



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 10, 2009

COMMENCING AT 3:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday July 27, 2009.
- (2) **UNFINISHED BUSINESS**
 1. Financial Services Manager – *Re: Red Deer & District SPCA Loan* ..1
(Consideration of Second and Third Readings)
- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/Y-2009 – Proposed Fire Station Red Deer County (applicant) Units 17 & 18 Condo Plan 092-3280 Burnt Lake Business Park* ..4
(Consideration of Second and Third Readings)
 2. Parkland Community Planning Services – *Re: Addition of St. Luke's Anglican Church and North Cottage School to the Historical Preservation Overlay District Land Use Bylaw Amendment 3357/M-2009* ..10
(Consideration of Second and Third Readings)

(4) **REPORTS**

1. Major Projects Planner, Community Services – *Re: Second Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP)* ..17
2. Land and Economic Development Manager – *Re: Canadian Badlands Ltd. Membership* ..25
3. Tax Collector – *Re: Paul & Dorothy Cairns – Property Tax Penalty Roll 740270* ..28
4. Parkland Community Planning Services – *Re: Bylaw 3217/E-2009 Southpointe Junction Neighbourhood Area Structure Plan* ..32
(Consideration of First Reading)
5. Legislative and Administrative Services Manager – *Re: Access and Privacy Coordinator / Corporate Security Coordinator* ..46

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3400/A-2009** – Amendment to Bylaw 3400/2007 authorizing The City of Red Deer to lend an amount of one million dollars (\$1,000,000) to the Red Deer and District SPCA ..1
(2nd and 3rd Readings) ..49

Page 3

- | | | |
|----|---|--------------|
| 2. | 3357/Y-2009 – Land Use Bylaw Amendment – Allowance for an unmanned County Fire Station to be located on a site at the corner of 75 Avenue (Burnt Lake Trail) and Burnt Basin Street within the Burnt Lake Business Park
(2 nd and 3 rd Readings) | ..4
..50 |
| 3. | 3357/M-2009 – Land Use Bylaw Amendment – Bylaws 3425/2009 and 3426/2009 will impact the Land Use Bylaw HP – Historical Preservation Overlay District requires the addition of the designation of St. Luke’s Anglican Church and North Cottage School as municipal historic resources
(2 nd and 3 rd Readings) | ..10
..52 |
| 4. | 3217/E-2009 – Southpointe Junction Neighbourhood Area Structure Plan
(1 st Reading) | ..32
..54 |



Legislative & Administrative Services

Unfinished Business Item No. 1

DATE: July 31, 2009
TO: City Council
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Red Deer and District SPCA Loan Bylaw 3400/A-2009

History:

At the Monday July 13, 2009 Council Meeting Borrowing Bylaw Amendment 3400/ A-2009 received first reading.

Public Consultation Process:

Borrowing Bylaw Amendment 3400/ A-2009 has been advertised and is brought back for Council's consideration on Monday August 10, 2009.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Borrowing Bylaw Amendment 3400/ A-2009.

Elaine Vincent
Manager



MEMO

Date: July 8, 2009

To: Elaine Vincent, LAS Manager

From: Dean Krejci, Financial Services Manager

Re: Red Deer & District SPCA Loan

Legislative History:

On October 9, 2007, Council approved a loan to The Red Deer & District SPCA for an amount of \$1,000,000. These funds were for the interim financing for the construction of a new SPCA facility. Below is the resolution passed by The City Council:

“Resolved that Council of The City of Red Deer having considered the correspondence from the Red Deer and District SPCA, dated September 11, 2007, re: Bridge Financing Request, hereby directs Administration to prepare a bylaw that contemplates a loan to The Red Deer and District SPCA for up to one million dollars based on the following conditions:

1. The money being used toward building a new facility to house The Red Deer and District SPCA operations.
2. The loan be repaid semi-annually over a 5 year period at a 5% interest rate.
3. The source of funding to be the Capital Project Reserve.
4. An agreement satisfactory to The City Solicitor.”

The bylaw was advertised and passed third reading on December 3rd, 2007, as required by the MGA.

Background:

In spring 2009, SPCA approached The City to amend its loan agreement with The City for the construction of its new facility. To date the SPCA has not drawn funds from the loan.

The SPCA is requesting a 25 year amortization of the loan with 4.745% interest rate.

Financial Implications:

The current borrowing rate from the ACFA as at July 1, 2009 is 4.745% for a 25 year amortization. However, these funds, if invested would yield an average rate of return of 5.10% interest. Therefore, The City proposes a 25 year amortization with 5.058% interest rate.

Recommendations:

1. That amendment be made to the bylaw No. 3400/2007 regarding the interest rate from 5% to 5.058%;
2. The loan amortization period be changed from 5 years to 25 years, and
3. That repayment of the loan should commence six months subsequent to receiving the loan by the recipient.

Dean Krejci, Financial Services Manager.

DATE: August 11, 2009
TO: Dean Krejci, Financial Services Manager
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Red Deer & District SPCA Loan

FILE COPY

Reference Report:

Legislative and Administrative Services Manager, dated July 31, 2009
Financial Services Manager, dated July 8, 2009

Bylaw Readings:

Bylaw 3400/A-2009 received first reading at the Monday, July 13, 2009 Council Meeting. Bylaw 3400/A-2009 was advertised. It was brought back for Council's consideration at the Monday, August 10, 2009 Council meeting where it received second and third readings. A signed copy of the Bylaw will be forwarded in the near future.

Report Back to Council: No

Comments/Further Actions:

Bylaw 3400/A-2009 amends Bylaw 3400/2007 and authorizes the City of Red Deer to lend an amount of one million dollars (\$1,000,000.00) to the Red Deer and District SPCA by increasing the term of the loan from 5 years to 25 years and amending the interest from 5% to 5.058%.



Elaine Vincent
Legislative & Administrative Services Manager

cc: Director of Corporate Services
Divisional Controller
Financial Analyst
Legislative Services Assistant, S. Milinovic

BYLAW NO. 3400/A-2009

Being a bylaw to amend bylaw No.3400/2007 which authorizes The City of Red Deer to lend an amount of one million dollars (\$1,000,000) to The Red Deer and District SPCA by increasing the term of the loan from 5 years to 25 years and amending the interest rate.

WHEREAS:

The City and the SPCA have agreed to amend the term and the rate of the loan.

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

- 1 Section 1 is deleted in its entirety and replaced with the new section 1 as follows:
 - 1 Council hereby authorizes a loan to The Red Deer District SPCA to be used for interim financing for the construction of a new facility on the following terms:
 - a. Purpose of loan: Construction of new Red Deer District SPCA facility
 - b. Principal amount: up to \$1,000,000.00
 - c. Interest rate: 5.058%
 - d. Term of loan: 25 years
 - e. Repayment: To be paid semi-annually until loan is repaid
- 2 In all other respects, Bylaw No. 3400/2007 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this 13th day of July 2009.

READ A SECOND TIME IN OPEN COUNCIL this 10th day of August 2009.

READ A THIRD TIME IN OPEN COUNCIL this 10th day of August 2009.

AND SIGNED BY THE MAYOR AND CLERK this 10th day of August 2009.


MAYOR


CITY CLERK



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 18, 2009

Ms. Julie Crawford
Red Deer & District SPCA
4502-77 Street
Red Deer, AB T4P 2J1

Dear Ms. Crawford:

Re: Bylaw 3400/A-2009
Red Deer & District SPCA Loan

At the City of Red Deer's Council Meeting held August 10, 2009, *Bylaw Amendment 3400/A-2009* was given second and third readings, a copy of which is attached.

Amendment to Bylaw 3400/A-2009 authorizes the City of Red Deer to lend an amount of one million dollars (\$1,000,000.00) to the Red Deer and District SPCA.

If you have any questions or require additional information, please contact me at 403.342.8201.

Sincerely,

Kim Woods
Council Services Coordinator

Encl.

FILE COPY

The City of Red Deer
Bylaw Readings

Moved by Councillor: Wong Seconded by Councillor: Jefferies

That Bylaw Amendment No. 3400/A-2009

BE READ A FIRST TIME THIS 13 DAY OF July, 2009.

BE READ A SECOND TIME THIS 10 DAY OF August, 2009.

BE READ A THIRD TIME THIS 10 DAY OF August, 2009.

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.



Public Hearings Item No. 1

DATE: July 31, 2009

TO: City Council

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3357/Y-2009
Proposed Fire Station Red Deer County (applicant)
Units 17 & 18, Condo Plan 092-3280
Burnt Lake Business Park

History:

At the Monday July 13, 2009 Council Meeting Land Use Bylaw Amendment 3357/Y-2009 received first reading.

Land Use Bylaw Amendment 3357/Y-2009 is presented for Council's consideration. Land Use Bylaw Amendment 3357/Y-2009 allows for an unmanned County Fire Station to be located on a site at the corner of 75 Avenue (Burnt Lake Trail) and Burnt Basin Street within the Burnt Lake Business Park.

Public Consultation Process:

A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/Y-2009, to be held on Monday August 10, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider proceeding with second and third readings of Land Use Bylaw Amendment 3357/Y-2009.



Elaine Vincent
Manager



PARKLAND COMMUNITY PLANNING SERVICES

Originally presented
to Council at the
Monday July 13 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

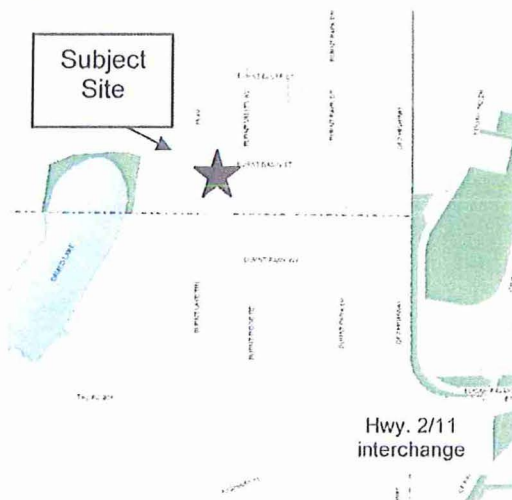
DATE: July 7, 2009

TO: Elaine Vincent, Manager, Legislative and Administrative Services

FROM: Tony Lindhout, Assistant City Planning Manager

RE: Land Use Bylaw Amendment No. 3357/Y-2009 – Proposed Fire Station
Red Deer County (applicant)
Units 17 & 18, Condo Plan 092-3280
Burnt Lake Business Park

An application has been made by Red Deer County to The City of Red Deer requesting a Land Use Bylaw amendment to allow for an unmanned County fire station to be located on a site at the corner of 75 Avenue (Burnt Lake Trail) and Burnt Basin Street within the Burnt Lake Business Park. This area is within the Queen's industrial development area, being within one of the eight quarter sections west of Highway QE2 that was annexed by The City of Red Deer in 2007. The subject site is zoned I-1 Industrial (Business Service) District wherein a fire station is neither a listed permitted or discretionary use.



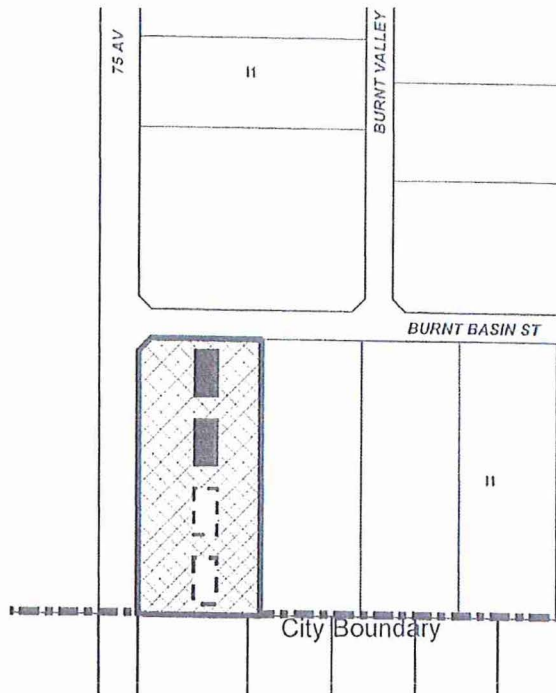
The proposed volunteer fire station will be run by Red Deer County and will be a replacement station for their current County Poplar Ridge and Central Park volunteer fire stations.

Development Proposal

Red Deer County is proposing to develop and locate an unmanned volunteer fire station within 2 end bays of an existing industrial condominium building on the site. This building is the second of two currently constructed on the site which ultimately will contain 4 industrial condominium buildings. The proposed fire station will be unmanned, and used primarily to contain, store and house fire trucks, fire fighting apparatus and ancillary equipment. The County has indicated that a maximum of 100 fire and/or emergency incidents per year would be responded to from this location.



Legislative and Administrative Services Manager
Land Use Bylaw Amendment 3357/Y-2009
Page 2



Although the subject parcel is a corner site, vehicular access to the site is only permitted from Burnt Basin Street (a local street) which runs along the north boundary of the site. 75 Avenue (Burnt Lake Trail) which runs along the site's west boundary, is an arterial roadway onto which individual parcel access is not permitted. Any fire trucks exiting the site must first drive northwards within the site onto Burnt Basin Street before accessing 75 Avenue which is currently constructed to a paved 2 lane road standard but will ultimately be upgraded to a full 4 lane paved arterial roadway. The 75 Ave/Burnt Basin Street intersection is an all-turns intersection.

Municipal Development Plan (MDP)

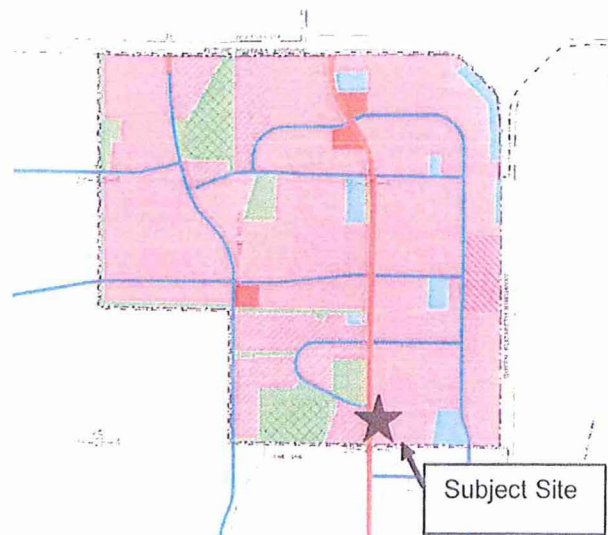
The City's MDP indicates that the subject site which is located within the Burnt Lake Industrial Park is designated for industrial land uses and development. The MDP indicates that industrial locations are meant to meet the needs of a broad range of industrial activities and that industrial areas rely on ready access to regional and provincial transportation infrastructure.

West QE2 Major Area Structure Plan

The subject site is located within the City's West QE2 Major Area Structure Plan (MASP) which indicates the subject site and general area is to be developed for city light industrial purposes. The MASP designates 75 Street (Burnt Lake Trail) as an arterial roadway that provides connection to both Highways 11 and 11A.

Land Use Bylaw (LUB)

The City's Land Use Bylaw does not list or allow for a fire station "use" within the I-1 Industrial (Business Service) District. Developments involving transportation facilities, the inside storage of large vehicles including oil patch fire fighting trucks and equipment have been allowed in the I-1 Industrial District as industrial support services. City administration has however, deemed that the proposed fire station, even if unmanned, goes beyond the normal activity of uses currently prescribed for the I-1 Industrial District. Therefore, a land use bylaw amendment is required as the proposed unmanned fire station facility does not fit within any of the current uses listed in the I-1 Industrial District.



Legislative and Administrative Services Manager
Land Use Bylaw Amendment 3357/Y-2009
Page 3

A land use bylaw amendment could potentially be approached using one of the following options:

1. to the I-1 Industrial District, add "fire station" as either a discretionary or permitted use,
2. for this site only, add as a site specific exception, a fire station facility as either a discretionary or permitted use, or
3. amend the definition of an appropriately listed discretionary I-1 Industrial use (e.g. Transportation, communication or utility facility) to include fire station.

Circulation Comments

While one referral response suggested that the LUB definition change (option 3) be used, the majority of other referral responses supported a LUB amendment application for an unmanned fire hall using the site specific (option 2) amendment alternative.

The following specific comments were also mentioned:

1. Question if fire hall use is compatible with proposed MASP industrial uses and vision.
2. Applicant will require an occupancy permit.
3. Fire hall must remain as an unmanned facility.
4. Concern that vehicular site access is only to a local roadway.
5. Precedent of accommodating a specific site use in a new developing industrial area.

Analysis

Fire stations generally are not found in urban industrial areas as municipal fire stations are normally manned facilities that include cooking facilities, living and overnight accommodation. From a safety and land use conflict perspective, manned fire stations would be in conflict with certain industrial uses such as the storage and handling of explosives & dangerous goods. The proposed unmanned fire station from a use perspective is effectively the inside storage of large (emergency) vehicles and related equipment within a warehouse type building. This is compatible with other industrial uses.

In this specific development proposal, planning staff acknowledge that the subject site is not an ideal location for a fire station notwithstanding that it will be unmanned. Although the proposed fire station is located on a corner site and that the number of emergency response events is not anticipated to exceed 100 calls per year, it is likely detrimental to the function of this fire station that fire/emergency vehicle access to the arterial roadway is indirect, limited and potentially constrained. With the proposed fire station being located within a portion of one building on a site that contains multiple buildings and multiple tenants, any emergency vehicles leaving the site would need to negotiate through other shared site space/activities such as tenant parking and movement of other large vehicles, etc. Notwithstanding some site limitations, the applicant has indicated that operationally, the site will work and function effectively for them. The current developer/landowner fully supports the proposed fire station use and location within the site.

The proposed LUB amendment conforms to the City's Municipal Development Plan and West QE2 Major Area Structure Plan. The proposal also allows Red Deer County to relocate their existing Central Park volunteer fire station, which is located on an existing Municipal Reserve (MR) parcel within the City's current Phase 1 annexation application. This is ultimately beneficial to the City in that it allows the MR parcel to be returned to park and open space uses once the station is relocated.

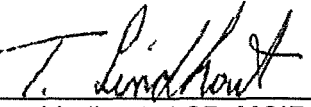
Legislative and Administrative Services Manager
Land Use Bylaw Amendment 3357/Y-2009
Page 4

Notwithstanding some site operational limitations, from a land use and planning perspective, a land use bylaw amendment to allow the location of an unmanned (volunteer) fire station at 37 Burnt Basin Street is supported by planning and administrative staff. The preferred LUB amendment option to facilitate this proposal would be the use of a "*site specific land use exception*". This LUB amendment application is considered a one time application for one very limited and specific use; it is very unlikely that any similar future request would be received. As always, any decision respecting unique land use applications must be dealt with on a case by case basis of their individual merit. Planning staff therefore recommend that the land use site specific exception shown below be added as a permitted use to Section 8.22 of the Land Use Bylaw (land use exceptions). By specifically referencing an "*unmanned fire station*", this use on this site could not become a manned fire station without a subsequent LUB amendment application and process.

- (x) One unmanned (volunteer) fire station to store and house fire trucks, fire fighting apparatus and related ancillary equipment in:
 - (1) Units 17 & 18, Condominium Plan 092 3280 (B7 & B8, 37 Burnt Basin Street)."

Recommendation

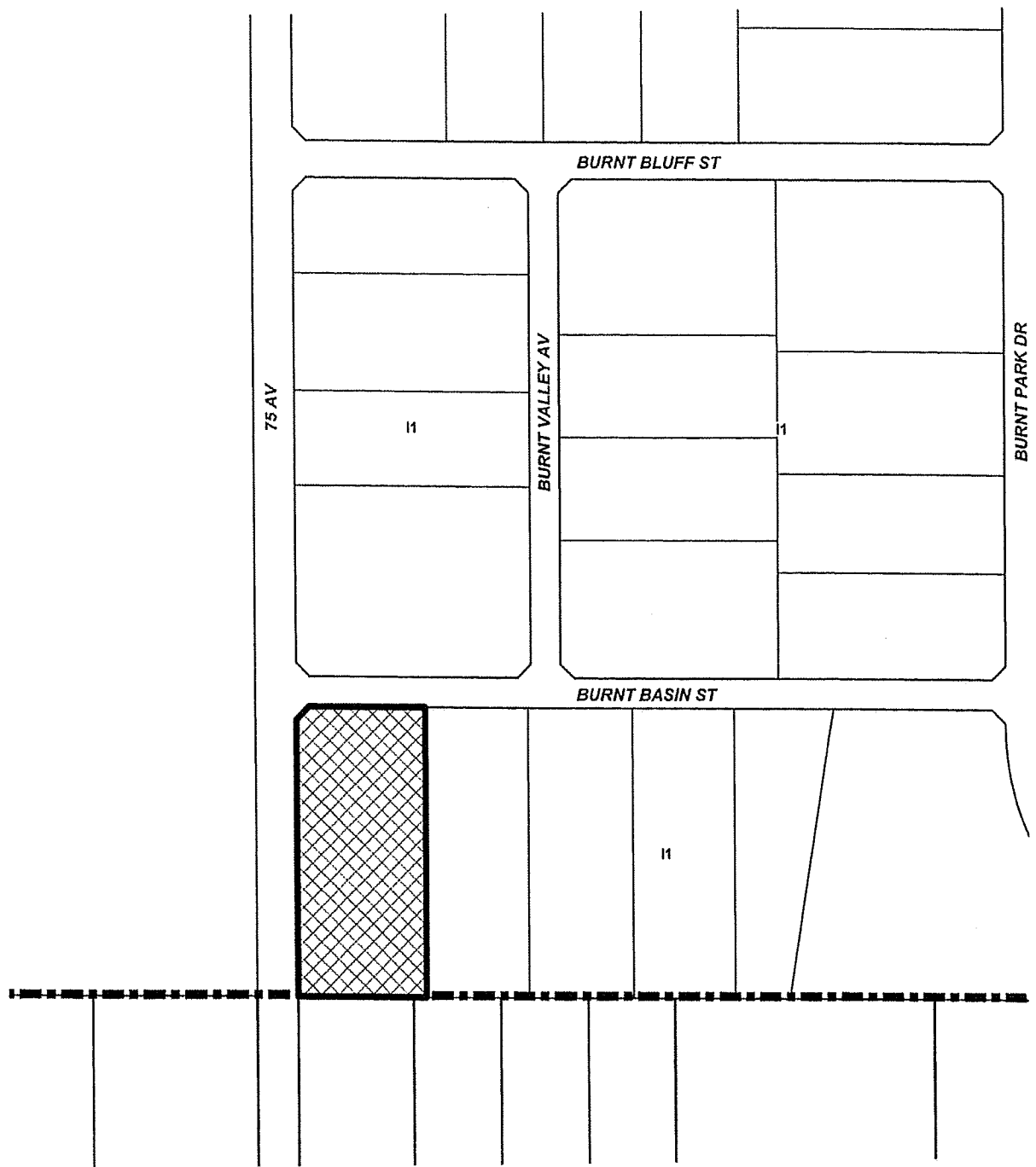
That City Council proceeds with first reading of Land Use Bylaw Amendment 3357/Y-2009 allowing for a site specific unmanned fire station in the Queen's industrial development area.



Tony Lindhout, ACP, MCIP
Assistant City Planning Manager

attachment (Bylaw 3357/Y-2009)

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

I1 - Industrial (Business Service) District



I1 to I1 with exception (1)(d)(x)

Change District from:

Proposed Amendment
Map: 14/2009
Bylaw: 3357/Y-2009

Council Decision – August 10, 2009

DATE: August 11, 2009
TO: Tony Lindhout, Assistant Planning Manager
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment No. 3357/Y-2009 – Proposed Fire Station
Red Deer County (Applicant)
Units 17 & 18, Condo Plan 092-3280 - Burnt Lake Business Park

Reference Report:

Legislative and Administrative Services Manager, dated July 31, 2009
Assistant City Planning Manager, dated July 7, 2009

Bylaw Readings:

Land Use Bylaw Amendment 3357/Y-2009 received first reading at the Monday, July 13, 2009 Council Meeting. The Bylaw was advertised. A Public Hearing was held with respect to Land Use Bylaw Amendment 3357/Y-2009 at the Monday, August 10, 2009 Council meeting and the Bylaw received second and third readings. A signed copy of the Bylaw will be forwarded in the near future.

