and Residential Design Criteria* for two weeks to allow time to review the plans prior to first reading.

Respectfully Submitted,



Tara Lodewyk, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
City Planning Manager

cc. Colleen Jensen, Riverside Meadows ARP Steering Committee

Comments:

Administration is introducing the Riverside Meadows Area Redevelopment Plan and the Riverside Meadows Community Plan and Residential Design Criteria to Council. The following process is recommended:

1. The Area Redevelopment Plan be tabled for two weeks.
 - Council may consider first reading of the Riverside Meadows Area Redevelopment Plan at the Council Meeting scheduled for Tuesday September 8, 2009.
 - A Public Hearing would then be scheduled for Monday October 5, 2009 at which time Council could consider second and third readings of the bylaw.
2. The Community Plan and Residential Design Criteria be tabled for a period of six weeks.
 - Council may consider adopting the Riverside Meadows Community Plan and Residential Design Criteria in conjunction with the Area Redevelopment Plan at the Monday October 5, 2009 Council Meeting.

We support the recommendations of administration with respect to the Riverside Meadows Area Redevelopment Plan and the Riverside Meadows Community Plan and Residential Design Guidelines.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

Highlights from Riverside Meadows Plans

The following is a list of key policy statements summarized from the plans. Please refer to the plans for a comprehensive list and background. The plan policy number is found in brackets at the end of the point.

Riverside Meadows Area Redevelopment Plan (ARP)

- Create a new redevelopment exception to allow multi-family buildings currently located in a single family district to redevelop as multi-family residential to the same square footage and a maximum 2 storeys. (ARP1.5)
- Encourage a mix of housing types, higher densities and simplifying the zoning in the neighbourhood by deleting of several site exceptions and two direct control districts and the creation of the redevelopment exception or rezoning sites to the current use. (ARP1.6)
- Expand the DC13 district 3 blocks to encompass the entire area between 58th and 59th Street and to a few sites along 54 Avenue. (ARP1.4)
- Modify the current DC13 to add place of worship, semi-detached and multi-attached residential as a use; reword to reflect the addition of design criteria and no longer need to reference 'single family residential appearance of buildings'; add allowance for relaxations to parking; and remove the community association from the referral process.(ARP1.4)
- Create an exception to allow back to back duplexes on one block where the lots have frontage on to two streets (58A and 58 Street). (ARP 1.9)
- Add a new direct control district DC(26) for Valley Park Manor that allows a nursing home, physical rehabilitation centre, seniors lodge, children's day care, school, single family homes, duplexes and townhouses. (ARP1.11)
- Consider improvements to the intersection of Kerry Wood Drive and 59th St.
- Implement design criteria for the residential areas of the neighbourhood to ensure that infill is compatible and maintains character of the neighbourhood. (ARP1.2)
- Create a safe school drop off in front of Fairview Elementary School. (ARP2.3)
- Explore programs and funding to bury overhead power lines. Priority areas are 58th St, 52 Ave and 53 Ave.(ARP2.4)
- Incorporate community garden plots and identify potential locations. (ARP 1.13)

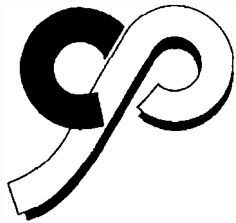
Riverside Meadows Community Plan and Residential Design Criteria (CP)

- Make 58th St a focal point. Add design elements and define the line between the natural river bank and the groomed trail. (CP1.2)
- Promote year round activities and uses along the riverfront. (CP1.3)
- Encourage The City to clear snow on the riverfront trail. (CP1.4)
- Educate the community on the benefits of maintaining their property and the process for reporting unkept yards, lanes and graffiti. (CP2.1)
- Residents conduct a neighbourhood sweep to identify and report City bylaw infractions.(CP2.2)

- Improve streetscapes along Kerry Wood Drive, 54 Ave, 59th St and 58th St with improved lighting, benches, public art, signage, etc. (CP3.2)
- Incorporate interactive public art in the neighbourhood. (CP3.5)
- Community to research and explore the possibility of a Community Revitalization Levy as a way of leveraging funds to complete streetscaping projects, upgrade utilities, bury power lines, etc.. (CP3.6)
- Create a promotional strategy and distinctive street signs for the neighbourhood. (CP4.2&CP5.1)
- Strengthen relationships with neighbourhood social agencies.(CP5.2)
- Create a community driven strategy of crime prevention and problem oriented policing. Host a policing town hall in the neighbourhood. (CP6.1 & CP6.2)
- Develop north end of the CPR bridge as a parkette to improve site lines and encourage legitimate use. Install an entrance sign to the neighbourhood. (CP6.3)
- Improve sight lines where boat launch and trail meet. Explore upgrading this area in the long term.(CP6.4)
- Continue with historic plaques, walking tours, and story stones. Explore new projects. Designate historic sites. Celebrate the 2011 centennial year of the neighbourhood. (CP7.2 to CP7.5)
- Educate the community on the special development regulations for sites in a landfill setback. Address former landfills in the neighbourhood and the negative affect it has on redevelopment. (CP7.6)

The following is a list of some of the proposed residential design criteria:

- No subdivision shall result in a lot less than 11m (36 ft) unless located east of 54 Ave then no lots less than 10m (33 ft). Maximum building width is 15m (50 ft)
- No more than 6 townhouses in one building block.
- Break up large flat surfaces on elevations that face streets with architectural elements.
- Facades on corner lots shall have equal architectural treatment.
- Use more than one type of high quality and innovative material such as, but not limited to, brick, stone, concrete and stucco on the façade in a variety of combinations.
- All main floor dwelling units including multi-family buildings shall have an individual front entry that can be accessed directly from the public sidewalk or trail.
- Side windows and balconies shall respect privacy of neighbours by minimizing direct views.
- Each side in a duplex shall give the appearance of two separate units or look like one large home with a single entrance.
- Garages facing streets or lanes shall have design elements. Garages shall not extend beyond the face of the home including porches and verandahs. Boulevard trees can not be removed to accommodate vehicular access. Garage width shall not be more than 35% of the total lot frontage.
- Large multi-family developments should have underground parking.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

ORIGINAL

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

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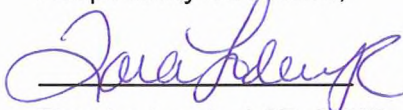
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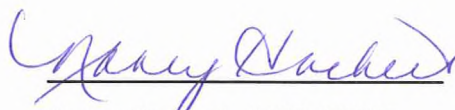
Recommendation

PCPS recommends that City Council table the *Riverside Meadows Area Redevelopment Plan* and *Riverside Meadows Community Plan and Residential Design Criteria* for two weeks to allow time to review the plans prior to first reading.

Respectfully Submitted,



Tara Lodewyk, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
City Planning Manager

cc. Colleen Jensen, Riverside Meadows ARP Steering Committee



Council Decision – August 24, 2009

DATE: August 25, 2009

TO: Tara Lodewyk, Parkland Community Planning Services
Tony Lindhout, Parkland Community Planning Services
Nancy Hackett, Parkland Community Planning Services

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Introduction to Riverside Meadows Area Redevelopment Plan and Riverside Meadows Community Plan and Residential Design Criteria

Reference Report:

Parkland Community Planning Services, dated August 14, 2009

Resolution:

"Resolved that Council of the City of Red Deer after considering the report from Parkland Community Planning Services dated August 14, 2009 Re: Introduction to the Riverside Meadows Area Redevelopment Plan and Riverside Meadows Community Plan and Residential Design Criteria hereby tables:

1. The Riverside Meadows Area Redevelopment Plan 3261/A-2009 and;
2. The Riverside Meadows Community Plan and Residential Design Criteria; for six weeks to the Monday October 5, 2009 Council Meeting."

MOTION TO TABLE CARRIED

Report Back to Council: Yes – October 5, 2009

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

Frieda McDougall
Deputy City Clerk

cc:	Development Services Director	Inspections & Licensing Manager
	Corporate Services Director	Inspections & Licensing Supervisor
	Engineering Services Manager	Land & Economic Development Manager
	Financial Services Manager	Leigh-Ann Butler, Graphics Supervisor
	Assessment and Taxation Manager	Property Assessment Technician
	City Assessor	LAS File

Administration is introducing the Riverside Meadows Area Redevelopment Plan and the Riverside Meadows Community Plan & Residential Design Criteria to Council. The following process is recommended:

- a) The report be tabled for two weeks, ~~to allow for further review;~~
a. ~~following review,~~ Council may consider giving first reading to the Riverside Meadows Area Redevelopment Plan at the Council Meeting scheduled for Tuesday, September 8, 2009.
- b. a Public Hearing would then be scheduled for Monday, October 5, 2009 at which time Council could consider second and third reading of the bylaw.
- b) The Community Plan & Residential Design Criteria a be tabled for a period of six weeks;
 - a. Council may consider adopting the Riverside Meadows Community Plan & Residential Design Criteria in conjunction with the Area Redevelopment Plan *at the Oct 5 meeting*

We concur with the recommendations of administration with respect to the Riverside Meadows Area Redevelopment Plan and the Riverside Meadows Community Plan & Residential Design Criteria.

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL



To: Craig Curtis

* NOT FOR COUNCIL
AGENDA *

Tara Lodewyk

From: Tara Lodewyk
Sent: August 05, 2009 3:30 PM
To: Craig Curtis
Cc: Nancy Hackett
Subject: Riverside Meadows Community Plan, Design Criteria and Area Redevelopment Plan Approval Process

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Hi Craig,

The *Riverside Meadows Community Plan and Residential Design Criteria* as well as the *Riverside Meadows ARP* (2 separate documents because two different approval processes) have the support of City administration via the circulation process. The neighbourhood community association supports the plans and have been involved all along the way. A public meeting occurred in May with no major concerns or comments raised from the public. The original draft went to the Development Review Committee. The next step is to start the Council approval process for the two plans and ARP's recommended Land Use Bylaw amendments.

Three things need to happen:

- 1) The ARP is approved by bylaw. The 2000 ARP bylaw is repealed.
- 2) The Community Plan and Design Criteria are approved as a planning tool by resolution.
- 3) The LUB amendments are approved via the standard process.

To achieve these three items, I am proposing the following process:

August 24

- Take the ARP and Community Plan and Design Criteria to Council for information. I will do a presentation to Council.
- Council table ARP for two weeks.
- Council table Community Plan and Design Criteria for 6 weeks.

September 8

- Take the ARP and corresponding Land Use Bylaw amendments to Council for first reading.

October 5

- Public hearing of the ARP and corresponding Land Use Bylaw amendments
- Community Plan and Design Criteria adopted as a planning tool by resolution
- Final Readings

Are you OK with the process as outlined above?

Thanks,
Tara Lodewyk

Planner, ACP, MCIP
Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, AB T4N 1X5
Ph: 403.343.3394
Fax: 403.346.1570

Hi Craig,
I sent this email to you while you were away. It outlines the process I would like to follow for approval of the Riverside Meadows Plans.

To keep the process moving forward I have submitted the ~~att~~ attached Council report for the Aug 24 Council meeting.

Please advise Nancy if you would like me to follow a different process or take this item to Topics. I am away Aug 17-21. Nancy will be able to help.

Thanks,
Tara Lodewyk

Kim Woods

From: Tara Lodewyk
Sent: August 14, 2009 2:49 PM
To: Kim Woods
Cc: Frieda McDougall; Elaine Vincent; Nancy Hackett
Subject: Council agenda item August 24

Attachments: Riverside Meadows ARP council report.pdf

Hi Kim,

Just as a heads up, I am attaching a Council report to this email that I am submitting on Monday. It is to take the Riverside Meadows ARP and Community Plan forward to Council on August 24 for information.

Nancy still has to sign the report but she is away today. Nancy will bring over full copies of the plans and this report on Monday morning. I am away next week.

Also on Monday Nancy will bring over a memo to Craig outlining how I propose the approval process to go. I had sent him an email on August 5 requesting approval for this process but he has been away on holidays and I have not heard back. If he has any concerns about my proposed process or feels it has to go to Topics or another group then let Nancy know. I am just trying to keep things moving.

If there are any questions please discuss with Nancy.

Regards,
Tara Lodewyk

Planner, ACP, MCIP
Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, AB T4N 1X5
Ph: 403.343.3394
Fax: 403.346.1570



Riverside Meadows
ARP council ...

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

**Reports Item No. 6**

Part: Environmental Services Environmental Planning Administration
0585 Contracts & Agreements Waste Services In:

Date: August 17, 2009

To: Elaine Vincent, Legislative and Administrative Services Manager

From: Janet Whitesell, Waste Management Superintendent
Tom Warder, Environmental Services Manager

Re: **Waste Management Facility Operational (07/21) Contract**

Background

The Environmental Services Department has tendered the contract for the operation of the Waste Management Facility (WMF). The existing contract expires on December 31, 2009 and the new contract will commence on January 1st, 2010. The current contract is held by Maplethorpe Contractors Ltd. The work is comprised of:

- Landfill Operations – compaction and covering of the tipping face, traffic control and random load inspections.
- Public Drop-off Area – traffic control, random load inspections, informing the public of site rules/waste reduction opportunities and general housekeeping, removing and hauling bins from the Public Drop-off Area to the Landfill Tipping Face.
- Diversion Site – pushing, moving, cleaning and relocation of material.
- Household Hazardous Waste Drop-off – receiving and sorting household hazardous waste from the public, bulking of waste paint.
- Litter Control – ongoing collection of litter from the entire site.
- Snow Removal – plowing of roads and paved areas on site along with sanding.
- Prime Contractor for the safety of the entire site and responsible for the safety of the general public.

The term of the contract is for three years, with two possible one year extensions.

One noted change in this contract from the previous one is that the number of months the WMF is open for summer hours has been increased. Currently summer hours run from May 1st to October 31st and the winter hours are November 1st to April 31st. Under the new contract summer hours will run from April 1st to October 31st and winters hours will be from November 1st to March 31st.

Evaluation

The tender closed on July 21st, 2009. Two bids were received, one from Maplethorpe Contractors Ltd. and one from Whissell Contracting Calgary Ltd..

August 17, 2009

Legislative & Administrative Services Manager

Page 2 of 2

The Waste Management Section of Environmental Services undertook an evaluation of each bid by considering cost, equipment, personnel, references and the submitted safety and communications plans. The following table outlines the total bid price from the two bidders and the scores received in the evaluation process. The prices shown represent the cost for operations in 2010. The contract makes provision to adjust the annual contract cost by the consumer price index to determine the cost for 2011 and 2012.

Bidders	Total Tender Price
Maplethorpe Contractors Ltd.	\$1,597,520.00
Whissell Contracting Calgary Ltd.	\$2,208,040.14

Maplethorpe Contractors Ltd. was the low bidder, by over \$600,000, and therefore scored highest in the bid evaluation. Maplethorpe Contractors Ltd. has held the operations contract for the WMF for the past seven years, and we are satisfied with the work they have done.

Maplethorpe Contractors Ltd. bid price represents a 9% cost increase over the current contract cost, which would equate to an approximate \$1.50 increase over the current \$53 tipping fee.

Recommendation

Since the award of this contract commits the spending of operating funds in budgets that have not yet been approved, we respectfully request that Council endorse the award of the Waste Management Facility Operations Contract to Maplethorpe Contractors Ltd for the three year term of the contract.



Tom Warder, P. Eng.
Environmental Services Manager



Janet Whitesell, P. Eng.
Waste Management Superintendent

c. Director of Development Services
Corporate Contract Specialist

Comments:

We support the recommendation of the tender bid.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

Kim Woods

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Lou-Ann Shepherd
Sent: August 17, 2009 3:25 PM
To: Elaine Vincent
Cc: Kim Woods; Janet Whitesell; Tom Warder
Subject: August 17 2009 Memo to Council WMF Operational Contract

Attachments: August 17 2009 Report to Council - Awarding of WMF Contract.doc

Hello,

Attached, please find the August 17 2009 Memo to Council regarding the Waste Management Facility



August 17 2009
Report to Council...

Operational (07/21) Contract.

Lou-Ann Shepherd
Environmental Services
Administrative Clerk

City of Red Deer
Phone: 403.342.8757
LouAnn.Shepherd@reddeer.ca



Date: August 17, 2009

To: Elaine Vincent, Legislative and Administrative Services Manager

From: Janet Whitesell, Waste Management Superintendent
Tom Warder, Environmental Services Manager

Re: Waste Management Facility Operational (07/21) Contract

Background

The Environmental Services Department has tendered the contract for the operation of the Waste Management Facility (WMF). The existing contract expires on December 31, 2009 and the new contract will commence on January 1st, 2010. The current contract is held by Maplethorpe Contractors Ltd. The work is comprised of:

- Landfill Operations – compaction and covering of the tipping face, traffic control and random load inspections.
- Public Drop-off Area – traffic control, random load inspections, informing the public of site rules/waste reduction opportunities and general housekeeping, removing and hauling bins from the Public Drop-off Area to the Landfill Tipping Face.
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- Litter Control – ongoing collection of litter from the entire site.
- Snow Removal – plowing of roads and paved areas on site along with sanding.
- Prime Contractor for the safety of the entire site and responsible for the safety of the general public.

The term of the contract is for three years, with two possible one year extensions.

One noted change in this contract from the previous one is that the number of months the WMF is open for summer hours has been increased. Currently summer hours run from May 1st to October 31st and the winter hours are November 1st to April 31st. Under the new contract summer hours will run from April 1st to October 31st and winters hours will be from November 1st to March 31st.

Evaluation

The tender closed on July 21st, 2009. Two bids were received, one from Maplethorpe Contractors Ltd. and one from Whissell Contracting Calgary Ltd..

The Waste Management Section of Environmental Services undertook an evaluation of each bid by considering cost, equipment, personnel, references and the submitted safety and communications plans. The following table outlines the total bid price from the two bidders and the scores received in the evaluation process. The prices shown represent the cost for operations in 2010. The contract makes provision to adjust the annual contract cost by the consumer price index to determine the cost for 2011 and 2012.

Bidders	Total Tender Price
Maplethorpe Contractors Ltd.	\$1,597,520.00
Whissell Contracting Calgary Ltd.	\$2,208,040.14

Maplethorpe Contractors Ltd. was the low bidder, by over \$600,000, and therefore scored highest in the bid evaluation. Maplethorpe Contractors Ltd. has held the operations contract for the WMF for the past seven years, and we are satisfied with the work they have done.

Maplethorpe Contractors Ltd. bid price represents a 9% cost increase over the current contract cost, which would equate to an approximate \$1.50 increase over the current \$53 tipping fee.

Recommendation

Since the award of this contract commits the spending of operating funds in budgets that have not yet been approved, we respectfully request that Council endorse the award of the Waste Management Facility Operations Contract to Maplethorpe Contractors Ltd for the three year term of the contract.



Tom Warder, P. Eng.
Environmental Services Manager



Janet Whitesell, P. Eng.
Waste Management Superintendent

c. Director of Development Services
Corporate Contract Specialist

Council Decision – August 24, 2009

DATE: August 25, 2009

TO: Janet Whitesell, Waste Management Superintendent
Tom Warder, Environmental Services Manager

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Waste Management Facility Operational (07/21) Contract

Reference Report:

Waste Management Superintendent and Environmental Services Manager, dated August 17, 2009

Resolution:

"Resolved that Council of the City of Red Deer after considering the report from the Waste Management Superintendent and the Environmental Services Manager dated August 17, 2009 Re: Waste Management Facility Operational (07/21) Contract, hereby endorses awarding the Waste Management Facility Operational Contract to Maplethorpe Contractors Ltd. for a three year term to expire January 1, 2013 for a total tender price of \$1,597,520."

MOTION CARRIED

Report Back to Council: No



Frieda McDougall
Deputy City Clerk

cc: Director of Development Services
Public Works Manager
Financial Services Manager
Financial Analyst
Corporate Services Director

Waste Management Inspector
Divisional Strategist, Development Services
Division Controller, Development Services



Reports Item No. 7

Date: August 18, 2009

To: Elaine Vincent, Legislative & Administrative Services Manager

From: Angus Schaffenburg, Major Projects Planner

Subject: Red Deer County Fire Station-Approval of Land Purchase

Background:

City Council approved Land Use Bylaw Amendment 3357/Y-2009, on August 10, 2009, to allow for a unmanned fire station at 37 Burnt Basin Street (corner of 75 Avenue and Burnt Basin Street) within the Burnt Lake Business Park. This volunteer fire station will be run by Red Deer County and will be a replacement station for their operations in Popular Ridge and Central Park. Mayor Earl R. Kinsella has requested, in a letter of May 5, 2009 (attached), that The City of Red Deer provide consent for the purchase of two end bays of this existing condominium building, as required under Section 72 of the Municipal Government Act.

Discussion:

Written consent is required under the Municipal Government Act by The City of Red Deer to allow Red Deer County to complete the acquisition of these two existing condominium bays. Approval of this request would be consistent with the amendment to the Land Use Bylaw to allow an unmanned fire station at this location adopted on August 10, 2009.

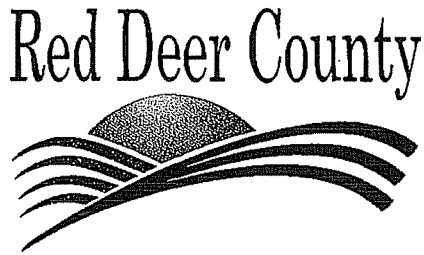
Recommendation:

That Red Deer City Council authorize that written consent be provided to Red Deer County to enable the purchase of Condominium Units 17 and 18 at 37 Burnt Basin Street as set forth and described in Condominium Plan 092-3280.

A handwritten signature in black ink, appearing to read 'Angus Schaffenburg'.

Angus Schaffenburg, ACP, MCIP
Major Projects Planner

Attachment



OFFICE OF THE MAYOR
Phone (403) 350-2295 Fax (403) 350-2164

COPIED TO: • P. GORANSON
DEVELOP. SERVICES

• C. JENSEN
COMMUNITY SERVICES

• E. VINCENT
KAS

MAY 20/09

MD

May 5, 2009

Mayor Morris Flewwelling
The City of Red Deer
P.O. Box 5008
RED DEER, AB T4N 3T4

Dear Mayor ~~Flewwelling~~ *Morris*

Re: Red Deer County Fire Station Restructuring

In an effort to increase fire response capabilities, Red Deer County is looking to amalgamate two County Fire Stations: Station 2 is currently located at Poplar Ridge and Station 3 at Central Park, which is within the City of Red Deer Phase 1 annexation area. Both stations have passed their useful life as fire stations.

In looking at available options, the Burnt Lake area is an excellent location for the amalgamation of the two stations. This location not only provides easy access to County fire response areas but is also ideally located between the residential areas where County firefighters reside.

A suitable existing property has been located within the "75th Avenue Condos" located at 75th Avenue and Burnt Basin Street, a development within The City of Red Deer's jurisdiction. Consequently, pursuant to the Municipal Government Act, Red Deer County must receive approval from the City of Red Deer for a purchase to move forward.

This is the County's formal request for Red Deer City Council to approve the purchase by Red Deer County of Condominium Units 17 and 18 as set forth and described in Condominium Plan 092-3280.

If anything further is required with regard to this request, please contact our office at (403) 350-2152.

Yours truly

RED DEER COUNTY

Earl R. Kinsella, Mayor

nel

RECEIVED MAY 20 2009

Comments:

We support the recommendation of administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

ORIGINAL



Date: August 18, 2009

To: Elaine Vincent, Legislative & Administrative Services Manager

From: Angus Schaffenburg, Major Projects Planner

Subject: Red Deer County Fire Station-Approval of Land Purchase

Background:

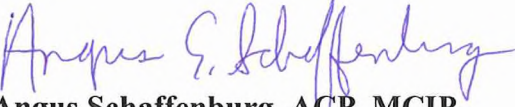
City Council approved Land Use Bylaw Amendment 3357/Y-2009, on August 10, 2009, to allow for a unmanned fire station at 37 Burnt Basin Street (corner of 75 Avenue and Burnt Basin Street) within the Burnt Lake Business Park. This volunteer fire station will be run by Red Deer County and will be a replacement station for their operations in Popular Ridge and Central Park. Mayor Earl R. Kinsella has requested, in a letter of May 5, 2009 (attached), that The City of Red Deer provide consent for the purchase of two end bays of this existing condominium building, as required under Section 72 of the Municipal Government Act.

Discussion:

Written consent is required under the Municipal Government Act by The City of Red Deer to allow Red Deer County to complete the acquisition of these two existing condominium bays. Approval of this request would be consistent with the amendment to the Land Use Bylaw to allow an unmanned fire station at this location adopted on August 10, 2009.

Recommendation:

That Red Deer City Council authorize that written consent be provided to Red Deer County to enable the purchase of Condominium Units 17 and 18 at 37 Burnt Basin Street as set forth and described in Condominium Plan 092-3280.


Angus Schaffenburg, ACP, MCIP
Major Projects Planner

Attachment



FILE COPY

OFFICE OF THE MAYOR

August 25, 2009

Mayor Earl R. Kinsella
38106 Rge Rd 275
Red Deer County, AB T4S 2L9

Dear Mayor Kinsella:

Re: Red Deer County Fire Station Restructuring

Thank you for your letter dated May 5, 2009, requesting formal approval of Red Deer County to complete the purchase of and operate a Fire Station in Burnt Lake Business Park.

The property for the proposed Red Deer County Fire Station is located at 75th Avenue and Burnt Basin Street and is a development within the City of Red Deer's jurisdiction. The Municipal Government Act requires that Red Deer County receive approval from the City of Red Deer for the purchase to proceed. At the City of Red Deer's Council Meeting held Monday August 24, 2009, the following resolution was passed in Open Council:

*"Resolved that Council of the City of Red Deer after considering the report from the Major Projects Planner dated August 18, 2009, Re: Red Deer County Fire Station - Approval of Land Purchase hereby authorizes administration of the City of Red Deer, in accordance under section 72 of the *Municipal Government Act*, to provide written consent to Red Deer County enabling the purchase of Condominium Units 17 and 18 Condominium Plan 092-3280 at 37 Burnt Basin Street in the Burnt Lake Business Park."*

MOTION CARRIED

This letter is providing formal approval to Red Deer County's purchase of Condominium Units 17 and 18 as set forth and described in Condominium Plan 092-3280 at 37 Burnt Basin Street located in the Burnt Lake Business Park.

Sincerely,

The City of Red Deer

Morris Flewwelling
Mayor

c Jo-Ann Symington, Red Deer County Community Services Manager
Colleen Jensen, Director of Community Services
Jack MacDonald, Emergency Services Manager
Angus Schaffenburg, Major Projects Planner

Frieda McDougall

From: Elaine Vincent
Sent: August 12, 2009 4:15 PM
To: 'Jo-Ann Symington'
Cc: Angus Schaffenburg; Frieda McDougall; Amber Senuk
Subject: RE: County Fire Station Restructuring

Yes Jo-Ann we will schedule this for the August 24th City Council meeting.

Thanks everyone for their support.

Elaine

Elaine Vincent
Manager, Legislative and Administrative Services
The City of Red Deer
Phone: 403-342-8134
Fax: 403-346-6195
elaine.vincent@reddeer.ca

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

From: Jo-Ann Symington [mailto:JSymington@reddeercounty.ab.ca]
Sent: Wednesday, August 12, 2009 1:31 PM
To: Elaine Vincent
Cc: Angus Schaffenburg
Subject: RE: County Fire Station Restructuring

Thank you both very much locating the letter. Elaine as per our conversation today, will this item be able to be brought forward to the August 24 Council meeting?

Jo-Ann

Jo-Ann Symington
Community Services Manager

Red Deer County
403.350.2150 (phone)
403.342.8655 (fax)

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

From: Angus Schaffenburg [mailto:Angus.Schaffenburg@reddeer.ca]
Sent: August 12, 2009 12:23 PM
To: Jo-Ann Symington
Cc: Elaine Vincent
Subject: FW: County Fire Station Restructuring

Our copy for your files.

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

From: Donna Hamel
Sent: August 12, 2009 12:19 PM
To: Elaine Vincent; Angus Schaffenburg
Subject: County Fire Station Restructuring

Amber Senuk

From: Kim Woods
Sent: August 24, 2009 6:00 PM
To: 'JSynington@reddeercounty.ab.ca'
Cc: Frieda McDougall; Amber Senuk; Angus Schaffenburg; Sanja Milinovic
Subject: RE: Red Deer County Fire Station Approval of Land Purchase

Good Afternoon:

The following resolution was passed at the Monday August 24, 2009 Council Meeting.

*“Resolved that Council of the City of Red Deer after considering the report from the Major Projects Planner dated August 18, 2009 Re: Red Deer County Fire Station – Approval of Land Purchase hereby authorizes administration of the City of Red Deer, in accordance under section 72 of the *Municipal Government Act*, to provide written consent to Red Deer County enabling the purchase of Condominium Units 17 and 18 Condominium Plan 092-3280 at 37 Burnt Basin Street in the Burnt Lake Business Park.”*

MOTION CARRIED

We will also forward the letter tomorrow, in email and follow up with an original letter in the mail.

Thank you and if you require anything further please let me know.

Thank you,

Kim Woods

Kim Woods

Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services
Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

From: Angus Schaffenburg
Sent: August 24, 2009 3:40 PM
To: Kim Woods
Cc: Frieda McDougall; Angus Schaffenburg; 'Jo-Ann Symington'; Amber Senuk
Subject: Red Deer County Fire Station Approval of Land Purchase

Would you be able to confirm by email that Red Deer City Council agreed today to the purchase of the land for the fire station? That would allow them to proceed with the purchase of the bays while waiting for the formal correspondence to be received. Thank you.

Angus Schaffenburg, ACP, MCIP
Major Projects Planner, Community Services
The City of Red Deer
Alexander Way Building, 4817-48 Street, Red Deer

Kim Woods

From: Angus Schaffenburg
Sent: August 11, 2009 11:34 AM
To: Kim Woods; Mary McGarry; Donna Hamel; Sanja Milinovic
Cc: Elaine Vincent; Angus Schaffenburg
Subject: Letter on Property Purchase in Burnt Lake (Fire Station) by Red Deer County

Last night Council approved the LUB amendment to allow a fire station by Red Deer County in Burnt lake Business Park. Jo-Ann Symington (Ric is away) asked if I could determine if the County has formally asked the City's permission to purchase the 2 bays of an existing industrial condominium building. She was unable to find any letter in her file. Are you aware of such correspondence? Thanks

Angus Schaffenburg, ACP, MCIP
Major Projects Planner, Community Services
The City of Red Deer
Alexander Way Building, 4817-48 Street, Red Deer
phone: 403-309-8545 fax: 403-342-8222
Mail to: Box 5008, Red Deer, AB T4N 3T4
Email: angus.schaffenburg@reddeer.ca

Community Services has moved from the fourth floor of City Hall to the Alexander Way building at 4817-48 Street.

My email address and phone number remain the same.

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

**Reports Item No. 8**

Memo

Date: August 13, 2009

To: Elaine Vincent, Legislative and Administrative Services Manager

From: Liz Soley, Land Services Specialist

Re: **Piper Creek Foundation**
Sale of Lot 6, Block 8 Plan 1621NY (4707 - 34 Street)

Background:

The Piper Creek Foundation has submitted a request to acquire the above property being 1.07 acres, for less than market value from the City of Red Deer in order to develop an affordable housing option for seniors. This is the last piece of remaining property in that block that was donated to the City by Hugh Bower in the late 40's.

Piper Creek Foundation previously Twilight Homes:

Over the years this organization has provided excellent housing to this City's seniors. Their business started with the Piper Creek Lodge as rentals and moved up to the Piper Creek Lodge, being the first lodge of its kind in the province. The City granted a Right of First Refusal to Red Deer Twilight Homes Foundation on January 28, 1992, for the intent of utilizing this land for senior's housing in the future. The foundation is currently leasing part of the subject property for parking at no charge.

This foundation is hoping to pursue the opportunity to add housing options for seniors, by acquiring this property for \$1.00 and qualifying for affordable housing funding currently being offered by the Province.

Financial Implications:

The disposal of this parcel at below market value will have no immediate impact on the City, as there is no need for internal transfers from the Capital Reserve funds to the Land Bank account. There is a potential loss of revenue of \$820,000 - \$850,000 as that is the assessed value of this 1.07 acre zoned R3 parcel.

Piper Creek Foundation would be responsible for all associated costs for surveys, registration, legal and advertising fees for the project site. Clients would also have to enter into a Development Agreement with the City and receive approval from the Municipal Planning Commission. Therefore, any City Council approvals should be conditional of the proposed development receiving approval for a Development Permit.

Frieda McDougall

From: Liz Soley
Sent: August 17, 2009 2:42 PM
To: Frieda McDougall
Subject: FW: oh great money tree man....

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

I will incorporate this into my report to council..... Just keeping you in the loop.

Liz Soley

From: Dean Krejci
Sent: August 17, 2009 2:38 PM
To: Liz Soley
Cc: John Fluney; Mary Bovair; Michelle Andrew
Subject: RE: oh great money tree man....

As discussed we have determined that this piece of property is currently held in the land inventory at zero cost due to it being donated to the City. Since it is considered to be a land inventory The City can sell it for any price it deems reasonable. There is no requirement for funding from any reserve.

One factor that should be considered is that the Piper Creek Foundation has tax requisitioning authority. If we were to charge up to the fair market value for the property the Foundation would be able to add a tax levy to the City's property tax bill and essentially have the citizens pay for the purchase. Considering this Financial Services would support the transfer of land to the Foundation at a nominal value.

Dean
8204

From: Liz Soley
Sent: August 17, 2009 8:49 AM
To: Dean Krejci
Subject: RE: oh great money tree man....

Assessment has it at \$828,124.00 and it is 4314.4 m2. I would rather not give it away, but they know that the Bower's gave us this property..... They are currently leasing it for parking and they have a first right of refusal for purchase.... And no where in the right of refusal does it say that we will just give it.

But either way, I need to know where the accounting end is in order to propose it to Howard.

I am off on Friday, but what day would you like to go for lunch this week? My daytimer tells me that I owe you lunch.....h h h m m m m m m m m m.

Liz Soley

From: Dean Krejci
Sent: August 17, 2009 8:37 AM
To: Liz Soley
Subject: RE: oh great money tree man....

Hi Liz,

I am wonderful. How large a piece of property are we talking about and what is it worth?

Dean

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Liz Soley
Sent: August 17, 2009 8:31 AM
To: Dean Krejci
Subject: oh great money tree man....

Good morning and how are you today? I have a nasty question, that is a lot like the Ronald McDonald House question and no I am not a few fries short of a happy meal.....

Piper Creek Foundation is asking that we give them a piece of property directly adjacent to their current piece so that they can build seniors housing, with government grants that they are applying for. Would this come from Capital Project Reserve and go where?

Thank you,

Liz Soley

Land Services Specialist
Land & Economic Development
liz.soley@reddeer.ca
phone 403.356.8940
fax 403.342.8260

Council Decision – August 24, 2009

DATE: August 25, 2009
TO: Liz Soley, Land Services Specialist
FROM: Frieda McDougall, Deputy City Clerk
SUBJECT: Piper Creek Foundation, Sale of Lot 6, Block 8, Plan 1621NY (4707-34 Street)

Reference Report:

Land Services Specialist, dated August 13, 2009

Resolution:

"Resolved that Council of the City of Red Deer hereby tables the report from the Land Services Specialist dated August 13, 2009 Re: Piper Creek Foundation Sale of Lot 6, Block 8, Plan 1621NY (4707 – 34 Street) to the Tuesday September 8, 2009 Council Meeting.

MOTION TO TABLE CARRIED

Report Back to Council: Yes – Tuesday, September 8, 2009



Frieda McDougall
Deputy City Clerk

cc: Development Services Director
Inspections & Licensing Manager
Land & Economic Development Manager
Social Planning Manager
Community Services Director
Corporate Services Director
Financial Services Manager
Financial Analyst
Linda Healing

Page 2

Memo to City Clerk

RE: Piper Creek Foundation Offer to Purchase

As Piper Creek Foundation has tax requisitioning authority, if Council so chose to charge for this parcel anywhere from \$1.00 up to and including fair market value, Council could transfer the land this year so Piper Creek could apply for their grants from the Province. Then in the 2010 tax year, we could collect the money for the sale (\$0 - \$850,000.00) through a tax requisition for repayment.

If Council chooses to approve this transfer at below market value, we would still protect our interest with a clause in the purchase agreement that the project must remain as a senior's affordable housing project for a period of not less than 25 years otherwise the City's conditional sale of land would become repayable. The City's Land Department would also file a caveat or charge on the title protecting our interest.

Recommendation:

That City Council approves the sale of 4707 - 34 Street consisting 1.07 acres (4,330 m2) or 46,609.2 ft2. more or less, to Piper Creek Foundation as a conditional sale of land at nominal value, subject to the following conditions:

1. The purchase price to be \$1.00
2. All costs associated with advertising, legal survey and legal subdivision to be the responsibility of the purchaser.
3. Municipal Planning Commission approval of development.
4. Municipal Planning Commission to place conditions re: retention of some of the natural treed areas.
5. City Council approval for the disposal of Lot 6 Block 8 Plan 1621NY.
6. Project to remain as affordable senior's housing for a minimum 25 years otherwise the City grant becomes repayable.
7. A caveat or charge to be placed on the lands to protect the City's interest.
8. Land Sale Agreement satisfactory to the City Solicitor.

Liz Soley
Land Services Specialist

Howard Thompson
Land & Economic Development Manager

Attach

- c. Colleen Jensen, Director of Community Services
Paul Goranson, Director of Development Services
Lorraine Poth, Director of Corporate Services
Dean Krejci, Financial Services Manager
Frank Colosimo, Engineering Services Manager
Linda Healing, Community Facilitator, Social Planning
Scott Cameron, Manager, Social Planning

Comments:

The land in question was originally donated to the City and is held in the land inventory at zero cost. As a result, there are no financial impacts to the City.