Report Back to Council: No

Comments/Actions:

Land Use Bylaw Amendment No. 3357/Y-2009 allows for an unmanned County Fire Station to be located on site at the corner of 75 Avenue (Burnt Lake Trail) and Burnt Basin Street within the Burnt Lake Business Park.



Elaine Vincent
Legislative & Administrative Services Manager

cc:	Development Services Director	Jo-Ann Symington, Red Deer County
	Corporate Services Director	Leigh-Ann Butler, Graphics Supervisor
	Engineering Services Manager	Assessment and Taxation Manager
	Financial Services Manager	Inspections & Licensing Manager
	City Assessor	Property Assessment Technician
	Inspections & Licensing Supervisor	Land & Economic Development Manager
	Legislative Services Assistant, S. Milinovic	LAS File

BYLAW NO. 3357/Y-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 That "Use District Map H19" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14/2009 attached hereto and forming part of this bylaw.
- 2 That Section 8.22 (1)(d) of Land Use Bylaw 3357/2006 is amended by adding the following new subsection as a specifically designated permitted use:

 "**(x)** One unmanned (volunteer) fire station to store and house fire trucks, fire fighting apparatus and related ancillary equipment in:

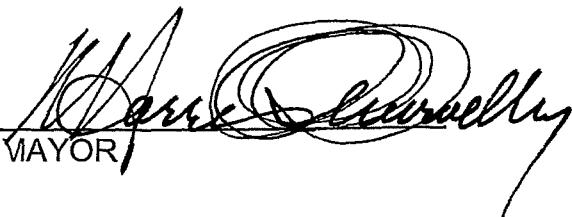
 (1) Units 17 & 18, Condominium Plan 092 3280 (B7 & B8, 37 Burnt Basin Street)."

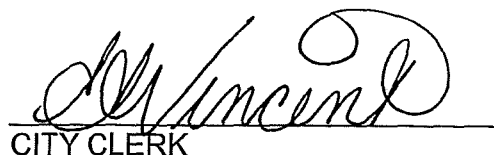
READ A FIRST TIME IN OPEN COUNCIL this 13th day of July 2009.

READ A SECOND TIME IN OPEN COUNCIL this 10th day of August 2009.

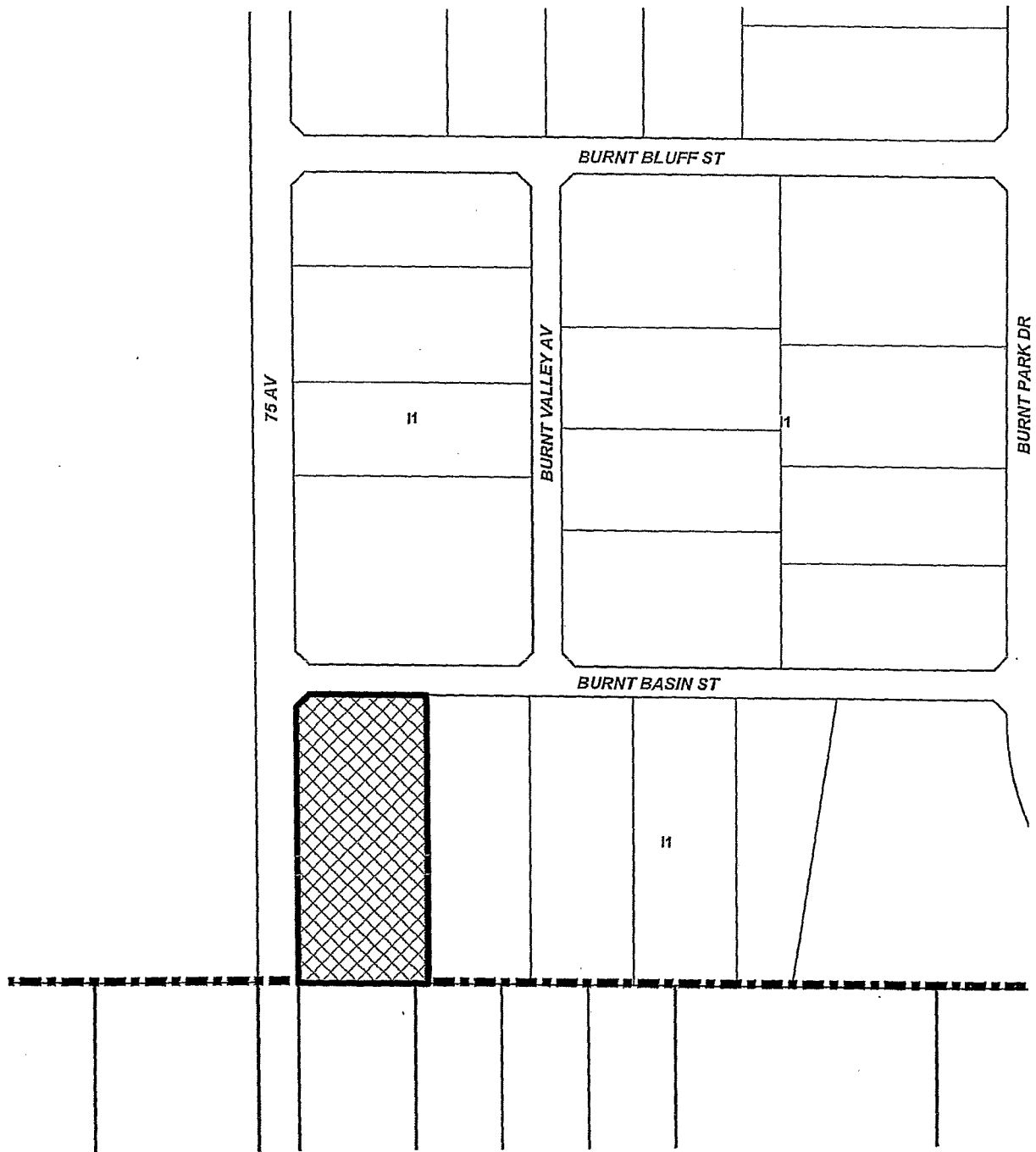
READ A THIRD TIME IN OPEN COUNCIL this 10th day of August 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10th day of August 2009.


MAYOR


CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

I1 - Industrial (Business Service) District



Change District from:
I1 to I1 with exception (1)(d)(x)

Proposed Amendment
Map: 14/2009
Bylaw: 3357/Y-2009

FILE COPY

The City of Red Deer
Bylaw Readings

Moved by Councillor: Parks Seconded by Councillor: Jeffries

That Land Use Bylaw Amendment No 3357/Y-2009

BE READ A FIRST TIME THIS 13th DAY OF July, 2009.

BE READ A SECOND TIME THIS 10th DAY OF AUGUST, 2009.

BE READ A THIRD TIME THIS 10th DAY OF AUGUST, 2009.

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 18, 2009

Ms. Jo-Ann Symington
Red Deer County
38106 RGE RD 275,
Red Deer County, AB T4S 2L9

Dear Ms. Symington:

**Re: *Land Use Bylaw 3357/Y-2009*
 Fire Station – Red Deer County
 *Units 17 & 18, Condo Plan 092-3280 – Burnt Lake Business Park***

At the City of Red Deer's Council Meeting held August 10, 2009, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3357/Y-2009*. Following the Public Hearing, *Land Use Bylaw Amendment 3357/Y-2009* was given second and third readings, a copy of which is attached.

Land Use Bylaw Amending 3357/Y-2009 provides for an unmanned County Fire Station to be located on a site at the corner of 75 Avenue (Burnt Lake Trail) and Burnt Basin Street within the Burnt Lake Business Park.

This office has advertised for the Public Hearing requirements and your organization is responsible for the advertising costs, estimated to be approximately \$800.00. An invoice will be forwarded in due course.

If you have any questions or require additional information, please contact me at 403.342.8201.

Sincerely,

Kim Woods
Council Services Coordinator

Encl.



Public Hearings Item No. 2

DATE: July 31, 2009

TO: City Council

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: 1) Designation of Municipal Historic Resources under the Alberta Historical Resources Act

- a) Bylaw 3425/2009
St. Luke's Anglican Church, 4929-54 Street (Lot 9-11, Block 14, Plan K)
- b) Bylaw 3426/2009
North Cottage School, 5704-60 Street (Lot S, Plan 4596NY)

2) Land Use Bylaw Amendment 3357/M-2009

History:

At the Monday July 31, 2009 Council Meeting Bylaw 3425/2009 and Bylaw 3426/2009 received three readings. Land Use Bylaw Amendment 3357/M-2009 received first reading.

Designation Bylaw 3425/2009 designates St. Luke's Anglican Church a Municipal Historic Resource under the Alberta Historical Resources Act. This Bylaw is registered on the title of the property.

Designation Bylaw 3426/2009 designated North Cottage School a Municipal Historic Resource under the Alberta Historical Resources Act. This Bylaw is registered on the title of the property.

Land Use Bylaw Amendment 3357/M-2009 requires updating to reflect St. Luke's Anglican Church and North Cottage School as additions in the HP - Historical Preservation Overlay District.

Public Consultation Process:

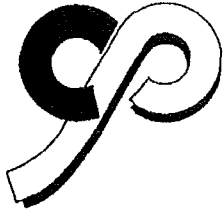
A Public Hearing has been advertised for Land Use Bylaw Amendment 3357/M -2009, to be held on Monday August 10, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider second and third readings of Land Use Bylaw Amendment 3357/M-2009.



Elaine Vincent
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally presented
to Council at the
Monday July 13
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

DATE: July 3, 2009

TO: Elaine Vincent, Legislative and Administrative Services Manager

FROM: Tara Lodewyk, Planner

RE: 1) Designation of Municipal Historic Resources under the *Alberta Historical Resources Act*
(a) Bylaw 3425/2009
St. Luke's Anglican Church, 4929 54 Street (Lot 9-11, Block 14, Plan K)

(b) Bylaw 3426/2009
North Cottage School, 5704 60 Street (Lot S, Block 4596NY)

2) Land Use Bylaw Amendment 3357/M-2009

Background

On April 1, 2009 the Province of Alberta discontinued the registered historic resource category of designation under the *Alberta Historical Resources Act*. This means that North Cottage School and St. Luke's Anglican Church, which are currently registered historic resources, will no longer be protected or able to apply for grants from the Province.

The process began in March to designate these sites as municipal historic resources under the *Alberta Historical Resources Act* with City Council issuing Notices of Intent to designate. Under the Act, after 60 days has passed and prior to 120 days from the date of serving the Notice of Intent to designate a municipal historic resource, Council can then pass a bylaw to designate the site. A designation bylaw for each of the sites and corresponding *Land Use Bylaw* amendment are proposed for Council's approval.

St. Luke's Anglican Church, 4924 54 Street

Council issued the Notice of Intent on March 23, 2009 to designate St. Luke's Anglican Church as a municipal historic resource. The Notice was served to the owners, Church of England Parish of St. Luke, on March 30, 2009. An advertisement was placed in the *Red Deer Advocate* advising the public of the Notice of Intent to designate. The 60 day waiting period expired on May 22, 2009.

North Cottage School, 5704 60 Street

Council issued the Notice of Intent on April 6, 2009 to designate North Cottage School as a municipal historic resource. The notice was served to the owners, Red Deer Public School District, on April 9, 2009. An advertisement was placed in the *Red Deer Advocate* advising the public of the Notice of Intent to designate. The 60 day waiting period expired on June 9, 2009.

Process

Since the passing of the Notice of Intent, PCPS has updated and reformatted the 2004 Statement of Significance (SOS) for each of the sites. The updated Statements of Significance are attached. These will be used by PCPS in evaluating any changes to the site and will also be submitted to the Provincial Registrar for placement on the Alberta and Canadian Registers of Historic Places (<https://hermis.alberta.ca/ARHP/>). Listing on the register is the final step that allows access to available funding programs from the provincial and federal governments.

**Bylaws to Designate St. Luke's Anglican Church and North Cottage School
as Municipal Historic Resources**
Page 2 of 2

Places listed on the register must meet criteria of significance and integrity as determined by the province.

PCPS has also worked with the city solicitors and property owners to sign a waiver of compensation. The *Alberta Historical Resources Act* says that an owner is entitled to compensation if the municipal historic resource designation is proven to have decreased the value of the site. Council, under the Act, must then provide the owner with compensation for the decrease in value. The waivers are signed by the owners of the sites waiving their right to any compensation from Council.

The City has not received any objections to the designation of St. Luke's Anglican Church or North Cottage School as a municipal historic resource.

Bylaws

Three separate bylaws are proposed:

1) Designation Bylaw 3425/2009

Bylaw 3425/2009 designates St. Luke's Anglican Church a Municipal Historic Resource under the *Alberta Historical Resources Act*. This bylaw is registered on the title of the property.

2) Designation Bylaw 3426/2009

Bylaw 3426/2009 designates North Cottage School a Municipal Historic Resource under the *Alberta Historical Resources Act*. This bylaw is registered on the title of the property.

3) Land Use Bylaw Amendment 3357/M-2009

With the passing of designation bylaws 3425/2009 and 3426/2009, the *Land Use Bylaw* HP-Historical Preservation Overlay District needs to be updated to reflect the designation of St. Luke's Anglican Church and North Cottage School as a municipal historic resources. This is accomplished with *Land Use Bylaw Amendment 3357/M-2009*.

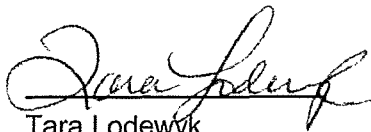
Recommendation

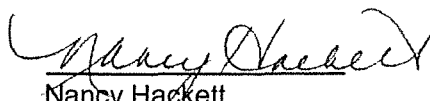
That City Council pass Bylaw 3425/2009 to designate St. Luke's Anglican Church, 4929 54 Street (Lots 9, 10 & 11, Block 14, Plan K) as a Municipal Historic Resource under the *Alberta Historical Resources Act*.

That City Council pass Bylaw 3426/2009 to designate North Cottage School, 5704 60 Street (Lot S, Block 4596NY), as a Municipal Historic Resource under the *Alberta Historical Resources Act*.

That City Council proceed with first reading of Land Use Bylaw amendment 3357/M-2009.

Sincerely,


Tara Lodewyk
Planner, ACP, MCIP


Nancy Hackett
City Planning Manager, ACP, MCIP

cc. Janet Pennington, Cody McClintock, Tom Ashton

The North 'Cottage' School

5704 60 Street



Description of the Historic Place

The 1911 North Cottage School is a two-storey, wood frame, four-square school house with a full length front covered porch. The school and surrounding school yard are located in historic North Red Deer known today as the neighbourhood of Riverside Meadows.

Heritage Value

North Cottage School is significant for its four square architectural style and association with the founding of North Red Deer. It exemplifies both the practicality and the aspirations of early settlers in the region.

Red Deer's earliest citizens viewed public education as a priority in developing culture and community spirit. In 1887, the first school between Calgary and Edmonton was constructed at the Crossing. In 1894, a permanent two-room brick building was constructed in the new town of Red Deer. By the turn of the century, this structure did not meet classroom needs and a new eight-room school was erected in 1907. With the peak of the immigration boom between 1910 and 1913, classroom space once again proved to be inadequate and the Red Deer Protestant School Board decided to build two identical cottage schools on either side of the river. The North Cottage School in Red Deer was constructed in 1911 and officially opened in January 1912. The Village of North Red Deer was founded in 1911 illustrating the importance of education in early community development.

North Cottage School was built according to a standard plan developed for the Department of Education by Mr. C.A. Sharman. Actual construction was undertaken by Baird and McKenzie, of North Red Deer at a cost of 3,925.00 dollars. Like most cottage schools, the North Red Deer School was designed to serve as a temporary structure until the local school age population grew large enough to justify a larger and more permanent

school. The North Cottage School consisted of two large rooms on two floors and it was initially planned to be convertible into a family residence when no longer required as a school building. The larger more permanent school was not built until 1954.

Architecturally, North Cottage School is the best example of four-square style in Red Deer. Of the two identical Cottage Schools building in Red Deer in 1911, only the North Cottage School remains and continues to operate as a school.

The Red Deer cottage schools were low-cost, wood frame buildings much like the temporary, pre-war cottage schools erected in Edmonton and Calgary. C.A. Sharman adapted the simple two-storey design to meet local requirements. The facade featured two doors: a central one to the main floor classroom, and a second one to the stairway, which led to the second floor. The Cottage School style is featured in the hipped roofs with turned wood posts, fret work, lattice screen, clapboard siding and roofed porch that ran the full length of the facade with hipped roofed. The North Red Deer School was renovated to its original condition in 1989.

Character Defining Elements

The character defining elements as expressed in the four square form, massing, and materials of the 1911 period of significance including:

- prominent signage in front dormer;
- pyramidal roof structure;
- full length porch with hipped roofs, fret work and turned wood posts;
- lattice screen;
- pattern and style of all windows;
- clapboard siding with corner boards;
- wooden shakes in gables;
- covered side entry.

St. Luke's Anglican Church

4929 54 Street



Description of the Historic Place

St. Luke's Anglican Church is a single story church building constructed of locally-quarried sandstone in the Gothic Revival style. Built between 1898 and 1906, the church features an irregularly shaped foot print with a prominent castlegated tower. It is located on the corner of Gaetz Avenue and 54 Street in downtown Red Deer.

Heritage Value

St. Luke's Anglican Church is significant for its Gothic Revival architectural style and association with Rev. Joshua Hinchcliffe and Rev. William H. Fanning-Harris.

St. Luke's Anglican Church, the oldest active church building in Red Deer, is an architectural landmark exemplifying the Gothic Revival style highlighted by a battlement tower and high pitched gable roofs. Locally-quarried, rusticated local sandstone was used in the construction and it is one of the few buildings in the Red Deer region made of this stone.

The church was constructed by the first Anglican parishioners, over an eight year period, under the direction of Rev. Joshua Hinchcliffe. The foundation was laid in 1898, the first section was completed in 1899, a second section in 1900 and an addition of a choir vestry and battlemented tower to the west end during 1905-1906. The latter addition was designed by local architect C.A. Julian-Sharman.

The association of the church with the Rev. Joshua Hinchcliffe is significant. As an architect, appointed rector of St. Luke's parish in 1898, Hinchcliffe played an instrumental role in the planning and design of the church in conjunction with a prominent firm of Edmonton architects Edmiston and Johnson. Prior to that, Hinchcliffe had worked extensively on the Blackfoot and Peigan reserves. He established St. Luke's as a vital part of the growing community. He was a military chaplain during World War I, and later a member of the British Columbia Legislature. He was admitted to the bar in 1932.

St. Luke's Anglican Church is also historically significant for its association with Rev. Webster Henry Fanning-Harris, a former rector who was the first Canadian chaplain killed in World War I, and to whom the church's 1920 central stained glass window is dedicated.

Character Defining Elements

The character defining elements as expressed in the form, massing, and materials of the 1898-1906 period of significance:

Gothic Revival elements including:

- high pitched gable roofs;
- pointed windows and entries;
- pattern, style and construction of all windows especially the large nave windows and grouped trinity windows;
- flush eaves and verges;
- battlemented tower;
- finials.

Interior features including:

- exposed ornate wood roof trusses;
- stained glass windows;
- wooden pews;
- furnishes;
- finishes.

Council Decision – August 10, 2009

DATE: August 11, 2009

TO: Tara Lodewyk, Parkland Community Planning Services

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: 1) Designation of Municipal Historical Resources under the *Alberta Historical Resources Act*
(a) Bylaw 3425/2009 – St. Luke's Anglican Church, 4929-54 Street (Lot 9-11, Block 14, Plan K)
(b) Bylaw 3426/2009 – North Cottage School, 5704-60 Street (Lot S, Block 4596NY)
2) Land Use Bylaw Amendment 3357/M-2009

Reference Report:

Legislative and Administrative Services Manager, dated July 31, 2009

Parkland Community Planning Services, dated July 3, 2009

Bylaw Readings:

Bylaw 3425/2009 and Bylaw 3426/2009 received three readings at the Monday, July 13, 2009 Regular Council meeting. Land Use Bylaw 3357/M-2009 received first reading at the Monday, July 13, 2009 Council Meeting. Land Use Bylaw 3357/M-2009 was advertised. Public Hearing was held with respect to the Bylaw at the Monday, August 10, 2009 Council meeting and the Bylaw received the second reading.

Resolution:

"Resolved that Council of the City of Red Deer after considering the report from Parkland Community Planning Services, dated July 3, 2009 Re: (1) Designation of Municipal Historic Resources under the *Alberta Historical Resources Act* (a) Bylaw 3425/2009 – St. Luke's Anglican Church, 4929 54 Street (Lot 9-11, Block 14, Plan K), (b) Bylaw 3426/2009 – North Cottage School, 5704 60 Street (Lot S, Block 4596NY) and 2) Land Use Bylaw Amendment 3357/M-2009, hereby agrees to table third reading of the Land Use Bylaw Amendment No. 3357/M-2009 to the Monday, September 21, 2009 Regular Council meeting to allow time to receive the Waiver of Compensation for the North Cottage School."

MOTION CARRIED

Report Back to Council: Yes – September 21, 2009

Comments/Actions:

Bylaws 3425/2009 and 3426/2009 will impact the Land Use Bylaw HP – Historical Preservation Overlay District. Historical Preservation Overlay District requires the addition of the designation of St. Luke's Anglican Church and North Cottage School as municipal historic resources.



Elaine Vincent
Legislative & Administrative Services Manager

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



Reports Item No. 1

Community Services

Date: July 30, 2009
To: Elaine Vincent, Legislative & Administrative Services Manager
From: Angus Schaffenburg, ACP, MCIP, Major Projects Planner, Community Services
Subject: Second Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP)

Purpose:

This report is the annual review of the IDP, adopted July 5, 2007, as called for in Policy 3.9.3 (2) that states: "Annually, the City and County Managers shall review this Plan to determine the advisability of an amendment."

Background:

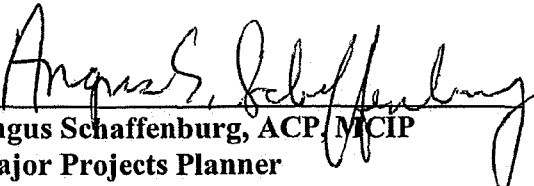
The purpose of this annual review is to ensure: the plan remains current. Attachment A provides an update on various initiatives that are mandated by the IDP. Over the past year, several joint initiatives have been examined by City and County Staff. These include: Public Transit, Regional Servicing, Plasco, Canyon Ski Hill and Recreation Area, the Airport, Ring Road Locations, sour oil and gas issues, the Joint Planning Initiative, Riverview Park Servicing, the Compensation Study, the Entryway Study and a River Valley and Tributaries Park Concept Plan. Attachment A provides an update on the various initiatives that are mandated by the IDP. Unfortunately, some of these studies such as the Joint Planning Initiative have not progressed as quickly as expected. The entire IDP is available separately.

Discussion:

The Administrations have reviewed each of the policies and Map 1 in the IDP, with a view to determining if any amendments should be considered at this time. No amendments are recommended as a result of this annual review due to the delay in completing the Joint Planning Initiative. Completion of the JPI and the other planning projects that are underway may result in amendments during the remainder of 2009 or early 2010 prior to the third annual review of the IDP in 2010.

Recommendation:

That in response to this second annual IDP review, the Councils direct that any required amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted July 2007, be proposed after the tabling of the Joint Planning Initiative that is scheduled for completion in the remainder of 2009 or early 2010.