This transfer of land represents an opportunity for the City to facilitate the Piper Creek Foundation's ability to apply for affordable housing dollars.

We support the recommendation of administration as outlined in the report.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

Bylaws Item No. 1**BYLAW NO. 3435/2009**

As part of the Cost Sharing Agreement with Red Deer College (executed in 2008) for the access improvements being constructed along 32 Street it has been agreed that \$330,000 of the amount owed to the City of Red Deer can be paid anytime within the next three (3) years, but must be received no later than the end of September, 2011. This constitutes a form of loan from The City of Red Deer, which was deemed appropriate as it is for a purpose that will benefit the municipality.

Section 265 of the Municipal Government Act authorizes a municipality to lend money to a non-profit organization provided that the loan is authorized by bylaw.

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

1. Council hereby authorizes a loan to Red Deer College to be used for the construction of improvements to be made to the 32 Street access to Red Deer College on the following terms:
 - a. Purpose of loan: Access Improvements
 - b. Principal amount: \$330,000.00
 - c. Interest rate: 0%
 - d. Term of loan: 3 years
 - e. Repayment: To be fully paid prior to the end of September, 2011.
2. The source of the funds to be loaned was an additional expenditure to the 2009 Engineering Services Capital Budget.
3. City administration is authorized to enter into a loan agreement with Red Deer College on the terms set out in this bylaw and in a form satisfactory to the City Solicitor.

READ A FIRST TIME IN OPEN COUNCIL this 27th day of July 2009.
READ A SECOND TIME IN OPEN COUNCIL this day of 2009.
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

Mayor

City Clerk

Bylaws Item No. 2**BYLAW NO. 3357/T-2009**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

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

1. Delete Landscaped Area definition and add the following new definition to Section 1.3:

"Landscaped Area means the portions of a lot or development which are modified and enhanced through the use of lawn, naturescaping materials, shrubs, trees, flowers or other ornamentals."

2. Within Section 1.3 add the following new definition:

"Naturescaping means the modification and enhancement of a lot or development to promote water efficiency and reduce the dependence on fertilizers and pesticides. For the purpose of this section, the use of native central Alberta non-invasive vegetation is preferred in combination with other landscaping materials."

3. Delete Section 3.6(3) and replace with the following text:

"The landscape design plans shall include details, specifying the mixture of coniferous and deciduous trees and shrubs designed to provide landscape enhancement for year round effect as well as any water conservation methods or strategies employed. Any proposed landscaping plan with a naturescaping component for new development or redeveloped site shall be subject to Development Authority approval."

4. Delete Section 3.6(5)(d) and replace with the following text:

"two deciduous shrubs are required for each 40.0 m² of landscaped area,"

5. Delete Section 3.6(6) and replace with the following text:

"In all areas other than Major Entryways Areas the following minimum standards shall be met:

- (a) one tree is required for each 60.0 m² of landscaped area;
- (b) one shrub is required for each 30.0 m² of landscaped area;

- (c) the proportion of deciduous to coniferous trees or shrubs shall be approximately 2:1."

6. Add new Section (14) to Section 3.6:

"A minimum of 15% of all Landscaped Area of developments requiring a landscaping plan shall consist of Naturescaping."

7. Add new Section (15) to Section 3.6:

"The Developer is responsible for landscaping boulevards and roadway berms adjacent to the lot or development site."

8. Add new Section (16) to Section 3.6:

"In addition to subsection (15), with the exception of mixed use district areas, in the case of non-residential lots adjacent to residential lots, landscaping shall provide a visual buffer between the residential and non-residential uses."

9. Add new Section (17) to Section 3.6:

"25 % of all front yards of detached, semi-detached and multi-attached dwelling units shall consist of landscaped area."

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaws Item No. 3**BYLAW NO. 3357/F-2009**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer.

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

1. Delete Reader Board Sign and Sponsor Recognition definitions and add the following new definitions to Section 3.3(1):
 - "**Dynamic Sign** – means a sign or portion of a sign with features that move or appear to move or change, whether the apparent movement or change is in the display, the sign structure itself, or any other component of the sign. A Dynamic Sign includes any display that incorporates a technology or method allowing the image on the sign face to change, such as rotating panels, LED lights manipulated through digital input, or “digital ink”. A Dynamic Sign does not include a sign whose message or image is changed by physically removing and replacing the sign or its components.
 - “**Sponsor Recognition** – means the recognition of a corporation, person or other entity which has donated money, goods or services to the owner of the land on which the sign is located or which has entered into an agreement to pay money to the owner of the land in exchange for public recognition of the contribution, which recognition may consist of one or more of the following: an expression of thanks, the sponsor’s name, brand, logo, tagline, website information or phone numbers.”
2. Delete Section 3.3 (7)(b) and replace with:

“No person shall place a Dynamic sign, flashing signs, revolving beacons, scrolling messages, stationary lights at locations which may, in the opinion of the Development Officer, obscure or cause confusion with traffic lights and traffic signs or in any way endanger progress of traffic through the streets or lanes of the City.”
3. Delete the following sentence from sections 3.4 (6)(b)(vi) and 3.4 (6)(c)(vi):

"Reader Board signs are however permitted."

4. Delete the term "Reader Board" and replace with "Dynamic Sign" in sub-sections 3.4 (6)(d)(v) and (vi).
5. In sub-section 3.4 (6)(d)(iii), the area "9.2 m²" is deleted and replaced with the area "18.5 m²".
6. Add new sub-section 3.4 (14) as follows:

"(14) Dynamic Sign Regulations

- (a) No Dynamic Sign may be erected or maintained in any district, whether as part of another sign or not, except as permitted in these Regulations;
- (b) The provisions of subsection 3.4 (14), apply to all Dynamic Signs and notwithstanding section 2.8(1) of this Bylaw, those provisions may not be varied by the Development Authority.
- (c) The Development Authority may, in its discretion, approve a Dynamic Sign as a portion of a permitted Free Standing or Fascia Sign.
- (d) A Dynamic Sign shall not include third party advertising or Sponsor Recognition except when it is located on a site in a PS district which is over 17.0 hectares.
- (e) Messages shall be displayed for a minimum time period of 3 seconds.
- (f) A Dynamic Sign must have an adjustable brightness level, and the level of brightness of a Dynamic Sign shall be to the reasonable satisfaction of the Development Officer.
- (g) Dynamic signs shall not be permitted in Direct Control Districts.

Dynamic Signs shall adhere to the following regulations which may be varied by the Development Authority:

- (h) Dynamic Signs in C2A Commercial (Regional Shopping Centre), C4 Commercial (Major Arterial) and PS (Public Service over 17.0 hectares), I1 Industrial (Business Service)

and I2 Industrial (Heavy Industrial) Districts must meet the following requirements:

- (i) not be located within 75.0 m of a residential district;
- (ii) be limited to 2 signs per building or site, provided that one of the signs must be a fascia sign and the other must be a portion of a freestanding sign, and further provided that the two signs must be at least 50.0 m apart;
- (iii) not be within 150.0 m of an existing dynamic sign on a separate site;
- (iv) comprise of not more than 25% of the total freestanding or fascia sign area;

7. Delete section 3.4 (6) (d)(v), replace with the following and adjust corresponding numbering:

“(v) Of the whole area of a sign, the entire area of the Dynamic Sign portion may be used for the announcement of any activities or events on the site on which the sign is located, for third party advertising, accessory tenants within the principal building or for the use of Sponsor Recognition; provided that where Sponsor Recognition is displayed, there must be displayed on the static portion of the sign words to the following effect: “Proudly Recognizing our Donors and Sponsors”;

“(vi) in addition to subsection (v), 50% of the total area of the static portion of a sign, may be used for identification of any accessory tenants within the principal building, for the announcement of any activities or events on the site on which the sign is located, for third party advertising or for the use of sponsor recognition; provided that where sponsor recognition is displayed, there must be displayed on the static portion of the sign words to the following effect: “Proudly Recognizing our Donors and Sponsors”;

8. Delete section 3.3 (3)(o) and replace with the following:

“Directional signs when located within the boundaries of a site with an area less than 1.4 m²”

9. Delete section 3.3 (3.1)(f) and replaced with the following new sub-section:

“Open House or Show Home signs may be placed on boulevards in or adjacent to residential districts where the sale is taking place, for a period

of up to two hours before and after the period of time when the Open House or Show Home is open;"

10. Section 2.8 is deleted and replaced with the following new section 2.8:

- (1) "Notwithstanding any other provisions of this bylaw, even though a proposed development does not comply the provisions of this bylaw, or is a non-conforming building, the Commission may approve the application unconditionally, refuse the application or approve the application subject to such permanent or temporary conditions as it may deem advisable, if, in the opinion of the Commission, the proposed development would not:
- (a) Unduly interfere with the amenities of the neighbourhood, or
 - (b) Materially interfere with or affect the use, enjoyment or value of neighbouring sites, or
 - (c) Contravene the intent of a statutory plan;

and provided that the proposed development conforms with the use prescribed for the site that land or building in this bylaw."

- (1.1) "Subsection 2.8 (1) does not apply to any provisions of this Bylaw which expressly exclude it."

11. The following heading is inserted after section 3.3(1):

"3.3(2) Sign Regulations"

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Bylaws Item No. 4

BYLAW NO. 3357/AA -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map L10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 15 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

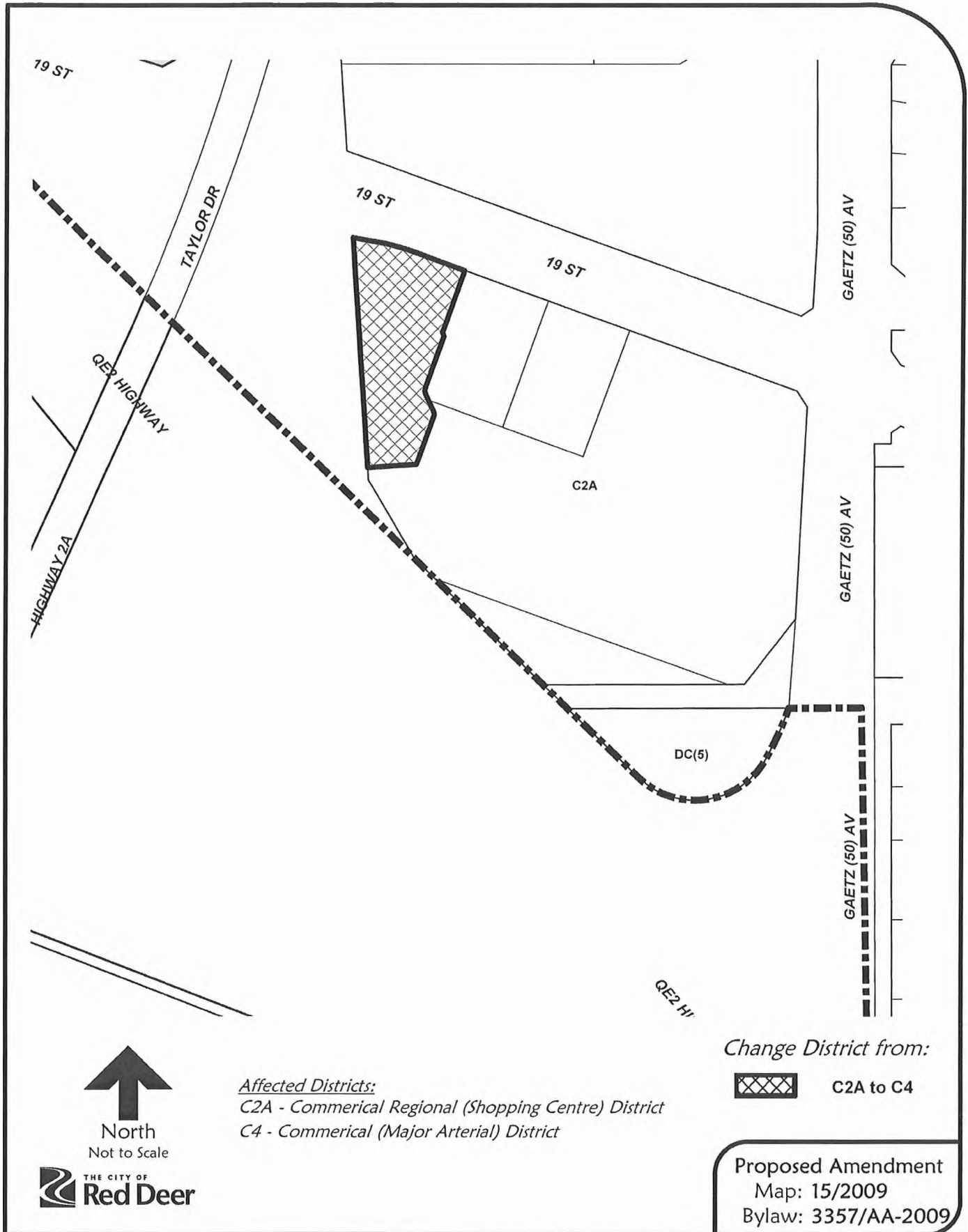
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Bylaws Item No. 5

BYLAW NO. 3357/CC -2009

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer.

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

1. That "Use District Map Q16" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 17 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

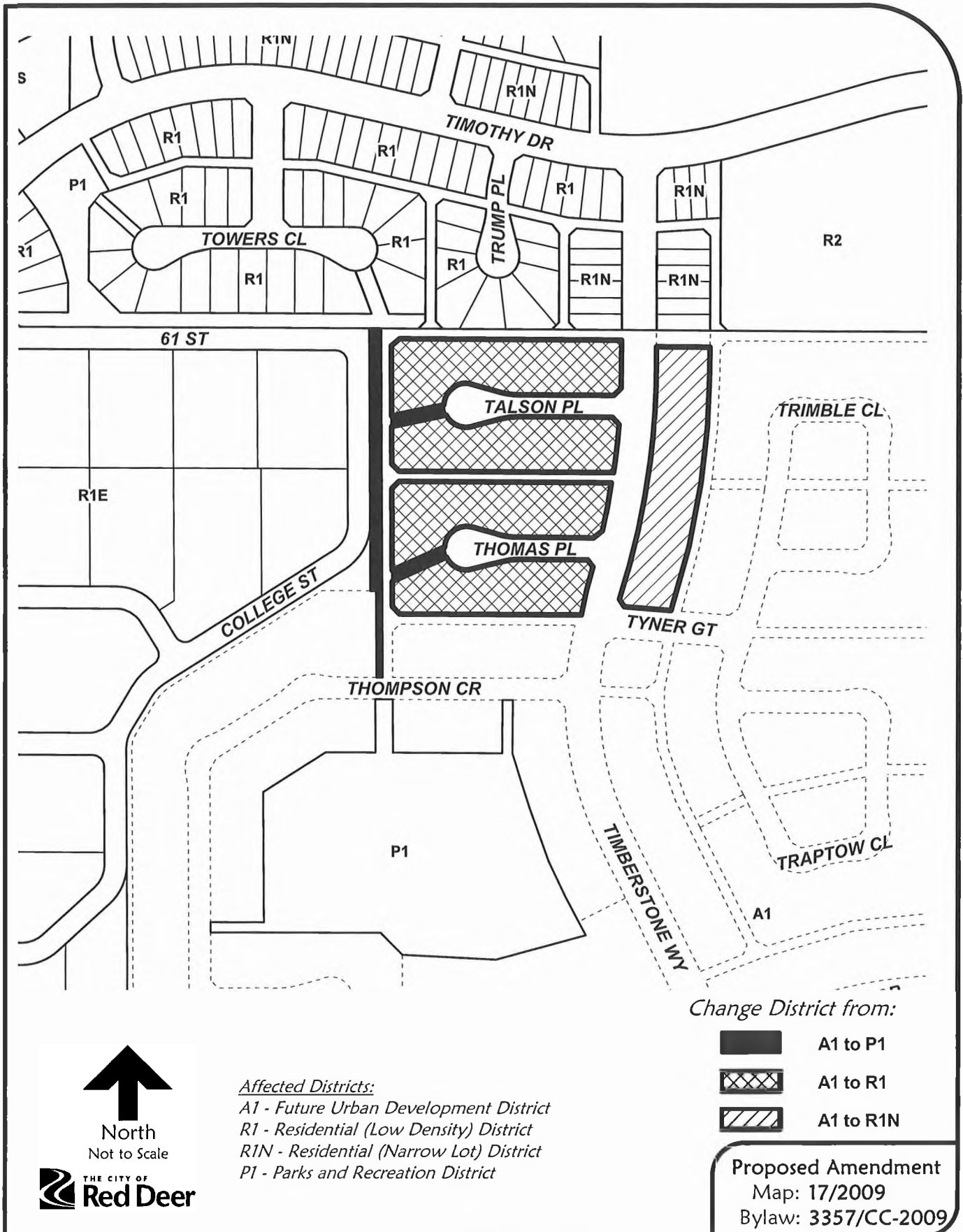
READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Bylaws Item No. 6**PROPOSED BYLAW 3357/L -2009**

Being a Bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of The City of Red Deer as described herein.

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

Bylaw No. 3357/2006 is hereby amended as follows:

- 1 The definition of Escarpment Area in Section 1.3 is deleted and replaced with the following new definition:

 "Escarpment Area means a Site, any part of which lies within the areas identified on the Land Use Constraint Maps in Schedule A and includes any site which contains or is adjacent to an escarpment or slope which in the reasonable opinion of the Development Officer could be affected by soil instability."
- 2 Section 2.2 (4) is deleted and replaced with the following new subsection (4):

 (4) Notwithstanding anything in this bylaw, no development, redevelopment, clearing or grading is permitted in an escarpment area as identified on the Land Use Constraint Maps in Schedule A without a development permit.
- 3 Section 2.4 (6) is deleted and replaced with the following new subsection (6):

 "(6) Notwithstanding the foregoing, in the case of a proposed development, redevelopment or clearing or grading within an Escarpment Area, as identified on the Land Use Constraint Maps in Schedule A, the applicant shall provide as part of the development permit application:

 (a) the proposed development plan showing slope setback distances;
 and

 (b) representative cross-sections of the slope in the Escarpment Area both before and after development and final grading. The height and existing angle of the slope shall be verified by accurate historical survey data or site specific survey information completed by a qualified surveyor.

 (c) if required by the City Engineering Services Department, a geotechnical assessment or investigation prepared by a qualified geotechnical engineer.

3 New Section 3.24 is added as follows:

“3.24 Escarpment Areas and Landfill Setbacks – Indemnity Agreement

Whether expressly stated or not, an obligation to enter into an Indemnity Agreement with the City in a form acceptable to the City Solicitor, is deemed to be a condition of every development permit for a development:

- (a) within an Escarpment Area; and
- (b) within the prohibited setback distance from a landfill site as specified in the Subdivision and Development Regulations.”

4 In Section 2, Figure 1 - Escarpment Area is deleted.

5 The Land Use Constraint Maps attached in Schedule A show which Escarpment Areas are removed and added. The following Land Use Constraint Maps will be replaced to match the revised Escarpment Areas set out in Land Use Constraint Map 5/2009, a copy of which is attached: H16, I14, I15, I16, J14, J15, J16, K11, K12, K14, K15, K16, K17, L10, L11, L12, L13, L14, L15, L16, L17, M10, M11, M12, M13, M14, M15, M16, M17, M18, M19, M20, M21, M9, N10, N11, N12, N13, N14, N15, N16, N17, N18, N19, N20, N21, N22, N7, N8, N9, O15, O16, O17, O18, O19, O21, O7, O8, P16, P18, P19, P20, P21, P7, P8, Q20, Q21, and Q22.

READ A FIRST TIME IN OPEN COUNCIL this day of 2009.

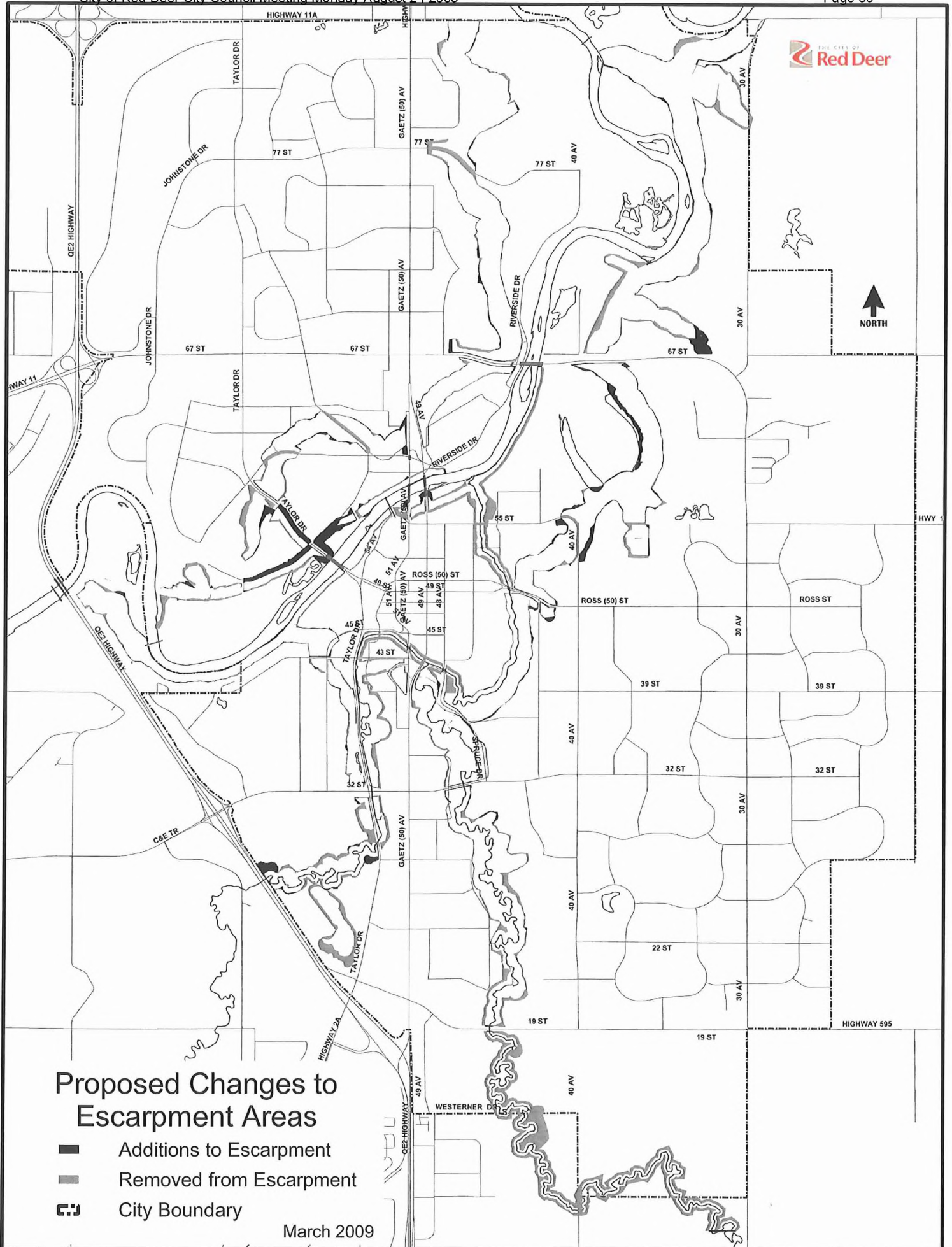
READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

MAYOR

CITY CLERK



Land Use Bylaw Amendment L/2009, Map 5 (H16)/2009



North

Scale 1:5,000

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (I14)/2009



North

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (115)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (116)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (J14)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (J15)/2009



North

Scale 1:5,000

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

[illegible]

Scale 1:5,000



Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (K11)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (K12)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (K14)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (K15)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)



Scale 1:5,000



THE CITY OF
Red Deer



Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (K17)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (L10)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (L11)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (L12)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (L13)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (L14)/2009



North

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (L15)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (L16)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (L17)/2009



North

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (M10)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (M11)/2009



North

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (M12)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (M13)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (M14)/2009



North

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (M15)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (M16)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (M17)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)



Scale 1:5,000



THE CITY OF
Red Deer



Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (M19)/2009



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Additions to Escarpment Area
Removal from Escarpment Area
Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (M20)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (M21)/2009



North

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (M9)/2009



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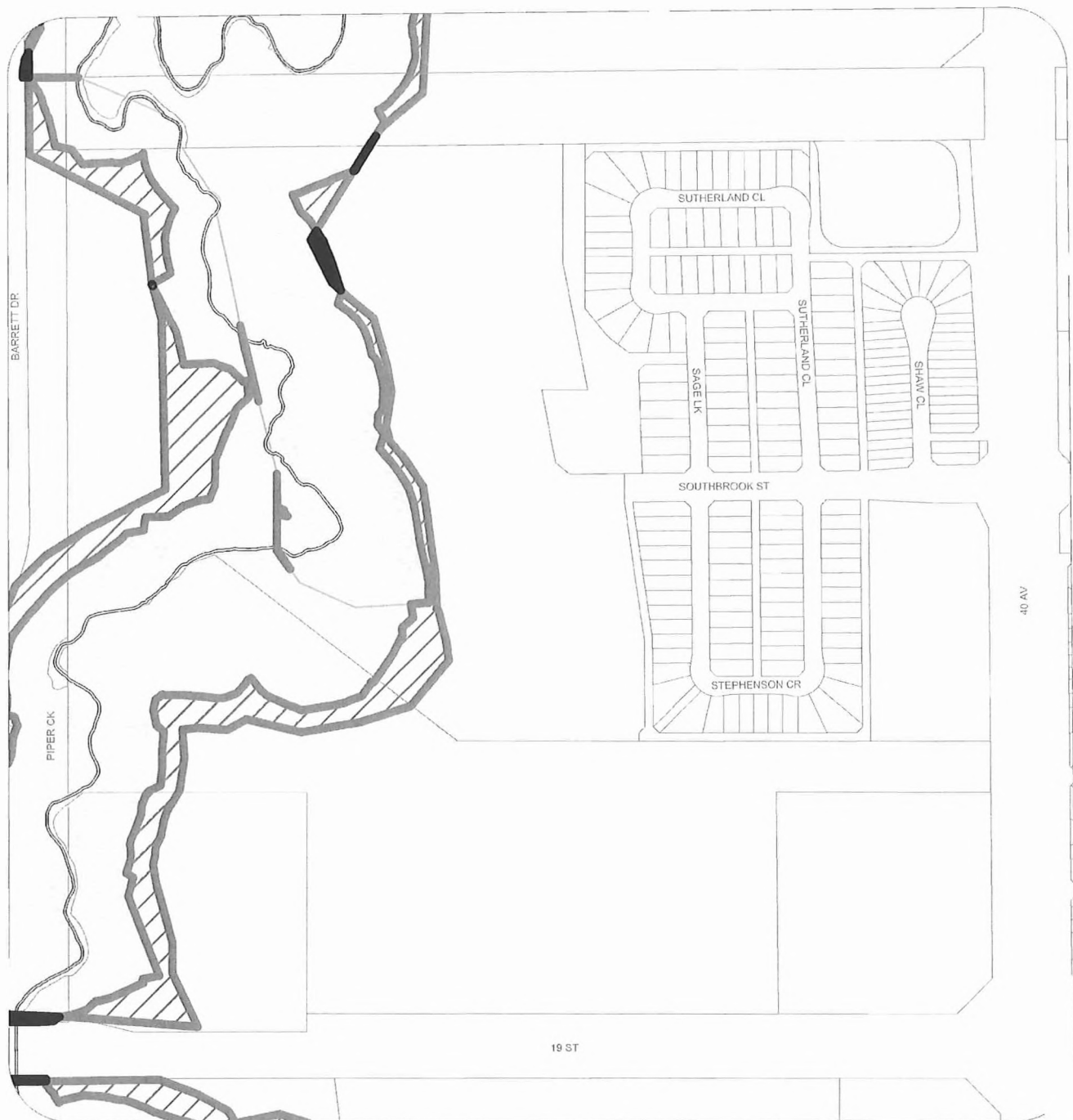


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (N10)/2009



North

Scale 1:5,000

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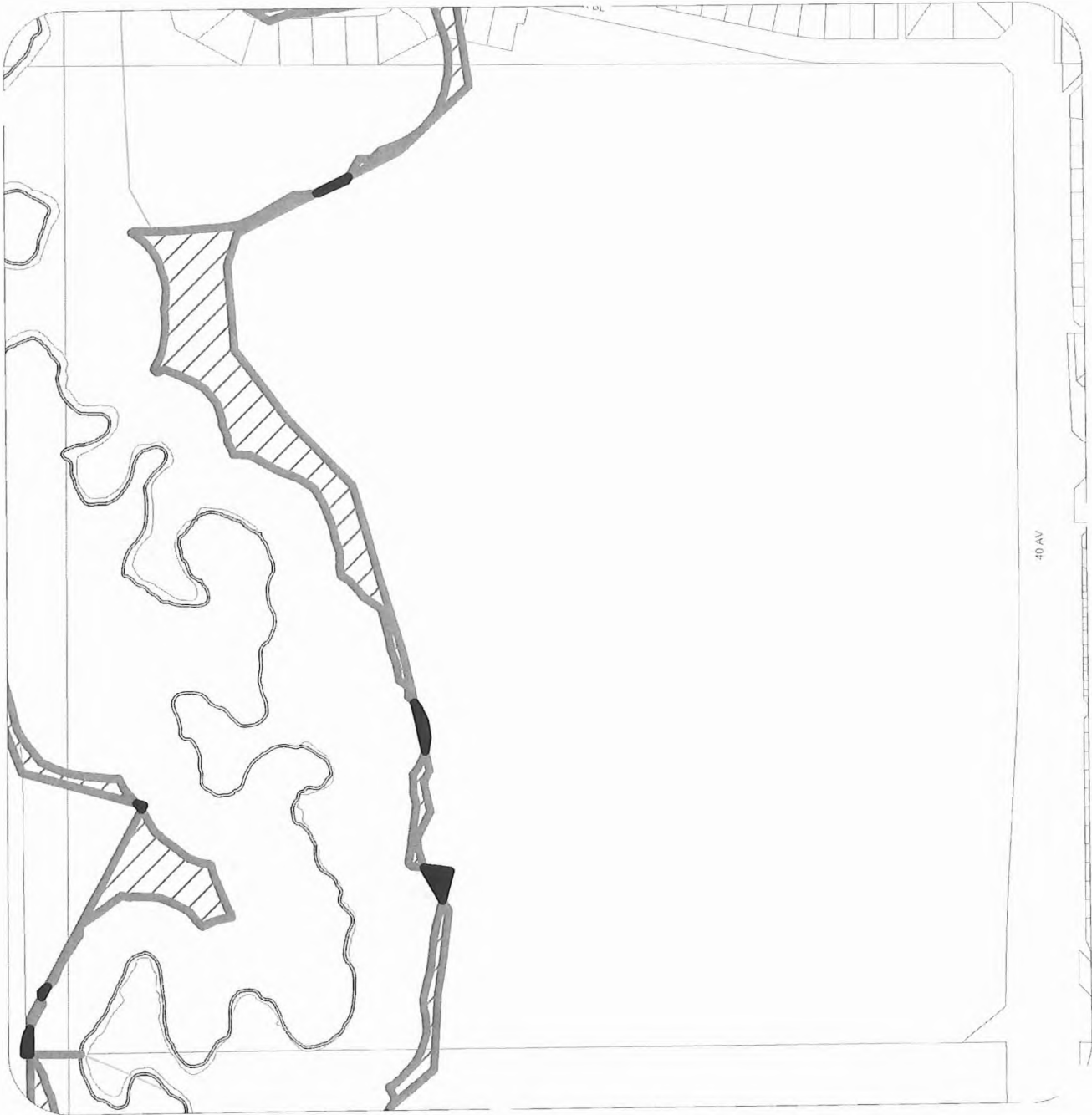


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (unchanged)

Land Use Bylaw Amendment L/2009, Map 5 (N11)/2009



North

Scale 1:5,000

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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

Land Use Bylaw Amendment L/2009, Map 5 (N12)/2009



North

Scale 1:5,000

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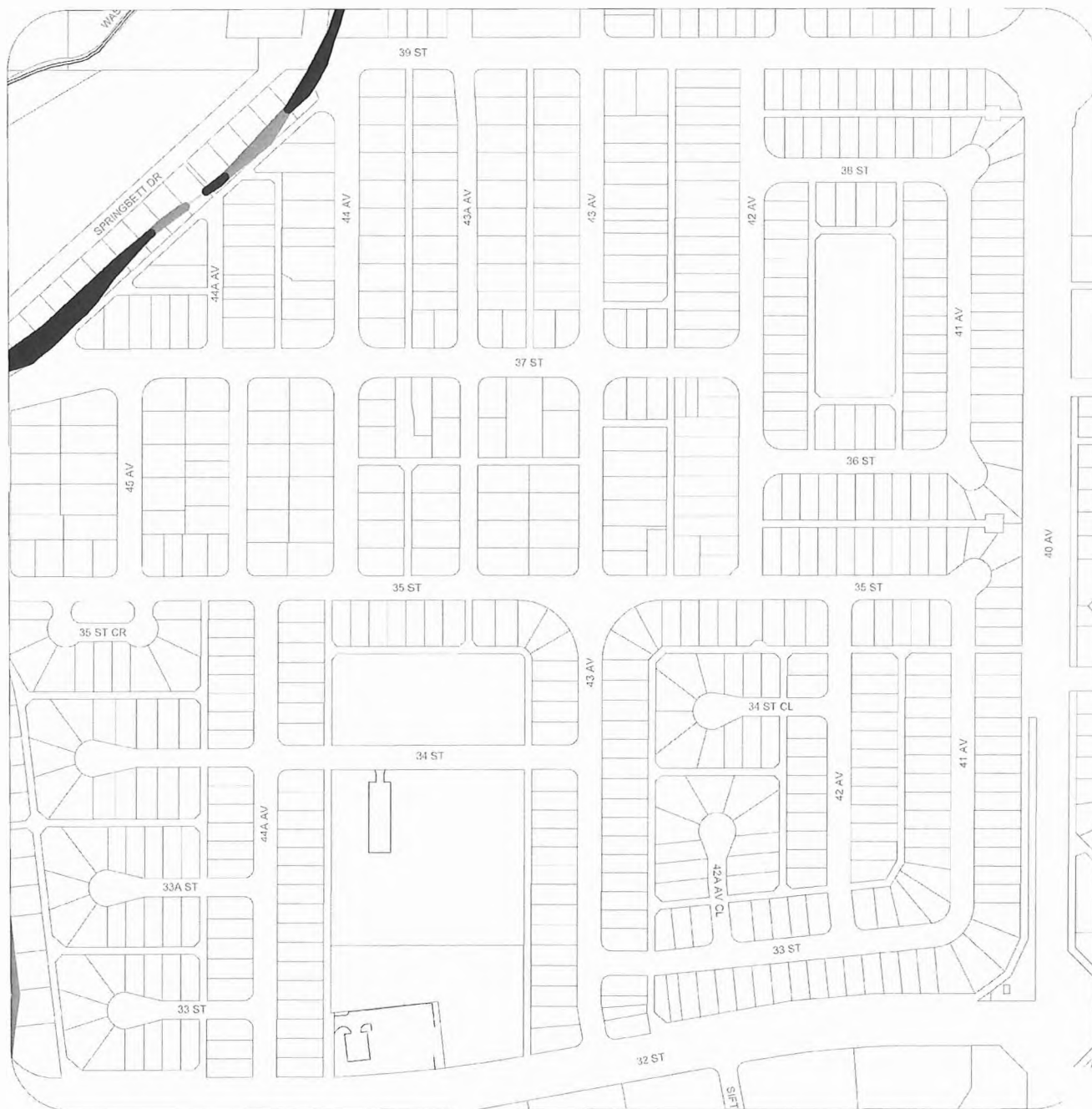


Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

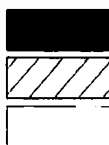
Land Use Bylaw Amendment L/2009, Map 5 (N13)/2009



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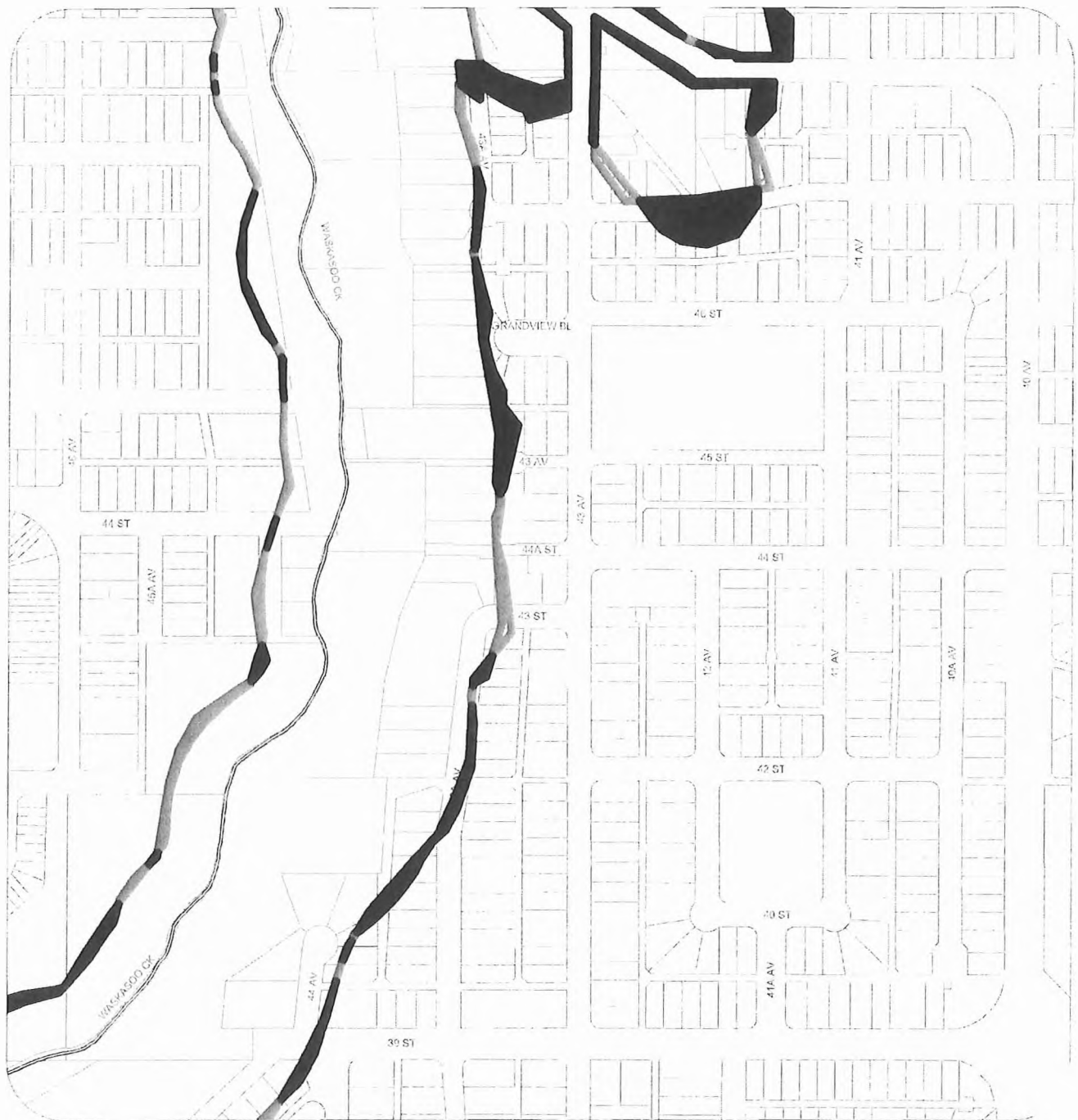


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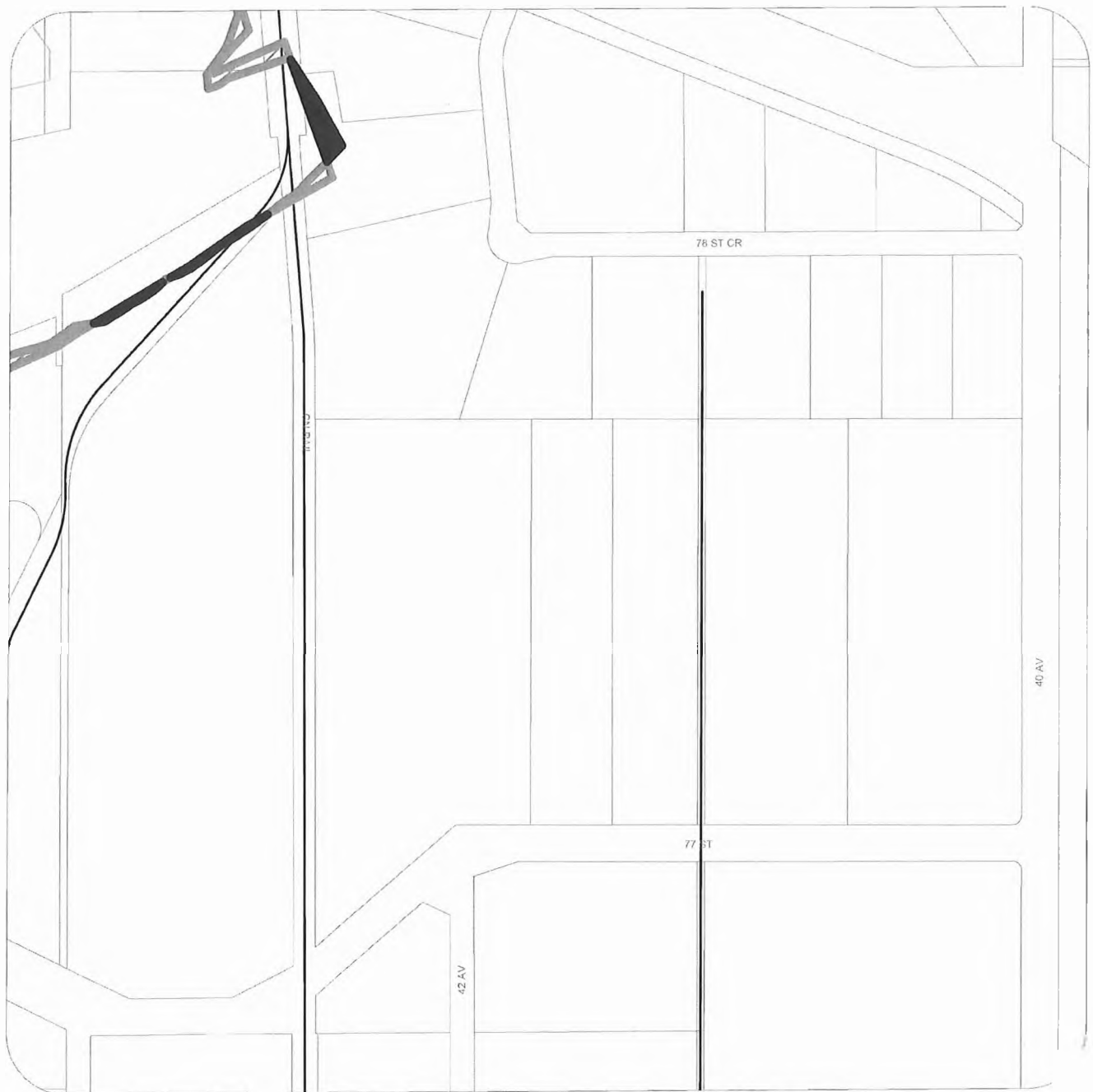


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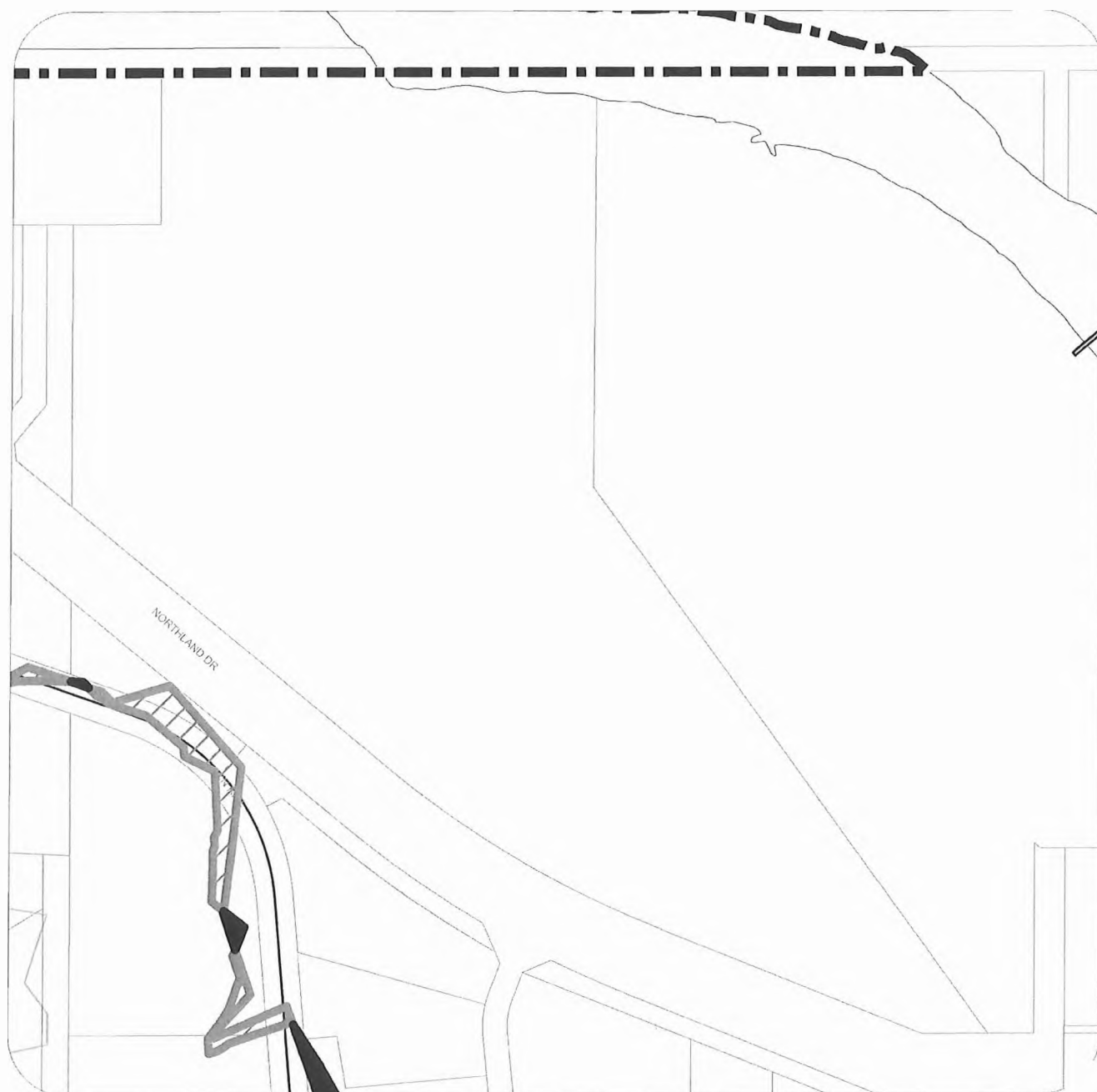
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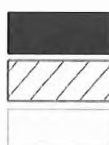
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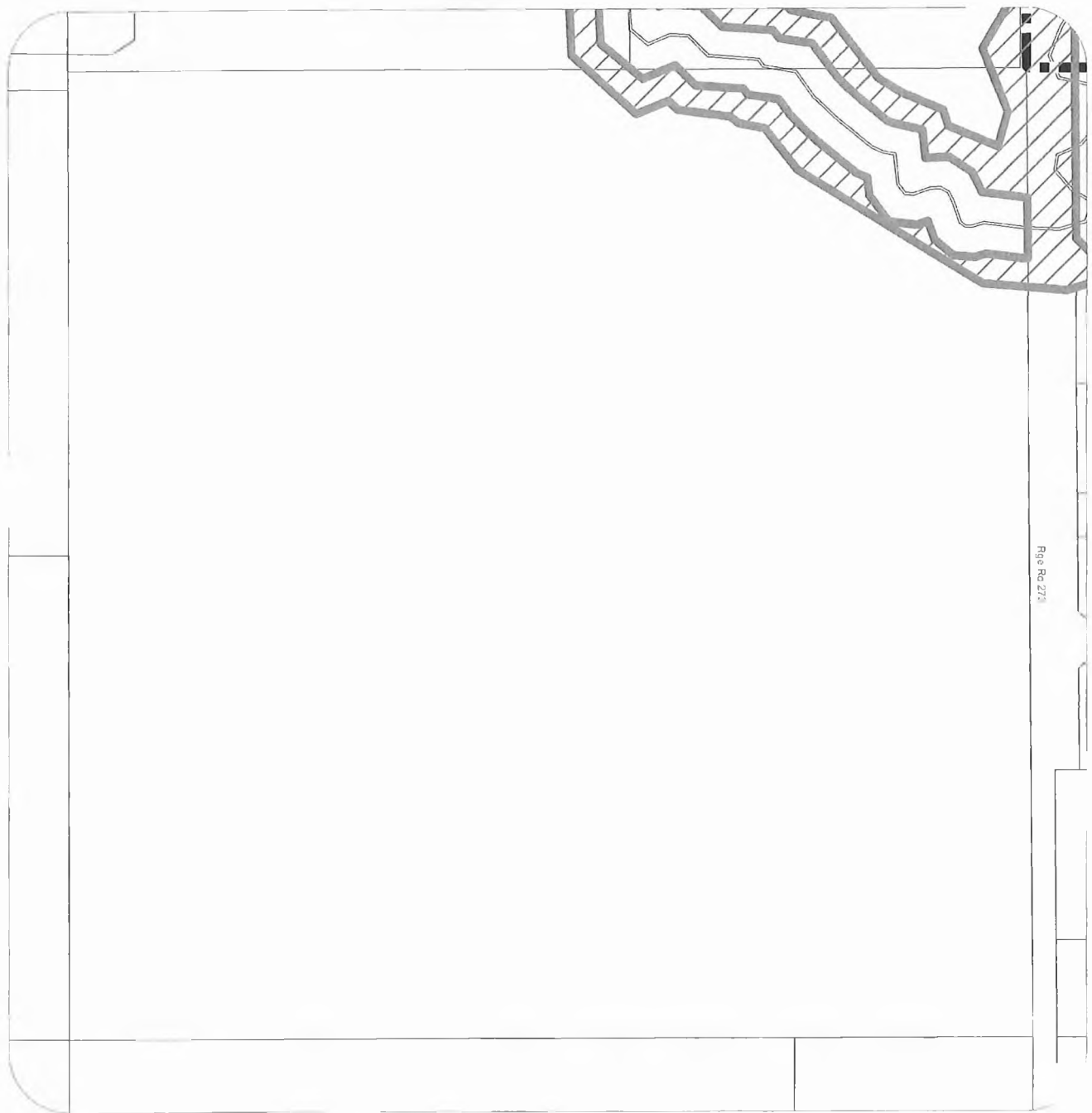


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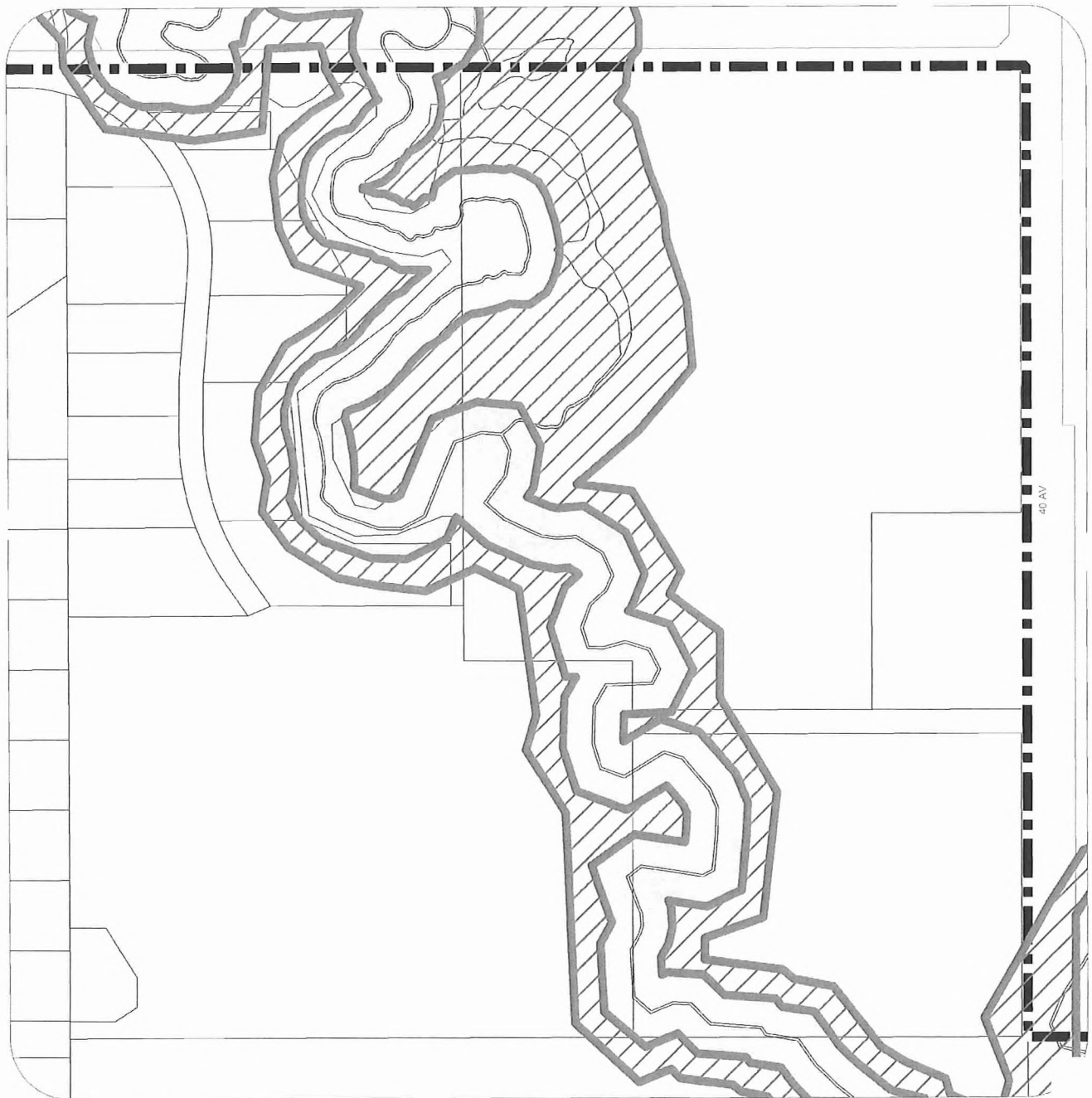


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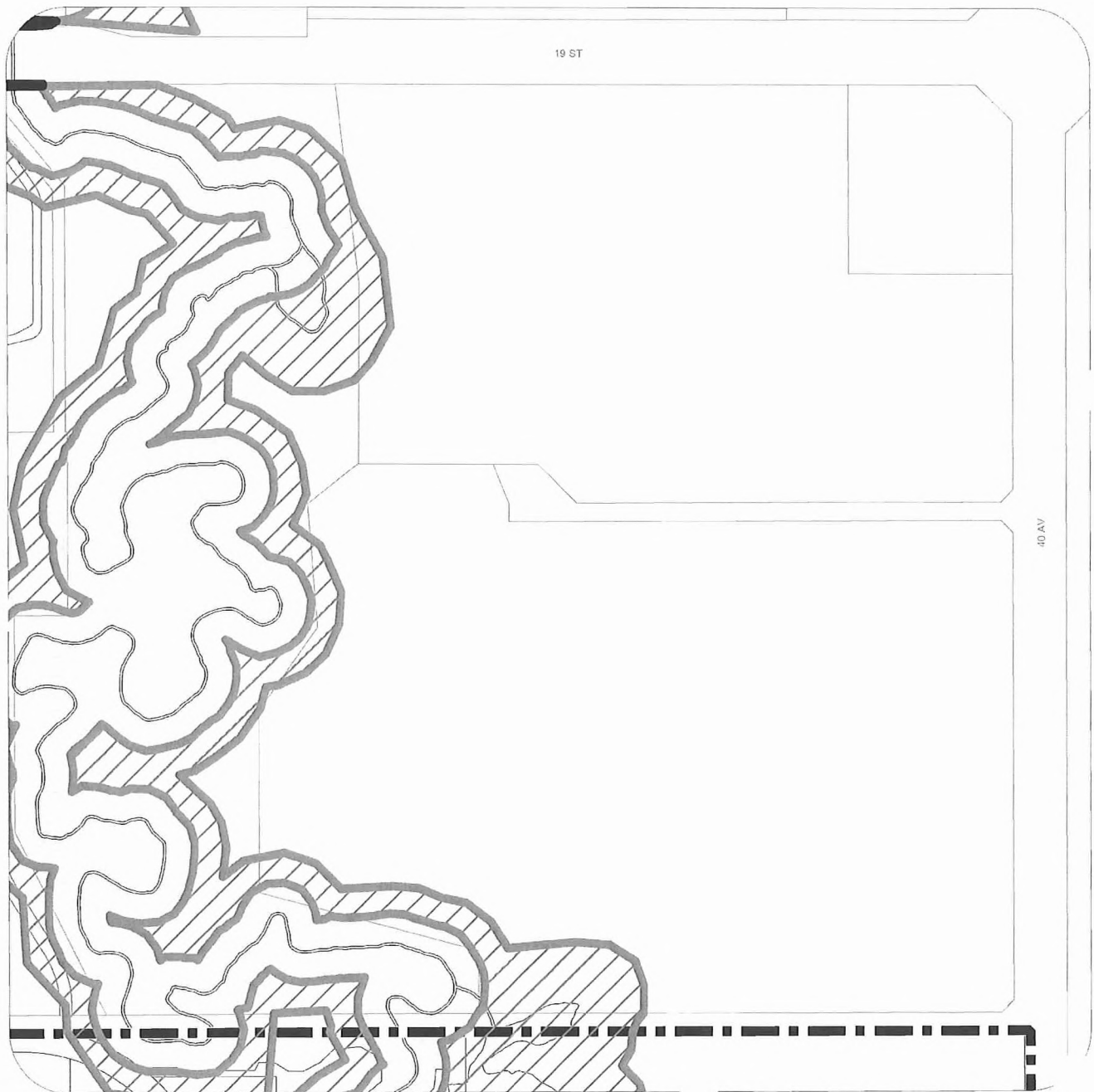


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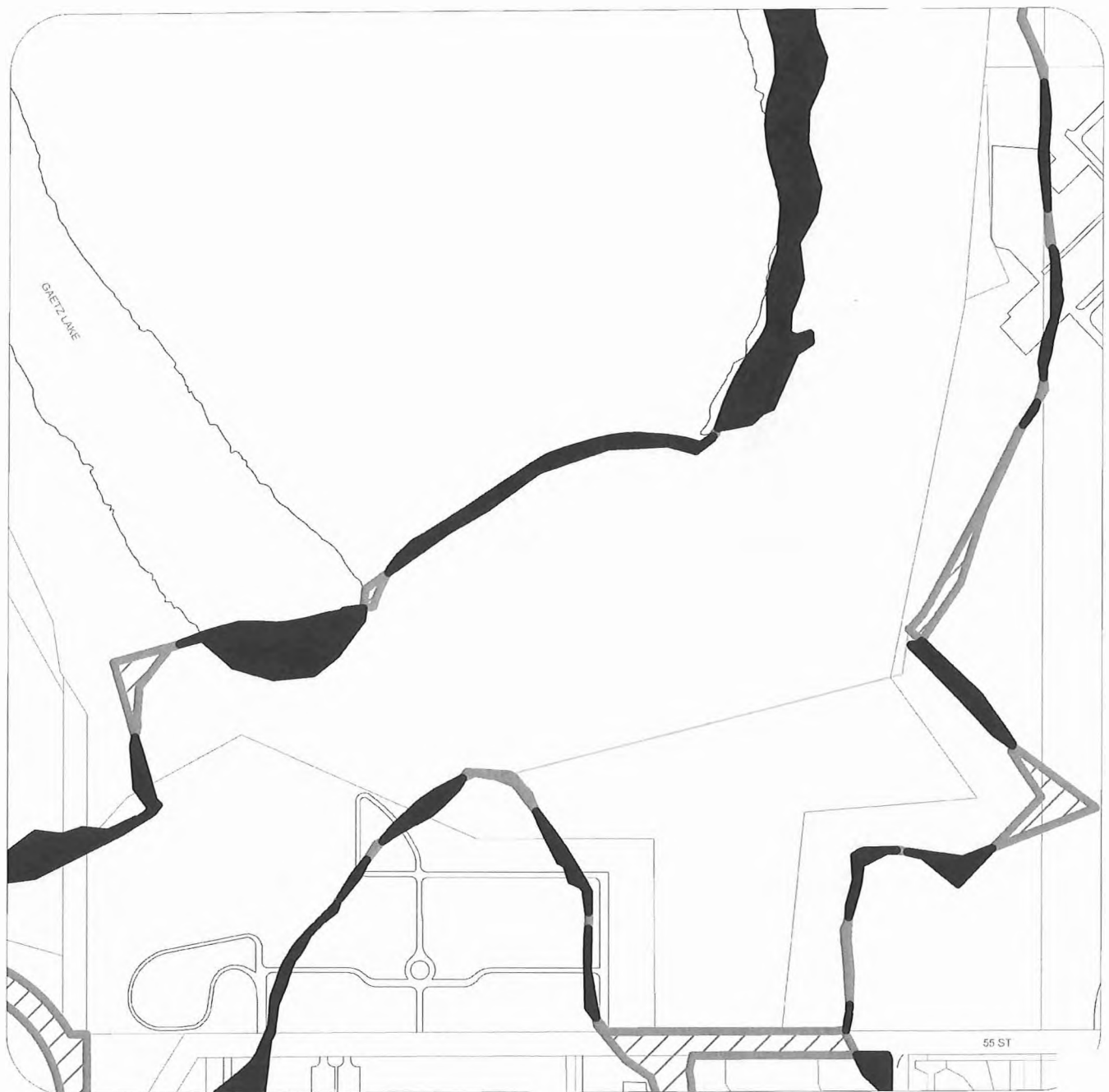
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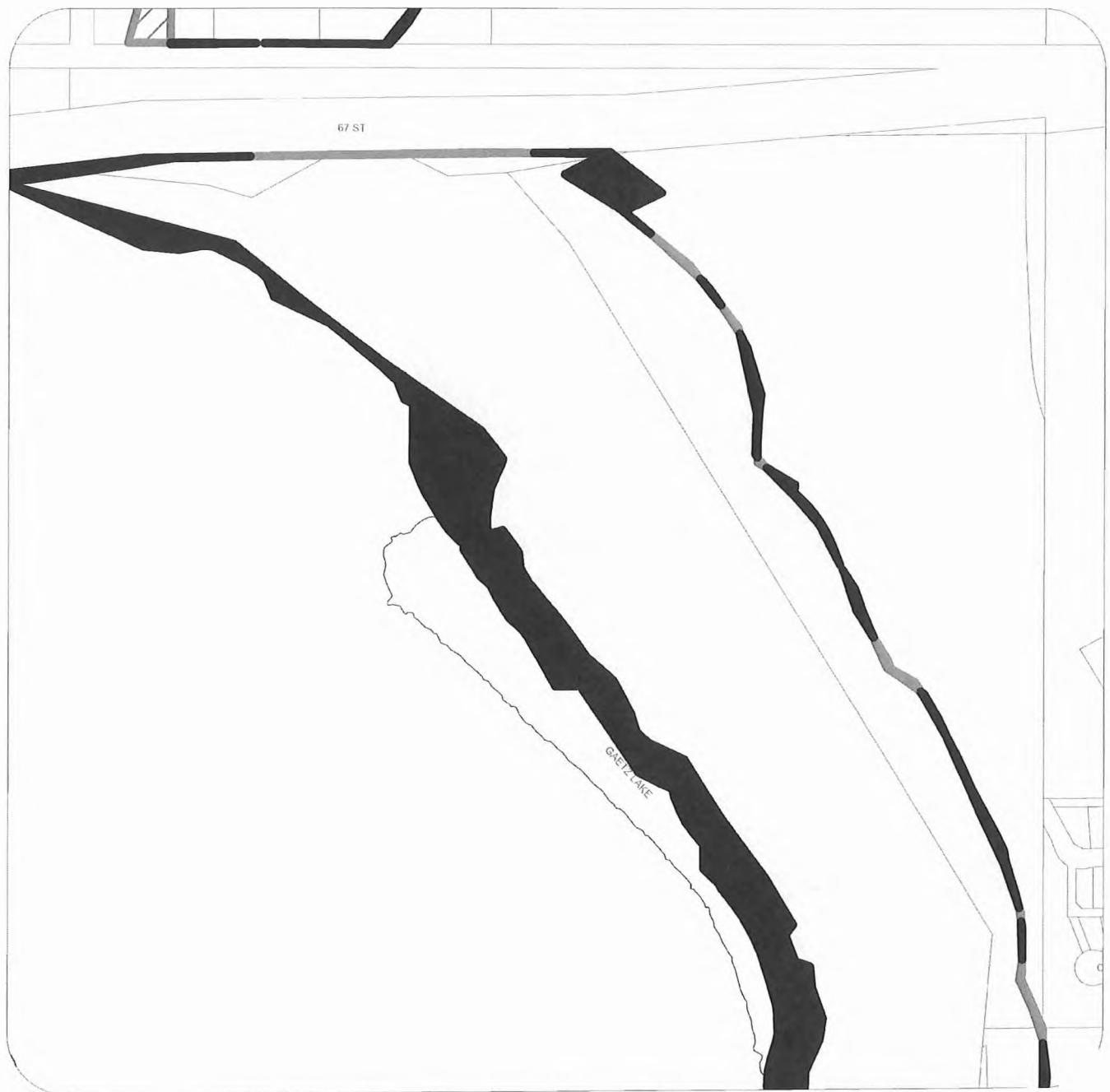


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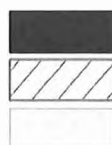
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Additions to Escarpment Area

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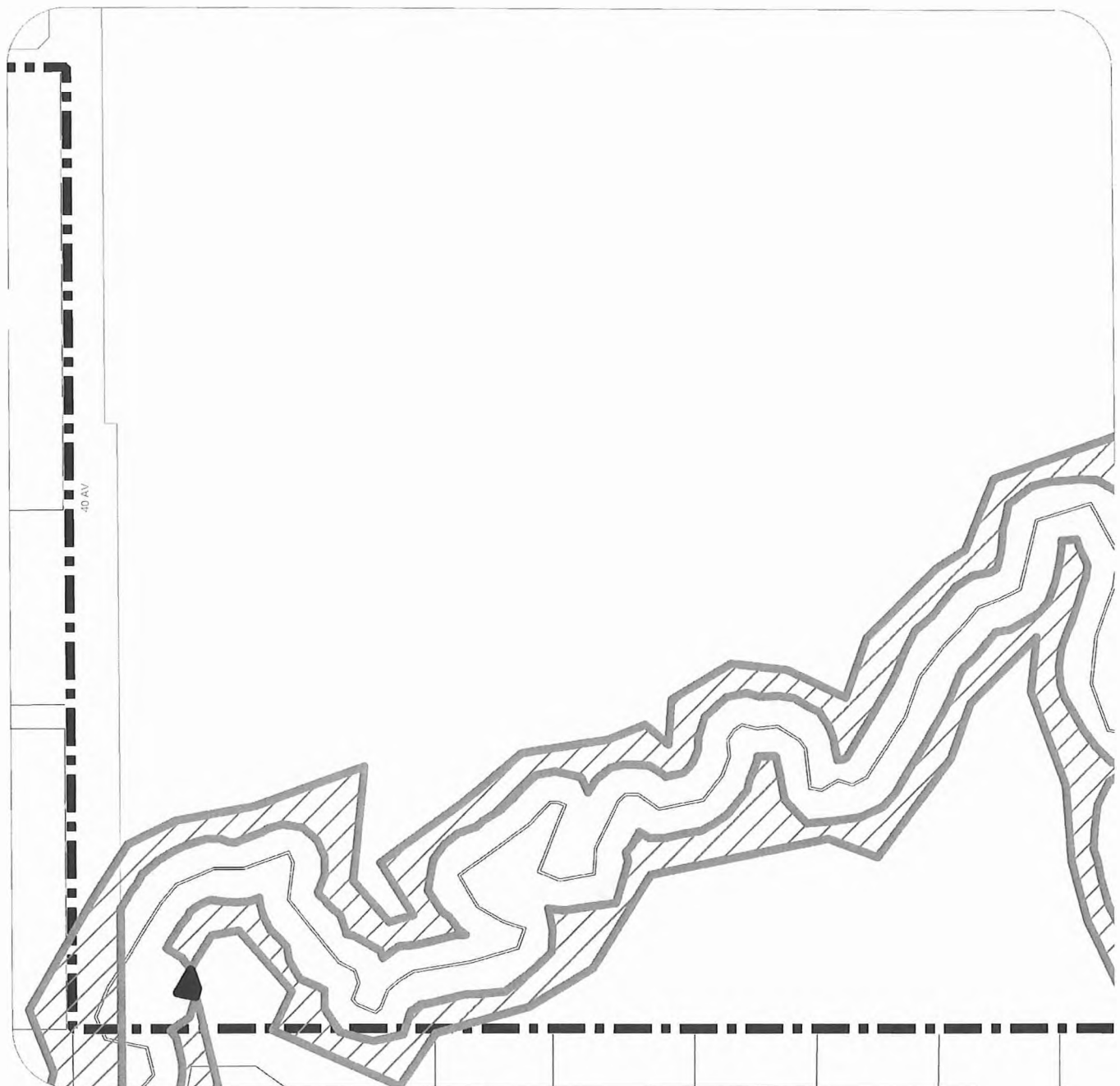


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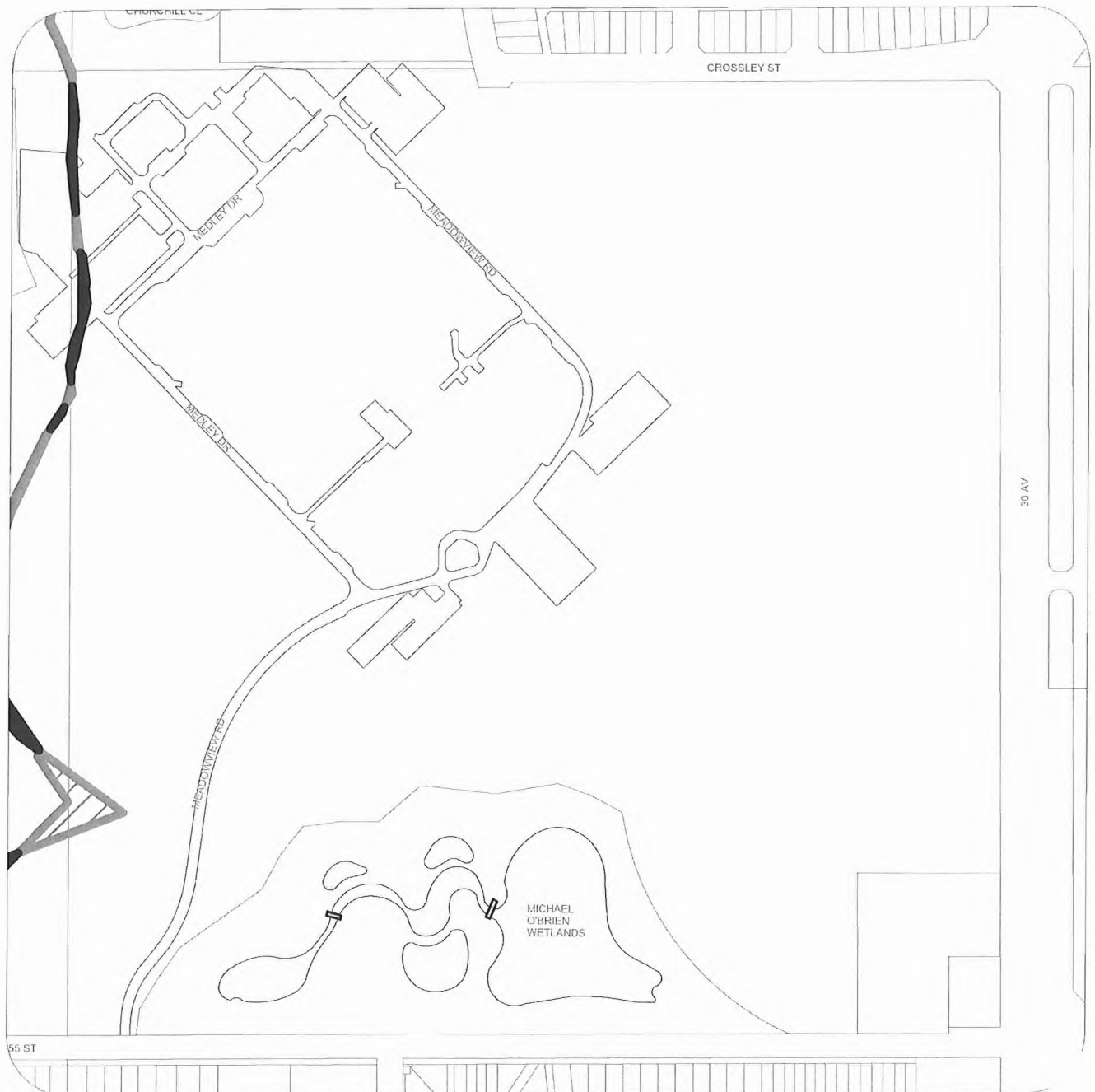