Angus Schaffenburg, ACP, MCIP
Major Projects Planner

Attachment A: Review of Selected Plan Policies

<p>Policy 3.2.3 (3)(a) Establish a continuous intermunicipal park system, where possible, focused on the floodways and flood fringes, and other natural areas of Waskasoo Creek, Piper Creek, Red Deer River and Blindman River.</p>	<p>The City awarded, in later May 2008, a contract for O2 Planning and Design to prepare the River Valley and Tributaries Park Space Concept Plan. This study will look at River Valleys (Red Deer River and Blindman River) and Tributaries (Waskasoo Creek, Piper Creek, Sylvan Creek and any other major tributaries) within IDP Plan Boundary. The Red Deer County Open Space Master Plan (OSMP), approved by County Council in 2009, will be used in the development of this study. A second draft of the River Valley and Tributaries Park Space Concept Plan is being reviewed by Administrations of both municipalities. The Steering Committee includes members from the administrations of municipalities, the Red Deer River Naturalists, the Alberta TrailNet Society, and Waskasoo Environmental Education Society.</p>
<p>Policy 3.3.3 (1) Review the Highways 2/2A Corridor Study as part of the major area structure plan process referred to in this Plan with the intent of identifying any need for improvements that would help meet the objective of a positive and welcoming appearance.</p>	<p>A public workshop was held in July 2008 and the last public meeting was held in December 2008. Under the direction of the Steering Committee (with members from both Administrations), the consultant (AECOM) is continuing to work on a draft document, which should be finalized this summer. The intent is that the report will go before both councils for approval as a planning tool.</p>
<p>Policy 3.4.1 (1) The broad growth framework illustrated on Map 1 reflects the cooperative vision for intermunicipal development. Map 1 shows the areas to which The County intends to focus its growth and also identifies The City's Growth Area. Map 1 further identifies the Agricultural or Open Space Area. The Collaborative Planning Area is also identified on Map 1 and comprises the remainder of the area within the Intermunicipal Development Plan Boundary.</p>	<p>See below.</p>
<p>Policy 3.4.1 (2) It is imperative for the orderly and sustainable development of both municipal jurisdictions that the lands within the Intermunicipal Development Plan Boundary are comprehensively and jointly planned by both municipalities in the form of major area structure plans, the boundaries of which could extend beyond the Intermunicipal Development Plan Boundary. The purpose of these plans is to provide a long range planning framework for the development of City and County Growth Areas, and to collaboratively determine the most suitable interim and long term use of the lands within the Collaborative Planning Areas</p>	<p>The more detailed planning within this growth framework is being undertaken with the Springbrook-Gasoline Alley Major Area Structure Plan and the County and City Joint Planning Initiative (JPI). The Springbrook-Gasoline Alley Major Area Structure Plan is being reviewed. AECOM has been contracted to lead the joint JPI, which will help plan the City Growth Area and the Collaborative Planning Area. The first Open House for the JPI, held on March 15, 2008 presented the concept of the JPI Project and had a presentation from Randall Arendt with an estimated attendance of 360 people. Those persons who indicated on March 15 that they wanted to participate further were invited to workshops on Tuesday, June 17 or Wednesday, June 18 with a general open house held the morning of June 21, 2008. Based on the scope of this planning exercise, the draft plan is taking longer than expected to complete. The Administrations are presently working with AECOM on this draft document. A public meeting, for which no timeframe has been set, will provide opportunities for the public to review and comment on</p>

	<p>the land use policies that the consultant team has drafted. The input received from the public will be used to revise the draft policies and develop final ones for review by the County and City Councils. The statutory policies to be prepared by the consultant are intended by the Administrations to be amendments to the IDP as opposed to the earlier direction that they be a stand alone statutory document. The implications of this approach will be discussed with both Councils along with the substance of the proposed policies.</p>
<p>Policy 3.4.3 (a) (II) Place a priority on achieving higher densities within both The County's and The City's Growth Areas.</p>	<p><u>The City and County of Red Deer Density Study: Background Report</u>, July 2008 was prepared by planning staff at the County and the City (The study is available separately). Both municipalities have major initiatives which will lead to increased urban densities such as the development proposed for Gasoline Alley West, the policies in the Red Deer's Greater Downtown Action Plan, and the 2008 amendments to The City of Red Deer MDP to remove any limits on residential density. Therefore, both Administrations have agreed to not move forward with a second phase of the density study. The planning work and studies underway are felt to be sufficient to meet the objective of increased residential densities.</p>
<p>Policy 3.4.3 (b) (V) Provide that The County shall consult with the City prior to the disposition of reserve lands within The City of Red Deer Growth Area. Upon issuance of an annexation order, the County shall transfer to the City all public reserve lands within the annexed area together with funds equal to the value of cash in lieu of reserves plus the proceeds of the disposition of any reserve lands within the annexed area received by the County after the date of the adoption of this Plan.</p>	<p>The County did consult with the City on the reserve land in Central Park, which is within the Phase I annexation request. After the consultation it was agreed not to consider transferring these lands to the community association.</p>
<p>Policy 3.5.1 (I) Coordination of County and City infrastructure and services is required in order to ensure efficiency. Infrastructure includes, for example, roads, trails and utilities, the latter which includes sewer, water, storm water management, electrical, gas, and telecommunication such as phone, digital cable and fiber optics. Services include, for example, community services and amenities, recreation services and amenities, transit, emergency services and waste management facilities.</p>	<p>Senior administration have been meeting on a regular basis to discuss various infrastructure issues such as the Central Alberta Regional Wastewater System, domestic water services to Gasoline Alley and Springbrook, and joint recreational options. Transit service to Gasoline Alley and Springbrook, provided on contract by The City, and is scheduled to begin in August 2009.</p> <p>Both municipalities are involved in the agreement for the Plasco Plant to be built at the Horn Hill Waste Transfer Site east of Penhold, FCSS, and the River Valley and Tributaries Park Space Concept Plan.</p>
<p>[Policy 3.5.1 (2) Coordination requires that the two municipalities inform each other, on a</p>	<p>See comments immediately above.</p>

regular basis, of infrastructure and services requirements within the Intermunicipal Development Plan Boundary and recognize the need to protect the proposed location of these systems from development that may hinder their implementation.	
Policy 3.5.1 (3) The Red Deer Regional Airport is a strategic facility of common interest and its continued operation and unhindered expansion must be protected	The Red Deer Regional Airport Functional Study, with funding from both municipalities, was completed March 20, 2009.
Policy 3.5.3 (9) The County shall provide The City with all application information received from Provincial agencies related to oil and gas wells and infrastructure within the Intermunicipal Development Plan Boundary and within any additional area as the two municipalities may agree upon from time to time. The County will include The City's comments in the response back to the applicable Provincial agency, and shall provide a copy of these comments to The City. The two municipalities will establish a joint administrative protocol to deal with this process.	<p>These applications are being provided to The City by the County. The City has also established an Oil and Gas Liaison Officer position through Parkland Community Planning Services.</p> <p>After an Administrative review of the process it has been determined that a better protocol than the one outlined in the IDP is for The City to provide their comments on the oil and gas referrals directly to the company with a copy to the County. If the City has concerns with the proposed oil and gas development then the letter should also be copied to the Energy Resources Conservation Board (ERCB). When this protocol has been tested and is acceptable to both municipalities Policy 3.5.3(9) should be amended.</p>
Policy 3.6.3 (1) The City and County agree that it would be desirable to have Annexation of the City Growth Area completed during the ten years of this Plan. The City and County also agree that it is desirable for any Annexation applications to be for large areas of land and for the next ¹ Annexation application to occur within 3 years of the date of adoption of this Plan.	<p>The City has requested that the effective date of the Phase I annexation, approximately 47 quarter sections, be September 1, 2009. The County and City are presently awaiting the decision of the Province on this application, with the public hearing having been held by the Municipal Government Board in December of 2008.</p> <p>The IDP suggests that the next application for annexation should be filed during 2010.</p>
Policy 3.6.3 (2) The City shall endeavor to annex all lands within the City Growth Area within ten years of the date of adoption of this Plan subject to Agreement with the County on Compensation, the financial capability of The City and the ability of The City to meet all Statutory and Municipal Government Board requirements for Annexation.	<p>City administration is studying the scale of the next annexation. This matter will be discussed with the two Councils.</p> <p>The compensation agreement between the City and the County for annexation was completed in 2008.</p> <p>Both municipalities are exploring, in a preliminary way, the advantages and disadvantages of asking for specialized municipality status.</p>

¹ 'Next' refers to any annexation application that follows the industrial annexation application being considered by the Municipal Government Board prior to the adoption of this Plan and the residential annexation application which is being initiated in 2007 for lands north and east of The City's May 31, 2007 municipal boundary, including Riverview Park and Heritage Ranch.

<p>Policy 3.6.3 (3) The County shall support land purchases by The City within The City of Red Deer Growth Area.</p>	<p>No requests have been made by The City in the second annual review period.</p>
<p>Policy 3.6.3 (7) Compensation for the Phase I Annexation area and the formula for all future annexations are attached hereto as Appendix "A", "FINAL ANNEXATION COMPENSATION AGREEMENT" in this Plan. The Phase I annexation area is defined in the Notice of Intent to Annex of July 17, 2007 sent to the Municipal Government Board.</p>	<p>This new policy and Appendix "A," which contains the compensation amounts for Phase I and the compensation formula for the remainder of the City Growth Area were adopted on December 16, 2008 by Red Deer County and January 12, 2009 by City of Red Deer.</p>
<p>Policy 3.7.3.1 Review of Area Structure Plan, Concept Plan or Outline Plan Proposals or Amendments and Redesignation, Subdivision or Development Permit Applications</p> <ol style="list-style-type: none"> 1. The County and The City administrations shall jointly review all area structure plan, concept plan or outline plan proposals or amendments and redesignation, subdivision or development permit applications: <ol style="list-style-type: none"> a) Within The City's Growth Area prior to annexation; and b) Within the Collaborative Planning Areas and Agriculture or Open Space Area until a Major Area Structure Plan has been adopted. 2. An area structure plan, concept plan or outline plan proposal or amendment and a redesignation, subdivision or development permit application that is inconsistent with an adopted major area structure plan shall be refused or not considered further. 	<p>During this second year (June '08 thru May '09) of the 2007 City/County IDP, the City/County Application Review Team (City planners & County planners and development staff) met 9 times. Received applications comprised of development permit applications, rezoning applications and subdivision applications. All applications and matters were resolved at this joint administrative level with no need to forward any application on to the City/County Managers for resolution.</p>
<p>Policy 3.7.3.3 Resolution of Disagreements on the Interpretation of this Plan and Other Matters of Disagreement</p> <ol style="list-style-type: none"> 1. If there are any disagreements as to interpretation or implication of this Plan (excluding the matters referred to in Section 3.7.3.2), the following resolution 	<p>There have been no matters of disagreement.</p>

<p>process shall be used:</p> <ul style="list-style-type: none"> a) When the municipalities disagree, either party may by written notice identify the disagreement and initiate this disagreement resolution process. b) No further action shall be taken on the matter in disagreement until resolution of the disagreement has been determined. c) A mutually agreed upon registered professional planner shall be named to facilitate resolution of the disagreement. The two municipalities shall share equally in the cost of the facilitator's remuneration, travel and lodging expenses. This facilitated mediation shall take place and be concluded within thirty days of the disagreement being identified. d) If the disagreement is resolved, the municipalities shall proceed to take appropriate further action in accordance with the resolution. e) Automatically and immediately referred to the Intermunicipal Disagreement Resolution Board on the thirty first day. 	
<p>Policy 3.8.3 (1) The Councils of Red Deer County and The City of Red Deer shall, by Bylaw pursuant to the Municipal Government Act, jointly appoint an Intermunicipal Subdivision and Development Appeal Board to hear appeals in accordance with the Municipal Government Act, relevant to subdivision or development permit applications within The City's Growth Area prior to annexation, and within the Collaborative Planning Areas and the Agricultural or Open Space Area until a Major Area Structure Plan has been</p>	<p>The Intermunicipal Subdivision and Development Appeal Board Bylaws were approved May 5 by City Council on May 5 and County Council on May 6, 2008. Public Hearings have been held by the Board on October 30th 2008 and February 5, 2009 (two matters).</p>

adopted.	
<p>Policy 3.8.3 (2) The Intermunicipal Subdivision and Development Appeal Board shall be composed of seven members, consisting of three residents of each municipality, of which not more than one may be a member of each Council, and a chair mutually agreed upon by both Councils. If the two Councils cannot agree on a Chair, the two Councils shall submit their nominations to a judge at the Court of Queen's Bench of Alberta, whose decision shall be final.</p>	<p>Both Councils did jointly agree on the appointment of the Chairperson Don Sibbold. The other appointments were made as well by each Council in September 2008.</p>
<p>Policy 3.9.3 (2) Annually, the City and County Managers shall review this Plan to determine the advisability of an amendment. Within one month after the anniversary of the adoption of this Plan the results of this review shall be presented to an intermunicipal meeting of the two Councils. The Councils shall direct which amendments, if any, are to be proceeded with, and the municipal administrations shall commence a public plan amendment process immediately.</p>	<p>The second annual review is being conducted in July 2009, with this report as the basis for the review. The recommendation by the Administrations for the First Annual Review, which was accepted by County Council on July 9, 2008 and City Council July 14, 2008 was: "That in response to this first annual IDP review, the Councils direct that no amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted July 2007, are required at this time".</p> <p>In addition, in accepting the recommendation, County Council added: "and that discussion on a variety of topics, such as recreation, public transit, transfer of development authority, annexation, sour oil and gas development, compensation, and municipal water and sewer continue."</p>

Comments:

We support the recommendation of Administration. The County of Red Deer formally passed a resolution at their meeting on Tuesday August 4, 2009 agreeing that any required amendments to the Intermunicipal Development Plan be proposed after the tabling of the Joint Planning Initiative.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

Community Services

Date: July 30, 2009
To: Elaine Vincent, Legislative & Administrative Services Manager
From: Angus Schaffenburg, ACP, MCIP, Major Projects Planner, Community Services
Subject: Second Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP)

Purpose:

This report is the annual review of the IDP, adopted July 5, 2007, as called for in Policy 3.9.3 (2) that states: "Annually, the City and County Managers shall review this Plan to determine the advisability of an amendment."

Background:

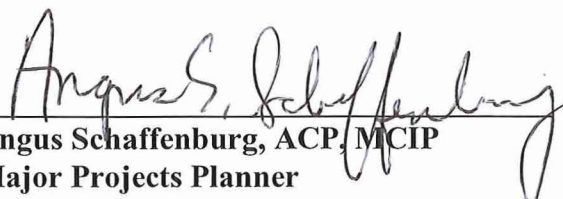
The purpose of this annual review is to ensure: the plan remains current. Attachment A provides an update on various initiatives that are mandated by the IDP. Over the past year, several joint initiatives have been examined by City and County Staff. These include: Public Transit, Regional Servicing, Plasco, Canyon Ski Hill and Recreation Area, the Airport, Ring Road Locations, sour oil and gas issues, the Joint Planning Initiative, Riverview Park Servicing, the Compensation Study, the Entryway Study and a River Valley and Tributaries Park Concept Plan. Attachment A provides an update on the various initiatives that are mandated by the IDP. Unfortunately, some of these studies such as the Joint Planning Initiative have not progressed as quickly as expected. The entire IDP is available separately.

Discussion:

The Administrations have reviewed each of the policies and Map 1 in the IDP, with a view to determining if any amendments should be considered at this time. No amendments are recommended as a result of this annual review due to the delay in completing the Joint Planning Initiative. Completion of the JPI and the other planning projects that are underway may result in amendments during the remainder of 2009 or early 2010 prior to the third annual review of the IDP in 2010.

Recommendation:

That in response to this second annual IDP review, the Councils direct that any required amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted July 2007, be proposed after the tabling of the Joint Planning Initiative that is scheduled for completion in the remainder of 2009 or early 2010.


Angus Schaffenburg, ACP, MCIP
Major Projects Planner

Attachment A: Review of Selected Plan Policies

<p>Policy 3.2.3 (3)(a) Establish a continuous intermunicipal park system, where possible, focused on the floodways and flood fringes, and other natural areas of Waskasoo Creek, Piper Creek, Red Deer River and Blindman River.</p>	<p>The City awarded, in later May 2008, a contract for O2 Planning and Design to prepare the River Valley and Tributaries Park Space Concept Plan. This study will look at River Valleys (Red Deer River and Blindman River) and Tributaries (Waskasoo Creek, Piper Creek, Sylvan Creek and any other major tributaries) within IDP Plan Boundary. The Red Deer County Open Space Master Plan (OSMP), approved by County Council in 2009, will be used in the development of this study. A second draft of the River Valley and Tributaries Park Space Concept Plan is being reviewed by Administrations of both municipalities. The Steering Committee includes members from the administrations of municipalities, the Red Deer River Naturalists, the Alberta TrailNet Society, and Waskasoo Environmental Education Society.</p>
<p>Policy 3.3.3 (1) Review the Highways 2/2A Corridor Study as part of the major area structure plan process referred to in this Plan with the intent of identifying any need for improvements that would help meet the objective of a positive and welcoming appearance.</p>	<p>A public workshop was held in July 2008 and the last public meeting was held in December 2008. Under the direction of the Steering Committee (with members from both Administrations), the consultant (AECOM) is continuing to work on a draft document, which should be finalized this summer. The intent is that the report will go before both councils for approval as a planning tool.</p>
<p>Policy 3.4.1 (1) The broad growth framework illustrated on Map 1 reflects the cooperative vision for intermunicipal development. Map 1 shows the areas to which The County intends to focus its growth and also identifies The City's Growth Area. Map 1 further identifies the Agricultural or Open Space Area. The Collaborative Planning Area is also identified on Map 1 and comprises the remainder of the area within the Intermunicipal Development Plan Boundary.</p>	<p>See below.</p>
<p>Policy 3.4.1 (2) It is imperative for the orderly and sustainable development of both municipal jurisdictions that the lands within the Intermunicipal Development Plan Boundary are comprehensively and jointly planned by both municipalities in the form of major area structure plans, the boundaries of which could extend beyond the Intermunicipal Development Plan Boundary. The purpose of these plans is to provide a long range planning framework for the development of City and County Growth Areas, and to collaboratively determine the most suitable interim and long term use of the lands within the Collaborative Planning Areas</p>	<p>The more detailed planning within this growth framework is being undertaken with the Springbrook-Gasoline Alley Major Area Structure Plan and the County and City Joint Planning Initiative (JPI). The Springbrook-Gasoline Alley Major Area Structure Plan is being reviewed. AECOM has been contracted to lead the joint JPI, which will help plan the City Growth Area and the Collaborative Planning Area. The first Open House for the JPI, held on March 15, 2008 presented the concept of the JPI Project and had a presentation from Randall Arendt with an estimated attendance of 360 people. Those persons who indicated on March 15 that they wanted to participate further were invited to workshops on Tuesday, June 17 or Wednesday, June 18 with a general open house held the morning of June 21, 2008. Based on the scope of this planning exercise, the draft plan is taking longer than expected to complete. The Administrations are presently working with AECOM on this draft document. A public meeting, for which no timeframe has been set, will provide opportunities for the public to review and comment on</p>

	<p>the land use policies that the consultant team has drafted. The input received from the public will be used to revise the draft policies and develop final ones for review by the County and City Councils. The statutory policies to be prepared by the consultant are intended by the Administrations to be amendments to the IDP as opposed to the earlier direction that they be a stand alone statutory document. The implications of this approach will be discussed with both Councils along with the substance of the proposed policies.</p>
<p>Policy 3.4.3 (a) (II) Place a priority on achieving higher densities within both The County's and The City's Growth Areas.</p>	<p><u>The City and County of Red Deer Density Study: Background Report</u>, July 2008 was prepared by planning staff at the County and the City (The study is available separately). Both municipalities have major initiatives which will lead to increased urban densities such as the development proposed for Gasoline Alley West, the policies in the Red Deer's Greater Downtown Action Plan, and the 2008 amendments to The City of Red Deer MDP to remove any limits on residential density. Therefore, both Administrations have agreed to not move forward with a second phase of the density study. The planning work and studies underway are felt to be sufficient to meet the objective of increased residential densities.</p>
<p>Policy 3.4.3 (b) (V) Provide that The County shall consult with the City prior to the disposition of reserve lands within The City of Red Deer Growth Area. Upon issuance of an annexation order, the County shall transfer to the City all public reserve lands within the annexed area together with funds equal to the value of cash in lieu of reserves plus the proceeds of the disposition of any reserve lands within the annexed area received by the County after the date of the adoption of this Plan.</p>	<p>The County did consult with the City on the reserve land in Central Park, which is within the Phase I annexation request. After the consultation it was agreed not to consider transferring these lands to the community association.</p>
<p>Policy 3.5.1 (I) Coordination of County and City infrastructure and services is required in order to ensure efficiency. Infrastructure includes, for example, roads, trails and utilities, the latter which includes sewer, water, storm water management, electrical, gas, and telecommunication such as phone, digital cable and fiber optics. Services include, for example, community services and amenities, recreation services and amenities, transit, emergency services and waste management facilities.</p>	<p>Senior administration have been meeting on a regular basis to discuss various infrastructure issues such as the Central Alberta Regional Wastewater System, domestic water services to Gasoline Alley and Springbrook, and joint recreational options. Transit service to Gasoline Alley and Springbrook, provided on contract by The City, and is scheduled to begin in August 2009.</p> <p>Both municipalities are involved in the agreement for the Plasco Plant to be built at the Horn Hill Waste Transfer Site east of Penhold, FCSS, and the River Valley and Tributaries Park Space Concept Plan.</p>
<p>[Policy 3.5.1 (2) Coordination requires that the two municipalities inform each other, on a</p>	<p>See comments immediately above.</p>

regular basis, of infrastructure and services requirements within the Intermunicipal Development Plan Boundary and recognize the need to protect the proposed location of these systems from development that may hinder their implementation.	
Policy 3.5.1 (3) The Red Deer Regional Airport is a strategic facility of common interest and its continued operation and unhindered expansion must be protected	The Red Deer Regional Airport Functional Study, with funding from both municipalities, was completed March 20, 2009.
Policy 3.5.3 (9) The County shall provide The City with all application information received from Provincial agencies related to oil and gas wells and infrastructure within the Intermunicipal Development Plan Boundary and within any additional area as the two municipalities may agree upon from time to time. The County will include The City's comments in the response back to the applicable Provincial agency, and shall provide a copy of these comments to The City. The two municipalities will establish a joint administrative protocol to deal with this process.	<p>These applications are being provided to The City by the County. The City has also established an Oil and Gas Liaison Officer position through Parkland Community Planning Services.</p> <p>After an Administrative review of the process it has been determined that a better protocol than the one outlined in the IDP is for The City to provide their comments on the oil and gas referrals directly to the company with a copy to the County. If the City has concerns with the proposed oil and gas development then the letter should also be copied to the Energy Resources Conservation Board (ERCB). When this protocol has been tested and is acceptable to both municipalities Policy 3.5.3(9) should be amended.</p>
Policy 3.6.3 (1) The City and County agree that it would be desirable to have Annexation of the City Growth Area completed during the ten years of this Plan. The City and County also agree that it is desirable for any Annexation applications to be for large areas of land and for the next ¹ Annexation application to occur within 3 years of the date of adoption of this Plan.	<p>The City has requested that the effective date of the Phase I annexation, approximately 47 quarter sections, be September 1, 2009. The County and City are presently awaiting the decision of the Province on this application, with the public hearing having been held by the Municipal Government Board in December of 2008.</p> <p>The IDP suggests that the next application for annexation should be filed during 2010.</p>
Policy 3.6.3 (2) The City shall endeavor to annex all lands within the City Growth Area within ten years of the date of adoption of this Plan subject to Agreement with the County on Compensation, the financial capability of The City and the ability of The City to meet all Statutory and Municipal Government Board requirements for Annexation.	<p>City administration is studying the scale of the next annexation. This matter will be discussed with the two Councils.</p> <p>The compensation agreement between the City and the County for annexation was completed in 2008.</p> <p>Both municipalities are exploring, in a preliminary way, the advantages and disadvantages of asking for specialized municipality status.</p>

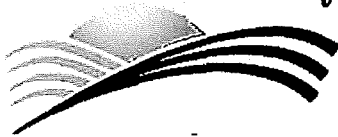
¹ 'Next' refers to any annexation application that follows the industrial annexation application being considered by the Municipal Government Board prior to the adoption of this Plan and the residential annexation application which is being initiated in 2007 for lands north and east of The City's May 31, 2007 municipal boundary, including Riverview Park and Heritage Ranch.