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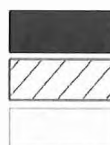
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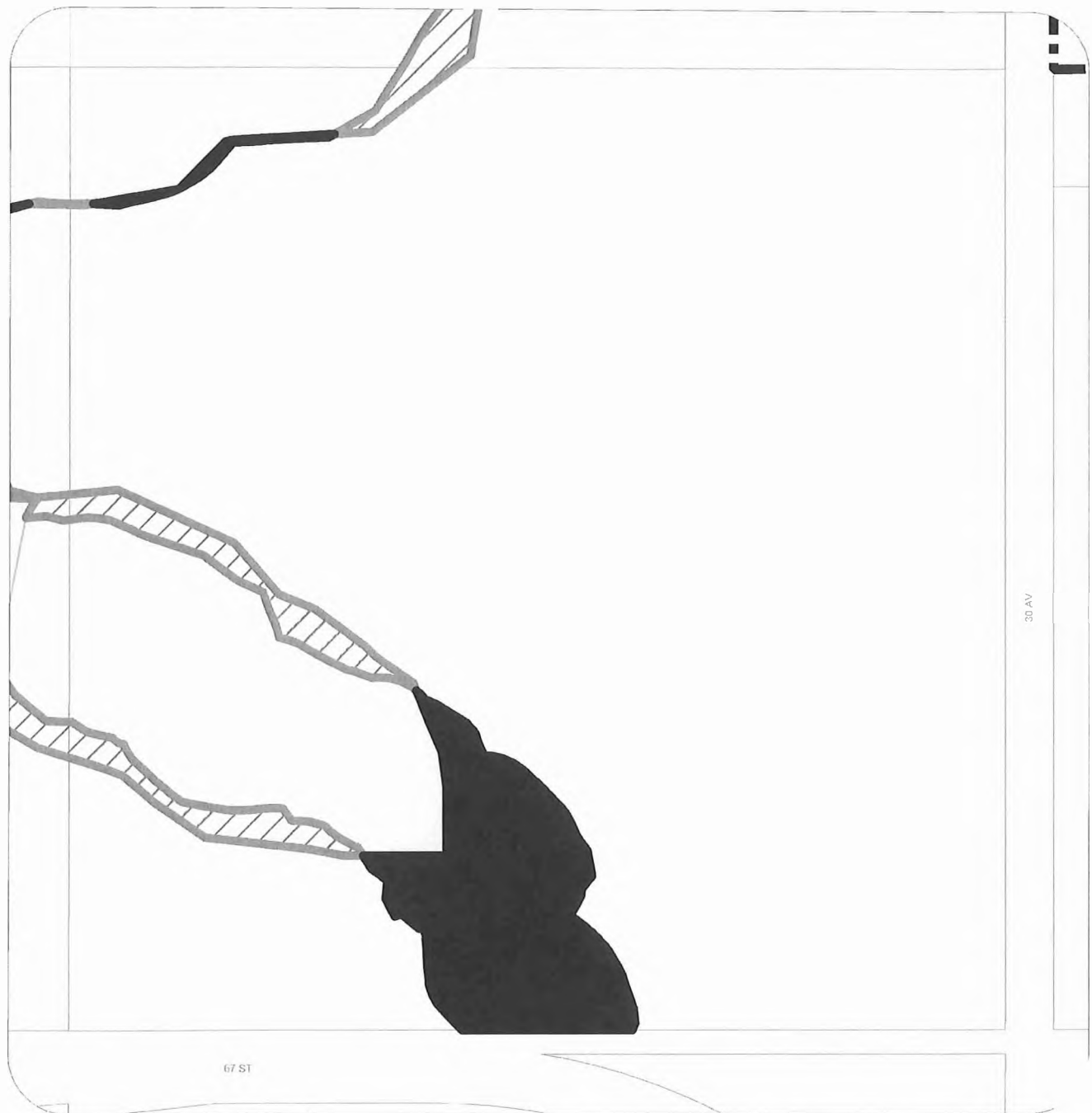


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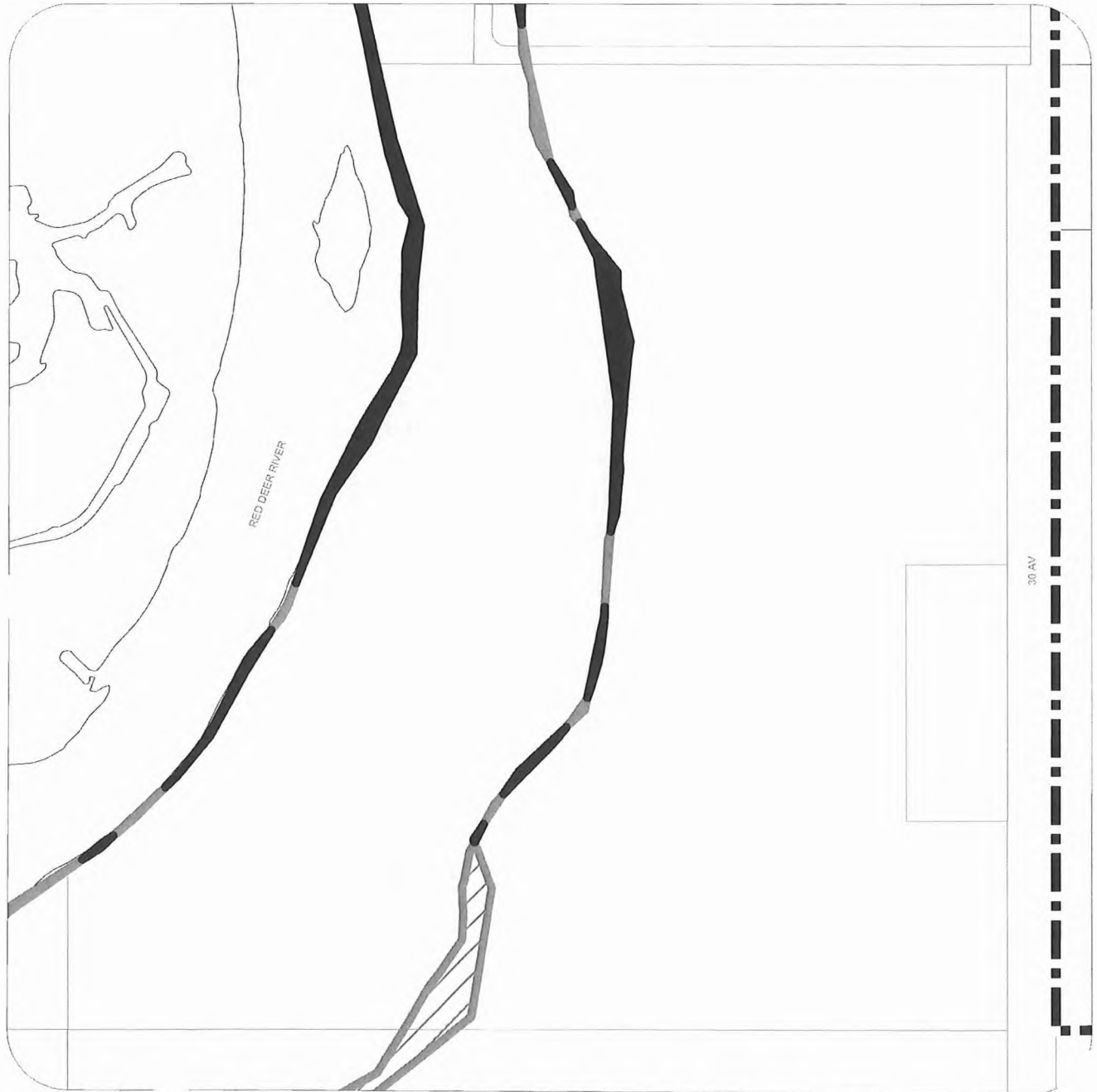


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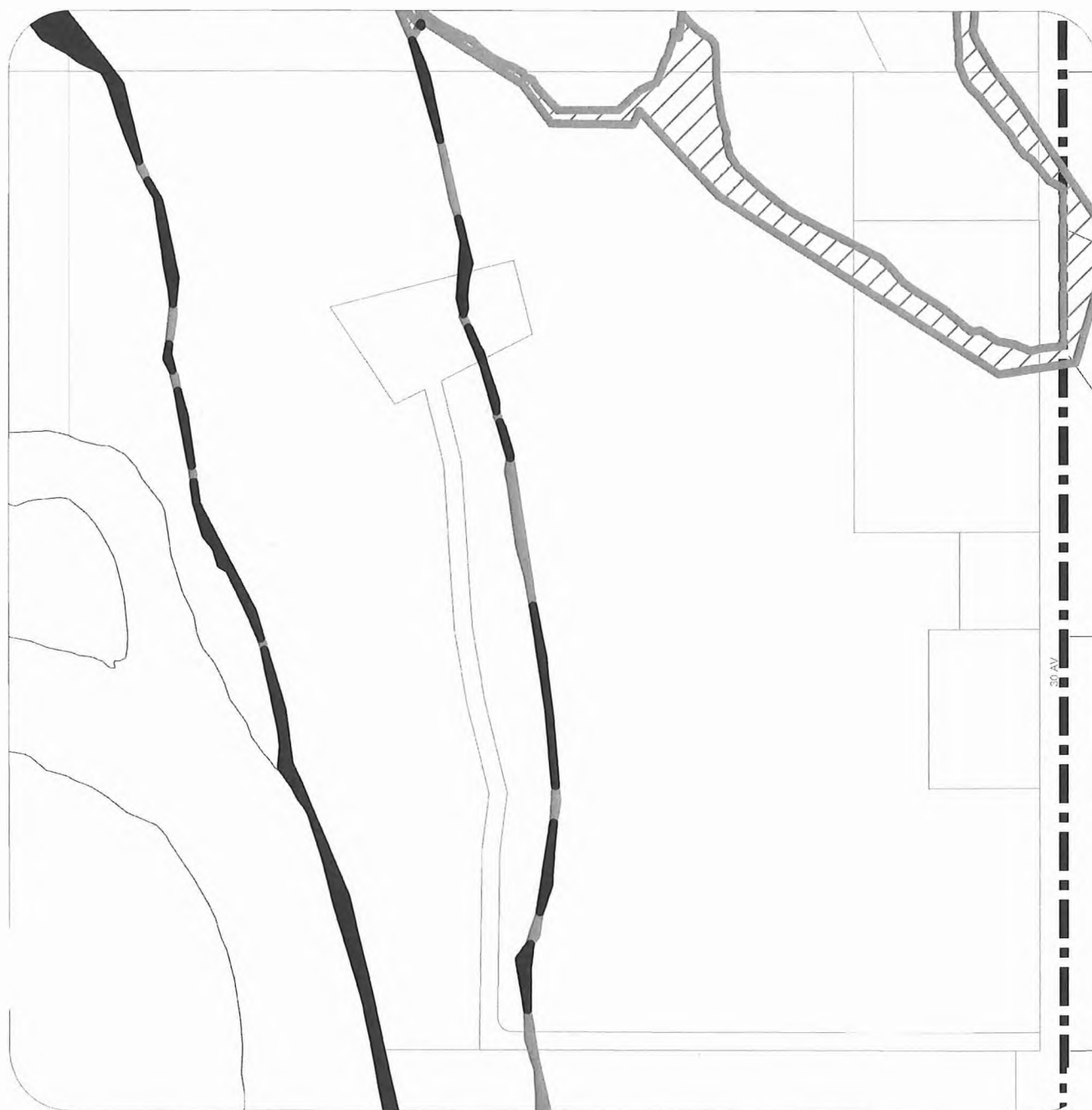


Additions to Escarpment Area

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Land Use Bylaw Amendment L/2009, Map 5 (P20)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

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Land Use Bylaw Amendment L/2009, Map 5 (P21)/2009



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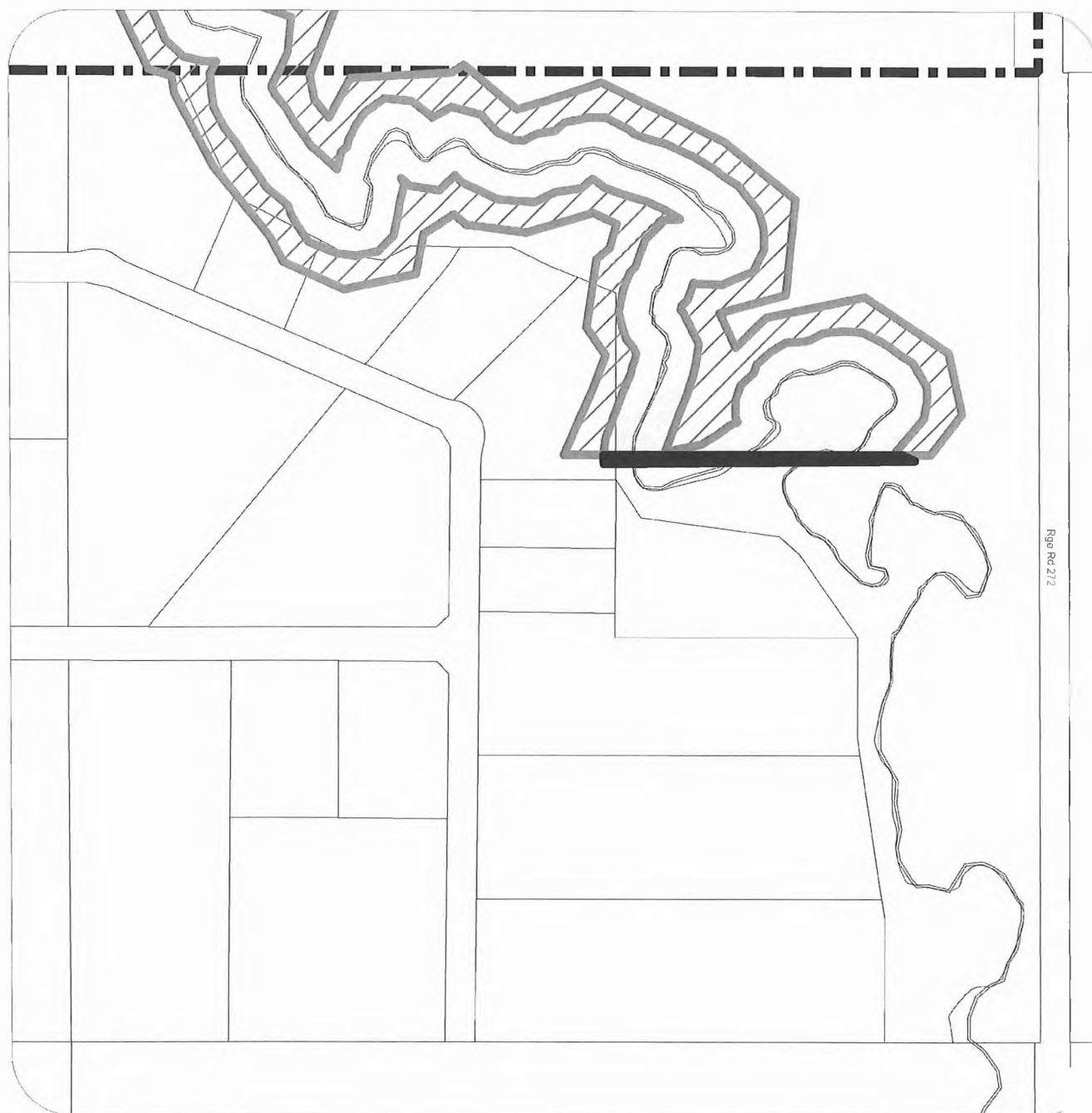


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Land Use Bylaw Amendment L/2009, Map 5 (P7)/2009



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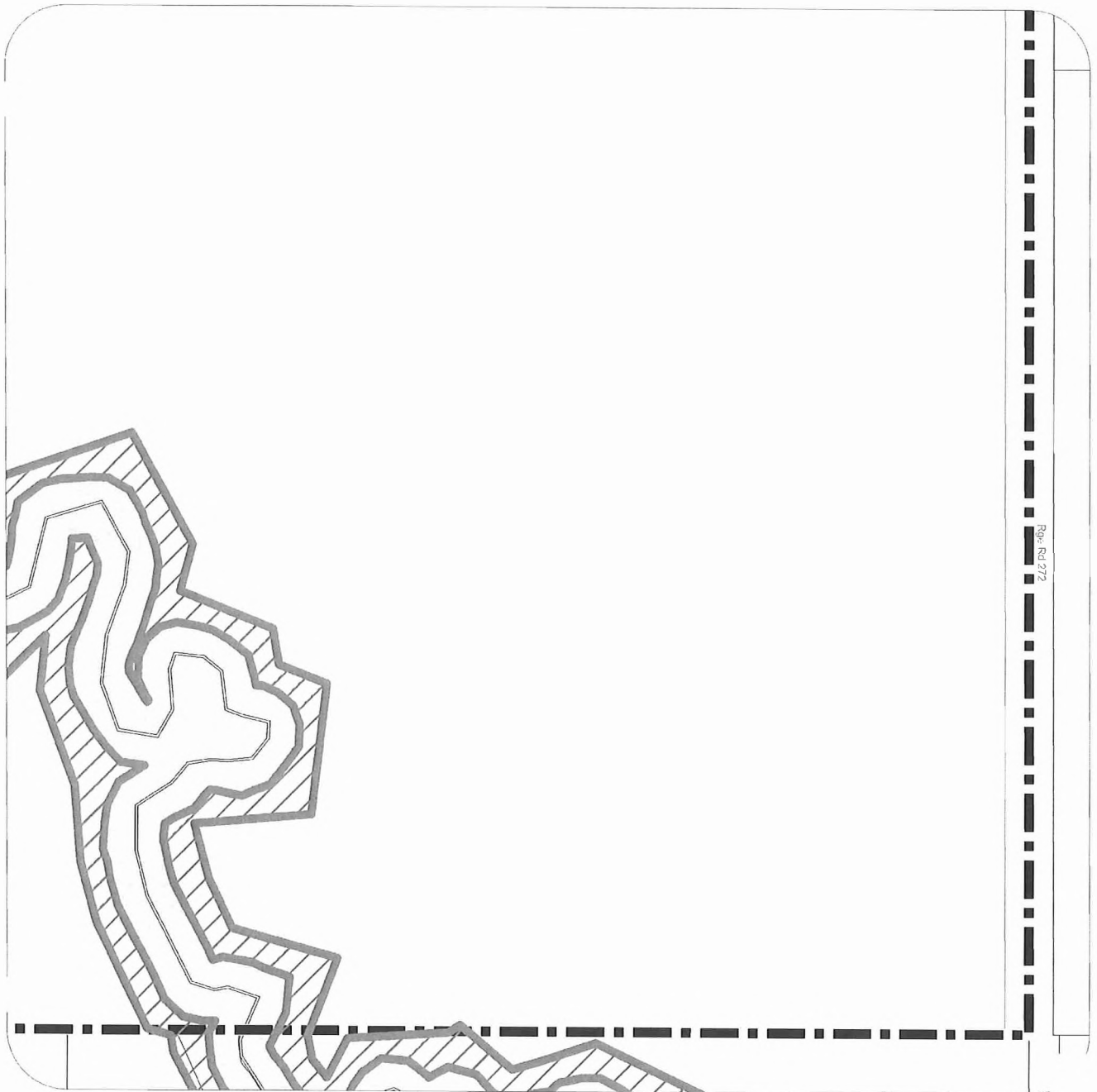


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Land Use Bylaw Amendment L/2009, Map 5 (P8)/2009



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Additions to Escarpment Area

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Land Use Bylaw Amendment L/2009, Map 5 (Q20)/2009



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Land Use Bylaw Amendment L/2009, Map 5 (Q21)/2009



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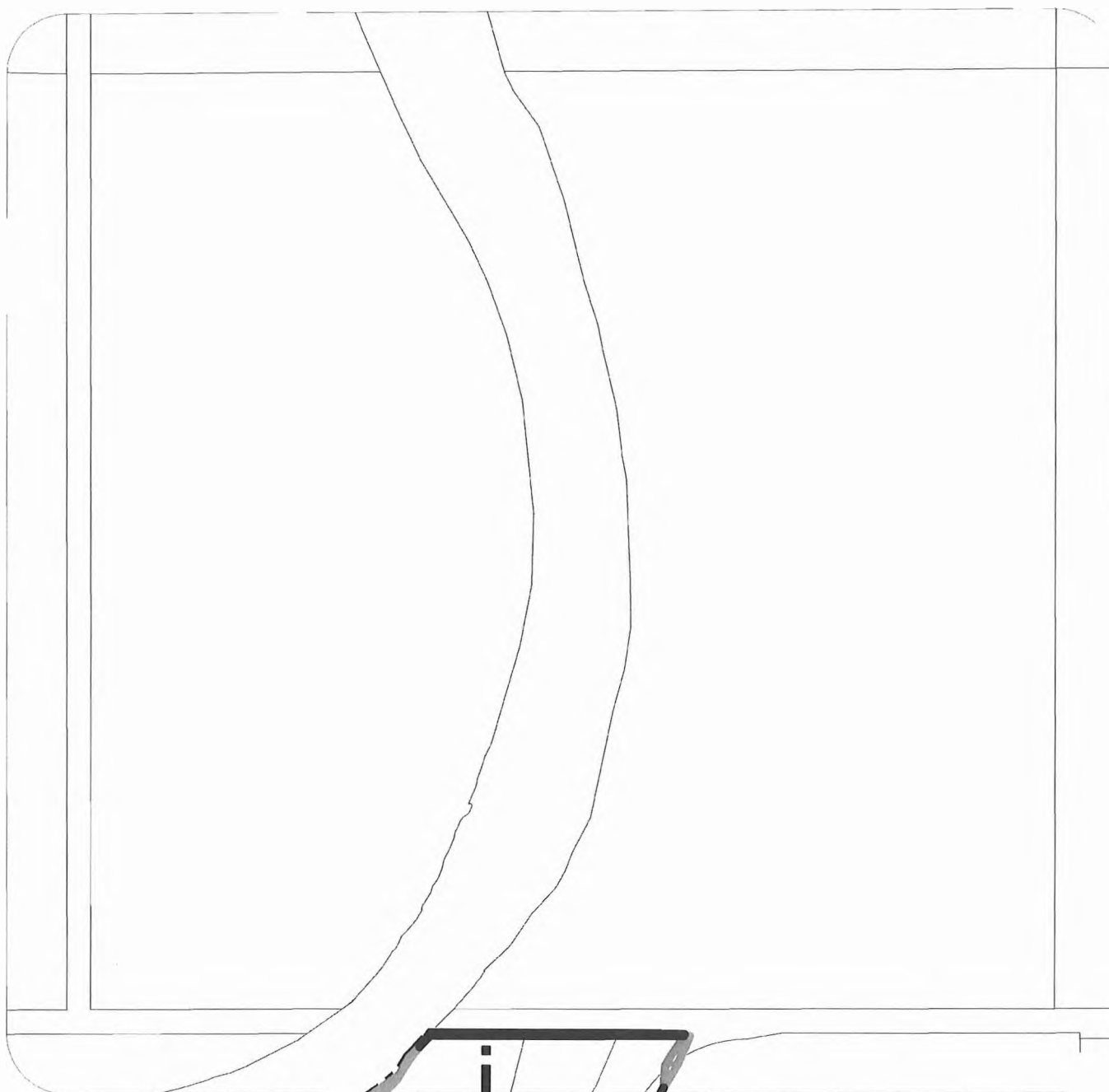


Additions to Escarpment Area

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Land Use Bylaw Amendment L/2009, Map 5 (Q22)/2009



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Additions to Escarpment Area

Removal from Escarpment Area

Escarpment Area (*unchanged*)

DATE: August 25, 2009

TO: Colleen Jensen, Director of Community Services
Brian Simpson, RCMP Superintendent

FROM: Frieda McDougall, Deputy City Clerk

SUBJECT: Notice of Motion – Community Safety

Resolution:

Whereas the citizens of Red Deer desire to live in a community that is safe and secure and in which our citizens also *perceive* to be safe and secure...

Whereas it is desirable from an economic and operational standpoint to have our safety and security personnel work in conjunction with one another...

Whereas the R.C.M.P. are contracted by the municipality as our local police force and who, by necessity, invest time and resources in criminal code offences and thus prioritize their response according to the severity of the complaints received...

Whereas the City of Red Deer in practice endorses "Broken Windows Theory", in that seemingly "minor" crimes are in fact major crimes to their victims...

Whereas it is desirable to have security presence in our community that is able to respond to local safety and security priorities in a timely manner and with meaningful enforcement practices...

Whereas it is desirable from a safety and security standpoint to have security presence at locations & events in our community that are highly frequented by the public at large such as, but not limited to, our park system and the greater downtown...

Therefore Be It Resolved that Red Deer City Council direct city administration to bring forward a report which outlines the current responsibilities, powers, organizational structures and costs associated with the following positions that have community safety and security as central to their mandate:

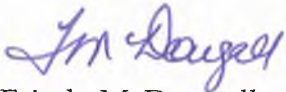
- Commissionaires
- Park Wardens
- Transit Warden(s)
- Bylaw Enforcement Officers

- Parking Enforcement Officers
- RCMP Members
- Any Other Security & Safety Related Positions Deemed Relevant

Therefore Be It Further Resolved that, subsequent to the information received in the above report, Red Deer City Council debate centralizing and further expanding our municipal warden program as an effective means of enhancing local safety & security priorities in our community to complement the criminal code and other enforcement practices engaged in by the R.C.M.P. and other enforcement personnel of the City.

MOTION CARRIED

Report Back to Council: Yes – September 8, 2009



Frieda McDougall
Deputy City Clerk

cc: Director of Development Services
Director of Corporate Services
Inspections & Licensing Manager
Crime Prevention Coordinator



Council Meeting of August 24, 2009

ATTACHMENT 'A'

DOCUMENT STATUS: Public

REFERS TO: Riverside Meadows Area Redevelopment
Plan

Please keep this attachment.



Riverside Meadows

Area Redevelopment Plan

AUGUST 14, 2009

Adopted by Bylaw 3261/A-2009 on DATE TBD, 2009

Prepared by:



**PARKLAND
COMMUNITY
PLANNING
SERVICES**



THE CITY OF
Red Deer

In association with the community of Riverside Meadows

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Introduction

The *Riverside Meadows Area Redevelopment Plan (ARP)* is a statutory plan adopted by City Council, Bylaw 3261/A-2009. The ARP contains policies that address proposed land uses, planned densities, building forms, utilities and transportation systems. The policies outline specific actions or provide guidance while achieving the vision for the neighbourhood.

In the *Municipal Government Act*, an Area Redevelopment Plan is defined as a *statutory plan*, meaning it must be adopted by Council under a bylaw. Section 634 of the *Municipal Government Act* assigns the use of an ARP for any of the following purposes:

- preserving or improving land and buildings in an area,
- rehabilitating buildings in an area,
- removing buildings from an area,
- constructing or replacing buildings in an area,
- establishing, improving, or relocating roads, public utilities, or other services,
- facilitating any other development in an area.

The Act also states that an ARP may provide for the imposition and collection of a “redevelopment levy” to be used for the purpose of acquiring land for park, recreation facilities, or school buildings in the redevelopment area.

An ARP works with existing planning documents, like the *Municipal Development Plan*, to apply specific planning policies. It provides additional context to *Land Use Bylaw* and is intended to address improvements in a neighbourhood such as traffic, zoning, social, or environmental issues as identified by stakeholders and residents.

The ARP policies will be implemented primarily through the *Land Use Bylaw*, development permit and subdivision approval processes. The implementation of these policies will result in a vibrant, safe, and friendly downtown neighbourhood with character that respects its historical, natural and social context. The policies reinforce a high quality of life for its diverse residents and businesses. ARP in front of a policy number indicates that it is a statutory area redevelopment plan policy statement.

The ARP should be read in conjunction with the *Riverside Meadows Community Plan and Residential Design Criteria* document to fully understand the direction provided in the ARP. It explains the history, context, process, policy framework and community direction gathered through the public consultation process.

It should be noted that the MGA, section 637 Effect of Plans, states that “the adoption by Council of a statutory plan does not require the municipality to undertake any of the projects referred to in it.”

Riverside Meadows

Area Redevelopment Plan

Vision

Riverside Meadows is vibrant, safe, and friendly downtown neighbourhood with character that respects its historical, natural and social context. It reinforces a high quality of life for its diverse residents and businesses.

“Our Riverside Meadows”

The following paragraphs were written by the neighbourhood as part of the development of the 2000 ARP. It was reviewed and updated by the neighbourhood as part of the ARP update process.

Riverside Meadows is a friendly, caring and clean community. It is a neighbourhood filled with great community pride, a strong sense of history, and identity. Families, friends, and neighbours come together to share ideas, resources and values. They participate in many types of activities with schools, churches, and community centres serving as meeting places for everyone. People of diverse cultures, abilities and economic backgrounds are respected and supported by shared community values. Our community is the kind of place that fosters leaders and volunteers.

The schools here make people feel welcome; they are safe, clean community learning centres which promote values and respect. People take part in many opportunities for life long learning.

Homes and businesses in our community are attractive and well maintained. New development consists of human scaled buildings and we have a wide variety of housing types; including many single family homes. The type of housing available recognizes the need of people of all ages and abilities. Future development encourages architecture and landscaping that compliments and enhances the overall character of our neighbourhood. As you look around, you see many beautiful trees that make our neighbourhood green and lush. The community residents will identify and preserve resources of historic significance for future generations to enjoy.

Owners and the surrounding neighbourhood are proud of local businesses. Community members play a vital role in planning processes to ensure there is a compatible blend of residential, commercial and institutional uses, especially in the redevelopment of industrial sites. Our businesses are clean, quiet, and non-polluting. They are grouped together, with a mix of small, service oriented businesses such as cafes, medical clinics and personal services like banks that are an asset to the neighbourhood. We foster family run and home based businesses.

Our community is bright, well lit, and safe. Residents continue to participate with police and social agencies in making it a safe community. There is a mutual respect for each other and property in the community.

Our community promotes walking and biking especially on the recreational paths that interconnect our neighbourhood with the rest of the city. All residents can safely and easily use sidewalks and properly marked crosswalks to travel about the community. Public transportation is available, reliable, and convenient. The majority of the motorized traffic is routed to other areas of the city. Our local roadways are designed to reduce speed, volume, and noise with an emphasis on safety in the community. Although people often walk or bike our community has ample parking available for businesses and residents.

Riverside Meadows is a park-like neighbourhood with many trees and green spaces that support a clean, natural environment. We enjoy safe, leisure activities and recreational resources for all ages. Our community understands our continued responsibility to protect and preserve the river and adjacent parklands and their historical value to the community. Riverside Meadows is an ideal community in which to live, work, visit and play.

It is a wonderful place to be!

Community Values

Community values reflect what is important to the Riverside Meadows community. These values guide residents' daily lives and make Riverside Meadows their community of choice.

Community Engagement

Environmental Responsibility

Safety and Security

Sustainability

Healthy Lifestyles

Diversity

Objectives

The *Municipal Government Act* requires the objectives of the ARP to be identified. The objectives reflect the community vision and values and form the basis for policies. As Riverside Meadows redevelops and evolves as a community, this Plan is intended to accomplish the following objectives:

- 1) Encourage the integration of a variety of residential and commercial uses that are well designed and compatible with the neighbourhood
- 2) Identify opportunities and encourage the sustainable development of the river front
- 3) Encourage the enhancement of all properties
- 4) Identify and encourage beautification of the public realm
- 5) Build a strong community identity that promotes the community's values
- 6) Identify opportunities for significant redevelopment sites
- 7) Encourage a positive perception of the neighbourhood
- 8) Identify opportunities to enhance safety
- 9) Create a safe, efficient and effective transportation and trail network
- 10) Preserve and maintain environmental, historical and cultural features

Interpretation

The policy statements contain "shall", "should" and "may" statements. "Shall" statements are those which must be followed. "Should" statements mean compliance to the principle is required but the Development Authority has some discretion based on the circumstances of the specific case. "May" statements indicate that the Development Authority determines the level of compliance that is required.

Riverside Meadows

Area Redevelopment Plan

ARPI.0 Land Use Policy Statements

Intent: Encourage the integration of a variety of residential and commercial uses that are well designed and compatible with the neighbourhood.

ARPI.1 Development Concept

To encourage redevelopment, the pattern of land use shall be developed in accordance with Map 3: Land Use Concept, Table 5: Land Use Allocation, and Table 6: Density to achieve a planned density in the range of 19 to 19.4 dwelling units per developable hectare.

ARPI.2 Building Form

To create a variety of sizes, styles and types of residential units that have a small town 'village in a city' feel and appeal to a variety of demographic groups.

Additions and renovations to existing structures is sustainable development as the 'greenest' home is the one already built. The smaller homes are a source of affordable housing in the city and provide higher density development at a human scale.

Residential development shall have well identified individual entries with verandas, porches, and creative design features to reflect the location on the edge of the downtown and desire to create a non-suburban feel. The design of buildings and landscaping along the river front shall engage the public space, be visually interesting and attractive both at the ground level and at a distance. New development shall not come at the expense of excellence in urban design.

To ensure quality and compatible redevelopment, redevelopment shall be designed in accordance with Section IV, *Riverside Meadows Community Plan and Residential Design Criteria and Design Criteria for Identified Redevelopment Sites in Riverside Meadows Overlay District*.

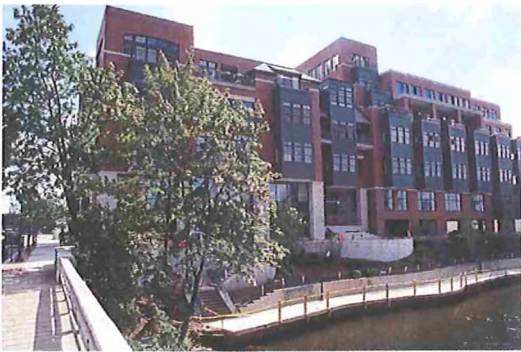
ARPI.3 IIA-BSR Land Use District

The IIA-BSR Light Industrial and Business Service-Residential district is unique to Riverside Meadows and was developed to allow for future redevelopment of industrial sites to create an area of new commercial and business service uses combined with residential dwelling units and existing industrial uses. As industrial uses move out of the area and these sites redevelop, a more appropriate and common land use district should be applied to better represent the new use. As an example, the former Harpers Metals site should be rezoned to a residential land use district if redeveloped for solely residential uses. A plan amendment would not be required unless the use does not comply with uses listed in a C3, R2, R3 or DC 13 land use district.

The IIA-BSR land use district shall be amended to allow four storeys.



A well designed building that engages the public space with a commercial element on the main floor and takes advantage of the great view.



A building that engages the public space and is visually interesting.

Riverside Meadows



An example of a well designed 'residential style' building in the DC13 district along 58th Street where an accounting office resides.

Area Redevelopment Plan

ARPI.4 Mix of Residential and Commercial (DC 13)

The Direct Control (DC) 13 area east of Kerry Wood Drive and west of Gaetz Avenue between 58th and 59th Street shall be the focal point of the neighbourhood. This district was created in 2000 and is unique to Riverside Meadows.

The general purpose of this District is to provide for redevelopment which satisfies the objectives of the *Riverside Meadows Area Redevelopment Plan* and enables Riverside Meadows to develop as if it were a village in a city. The District allows a compatible blend of small scale commercial and residential uses including developments in which the proprietor both lives and works on site. Redevelopment shall be designed in accordance with the Riverside Meadows Overlay District to ensure quality and careful integration with the existing residential context of the neighbourhood. Buildings along the river front shall engage the public space with an attractive design.

The following uses shall be permitted:

- i. Detached dwelling unit
- ii. Home occupations
- iii. Accessory building

The following uses shall be discretionary:

- i. Semi-detached dwelling unit
- ii. Multi-family building
- iii. Multi-attached building
- iv. Any combination of uses (v) through (x) on the ground floor of a multi-family building.
- v. All uses in existence at passing of the *Land Use Bylaw* amendment to change the district are deemed to be discretionary uses under the bylaw provided that the use does not expand, takes place in an existing building and that the use is continuous. Discontinuance of a use for 6 months or more will render such use in non-compliance of this bylaw.
- vi. Merchandise sales and/or rental but excludes the sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel and liquor, beer or wine stores.
- vii. Office
- viii. Commercial service facility is defined as a facility which services are provided commercially to individuals such as beauty shop, dry cleaning, small animal vet clinic, travel agent, realtor, etc.
- ix. Restaurant, merchandise sales and/or rental (excluding sales and/or rental of adult oriented merchandise, motor vehicles, machinery, fuel, and liquor, beer, or wine stores), and service and repair of goods serving the neighbourhood.
- x. Place of worship.

Riverside Meadows

Area Redevelopment Plan

The regulations for the district shall be:

Regulation	Requirement
Site Coverage	40% minimum (includes garage and accessory buildings)
Building Height	4 Storey maximum
Front Yard	Residential-4 metre minimum Commercial-0 metre minimum
Side Yard	0 metre minimum unless abut residential use then 1.5 metres
Rear Yard	Residential-7.5 metre minimum Commercial-1.5 metre minimum
Parking	Subject to Section 3.1 & 3.2 of the LUB
Lot Depth	30 metre minimum
Frontage (lot width)	10 metres minimum
Lot Area	360 metres ² minimum
Landscaped area	Minimum 35% of site area

All development must comply with the *Riverside Meadow Area Redevelopment Plan* and design regulations provided in the Riverside Meadows Overlay District.

The Development Authority is the approving authority for all uses and development in this district. Parking relaxations may be appropriate as an incentive for redevelopment and help encourage the use of alternate transportation modes where the developer can demonstrate that parking will not overflow in to or cause problems with the adjacent residential land uses. The area is well served by transit. Parking shall not be visible from the river front.

Direct Control District 13 (DC 13) shall be extended to the areas listed below to encourage redevelopment.

- 1) **Area between 59th Street and 58th Street east of 53 Avenue and west of Gaetz Avenue.** This shall create a critical mass of commercial and residential for economic stability and establish a destination area.
- 2) **5816 53 Avenue.** This site shall be rezoned to DC 13 from R2-Medium Density to encourage the development of a landmark three or four storey residential structure with commercial on the main floor that would take advantage of the river views and trail access.
- 3) **5303 60th Street.** This site shall be rezoned from R1 single family to DC 13 because the higher topography and access points link the site to 60th Street rather than 54 Avenue.

Riverside Meadows

Area Redevelopment Plan



An example of an apartment building on 56th Avenue where the land use district was changed to R1 Single Family in the 2000 ARP. A redevelopment exception shall be added to this site to redevelopment to the same height (2 storey) and gross floor area in compliance with the design criteria.

- 4) **5903, 5905, 5909 and 5913 54th Avenue.** These sites shall be rezoned from DC 17 to DC 13 to create a broader range of options for these sites that are situated along a high traffic thoroughfare in the neighbourhood.
- 5) **5850 Kerry Wood Drive.** This site shall be rezoned from DC 14 to DC 13 to create a broader range of options for this site.
- 6) **6002 54 Avenue.** This site shall be rezoned from R2-medium density residential to DC 13 to create an opportunity for commercial at all four corners of the intersection while still allowing a residential use.

ARPI.5 Redevelopment Exception

Properties have been identified with uses that do not comply with the land use district. As an example there are existing apartment buildings in single family residential land use districts. A site specific exception shall be created in the *Land Use Bylaw* and added to these sites to allow them to redevelop, as a discretionary use, multi-family residential with the following requirements:

- To the same gross floor area as the existing structure to a maximum height of 2 storeys or 10 metres measured from the average of the lot grade;
- Comply with the residential infill design criteria described in section IV of the *Riverside Meadows Community Plan and Residential Design Criteria* and as regulated in the *Riverside Meadows Overlay District of the Land Use Bylaw*; and
- Comply with the setback regulations of the underlying land use district in an effort to maintain continuity and encourage compatibility with existing development.