<p>Policy 3.6.3 (3) The County shall support land purchases by The City within The City of Red Deer Growth Area.</p>	<p>No requests have been made by The City in the second annual review period.</p>
<p>Policy 3.6.3 (7) Compensation for the Phase I Annexation area and the formula for all future annexations are attached hereto as Appendix "A", "FINAL ANNEXATION COMPENSATION AGREEMENT" in this Plan. The Phase I annexation area is defined in the Notice of Intent to Annex of July 17, 2007 sent to the Municipal Government Board.</p>	<p>This new policy and Appendix "A," which contains the compensation amounts for Phase I and the compensation formula for the remainder of the City Growth Area were adopted on December 16, 2008 by Red Deer County and January 12, 2009 by City of Red Deer.</p>
<p>Policy 3.7.3.1 Review of Area Structure Plan, Concept Plan or Outline Plan Proposals or Amendments and Redesignation, Subdivision or Development Permit Applications</p> <ol style="list-style-type: none"> 1. The County and The City administrations shall jointly review all area structure plan, concept plan or outline plan proposals or amendments and redesignation, subdivision or development permit applications: <ol style="list-style-type: none"> a) Within The City's Growth Area prior to annexation; and b) Within the Collaborative Planning Areas and Agriculture or Open Space Area until a Major Area Structure Plan has been adopted. 2. An area structure plan, concept plan or outline plan proposal or amendment and a redesignation, subdivision or development permit application that is inconsistent with an adopted major area structure plan shall be refused or not considered further. 	<p>During this second year (June '08 thru May '09) of the 2007 City/County IDP, the City/County Application Review Team (City planners & County planners and development staff) met 9 times. Received applications comprised of development permit applications, rezoning applications and subdivision applications. All applications and matters were resolved at this joint administrative level with no need to forward any application on to the City/County Managers for resolution.</p>
<p>Policy 3.7.3.3 Resolution of Disagreements on the Interpretation of this Plan and Other Matters of Disagreement</p> <ol style="list-style-type: none"> 1. If there are any disagreements as to interpretation or implication of this Plan (excluding the matters referred to in Section 3.7.3.2), the following resolution 	<p>There have been no matters of disagreement.</p>

<p>process shall be used:</p> <ul style="list-style-type: none"> a) When the municipalities disagree, either party may by written notice identify the disagreement and initiate this disagreement resolution process. b) No further action shall be taken on the matter in disagreement until resolution of the disagreement has been determined. c) A mutually agreed upon registered professional planner shall be named to facilitate resolution of the disagreement. The two municipalities shall share equally in the cost of the facilitator's remuneration, travel and lodging expenses. This facilitated mediation shall take place and be concluded within thirty days of the disagreement being identified. d) If the disagreement is resolved, the municipalities shall proceed to take appropriate further action in accordance with the resolution. e) Automatically and immediately referred to the Intermunicipal Disagreement Resolution Board on the thirty first day. 	
<p>Policy 3.8.3 (I) The Councils of Red Deer County and The City of Red Deer shall, by Bylaw pursuant to the Municipal Government Act, jointly appoint an Intermunicipal Subdivision and Development Appeal Board to hear appeals in accordance with the Municipal Government Act, relevant to subdivision or development permit applications within The City's Growth Area prior to annexation, and within the Collaborative Planning Areas and the Agricultural or Open Space Area until a Major Area Structure Plan has been</p>	<p>The Intermunicipal Subdivision and Development Appeal Board Bylaws were approved May 5 by City Council on May 5 and County Council on May 6, 2008. Public Hearings have been held by the Board on October 30th 2008 and February 5, 2009 (two matters).</p>

<p>adopted.</p>	
<p>Policy 3.8.3 (2) The Intermunicipal Subdivision and Development Appeal Board shall be composed of seven members, consisting of three residents of each municipality, of which not more than one may be a member of each Council, and a chair mutually agreed upon by both Councils. If the two Councils cannot agree on a Chair, the two Councils shall submit their nominations to a judge at the Court of Queen's Bench of Alberta, whose decision shall be final.</p>	<p>Both Councils did jointly agree on the appointment of the Chairperson Don Sibbold. The other appointments were made as well by each Council in September 2008.</p>
<p>Policy 3.9.3 (2) Annually, the City and County Managers shall review this Plan to determine the advisability of an amendment. Within one month after the anniversary of the adoption of this Plan the results of this review shall be presented to an intermunicipal meeting of the two Councils. The Councils shall direct which amendments, if any, are to be proceeded with, and the municipal administrations shall commence a public plan amendment process immediately.</p>	<p>The second annual review is being conducted in July 2009, with this report as the basis for the review. The recommendation by the Administrations for the First Annual Review, which was accepted by County Council on July 9, 2008 and City Council July 14, 2008 was:</p> <p>"That in response to this first annual IDP review, the Councils direct that no amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted July 2007, are required at this time".</p> <p>In addition, in accepting the recommendation, County Council added:</p> <p>"and that discussion on a variety of topics, such as recreation, public transit, transfer of development authority, annexation, sour oil and gas development, compensation, and municipal water and sewer continue."</p>

Red Deer County



PRESENTED TO COUNCIL

DATE August 4, 2009

FILE 6.3

August 4, 2009

ADMINISTRATION REPORT

Memo To: County Council
From: Planning & Development Services
Subject: Second Annual Review of the Red Deer County and City of Red Deer Intermunicipal Development Plan

1.0 PURPOSE:

- To seek approval of Council for the joint review report of the Red Deer County and the City of Red Deer Intermunicipal Development Plan (IDP) presented to the joint Councils' workshop by the Administrations of the City and County on July 27, 2009.

2.0 BACKGROUND:

Policy 3.9.3(2) of the Red Deer County and the City of Red Deer IDP states that: "Annually, the City and County Managers shall review this Plan to determine the advisability of an amendment." It states further that "... Councils shall direct which amendments, if any, are to be proceeded with..."

The goals of the annual review are to ensure that:

- the Plan remains current;
- the two Councils meet annually to continue discussions on planning-related matters for areas within the IDP boundary; and
- Councils are aware of the progress made in implementing the IDP.

Over the past year, several joint initiatives were examined by City and County Staff. These include: Public Transit, Regional Servicing, Plasco, Canyon Ski Hill, the Airport, Ring Road Locations, sour oil and gas issues, the Joint Planning Initiative, Riverview Park Servicing, the Compensation Study, the Entryway Study and a River Valley and Tributary Plan.

The status of the IDP was discussed at a joint Red Deer County and City of Red Deer Councils' workshop on July 27, 2009. At this meeting both Councils agreed with the joint staff recommendation, but directed that wordings be amended.

Attachment A provides an update on the various initiatives that are mandated by the IDP. The entire Plan is available separately. However, some of these studies especially the Joint Planning Initiative have not progressed as quickly as expected.

3.0 DISCUSSION:

The Administrations of both the City and County reviewed each of the policies as well as Map 1 in the IDP (Attachment B) with a view to determining if any amendments should be considered. Both Administrations were of the opinion that amendments should be delayed until the completion of the Joint Planning Initiative (JPI).

Furthermore, both Administrations believed that the completion of the JPI would shed more light on portions of the IDP that require amendments. At which time both Councils could then meet for discussions and decisions on the proposed amendments, prior to the third annual review of the IDP by the year 2010.

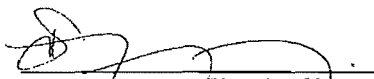
C:\Documents and Settings\afolayans\My Documents\Planning & Development Issues\JPI\Annual Review\Council Reports\Red Deer County_City-County IDP 09b.doc

4.0 DECISION ALTERNATIVES:

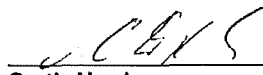
- a. Direct that a review of the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted July 2007, be carried out based on currently available information and studies; or
- b. Direct that that in response to this second annual IDP review, the Councils direct that any required amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted July 2007, be proposed after the tabling of the Joint Planning Initiative; or
- c. Direct that the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted July 2007, be left as is, with no further amendments until the 2010 anniversary.

5.0 RECOMMENDATIONS:

Staff recommends that in response to this second annual IDP review, the Councils direct that any required amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted July 2007, be proposed after the tabling of the Joint Planning Initiative.


Samuel Afolayan, Planning Manager
Planning & Development Services


Cynthia Cvik, Director
Planning & Development Services


Curtis Herzberg
County Manager

/Attachments

- A. Summary of the Review of Selected Plan Policies
- B. Map 1: City of Red Deer & Red Deer County Intermunicipal Development Plan

Council Decision – August 10, 2009

DATE: August 11, 2009
TO: Angus Schaffenburg, Major Projects Planner, Community Services
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Second Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP)

Reference Report:

Major Projects Planner, dated July 30, 2009

Resolution:

"Resolved that Council of the City of Red Deer after considering the report from the Major Projects Planner dated July 30, 2009 Re: Second Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP), hereby directs that any required amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted in July 2007, be proposed after the tabling of the Joint Planning Initiative that is scheduled for the later part of 2009 or early 2010."

MOTION CARRIED

Report Back to Council: Yes – at a future date.



Elaine Vincent
Legislative & Administrative Services Manager

cc: City Manager
Director of Corporate Services
Director of Community Services
Director of Development Services
Human Resources Manager
Inspections & Licensing Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 18, 2009

Red Deer County
38106 RGE RD 275
Red Deer County, AB T4S 2L9

Attention: Nancy Lougheed and Sam Afolayan

To Whom It May Concern:

Re: *Second Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP)*

At the City of Red Deer's Council Meeting held on Monday August 10, 2009, council considered the report from the Major Projects Planner, dated July 30, 2009 Re: Second Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP). 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 July 30, 2009 Re: Second Annual Review of Red Deer County and City of Red Deer Intermunicipal Development Plan (IDP), hereby directs that any required amendments to the Red Deer County and City of Red Deer Intermunicipal Development Plan, adopted in July 2007, be proposed after the tabling of the Joint Planning Initiative that is scheduled for the later part of 2009 or early 2010."

MOTION CARRIED

Should you have any questions or require additional information, please do not hesitate to contact me at (403)342-8201.

Sincerely,

Kim Woods
Council Services Coordinator



Memo

Date: August 5, 2009
To: Elaine Vincent, Legislative and Administrative Services Manager
From: Howard Thompson, Land & Economic Development Manager
Re: **Canadian Badlands Ltd. Membership**

Background:

The Canadian Badlands Ltd. (CBL) is a part 9, not for profit corporation formed in 2006, with 57 community shareholders across southeast Alberta; and financial support from the Province. CBL's goal is to direct the development of tourism across the region and to have the Canadian Badlands recognized as a major iconic destination for Alberta to complement the Canadian Rockies.

From the inception CBL has invited the City of Red Deer to become a member/shareholder as the key northwest hub and entryway into the region. As a member Red Deer would be promoted to the convention markets and as a service centre to visitors to the Canadian Badlands. Currently there is a driving tour originating in Red Deer and other references to Red Deer in their marketing materials and website (www.canadianbadlands.com). Further opportunities to position Red Deer for national and international exposure could be explored as a member.

In the fall of 2008 Western Management Consultants and Reach Marketing LLP prepared a Tourism Development Strategy for the next 5 to 50 years for CBL. This strategy focuses on building community and regional capacity to develop tourism opportunities for it's members. The strategic priorities include:

1. Foster strong policy, planning, leadership and funding.
2. Expand and enhance four area visitor hubs (including Red Deer and area) and four secondary destinations under the Canadian Badlands brand.
3. Increase tourism experiences.
4. Enhance eight major tourism attractions.
5. Develop themed touring routes.
6. Expand Canadian Badlands outdoor recreation opportunities.

Early in 2009, CBL approved the strategy and submitted a multi-million dollar application to the Rural Alberta Development Fund (RADF) to fund portions of the strategy over a three year period such as a Tourism Master Planning Partner Program that will benefit the community members identified in their funding application; and a partnership with several post secondary institutions, including Red Deer College, to provide tourism training. CBL recently heard they have been approved for \$5 million; and they are continuously looking for other funding sources that potentially could be applied to tourism development planning or project(s) in Red Deer if we were to become a member.



Memo

The articles of incorporation require the municipality be the shareholder, not the tourism destination organization, and Tourism Red Deer's Board supports the City's application for membership. The City would be required to appoint three representatives being: one (1) mayor or designated elected official; plus two (2) other persons provided they are: i) involved with the tourism business; ii) representative of a tourism or economic development organization; and iii) a second elected official.

Financial Implications:

The service plan funding requirement submitted as part of the 2009 operating budget was withdrawn for Administration to review the recent membership fee increase to \$25,000 per year for a community of our size; and seek input from Tourism Red Deer. Medicine Hat and Lethbridge remain as members and Tourism Red Deer reconfirmed their support for the City to join CBL. The fee would be pro-rated if we joined mid year in 2009. In addition, the ancillary cost to participate on CBL committees and attend CBL annual general meeting is estimated at \$5,000 per year.

Administration has reviewed past surplus operating variances reports for the Development Services Division and determined that an over-expenditure of \$30,000 could be accommodated from internal transfers for 2009 and 2010 to allow time to evaluate the benefits of membership. Should the membership be recommended on an ongoing basis during or beyond this time frame, a service plan funding requirement will be submitted as part of the budget process.

Should the opportunity arise in the future to leverage additional grant funding through CBL for tourism development planning or project(s), then additional one-time City funding would be evaluated and be presented for Council's consideration at that time.

Recommendation:

That City Council:

1. approves becoming a shareholder of Canadian Badlands Ltd., as a pilot through 2009 and 2010, with funding to be from anticipated divisional surplus operating variances, and
2. appoints the Mayor or a designated elected official and a second elected official as representatives; and delegates the authority to appoint a third representative to the City Manager.

Howard Thompson

Land and Economic Development Manager

- c. Paul Goranson, Director of Development Services
Dean Krejci, Financial Services Manager
Darren Kuz, Executive Director, Tourism Red Deer

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

Memo

ORIGINAL

Date: August 5, 2009
To: Elaine Vincent, Legislative and Administrative Services Manager
From: Howard Thompson, Land & Economic Development Manager
Re: **Canadian Badlands Ltd. Membership**

Background:

The Canadian Badlands Ltd. (CBL) is a part 9, not for profit corporation formed in 2006, with 57 community shareholders across southeast Alberta; and financial support from the Province. CBL's goal is to direct the development of tourism across the region and to have the Canadian Badlands recognized as a major iconic destination for Alberta to complement the Canadian Rockies.

From the inception CBL has invited the City of Red Deer to become a member/shareholder as the key northwest hub and entryway into the region. As a member Red Deer would be promoted to the convention markets and as a service centre to visitors to the Canadian Badlands. Currently there is a driving tour originating in Red Deer and other references to Red Deer in their marketing materials and website (www.canadianbadlands.com). Further opportunities to position Red Deer for national and international exposure could be explored as a member.

In the fall of 2008 Western Management Consultants and Reach Marketing LLP prepared a Tourism Development Strategy for the next 5 to 50 years for CBL. This strategy focuses on building community and regional capacity to develop tourism opportunities for it's members. The strategic priorities include:

1. Foster strong policy, planning, leadership and funding.
2. Expand and enhance four area visitor hubs (including Red Deer and area) and four secondary destinations under the Canadian Badlands brand.
3. Increase tourism experiences.
4. Enhance eight major tourism attractions.
5. Develop themed touring routes.
6. Expand Canadian Badlands outdoor recreation opportunities.

Early in 2009, CBL approved the strategy and submitted a multi-million dollar application to the Rural Alberta Development Fund (RADF) to fund portions of the strategy over a three year period such as a Tourism Master Planning Partner Program that will benefit the community members identified in their funding application; and a partnership with several post secondary institutions, including Red Deer College, to provide tourism training. CBL recently heard they have been approved for \$5 million; and they are continuously looking for other funding sources that potentially could be applied to tourism development planning or project(s) in Red Deer if we were to become a member.

Memo

The articles of incorporation require the municipality be the shareholder, not the tourism destination organization, and Tourism Red Deer's Board supports the City's application for membership. The City would be required to appoint three representatives being: one (1) mayor or designated elected official; plus two (2) other persons provided they are: i) involved with the tourism business; ii) representative of a tourism or economic development organization; and iii) a second elected official.

Financial Implications:

The service plan funding requirement submitted as part of the 2009 operating budget was withdrawn for Administration to review the recent membership fee increase to \$25,000 per year for a community of our size; and seek input from Tourism Red Deer. Medicine Hat and Lethbridge remain as members and Tourism Red Deer reconfirmed their support for the City to join CBL. The fee would be pro-rated if we joined mid year in 2009. In addition, the ancillary cost to participate on CBL committees and attend CBL annual general meeting is estimated at \$5,000 per year.

Administration has reviewed past surplus operating variances reports for the Development Services Division and determined that an over-expenditure of \$30,000 could be accommodated from internal transfers for 2009 and 2010 to allow time to evaluate the benefits of membership. Should the membership be recommended on an ongoing basis during or beyond this time frame, a service plan funding requirement will be submitted as part of the budget process.

Should the opportunity arise in the future to leverage additional grant funding through CBL for tourism development planning or project(s), then additional one-time City funding would be evaluated and be presented for Council's consideration at that time.

Recommendation:

That City Council:

1. approves becoming a shareholder of Canadian Badlands Ltd., as a pilot through 2009 and 2010, with funding to be from anticipated divisional surplus operating variances, and
2. appoints the Mayor or a designated elected official and a second elected official as representatives; and delegates the authority to appoint a third representative to the City Manager.



Howard Thompson
Land and Economic Development Manager

- c. Paul Goranson, Director of Development Services
Dean Krejci, Financial Services Manager
Darren Kuz, Executive Director, Tourism Red Deer

Memo

FILE COPY

Date: June 22, 2009
To: Craig Curtis, City Manager
Elaine Vincent, Legislative and Administrative Services Manager
From: Howard Thompson, Land & Economic Development Manager
Re: **Topics Report - Canadian Badlands Ltd. Membership**

Background:

The Canadian Badlands Ltd. (CBL) is a part 9, not for profit corporation formed in 2006, with 57 community shareholders across southeast Alberta; and support from the Provincial government. CBL's goal is to direct the development of tourism across the region and to have the Badlands recognized as a major iconic destination for Alberta to complement the Canadian Rockies.

From the inception CBL has invited the City of Red Deer to become a member as the key northwest hub and entryway into the region. The articles of incorporation require the municipality be the shareholder, not the tourism destination organization, and the annual membership fee was set at \$0.10 per capita to a maximum of \$5,000. The Province also provides \$250,000 per year with the intent to reduce funding as CBL becomes a self sustaining entity.

Early successes include the development of marketing material, a website (www.canadianbadlands.com), a video; and more recently in the fall of 2008 Western Management Consultants and Reach Marketing LLP prepared a Tourism Development Strategy for the next 5 to 50 years. This strategy focuses on building community and regional capacity to develop tourism opportunities. The strategic priorities include:

1. Foster strong policy, planning, leadership and funding.
2. Expand and enhance four area visitor hubs (including Red Deer and area) and four secondary destinations under the Canadian Badlands brand.
3. Increase tourism experiences.
4. Enhance eight major tourism attractions
5. Develop themed touring routes.
6. Expand Canadian Badlands outdoor recreation opportunities.

Early in 2009, CBL submitted a multi-million dollar application to the Rural Alberta Development Fund (RADF) to fund portions of the strategy over a three year period such as a Tourism Master Planning Partner Program; and a partnership with several post secondary institutions, including Red Deer College, to provide tourism training. CBL recently heard they have been approved for \$5 million that will only benefit the community members identified in their funding application.

Challenges:

- 2006/7: Review of the membership agreement and articles of incorporation raised concerns with the level of the City's future financial liability as a

FILE COPY



Legislative & Administrative Services

CONFIDENTIAL

DATE: July 2, 2009

TO: Howard Thompson, Land and Economic Development Manager
Rick Elm, Land Coordinator
Dean Krejci, Financial Services Manager

FROM: Elaine Vincent, Legislative & Administrative Services Manager

SUBJECT: June 29, 2009 City Manager's Topics for Discussion – Directives

REMINDER:

The following action item is for you to follow up on:

3. Badlands

City Manager's Directives: To be placed on the July 13, 2009 open Council Agenda for a vote. Have Land and Economic Development Manager prepare the report to be jointly signed off with Financial Services.

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

Elaine Vincent
Manager

cc: Kim Woods, Council Services Coordinator

Kim Woods

From: Rick Elm
Sent: July 08, 2009 10:38 AM
To: Kim Woods
Cc: Howard Thompson; Cyril Cooper
Subject: FW: Badlands Membership

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Importance: High

Hi Kim,

Howard will be back from holidays on July 13th and should be able to take care of the report on the Badlands Membership.

Rick

From: Kim Woods
Sent: July 07, 2009 12:07 PM
To: Rick Elm
Subject: Badlands Membership
Importance: High

Hi Rick:

There was a memo sent out from the last Topics for Discussion meeting on June 29, 2009. In this memo it was requested that Land & Economic Development write a report on Badlands Membership. I am assuming this report has not been completed as we had a short week last week with the Stat Holiday. I am asking that this report be provided for the July 27th Topics meeting. The deadline for submissions to that agenda is July 20th.

Thank you,

Kim

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

FILE COPY



Council Decision – August 10, 2009

DATE: August 11, 2009
TO: Howard Thompson, Land & Economic Development Manager
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Canadian Badlands Ltd. Membership

Reference Report:

Land & Economic Development Manager, dated August 5, 2009

Resolution:

"Resolved that Council of the City of Red Deer after considering the report from the Land and Economic Development Manager dated August 5, 2009 Re: Canadian Badlands Ltd. Membership, hereby

- a) Approves becoming a shareholder of Canadian Badlands Ltd. as a pilot through 2009 and 2010 with funding to come from anticipated divisional surplus operating variances;
- b) Tables appointments to the Monday August 24, 2009 Council Meeting."

MOTION DEFEATED

Report Back to Council: No

A handwritten signature in purple ink, appearing to read 'E. Vincent'.

Elaine Vincent
Legislative & Administrative Services Manager

cc: Economic Development Specialist
Land and Economic Development Officer
Director of Corporate Services
Director of Development Services
Director of Community Services



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 18, 2009

Tourism Red Deer
30A Riverview Park
Red Deer, AB T4N 1E3

Attention: Darren Kuz, Executive Director

Dear Mr. Kuz:

Re: Canadian Badlands Ltd. Membership

At the City of Red Deer's Council Meeting held on Monday August 10, 2009, council considered the report from the Land & Economic Development Manager, dated August 5, 2009 Re: Canadian Badlands Ltd. Membership. The following resolution was defeated in council.

"Resolved that Council of the City of Red Deer after considering the report from the Land and Economic Development Manager dated August 5, 2009 Re: Canadian Badlands Ltd. Membership, hereby

a) approves becoming a shareholder of Canadian Badlands Ltd. as a pilot through 2009 and 2010 with funding to come from anticipated divisional surplus operating variances;

b) tables appointments to the Monday, August 24, 2009 Council Meeting."

MOTION DEFEATED

Should you have any questions or require additional information, please do not hesitate to contact me at (403)342-8201.

Sincerely,

Kim Woods
Council Services Coordinator



Assessment & Taxation Services

Date: July 31, 2009

To: Elaine Vincent –Legislative and Administrative Services Manager

Cc: Joanne Parkin - Assessment & Taxation Services Manager

From: Debra Stott – Tax Collector

Subject: Paul & Dorothy Cairns - Property Tax Penalty Roll # 740270

In reference to Paul Cairn's letter dated July 14, 2009 requesting reversal of the July 1, 2009 property tax penalty applied to his account, please consider the following:

- Responsibility for the timely payment of property taxes rests with the property owner. Property taxes for this roll were paid using telephone banking on July 16, 2009. As payment was received after the deadline, on July 1, 2009 the City applied a penalty of \$200.00 to this property tax roll.
- This property has been owned by the Cairns since the fall of 2005. Up until this year, the property taxes on this roll have been paid by a mortgage company, however in December 2008 the City was advised that the mortgage company would not be paying the 2009 taxes. The 2009 property tax notice clearly stated that a mortgage company was not responsible for the taxes and that the tax due date was June 30, 2009.
- Mr Cairns has indicated in his letter that he moved to Fort McMurray in 2008. This is confirmed by the City's Utility Billing department who closed the Utility account for 72 Walker Blvd effective December 31, 2007. Since January 1, 2008 the Assessment & Taxation department has mailed two assessment notices (2008 & 2009) and two property tax notices (2008 & 2009) to 72 Walker Boulevard. We have not received any returned mail for any of the mailings.
- 2009 property tax notices were mailed on May 16, 2009. The notice for this roll was mailed to Paul & Dorothy Cairns at 72 Walker Blvd as that was the address that we have had on file since the property was first purchased by the Cairns. On July 14, 2009 the mailing address for Paul & Dorothy Cairns was updated in the Tax software to 140 Cote Bay, Fort McMurray. Additionally a notation appears in the notes for the tax system indicating that we had received a phone call from Mr. Cairns providing an address update. At this time we mailed a copy of the 2009 property tax notice to Mr. Cairns using the updated address that he provided.
- There is no indication in the tax software, assessment software or in the Call Log system (in January 2009 the Assessment & Taxation Services department began using a Call Log system to track all assessment related phone calls) to indicate that we had contact with Mr. Cairns prior to July 14, 2009. Assessment & Taxation procedure allows us to update addresses for residential properties via phone calls from the registered owners. When this occurs, it is our practice to add a note to the software system indicating who authorized the address update. The taxation staff have been surveyed and none can recall speaking with



Assessment & Taxation Services

the Cairns family other than on July 14 as indicated above. It is also our practice when speaking with taxpayers prior to the release of the tax notices to remind them of the due date for tax payments and to advise them to call back to the Assessment & Taxation department if they have not received a copy of the tax notice by early June. This caution would have been given to Mr. Cairns as it is given to all other callers.

- The City Assessment & Taxation Department ran an extensive advertising campaign targeted at informing property owners of the tax due date and resulting penalties of late payment including:
 - Information on our website
 - at least 3 advertisements in the Red Deer Advocate and Red Deer Express
 - inserts included in City of Red Deer utility bills,
 - two news releases,
 - news stories on local TV stations and

The City specifically advertises that if property tax notices are not received by 5th of June that property owners should contact the Assessment & Taxation Services department.

- Section 347(1) of the Municipal Government Act states: "If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without condition:
 - a. cancel or reduce tax arrears;
 - b. cancel or refund all or part of a tax;
 - c. defer the collection of a tax.

A penalty imposed is deemed to be part of the tax in respect of which it is imposed.

Given the property owners responsibility for the payment of taxes, the City's timely mailing of the Tax Notice, fairness and equity to all property owners, and the number of payment options offered by the City to make it easy to ensure timely payment of property taxes, please consider the following recommendation.

RECOMMENDATION:

It is recommended that the tax penalty applied to this roll is not waived and remains payable by the property owner.

A handwritten signature in cursive script that reads 'Debra Stott'.

Debra Stott, CMA
Tax Collector

C/O Legislative Services
City Of Red Deer
Box 5008
Red Deer, Ab.
T4N 3T4

Paul Cairns
140 Cote Bay
Fort McMurray, Ab.
T9H 4R9.

July 14th, 2009

Dear Sir,

I own the property at 72 Walker Boulevard, Red Deer. Last year, I moved to Fort McMurray and rented out the house in Red Deer.

Since I hadn't been notified about the assessment, I called the Red Deer Tax and Assessment Department, around April/May of 2009 wanting to know how much the property taxes would be. At the same time I informed them of my new mailing address. They told me at that time, they still didn't know how much the taxes would be but would mail them to me in due course.

Nothing ever arrived.

I have been extremely busy and this was my first opportunity to call to find out what had happened. The lady at T&A told me the amount of taxes, however they still had my Red Deer address on file with no record of me having changed the address!

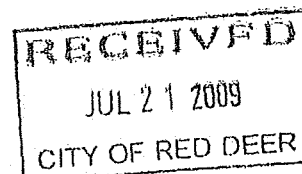
As a result of late payment, I was told a 6% late fee had been applied. When I told the lady I had made the call regarding the new mailing address as long ago as April/May, she said I should appeal to you in writing.

This letter is my appeal. I am asking for a refund of the six percent fine.

Yours sincerely,



Paul Cairns



Comments:

Our recommendation is that the penalty amount not be waived as there was an adequate notice and time to attend to this annual event. Council must be cautious with waiving of penalty payments.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

FILE COPY

C/O Legislative Services
City Of Red Deer
Box 5008
Red Deer, Ab.
T4N 3T4

*Scanned & sent
to Deb Mann*

Paul Cairns
140 Cote Bay
Fort McMurray, Ab.
T9H 4R9.

July 14th, 2009

Dear Sir,

I own the property at 72 Walker Boulevard, Red Deer. Last year, I moved to Fort McMurray and rented out the house in Red Deer.

Since I hadn't been notified about the assessment, I called the Red Deer Tax and Assessment Department, around April/May of 2009 wanting to know how much the property taxes would be. At the same time I informed them of my new mailing address. They told me at that time, they still didn't know how much the taxes would be but would mail them to me in due course.

Nothing ever arrived.

I have been extremely busy and this was my first opportunity to call to find out what had happened. The lady at T&A told me the amount of taxes, however they still had my Red Deer address on file with no record of me having changed the address!

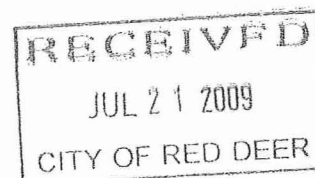
As a result of late payment, I was told a 6% late fee had been applied. When I told the lady I had made the call regarding the new mailing address as long ago as April/May, she said I should appeal to you in writing.

This letter is my appeal. I am asking for a refund of the six percent fine.

Yours sincerely,



Paul Cairns



Date: July 31, 2009

To: Elaine Vincent –Legislative and Administrative Services Manager

Cc: Joanne Parkin - Assessment & Taxation Services Manager

From: Debra Stott – Tax Collector

Subject: Paul & Dorothy Cairns - Property Tax Penalty Roll # 740270

In reference to Paul Cairn's letter dated July 14, 2009 requesting reversal of the July 1, 2009 property tax penalty applied to his account, please consider the following:

- Responsibility for the timely payment of property taxes rests with the property owner. Property taxes for this roll were paid using telephone banking on July 16, 2009. As payment was received after the deadline, on July 1, 2009 the City applied a penalty of \$200.00 to this property tax roll.
- This property has been owned by the Cairns since the fall of 2005. Up until this year, the property taxes on this roll have been paid by a mortgage company, however in December 2008 the City was advised that the mortgage company would not be paying the 2009 taxes. The 2009 property tax notice clearly stated that a mortgage company was not responsible for the taxes and that the tax due date was June 30, 2009.
- Mr Cairns has indicated in his letter that he moved to Fort McMurray in 2008. This is confirmed by the City's Utility Billing department who closed the Utility account for 72 Walker Blvd effective December 31, 2007. Since January 1, 2008 the Assessment & Taxation department has mailed two assessment notices (2008 & 2009) and two property tax notices (2008 & 2009) to 72 Walker Boulevard. We have not received any returned mail for any of the mailings.
- 2009 property tax notices were mailed on May 16, 2009. The notice for this roll was mailed to Paul & Dorothy Cairns at 72 Walker Blvd as that was the address that we have had on file since the property was first purchased by the Cairns. On July 14, 2009 the mailing address for Paul & Dorothy Cairns was updated in the Tax software to 140 Cote Bay, Fort McMurray. Additionally a notation appears in the notes for the tax system indicating that we had received a phone call from Mr. Cairns providing an address update. At this time we mailed a copy of the 2009 property tax notice to Mr. Cairns using the updated address that he provided.
- There is no indication in the tax software, assessment software or in the Call Log system (in January 2009 the Assessment & Taxation Services department began using a Call Log system to track all assessment related phone calls) to indicate that we had contact with Mr. Cairns prior to July 14, 2009. Assessment & Taxation procedure allows us to update addresses for residential properties via phone calls from the registered owners. When this occurs, it is our practice to add a note to the software system indicating who authorized the address update. The taxation staff have been surveyed and none can recall speaking with

Assessment & Taxation Services

the Cairns family other than on July 14 as indicated above. It is also our practice when speaking with taxpayers prior to the release of the tax notices to remind them of the due date for tax payments and to advise them to call back to the Assessment & Taxation department if they have not received a copy of the tax notice by early June. This caution would have been given to Mr. Cairns as it is given to all other callers.

- The City Assessment & Taxation Department ran an extensive advertising campaign targeted at informing property owners of the tax due date and resulting penalties of late payment including:
 - Information on our website
 - at least 3 advertisements in the Red Deer Advocate and Red Deer Express
 - inserts included in City of Red Deer utility bills,
 - two news releases,
 - news stories on local TV stations and

The City specifically advertises that if property tax notices are not received by 5th of June that property owners should contact the Assessment & Taxation Services department.

- Section 347(1) of the Municipal Government Act states: "If a council considers it equitable to do so, it may, generally or with respect to a particular taxable property or business or a class of taxable property or business, do one or more of the following, with or without condition:
 - a. cancel or reduce tax arrears;
 - b. cancel or refund all or part of a tax;
 - c. defer the collection of a tax.

A penalty imposed is deemed to be part of the tax in respect of which it is imposed.

Given the property owners responsibility for the payment of taxes, the City's timely mailing of the Tax Notice, fairness and equity to all property owners, and the number of payment options offered by the City to make it easy to ensure timely payment of property taxes, please consider the following recommendation.

RECOMMENDATION:

It is recommended that the tax penalty applied to this roll is not waived and remains payable by the property owner.



Debra Stott, CMA
Tax Collector



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 11, 2009

Via Regular Mail

Paul Cairns
140 Cote Bay
Fort McMurray, AB T9H 4R9

Dear Mr. Cairns:

**RE: Council Decision
Request to waive Property Tax Penalty Roll # 740270**

I wish to advise that Council considered your request for a reduction in taxes at its meeting on July 27, 2009. The following motion was passed:

"Resolved that Council of the City of Red Deer after considering the report from the Tax Collector dated July 31, 2009 Re: Paul & Dorothy Cairns – Property Tax Penalty Roll # 740270 hereby directs Assessment and Tax to not waive the Tax Penalty owed by Paul and Dorothy Cairns Tax Roll # 740270."

MOTION CARRIED

The Assessment and Taxation Department has been made aware of this decision. If you have any questions concerning this matter or for clarification, please contact the Assessment and Taxation Department at 403.342.8126 or the undersigned at 403.342.8132.

Sincerely,

A handwritten signature in cursive script, reading 'Elaine Vincent'.

Elaine Vincent
Legislative & Administrative Services Manager

ORIGINAL



Council Decision – August 10, 2009

DATE: August 11, 2009
TO: Debra Stott, Tax Collector
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Paul & Dorothy Cairns – Property Tax Penalty Roll # 740270

Reference Report:

Tax Collector, dated July 31, 2009

Resolution:

"Resolved that Council of the City of Red Deer after considering the report from the Tax Collector dated July 31, 2009 Re: Paul & Dorothy Cairns – Property Tax Penalty Roll # 740270 hereby directs Assessment and Tax to not waive the Tax Penalty owed by Paul and Dorothy Cairns Tax Roll # 740270."

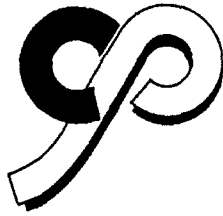
MOTION CARRIED

Report Back to Council: No



Elaine Vincent
Legislative & Administrative Services Manager

cc: City Manager
Director of Corporate Services
Financial Services Manager
Financial Analyst
Assessment and Taxation Manager
Deputy City Clerk
Legislative Services Assistant, A. Senuk
Paul and Dorothy Cairns (separate letter)



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: July 30, 09

TO: Elaine Vincent, Legislative Services Manager

FROM: Haley Horvath, Planner

RE: Bylaw 3217/E-2009
Southpointe Junction Neighbourhood Area Structure Plan

Pursuant to the City's *Neighbourhood Planning Guidelines and Standards* document, the attached proposed Southpointe Neighbourhood Area Structure Plan (NASP) is being submitted to City Council for approval.

Adopted NASPs form the basis for future decisions regarding land use designations (zoning), subdivision and development within a plan area.

BACKGROUND

The Southpointe Neighbourhood Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the city of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek, and North of 19th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. Planning staff requested that the proposed NASP cover the area owned by Red Deer College as the development of the Bower lands is integral to the future development of the Red Deer College lands.

In August 2007, Red Deer City Council passed a motion directing Administration to enter into an agreement with the developer and landowner to purchase a significant portion of the treed escarpment within the Bower Natural Area. This agreement also set out provisions for the sale of some additional open space to the city for the price of \$1.00 with the remaining value to be credited as a tax deductible donation. These areas are identified within the Plan and can be found in Figure 8, Open Space Concept.

DEVELOPMENT CONCEPT

The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail, office, recreation amenities, and potentially a hotel/conference facility. The developer hopes to achieve the balance of uses required to create a multi dimensional live-work-play community. As a point of clarification, please note that the developer refers to the Plan as the Southpointe NASP while the area within the NASP to be developed is referred to as Southpointe Junction.

The plan area contains a large amount of open space including the Bower Natural Area, the

Waskasoo Creek Natural Area, a central public utility lot featuring a constructed wetland and public gathering space, and a public utility lot running along the existing transmission line. The trail network proposed in the NASP connects these green spaces with the proposed commercial and residential areas as well as with the Red Deer College lands to the north and west. Trails located within the natural areas will remain in their current natural state while trails in the development areas will have either a concrete or asphalt surface. A pedestrian bridge will be constructed in the Bower Natural Area over the road linking Lots G and H to the commercial area. Environmental Reserve will also be provided along Waskasoo creek at time of subdivision.

In terms of public service facilities, Red Deer College owns property within the NASP area while the existing developed college campus is located adjacent to the north boundary of the NASP. The college offers numerous opportunities for education and recreation to the public.

It is proposed that the majority of the lands within this NASP area will be under direct control zoning due to parcel size, lot configuration and to allow for some unique development features. Within the commercial areas of the NASP, provisions have been made that would permit the allowable office space for all 5 commercial lots to locate on one or two of the commercial lots. Other unique features of the commercial direct control district include encouraging commercial uses at the ground floor, encouraging double frontage retail shops, and reduced setbacks along the collector road to create a more pedestrian friendly feel. These direct control districts have generally been modelled after the current C2A commercial district. The NASP area is not considered a town centre; therefore office space will be limited to the amount currently outlined in the C2A district.

The residential parcels within the Plan are also proposed to be zoned direct control. These districts are based on the R2 and R3 districts found in the LUB with provisions for some unique features proposed in the NASP. These include reduced setbacks to create a more pedestrian oriented feel, provisions for "live work units", and varying widths for townhouse blocks to provide housing options such as in-law suites, student housing, and possibilities for the expansion of units.

The developer is also proposing the inclusion of a District Energy Facility on Lot F. The facility would be a private co-generation unit that heats hot water and hot water heating systems within the individual residential buildings. An additional benefit of the District Energy Facility is that it creates surplus electrical energy which can also be fed into the buildings or sold to the electrical grid. The facility would be owned and operated by Qualico in partnership with an energy management company. The city would have no involvement in the construction or operation of the facility but they would still be the approval body for matters relating to the facility.

With a proposed build out capacity of 700 residential dwelling units within the Southpointe Junction development area, the proposed neighbourhood density is 18.2 units per net developable hectare or 91 units per net residential hectare. This exceeds the minimum density of 14.8 dwelling units per net developable hectare set out in the MDP.

Interplan has also submitted a geotechnical investigation report and a Phase 1 environmental site assessment in support of their NASP application.

NASP CIRCULATION

The draft NASP document was circulated to all applicable City Departments outside agencies (utility, school authorities, etc.), Red Deer River Naturalists and Rethink Red Deer for comment and identification of issues. Subsequent administration consultation with the developer resulted

in a draft NASP document (dated November 21, 2008) that was presented at a neighbourhood meeting on January 28, 2009 for public input. Some minor revisions were made to the NASP following the public meeting and the most recent draft dated May 5, 2009 has been submitted as the final document.

NEIGHBOURHOOD MEETING

On January 28, 2009 PCPS hosted a neighbourhood meeting to discuss and gather community input on the proposed Southpointe NASP. The meeting notice was circulated to area landowners located south of 32nd street, east of Highway QEII and west of Gaetz Avenue. The meeting, which was held at Red Deer College, was attended by approximately 20 people. Both Qualico and Interplan staff presented information on the proposed NASP. Representatives from both the City's Engineering and Recreation, Parks & Culture departments were also present to provide information and assist in answering questions.

There were no concerns raised at the public meeting and PCPS received one comment sheet in support of the plan. In general, those that attended the public meeting were excited about what was being proposed in the NASP, and many positive comments were made about the amount of green space being retained in the area.

MUNICIPAL PLANNING COMMISSION MEETING

The Proposed Southpointe NASP was initially presented to the Municipal Planning Commission (MPC) on July 6th, 2009. At that time MPC requested that the item be tabled until July 20th to allow members more time to review the document and also to allow PCPS and the developer to provide answers to some questions MPC members had. This list of questions and answers can be found attached in the agenda package. At the July 20th MPC considered the Southpointe NASP and recommended its approval to City Council.

SUMMARY and PLANNING ANALYSIS

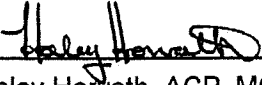
This proposed NASP is situated in an area that does not have an overriding Major Area Structure Plan (MASP). Typically the MASP will provide broad overall planning direction (e.g. land use, transportation, major infrastructure, etc.) to guide the preparation of neighbourhood area structure plans. Because there is no MASP for this area, direction for this NASP is taken directly from the Municipal Development Plan (MDP).

The City of Red Deer Municipal Development Plan identifies the area covered by the NASP as a mixed use and intensification opportunity area. The MDP describes mixed use a combination of different uses, such as, but not limited to, residential, office commercial, retail commercial, public, or entertainment, which are horizontally and/or vertically integrated within a single compact form of development. It goes on to specify that the mix of uses are to be compatible, mutually beneficial, and integrated into the community. Mixed use also relates to a range of dwelling types that could provide residences to a variety of living arrangements and incomes.

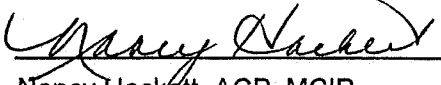
The proposed Southpointe neighbourhood includes a mix of uses within the larger Plan area as well as within some of the individual parcels and as such, it achieves the objectives outlined for this area in the MDP. From a planning and land use perspective, planning staff support the approval of the Southpointe Neighbourhood Area Structure Plan.

RECOMMENDATION

That City Council proceed with first reading of Bylaw 3217/E-2009 to adopt the Southpointe Neighbourhood Area Structure Plan.



Haley Horvath, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
City Planning Manager

Attachments: Southpointe Neighbourhood Area Structure Plan, dated May 5, 2009.
Questions from MPC members

Comments:

We support the recommendations of Parkland Community Planning Services and that Council consider first reading of Neighbourhood Area Structure Plan 3217/E-2009. A Public Hearing will be held on Monday September 8, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

Comments MPC Southpointe NASP

Introduction

A good deal of information to digest in only one day

Points

1. "Purpose" & "Objectives" & "Policy Framework" are laid out well P3,4
2. DC Direct Control P23
 - a. See also P 39, P43
 - b. What is the rationale for all areas to be designated DC
 - c. Is the effective outcome that area zoning does not exist
 - d. What are the benefits to citizens of this designation?
3. Site Characteristics (p12)
 - a. Point 4 – storm detention pond can be moved
 - b. See also P 56
 - c. Is this an overall benefit – and to whom. Who decides?
4. Titles – The Red Deer College & Red Deer Junior College
 - a. Point of interest that the names are different.
5. Drainage into Waskasoo Creek (P20)
 - a. Adequacy
6. Direct Energy Facility P23
 - a. See also P 47
 - b. Why in the smallest parcel?
 - c. Why not operated by City –vs- Qualico
 - d. Is this a concept or a proposal?
7. Densities P26
 - a. How do these densities compare to the City as a whole?
 - b. What is the effect of the DC designation?
8. SP Junction P38
 - a. Why are Bower Natural Area part of SP Junction?
 - b. There seems to be somewhat of a dichotomy between natural area and development
9. Underground Parking P41
 - a. "Could" –vs- "Will"
 - b. Is this a "plan" or merely an enticement?
10. Live Work units P41
 - a. What are they
 - b. How does this concept apply in the absence of a mix of commercial and residential as was stated at the presentation?
11. Varied townhouse unit widths P41
 - a. Are these proposed widths in sync with the City
 - b. What is the effect of DC designation regarding widths
12. Public Transit P55
 - a. Where are the bus routes – they do not appear to be on the legend

Summary

Again, this is a large report to review in a short period of time.

Respectfully submitted

Doug Janssen
Citizen-at-large
Municipal Planning Commission
6 July 2009

Southpointe NASP questions from MPC – July 6th, 2009
Answers compiled by PCPS and Qualico

2. DC Direct Control:

b. What is the rationale for all areas to be designated DC?

According to the City of Red Deer Land Use Bylaw:

the general purpose of a direct control district is to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in other land use districts. This District is not intended to be used in substitution of any other land use district in this bylaw that could be used to achieve the same result.

There will still be zoning for this area, it will just be formulated differently than the districts that are already in place. It should be emphasized that the DC Districts currently being finalized closely follow those in the LUB and vary only where it was felt necessary to achieve certain specific needs of the sites. The specific reasons for DC requirements vary somewhat from the commercial to the residential.

Commercial:

- Based on C2A and C3 districts.
- To allow for the possibility to concentrate the allowable 10% of GFA for office space in one or two parcels, rather than across all five of the parcels, thereby allowing the possibility of creating a more focused “centre” with office and retail.
- To allow for varied setbacks of the buildings in the commercial parcels. By reducing setbacks, we are providing an opportunity to create a ‘complete street’ which will cater to pedestrians, vehicles and transit along the main collector across from the residential and constructed wetland areas.

Residential:

The rationale for residential DC district designation is based on two major factors: the desire to preserve as much of the natural area as possible, and to accommodate the irregularly shaped parcels that resulted from ensuring maximum natural area preservation. The residential DC districts are also discussed on page 41 of the report (General Principles for DC (R2) and DC (R3)) and can be summarized as follows;

- Based on R2 and R3 districts
- to allow for increased density in a smaller footprint;
- vary setbacks to either improve the pedestrian realm along the collector and offer a more street friendly urban structure;
- to provide the necessary densities for a viable mixed use node while preserving as much of the natural area as possible;
- provide for variety of unit types, widths, and options.

c. Is the effective outcome that area zoning does not exist?