As an example if an apartment building in a R1 Single Family land use district with this exception had a gross floor area of 500 sq. m. and 5 units, the owner would be allowed to redevelop as an apartment building to a maximum of 500 sq. m. with the same number, fewer, or more units with a maximum height of 2 storeys or 10 m. The minimum setbacks as regulated in a single family district would be as follows: front yard 6 m, side yard 1.5 m, and rear yard 7.5 m.

ARPI.6 Land Use Site Exception Removal

Many properties within Riverside Meadows are identified in the *Land Use Bylaw* with site exceptions in addition to the underlying land use district. In an effort to encourage redevelopment and minimize confusion the plan proposes changes to land uses that will make these exceptions unnecessary. Refer to Map 3: Proposed Land Use Concept.

Riverside Meadows

Area Redevelopment Plan

The following exceptions shall be removed:

- 1) Exception (h) currently provides the option for the development of semi-detached dwellings on a number of lots. The majority of these lots are being rezoned to allow semi-detached dwellings.
- 2) Exception (i) says that all uses which were in existence at the time of passing of Land Use Bylaw Amendment 3156/NN-2000 in 2001 are deemed discretionary if carried out in a building which was in existence at that time. This exception was put in place in 2001 to allow those properties where the land use district changed to a lower density to be discretionary and not considered non-conforming. By adding a new redevelopment exception to non-conforming properties (ARPI.5) and changing land use districts on other sites this exception is no longer needed as these properties will be able to redevelop and remain as discretionary uses in the underlying district.
- 3) Exception (j) was put in place in 2001 to allow those properties where the land use district changed to a lower density to be able to rebuild the same type of building if partially or fully destroyed by accidental means. By adding the new redevelopment exception and changing land use districts on other sites this exception becomes unnecessary.

ARPI.7 Lane east of Burger Boy, 6005 54 Avenue

The lane that separates 6005 54 Avenue and 6004 53 Avenue is currently not being used and is overgrown with foliage. The City shall explore closing the lane and the finding the best alternative use for the site. A medium pressure gas main is located in this right of way and the type of use for this site may be restricted.

ARPI.8 61st Street Escarpment

The view of the neighbourhood from the trails on the escarpment is beautiful and shall be preserved. The properties along 61 Street that back on to the escarpment are currently two and a half storeys. Redevelopment shall not obstruct existing views and therefore no increase in building height shall be permitted unless it can be demonstrated that present views are not impacted.

ARPI.9 Back to Back Semi-Detached Housing

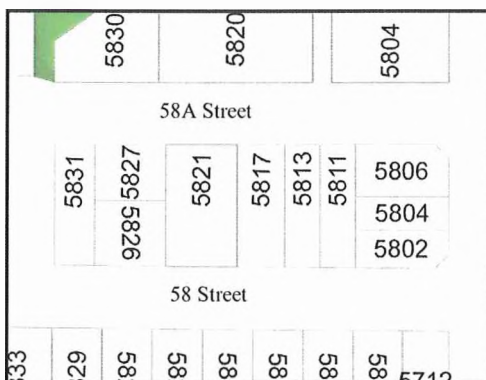
The depth of the lots between 58A Street and 58th Street create an opportunity to achieve attractive frontages on both streets similar to the duplex located on 5826 58th Street and 5827 58A Street. An exception shall be created for properties fronting 58th Street and 58A Street to provide developers with an option of semi-detached housing with a common rear wall (back to back) as a discretionary use. The lots shall be divided east west with 50% of the site to the north and 50% to



An illustration of the unused lane off 60th Street with a medium pressure gas line.



View from 61 Street escarpment



An illustration of the block where back to back duplexes would work due to the depth of the lots and access to two streets

Riverside Meadows



Aerial photo of Valley Park Manor site

Area Redevelopment Plan

the south. The development authority shall use discretion in determining setbacks. To ensure attractive frontages on both streets, developments shall have equal architectural treatment on elevations that front 58A Street and 58 Street, including rear detached garages.

ARPI.10 School Sites

The two schools sites are a vital part of the community's fabric. The community strongly encourages the School Districts to continue to use these sites as schools. If other uses are proposed this ARP and the *Land Use Bylaw* shall require amendments which includes a public consultation process.

ARPI.11 Valley Park Manor

The Riverside Meadows Community Association and The City shall maintain a relationship with Alberta Health Services to discuss future plans for the site. The plan supports creating a direct control district in the *Land Use Bylaw* for this site. A nursing home, designated seniors supportive living, physical rehabilitation centre, seniors lodge, children's day care facility, school, single detached dwellings, duplexes and townhouses are acceptable uses. The maximum height is 2 storeys (10 metres).

Any proposed redevelopment on the site is referred to property owners located within 100 metres of the site and the community association. If other uses are proposed this Plan and the *Land Use Bylaw* shall require amendments which includes a public consultation process.

Low density residential is conducive to this site because it is located across from a school, along a local roadway, in the interior of the neighbourhood, adjacent to medium density residential and traffic is currently an issue. The direct control district supports a mix of housing types that minimize traffic conflicts.

At the time of redevelopment reconfiguring the intersection of 60th Avenue and 55th Street shall be explored. Access to the residential area off of 60th Avenue is preferred to further reduce traffic conflicts with the school.

The mature elm trees on the Valley Park Manor site should be preserved with redevelopment.

ARPI.12 5503 58A Street Public Service Site

A narrow (approximately 10m by 40m) lot is zoned PS-Public Service district and located off 58A Street adjacent to an apartment building zoned R3-Multi-Family Residential district. Currently the site is perceived to be part of the lawn for the adjacent apartment. Due to the proximity to Kerry Wood Drive and other multi-family developments, the PS site located at 5503 58A Street shall be rezoned to R3 Multi-Family Residential district.



Aerial photo of 5503 58A Street

Riverside Meadows



Proposed location for community garden plots north of Loaves and Fishes.



The community working together at a community garden plot.



A well worn informal trail that connects 58A Street to the river trails that shall be formalized with paving.

Area Redevelopment Plan

ARP1.13 Community Garden Plots

Community garden plots shall be explored as a way of developing a sense of community, retaining green areas and helping families meet their food needs. In addition to residents, an invitation should be extended to neighbourhood schools, Valley Park Manor and Loaves and Fishes to participate in the community garden plot program.

The open space area along 54th Avenue north of Loaves and Fishes is an area where a community garden would be a great way to enhance the area, develop community pride, increase safety and foster new relationships. The identification of additional locations in the community would not require a plan amendment. As a proactive measure a CPTED evaluation should be completed as part of the site development to ensure proper site lines and to discourage vandalism.

ARP2.0 Transportation & Utility Policy Statements

Intent: There shall be a safe, efficient and effective transportation network for pedestrians, cyclists and vehicles. Shortcutting shall be discouraged. Linkages to the downtown, parks and adjacent neighbourhoods shall make Riverside Meadows a hub of activity.

ARP2.1 Parks and Trail Network

The Waskasoo Park Boundary as shown on Map 4 is a very important amenity for Riverside Meadows as well as the city as a whole. Development in this area shall be guided by the *Waskasoo Park Master Plan* and other appropriate documents such as the *Red Deer Trails Master Plan*.

Public places and spaces shall be networked with trails that are clearly marked as proposed in Map 4: Public Realm and Open Space Concept. The proposed future nature and neighbourhood trails as well as the proposed future bikeway described in the *Red Deer Trails Master Plan* are vital linkages.

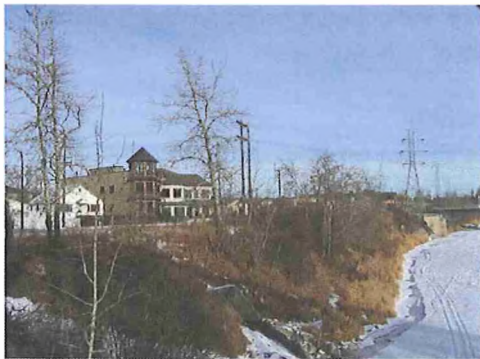
ARP2.2 Road Network

Redevelopment in the neighbourhood will have an affect on the road network. Any future improvements to the road network should improve access; ensure safety of pedestrians and other modes of transportation; maintain the current neighbourhood road classifications (ie. local and collector); and reduce traffic speeds and accidents while allowing for the movement of all types of vehicles in a consistent manner through an intersection.

Riverside Meadows



Example of a landscaped one lane roundabout



The power lines that line the river bank along 58th Street in Riverside Meadows are a physical barrier.

Area Redevelopment Plan

Local road network improvements are suggested at the intersection of Kerry Wood Drive and 59th Street. A one lane roundabout, three way stop or traffic lights should be considered in an engineering study and with stakeholder consultation as adjacent sites redevelop and increase pressure on this intersection.

Kerry Wood Drive shall be maintained at a collector standard with traffic volumes below 5,000 vehicles per day in this predominantly residential area. Short cutting shall be minimized to maintain appropriate traffic levels.

ARP2.3 Create a Safe School Drop Off

Traffic congestion occurs in front of Fairview Elementary School during school drop off and pick up times. Parents' vehicles and buses must cut through the residential neighbourhood on their route. 55th Street and 60th Avenue are built to local roadway standards.

The school district, owners of Valley Park Manor site, City traffic engineers and area residents should meet to brainstorm solutions. An engineering study will be required to explore and design possible solutions. Options may include a system of one ways or designing a drop off and pick up area that may require land to be utilized from the Valley Park Manor Site. 55th Street may have to be reconfigured. The intent is to increase safety for everyone in the area.

ARP2.4 Power Lines

Programs and funding opportunities should be explored to bury overhead power lines on streets and properties that are from an aesthetic perspective a barrier to redevelopment and obstruct view corridors. 58th Street, 52 Avenue and 53 Avenue are priority areas.

Partnerships should be explored in burying the large AltaLink power lines as they span several neighbourhoods under redevelopment such as Riverlands. There may be economies of scale.

Funding sources may include development levies, Community Revitalization Levy, City grants, etc.

ARP3.0 Implementation

Intent: Successful implementation shall be a collaborative effort between the community and all stakeholders including The City. All involved shall ensure implementation momentum is maintained and success celebrated.

ARP3.1 Riverside Meadows ARP

Redevelopment shall be in accordance with the objectives and policy statements contained in the *Riverside Meadows Area Redevelopment Plan*.

ARP3.2 Plan Review

The *Riverside Meadows Area Redevelopment Plan* shall undergo a comprehensive review, at a minimum, every 10 years.

ARP3.3 Progress Bulletin

Parkland Community Planning Services shall prepare a progress bulletin every two years summarizing implementation progress and priorities. This will be distributed to City Administration and the Riverside Meadows Community Association.

Riverside Meadows

Area Redevelopment Plan

ARP Maps and Tables

1.0 Area Context

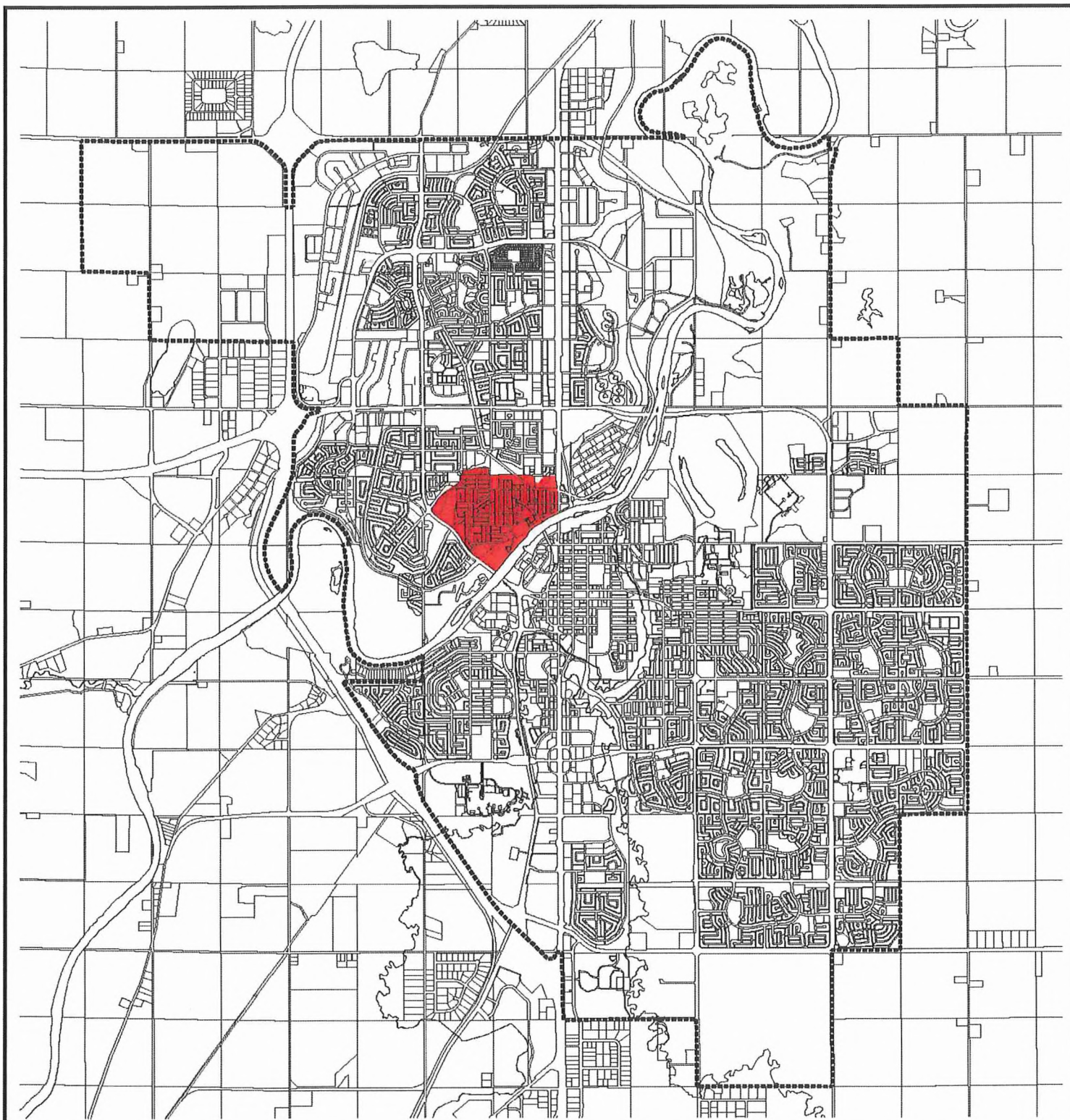
2.0 Existing Land Use Concept

3.0 Proposed Land Use Concept

4.0 Public Realm & Open Space Concept

5.0 Land Use Allocation Table



6.0 Density



CITY OF RED DEER

Riverside Meadows Area Redevelopment Plan

MAP 1
Plan Area

 **PLAN AREA**
 **CITY BOUNDARY**



JULY 4, 2008

CITY OF RED DEER

Riverside Meadows

Area Redevelopment Plan

MAP 2

Existing Land Use Districts



- PLAN BOUNDARY
- CLOSED LANDFILL SETBACK - 300m
- FORMER LANDFILL SITE
- A2 - ENVIRONMENTAL PRESERVATION
- C1 - COMMERCIAL (CITY CENTRE)
- C3 - COMMERCIAL (NEIGHBOURHOOD CONVENIENCE)
- C4 - COMMERCIAL (MAJOR ARTERIAL)
- DC (13) - DIRECT CONTROL
- DC (14) - DIRECT CONTROL
- DC (17) - DIRECT CONTROL
- DC (18) - DIRECT CONTROL
- I1ABSR - INDUSTRIAL (LIGHT INDUSTRIAL AND BUSINESS SERVICE - RESIDENTIAL)
- P1 - PARKS AND RECREATION
- PS - PUBLIC SERVICE (INSTITUTIONAL OR GOVERNMENTAL)
- R1 - RESIDENTIAL (LOW DENSITY)
- R1A - RESIDENTIAL (SEMI-DETACHED DWELLING)
- R2 - RESIDENTIAL (MEDIUM DENSITY)
- R3 - RESIDENTIAL (MULTIPLE FAMILY)
- DESIGN CRITERIA OVERLAY DISTRICT

NOTE: REFER TO LAND USE BYLAW FOR POSSIBLE EXCEPTIONS WHICH MAY ALSO APPLY.



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JULY 4, 2008

CITY OF RED DEER

Riverside Meadows

Area Redevelopment Plan

MAP 3

Proposed Land Use Concept



- PLAN BOUNDARY
- CLOSED LANDFILL SETBACK - 300m
- FORMER LANDFILL SITE
- A2 - ENVIRONMENTAL PRESERVATION
- C1 - COMMERCIAL (CITY CENTRE)
- C3 - COMMERCIAL (NEIGHBOURHOOD CONVENIENCE)
- C4 - COMMERCIAL (MAJOR ARTERIAL)
- DC (13) - RESIDENTIAL, SMALL-SCALE COMMERCIAL
- DC (18) - RESIDENTIAL
- DC (##) - RESIDENTIAL
- I1ABSR - INDUSTRIAL (LIGHT INDUSTRIAL AND BUSINESS SERVICE - RESIDENTIAL)
- P1 - PARKS AND RECREATION
- PS - PUBLIC SERVICE (INSTITUTIONAL OR GOVERNMENTAL)
- R1 - RESIDENTIAL (SINGLE-FAMILY)
- R1A - RESIDENTIAL (SEMI-DETACHED DWELLING)
- R2 - RESIDENTIAL (MEDIUM DENSITY)
- R3 - RESIDENTIAL (MULTIPLE FAMILY)
- EXCEPTION 1: Allowed to redevelop to the same floor area and not exceeding 2 storeys or 10 m in height.
- EXCEPTION 2: Back-to-back duplexes allowed as a discretionary use.
- EXCEPTION: As per the Land Use Bylaw
- TRAFFIC IMPROVEMENT AREA
- TRANSIT STOP
- EXISTING TRAIL
- PROPOSED TRAIL
- NOTE: The Riverside Meadows Design Criteria Overlay District shall apply to all lands within the ARP area.

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JUNE 5, 2009

CITY OF RED DEER
Riverside Meadows
 Area Redevelopment Plan

MAP 4
**Public Realm &
 Open Space Concept**

-  **PLAN BOUNDARY**
-  **CLOSED LANDFILL SETBACK - 300m**
-  **FORMER LANDFILL SITE**
-  **A2 - ENVIRONMENTAL PRESERVATION**
-  **P1 - PARKS AND RECREATION**
-  **WASKASOO PARK BOUNDARY**
-  **EXISTING TRAILS**
-  **PROPOSED TRAIL**
-  **PUBLIC PARKING**
-  **RECREATION FACILITY**
-  **ENTRY SIGN**
-  **GATHERING PLACE**
-  **STREETSCAPE IMPROVEMENTS PRIORITY**



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JUNE 5, 2009
 ORTHO: OCTOBER 2006

5.0 Land Use Allocation Tables

5.1 Riverside Meadows ARP, 2009

Land Use Category	Area (ha)	% of Plan Area	Dwelling Units
<i>Gross Plan Area</i>	110.7		
Environmental Reserve	13.49		
Commercial	1.39		
Light Industrial Business Service Residential (CAPS, 54 Ave)	0.67		
Schools	3.21		
<i>Developable Plan Area</i>	91.94	100	
Scenario A (Base)-IIA-BSR (CAPS, 54Ave) remains an Industrial Use			1751
Detached Dwellings (R1)	19.11	20.8	381
Semi-Detached Dwellings (RIA)	5.08	5.5	152
Medium Density (R2)	8.78	9.5	323
Multi-Family (R3)	6.86	7.5	480
Exceptions (built to current sq. footage therefore assume no more units than current building)	4.15	4.5	215
DC 13 Mixed Use	4.08	4.4	98
DC 18 Convent Park	1.03	1.1	102
Scenario B -IIA-BSR developed as medium density residential (changes developable plan area to 92.61 ha)			1775
IIA-BSR developed as Medium Density	0.67		23
Scenario C -IIA-BSR developed as multi-family residential (changes developable plan area to 92.61 ha)			1798
IIA-BSR developed as Multi-family Residential	0.67		47
Open Space			
Municipal Reserve (MR)	16.84	18.3	
Public Utility Lot (PUL)	0	0	
Environmental Reserve (ER)	13.49		

Assumptions:

- R1 lots an average frontage of 13.25 metres each
- RIA lots an average 17 metres or 8.5 metres per side
- R2/Medium density residential sites are calculated at an average 35 dwelling units per hectare
- R3/Multi-family residential sites are calculated at an average of 70 units per hectare
- DC 13 is assumed at 24 dwelling units per hectare
- DC 18 has maximum 102 dwelling units

5.2 North Red Deer-Riverside Meadows ARP, 2000

Land Use Category	Area (ha)	% of Plan Area	Dwelling Units
Gross Plan Area	110.7		
Environmental Reserve	13.49		
Commercial (minus area behind Burger Boy)	1.32		
Light Industrial Business Service Residential (CAPS, 54 Ave and Harpers)	1.7		
Schools	3.21		
Developable Plan Area	90.98	100	
Scenario A (Base)-IIA-BSR (CAPS, 54Ave, Harpers) remains an Industrial Use			1577
Detached Dwellings (R1)	21	23.0	411
Semi-Detached Dwellings (R1A)	5.64	6.2	184
Medium Density (R2)	2.15	2.4	75
Multi-Family (R3) (add Valley Park Manor)	9	10.1	643
Exceptions (R1 but R1A is discretionary use)	3.35	3.7	104
DC 13 Mixed Use (Smaller area)	1.21	1.3	29
DC 18 Convent Park	1.03	1.1	102
DC 17 Single family, Duplex, Commercial Service or Seniors Care Facility	0.24	7.2	10
DC 14 Church or Multi-attached	0.54	0.6	19
Open Space			
Municipal Reserve (MR)	16.82	18.5	
Public Utility Lot (PUL)	0	0	
Environmental Reserve (ER)	13.49		

Assumptions:

- R1 lots an average frontage of 13.25 metres each
- R1A lots an average 17 metres or 8.5 metres per side
- R2/Medium density residential sites are calculated at an average 35 dwelling units per hectare
- R3/Multi-family residential sites are calculated at an average of 70 units per hectare
- DC 13 is assumed at 24 dwelling units per hectare
- DC 18 has a maximum dwelling units of 102
- DC 14 is assumed as R2 Medium Density
- DC 17 is assumed as R1A Semi-Detached (8.5 metres per side)
- Exceptions are assumed at R1A Semi-detached (8.5 metres per side)

6.0 Density Comparison Table

	Dwelling Units (du)	Developable Area (ha)	Density (du/ha)
Riverside Meadows ARP 2009			
Scenario A (Base)	1751	91.94	19.0
Scenario B -IIA-BSR developed as medium density residential (changes developable plan area to 92.61 ha)	1775	92.61	19.2
Scenario C -IIA-BSR developed as multi-family residential (changes developable plan area to 92.61 ha)	1798	92.61	19.4
North Red Deer-Riverside Meadows ARP 2000	1577	90.98	17.3
Current Figures based on 2008 City Census	1649	91.94	17.9



Council Meeting of August 24, 2009

ATTACHMENT 'B'

DOCUMENT STATUS: Public

REFERS TO: Riverside Meadows
Community Plan & Residential Design Criteria

Please keep this attachment.



Riverside Meadows

Community Plan & Residential Design Criteria

AUGUST 14, 2009

Adopted as a planning tool by City Council on DATE TBD, 2009

Prepared by:



In association with the community of Riverside Meadows

Riverside Meadows

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Riverside Meadows



I. Introduction

I.1 Purpose of the Community Plan

Planning is the process of shaping the physical environment to achieve an orderly and compatible pattern of development and enhance quality of life.

This plan, produced in partnership with the community, provides a 10-15 year vision and policy framework to guide decisions relating to more detailed planning and physical design during the community's redevelopment.

This plan has many components including a description of the planning process, history of the neighbourhood, planning context, community policy statements, implementation strategies and residential design criteria. This document is non-statutory and approved by City Council as a planning tool.

This plan works with existing planning documents, like the *Municipal Development Plan*, to apply specific planning policies. It is also intended to address improvements in the neighbourhood as identified by stakeholders and residents. For the residential design criteria it provides additional context to the proposed *Land Use Bylaw* regulations.

This plan should be read in conjunction with the *Riverside Meadows Area Redevelopment Plan (ARP)*, a statutory plan. In the *Municipal Government Act*, an Area Redevelopment Plan is defined as a *statutory plan*, meaning it must be adopted by Council under a bylaw. The ARP contains policy statements that deal with land use, transportation, utilities and includes land use concepts and tables.

The two plans were prepared together and then separated based on their different approval processes, statutory vs. non-statutory.

I.2 Vision for Riverside Meadows

The community's vision for Riverside Meadows is a vibrant, safe, and friendly downtown neighbourhood with character that respects its historical, natural and social context. It reinforces a high quality of life for its diverse residents and businesses.

The plan strives to achieve this vision.

1.3 Plan Area

Riverside Meadows is located in the central portion of the city of Red Deer, north of the Red Deer River. The Plan Area is defined as the area encompassed by the Red Deer River to the South, 61st Street to the North, Gaetz Avenue to the east, and Taylor Drive to the west. This area is outlined in Map 1: Plan Area.

1.4 Why redevelop Riverside Meadows?

Investing in the redevelopment of Riverside Meadows is sustainable development and advances The City's smart growth principles. The *2002 Red Deer Growing Smarter* document lists 19 principles for future neighbourhood development which are summarized as follows:

1. A diversity of housing types equates to a diverse population
2. Affordable and appropriate housing opportunities
3. A mix of uses
4. A strong sense of community
5. Diversity of open spaces that also serve to provide linkages
6. Green space that is accessible and serves multiple purposes
7. Visually appealing neighbourhoods
8. Identifiable neighbourhoods
9. Range of transportation opportunities
10. A safe, accessible transportation system for all modes
11. Inclusive, accessible and affordable services and amenities
12. Intense use of land and buildings
13. Wise use of water
14. Reduction of solid waste and opportunities for recycling and using alternate materials
15. Roadways designed to provide option, reduce trip lengths, slow and minimize traffic on local roads
16. Reduced infrastructure costs
17. "Smart" infrastructure and 'wired' neighbourhoods
18. A safe community
19. Local gathering places and a multi-purpose community facilities

Riverside Meadows has a range of housing sizes, types and prices. This allows for an economically integrated neighbourhood. The land use changes proposed further promote the neighbourhoods' mix of land uses especially with the expansion of the small scale mixed use area. The design criteria provide predictability and create a visually appealing neighbourhood. Riverside Meadows has a strong community association that represents the residents with a history of collaborating with City and other community stakeholders to complete projects. The natural beauty, range of open spaces and environmental areas of the neighbourhood are protected while remaining accessible. Riverside Meadows is a walkable neighbourhood linked to the downtown, trail systems and recreation. The plan includes policies to promote neighbourhood history, encourage attractive development while preserving the built character of the neighbourhood in order to create a sense of place. Other areas of the city are accessible from Riverside Meadows via public transit, the trail network and bridge connections. The plan provides land use policies that encourage redevelopment and maintains Riverside Meadows as one the densest neighbourhoods in the City (proposed for 19 du/ha in the updated ARP) which is also an efficient use of existing infrastructure. The upgrading of Riverside Meadows existing infrastructure is more sustainable than building new infrastructure. The plan identifies policies to increase safety and improve perceptions of the neighbourhood. The community shelter, bridge parkette and community garden plots serve as gathering places for the community.

Riverside Meadows



Participants worked in groups to complete a mapping exercise (Above). Issues were rated by participants (Below)



I. Introduction

I.5 Planning Process

The existing *North Red Deer- Riverside Meadows Revitalization and Action Plan* (ARP) was prepared by Parkland Community Planning Services (PCPS) through an intensive community consultation process beginning in September 1998. The ARP was adopted by City Council in May 2000. As part of the implementation plan it states that “a major review will be undertaken every five years to analyze implementation progress and evaluate plan objectives.”

Beginning in fall 2007, PCPS, on behalf of The City of Red Deer, led the update and review of the *2000 Riverside Meadows Revitalization and Action Plan* to create this Plan to replace the 2000 Plan.

The first step was to establish a Steering Committee comprised of the following community stakeholders:

- Two representatives from Parkland Community Planning Services
- One representative from Riverside Meadows Community Association
- One citizen of Red Deer
- One business person from Riverside Meadows neighbourhood
- One resident of Riverside Meadows neighbourhood

The Steering Committee reviewed the existing ARP to determine which recommendations have been implemented, what areas of the plan need updating, what areas need to be added and what approach should be taken for an effective and efficient update process. Based on this information a Terms of Reference was prepared by PCPS and adopted by the Steering Committee which outlined the planning process and methodology.

A vital component to the update involved a community consultation process. The objective of the community workshop was to review the vision, identify neighbourhood issues and strengths, and determine what residential redevelopment should look like. This was completed by reviewing the current vision, listing and rating issues, completing a residential image survey and a mapping exercise.

The interactive community workshop was held on Saturday, October 20, 2007 from 10-12:30pm in the library at Fairview Elementary School. 25 people attended the workshop. All households in Riverside Meadows received a neighbourhood flyer and non-resident property owners were notified by mail. An advertisement was placed in the Riverside Meadows Community Association newsletter, the City's website and Red Deer Advocate City page.



I. Introduction

The 2006 Statistics Canada data and the 2008 City of Red Deer Census was used to update the background and statistical information for Riverside Meadows.

The Steering Committee also conducted pedestrian counts and recorded turning movements in May 2008 at the north end of the CPR pedestrian bridge where the trails intersect. This information was used to quantify the importance of the trail system. A walkabout with the Steering Committee and City's Recreation, Parks and Culture Department staff also occurred in May 2008. The Steering Committee introduced and received valuable comment on a variety of draft policies relating to the trail system.

Steering Committee representatives from the Riverside Meadows Community Association have been reporting back to the community association at their monthly meetings. The draft plan was circulated to City Administration, Riverside Meadows Community Association and applicable referral agencies for review and comment. Revisions were made to the plan. A neighbourhood public meeting was held in May 2009 to gather comments from the public. Comments were summarized by PCPS and the Steering Committee made suggested modifications.

The plan was then broken in to two separate documents based on how they are approved by Council. The *Riverside Meadows Area Redevelopment Plan* is a statutory document approved by Council and the *Riverside Meadows Community Plan and Residential Design Criteria* is adopted as a planning tool. The two plans were presented to City Council for consideration.

II. Background & Community Direction

2.1 Policy Framework

There are many relevant community and statutory documents in place within Red Deer that influence development in Riverside Meadows. They are ever evolving documents that have been updated or created since the last area redevelopment plan in 2000 and include the *Municipal Development Plan*, *Red Deer Trails Master Plan*, *Land Use Bylaw*, and *Crime Prevention and Policing Strategy*. These higher level plans have also been developed through various community consultation processes and contain the following principles, policies and directions that relate to this plan and the *Riverside Meadows Area Redevelopment Plan (ARP)*.

City of Red Deer Municipal Development Plan

The *Municipal Development Plan (MDP)*, adopted in May 2008, is a statutory plan that guides and directs future growth and development in Red Deer. It is a primary policy document that serves as a framework for the physical development of the community. All other statutory plans adopted by The City must be consistent with the MDP and its policies.

Specific areas of the MDP that apply to the Riverside Meadows plans are:

Guiding Principles:

- *Build vibrant, attractive and safe neighbourhoods that provide for a range of housing choices, access to services, local employment, recreation, and open space.*
- *Foster a strong sense of community based upon caring for neighbours, pride in private property and public spaces, enhancement of the built environment and creating a safe environment through design, community engagement and protective services.*
- *Provide a diversity of connected parks and open spaces that facilitate both active and passive community activities.*

Policies:

5.18 Infill Development

The City should support infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes.

7.1 Requirements for Design Guidelines

In addition to the Neighbourhood and Industrial Area Planning Guidelines & Standards, The City should prepare and adopt design guidelines for areas with special characteristics, opportunities and problems to exercise greater design controls. Areas where design guidelines may be needed could include older neighbourhoods experiencing development pressures, the Gaetz Avenue Corridor, QE II Highway, and major entries and gateways to the city and Downtown.

10.4 Housing Forms

The City shall encourage the creation of a wide variety of housing forms. This may include dwelling units in combination with compatible non-residential uses, live-work units and secondary suites.



10.9 Infill and Intensification in Established Neighbourhoods

Intensification shall be encouraged in established neighbourhoods through residential and mixed use infill projects where there is adequate capacity in major municipal infrastructure and in accordance with the infill guidelines referred to in Policy 10.10, unless otherwise determined through an approved area structure plan or area redevelopment plan.

12.10 Revitalization of Older Commercial Centres

The City should encourage the revitalization and adaptive reuse of underutilized or vacant commercial centres for future mixed use developments.

19.8 Preparation of Area Redevelopment Plans

The City should prepare and adopt area redevelopment plans for areas that could benefit from the direction of such plans. In preparing area redevelopment plans, the following considerations should be taken into account:

- *area residents and other stakeholders should be as active as possible in the planning process;*
- *recognize and plan for the role the area, for which the plan is being prepared, plays or could play within the greater community;*
- *input should be provided from key resource personnel and professional expertise related to land use planning; and*
- *sufficient time and information should be provided to allow a full understanding of the implications of the proposed plan.*

As a general guide, the statutory component of an area redevelopment plan should address the following:

- *proposed land uses for the area, including the planned densities and building forms;*
- *proposals for acquiring land for parks, schools or similar community facilities;*
- *status and any required upgrades of utility systems; and*
- *the existing and future transportation systems serving the area.*

The area redevelopment plan may also contain a non-statutory community plan that addresses plan process, background information, planning concepts and possible action plan items.

City of Red Deer Strategic Plan

City Council adopted a new strategic plan in December 2008 with a mission for “The City to work together to provide leadership and sustainable municipal services for our community”. The goal to “Be Authentic” and “build effective and meaningful relationships to achieve the best for our community” is very applicable. One objective of this goal is “to increase community pride and capacity through encouraging citizen involvement in neighbourhoods and community”. The strategy is to “use community development practices to bring together citizens in their neighbourhood”. Both Riverside Meadows plans strive to achieve this goal, objective and strategy in particular.

City of Red Deer Land Use Bylaw 3357/2006

The implementation strategy in the ARP proposes amendments to the *Land Use Bylaw (LUB)*. The current LUB was adopted in 2006 by City Council and any subsequent changes must be passed by City Council. The purpose of the LUB is to regulate and control the development of land and buildings in the city.

The LUB divides the city into land use districts such as commercial, residential, industrial, environmental, park, and direct control districts. Each district lists permitted land uses which are allowed within the district and cites discretionary land uses which may or may not be allowed based on the opinion of the development authority of The City of Red Deer.

The LUB contains a variety of direct control districts. A direct control district is to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in any other land use district. Each district is written specifically for the site. A common misconception is that the community or Community Association has direct control of the development. This is not true. The approving authority, either Council or the Development Authority, as specified in the district has the authority to approve development in district control districts.

The LUB further provides regulations for development permit applications and the issuing of development permits. The current land use zoning for the Riverside Meadows is shown in Map 2: Existing Land Use Districts which corresponds to land use bylaw district maps.

Design Criteria for Identified Redevelopment Sites in the Riverside Meadows Overlay District

Based on recommendation from the 2000 ARP, *Design Criteria for Identified Redevelopment Sites* was created in June 2007 and implemented as regulations in the *Land Use Bylaw*. The design criteria describe the manner by which redevelopment, both private and public, is designed. The design criteria apply to major redevelopment sites in the Riverside Meadows Overlay District which basically encompasses sites along Kerry Wood Drive, 58th Street and Gaetz Avenue. Major redevelopment sites are those where land assembly and/or significant development or redevelopment is proposed including change of use.

Red Deer Trails Master Plan

The *Red Deer Trails Master Plan*, approved by Council in 2005, provides a detailed long range plan to facilitate the future expansion and integration of this network throughout the city. The trails in Riverside Meadows are part of the Waskasoo Trail network which is the backbone of the entire Red Deer trail network.

There is a 2.5 metre asphalt trail that runs along the river front which connects the neighbourhood to Bower Ponds to the south and Lions campground to the northeast. The *Trails Master Plan* does not designate any of the Waskasoo Trails for upgrading but in the future should these trails be improved they should be built to the standards defined in the plan. The new standard would be a 3 metre asphalt trail with rest nodes every 1-1.5 km and directional/distance signage shall be provided at all trail intersections and destinations. Regular maintenance activities shall be carried out.

The plan identifies a nature trail along 53 Avenue adjacent to the former Harper's Metals site connecting the CPR pedestrian bridge to Kerry Wood Drive. An arterial trail follows Taylor Drive up the hill and meets 60th Street.

The plan proposes a bikeway from Kerry Wood Drive, west along 55th Street to Taylor Drive. A bikeway is also proposed to run from 54 Avenue through the park north of the community shelter and link to the Highland Green neighbourhood. There is a proposed future nature trail that runs 54 Avenue from the corner of 60th Street north in to Highland Green.

Any proposed nature trails and bikeways are to be built to the standards outlined in the *Red Deer Trails Master Plan*.

The *Red Deer Trails Master Plan* based many of its recommendations on intercept surveys. An intercept survey is when a trail user is interrupted and asked to complete a short verbal survey. In total 745 surveys were collected in the Waskasoo Park System. There were eight locations such as the CPR Bridge, Kin Canyon, 45 Avenue and Ross Street and Bower Ponds. The bridge was the only Riverside Meadows location. Because the CPR bridge was so busy, the survey team spent three days at the bridge compared to two or one day at other locations. The days at CPR Bridge also generated 50% more surveys than at other locations indicating the busiest location.

It should be noted that the second busiest location was Bower Ponds which is just south of Riverside Meadows. The largest contingent of respondents was from Riverside Meadows with 50 respondents (7 %). The assumption can be made that people from all over the city use the CPR pedestrian bridge rather than just those residing in Riverside Meadows.

Crime Prevention and Policing Strategy

Phase II: Crime Prevention and Policing in Red Deer: Community Consultation Outputs report summarizes the feedback gathered from the community on proposed solutions from *Phase I: Crime Prevention and Policing in Red Deer: Community Dialogue*. Phase II, completed in 2004, analyzed the data in Atoms (policing districts) with Atom 2f referring to Riverside Meadows.

Residents in Riverside Meadows were asked to identify the most urgent or significant social issues. Residents of Riverside Meadows responded that they had the highest level of concern related to alcohol and drug abuse. This was a typical response in areas close to the downtown. Break and enters, theft, and drug related crimes were not identified as urgent priorities in Riverside Meadows however these issues were identified by other city neighbourhoods.

Residents were asked if crime in their neighbourhood was a serious problem and if they felt safe to walk the streets in their neighbourhood at night. Residents perceived Riverside Meadows to have higher than average crime counts.

In reality, the count of all crimes committed in Riverside Meadows is average and comparable to many other neighbourhoods in the city. The downtown is the most concentrated for crime counts and the number of crimes committed decreases as you move away from the core.

The *Phase III: Crime Prevention and Policing Strategy* developed in 2004 provides a framework and direction to guide crime prevention and policing activities in Red Deer. There are many recommendations that relate to Riverside Meadows:

- 3.2.2.5 *Introduce selected enforcement programs to target specific problems in specific neighbourhoods.*
- 3.2.2.7 *Move toward a community (neighbourhood) driven program of crime prevention and problem oriented policing.*
- 3.2.3.3 *Pursue decentralization of policing operational infrastructure.*
- 3.3.6.1 *Revitalize Citizens on Patrol and tie to specific neighbourhood initiatives.*
- 3.3.7 *A community crime and crime prevention awareness program is required.*



2.2 Current Community Issues

Workshop participants identified and ranked the following current community issues as well as issues Riverside Meadows will face as it grows and develops. The issues identified below are listed in order of community ranking (highest to lowest):

- Potential redevelopment of Valley Park Manor site
- Overhead utilities detract from the neighbourhood
- Maintain a mix of housing types and not just social housing projects
- Safety of bus stops, cross walks and C.P.R bridge
- Maintain and improve river front access and utilization
- Preserve and maintain green space
- Attract more families to the neighbourhood so the schools can remain
- Safety of residents
- Growing number of people living in the parks
- Better and safer traffic access on to Kerry Wood Drive
- Negative image of the neighbourhood
- Do not want to become a high density neighbourhood
- Preserving the character of the neighbourhood
- High number of rental properties
- Traffic and pedestrian safety on 55th Street in front of Fairview Elementary School
- Major redevelopment through the conversion of industrial sites to commercial and/or residential
- Large repetitive pattern developments with no character
- Poor upkeep of lanes and properties
- Preservation of historic sites
- Short cutting through the neighbourhood
- Maintaining a dynamic Community Association
- Growing number of drug houses and increasing crime

Riverside Meadows

II. Background & Community Direction

2.3 History

Early Settlement

Sitting across the river from the settlement of Red Deer, the lands of North Red Deer were originally acquired in 1893 by Howard Douglas of Calgary. Douglas joined with other investors and in 1894 sold the lands to Halley Hamilton Gaetz who began subdividing the first lots in North Red Deer for development.

The first large scale industry opened in North Red Deer in 1904 with the establishment of the G.H. Bawtinheimer Saw Mill. The mill, later bought out by the Great West Lumber Company, was immensely successful. Steady employment at the mill led to demand for residential development in areas north of the Red Deer River.

Along with mill development, the St. Joseph's Convent was established on the North Red Deer hill in 1908 by the teaching and nursing sisters of the Daughters of Wisdom. In the following years a presbytery, school, and Roman Catholic Church were added to the community. By 1910 there were 75 houses in North Red Deer and a population of approximately 300. A total assessed value of \$200,000 was recorded for North Red Deer's residential and industrial buildings in 1910.

The Village of North Red Deer

In 1910, during the height of North Red Deer's early growth, and after lengthy debate, a petition was forwarded to the Province requesting permission to separate from the local improvement district (of Red Deer) and form an independent village. The community received approval and the "Village of North Red Deer" was established in 1911. The impetus for the petition focused on the goal of a locally controlled community with amenities such as schools, stores, and leisure facilities.

In the years following 1911, utilities such as natural gas, expanded services, and ongoing road development enhanced the Village of North Red Deer. The community remained independent until 1947 at which time a two-thirds majority vote opted to dissolve the Village and amalgamate with The City of Red Deer effective January 1, 1948. The push to join The City centred on the cost efficiency of electricity, drains, and water servicing to be provided by The City.

North Red Deer Neighbourhood

After amalgamation, the community continued to grow. Residential and commercial development eventually encompassed all sides of the North Red Deer area, including the establishment of the neighbouring residential areas of Fairview and Oriole Park, the development of additional commercial businesses along Gaetz Avenue, and the construction of Parkland Mall.



CPR Railway Bridge in the distance
Photo courtesy Red Deer & District Archives



Redevelopment and renaming of Burnt Lake Park in 2002.

Riverside Meadows



The evolution of 58th Street, 2006, 2007, 2008
(top to bottom).

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During the 1950s and 60s much industrial development occurred in North Red Deer. Businesses such as Red Deer Scrap Metal Co. (Harper's Metals Ltd.), a number of autobody and service stations, Pioneer Electric Company, and the Red Deer Seed Company were established. In the 1970s and 1980s, much of the area was developed for higher density housing, and many industrial manufacturing businesses relocated to other parts of the city. During the 1990s, the railway tracks were relocated from the community, providing the opportunity for residential redevelopment and recreational trail development in their place. The community worked to preserve and recondition the rail bridge as a pedestrian link to the downtown.*

In the 1990s North Red Deer was facing several challenges as one of the oldest neighbourhoods in the city. Issues such as the reuse of older buildings, development of the former railway right of way, road network and transportation adjustments, land use, rental properties, density, and safety issues faced the community. The community members and Parkland Community Planning Services began the Area Redevelopment Plan process in 1998 with adoption by City Council in 2000.

2000 to Today

The name of North Red Deer was changed to Riverside Meadows with the adoption of the North Red Deer-Riverside Meadows Area Redevelopment Plan (ARP) in 2000. The ARP brought many changes for the neighbourhood with a great many of the recommendations being implemented including (but not limited to) redevelopment of Burnt Lake Park/Riverside Meadows Park, installation of the story stones project, traffic calming along Kerry Wood Drive, development of new residential lots on 58A Street (Habitat for Humanity homes), redevelopment of river front properties (the former Perma Green, Kent House and Cass' Stagger Inn buildings), removal of the truck route, and rezoning of residential properties to R1 Single Family residential. Refer to Appendix E for a complete summary of the recommendations and accomplishments of the 2000 ARP.

At present Riverside Meadows has a range of amenities provided in the neighbourhood that serve the immediate community and Red Deer: gas station, convenience store, fast foods, restaurants, pub, service garage, hair salon, architect, insurance agent, accountant, financial planner, realtor, bike repair, courier, dentist, optometrist, mechanic, schools and churches. Riverside Meadows community would like to continue to draw business service type uses and small offices.

* Information Sources:

The Little Village that Grew: A History of North Red Deer. Published by the North Red Deer 75th Anniversary Committee of the Northside Community Association, Red Deer: Advisor Graphics. 1987.
Dawe, Michael J. *Red Deer: An Illustrated History.* Burlington, ON: Windsor Publications Ltd. 1989.

Riverside Meadows



Before (top) and after (bottom) of 5601 Kerry Wood Drive. A dilapidated building was removed for construction of a condominium building.

II. Background & Community Direction

Riverside Meadows is a convenient location for people who work downtown due to its proximity and easy access in to the core. The neighbourhood is also located along the river with many parks and trail linkages. With Red Deer's continued growth and demand for housing, the opportunity for redevelopment increases.

Residents have been challenged with the perception that the neighbourhood is unsafe. In reality, the count of all crimes committed in Riverside Meadows is average and comparable to many other neighbourhoods in the city. Developing a distinct character and a strong identity for the neighbourhood will diminish negative perceptions of safety.

Change is occurring in Riverside Meadows. Redevelopment has begun along 58th Street overlooking the river. Major redevelopment has begun along Kerry Wood Drive in the past few years. Prominent examples include demolition of warehouse buildings along Kerry Wood and construction of condominium buildings.

Redevelopment of the former Harper's Metals site began in 2007 with the removal of the buildings and contaminated soil. This 1.86 hectare site formerly used for industrial purposes is proposed for a multi-family housing development in the near future.



Harper's Metals site in 2007 (top). View of the site post clean up in 2008 (bottom).



Before (top) and after (bottom) of Burnt Lake Park now Riverside Meadows Park.

2.4 Context

The 2008 City of Red Deer census reports 3,662 people live in Riverside Meadows. This is 4.2 % of the population in Red Deer (87,816). The population breakdown is as follows:

	Population		
	Males	Females	Total
Riverside Meadows	1,977	1,685	3,662
% of Neighbourhood	54%	46%	100%
The City	43,999	43,501	87,816
% of City	4.5%	3.9%	4.2%

Source: City of Red Deer Census, 2008

Based on the 2008 Census data there are 1649 dwelling units in Riverside Meadows. The approximate area of Riverside Meadows is 99 hectares (245 acres).

The original area redevelopment plan was completed in 2000. The plan captured several statistics at that point in time based on the 1999 census. A comparison of housing types from 1999 to 2008 can be found in the table below:

Housing Type	Housing Types			
	1999		2008	
	Units	% of total units	Units	% of total units
Single Detached	264	18	334	20
Single Detached with a Suite	42	3	51	3
Suite	46	3	n/a	n/a
Duplex	98	7	104	6
Tri or Four Plex Townhouse	310	22	307	19
Apartment	673	47	847	51
Other	4	0	4	0
Group Home	1	0	2	0
Total	1438	100	1649	100

Source: City of Red Deer Census, 1999 and 2008

There was a 2% increase in the number of single detached units in the neighbourhood from 1999 to 2008. One of the concerns in 2000 was that although there were hundreds of single family homes in the neighbourhood less than 30 lots were actually zoned R1 Single Family. The existing single family homes had been zoned in the previous decades to allow multi-family development or medium high density residential uses. Under such zoning the neighbourhood could have been redeveloped to almost entirely multi-family use. The 2000 ARP attempted to create a better balance to ensure that there would be a variety of housing types, including single family homes, in the community in the future. Based on this data, things have begun to change with 70 more single family units than in 1999.

There was also a significant increase (5%) in the number of apartment units. This can be attributed to the Convent Park development and apartment building constructed at 5820 61 Street.

At present, there are more apartment type housing units under construction along Kerry Wood Drive that will further increase the numbers in 2008. An 84 unit townhouse development has also been approved along Kerry Wood Drive.

Ownership Type	Home Ownership			
	1999		2006	
	Riverside Meadows	City	Riverside Meadows	City
Owner Occupied Units	23%	33%	29%	66%
Rental Units	77%	67%	71%	34%
Total Units	100%	100%	100%	100%

Source: 1999 City of Red Deer Census, 2006 Federal Census

Since the 2000 ARP, there has been a 6% increase in the number of units that are owner occupied in Riverside Meadows. Compared to the overall city, Riverside Meadows has a very high percentage of rental properties. The City has had a large increase in the number of owner occupied units. In the past several years, with increasing real estate values, many rental units have been converted into condominiums since a single family home has become out of reach for purchase by first time home buyers.

Statistics Canada released the 2006 Federal Census Data in 2008. Riverside Meadows is broken out as a separate census subdivision. The following statistics are very interesting:

Age

- Riverside Meadows is younger than average. The median age of Riverside Meadows is 29 years which is slightly lower than the median age of Red Deer, 33 years.

Housing and Household Mix

- Housing units in Riverside Meadows are older than average. 83% of the dwelling units in Riverside Meadows were constructed prior to 1986. In the city only 57% of the dwelling units were constructed prior to 1986.
- Housing units are more affordable. The average value of a dwelling is \$157,684 compared to \$244,254 in the city as a whole.
- There is a slightly higher percentage (24%) of lone-parent families in Riverside Meadows compared to the city (17%).
- The average household size in Riverside Meadows is 2.2 persons per dwelling unit compared to 2.5 person per dwelling unit in the city.
- Of all the total private households, 14% are couples (married or common law) with children, 20% are couples without children, 38% are one person households, and 28% are multi-family, lone parent or non family households. In comparison to the city, of all the total private households, 27% are couples (married or common law) with children, 28% are couples without children, 25% are one person households, and 20% are multi-family, lone parent or non family households. The biggest difference is that Riverside Meadows has approximately half the number of couples with children households than the city average.

Income and Labour Force

- The median income in 2005 for all private households in Riverside Meadows was \$41,567 which is 51% lower than the city's median income (\$63,034).
- The median monthly payment for a rental dwelling in Riverside Meadows is \$683 compared to the city's at \$750.
- The unemployment rate in Riverside Meadows is 7% of the population 15 years and over compared to 4.4% of the city's population 15 years and over.
- The total experienced labour force 15 years and over can be broken down in to the following occupational categories:

Occupation	Labour Force	
	Riverside Meadows	City
Management	4	9
Business; finance and administration	11	17
Natural and applied science and related	5	5
Health	5	6
Social science, education, government service and religion	2	7
Art, culture, recreation and sport	1	2
Sales and service	30	25
Trades and transport	22	18
Unique to primary industry	10	7
Processing, manufacturing, and utilities	10	4
Total	100%	100%

Source: Federal Census Date, 2006

- One third (30%) of the total experienced labour force over the age of 15 in Riverside Meadows works in sales and service occupations. This is 5% higher than the city overall. 22% work in trades, transport, equipment operators and related occupations. This is 4% higher than in the city overall.
- 79% of Red Deer residents drive their vehicle to work. 66% of Riverside Meadows Residents drive their vehicle to work. Almost twice as many people in Riverside Meadows (12%) walk or bicycle to work compared to the rest of the city (6.7%). The same is the case with public transit where 7.4% of those employed in Riverside Meadows take the bus compared to 3.7% in the city overall.

2.5 Pedestrian Activity

According to Statistics Canada, twice as many people in Riverside Meadows walk or bike to work compared to the rest of the city.

Because of the significance of trail use in Riverside Meadows, the Steering Committee conducted pedestrian counts and recorded turning movements at the north end of the CPR pedestrian bridge where the trails intersect.

Pedestrian counts and turning movements were completed by volunteers on the north end of the CPR pedestrian bridge where the trails intersect. On Saturday, May 10, 2008 counts were done between 10 am and 6pm. On Wednesday, May 13, 2008 counts were done between 7:30am and 6pm. In 15 minute intervals, the

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mode of transportation was documented (walk, bike or other) as well as the direction where people were travelling to and from.

There were 772 total pedestrian movements on Saturday and 818 total movements on Wednesday. This is a significant number of people using this trail intersection. During the week, the 65% of the movements were walking with the largest number of movements in both directions from the CPR Bridge (downtown) to 53 Avenue. There was a small percentage (7%) of traffic that used an alternate mode of transportation such as skateboards or roller blades. The peak traffic time was between 3:30 p.m. and 4:30 p.m. Observations were also made that people parked on local streets to access the trail.

On Saturday, there were almost equal numbers of cyclists and walkers and a larger percentage (14%) of the traffic was on a different mode of transportation such as a skateboard or rollerblades. The largest number of movements was both directions between the trail that leads to Bower Ponds and the CPR Bridge. The other popular pedestrian movement was both directions between the CPR Bridge (downtown) and trail leading north on to 53 Avenue. The peak traffic time was between 12 p.m. and 1p.m. and between 4:30 p.m. and 5:30 p.m. Observations were also made that people asked for directions from the counters sitting on the bench. There were also several wedding parties taking pictures near or on the bridge.

On both days it was noted that youth climb over the bridge railing and sit on the bridge columns.

The pedestrian counts and movements show that during the week most of the traffic is commuters moving to and from the downtown in to Riverside Meadows. On weekends more people use the trails for recreational use and use the CPR bridge as a destination point.

A complete summary of the data including diagrams can be found in Appendix D.



Left: Aerial photo showing the trail intersection where pedestrian activity was monitored.



2.6 Natural Features

The topography of the Riverside Meadows community runs from the highest point along the escarpment at approximately 878 metres (2880 feet) in elevation to the lowest point, 850 metres (2786 feet) in elevation, along the riverbank.

Significant natural features in the community include the habitat areas along the escarpment and the Red Deer River bank area. According to The City's 1998 *Integrated Ecospace Natural Habitat Management Ecospace/Biodiversity Inventory* the escarpment functions as an observed and confirmed wildlife corridor. Deer, possibly moose, several smaller mammals, and bird life readily use the escarpment as a corridor within the Waskasoo Parks System and as an important habitat area. In addition to areas along the escarpment, the riverbank is also home to a variety of plant and animal species particularly in wetland regions identified between Taylor Drive and the pedestrian bridge. There are some private undeveloped natural areas remaining along the former rail line, although most of these have been developed since 1998. Several mature cottonwood trees remain in the 58A Street segment. The neighbourhood is also fortunate to have willow, spruce, and poplar clusters throughout environmental reserve, park, and habitat areas.

2.7 Land Use and Zoning

Prior to 1998

Many of the residential properties in Riverside Meadows were zoned R2 General Residential District prior to 1980. Within this district, all types of residential including apartment buildings were considered conditional uses. With a new *Land Use Bylaw* adopted in 1980, the R2 General Residential District was reclassified and R1-Single Family Residential and R1A -Semi-detached Residential land use districts were created. At this time residential properties were rezoned and the majority of the residential in Riverside Meadows was classified as R1A-Semi-detached Residential. Only 30 lots were designated as R1-Single Family Residential. Any existing uses were considered discretionary and conforming.

1998 to 2000 ARP

As a result of recommendations in the original ARP, several residential, commercial, and direct control areas were rezoned in January 2001, under *Land Use Bylaw 3156/96*. Existing land uses were considered non-conforming and granted a site exception so they could maintain their properties and rebuild if a fire or natural disaster occurred. In cases other than a fire or natural disaster the properties are not able to redevelop the site or rebuild unless the use complies with the current land use district. As an example, an apartment building in a R1-Single Family Residential land use district could maintain the building and continue to legally operate. The owners are able to rebuild if the building was lost to fire or natural disaster. However, the owners could not demolish the building for other reasons and rebuild or enlarge the building. The permitted new use would be a single family detached home or accessory use.

These changes in 2001 were based on extensive planning research, community visioning and neighbourhood input. The lands were rezoned with the intention of decreasing the overall density of the area and encouraging a balance of types of residential structures throughout the community.

In 2003 Council approved a proposal as directed in the 2000 ARP to rezone industrial parcels. The new zoning allowed limited new industrial development as well as commercial and residential land uses under a unique IIA/BSR- Light Industrial Business Service Residential district. Refer to Appendix E for a complete summary of the recommendations and accomplishments from the 2000 ARP.

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Recent Issues

In 2007, the contaminated former Harper's Metal Site, located at 5835 Kerry Wood Drive and identified as a major redevelopment site, was sold and cleaned up. In 2008 the City's contaminated PI-Parks and Recreation district parcel to the north was sold to the developer and rezoned IIA-BSR-Light Industrial Business Service Residential district for the construction of multi-attached housing.

Valley Park Manor site is currently a 100 bed nursing home operated by Alberta Health Services formerly David Thompson Health Region. Residents will be relocated by the health region to a new facility in Michener Hill neighbourhood in 2009. The feasibility of a short term physical rehabilitation centre is currently being explored by the health region. The site is currently zoned as R3-Multi-family Residential district which allows multi-family and multi-attached buildings to a maximum of 4 storeys. Assisted living facilities approved prior to December 1998 are also allowed. Today assisted living facilities are zoned PS-Public Service district. The community supports a nursing home on the site. The potential redevelopment to multi-family or multi-attached buildings is not supported by the community. The higher density use may add to the current traffic congestion in this area with the adjacent multi-family site and school traffic. The site is also located on the interior of the neighbourhood on a local roadway. Transit service is only permitted on collector roadways and the nearest collector road is two blocks to the east. In new neighbourhoods the *Neighbourhood Planning Guidelines and Standards* require higher density housing to be situated along or near collector roadways. The site is surrounded by 2 to 2.5 storey buildings and a 4 storey multi family building may shade or affect privacy of adjacent homes.



North Cottage School, 5704 60th Street, is designated a Municipal Historic Resource under the Alberta Historical Resources Act.

Design Criteria for Identified Redevelopment Sites was created and implemented as regulations in the *Land Use Bylaw* in 2007. The design criteria describes the manner by which redevelopment, both private and public, will be designed. The design criteria apply to major redevelopment sites in the Riverside Meadows Overlay District which basically encompasses sites along Kerry Wood Drive, 58th Street and Gaetz Avenue.

2.8 Historic Sites

Riverside Meadows has many historic sites. There are several levels of designation of historic sites. These historic sites are currently flagged in the City's GIS system. When a permit request is made for changes to a designated historic site or for sites abutting designated historic sites the Inspections and Licensing Department will take special consideration in reviewing the application based on the level of designation. Changes to abutting sites are also considered to ensure that adjacent development does not cause damage to the existing heritage site. These designations and considerations are outlined below.



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HS-Historical Significance

An HS-Historical Significance Overlay District designation under the *Land Use Bylaw* is intended to promote community awareness of historical sites or buildings. The permit application for changes to the building or demolition is circulated to the Heritage Planner or planning department for comment. The Heritage Planner or planning department has 45 days to encourage the land owner not to demolish the building or to preserve the historical value and be sympathetic to the historical value of the building. The final decision would be made by the Development Authority. Riverside Meadows Park is listed in a HS-Historical Significance Overlay District. This is the former location of the Freytag Tannery Site.

HP-Historical Preservation

An HP-Historical Preservation Overlay District designation under the *Land Use Bylaw* is intended to ensure preservation of the historic value of the site or building. Sites designated as municipal and/or provincial under the *Alberta Historical Resources Act* (AHRA) are listed as HP. City Council designates a site as a Municipal Historic Resource by resolution. Provincial Historic Resources are designated by the Minister responsible for the AHRA. These designations are registered on the land title with a caveat.

In accordance with the AHRA no person shall destroy, disturb or alter, restore or repair HP sites without written approval of the Development Officer based on a recommendation of Heritage Planner or planning department. Additional permission is required from the Minister responsible for the AHRA if the site is designated as a Provincial Historic Resource.

The CPR Pedestrian Bridge and North Cottage School in Riverside Meadows are listed as HP-Historical Preservation because they are designated Municipal Historic Resources under the AHRA.

Historic Site Survey

A *Historic Site Survey* was completed for the entire city in March 2008. It is a comprehensive record of potential historic places that includes photographs of older homes and businesses that are at least fifty years old. Further historical research on each of these sites has been collected and notes the date of construction, the builder, the early occupants and owners, as well as the background and the site's historical context. There are 32 historic sites identified by the survey in Riverside Meadows that have potential historic significance.



A view of 54 Avenue looking north from 59th Street.

2.9 Transportation, Parking and Pedestrian Circulation

During the community workshop to review planning issues, residents raised concerns regarding the number of people who short cut through the neighbourhood. Riverside Meadows is served by several key roadways which encourage short cutting. Major arterial roads, Gaetz Avenue and Taylor Drive, border the community.

Kerry Wood Drive (54th Avenue), 59th Street and 60th Street act as collector road to distribute traffic from these arterials into the community. A road is classified as a collector until the volumes reached 5000 vehicles per day. After such volume is exceeded there would be quality and function issues within the residential area that would have to be reviewed by the Engineering Department. In 1999 along Kerry Wood Drive the average summer weekday traffic was over 4,400 vehicles; over 1,400 vehicles on 60th Street in 2003 and over 2,500 vehicles on 59th Street in 2001. Traffic turning movement data has not been collected in recent years in Riverside Meadows.

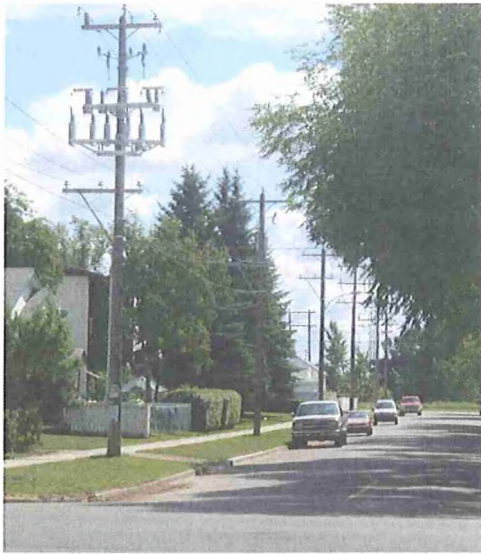
Corner bulbs, landscaped median and trees were installed along Kerry Wood Drive between Taylor Drive and 59th Street in 2004 as a result of a traffic calming recommendation in the 2000 ARP. This has been successful in calming traffic along Kerry Wood Drive especially through the park and playground zone.

At the community workshop, residents also raised concerns regarding safe access on to Kerry Wood Drive at the intersections of 55th Street, 59th Street and Taylor Drive. Access from 55th Street is difficult during school drop off and pick up hours. Access from 59th Street is difficult during peak commuting hours. Concerns were also raised that turning left on to Taylor Drive from Kerry Wood Drive often takes several light cycles.

In addition to the road network, the community is linked by trails that allow for non-motorized travel in and out of the area. One of the more significant and widely used trails is the former railway bridge across the Red Deer River, which has been restored to act as a pedestrian/cyclist corridor.

Riverside Meadows is served by City of Red Deer Transit which connects the neighbourhood to the downtown core and surrounding communities of Oriole Park, Fairview (West of Taylor Drive), and Highland Green. There are presently 18 bus stops in Riverside Meadows. A Traffic Impact Assessment, at the cost of the developer, may be required by The City to take into consideration the possibility of

Riverside Meadows



Power lines along 52 Avenue which is identified as a view corridor to the river.

II. Background & Community Direction

managing increased traffic if high density residential or major commercial projects are proposed.

2.10 Utilities

For multi-storey developments, the capacity and sizing of all deep utilities should be reviewed through a Servicing Feasibility Study at the cost of the developer. The existing deep utilities in the Riverside Meadows neighbourhood are of an advanced age and replacement or upgrades, by the developer, should be considered as new development occurs.

Riverside Meadows has a mix of overhead and underground power lines. The majority of the neighbourhood is overhead power lines. Some areas that do have underground power lines have been developed more recently when the policy was to place power lines underground in residential areas. In terms of burying existing above ground lines, the City's Electric, Light and Power Department have a policy that conversion of existing areas will not be at their expense but the expense of the developer or residents.

In 1986, The City of Red Deer determined that the overhead lines in Riverside Meadows needed to be rebuilt because they were at the end of their life expectancy. At that time residents voted on whether they wanted a levy placed on their taxes over a 10 or 20 year period to pay for having power lines placed underground. Since the overhead lines were at the end of their life cycle the cost to the residents was based on the cost of continuing above ground lines subtracted from the higher cost of placing the power lines underground. The residents voted against the levy and the overhead power lines were rebuilt. The power lines will not need to be rebuilt until approximately 2050.

At this point in time the cost to convert all the residential lines to an underground system would be very substantial. In addition each resident would have to make alterations to their homes to accommodate underground services. Most areas would require easements filed on their properties and experience a considerable amount of disturbance to their landscaping. As well some of the overhead power lines can not be converted for reasons of reliability and therefore need to stay overhead. However, if residents desire to bury all power lines underground on their lot at the time of redevelopment an application could be made to The City's Electric, Light and Power Department and to have it paid for by adding a levy to their property taxes.

The large power transmission towers along the river belong to AltaLink and form part of their major distribution system. These towers and lines impede views of the river. Permission would need to be granted



from AltaLink. There may be some cost efficiencies if the Alta Link towers are buried on the south side of the river with the redevelopment of Riverlands.

Power lines along 52nd Avenue and 58th Street should be considered a priority to be buried underground because these streets are view corridors to the river.

2.11 Landfills

There are five former landfill sites and related setback areas within Riverside Meadows. These former landfill sites are located near the BMX park, near Riverbend Village, near Montfort Heights, underneath Gaetz Avenue and underneath Taylor Drive. Properties within 300 metres of these sites may be restricted in their future development. *The Municipal Government Act Subdivision and Development Regulations* specify that the development or subdivision authority can not issue a development permit or create a new lot within 300 metres of a closed landfill for use as a school, hospital, hotel, place of residence or food services.

Properties that fall within these setbacks may obtain a setback variance to allow a development permit or subdivision. If supported by The City of Red Deer, the development and subdivision authority, a setback variance can be obtained with the written consent of the Deputy Minister of the Environment.

Alberta Environment does not provide blanket setback variances. Each property requiring a subdivision or development permit in the landfill setback area is required to apply. This can be a deterrent or delay redevelopment in the neighbourhood.

As part of an application for subdivision or development within the landfill setback area, The City of Red Deer may require an environmental assessment. This document is then referred to The City of Red Deer Environmental Services Department and the health region for review. Further information may be required at this point and may include monitoring the site for a year to ensure there is no leaching. When the Environmental Services Department and health region are satisfied that the variance to the setback does not pose a risk, a letter of support is written. The City, which is the development or subdivision authority, then applies for permission from Alberta Environment to vary the setback.

Alberta Environment conducts a review and may also ask for further information at this time. If they support the application, a letter is provided to the development or subdivision authority and a development permit can be issued or subdivision approved.

If a developer plans to redevelop or subdivide a property within the landfill setback area for use as a school, hospital, residence or food establishment, Inspections and Licensing Department should be contacted for an explanation of the complete process for obtaining a setback variance.

2.12 Escarpment Areas

Riverside Meadows neighbourhood is almost completely bounded by escarpment areas. Sites in escarpment areas are identified in the *Land Use Bylaw*. A development permit is required when redeveloping, developing, clearing or grading, excavating or adding fill in an escarpment area. Additional information to assess the slope will be required as part of the development permit application. Slope stability and emergency access to the building and escarpment are examples of important considerations in site planning. Development adjacent to the escarpment will need to be designed in accordance with the *Land Use Bylaw* and the *Fire Smart Guidelines* produced by Alberta Sustainable Resources Development.

III. Riverside Meadows Community Plan Policy Statements

This section contains policies that address property enhancement, public realm, community identity, safety, linkages, heritage, culture and the environment. The policies outline specific actions or provide guidance while achieving the vision for the neighbourhood. Projects, where applicable, will be subject to approval processes of The City including those that affect the capital and operating budgets. The implementation of these policies will result in a vibrant, safe, and friendly downtown neighbourhood with character that respects its historical, natural and social context. The policies reinforce a high quality of life for its diverse residents and businesses. CP in front of a policy number indicates that it is a community plan policy statement.



An illustration of how to separate the natural landscaping from the groomed trail along 58th Street.

CPI.0 River Front Policy Statements

Intent: The river front is a public asset and redevelopment shall optimize public access to the valued Waskasoo Park trail system. 58th Street is a focal point along the river for the neighbourhood. The design of buildings along the river front shall engage the public space.

CPI.1 Neighbourhood Entrance Sign

An entrance sign should be installed north of the parkette as you enter the neighbourhood from the CPR pedestrian bridge and exit off the Waskasoo park trail system. The Waskasoo park identity program has been created to enhance the identity of the park.

CPI.2 Define 58th Street

The natural vegetation of the riverbank should be separated from the groomed portion of the trail along 58th Street, which is a focal point for the neighbourhood. As a suggestion black iron railing or fence, less than .9 metres in height and of an open design could be placed along the top of the bank to define the boundary between the natural and groomed areas. Plantings, such as tall slender aspen trees, may also help to define the areas without blocking the view of the river.

Street furniture and lighting should be added to the groomed portion. These should be designed using elements that relate to the CPR pedestrian bridge. Example design elements include iron, black, and distinct lines.

CPI.3 Activities

Year round uses and activities should be established that reflect and enhance the natural character of the river front and foster the community's relationship with the shoreline and their heritage. As an example, a mobile concession near the railway parkette would be a busy location where trail users could stop to enjoy an ice cream with a view.

Riverside Meadows

III. Community Plan Policy Statements

CP1.4 River Trail Commuter Route

Over 600 people use the trail along the river daily from Bower Ponds to Lions Campground or cross the CPR pedestrian bridge to the downtown at the proposed bridge parkette. This trail links Riverside Meadows to the downtown. These busy trail sections should be cleared of snow in the winter to promote safe pedestrian and bike traffic all year round. Snow removal on the bridge has challenges due to the wooden bridge deck and snow removal can not be done by machine. Due to the high volumes of trail users and concern for safety, the area near the CPR pedestrian bridge should be considered as an increased priority in the City's overall parks maintenance program.

CP2.0 Property Enhancement Policy Statements

Intent: Pride in your property translates to pride in the community. All property owners, residential and commercial, shall be encouraged to maintain and improve their properties.

CP2.1 Education

The community should be educated on the benefits of maintaining their property as well as the process for reporting unkept yards, lanes and graffiti. Articles could be written in the community newsletter or a presentation could be made at a community event.

CP2.2 Bylaw Compliance

A 'neighbourhood sweep' should be conducted by the community to identify and report City of Red Deer Bylaw infractions to the Inspections and Licensing Department relating to unkept sites, graffiti, etc.

CP2.3 Programs

The neighbourhood should continue to plan, promote and participate in the annual Riverside Meadows in Bloom and Green Deer events to encourage maintenance and enhancement of properties. A component should be added to the current garden awards to award innovative and attractive redevelopment.

Trees in the neighbourhood are aging. Neighbourhood programs should be developed to encourage maintenance of existing trees and planting of new trees to guarantee trees for future generations. Example programs could be purchasing trees in bulk and selling them at a discounted rate or a pruning and disease control workshop.



*A Community in Bloom project in
Lloydminster, Alberta.*

III. Community Plan Policy Statements

CP3.0 Public Realm Policy Statements

Intent: The public realm is where the Riverside Meadows community converges to define their identity and meaning of their neighbourhood. Improvements to the public realm shall improve the area's safety and strengthen Riverside Meadows appeal to residents and visitors alike. Public realm projects shall provide a means for historic commemoration, expression of cultural identity and engaging the community to create an environment they can be proud of.

CP3.1 Neighbourhood Hub

The community shelter and surrounding park area should continue to be developed as the neighbourhood hub where community members can host events, display community information, and meet. Improvements to the community shelter could include public art and community programming.

CP3.2 Streetscape Improvements

The existing streetscapes should be improved with lighting, benches, trees, public art, bicycle racks, bulbings, signage, etc. Kerry Wood Drive, 54 Avenue, 59th and 58th Streets are special character streets and shall receive priority.

Street amenities should be located along or near the curb as a barrier to the automobile and clear of the pedestrian path. Pedestrian scaled light fixtures should emit a warm generous downward light on local roadways.

A selective palette of materials should be used in developing street furniture, signage, and lighting that complement the neighbourhoods railway history and provide a distinct identity. As an example black iron with straight clean lines could be used to complement the CPR pedestrian bridge.

CP3.3 Welcome to the Neighbourhood

The Riverside Meadows Community Association should meet and welcome developers to the neighbourhood. The community association should encourage developers to be involved in the community and implementation of this plan. As an example, a developer may want to contribute a public art piece, become a committee member, or plant trees in the neighbourhood to show their commitment to improving the neighbourhood.



An example of streetscape improvements that could be completed on 58th Street

Riverside Meadows



An interactive sculpture that engages the public and has an educational component.



Trail under Gaetz Avenue bridges from Lions Campground where public art would help deter graffiti.

III. Community Plan Policy Statements

CP3.4 Accessibility

Streets and sidewalks should accommodate a diversity of users and modes of transportation, including bicycles, and be accessible to people with disabilities or mobility challenges. The commercial areas along 51st Avenue and 52 Avenue are priority areas for curb cuts when being considered as part of the City's work plan.

CP3.5 Public Art

Interactive public art should be incorporated as an integral element of the streetscape that reflects the neighborhoods' heritage. Public art is most enjoyed when people can interact with it by climbing, sitting, and taking photographs. As an example, a replica train sculpture could be installed in the parkette at the north end of the CPR Bridge so children would be able to climb and actively interact.

Public art should be explored under the bridges on the concrete piers and abutments to promote the community identity and portray the neighbourhoods' heritage.

CP3.6 Community Revitalization Levy

The community should research and explore the option of advocating The City to make application to the Province to implement a Community Revitalization Levy (CRL) in Riverside Meadows.

The City of Red Deer's property tax revenues are divided between The City and the Province. The Province sets the level of the education allocation, then Council passes an annual property tax bylaw to generate the funds required for both education and municipal purposes. Because funds available for education are derived from the property tax base, increasing the property tax base from new private sector investment within Riverside Meadows would produce corresponding incremental revenues for education as well.

The impact of recent changes to the *Municipal Government Act* (Division 4.1) allow The City of Red Deer to make application to the Province to forgo a portion of their property tax revenues (education increment) in Riverside Meadows for 20 years, thereby enabling The City to leverage this contribution to fund redevelopment projects such as public realm, infrastructure and river front improvements. This is called a Community Revitalization Levy (CRL).

The Province examines The City's application to determine the feasibility of forgoing the education tax increment within Riverside Meadows, allowing The City to apply all property tax incremental revenues to fund capital infrastructure. If the Province approves the application The City must borrow to front end the cost of the initial projects. Revenues generated from the CRL are used to repay the borrowing. As a result no tax increase is necessary to cover the cost of borrowing to drive redevelopment.

Riverside Meadows

III. Community Plan Policy Statements

CP4.0 Community Identity Policy Statements

Intent: Riverside Meadows is a distinct and unique neighbourhood. Entrances to the community shall be defined. Visitors and residents to Riverside Meadows shall feel they have entered a village within the city. Residents want to be engaged in their community.