There will still be zoning for this area, it will just be formulated differently to accommodate the special needs of this area.

d. What are the benefits to citizens of this designation?

A direct control district allows for the development of regulations specific to a given area or site. Because each direct control district is written specifically for each site, it allows administration an opportunity to incorporate additional regulations or increased standards of development. In

order for a direct control district to be implemented, it must first be approved by City Council as a Land Use Bylaw amendment. This means that a public hearing must also be held which will provide an opportunity for citizens to comment on the district if they so choose.

The developer has outlined the following items they see as benefits to the community:

- The primary benefit of the DC Districts is that the citizens will have the advantage of understanding the ultimate product that can be achieved.
- Residents would live in an urban setting, with easy access to commercial, office and institutional uses while bordering on a significant natural area and the recreation (both passive and active) opportunities it provides.
- The urban design allowed by the DC designation would encourage pedestrian use, while still providing vehicular and transit access.
- At the same time, non-residents would have access to the business they need to frequent as well as access to an established natural area.
- Intensification means less of the natural area is utilized while making an exciting urban environment which is both economically viable and visually appealing.

3. Site Characteristics

c. Is this an overall benefit – and to whom? Who decides?

- All development in the City requires stormwater management. The existing pond was developed by the Province at the time of Taylor Drive improvements. An agreement was put in place with the Bower's at the time of construction that allowed them to relocate the pond at the owner's expense to accommodate future development. Qualico has designed for the ultimate location and accommodates the requirements of the land in general as well as continuing the provinces needs.
- All SWM in the City benefits residents as it controls the volumes and improves the quality of water being discharged into the watercourses.
- The relocation of the storm pond and creation of a partial wet pond and dry pond offering recreation and aesthetic opportunities should be perceived as a net benefit to the City.

Who decides? Ultimately, as part of the NASP proposal, City Council will decide.

4. Titles:

These are simply the ownership names the land is under. RDC still controls both parcels.

5. Drainage into Waskasoo Creek

a. Adequacy?

As explained in the report (page 56) "All storm water management shall be in accordance with the Best Management Practice outlined within the Alberta Environment Standards and Guidelines for Storm Water Management for the Province of Alberta." Furthermore the report goes on to say (also page 56) "The design will be completed in accordance with City of Red Deer Design Guidelines." For additional information on the pond please see below:

- Yes, it is necessary. There is no room in the existing pipes for this new development.
- The existing Taylor Drive storm pipes drain into Waskasoo Creek too. Accordingly, even if there was room for this development in the existing pipes, the lands would still end up draining into Waskasoo Creek.
- We are only allowed to discharge water into Waskasoo Creek at the pre-development runoff rate. That is, the flow rate of storm runoff entering Waskasoo Creek, after development, is the same flow rate of water entering Waskasoo Creek before development occurred.
- The combination of using a vortechnic's, or similar unit to remove debris, and sediment, and using the constructed wetlands to cleanse the water before it enters the creek, will result in the quality of this water being better than the quality of the water which enters the creek now, from the Taylor Drive storm mains.

6. District Energy Facility

b. Why in the smallest parcel?

The District Energy proposal entails a centralized plant with a network of piping extending to the various residential parcels. Lot F was chosen to accommodate the plant because it is centrally located and because the District Energy Facility does not require a large site to operate..

c. Why not operated by City –vs-Qualico?

Facilities of this nature are typically operated as privately owned micro-utility companies. The department of Electric Light and Power has reviewed the concept and is comfortable with the proposal. They will be consulted further if and when this proposal proceeds.

d. Is it a concept or a proposal?

It is both essentially. Please refer to page 47 final paragraph for a complete understanding of the process to date.

7. Densities

a. How do these densities compare to the City as a whole?

The Southpointe Junction neighbourhood is unique in that it is not a typical quarter section neighbourhood comprised predominately of residential uses. This neighbourhood has a very large commercial component which makes it different from the typical neighbourhood area structure plan. It is important to note this because it ultimately effects the density calculations for this area.

To help clarify the densities proposed in Southpointe Junction there are essentially 3 ways that we can look at the density for this area. First, if we look at the neighbourhood as a whole and calculate the number of dwelling units over the entire developable area (including commercial) the density would equal approximately 18.2 dwelling units per hectare.

The second way we can look at the density for this neighbourhood is to calculate the number of dwelling units over the entire developable area (not including commercial). This is the way that

density is calculated in a typical residential neighbourhood. This calculation puts the density at 33.8 dwelling units per hectare.

Finally if we look at the density taking into account only the area of the residential parcels in the NASP, the density calculation comes out at 91 dwelling units per residential hectare.

The second calculation of 33.8 dwelling units per hectare would probably be the best representation of the actual density in this neighbourhood. From the numbers noted above, one can see that the large commercial component included in this plan has a major impact on the density numbers. The NASP area has been identified as a mixed use area in the MDP and given that this is a fairly new concept for Red Deer there are not many situations out there that are comparable. For example, when we look at the recently approved Garden Heights Neighbourhood Area Structure Plan, the density is calculated at 17.2 – 18.9 dwelling units per hectare. The densities found in Southpointe Junction would be higher, but again, this is a typical quarter section neighbourhood with no commercial component.

The City of Red Deer Municipal Development Plan sets out a minimum density of 14.8 dwelling units per net developable hectare while the maximum is dependant upon the capacity of major municipal infrastructure serving the neighbourhood. The NASP does meet these requirements. Although the densities found in Southpointe Junction are generally higher than those found in most other neighbourhoods, it is felt that this is appropriate given its proximity to the college and the amount of commercial development surrounding it.

b. What is the effect of the DC designation?

- DC District allow us to propose different densities for different lots because of their individual configurations and development potentials.
- The DC districts allow us to optimize the natural preservation
- DC Districts allow us the opportunity to achieve a critical mass of residential development essential in creating the “mixed use node” identified in the Red Deer MDP viable in this area.
- As noted in the staff report from July 6th, the proposed densities for this development exceed the minimum requirements outlined in the Municipal Development Plan.

8. SP Junction

a. Why are Bower Natural Area part of SP Junction?

The Bower Natural Area is part of SP Junction by virtue of ownership. As shown in the report, with the exception of the existing storm pond, the land which encompassed the Bower Natural Area (as identified) is currently owned by the Bower family.

b. There seems to be somewhat of a dichotomy between natural area and development.

As “dichotomy” is defined as a division into two, we assume the question here pertains to the division of the natural area by the Lots G and H.

As explained in the report (refer to section 3.6 (page 10) and 5.2 (page 27) in the NASP) the natural area to be preserved in the Bower property has been agreed to in 2007 by Council. The remainder of the lands in the Bower property are deemed developable by the City and Administration.

9. Underground Parking

The NASP is a high level planning document and specific requirements such as parking are not set out at this early planning stage. The amount of parking required is specific to the type of development that is being proposed and is determined at the development stage.

a. "could" vs "will"

- The NASP seeks to establish land uses and road patterns, not specific building layouts. Once specific building layouts are determined and the developer is prepared to apply to have those layouts approved, all plans will be subject to approval by relevant City departments.
- The text explains a vision or concept of what could occur in these parcels. In the text of the report it is written "could", however, in order to achieve the densities desired, underground parking will be necessary.
- For clarification though, as development is still in the future, concepts can change with time.

b. Is this a "plan" or merely an enticement?

A NASP is a high level planning document and is not intended to outline detailed design. Again, only land uses and road patterns are established at this phase of the development. As for it being an enticement, the developer has indicated that their vision is one they hope to achieve. The work done by both administration and the developer on both the NASP and the anticipated DC Districts is in an effort to facilitate the possibility of the vision. This is a partnership of sorts in achieving a viable, interesting, beautiful, and sustainable mixed use community within the City of Red Deer.

10. Live Work Units

a. What are they?

Page 40: "These are units where the resident can incorporate their business establishment into their dwelling based on a set of guidelines for acceptable uses".

The exact definition will be established by administration but could include such uses as an Artists Studio, Beauty and Body Service, Counseling Service, office. The intent is that the live work units would allow for more flexibility in the types of uses permitted than what is currently allowed for a home occupation.

b. How does this concept apply in the absence of a mix of commercial and residential as was stated at the presentation?

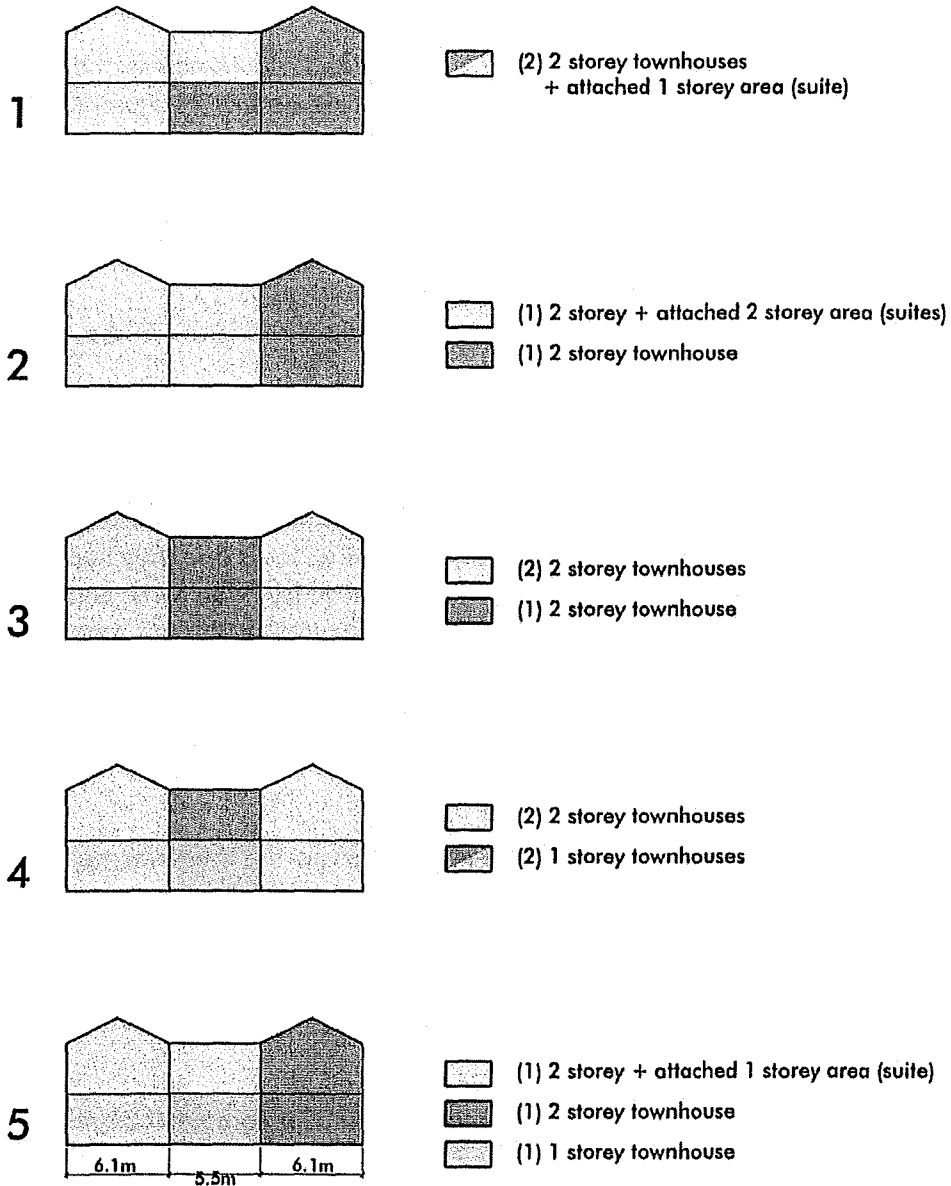
A mix of commercial and residential has been provided in the overall development. In addition, the developer and PCPS have agreed to add residential on the second floor as a discretionary use in the commercial areas. Although this provides the potential for such development, it in no way guarantees such developments being constructed.

11. Varied Townhouse widths

a. Are these proposed widths in sync with the City?

The widths we are proposing are largely in sync however our DC regulations allow for a reduced width of 5.5m vs 6.1m primarily planned right now to accommodate the live/work flex units (probably a very small percentage of the overall).

For clarification, we are including the following graphic which illustrates the composition and design of flex units. (The middle unit is the unit we have requested a reduced width for).



ziola newstudio
architecture inc.

townhouse options

b. What is the effect of DC designation regarding widths?

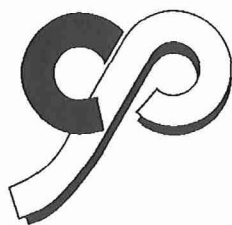
In general, DC designation allows us to create distinct, unique developments that respond to the odd shaped lots created as a result of natural area preservation as well as providing opportunities

to build residential units that can respond to different users and needs while remaining within an established and enforceable set of parameters of lot regulations.

12. Public Transit

a. Where are the bus routes – they do not appear on the legend?

This is a problem that planning staff have encountered in a number of NASPs as of late. In previous conversations with the City of Red Deer Transit Department, planning staff were advised that the transit department cannot determine transit routes with any level of certainty at the NASP level. Transit is not able to provide this level of detail at such an early stage in the planning process. Stops are still identified within the NASP which gives us some indication where the routes will be but that is the highest level of detail that can be provided at this stage.



**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: July 30, 09

TO: Elaine Vincent, Legislative Services Manager

FROM: Haley Horvath, Planner

RE: Bylaw 3217/E-2009
Southpointe Neighbourhood Area Structure Plan

Pursuant to the City's *Neighbourhood Planning Guidelines and Standards* document, the attached proposed Southpointe Neighbourhood Area Structure Plan (NASP) is being submitted to City Council for approval.

Adopted NASPs form the basis for future decisions regarding land use designations (zoning), subdivision and development within a plan area.

BACKGROUND

The Southpointe Neighbourhood Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the city of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek, and North of 19th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. Planning staff requested that the proposed NASP cover the area owned by Red Deer College as the development of the Bower lands is integral to the future development of the Red Deer College lands.

In August 2007, Red Deer City Council passed a motion directing Administration to enter into an agreement with the developer and landowner to purchase a significant portion of the treed escarpment within the Bower Natural Area. This agreement also set out provisions for the sale of some additional open space to the city for the price of \$1.00 with the remaining value to be credited as a tax deductible donation. These areas are identified within the Plan and can be found in Figure 8, Open Space Concept.

DEVELOPMENT CONCEPT

The vision for the Southpointe Junction neighbourhood is a mixed use urban village concept incorporating residential, retail, office, recreation amenities, and potentially a hotel/conference facility. The developer hopes to achieve the balance of uses required to create a multi dimensional live-work-play community. As a point of clarification, please note that the developer refers to the Plan as the Southpointe NASP while the area within the NASP to be developed is referred to as Southpointe Junction.

The plan area contains a large amount of open space including the Bower Natural Area, the

Waskasoo Creek Natural Area, a central public utility lot featuring a constructed wetland and public gathering space, and a public utility lot running along the existing transmission line. The trail network proposed in the NASP connects these green spaces with the proposed commercial and residential areas as well as with the Red Deer College lands to the north and west. Trails located within the natural areas will remain in their current natural state while trails in the development areas will have either a concrete or asphalt surface. A pedestrian bridge will be constructed in the Bower Natural Area over the road linking Lots G and H to the commercial area. Environmental Reserve will also be provided along Waskasoo creek at time of subdivision.

In terms of public service facilities, Red Deer College owns property within the NASP area while the existing developed college campus is located adjacent to the north boundary of the NASP. The college offers numerous opportunities for education and recreation to the public.

It is proposed that the majority of the lands within this NASP area will be under direct control zoning due to parcel size, lot configuration and to allow for some unique development features. Within the commercial areas of the NASP, provisions have been made that would permit the allowable office space for all 5 commercial lots to locate on one or two of the commercial lots. Other unique features of the commercial direct control district include encouraging commercial uses at the ground floor, encouraging double frontage retail shops, and reduced setbacks along the collector road to create a more pedestrian friendly feel. These direct control districts have generally been modelled after the current C2A commercial district. The NASP area is not considered a town centre; therefore office space will be limited to the amount currently outlined in the C2A district.

The residential parcels within the Plan are also proposed to be zoned direct control. These districts are based on the R2 and R3 districts found in the LUB with provisions for some unique features proposed in the NASP. These include reduced setbacks to create a more pedestrian oriented feel, provisions for "live work units", and varying widths for townhouse blocks to provide housing options such as in-law suites, student housing, and possibilities for the expansion of units.

The developer is also proposing the inclusion of a District Energy Facility on Lot F. The facility would be a private co-generation unit that heats hot water and hot water heating systems within the individual residential buildings. An additional benefit of the District Energy Facility is that it creates surplus electrical energy which can also be fed into the buildings or sold to the electrical grid. The facility would be owned and operated by Qualico in partnership with an energy management company. The city would have no involvement in the construction or operation of the facility but they would still be the approval body for matters relating to the facility.

With a proposed build out capacity of 700 residential dwelling units within the Southpointe Junction development area, the proposed neighbourhood density is 18.2 units per net developable hectare or 91 units per net residential hectare. This exceeds the minimum density of 14.8 dwelling units per net developable hectare set out in the MDP. Interplan has also submitted a geotechnical investigation report and a Phase 1 environmental site assessment in support of their NASP application.

NASP CIRCULATION

The draft NASP document was circulated to all applicable City Departments outside agencies (utility, school authorities, etc.), Red Deer River Naturalists and Rethink Red Deer for comment and identification of issues. Subsequent administration consultation with the developer resulted

in a draft NASP document (dated November 21, 2008) that was presented at a neighbourhood meeting on January 28, 2009 for public input. Some minor revisions were made to the NASP following the public meeting and the most recent draft dated May 5, 2009 has been submitted as the final document.

NEIGHBOURHOOD MEETING

On January 28, 2009 PCPS hosted a neighbourhood meeting to discuss and gather community input on the proposed Southpointe NASP. The meeting notice was circulated to area landowners located south of 32nd street, east of Highway QEII and west of Gaetz Avenue. The meeting, which was held at Red Deer College, was attended by approximately 20 people. Both Qualico and Interplan staff presented information on the proposed NASP. Representatives from both the City's Engineering and Recreation, Parks & Culture departments were also present to provide information and assist in answering questions.

There were no concerns raised at the public meeting and PCPS received one comment sheet in support of the plan. In general, those that attended the public meeting were excited about what was being proposed in the NASP, and many positive comments were made about the amount of green space being retained in the area.

MUNICIPAL PLANNING COMMISSION MEETING

The Proposed Southpointe NASP was initially presented to the Municipal Planning Commission (MPC) on July 6th, 2009. At that time MPC requested that the item be tabled until July 20th to allow members more time to review the document and also to allow PCPS and the developer to provide answers to some questions MPC members had. This list of questions and answers can be found attached in the agenda package. At the July 20th MPC considered the Southpointe NASP and recommended its approval to City Council.

SUMMARY and PLANNING ANALYSIS

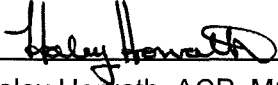
This proposed NASP is situated in an area that does not have an overriding Major Area Structure Plan (MASP). Typically the MASP will provide broad overall planning direction (e.g. land use, transportation, major infrastructure, etc.) to guide the preparation of neighbourhood area structure plans. Because there is no MASP for this area, direction for this NASP is taken directly from the Municipal Development Plan (MDP).

The City of Red Deer Municipal Development Plan identifies the area covered by the NASP as a mixed use and intensification opportunity area. The MDP describes mixed use as a combination of different uses, such as, but not limited to, residential, office commercial, retail commercial, public, or entertainment, which are horizontally and/or vertically integrated within a single compact form of development. It goes on to specify that the mix of uses are to be compatible, mutually beneficial, and integrated into the community. Mixed use also relates to a range of dwelling types that could provide residences to a variety of living arrangements and incomes.

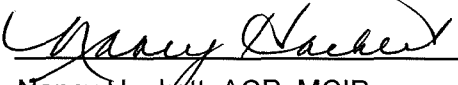
The proposed Southpointe neighbourhood includes a mix of uses within the larger Plan area as well as within some of the individual parcels and as such, it achieves the objectives outlined for this area in the MDP. From a planning and land use perspective, planning staff support the approval of the Southpointe Neighbourhood Area Structure Plan.

RECOMMENDATION

That City Council proceed with first reading of Bylaw 3217/E-2009 to adopt the Southpointe Neighbourhood Area Structure Plan.



Haley Horvath, ACP, MCIP
Planner



Nancy Hackett, ACP, MCIP
City Planning Manager

Attachments: Southpointe Neighbourhood Area Structure Plan, dated May 5, 2009.
Questions from MPC members

Comments MPC Southpointe NASP

Introduction

A good deal of information to digest in only one day

Points

1. "Purpose" & "Objectives" & "Policy Framework" are laid out well P3,4
2. DC Direct Control P23
 - a. See also P 39, P43
 - b. What is the rationale for all areas to be designated DC
 - c. Is the effective outcome that area zoning does not exist
 - d. What are the benefits to citizens of this designation?
3. Site Characteristics (p12)
 - a. Point 4 – storm detention pond can be moved
 - b. See also P 56
 - c. Is this an overall benefit – and to whom. Who decides?
4. Titles – The Red Deer College & Red Deer Junior College
 - a. Point of interest that the names are different.
5. Drainage into Waskasoo Creek (P20)
 - a. Adequacy
6. Direct Energy Facility P23
 - a. See also P 47
 - b. Why in the smallest parcel?
 - c. Why not operated by City –vs- Qualico
 - d. Is this a concept or a proposal?
7. Densities P26
 - a. How do these densities compare to the City as a whole?
 - b. What is the effect of the DC designation?
8. SP Junction P38
 - a. Why are Bower Natural Area part of SP Junction?
 - b. There seems to be somewhat of a dichotomy between natural area and development
9. Underground Parking P41
 - a. "Could" –vs- "Will"
 - b. Is this a "plan" or merely an enticement?
10. Live Work units P41
 - a. What are they
 - b. How does this concept apply in the absence of a mix of commercial and residential as was stated at the presentation?
11. Varied townhouse unit widths P41
 - a. Are these proposed widths in sync with the City
 - b. What is the effect of DC designation regarding widths
12. Public Transit P55
 - a. Where are the bus routes – they do not appear to be on the legend

Summary

Again, this is a large report to review in a short period of time.

Respectfully submitted

Doug Janssen
Citizen-at-large
Municipal Planning Commission
6 July 2009

2. DC Direct Control:

b. What is the rationale for all areas to be designated DC?

According to the City of Red Deer Land Use Bylaw:

the general purpose of a direct control district is to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in other land use districts. This District is not intended to be used in substitution of any other land use district in this bylaw that could be used to achieve the same result.

There will still be zoning for this area, it will just be formulated differently than the districts that are already in place. It should be emphasized that the DC Districts currently being finalized closely follow those in the LUB and vary only where it was felt necessary to achieve certain specific needs of the sites. The specific reasons for DC requirements vary somewhat from the commercial to the residential.

Commercial:

- Based on C2A and C3 districts.
- To allow for the possibility to concentrate the allowable 10% of GFA for office space in one or two parcels, rather than across all five of the parcels, thereby allowing the possibility of creating a more focused “centre” with office and retail.
- To allow for varied setbacks of the buildings in the commercial parcels. By reducing setbacks, we are providing an opportunity to create a ‘complete street’ which will cater to pedestrians, vehicles and transit along the main collector across from the residential and constructed wetland areas.

Residential:

The rationale for residential DC district designation is based on two major factors: the desire to preserve as much of the natural area as possible, and to accommodate the irregularly shaped parcels that resulted from ensuring maximum natural area preservation. The residential DC districts are also discussed on page 41 of the report (General Principles for DC (R2) and DC (R3)) and are summarized as follows;

- Based on R2 and R3 districts
- to allow for increased density in a smaller footprint;
- vary setbacks to either improve the pedestrian realm along the collector and offer a more street friendly urban structure;
- to provide the necessary densities for a viable mixed use node while preserving as much of the natural area as possible;
- provide for variety of unit types, widths, and options.

c. Is the effective outcome that area zoning does not exist?