Logo for Riverside Meadows.

CP4.1 Logo

The neighbourhood logo should be incorporated on signs, newsletters and any promotional material regarding Riverside Meadows.

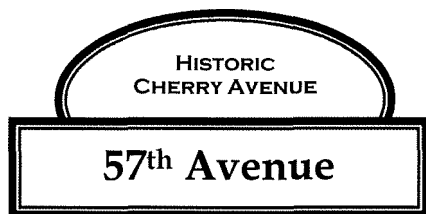
CP4.2 Street Signs

Distinctive street sign blades should be designed and installed in Riverside Meadows that complement the neighbourhoods history with the railway. The sign design shall be in compliance with the City's *Engineering Design Guidelines*. Streets could use their historic street names on the signs. For example, 57 Avenue was historically Cherry Avenue.

CP4.3 59th Street Entrance

59th Street should be defined as an entrance to the community with the installation of a treed median, corner bulbing and sidewalk along the north side of the road. It would then be comparable to Kerry Wood Drive when entering the neighbourhood from Taylor Drive.

Sidewalks should be installed along the north side of 59th Street to increase pedestrian safety and promote linkage from Gaetz Avenue to Kerry Wood Drive.



An example of the potential for new sign blades.

Riverside Meadows



An example of an attractive community promotional brochure.

III. Community Plan Policy Statements

CP5.0 Community Image Policy Statements

Intent: Riverside Meadows is a wonderful place to be. A positive image of the neighbourhood should be thought of every time Riverside Meadows is spoken.

CP5.1 Promotional Strategy

A promotional strategy should be developed for residents and businesses that boast the benefits of living and doing business in Riverside Meadows. The strategy could include the development of a community marketing brochure, a series of news releases, listing of development opportunities and community images. As an example the area along 58th Street could be marketed as "The Boulevard" which is its historic street name. Another possibility is placing banners along entrance points in to the neighbourhood such as 54 Avenue, Kerry Wood Drive or 59 Street.

CP5.2 Relationships

The Riverside Meadows Community Association and social agencies in the neighbourhood should strengthen and develop their relationship to improve communication and understanding of each other so that when issues arise solutions are found that benefit the neighbourhood. Organizations should be invited to speak and participate in Community Association meetings and neighbourhood events.

Riverside Meadows



Treed area at the entry to the bridge requires continued maintenance based on CPTED principles to ensure adequate visibility, security and aesthetics.



An example of an interactive train sculpture that would be a great addition to the bridge parkette and reflect the history of the neighbourhood.

III. Community Plan Policy Statements

CP6.0 Safety Policy Statements

Intent: Riverside Meadows is a safe place to walk, live and work. Safety shall be forefront in the design or redevelopment of the neighbourhood. Any unsafe places, whether perceived or true, shall be made safe.

CP6.1 Crime Prevention and Problem Oriented Policing Strategy

Based on recommendations of *The Red Deer Crime Prevention and Policing Strategy*, a community driven strategy of crime prevention and problem oriented policing should be developed which identifies the problems that contribute to crime in the neighbourhood, sets priorities on what to address and how to solve the problem.

The community driven strategy should include:

- (a) Residents identify problem areas and notify the RCMP and other stakeholders (ie. property owner) of these areas.
- (b) Residents work with the RCMP to come up with solutions to improve problems and proceed to implement solutions. As an example of problem oriented policing in action, city RCMP currently have developed specialized units such as the Community Response Unit (CRU), Street Team, Mobile Foot Patrol and Zone Policing.
- (c) Educate residents on how to most effectively report crime and how to increase safety in their home and community. Two examples would be placing articles in the newsletter or bringing in a speaker.
- (d) Complete a Crime Prevention Through Environmental Design (CPTED) analysis for problem areas in the neighbourhood to improve surveillance, visibility and lighting. CPTED is one tool to identify and find solutions for problem areas.
- (e) Maintain a relationship with the Neighbourhood Watch Program.
- (f) A neighbourhood representative becoming involved in City crime prevention and policing initiatives.

CP6.2 Policing Town Hall Meeting

The community association should offer to host a policing town hall meeting in the neighbourhood. This is an open forum where the community can ask questions of the RCMP and for the RCMP to update the community on initiatives and strategies.

CP6.3 Parkette Development

The busy four way trail intersection north of the CPR pedestrian bridge should be developed as a gathering place with a railway parkette that improves site lines and encourages legitimate use. As an example a well designed train sculpture would encourage interaction and reflect the neighbourhoods' heritage. Improvements should include

Riverside Meadows

III. Community Plan Policy Statements

surface treatments, directional maps, distance signage, benches, and ambient downward lighting, which complies with the *Red Deer Trails Master Plan* recommendation for directional/distance signage to be provided at all trail intersections and destinations.

The addition of period lighting to the CPR pedestrian bridge should also be considered to increase safety by improving site lines and encouraging legitimate use.



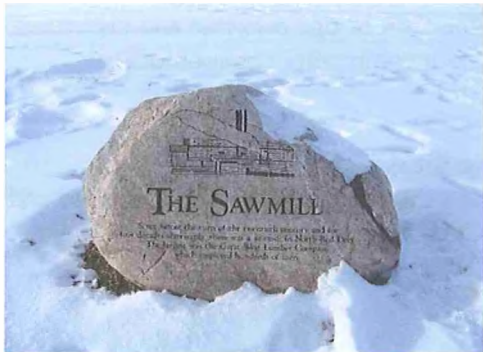
A view of where the trail crosses the boat launch

CP6.4 Boat Launch

A trail crosses the boat launch area. The boat launch is in a blind spot for trail users. To increase safety, the trail should have one or a combination of the following completed: trail stenciled with warnings or hatching; trail realigned slightly to the east; trail paved with a different material to get attention; vegetation undergrowth cleared or trail signed to notify boat launchers not to block the trail.

In the long term, plans for upgrading and expanding the boat launch within Riverside Meadows should be explored in order to provide adequate parking and reduce conflict between boat launch, trail, and BMX park users. There is also potential for a dinner cruise or river tour company to operate from this location.

Riverside Meadows



A story stone that marks the former location of the saw mill.



An electrical box downtown wrapped with an historic image.

III. Community Plan Policy Statements

CP7.0 Historical, Cultural and Environmental Policy Statements

Intent: Riverside Meadows is rich in history and green space. These are important components to the community and they shall be maintained, preserved, promoted and enhanced to provide a sense of evolution, identity and place.

CP7.1 Green Space Planning

Any upgrading of the river front trail system, parks and open spaces shall preserve, enhance and compliment natural habitats. Enhancements could include expanding the range of activities and uses available in the boat launch area. The community has a continuing interest in projects that affect the Waskasoo park system.

CP7.2 Neighbourhood History

The community should continue to connect with the history of the neighbourhood. The more people learn about their neighbourhood the more they appreciate it.

Historic plaques should be maintained and updated as well as the historic walking tour brochure.

The Story Stones markers should be maintained, promoted and expanded as sites are identified such as the aboriginal grave site in the escarpment north of Convent Park.

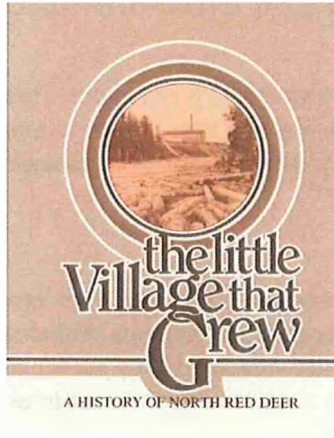
New projects should be explored such as the wrapping electrical boxes with historic photographs or the creation of wall murals at the community centre. Articles or trivia could be incorporated in the newsletter to educate about the history of the neighbourhood. Other ideas include creating a geocache challenge specific to Riverside Meadows.

CP7.3 Historic Tours

The North Red Deer Historical Walking Tour should be updated with new sites such as the native burial ground on the convent hill escarpment. The story stones walking tour should be incorporated. The walking tour should be adapted for cyclists due to the large geographic area.

Consider adding tours that explore the neighbourhood and teach participants the 'what' and 'whys' of their neighbourhood. A new trend is psycho geographic walking clubs and tours that take pedestrians off their predictable paths.

Riverside Meadows



The Little Village that Grew is a history of North Red Deer published by a group of volunteers who formed the North Red Deer 75th Anniversary Committee.

III. Community Plan Policy Statements

CP7.4 Riverside Meadows Centennial

In 2011, Riverside Meadows (North Red Deer) will be 100 years old. A centennial event or project should be explored to celebrate the milestone. The development of the CPR bridge parkette and distinctive sign blades should be considered as a community commemorative project.

CP7.5 Designation of Historic Sites

Historic sites in the neighbourhood should continue to be identified and protected by working with The City and property owners to designate these historic sites.

CP7.6 Landfills

There are 5 landfills which affect Riverside Meadows. 44 hectares of land, approximately 110 parcels, are within a landfill setback. Major redevelopment sites affected include Valley Park Manor and sites along Kerry Wood Drive like the former Harpers Metals site and Central Alberta Paint Supply (CAPS).

The Municipal Government Act Subdivision and Development Regulations specify that the development or subdivision authority can not issue a development permit or create a new lot within 300 metres of a closed landfill for use as a school, hospital, hotel, place of residence or food services. Developments near closed landfill sites are to meet the requirements of the setback variance and management of landfills unless an application is made for a setback variance. This is a major deterrent to these specific types of redevelopment. Refer to section 2.10 in background section.

The City should explore options to address former landfills in the neighbourhood and the negative affect that the setback areas have on redevelopment. One option is that The City and the Province work together to find solutions to address community issues related to landfills. This may include changes to the current *Municipal Government Act* regulations to allow municipalities to review and grant setback variances where the landfill site does not pose a risk. A second option may be determining the content of each landfill to see if the setback can be removed.

Property owners in these setbacks should be informed of the special development regulations pertaining to their properties. This may be done through a public information night organized by the community where City staff and Alberta Environment are invited to speak.

III. Community Plan Policy Statements

CP8.0 Implementation Policy Statements

Intent: Successful implementation of the plan shall be a collaborative effort between the community and all stakeholders including The City. All involved shall ensure implementation momentum is maintained and success celebrated.



An example of an attractive community newsletter.

CP8.1: Annual ARP Meeting

Once a year, the Riverside Meadows Community Association should call an annual area redevelopment plan meeting to update the community on the implementation progress and announce the upcoming year's priorities. Lead organizations or groups, as identified in the implementation table, will be invited to provide an update on the progress of responsibilities. The meeting provides an incentive to maintain momentum, create community buy-in, encourage accountability of lead groups and organizations and act as a forum for celebrating milestones and rewarding success. The media should be invited. The first meeting will be a 'kick off ' of the ARP to rally support and momentum for the upcoming years initiatives.

CP8.2 Newsletter

The Riverside Meadows community newsletter should have a dedicated ARP section to provide updates and encourage community involvement.

IV. Residential Design Criteria

This section of the plan is implemented through an amendment to the *Land Use Bylaw*. The design criteria contain “shall”, “should” and “may” statements. “Shall” statements are those which must be followed. “Should” statements mean compliance to the principle is required but the Development Authority has some discretion based on the circumstances of the specific case. “May” statements indicate that the Development Authority determines the level of compliance that is required.

All Residential Development

Intent: To create a variety of sizes, styles and types of residential units that have a small town ‘village in a city’ feel and appeal to a variety of demographic groups. Residential development shall have well identified individual entries with verandahs, porches, and creative design features to reflect the location on the edge of the downtown and desire to create a non-suburban feel. New development shall not come at the expense of excellence in urban design.

Criteria 1: Lot Width

To maintain the character and larger lots in the neighbourhood, no subdivision in a single family district shall result in a minimum lot width relaxed to less than 11 metres (36 feet) unless located in the area east of 54 Avenue and west of Gaetz Avenue than no subdivision shall result in a minimum lot width less than 10 metres (32.8 feet).

Criteria 2: Building Width

The maximum building width shall be 15 metres (50 feet) to be compatible with the scale and mass of typical homes in the neighbourhood.

Criteria 3: Front Yard Setback

Front yards shall provide separation from the street/sidewalk. The front yard setback shall be consistent with existing buildings on the same block as the proposed development. On corner properties, the front yard shall be in the same direction as front yards on the remainder of the block.

Criteria 4: Front Fencing

Vertical walls, railings, hedges, gates or decorative fences in the front yard shall not exceed .9 metres (3 feet) in height unless of an open design that does not impede site lines.



A street with a small town ‘village in a city’ feel. This was the highest ranked image in the community image survey.



An example of an acceptable front yard fence.

Riverside Meadows



A building with a variety of materials, recesses, projections, and colours used in combination to create an interesting façade.



The redevelopment exception would allow medium density 2 storey housing in a single family (R1) district. Front yard setbacks of R1 would be applied to create a seamless street presence.



An apartment building design with individual entries on the main floor.

IV. Residential Design Criteria

Criteria 5: Multi-attached Units

There shall be no more than 6 multi-attached units in one building block to reduce the mass and scale of the building and promote pedestrian circulation.

Criteria 6: Building Height

Building height shall follow the underlying land use district or site exception, if applicable.

Criteria 7: Architectural Elements

Architectural elements such as gables, balconies, verandahs, bay windows, cornices, projections, recesses, terracing, window and door trim shall be used to minimize repetition, perception of mass and height and to break up large flat surfaces, including roof faces. On elevations facing streets, parks or trails, surfaces with a vertical or horizontal wall length greater than 5 metres (16 feet) in either direction shall not be permitted.

Street frontage elevations of buildings located on corner lots shall have equal architectural treatment.

The use of vibrant colours and textures shall be used in combination to distinguish elements of the façade and visually separate multi-attached and semi-detached units.

Criteria 8: Materials

More than one type of high quality and innovative building material, such as, but not limited to, brick, stone, concrete and cement stucco shall be used in a variety of combinations. Ornamentation and articulation shall be the result of the assembly of compatible and complimentary materials and construction details.

Criteria 9: Entrances

The main entrance of the principal building shall be clearly identified, visible and accessible from the principal frontage streets.

On corner lots, the main entrance of the principal building shall face in the same direction as the other building entrances on the block.

All main floor dwelling units including multi-family, fronting onto a public street or park, shall have an individual front entry that can be accessed directly from the public sidewalk or trail through a private front yard. The main floor of residential ground units shall not be situated higher than 1.2 metres above the grade of the front public sidewalk/curb.

Criteria 10: Garbage

Multi-attached and multi-family dwelling units with more than four units shall have an enclosed garbage area.

Riverside Meadows

IV. Residential Design Criteria

Criteria 11: Relation to Neighbours

Side windows and balconies shall respect privacy of neighbours by minimizing direct views into existing neighbouring windows and yards.

Criteria 12: Semi-Detached Design

Semi-detached (duplex) residential façade design shall treat each unit with distinction to give the appearance of two separate units.

Criteria 13: Utilities

Overhead utility services shall be buried and connected to the side or the rear of the principal building. No meters shall be allowed on the front of the building.

Criteria 14: Garages and Accessory Buildings

Garages and accessory buildings shall be designed to complement the principal building. This shall be achieved by utilizing similar or compatible exterior materials, colours and architectural details. This shall apply to both new developments as well as new garages on lots with existing houses.

Garages and accessory buildings facing streets, parks or trails shall have design features including projections, recesses, variations, or gables to minimize the perception of mass and height and to break up large flat surfaces, including roof faces.

Garages shall not protrude beyond the front building face (including porches and verandas) of the principal building. Boulevard trees are not to be removed to accommodate any front vehicular access. Garages shall be no more than 35% of the total lot frontage.

Criteria 15: Parking

Large multi-family developments should have an underground parking garage to minimize above grade parking.

Criteria 16: Safety (CPTED)

Crime Prevention Through Environmental Design (CPTED) principles shall be applied to all components of development as listed in the *Land Use Bylaw*.

Criteria 17: Landscaping

Mature trees contained within residential properties shall be preserved to the greatest extent possible. In developments with new principal buildings, where mature vegetation or landscaping material has been removed, new landscaping material shall be added to the site.

Enhanced landscaped areas with trees and a variety of plantings shall be in the front yard setback area.



A duplex with two distinct sides.



A home on 57th Avenue where the garage does not dominate the home.



Mature boulevard trees add character to a street and shall be preserved with new development.

V. Implementation Table

The table summarizes the plan policies and suggests implementation actions with an outline of who may be responsible for any actions contained in the corresponding policy, implications and the approximate timeframe. CP policy statements indicate a community plan policy which is adopted as a planning tool by City Council. ARP policy statements indicate an area redevelopment plan policy statement which has received statutory approval by City Council. These policies are detailed, under separate cover, in the *Riverside Meadows Area Redevelopment Plan*.

It should be noted that any public improvement proposed or recommended in this plan are subject to the City's capital and operating budgets and approval process. The lead identified in the table below, often the community or Riverside Meadows Community Association, will need to put together a project proposal for consideration by The City to implement policies where city staff time or funding is being requested. A proposal would include a budget and identification of potential funding sources. The City evaluates each proposal in relation to needs of other neighbourhoods and in relation to city-wide spending priorities.

Responsibility Codes:

The lead organization or group identified will initiate and drive the implementation of the policy statement. The organization or group identified as involved will actively assist the identified lead in implementing the policy.

Code	Organization or Group
City Council	Red Deer City Council
RMCA	Riverside Meadows Community Association
PCPS	Parkland Community Planning Services (City of Red Deer's contracted Planning Department)
ILD	Inspections and Licensing Department of The City of Red Deer
RPC	Recreation, Parks, and Culture Department of The City of Red Deer
Comm.	Community at large including agencies and institutions

Timeline:

Timeline	Approximate timeframe
Ongoing	Constant monitoring
Completed with Plan Adoption	Completed with plan adoption
Near Range	Complete within 2 years of plan adoption
Medium Range	Complete within 5 years of plan adoption
Long Range	Complete within 10 year of plan adoption

Implications:

This column identifies key organizations or groups that are implicated by the policy or are involved in approving the policy. Where City staff time is identified, it implies that this time needs to be budgeted in a department work plan and approved through the City's annual budget approval process. Resources can include a variety of sources such City budget, grants, redevelopment levies, fundraising, donations, sponsorship, etc. depending on the project.

No.	Policy Statement	Actions	Responsibility		Implications	Timeline
			Lead	Involved		
CPI.0 River Front Policy Statements						
CPI.1	A neighbourhood entrance sign should be installed north of the parkette as you enter the neighbourhood from the CPR pedestrian bridge and exit off the Waskasoo Park trail network.	The RMCA determine a sign design, raise funds, choose a location and request permission prior to install.	RMCA	Comm. Bus. Comm. RPC	Fundraising	Medium Range
CPI.2	Define 58th Street by separating the natural vegetation of the riverbank from the groomer portion of the trail.	Businesses and the RMCA work together to develop a concept and explore options for resources. RPC approval is required on items such as ownership, maintenance and design standards.	Bus. Comm.	RMCA Comm. RPC	May be a combination of fundraising, levies, application to City	Near Range
CPI.3	Establish year round uses and activities that reflect and enhance the natural character of the river front and foster the community's relationship with the shoreline and heritage.	Brainstorm uses such as hot dog vendors, bridge festival, Riverside Meadows marathon, Historic RD Week events, etc. that community volunteers can organize with assistance from RPC.	RMCA	RPC Comm.	Fee for Service Grant Application, RMCA fundraising, Sponsors	Ongoing
CPI.4	Clear the river trails of snow in the winter because a commuter route.	Modify winter trail clearing plan. Snow clearing on the bridge provides challenges because it is a wooden deck. Request that Parks review maintenance plan for this area.	RPC	Heritage Arch. Coord. (bridge is historic site) Public Works	City Staff Time	Near Range
CP2.0 Property Enhancement Policy Statements						
CP2.1	Educate the community on the benefits of maintaining their property as well as the process for reporting unkept yards, lanes and graffiti	Organize presentations from a CPTED specialist and/or ILD regarding Community Standards Bylaw, write articles in newsletter, organize a lane clean up with volunteers, etc.	RMCA	Comm. ILD RCMP		Near Range
CP2.2	A 'neighbourhood sweep' should be conducted by the community to identify and report City of Red Deer Bylaw infractions to the Inspections and Licensing Department relating to unkept sites, graffiti, etc.	Organize a crew of community volunteers. Educate on how to recognize bylaw infractions. Report infractions to Inspections and Licensing Department.	RMCA	Comm. RCMP ILD		Near Range

CP2.3	Plan, promote and participate in the annual Riverside Meadows in Bloom and Green Deer events. Add a new award to the Riverside Meadows in Bloom program for innovative and attractive redevelopment. Add programs to encourage maintenance of existing trees and planting of new trees to guarantee trees for future generations .	Plan and promote these events in the neighbourhood, organize volunteers and additional programming around these events.	RMCA	Comm.	Volunteers	Near Range
CP3.0 Public Realm Policy Statements						
CP3.1	Continue to develop the community shelter and surrounding park as the neighbourhood hub .	Maintain and continue to improve the shelter and park with public art and programming.	RMCA	Comm. RPC	Comm. Assoc. and City budget	Ongoing
CP3.2	Improve existing streetscapes. Kerry Wood Drive, 54 Avenue, 59 th Street and 58 th Street are character streets and shall receive priority.	RMCA work with City to develop a concept, budget and implementation plan to install decorative lighting, benches, trees, public art, bike racks, bulbing, and signage along Kerry Wood Drive, 59 th Street and 58 th Street.	RMCA	PCPS RPC Public Works EL&P Engineering Comm. Businesses	Cost and resources to be determined. Levies, grants, etc.	Medium Range
CP3.3	The community association should meet and welcome developers to the neighbourhood . The community association shall encourage developers to be involved in the community and get involved in the implementation of the community plan.	Identify the new developers. Members of the RMCA to schedule a meeting, present a welcome package (ARP, brochures, newsletter, etc) and encourage involvement.	RMCA	Bus. Comm.		Ongoing
CP3.4	Accommodate a diversity of users and modes of transportation on streets and sidewalks. The commercial areas along 51 Ave and 52 Ave are priority areas when being considered as part of the City's work plan.	Inform Engineering of the priorities in the community for consideration when scheduling their upgrading of sidewalks	RMCA	Engineering	None, as to be considered as part of the current upgrading plan by City.	Ongoing
CP3.5	Incorporate interactive public art in the streetscape that reflects the neighbourhoods' heritage.	Raise funds, create ideas, evaluate and choose locations for public art in the neighbourhood. A maintenance program should also be developed.	RMCA	RPC Archives Comm.	Fundraising/Grant applications	Ongoing

CP3.5 cont'd	Public art should be explored on the concrete piers and abutments under the bridges to promote the community identity and deter graffiti.	Determine if there are people in the community with the skills. Determine a theme. Obtain permission from City Departments and Province.	RMCA	Comm. Engineering RPC AB Infra.	Volunteers Raise funds	Near Range
CP3.6	Explore the option of making application to the Province to implement a Community Revitalization Levy (CRL)	RMCA set up a committee to research the CRL process. Apply to Council to support application and pass borrowing bylaw. If supported the next step is to work with City Admin. to develop an application to the Province. City administration time needed to review application.	RMCA	City Council Tax & Assessment PCPS Bus. Comm.	Motion by City Council Staff Time	Near Range
CP4.0 Community Identity Policy Statements						
CP4.1	Incorporate the neighbourhood logo on signs, newsletters, and any promotional material.	Encourage the business community in Riverside Meadows to use the logo. Incorporate in newsletter. Encourage Parks to use the logo on neighbourhood signs.	RMCA	RPC Businesses Comm.		Ongoing
CP4.2	Design and install distinctive street sign blades that complement the neighbourhoods history. The sign design must meet <i>Engineering Design Guidelines</i> .	Contact RPC and Eng. to design a sign blade, with the community, and provide costs for the new sign blades. Consider as a centennial project.	RMCA	Engineering Comm.	Raise funds	Medium Range
CP4.3	Define 59th Street as an entrance to the community.	Install a treed median, corner bulbing and sidewalk along the north side of the street. Include 59 th Street in the sidewalk program.	Engineering	RMCA Comm. PW	Cost and resources (ie. CRL, grants, levys, etc.) to be determined City Staff Time	Medium Range
CP5.0 Community Image Policy Statements						
CP5.1	Develop a promotional strategy for residents and businesses that boast the benefits of living and doing business in Riverside Meadows.	Complete a strategy that may include community marketing brochure, series of news releases, listing of development opportunities and community images. Costs are associated with printing and advertising. May consider hiring a contracted person or using volunteers to make and implement strategy. Another possibility is placing banners along entrance points in to the neighbourhood such as 54 Avenue, Kerry Wood Drive or 59 Street.	RMCA	Comm. Businesses Land & Econ. Dev.	Fundraise or sponsorship	Near Range

CP5.2	Strengthen and continue to develop the Riverside Meadows Community Associations relationships with social agencies to improve communication and understanding of each other and to find solutions to community issues.	Invite social agencies to speak at Community Association meetings and events. Meet face to face to discuss neighbourhood issues.	RMCA	Social Agencies Comm. Social Planning		Ongoing
CP6.0 Safety Policy Statements						
CP6.1	Develop a community driven strategy of crime prevention and problem oriented policing to identify problems that contribute to crime in the neighbourhood, set priorities on what to address and how to solve the problem.	Hire a consultant to identify problems that contribute to crime in the neighbourhood, set priorities and solve the problem.	RMCA	Crime Prevention Coord. Comm. RCMP	Grant applications, sponsorship, application to City, etc. could be used as resources	Near Range
CP6.2	Host a policing town hall meeting in the neighbourhood.	Contact the RCMP and offer to host a meeting.	RMCA	RCMP Comm.		Near Range
CP6.3	Develop a gathering place with a parkette at the north end of the CPR pedestrian bridge to improve site lines, safety and encourage legitimate use.	Explore suggested improvements such as installing a train sculpture, directional signage, surface treatments, map, benches, downward lighting, etc. at the intersection. Add lighting to the bridge. Consider a railway theme.	RPC	RMCA Comm.	Cost and funding resources to be determined City Staff Time	Near Range
CP6.4	Explore trail realignment at the boat launch to increase safety.	Stencil trail warnings, hatch trail, realign trail to east, or pave trail with different material as well as clear vegetation undergrowth regularly.	RPC	RMCA	City Staff Time Cost and resources to be determined	Near Range
	Explore upgrading and expanding the boat launch within Riverside Meadows. There is also potential for a dinner cruise or river tour company to operate from this location.	City explore contracting consultant to redesign boat launch area.	RPC	Comm. RPC Transit Dept. RMCA	City Staff Time Cost and resources to be determined	
CP7.0 Historical, Cultural and Environmental Policy Statements						
CP7.1	Any upgrading of the river front trail system, parks and open spaces shall preserve, enhance and compliment natural habitats.	Maintain a relationship with RPC and express interest in projects they are undertaking.	RMCA	RPC		Ongoing

CP7.2	The community should continue to connect with the history of the neighbourhood . The more people learn about their neighbourhood the more they appreciate it.	Maintain and update historic plaques, walking tours and story stones. Explore new projects such as wrapping electrical boxes with historic images or murals. Articles or trivia could be incorporated in the newsletter to educate about the history of the neighbourhood. Other ideas include creating a geocache challenge specific to Riverside Meadows. Ownership, installation and maintenance of plaques and story stones shall comply with City policies and procedures	RMCA	Heritage Preservation Committee Comm. Archives	Volunteers Costs are project dependant. Obtain resources with fundraising, grants, sponsorship	Ongoing
CP7.3	Update North Red Deer Walking Tour with new sites such as native burial ground and incorporate story stones in to one brochure. Adapt the walking tour for cyclists.	Approach the Heritage Preservation Committee to organize and fund the update and consolidation as well as adaption for cyclists. Consider adding tours that explore the neighbourhood and teach participants the 'what' and 'whys' of their neighbourhood. Consider psycho geographic walking clubs and tours.	RMCA	Heritage Preservation Committee Comm. Archives	Provincial heritage grants (AHRF), fundraise	Near Range
CP7.4	A centennial event or project shall be explored to celebrate the neighbourhoods 100 th birthday in 2011.	The development of the CPR bridge parkette should be considered as a community commemorative project.	RMCA	Comm. RPC	Volunteers, obtain resources with fundraising, grants, sponsorship	Near Range
CP7.5	Protect historic sites in the neighbourhood with designation.	Land Use Bylaw amendment required for any level of protection. Preparation of Statements of Significance may be required.	PCPS	City Council Heritage Advisory Team Comm.	Motion by City Council City Staff Time	Ongoing
CP7.6	Explore options to address the negative affect former landfills have on redevelopment.	Letter writing, meetings with Province administration and MLA's to make changes to the MGA regulations. Explore the option of determining the content of each landfill.	ILD	RMCA City Council Municipal Affairs AB Envirn't	City Staff Time	Near Range
	Inform property owners within setback of special development regulations.	RMCA should host a community information session. Invite ILD, AB Environment, and those affected in the setback area to attend and learn from ILD.	RMCA	ILD AB Envirn't Comm.	City Staff Time	Completed with Plan Adoption

CP8.0 Implementation Policy Statements						
CP8.1	Have an annual area redevelopment plan meeting to update the community on the implementation progress and announce upcoming year's priorities.	Advertise and organize event agenda. Invite lead organizations and groups to provide update on progress of responsibilities. Invite the community and media to attend. Award and celebrate successes. Announce next year's initiatives.	RMCA	Comm. City Depart. City Council PCPS		Annual
CP8.2	Dedicate a section in the Riverside Meadows newsletter for ARP initiatives.	Provide updates on initiatives, seek people to champion initiatives and encourage involvement in initiatives.	RMCA	Comm. Bus. Comm. PCPS		Ongoing
ARPI.0 Land Use Policy Statements						
ARPI.1	The pattern of land use shall be developed in accordance with Map 3: Development Concept , Table 5: Land Use Allocation and Table 6: Density.	Land Use Bylaw amendment to adopt Map 3: Development Concept to achieve land use allocations and densities as outlined in Table 5 and 6.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.2	Redevelopment shall be designed in accordance with Residential Design Criteria and <i>Design Criteria for Identified Redevelopment Sites in Riverside Meadows Overlay District</i> .	Land Use Bylaw amendment to adopt Residential Design Criteria.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.3	As industrial uses move out of the area and IIA-BSR sites redevelop, a more appropriate and common land use district should be applied to better represent the new use. Amend IIA-BSR to allow 4 storeys in district	A Land Use Bylaw amendment to change the district.	PCPS	Developer RMCA City Council	City Staff Time Motion by City Council	Ongoing
			PCPS	City Council	Motion by City Council	Completed with Plan Adoption
ARPI.4	Expand DC 13 area and amend the district. Make a focal point of the neighbourhood.	Land Use Bylaw amendment to change and expand DC 13 as well as delete DC 17 and DC14.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.5	Add a redevelopment exception to all sites where the existing use does not comply with the land use district to allow redevelopment to the same floor area, not exceeding 2 storeys (10m).	Land Use Bylaw amendment to add a new exception.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption

ARPI.6	Remove site exceptions (h), (i), and (j) in the <i>Land Use Bylaw</i> to encourage redevelopment and minimize confusion	Land Use Bylaw amendments to remove those specific exceptions.	PCPS	Comm RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.7	If an adjacent property owner is interested The City shall be explore closing the lane east of Burger Boy and finding the best alternative use for the site...	Work with Land & Econ. Development and Eng. to develop a purchase agreement. Consult with RPC.	Bus. Comm.	Eng. PCPS LED RPC	City Staff Time Motion by City Council	Ongoing
ARPI.8	Redevelopment on 61 Street shall not obstruct existing views from escarpment.	Inspections & Licensing Dept. to apply policy to development applications.	ILD	MPC		Ongoing
ARPI.9	Allow the option of back to back semi-detached housing on the lots between 58A and 58 Street.	Land Use Bylaw amendment to add an exception.	PCPS	Comm. RMCA City Council	City Staff Time Motion by City Council	Completed with Plan Adoption
ARPI.10	School sites are encouraged to remain in their current use.	Maintain a relationship with school districts and community consulted on any proposed changes to school sites.	PCPS	City Council RMCA Comm.		Application Dependant
ARPI.11	RMCA maintain relationship with the health region to discuss plans for Valley Park Manor . Create a direct control district in the <i>Land Use Bylaw</i> for this site. At the time of redevelopment reconfigure intersection of 60 th Avenue and 55 th Street to reduce traffic conflicts. Preserve the mature elm trees .	RMCA schedule a meeting with health region. Land Use Bylaw amendment to rezone from R3-Multi-Family Residential to Direct Control District. School District, Health Region and City Engineers meet to discuss solutions. Consult with area residents. Review any permits to see if best effort is being made to preserve the elm trees.	RMCA PCPS	Health Region Health Region RMCA Comm. ILD Health Region RMCA Comm. RPC	City Staff Time Motion by City Council City Staff Time	Near Range Completed with Plan Adoption Application Dependant Ongoing
ARPI.12	Rezone the Public Service Site located at 5503 58A Street to R3 Multi-family Residential.	Land Use Bylaw amendment to rezone parcel from PS-Public Service to R3-Multi-Family	PCPS	RMCA Comm. City Council	City Staff Time Motion by City Council	Completed with Plan Adoption

ARPI.13	Explore Community Garden Plot program. Locations could include park north of Loaves and Fishes. Extend invitation to neighbourhood schools and residents to participate. Complete CPTED evaluation of the site to ensure proper site lines and discourage vandalism.	A community group of gardeners is formed to lead and determine the requirements for community garden plot program with The City. The RMCA will support the community. CPTED evaluation of the concept for the garden plot site.	Comm. RPC	RMCA RPC RCMP Comm.	Volunteers Cost and resources to be determined Cost for the evaluation	Near Range Near Range
ARP2.0 Transportation & Utility Policy Statements						
ARP2.1	Network public places and spaces with parks and trails that are clearly marked as proposed in Map 4.	Implement trails as proposed on Map 4.	RPC		City Staff Time	Near Range
ARP2.2	Local road network improvements are suggested at the intersection of Kerry Wood Drive and 59 th Street as adjacent sites redevelop and increase pressure on this intersection. Consider a one lane roundabout, three way stop or traffic lights Maintain Kerry Wood Drive at a collector standard. Minimize short cutting to maintain appropriate traffic levels.	Do engineering study to determine if traffic levels warrant the improvements to improve access, ensure safety of pedestrians and other modes of transportation and to maintain the current neighbourhood road standards. Consult with stakeholders.	Engineering		City Staff Time Associated costs and resources to be determined with improvement. Could include a local improvement bylaw, grants, etc.	Ongoing
		Monitor redevelop and the affect on traffic in the neighborhood.	Engineering	RMCA Comm.	Staff time	Ongoing
ARP2.3	The school district, owners of Valley Park Manor site, City traffic engineer and area residents should meet to brainstorm solutions to create a safe Fairview school drop off.	RMCA invite stakeholders meet to brainstorm solutions. This may be a funding partnership between school district, City and private developer. An engineering study will be required to explore and design possible solutions.	RMCA	Engineering Comm. Transit Public School District Valley Park Manor Developer	Cost share between City, school district and developer.	Near Range
ARP2.4	Programs and funding opportunities should be explored to bury all overhead power lines . Explore partnerships in burying power lines.	Research programs such as development levies, grants, etc.	EL&P	RMCA Comm. Bus. Comm.	City Staff Time Potential fundraising or levy on the community residents	Near Range

ARP3.0 Implementation						
ARP3.1	Redevelopment shall be in accordance with the objectives and policy statements contained in the Riverside Meadows ARP .		All			Ongoing
ARP3.2	Comprehensive review of the Plan at a minimum every 10 years (2018).		PCPS	City Council Comm. Community Services Dept. RMCA	City Staff Time	Long Range
ARP3.3	Prepare progress bulletin summarizing implementation progress and priorities every two years.	Review implementation table, contact leaders and draft report. Distribute to City Administration and the Community Association.	PCPS	City Depart. RMCA	Staff Time	Every two years

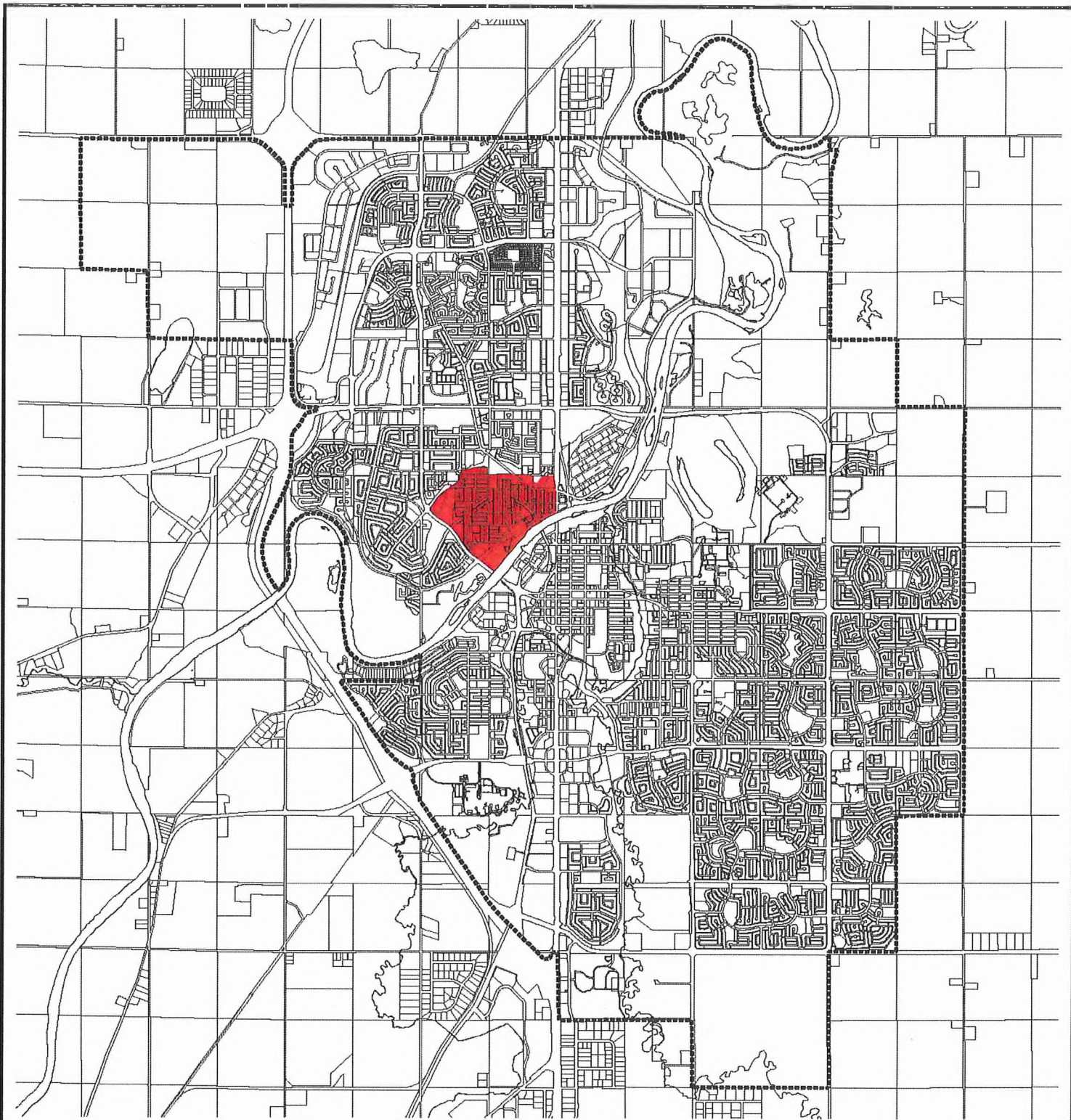
Appendix A- Maps

1.0 Area Context

2.0 Existing Land Use Concept

3.0 Proposed Land Use Concept

4.0 Public Realm & Open Space Concept



CITY OF RED DEER

Riverside Meadows Area Redevelopment Plan

MAP 1
Plan Area

 **PLAN AREA**
 **CITY BOUNDARY**



JULY 4, 2008

CITY OF RED DEER Riverside Meadows Area Redevelopment Plan

MAP 2 Existing Land Use Districts



- PLAN BOUNDARY**
- CLOSED LANDFILL SETBACK - 300m**
- FORMER LANDFILL SITE**
- A2 - ENVIRONMENTAL PRESERVATION**
- C1 - COMMERCIAL (CITY CENTRE)**
- C3 - COMMERCIAL (NEIGHBOURHOOD CONVENIENCE)**
- C4 - COMMERCIAL (MAJOR ARTERIAL)**
- DC (13) - DIRECT CONTROL**
- DC (14) - DIRECT CONTROL**
- DC (17) - DIRECT CONTROL**
- DC (18) - DIRECT CONTROL**
- HABS - INDUSTRIAL (LIGHT INDUSTRIAL AND BUSINESS SERVICE - RESIDENTIAL)**
- P1 - PARKS AND RECREATION**
- PS - PUBLIC SERVICE (INSTITUTIONAL OR GOVERNMENTAL)**
- R1 - RESIDENTIAL (LOW DENSITY)**
- R1A - RESIDENTIAL (SEMI-DETACHED DWELLING)**
- R2 - RESIDENTIAL (MEDIUM DENSITY)**
- R3 - RESIDENTIAL (MULTIPLE FAMILY)**
- DESIGN CRITERIA OVERLAY DISTRICT**

NOTE: REFER TO LAND USE BYLAW FOR POSSIBLE EXCEPTIONS WHICH MAY ALSO APPLY.