There will still be zoning for this area, it will just be formulated differently to accommodate the special needs of this area.

d. What are the benefits to citizens of this designation?

A direct control district allows for the development of regulations specific to a given area or site. Because each direct control district is written specifically for each site, it allows administration an opportunity to incorporate additional regulations or increased standards of development. In

order for a direct control district to be implemented, it must first be approved by City Council as a Land Use Bylaw amendment. This means that a public hearing must also be held which will provide an opportunity for citizens to comment on the district if they so choose.

The developer has outlined the following items they see as benefits to the community:

- The primary benefit of the DC Districts is that the citizens will have the advantage of understanding the ultimate product that can be achieved.
- Residents would live in an urban setting, with easy access to commercial, office and institutional uses while bordering on a significant natural area and the recreation (both passive and active) opportunities it provides.
- The urban design allowed by the DC designation would encourage pedestrian use, while still providing vehicular and transit access.
- At the same time, non-residents would have access to the business they need to frequent as well as access to an established natural area.
- Intensification means less of the natural area is utilized while making an exciting urban environment which is both economically viable and visually appealing.

3. Site Characteristics

c. Is this an overall benefit – and to whom? Who decides?

- All development in the City requires stormwater management. The existing pond was developed by the Province at the time of Taylor Drive improvements. An agreement was put in place with the Bower's at the time of construction that allowed them to relocate the pond at the owner's expense to accommodate future development. Qualico has designed for the ultimate location and accommodates the requirements of the land in general as well as continuing the provinces needs.
- All SWM in the City benefits residents as it controls the volumes and improves the quality of water being discharged into the watercourses.
- The relocation of the storm pond and creation of a partial wet pond and dry pond offering recreation and aesthetic opportunities should be perceived as a net benefit to the City.

Who decides? Ultimately, as part of the NASP proposal, City Council will decide.

4. Titles:

These are simply the ownership names the land is under. RDC still controls both parcels.

5. Drainage into Waskasoo Creek

a. Adequacy?

As explained in the report (page 56) "All storm water management shall be in accordance with the Best Management Practice outlined within the Alberta Environment Standards and Guidelines for Storm Water Management for the Province of Alberta." Furthermore the report goes on to say (also page 56) "The design will be completed in accordance with City of Red Deer Design Guidelines." For additional information on the pond please see below:

- Yes, it is necessary. There is no room in the existing pipes for this new development.
- The existing Taylor Drive storm pipes drain into Waskasoo Creek too. Accordingly, even if there was room for this development in the existing pipes, the lands would still end up draining into Waskasoo Creek.
- We are only allowed to discharge water into Waskasoo Creek at the pre-development runoff rate. That is, the flow rate of storm runoff entering Waskasoo Creek, after development, is the same flow rate of water entering Waskasoo Creek before development occurred.
- The combination of using a vortechnic's, or similar unit to remove debris, and sediment, and using the constructed wetlands to cleanse the water before it enters the creek, will result in the quality of this water being better than the quality of the water which enters the creek now, from the Taylor Drive storm mains.

6. District Energy Facility

b. Why in the smallest parcel?

The District Energy proposal entails a centralized plant with a network of piping extending to the various residential parcels. Lot F was chosen to accommodate the plant because it is centrally located and because the District Energy Facility does not require a large site to operate..

c. Why not operated by City –vs-Qualico?

Facilities of this nature are typically operated as privately owned micro-utility companies. The department of Electric Light and Power has reviewed the concept and is comfortable with the proposal. They will be consulted further if and when this proposal proceeds.

d. Is it a concept or a proposal?

It is both essentially. Please refer to page 47 final paragraph for a complete understanding of the process to date.

7. Densities

a. How do these densities compare to the City as a whole?

The Southpointe Junction neighbourhood is unique in that it is not a typical quarter section neighbourhood comprised predominately of residential uses. This neighbourhood has a very large commercial component which makes it different from the typical neighbourhood area structure plan. It is important to note this because it ultimately effects the density calculations for this area.

To help clarify the densities proposed in Southpointe Junction there are essentially 3 ways that we can look at the density for this area. First, if we look at the neighbourhood as a whole and calculate the number of dwelling units over the entire developable area (including commercial) the density would equal approximately 18.2 dwelling units per hectare.

The second way we can look at the density for this neighbourhood is to calculate the number of dwelling units over the entire developable area (not including commercial). This is the way that

density is calculated in a typical residential neighbourhood. This calculation puts the density at 33.8 dwelling units per hectare.

Finally if we look at the density taking into account only the area of the residential parcels in the NASP, the density calculation comes out at 91 dwelling units per residential hectare.

The second calculation of 33.8 dwelling units per hectare would probably be the best representation of the actual density in this neighbourhood. From the numbers noted above, one can see that the large commercial component included in this plan has a major impact on the density numbers. The NASP area has been identified as a mixed use area in the MDP and given that this is a fairly new concept for Red Deer there are not many situations out there that are comparable. For example, when we look at the recently approved Garden Heights Neighbourhood Area Structure Plan, the density is calculated at 17.2 – 18.9 dwelling units per hectare. The densities found in Southpointe Junction would be higher, but again, this is a typical quarter section neighbourhood with no commercial component.

The City of Red Deer Municipal Development Plan sets out a minimum density of 14.8 dwelling units per net developable hectare while the maximum is dependant upon the capacity of major municipal infrastructure serving the neighbourhood. The NASP does meet these requirements. Although the densities found in Southpointe Junction are generally higher than those found in most other neighbourhoods, it is felt that this is appropriate given its proximity to the college and the amount of commercial development surrounding it.

b. What is the effect of the DC designation?

- DC District allow us to propose different densities for different lots because of their individual configurations and development potentials.
- The DC districts allow us to optimize the natural preservation
- DC Districts allow us the opportunity to achieve a critical mass of residential development essential in creating the “mixed use node” identified in the Red Deer MDP viable in this area.
- As noted in the staff report from July 6th, the proposed densities for this development exceed the minimum requirements outlined in the Municipal Development Plan.

8. SP Junction

a. Why are Bower Natural Area part of SP Junction?

The Bower Natural Area is part of SP Junction by virtue of ownership. As shown in the report, with the exception of the existing storm pond, the land which encompassed the Bower Natural Area (as identified) is currently owned by the Bower family.

b. There seems to be somewhat of a dichotomy between natural area and development.

As “dichotomy” is defined as a division into two, we assume the question here pertains to the division of the natural area by the Lots G and H.

As explained in the report (refer to section 3.6 (page 10) and 5.2 (page 27) in the NASP) the natural area to be preserved in the Bower property has been agreed to in 2007 by Council. The remainder of the lands in the Bower property are deemed developable by the City and Administration.

9. Underground Parking

The NASP is a high level planning document and specific requirements such as parking are not set out at this early planning stage. The amount of parking required is specific to the type of development that is being proposed and is determined at the development stage.

a. “could” vs “will”

- The NASP seeks to establish land uses and road patterns, not specific building layouts. Once specific building layouts are determined and the developer is prepared to apply to have those layouts approved, all plans will be subject to approval by relevant City departments.
- The text explains a vision or concept of what could occur in these parcels. In the text of the report it is written “could”, however, in order to achieve the densities desired, underground parking will be necessary.
- For clarification though, as development is still in the future, concepts can change with time.

b. Is this a “plan” or merely an enticement?

A NASP is a high level planning document and is not intended to outline detailed design. Again, only land uses and road patterns are established at this phase of the development. As for it being an enticement, the developer has indicated that their vision is one they hope to achieve. The work done by both administration and the developer on both the NASP and the anticipated DC Districts is in an effort to facilitate the possibility of the vision. This is a partnership of sorts in achieving a viable, interesting, beautiful, and sustainable mixed use community within the City of Red Deer.

10. Live Work Units

a. What are they?

Page 40: “These are units where the resident can incorporate their business establishment into their dwelling based on a set of guidelines for acceptable uses”.

The exact definition will be established by administration but could include such uses as an Artists Studio, Beauty and Body Service, Counseling Service, office. The intent is that the live work units would allow for more flexibility in the types of uses permitted than what is currently allowed for a home occupation.

b. How does this concept apply in the absence of a mix of commercial and residential as was stated at the presentation?

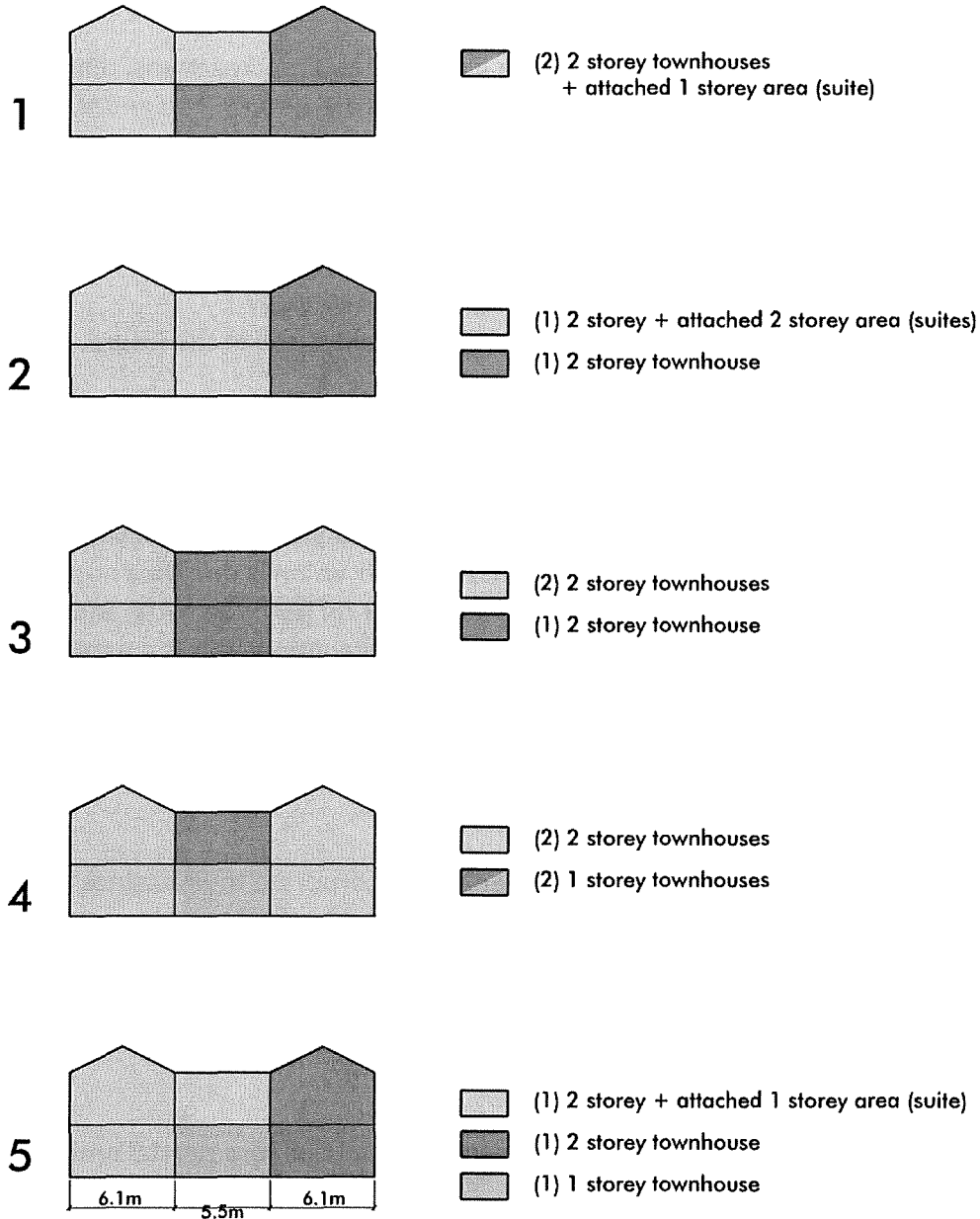
A mix of commercial and residential has been provided in the overall development. In addition, the developer and PCPS have agreed to add residential on the second floor as a discretionary use in the commercial areas. Although this provides the potential for such development, it in no way guarantees such developments being constructed.

11. Varied Townhouse widths

a. Are these proposed widths in sync with the City?

The widths we are proposing are largely in sync however our DC regulations allow for a reduced width of 5.5m vs 6.1m primarily planned right now to accommodate the live/work flex units (probably a very small percentage of the overall).

For clarification, we are including the following graphic which illustrates the composition and design of flex units. (The middle unit is the unit we have requested a reduced width for).



ziola newstudio
architecture inc.

townhouse options

b. What is the effect of DC designation regarding widths?

In general, DC designation allows us to create distinct, unique developments that respond to the odd shaped lots created as a result of natural area preservation as well as providing opportunities

to build residential units that can respond to different users and needs while remaining within an established and enforceable set of parameters of lot regulations.

12. Public Transit

a. Where are the bus routes – they do not appear on the legend?

This is a problem that planning staff have encountered in a number of NASPs as of late. In previous conversations with the City of Red Deer Transit Department, planning staff were advised that the transit department cannot determine transit routes with any level of certainty at the NASP level. Transit is not able to provide this level of detail at such an early stage in the planning process. Stops are still identified within the NASP which gives us some indication where the routes will be but that is the highest level of detail that can be provided at this stage.

OFFICE OF THE MAYOR

DATE: August 6, 2009
TO: Legislative and Administrative Services Manager
FROM: City of Red Deer Municipal Planning Commission
SUBJECT: Southpointe Junction Neighbourhood Area Structure Plan

At the July 20, 2009 Red Deer Municipal Planning Commission meeting, the Commission considered an application for the Southpointe Junction Neighbourhood Area Structure Plan located in the southwestern corner of the city of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 19th Street.

Following discussion the following motion was introduced and passed:

"RESOLVED that the Municipal Planning Commission support the Southpointe Junction Neighbourhood Area Structure Plan 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

Kim Woods

BACK UP INFORMATION
NOT SUBMITTED TO COUNCIL

From: Haley Horvath
Sent: July 30, 2009 9:29 AM
To: Kim Woods
Cc: Elaine Vincent
Subject: Item coming forward for Aug 10th Council agenda

Just a heads up that I will be bringing the Southpointe NASP to Council for next meeting and will have the report in to you by the end of the day tomorrow. The applicant is coming from Calgary for this ites so I was hoping that we might be able to schedule them in as close to 3:00 p.m. as possible so that they can be on their way before it gets too late in the day.

Thank you

Haley Horvath, ACP, MCIP

Planner

Parkland Community Planning Services

Suite 404, 4808 Ross Street

Red Deer, Alberta

T4N 1X5

Phone: 403.343.3394

Fax: 403.346.1570

Email: haley.horvath@pcps.ab.ca



Please consider the environment before printing this e-mail.

FILE COPY

DATE: August 11, 2009
TO: Haley Horvath, Parkland Community Planning Services
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Bylaw 3217/E-2009 Southpointe Junction Neighbourhood Area Structure Plan

Reference Report:

Parkland Community Planning Services, dated July 30, 2009

Bylaw Readings:

Southpointe Junction Neighbourhood Area Structure Plan Bylaw 3217/E-2009 received first reading at the Monday, August 10, 2009 Council meeting. Southpointe Junction Neighbourhood Area Structure Plan Bylaw 3217/E-2009 can be viewed online at www.reddeer.ca under the Council Agenda for August 10, 2009.

Report Back to Council: Yes – Tuesday, September 8, 2009.

Comments/Further Action:

A Public Hearing will be held on Tuesday, September 8, 2009 at 6:00 p.m. in Council Chambers, during Council's regular meeting. This office will now proceed with advertising for the Public Hearing.

The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.



Elaine Vincent
Legislative & Administrative Services Manager

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



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

ARTIS BOWER CENTRE LTD
300 - 360 MAIN ST
WINNIPEG, MB R3C 3Z3

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

HER MAJESTY THE QUEEN IN RIGHT OF ALBERTA C/O MINISTER OF INFRASTRUCTURE
17TH FLR COMMERCE PL 10155 102 ST
EDMONTON, AB T5J 4L4

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

JAMES ARTHUR BOWER & CYNTHIA KATHRYN BOWER-PELECH
LCD1 RR 2 LCD 1
RED DEER, AB T4N 5E2

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

WILLIAM ARTHUR BOWER
RR 2
RED DEER, AB T4N 5E2

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

**THE RED DEER COLLEGE
BOX 5005
RED DEER, AB T4N 5H5**

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

RED DEER JUNIOR COLLEGE

4202 - 58 ST.

RED DEER, AB T4N 2L6

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent

Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

SOUTHSIDE PLYMOUTH CHRYSLER LTD.

2804 50 AVE

RED DEER, AB T4R 1M4

Dear Sir/Madam:

Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98 by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent

Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

**J K MAH ENTERPRISES LTD
10 FLAGSTAFF CL
RED DEER, AB T4N 6V1**

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

CANADIAN TIRE CORPORATION LIMITED
2180 YOUNGE STREET, P.O. BOX 770 STATION K
TORONTO, ON M4P 2V8

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

J K MAH ENTERPRISES LTD
10 FLAGSTAFF CL
RED DEER, AB T4N 6V1

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

OPB REALTY INC. C/O 20 VIC MANAGEMENT INC
ONE QUEEN STREET EAST SUITE 300 BOX 88
TORONTO, ON M5C 2W5

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

ALTALINK MANAGEMENT LTD.

2611 - 3 AVE SE

CALGARY, AB T2A 7W7

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent

Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

DEPT OF PUBLIC WORKS ALTA c/o HOUSING & PUBLIC WORKS ALTA
TAXES 15A COMM PLACE
EDMONTON, AB T5J 4L4

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

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

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

WAL-MART CANADA INC
1940 ARGENTIA RD
MISSISSAUGA, ON L5N 1P9

Dear Sir/Madam:

Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98 by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 13, 2009

ULMER REALTY LTD. c/o JOSEF & VRONI AMANN
330 - B TRILLIUM DRIVE
KITCHENER, ON N2E 3J2

Dear Sir/Madam:

**Re: Amendment to The City of Red Deer Neighbourhood Area Structure Plan Bylaw No. 3217/98
by adding the Southpointe Neighbourhood Area Structure Plan (Bylaw 3217/E-2009)**

Red Deer City Council is considering a change to the Neighbourhood Area Structure Plan Bylaw 3217/98. Red Deer City Council proposes to pass Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/E-2009. The Southpointe Area Structure Plan (NASP) has been submitted by Interplan on behalf of Qualico, Red Deer College, and the Bower family. The 63.5 hectare (157 acre) plan area, is located in the southwestern corner of the City of Red Deer between the Queen Elizabeth II Highway and Taylor Drive, South of Waskasoo Creek and North of 18th Street. The plan area consists of five (5) parcels, the largest of which are owned by Red Deer College and the Bower family. The vision for the Southpointe neighbourhood is a mixed use urban village concept incorporating residential, retail office, recreation amenities, and potentially a hotel/conference facility.

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 Tuesday, September 8, 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 1, 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.

Yours truly,

Elaine Vincent
Legislative & Administrative Services Manager

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 18, 2009

Red Deer College
100 College Blvd.
P.O. Box 5005
Red Deer, AB T4N 5H5

Attention: Dr. Jim Madder, Vice President

Dear Dr. Madder:

Re: Bylaw 3217/E-2009
Southpointe Junction Neighbourhood Area Structure Plan

At the City of Red Deer's Council Meeting held August 10, 2009, *Southpointe Junction Neighbourhood Area Structure Plan Bylaw 3217/E-2009* received first reading, a copy of which can be found on the City of Red Deer's website at www.reddeer.ca/CityGovernment.com.

Southpointe Junction Neighbourhood Area Structure Plan Bylaw 3217/E-2009 will be advertised for the Public Hearing being held Tuesday, September 8, 2009.

If you have any questions or require additional information, please contact me at 403.342.8201.

Sincerely,

Kim Woods
Council Services Coordinator

Encl.

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 18, 2009

Qualico Developments West Ltd.
200, 5709-2 Street SE
Calgary, AB T2H 2W4

Attention: Ron Zazelenchuk

Dear Mr. Zazelenchuk:

Re: Bylaw 3217/E-2009
Southpointe Junction Neighbourhood Area Structure Plan

At the City of Red Deer's Council Meeting held August 10, 2009, *Southpointe Junction Neighbourhood Area Structure Plan Bylaw 3217/E-2009* received first reading, a copy of which can be found on the City of Red Deer's website at www.reddeer.ca/CityGovernment.com.

Southpointe Junction Neighbourhood Area Structure Plan Bylaw 3217/E-2009 will be advertised for the Public Hearing being held Tuesday, September 8, 2009.

If you have any questions or require additional information, please contact me at 403.342.8201.

Sincerely,

Kim Woods
Council Services Coordinator

Encl.



DATE: July 27, 2009

TO: City Council

FROM: Elaine Vincent, Legislative and Administrative Services Manager

SUBJECT: Access and Privacy Coordinator / Corporate Security Coordinator

History:

Within the 2007 Operating Budget, Council approved a two year program of one-time funding for an Access and Privacy Coordinator. At the time of budget deliberations, the LAS Manager indicated to Council that there was a need for this position to be permanent however the decision would come back to Council prior to the end of the second year with an analysis of impact to the organization so that a permanent funding decision could be made. For 2008 and 2009, the funding level was established at \$70,000 per year. It was further agreed that as part of the 2009 budget, the LAS Manager would submit a SPFR to include the position as a permanent part of the Legislative and Administrative Services base budget. With the transition in the LAS Manager, this request to Council was not completed and there is no funding available for this position into the 2010 operating year. We were beginning recruitment for an Access and Privacy Coordinator when this anomaly came to our attention.

Also, in 2007, funding was approved for a half time position targeted at evaluating organizational security and for the creation of a security program for The City. To date, the mandate for this position has not been developed and the position remains unfilled. Emerging needs, such as the development of security for the new Civic Yards, have been achieved by contracted and/or internal resources.

Role of the Access & Privacy Position:

When the position was created, the scope of the work to be conducted included:

- 1) Creating and/or updating policies and procedures to mandate and guide activities;
- 2) Developing training for delivery throughout the organization;
- 3) Identifying and Publication of Personal Information Banks (PIB's);
- 4) Conducting Privacy Audits to measure compliance and to identify needs for improvement;
- 5) Conducting Privacy Impact Assessments as new programs are introduced or existing programs modified;
- 6) Providing support to Departments in assessing access and privacy needs and requests;
- 7) Responding to information enquiries and formal FOIP requests; and
- 8) Facilitating public access of any manual, handbook or other guidelines used in decision making processes of the public body.

Access and Privacy Activity Reporting January 2008 to March 31, 2009

Following is a summary of the activities of the Access & Privacy Coordinator:

1. Responded to 154 Help desk enquiries related to access and privacy;
2. Corporate Policy 5114-CA revised and adopted;
3. Developed and implemented a corporate training program resulting in 225 staff receiving FOIP training;
4. Directory of Personal Information Bank Process established and implemented;
5. Developed and Implemented Access and Privacy Procedures;
6. Developed and Implemented the Privacy Breach Protocol;
7. Working in conjunction with Departments to develop a common methodology to make publicly available information on the PIB database; and
8. Consultation services to the organization.

Status of FOIP within the Organization

Compliance with the Freedom of Information and Privacy legislation is mandatory. Although much has been accomplished since the position came on board in 2008, there is still much needed work in this area. For example although we have had 250 staff attend training, this only represents 15% of the City's workforce. The specialized knowledge requirements for this position are not conducive to a job sharing arrangement and as such require a stand alone position to manage the complexities associated with the role. It is critical that we continue to strive to ensure compliance with the requirements of the legislation and the Access and Privacy Coordinator is crucial to our continued obligations in this area.