0 20 40 60 80 100 120 140 160 180 200

1:9,000



JULY 4, 2008

CITY OF RED DEER Riverside Meadows Area Redevelopment Plan

MAP 3 Proposed Land Use Concept



- PLAN BOUNDARY
- CLOSED LANDFILL SETBACK - 300m
- FORMER LANDFILL SITE
- A2 - ENVIRONMENTAL PRESERVATION
- C1 - COMMERCIAL (CITY CENTRE)
- C3 - COMMERCIAL (NEIGHBOURHOOD CONVENIENCE)
- C4 - COMMERCIAL (MAJOR ARTERIAL)
- DC (13) - RESIDENTIAL, SMALL-SCALE COMMERCIAL
- DC (18) - RESIDENTIAL
- DC (##) - RESIDENTIAL
- I1ABSR - INDUSTRIAL (LIGHT INDUSTRIAL AND BUSINESS SERVICE - RESIDENTIAL)
- P1 - PARKS AND RECREATION
- PS - PUBLIC SERVICE (INSTITUTIONAL OR GOVERNMENTAL)
- R1 - RESIDENTIAL (SINGLE-FAMILY)
- R1A - RESIDENTIAL (SEMI-DETACHED DWELLING)
- R2 - RESIDENTIAL (MEDIUM DENSITY)
- R3 - RESIDENTIAL (MULTIPLE FAMILY)
- EXCEPTION 1: Allowed to redevelop to the same floor area and not exceeding 2 storeys or 10 m in height.
- EXCEPTION 2: Back-to-back duplexes allowed as a discretionary use.
- EXCEPTION: As per the Land Use Bylaw
- TRAFFIC IMPROVEMENT AREA
- TRANSIT STOP
- EXISTING TRAIL
- PROPOSED TRAIL

NOTE: The Riverside Meadows Design Criteria Overlay District shall apply to all lands within the ARP area.



1:9,000



JUNE 5, 2009

The map displays the City of Red Deer, Alberta, with a focus on the Red Deer River Valley Urban Renewal Area. The area is outlined in red and includes various parks, schools, and community centers. Key features include Pearson Park, North Cottage School Site, Community Centre, Fairview School Site, Great West Adventure Park, and the Deer River. The map also shows surrounding streets and residential areas.

-  PLAN BOUNDARY
-  CLOSED LANDFILL SETBACK - 300m
-  FORMER LANDFILL SITE
-  A2 - ENVIRONMENTAL PRESERVATION
-  P1 - PARKS AND RECREATION
-  WASKASOO PARK BOUNDARY
-  EXISTING TRAILS
-  PROPOSED TRAIL
-  PUBLIC PARKING
-  RECREATION FACILITY
-  ENTRY SIGN
-  GATHERING PLACE
-  STREETSCAPE IMPROVEMENTS PRIORITY



JUNE 5, 2009
ORTHG: OCTOBER 2006



Appendix B-Sample Infill Design Pictures

1.0 Single Family (R1) Residential

2.0 Semi-detached (R1A) Residential

3.0 Medium Density (R2) Residential

4.0 Multiple Family (R3) Residential

Examples of Acceptable Single Family (R1) Residential



Examples of Acceptable Semi-detached (RIA) Residential



Examples of Acceptable Medium Density (R2) Residential



Examples of Acceptable Multiple Family (R3) Residential





Appendix C – Steering Committee

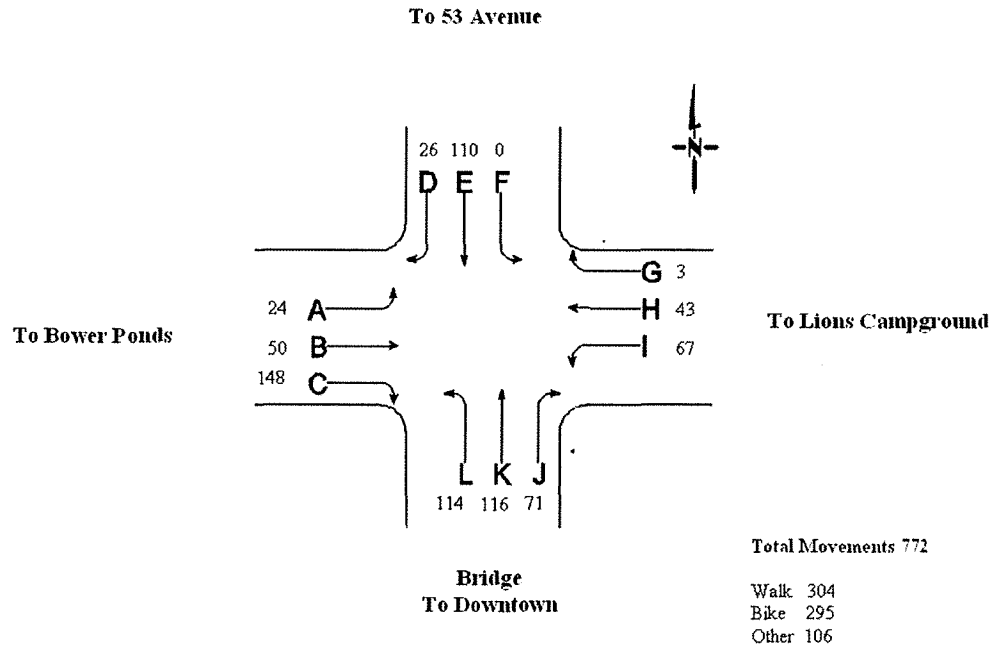
Appendix C-Steering Committee

The Riverside Meadows Area Redevelopment Plan Update Steering Committee spent many volunteer hours working with Parkland Community Planning Services to complete the plan. The steering committee members were as follows:

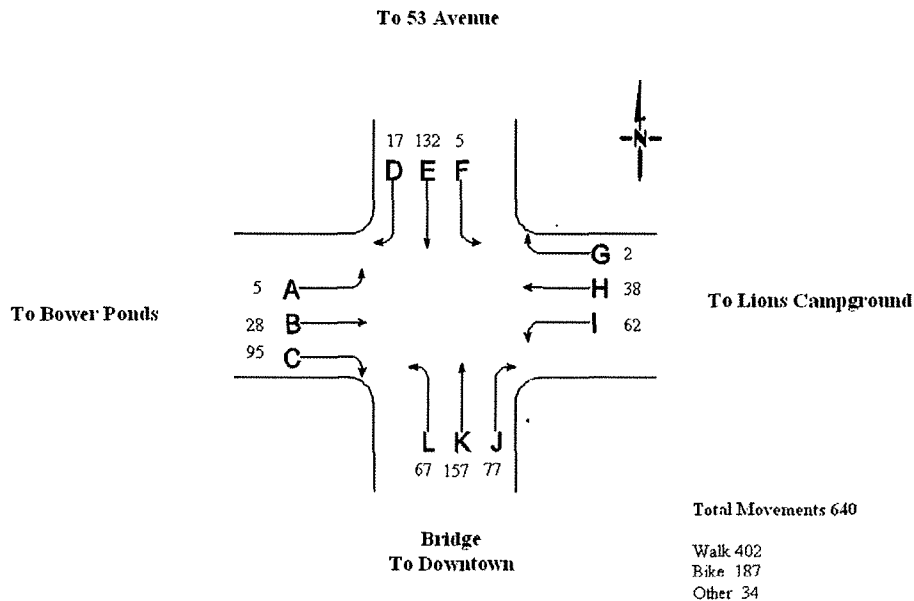
- Two representatives from Parkland Community Planning Services (Tara Lodewyk, Jordan Furness)
- One representative from Riverside Meadows Community Association (Marleen Cowan)
- One citizen of Red Deer (Sherri Turpin)
- One business person from Riverside Meadows neighbourhood (Debbie Ramage, Counsel Tech Consulting Ltd.)
- One resident of Riverside Meadows neighbourhood (Shirley Hocken)

Appendix D-Pedestrian Counts & Movements

CPR Bridge Pedestrian Movements
Saturday, May 10, 2008
10am to 6pm



CPR Bridge Pedestrian Movements
Wednesday, May 14, 2008
7:30am to 6pm



Appendix E-2000 Riverside Meadows Area Redevelopment Plan Accomplishments

2000 ARP Recommendation	Notes	Status
5.1 Neighbourhood Name		
1. Rename the neighbourhood “Riverside Meadows”.		
i. The Area Redevelopment Plan recommends Riverside Meadows as the new neighbourhood name.		Complete
ii. The name “Fairview” will no longer be used to refer to any area east of Taylor Drive. In connection with this action, Fairbank Road east of Taylor Drive will be referred to only as 55th Street.	Street sign has been changed and city mapping was adjusted for 2002 maps.	Complete
iii. Rename the Burnt Lake Park to Riverside Meadows Park to recognize the new neighbourhood name. The historical identity of the park is to be retained through proposed story stones/signs.	Name changed in 2001 and sign installed at the park.	Complete
2. Foster community pride.		
i. Create a community logo	In 2002 the community association began a review of current logo and new design created.	Complete
ii. Find a positive visible action to link to the new neighbourhood name. "Riverside Meadows" could link to a river clean up or river-focused activity.	The Association has held several events since 2001 designed to both improve the community and also to promote the redevelopment efforts and new name (e.g. community clean up, potluck, community garage sale, park playground building).	Complete
3. Promote respect for the area.		
i. Use educational tours. City Councillors, the police and City Department staff will be invited on a tour of the area at least once during every two year period over the life of the ARP, as the plan is implemented.	A bus tour for City Council, the RCMP, city staff, and the community association was organized on October 9, 2002.	Complete
ii. Through the use of tours, press releases, and face to face communication the community will strive to educate realtors about the unique aspects of this neighbourhood and about the value of this community as a residential area.	Numerous press releases and communication tools (including the city web site) promoted the redevelopment work taking place in Riverside Meadows.	Ongoing
iii. Through the use of tours, press releases, and face to face communication the community will strive to improve the perception of non-residents regarding this community.	Riverside Meadows has a quarterly newsletter.	Ongoing

2000 ARP Recommendation	Notes	Status
4. Ensure the area is easy to locate and easy for non-residents to identify.		
i. Install at least two neighbourhood area map signs at entranceways to the community. These signs will be located on city property, will not interfere with utilities, and will not be situated on an arterial roadway. In the cases where “either-or” is indicated on the map, only one of the locations is to be selected for a sign. In these cases, a traffic count study will be required to determine which access route of the two options shown is more heavily used. The sign is to be installed in the busier location (providing safety is not compromised) for maximum visibility and use.	The signs were installed by Public Works in 2002.	Complete
ii. Initiate an education campaign aimed at the entire city of Red Deer to inform residents about where the neighbourhood is and who the residents are.		Carry Forward
5. Distinguish this community from all other areas “north of the river”		
i. Through a press release/media kit, inform and educate the media about the name change to Riverside Meadows.		Complete
5.2 Land Use		
i. Working with the proposed land use map, amend the Land Use Bylaw to provide for the following land use districts: residential, commercial, park, direct control.	Majority of rezonings completed in 2001.	Complete
ii. Where a change in land use designation has been recommended for a property, the existing uses will be made discretionary, in the existing building only, with the understanding that the goals of this plan and the objectives of proposed changes in land use districts will be reviewed and weighed heavily in any and all development authority decisions.	City Council approved the new zoning of IIA/BSR (Light Industrial Business Service Residential).	Complete
iii. Establish a committee comprised of residents, Parkland Community Planning Services, Inspections and Licensing, and design professionals to create a set of design guidelines for the more prominent redevelopment sites in the community, namely the Harper's/Town Square site, the Convent Park/Multi-Family site, and the Riverfront area. These guidelines are to be consistent with the objectives of this plan. The aforementioned direct control districts should include standards for landscape design, parking, environmental preservation, and development of a “theme” area where directed by this Plan.	Adopted and implemented in the Land Use Bylaw by Motion of City Council in June 2007.	Complete
5.3 Transportation		
1. Ensure all bus stops are located on sidewalks and are easily accessible.		
i. Transit Service planning is to tie into the Engineering Services Department's sidewalk program; as sidewalk upgrades are planned or as new sidewalks are built, transit stops will be taken into account as priority locations.	Development applications are circulated to Transit Department.	Complete

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2000 ARP Recommendation	Notes	Status
ii. Consider access, proximity, and operating requirements of bus service when evaluating redesign/redevelopment proposals. This will include referrals of major redevelopment applications to the Transit Department.	Transit service on collectors in Riverside Meadows.	Complete
2. Engage the community in dialogue on ideas that will enhance transit service in the community.		
i. Rider demand is to be monitored closely and if demand increases additional buses are to be considered as necessary.		Ongoing
ii. Investigate a neighbourhood transit route that provides two way travel on Kerry Wood Drive, allowing flexibility of mid-route transfers.	Two way transit service on KWD.	Complete
3. Investigate the transportation needs of seniors in the community		
i. The special needs of seniors are to be considered during annual or special planning reviews of transit service applications. As part of a review of transportation needs for all seniors across the city, The City may consider programs for improved public transit such as mini-buses or the expansion of the action bus service. Reviews are to be conducted as part of the standard transit planning processes (such as transit open houses and budget planning).	Red Deer Transit Action Bus offers transportation services to persons with disabilities, seniors and children with disabilities.	Complete
Servicing/Maintenance:		
1. Improve lane appearance and maintenance.		
i. Lanes are to be kept debris and litter free. Ongoing effective garbage pick up service will help to achieve a clean, neat looking community.	Garbage pick up service in neighbourhood.	Ongoing
ii. Address potholes in lanes and initiate a program of more frequent grading in all lanes in the community (as conditions warrant).	Constructed lanes are dealt with consistent to other lanes in the City.	Complete
iii. In areas where the neighbourhood is fully developed (that is where infill or redevelopment is not presently scheduled or is complete) lanes be improved to a constructed status, as a general benefit project.	Previous requests to improve all unconstructed lanes in the city were not approved in the 2001 or 2002 city budgets.	Request denied
2. Provide quality road and sidewalk maintenance.		
i. Continue to place a high priority on ongoing road, lane, and sidewalk maintenance.	Road, lane and sidewalk maintenance consistent with overall City standard.	Ongoing

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2000 ARP Recommendation	Notes	Status
ii. Assess sidewalks at busy intersections on a needs basis for upgrades including ramps/corner cuts to facilitate movement of persons with mobility challenges including persons in wheelchairs, those with strollers, or children on bikes. The intersection at Kerry Wood Drive/60 Street should be reviewed on a needs basis due to the high level of pedestrian traffic. Sidewalk upgrades will improve safety at this intersection. Kerry Wood Drive/ 57 Street is also a priority location due to its proximity to Riverside Meadows Park. Upgrading of this park is intended to make it a central park that welcomes people of all ages and abilities. Sidewalk upgrades as described will allow all users to access this park safely.	60th Street and Kerry Wood Drive have been upgraded with sidewalk ramps. Park upgraded.	Complete
iii. Strongly encourage a review of the policy pertaining to maintenance and upgrading of crosswalk markings to ensure that these markings are highly visible by all motorists. At present crosswalks are repainted annually. The Area Redevelopment Plan supports more frequent, semi-annual repainting. In addition to the review of repainting, an analysis is to be completed on potential upgrading of existing crosswalk areas. Upgrade measures to be considered include signs, reduced speed zones, push button crossings/lights. The results of the analysis are to be used to determine where upgrades are feasible/desired.	Public Works reviewed the policy and does not feel it requires any changes.	Request denied
3. Enforce and strengthen city bylaws relating to garbage collection.		
i. Strengthen city garbage regulations pertaining to pick-up at multi-family sites. Where a multi-family building has been issued three warnings that they are providing insufficient capacity by opting for hand pick-up over a dumpster, on the third warning the owner will be required to install a dumpster.	Commercial and multi-family sites that are a concern have been pursued to improve practices, which has been successful.	Complete
4. Improve the pedestrian/cyclist linkage from the rail bridge to downtown.		
i. Require that the pedestrian/cyclist trail coming off the rail bridge into the downtown core be redesigned and upgraded. This work is to be coordinated with the Recreation, Parks & Culture Department in consultation with the Community of Riverside Meadows.	Greater Downtown Action Plan (GDAP) will deal with access on the south side of the CPR pedestrian bridge.	Not Complete
Roads:		
1. Address heavy truck route and dangerous goods route in the community.		
i. Due to safety concerns within a residential area, commit to investigating modifications to the heavy truck/dangerous goods route with the objective of working to eliminate the existing routes from the Riverside Meadows (North Red Deer) Community. This will require working with the local Community Association. This may occur as part of the City's General Transportation Study.	Council agreed to remove the heavy truck route from Riverside Meadows. Field changes made during May and June 2002.	Complete
2. Close roads no longer required in the community.		

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2000 ARP Recommendation	Notes	Status
i. Close 53rd Avenue, north of 60th Street and incorporate into the adjacent Environmental Reserve area. There are existing underground servicing within this road right-of-way. Normally an easement is required for these facilities.	Adjacent property has not been redeveloped and requires the access.	Carry Forward
ii. Close 51st Avenue, north of 60th Street and incorporate into the proposed adjacent multi-family site. There are existing electric, light, and power facilities and underground servicing within this road right-of-way. Normally an easement and unimpeded vehicular access are required for these facilities. No construction is to occur immediately over buried services, nor is development to prevent access to over head power lines.		Complete
iii. Close 61st Street west of 59th Avenue, dependant upon further investigation as to whether current residences require rear property access. Develop a landscaping plan to accompany this closure. There are existing electric, light, and power facilities and underground services within this road right-of-way. Normally an easement and unimpeded vehicular access are required for these facilities. No construction is to occur immediately over buried services, nor is development to prevent access to over head power lines.	Utilities in right of way.	Not Complete
3. In identified locations, improve local road network to address congestion problems, improve access, and ensure safety.		
i. The lane at the end of 58A Street near 60th Avenue is a concern. Redesign of the remaining rail bed will address this problem.	Construction of a redesigned road and lane surrounding the new Habitat development.	Complete
ii. Eliminate congestion on 55th Street by removing on-street parking especially at the intersection of Kerry Wood Drive and 55th Street, no parking is to be permitted on the south side of 55th Street between 60th Avenue and Kerry Wood Drive.	Community Association met with Public Works and Engineering. Curbs have been painted yellow to create a no parking setback from the corner.	Complete
iii. In some key places in the community there are no sidewalks. Proposed redevelopment and an increased focus on safe pedestrian travel will create a need for sidewalks in the following locations:		
~ Install sidewalks on the west side of Kerry Wood Drive between 59th Street and 55th Street.		Complete
~Consider sidewalks on 60th Street between 51st Ave to 54th Avenue on the north side.	Sidewalk constructed in 2008.	Complete

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2000 ARP Recommendation	Notes	Status
iv. Address the speed and volume of traffic using Kerry Wood Drive. A study is to be completed to look at traffic calming measures, whether to and how to encourage more parking along both sides of Kerry Wood Drive (as additional commercial and residential development occur here more parking will be needed), removal of the four lane markings, speed enforcement, curb side islands/boulevard islands (as on Ross Street downtown), and other measures to meet the objective of a safer, slower Kerry Wood Drive.		Complete
5.4 Neighbourhood Safety		
1. Strive to eliminate vandalism and crime in the community.		
i. Initiate citizen-police partnerships that will allow individuals or specific groups in the community to provide victim impact statements for property crimes.	RCMP completed a series of seminars.	Ongoing
ii. Establish a program of “problem-based policing” and/or policing through environmental design aimed at improving safety in the Riverside Meadows community, under which area resident participation will be a key component. This program may serve as a pilot project to address safety issues throughout the city.	A neighbourhood contact officer was appointed to work with the community and attend community association meetings. CPTED guidelines in place for entire city.	Carry Forward
2. Investigate ways to improve safety and security for seniors.		
i. Initiate citizen-police partnership that will investigate and address the specific safety concerns of seniors living in Riverside Meadows. This partnership may be used a pilot project to address seniors’ safety concerns throughout Red Deer.	Address safety and security issues for all residents in update of ARP.	Not Complete
3. Eliminate traffic speeding in the neighbourhood		
i. Increase education around neighbourhood speed limits, for instance, it is not widely known that the speed limit in a neighbourhood lane is only 20 km.		Not Complete
ii. Encourage and respond to formal requests from the community for possible locations for photo radar enforcement and/or other innovative means to reduce speeding and enforce speed limits.		Ongoing
4. Reduce number of people loitering in the community.		
i. Initiate means of cooperation between agencies, social based services, businesses, and the police to arrive at ways to reduce or eliminate loitering and thereby eliminate the problems associated with loitering; namely noise, litter, resident perception of compromised safety, and intimidation.	Community Association has met with social agencies in the neighbourhood to address concerns.	Ongoing
5. Enforce city bylaws relating to noise, maintenance of properties, abandoned cars, and parking.		

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2000 ARP Recommendation	Notes	Status
i. A sweep of the neighbourhood is to be conducted to identify and deal with all major infractions. After the initial sweep, all reported bylaw infractions/problems (including messy sites and insufficient parking at multi-family sites) are to be dealt with on a complaint basis with prompt follow-up by a bylaw officer or site inspector and feedback to the complainant.	Inspections and Licensing Department did work with the community in reviewing the neighbourhood and identifying areas that required attention or cleaning up (one example of this was graffiti). The site inspector completed a neighbourhood sweep and under the authority of the Nuisance Bylaw sent letters to those property owners that had messy sites and requested they be cleaned up.	Complete
6. Improve pedestrian safety.		
i. Review safety concerns around access to Convent Park. The feasibility of: crosswalks, push button crossing lights, improved painted road markings, extension of the 30 kilometre speed limit, and ongoing police enforcement of speeding must all be considered for improving safe access to this park.	2008 improvements to 60th Street includes bulbing of corners and sidewalk.	Complete
ii. Review the need for crosswalks at the areas around schools. Priority for review is to be given to 55th Street and Kerry Wood Drive for consideration of upgraded crosswalks or pedestrian lights as this is a busy area.	Traffic calming along KWD	Partially Complete
iii. Investigate the use of devices to slow traffic such as safety strips on the roads near playgrounds to alert drivers to pay attention for children.	Traffic calming along KWD	Partially Complete
iv. Undertake regular monitoring of the intersection of Kerry Wood Drive and 59th Street to ensure this intersection remains exceptionally safe for pedestrians. Should pedestrian safety be determined to be at risk at this intersection area, all measures to improve or alleviate concerns are to be reviewed including the consideration of push-button crossing lights, traffic signals, and a three way stop. Neighbourhood consultation will be required prior to selecting a plan of action.		Not Complete
5.5 Heritage		
I. Foster an appreciation of and support for preservation of current heritage resources in the community		
i. Place plaques or markers on the walking tour sites in Riverside Meadows. As part of this action, the Area Redevelopment Plan recommends that sites be prioritized with properties in best condition being recognized first (provided the owner is in agreement).	Heritage Preservation Committee is working on this recommendation.	Ongoing
ii. Install story stones to tell the “stories” of who lived in the houses, why the site was important, or to reveal myths or legends about sites. Alternately, story stones should be investigated for the Community’s parks, each park could have a differently themed story stone. The idea of story stones is discussed in more detail under the Parks recommendations.	Stones were installed in 2002.	Complete/Ongoing

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2000 ARP Recommendation	Notes	Status
iv. Prepare and publish an update of the Riverside Meadows heritage resources brochure.	1992 date of last brochure	Not Complete
v. Investigate other significant buildings and sites that could be added to the list of heritage resources in the community.	City Historic Site Survey and Inventory being completed by The City in 2008 & 2009	Complete
2. Promote the Community's heritage		
i. Promote the walking tour through the use of tools like a press release, a media kit, and an article in "Our Community" magazine. These news releases are to highlight the community and Community Association's role in heritage.		Carry Forward
ii. Distribute the walking tour booklets widely. Distribution points could include the museum and archives, the Chamber of Commerce, the Visitors Bureau, real estate agents, Lions campground, schools, City Hall, and seniors' walking groups. There could be a small sign displayed beside the brochures indicating that these are compliments of the Northside Community Association and donations could be accepted. A press release should coincide with the initial distribution of the updated brochures.	In the summer of 2002 a University student was hired by the Normandeau Society to complete this walking tour brochure update. After undertaking very thorough site visits, updates were made to the brochure.	Complete
iii. A sign and historic location map briefly explaining the history of the "Village of North Red Deer" and showing the location of walking tour sites is to be erected at a key point in the community. This sign/map will be used to assist in promoting the area's history.		Carry Forward
iv. Place historic photos in significant locations around the community, at schools or other public buildings, to promote heritage recognition.		Carry Forward
v. Presentations to school classes are recommended as a means to increase awareness of historic sites and the history of Riverside Meadows among children. As part of this education process, a display depicting the history of the community should be available that could be loaned to teachers. This display could be in the form of a mounted display board, a slide show, or a video.		Not Complete
3. Encourage architecture and design that reflect the heritage of the community	Design Criteria for Major Redevelopment Sites adopted in 2007.	Partially Complete
5.6 Culture		
1. Encourage unique and diverse cultural experiences		

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2000 ARP Recommendation	Notes	Status
i. Create a playground space(s) that has a mini-stage or mini-performing area that children can play on but that will also be used for performances to be enjoyed by the whole community. These spaces are intended to encourage creativity, enjoyment of the arts, and a sense of cultural adventure in children. Further study and design will be required and Convent Park is to be considered as a possible location where redevelopment should include an “imagination park” focus.	Convent Park upgrade in 2006	Complete
ii. Establish a skills sharing centre where people of the community can bring their own cultural skill such as quilting, sewing, crafts, carpentry or wood-working, to share with other residents in a learn to do by doing format. This centre may be located in an existing building or in a new building. It should be available to all residents of Riverside Meadows.		Not Complete
iii. Complete further study to determine how best to incorporate cultural opportunities into the future redevelopment of the riverfront properties along 58th Street in order that culture be blended into the unique “riverfront” theme area.		Carry Forward
2. Incorporate public spaces for art into community redevelopment		
i. Attempt to incorporate more public art into the Riverside Meadows community. Consideration will be given to venues to display art created by youth in the community as well as art by adult residents of the community. Consideration will be given to hanging murals/incorporating art and sculpture in the community at parks, businesses, or in the commercial-residential direct control areas (specifically the “town square”) area. Consideration will be given to art fairs to be held in the community, perhaps during the summer on a monthly or bi-monthly basis.		Not Complete
ii. Support the creation of wall murals at the community centre.		Not Complete
iii. Investigate the feasibility of large scale murals under the bridges at Gaetz Avenue and Taylor Drive.		Carry Forward
3. Create a festival event(s) for Riverside Meadows		
i. Encourage a Cultural Festival in Riverside Meadows. Ideas to be reviewed include a multi-cultural event that does not overlap with Bower Ponds Canada Day celebration or a riverfront festival to tie in with the new riverfront theme area.		Not Complete
ii. Investigate the possibility of a series of “pocket” festival events similar to Edmonton’s fringe festival. The pocket locations to be considered will include an event at the rail bridge, in the neighbourhood parks, and in other locations to be determined.		Not Complete

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2000 ARP Recommendation	Notes	Status
iii. Build on the success of the Canada Day Celebration at Bower Ponds. This is to include running Riverside Meadows heritage walking tours with volunteer guides to lead people into the neighbourhood from Bower Ponds. Establish a charge for parking on Canada Day on Riverside Meadows area streets and use funds to promote culture in the community. Explain to the public the purpose of the charge and the intent that the funds go back into the neighbourhood.	Member of the community is encouraged to sit on Canada Day organizing committee.	Ongoing
iv. Study the feasibility of an outdoor theatre at the park north of 60th Street, west of 54th Avenue (behind People's Place). This may be a workable location for an outdoor event owing to the natural hillside that could be used for open air seating.	Garden Plots are proposed for this location in the updated ARP.	Not Complete
v. Special consideration may be given to development proposals which incorporate community cultural space or other unique and desired community amenities into direct control commercial areas.		Not Complete
5.7 Parks		
I. Provide a Variety of Types of Parks		
i. Create a central park site at Riverside Meadows Park for all ages, with water features like sprinklers for children, cultural equipment, educational aspects as well as benches, sculpture, and flowers to interest adults.	Project was started in 2001 with installation of new playground equipment. In 2002 installation of a story stone, landscaping, benches, horseshoe pits, and several other features were added. No water feature.	Complete
ii. Investigate the demand for community garden plots. If there is sufficient demand, identify potential sites for community gardens including vacant parcels. Unless a suitable permanent location was selected, these gardens would be temporary until development of vacant lands occurred but nevertheless would contribute to the community well-being in the interim.		Carry Forward
iii. Plant wild Saskatoon bushes in the community's natural areas – let the community pick them and enjoy them.		Not Complete
iv. Create a railbed park to be maintained to city standard but which retains the cottonwood and poplar trees, includes some passive bench areas, a small tot lot/sandbox area, allows for tobogganing on the existing contours, incorporates a shale or paved walking trail.	Park plan was prepared in 2001 and park was built in 2002.	Complete
v. Redistrict the property at 53rd Avenue and 59th Street to park space. This property is to be purchased or acquired by the City in agreement with the owner to develop as a park. When developed as a park, it will link with the adjacent park lands, serve as an amenity to the neighbourhood, and accentuate the proposed town square area.		Ongoing

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2000 ARP Recommendation	Notes	Status
2. Create Good Pedestrian/Cyclist Linkages within the Neighbourhood and to areas outside the Neighbourhood		
i. Improve the pedestrian/cyclist links from the rail bridge.	Trail along Harpers site was improved.	Carry Forward
ii. Review improvements and additions to the trail network in the community. Under this review, public input will be solicited as to the priorities and demand for new trails. The study will investigate cost, environmental constraints, escarpment sensitivity, and grade issues. Specific consideration will be given to improving the path at 60th Street and Gaetz Avenue, and the creation of a bike path off the escarpment hill leading from Parkland Mall to the Convent playground.	No change.	Not Complete
iii. Establish a perimeter trail around the entire community.		Carry Forward
iv. Install a sidewalk on the north side of 60th Street, to improve access to Convent Park.	Sidewalk installed in 2008.	Complete
v. Link railbed park at 58A Street into the overall trail network.		Not Complete
3. Ensure Park Areas are Safe		
i. Complete some clean up behind North Cottage School site by pruning the trees for security, visibility, aesthetics, see other recommendations pertaining to escarpment below.		Ongoing
ii. Initiate crosswalk improvements at trail and park areas to prevent traffic-pedestrian conflict	Kerry Wood Drive traffic calming including bulbing, sidewalk and cross walks. 60th Street improved in 2008.	Complete
4. Reflect the History of the Community Where Appropriate		
i. Create a series of story stones that tell the history of the Riverside Meadows community to be located in the parks/identified locations.		Complete
ii. Keep park at North School, maintain as a historic site, and preserve the trees planted in 1912 by the first school teacher		Complete
5. Create Opportunities for Social Interaction		
i. Create a garden/flower festival, a recognition program, or contest for residents in the neighbourhood to participate in. This program would recognize individuals in Riverside Meadows for maintaining outstanding gardens and flower beds, which contribute to the overall beauty of the neighbourhood.	Community Association hosted community garden awards for residents.	Complete

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2000 ARP Recommendation	Notes	Status
ii. Offer Programs at the Community Centre. Examples for consideration include once a week card parties or socials.	Several events ranging from skating parties to potlucks were organized at the community centre in 2003-2004. North Red Deer School uses it for some of their programs such as learn to cook program.	Ongoing
6. Provide All Residents with Access to Parks		
i. Keep the park areas along Kerry Wood Drive, as they are central to many residents.		Ongoing
ii. Landscape the city property at the dead-end of 53rd Avenue into a green/landscaped park space.		Not Complete
7. Ensure Parks are Clean and Beautiful Spaces		
i. Clean up the riverfront area as it is weedy and overgrown, some of the picnic tables are hidden behind tall grass and weeds. The area should enhance the proposed riverfront redevelopment area. Specifically, the area should be maintained as a manicured picnic area and park.	Picnic tables have been removed. Regular maintenance has been completed by The City.	Carry Forward
ii. Assess identified areas as to the viability of an increased level of maintenance. An assessment by a qualified expert to determine the need for and impact of increased maintenance in the areas identified is recommended.		Carry Forward
iii. Support the volunteer working crews at all adopt-a-park locations.	Parks are adopted in the neighbourhood by volunteers.	Ongoing
8. Enhance Park Equipment Where Possible		
i. Maintain Pearson Park as a pre-school park in its current location		Ongoing
ii. Reduce the size of Convent Park. Proceeds from the sale of portions of the park are to be used for upgrading the remaining Convent Park area so that it functions as an "imagination-theme" park with versatile equipment that encourages children of all ages to use the park in a wide variety of ways. Proceeds from the sale of any park land should also be used to acquire additional park spaces.	New playground equipment and landscaping installed in 2005.	Complete
5.8 Schools in the Community		
i. The two existing school sites should continue to be designated as PS Public Service (Institutional or Governmental. District with the preferred use as a school and park site.		Ongoing
ii. Neighbourhood residents are to be consulted before consideration is given to alternate uses for these sites. Although a school or park use is preferred under the Area Redevelopment Plan, consideration would be given to a health and wellness centre, day care centre, or other community based use.	No change to school site use has occurred nor been proposed.	Ongoing

2000 ARP Recommendation	Notes	Status
iii. Approach the School Board to consider changing the name of the Fairview Elementary School to accommodate the new neighbourhood name (e.g. Fairview-Riverside Meadows Elementary School).	The School Board was approached on this issue. After discussion at a board meeting the request was denied in writing.	Request denied
5.9 Community-Social Development		
i. Assess all major developments within the community on the basis of the questions (see plan text) pertaining to safety, cleanliness, access, open space, noise, and land use interface.	Design Criteria completed in 2007 to address all major developments.	Complete
ii. Investigate the possibility of a health and wellbeing centre in Riverside Meadows that would provide a central location for education, clinics, and programs dealing with health and well being.	DTHR was a partner in the ARP and provided resources for health in the community.	Complete
iii. Communication is to be encouraged between social agencies working in the community and the residents. This ongoing communication with social agencies in the community (e.g. People's Place and Loaves and Fishes) is needed to ensure a good relationship between the agencies and the community at large and to address (on an ongoing basis) any areas of concern.		Ongoing