Currently there is \$39,740 approved in the budget for corporate security. The position is not yet developed and it has been determined that when these services are required they will most likely be achieved through a contracted service provider and through new capital project costs. This budget could be applied towards the ongoing cost of the Access and Privacy Coordinator.


Financial Implications

The Access and Privacy Coordinator would require funding in the amount of \$79,000 per annum. The reallocation of funds from the corporate security position would reduce the overall budget need to \$39,530.

Recommendation:

That Council consider:

1. Making the Access and Privacy Coordinator a permanent position and providing the required funding.
2. Redirecting funding for the half time Security Coordinator to offset the budget needs for the Access and Privacy Coordinator.



Elaine Vincent

Legislative and Administrative Services Manager

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

DATE: July 27, 2009

TO: City Council

FROM: Elaine Vincent, Legislative and Administrative Services Manager

SUBJECT: Access and Privacy Coordinator / Corporate Security Coordinator

History:

Within the 2007 Operating Budget, Council approved a two year program of one-time funding for an Access and Privacy Coordinator. At the time of budget deliberations, the LAS Manager indicated to Council that there was a need for this position to be permanent however the decision would come back to Council prior to the end of the second year with an analysis of impact to the organization so that a permanent funding decision could be made. For 2008 and 2009, the funding level was established at \$70,000 per year. It was further agreed that as part of the 2009 budget, the LAS Manager would submit a SPFR to include the position as a permanent part of the Legislative and Administrative Services base budget. With the transition in the LAS Manager, this request to Council was not completed and there is no funding available for this position into the 2010 operating year. We were beginning recruitment for an Access and Privacy Coordinator when this anomaly came to our attention.

Also, in 2007, funding was approved for a half time position targeted at evaluating organizational security and for the creation of a security program for The City. To date, the mandate for this position has not been developed and the position remains unfilled. Emerging needs, such as the development of security for the new Civic Yards, have been achieved by contracted and/or internal resources.

Role of the Access & Privacy Position:

When the position was created, the scope of the work to be conducted included:

- 1) Creating and/or updating policies and procedures to mandate and guide activities;
- 2) Developing training for delivery throughout the organization;
- 3) Identifying and Publication of Personal Information Banks (PIB's);
- 4) Conducting Privacy Audits to measure compliance and to identify needs for improvement;
- 5) Conducting Privacy Impact Assessments as new programs are introduced or existing programs modified;
- 6) Providing support to Departments in assessing access and privacy needs and requests;
- 7) Responding to information enquiries and formal FOIP requests; and
- 8) Facilitating public access of any manual, handbook or other guidelines used in decision making processes of the public body.

ORIGINAL

Access and Privacy Activity Reporting January 2008 to March 31, 2009

Following is a summary of the activities of the Access & Privacy Coordinator:

1. Responded to 154 Help desk enquiries related to access and privacy;
2. Corporate Policy 5114-CA revised and adopted;
3. Developed and implemented a corporate training program resulting in 225 staff receiving FOIP training;
4. Directory of Personal Information Bank Process established and implemented;
5. Developed and Implemented Access and Privacy Procedures;
6. Developed and Implemented the Privacy Breach Protocol;
7. Working in conjunction with Departments to develop a common methodology to make publicly available information on the PIB database; and
8. Consultation services to the organization.

Status of FOIP within the Organization

Compliance with the Freedom of Information and Privacy legislation is mandatory. Although much has been accomplished since the position came on board in 2008, there is still much needed work in this area. For example although we have had 250 staff attend training, this only represents 15% of the City's workforce. The specialized knowledge requirements for this position are not conducive to a job sharing arrangement and as such require a stand alone position to manage the complexities associated with the role. It is critical that we continue to strive to ensure compliance with the requirements of the legislation and the Access and Privacy Coordinator is crucial to our continued obligations in this area.

Currently there is \$39,740 approved in the budget for corporate security. The position is not yet developed and it has been determined that when these services are required they will most likely be achieved through a contracted service provider and through new capital project costs. This budget could be applied towards the ongoing cost of the Access and Privacy Coordinator.

Financial Implications

The Access and Privacy Coordinator would require funding in the amount of \$79,000 per annum. The reallocation of funds from the corporate security position would reduce the overall budget need to \$39,530.

Recommendation:

That Council consider:

1. Making the Access and Privacy Coordinator a permanent position and providing the required funding.
2. Redirecting funding for the half time Security Coordinator to offset the budget needs for the Access and Privacy Coordinator.



Elaine Vincent
Legislative and Administrative Services Manager

DATE: July 27, 2009
TO: City Council
FROM: Lorraine Poth, Director of Corporate Services
SUBJECT: Access and Privacy Coordinator

History:

Within the 2007 Operating Budget, Council approved a two year program of one-time funding for an Access and Privacy Coordinator which is often referred to as the City's FOIP Coordinator. At the time of budget deliberations, the LAS Manager indicated to Council that there was a need for this position to be permanent however the decision would come back to Council prior to the end of the second year with an analysis of impact to the organization so that a permanent funding decision could be made. For 2008 and 2009, the funding level was established at \$70,000 per year. It was further agreed that as part of the 2009 budget, the LAS Manager would submit a SPFR to include the position as a permanent part of the Legislative and Administrative Services base budget. With the transition in the LAS Manager, this request to Council was not completed and there is no funding available for this position into the 2010 operating year. We were beginning recruitment for an Access and Privacy Coordinator when this anomaly came to our attention.

Role of the Position:

When the position was created, the scope of the work to be conducted included:

- 1) Create and/or update policies and procedures to mandate and guide activities
- 2) Development of training for delivery throughout the organization
- 3) Identification and Publication of Personal Information Banks (PIB's)
- 4) Conducting Privacy Audits to measure compliance and to identify needs for improvement
- 5) Conducting Privacy Impact Assessments as new programs are introduced or existing programs modified
- 6) Providing support to Departments in assessing access and privacy needs and requests
- 7) Responding to information enquiries and formal FOIP requests
- 8) Facilitate public access of any manual, handbook or other guidelines used in decision making processes of the public body.

Access and Privacy Activity Reporting January 2008 to March 31, 2009

- a) 154 Help desk enquiries related to access and privacy
- b) Corporate Policy 5114-CA revised and adopted
- c) Developed and implemented a corporate training program resulting in 225 staff receiving FOIP training
- d) Directory of Personal Information Bank Process established and implemented.
- e) Developed and Implemented Access and Privacy Procedures
- f) Developed and Implemented the Privacy Breach Protocol
- g) Working in conjunction with Departments to develop a common methodology to make publicly available information on the PIB database
- h) Consultation services to the organization

Status of FOIP within the Organization

Compliance with the Freedom of Information and Privacy legislation is mandatory. Although much has been accomplished since the position came on board in 2008, there is still much needed work in this area. For example although we have had 250 staff attend training, this only represents 15% of the City's workforce. The specialized knowledge requirements for this position are not conducive to a job sharing arrangement and as such requires a stand alone position to manage the complexities associated with the role. It is critical that we continue to strive to ensure compliance with the requirements of the legislation and the Access and Privacy Coordinator is crucial to our continued obligations in this area.

Recommendation:

That Council consider the need for the Access and Privacy Coordinator on a permanent full time basis and use their discretion to determine if funding be made available now or as part of the 2010 budget process.

Lorraine Poth
Director

FILE COPY



Council Decision – August 10, 2009

DATE: August 11, 2009
TO: Lorraine Poth, Director of Corporate Services
FROM: Elaine Vincent, Legislative & Administrative Services Manager
SUBJECT: Access and Privacy Coordinator / Corporate Security Coordinator

Reference Report:

Legislative and Administrative Services Manager, dated July 27, 2009

Resolution:

"Resolved that Council of the City of Red Deer after considering the report from the Legislative and Administrative Services Manager dated July 27, 2009 Re: Access and Privacy Coordinator / Corporate Security Coordinator, hereby approves the Access and Privacy Coordinator as a permanent position with the funding of \$39,740 being redirected from the Security Coordinator position."

MOTION CARRIED

Report Back to Council: No

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

Elaine Vincent
Legislative & Administrative Services Manager

cc: HRIS Specialist – Administrative Supervisor
Financial Services Manager
Deputy City Clerk

Bylaws Item No. 1

BYLAW NO. 3400/ A-2009

Being a bylaw to amend bylaw No.3400/2007 which authorizes The City of Red Deer to lend an amount of one million dollars (\$1,000,000) to The Red Deer and District SPCA by increasing the term of the loan from 5 years to 25 years and amending the interest rate.

WHEREAS:

The City and the SPCA have agreed to amend the term and the rate of the loan.

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

- 1 Section 1 is deleted in its entirety and replaced with the new section 1 as follows:
 - 1 Council hereby authorizes a loan to The Red Deer District SPCA to be used for interim financing for the construction of a new facility on the following terms:
 - a. Purpose of loan: Construction of new Red Deer District SPCA facility
 - b. Principal amount: up to \$1,000,000.00
 - c. Interest rate: 5.058%
 - d. Term of loan: 25 years
 - e. Repayment: To be paid semi-annually until loan is repaid

- 2 In all other respects, Bylaw No. 3400/2007 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this	13 th	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 CLERK this		day of		2009.

 MAYOR

 CITY CLERK

Bylaws Item No. 2

BYLAW NO. 3357/Y-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 That "Use District Map H19" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 14/2009 attached hereto and forming part of this bylaw.
- 2 That Section 8.22 (1)(d) of Land Use Bylaw 3357/2006 is amended by adding the following new subsection as a specifically designated permitted use:

 "**(x)** One unmanned (volunteer) fire station to store and house fire trucks, fire fighting apparatus and related ancillary equipment in:

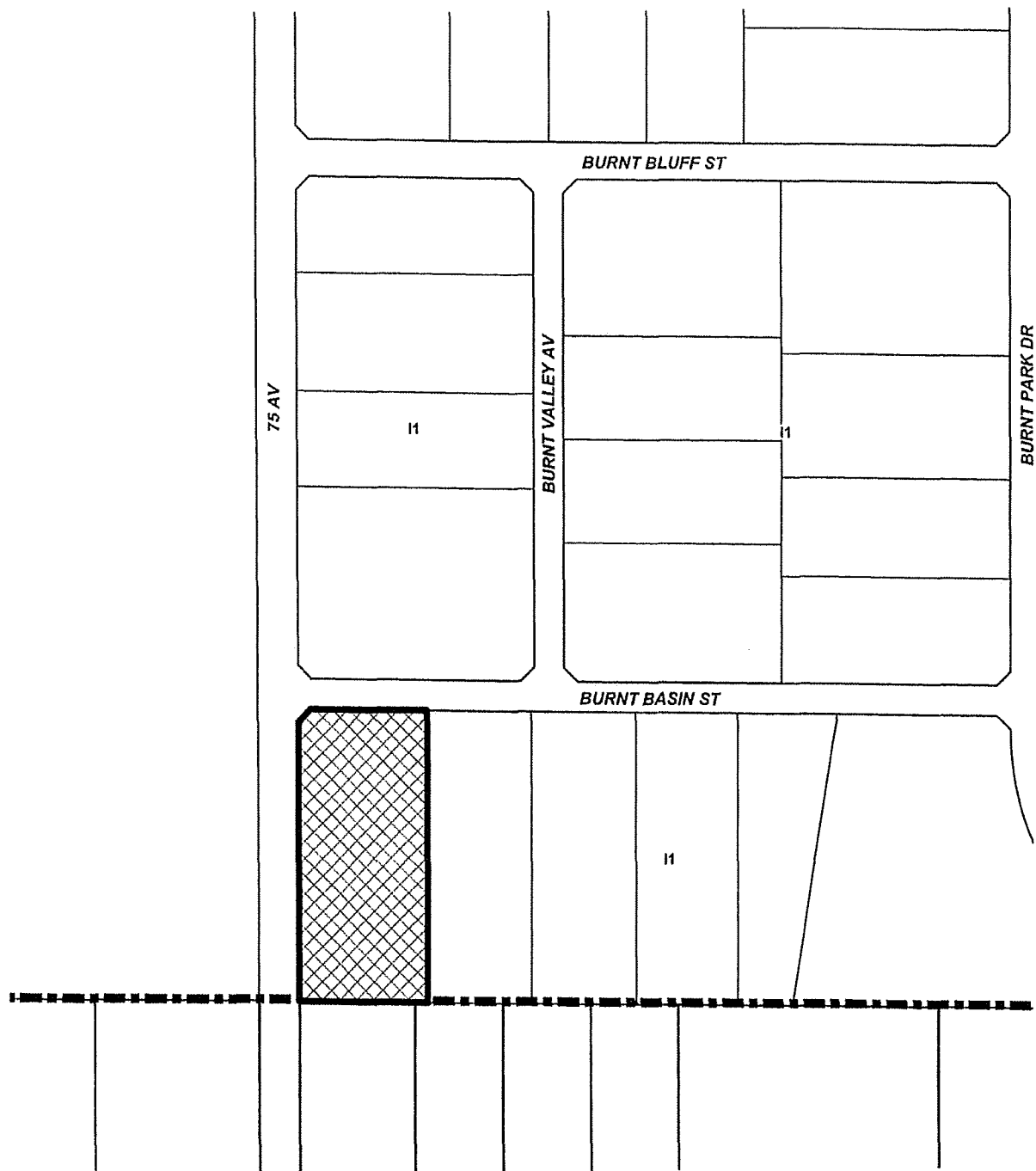
 (1) Units 17 & 18, Condominium Plan 092 3280 (B7 & B8, 37 Burnt Basin Street)."

READ A FIRST TIME IN OPEN COUNCIL this	13 th	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

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

I1 - Industrial (Business Service) District



I1 to I1 with exception (1)(d)(x)

Change District from:

Proposed Amendment

Map: 14/2009

Bylaw: 3357/Y-2009

Bylaws Item No. 3

BYLAW NO. 3357/M-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 ENACTS AS FOLLOWS:

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

- 1 The listing of Historical Preservation Buildings and Sites contained in section 7.5(3) is deleted and replaced with the listing in the chart attached hereto to reflect the designation of St. Luke's Anglican Church HP-3 and North Cottage School HP-5 as Municipal Historic Resources.

READ A FIRST TIME IN OPEN COUNCIL this 13th 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

7.5 (3) Historical Preservation Building and Sites

Property Number	Building or Site	Municipal Address	Legal Description	Designation
HP - 1	Old Court House	4836 Ross Street	Lots 1-4, Block 28, Plan K	Provincial
HP - 2	C.P.R. Station	5000 - 51 Avenue	Lot 19, Plan 952 4241	Provincial/ Municipal
HP - 3	St. Luke's Anglican Church	4929 - 54 Street	Lots 9-11, Block 14, Plan K	Municipal/ Registered
HP - 4	Allen Bungalow	6316 - 45 Avenue	NE 1/4 21-38-27-4 which lies east of Road Plan 1264 ET	Municipal/ Registered
HP - 5	North Cottage School	5704 - 60 Street	Lot S, Plan 4596 NY	Municipal/ Registered
HP - 6	Parsons House	4801 - 49 Street	Lots 42 & 43, Block 26, Plan 982-1122	Municipal/ Registered
HP - 7	C. P. R. Rail Bridge	Red Deer River	SE of Plan 952 3190	Municipal/ Registered
HP - 8	Cronquist House	Great Chief Park	Lot 1MR, Block 1, Plan 832 2386	Municipal
HP - 9	Red Deer Armoury (Fire Hall No. 1)	4905 - 49 Street	Lot 1, Block 27, Plan 1339 RS	Municipal
HP - 10	Presbyterian Ladies College	3909 - 55 Street	Lot 3, Block 10, Plan 0624309	Municipal
HP - 11	J.J. Gaetz House	3504 - 55 Street	Lot 3, Block 1, Plan 792 1758	Municipal
HP - 12	Clarke Residence	4757 - 56 Street	Lot 27, Block A, Plan K1	Municipal
HP - 13	McIntosh House	4631 - 50 Street	Lots 38-40 Block A, Plan K8	Municipal
HP -14	Gaetz Library, Presbyterian Church Steeple, and Stevenson Hall Block	Heritage Square	Lot 1, Block C, Plan 842 2027	Municipal
HP - 15	Scott House	4743 - 56 Street	Lot 20, Block A, Plan K1	Municipal

Note: Provincial and registered designations are assigned by the Province of Alberta to provincially significant historic resources.

Bylaws Item No. 4

BYLAW NO. 3217/E-2009

Being a bylaw to amend Bylaw No. 3217/98, the bylaw containing The City of Red Deer Neighbourhood Area Structure Plans.

NOW THEREFORE THE MUNICIPAL COUNCIL OF THE CITY OF RED DEER, IN THE PROVINCE OF ALBERTA, DULY ASSEMBLED, ENACTS AS FOLLOWS:

- 1 Bylaw No. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the *Southpointe Neighbourhood Area Structure Plan* attached as Appendix 'A' 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

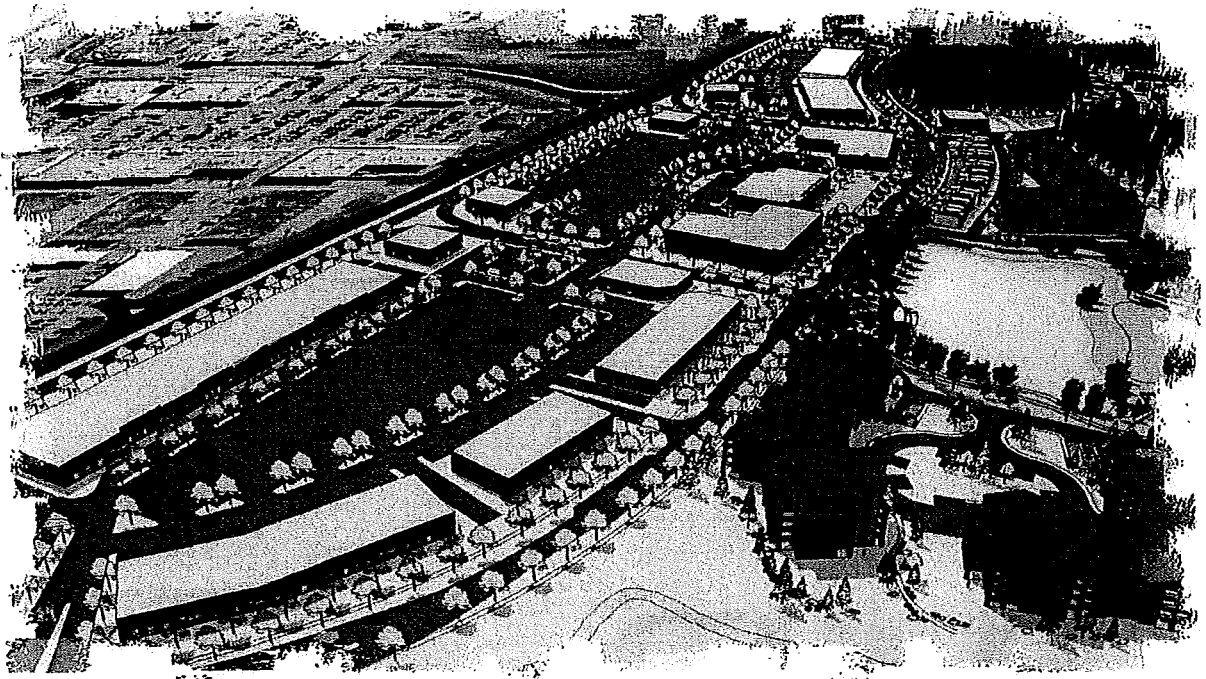
CITY CLERK

Appendix A

SOUTHPOINTE

NEIGHBOURHOOD AREA STRUCTURE PLAN

RED DEER



DRAFT REPORT

MAY 5, 2009

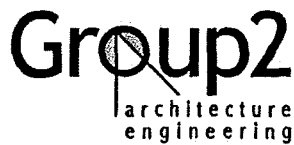
InterPLAN strategies inc.

MAY 5, 2009

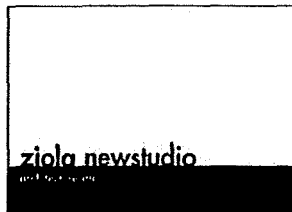
SOUTHPOINTE NASP

SOUTHPOINTE NEIGHBOURHOOD AREA STRUCTURE PLAN

PLANNING TEAM:



AL-TERRA
Engineering Ltd.



| AECOM



InterPLAN strategies inc.
Land Planning Services

PREPARED FOR:

QUALICO[®]



THE BOWER FAMILY

SUBMITTED BY:

InterPLAN strategies inc.

May 5, 2009

MAY 5, 2009

SOUTHPOINTE NASP

NOTE

The Neighbourhood Area Structure Plan for Southpointe is a planning document prepared for adoption by City Council under the provisions of the Municipal Government Act. The Supporting Information contained in the provided Appendices are for information purposes only and are not adopted by Bylaw.

MAY 5, 2009

SOUTHPOINTE NASP

TABLE OF CONTENTS

1.0	LOCATION AND PURPOSE	1
1.1	LOCATION	1
1.2	PURPOSE	2
2.0	NEIGHBOURHOOD AREA STRUCTURE PLAN OBJECTIVES	3
3.0	POLICY FRAMEWORK	4
3.1	INTERMUNICIPAL DEVELOPMENT PLAN.....	4
3.2	MUNICIPAL DEVELOPMENT PLAN	4
3.3	CITY OF RED DEER LAND USE BYLAW	8
3.4	CITY OF RED DEER NEIGHBOURHOOD PLANNING GUIDELINES AND STANDARDS	8
3.5	RED DEER TRAILS MASTER PLAN	10
3.6	COUNCIL DIRECTION AUGUST 2007.....	10
3.7	ENTRANCE CORRIDOR GUIDELINES	10
4.0	SITE CHARACTERISTICS.....	12
4.1	LEGAL DESCRIPTION AND OWNERSHIP.....	12
4.2	PLAN AREA	15
4.3	HISTORY OF SITE	15
4.4	CURRENT LAND USE CONTEXT.....	15
4.5	LAND FORM	17
4.6	ECOLOGICAL PROFILE.....	17
4.7	CURRENT ACCESS.....	18
4.8	VEGETATION.....	18
4.9	ENVIRONMENTAL SITE ASSESSMENT CONSIDERATIONS.....	18
4.10	EXISTING STRUCTURES	19
4.11	GEOTECHNICAL CONSIDERATIONS	19
4.12	SITE SERVICING	20
5.0	DEVELOPMENT CONCEPT	21
5.1	LAND USE	21
5.2	OPEN SPACE AND MUNICIPAL RESERVE	27
5.2.1	PEDESTRIAN TRAILS AND LINKAGES.....	31
5.2.2	ANIMAL CONNECTIONS	33
5.2.3	RECREATION OPPORTUNITIES	34
5.3	WASKASOO NATURAL AREA	34
5.4	BOWER NATURAL AREA	36
5.5	RED DEER COLLEGE SOUTH LANDS.....	36
5.6	SOUTHPOINTE JUNCTION	38
5.6.1	RESIDENTIAL COMPONENT.....	39
5.6.2	COMMERCIAL AND OFFICE COMPONENT.....	41
5.6.3	MAIN STREET COMPONENT.....	44
5.6.4	CENTRAL PLAZA AND CONSTRUCTED WETLAND AND DRYPOND	44
5.6.5	DISTRICT ENERGY FACILITY.....	47

MAY 5, 2009

SOUTHPOINTE NASP

6.0	TRANSPORTATION.....	48
6.1	TRANSPORTATION NETWORK.....	48
6.2	TRAFFIC IMPACT ANALYSIS.....	52
6.3	PUBLIC TRANSIT.....	54
7.0	SERVICING SCENARIO.....	56
7.1	STORM WATER MANAGEMENT	56
7.1.1	EXISTING STORM WATER CHARACTERISTICS.....	56
7.1.2	SOUTHPOINTE STORM WATER MANAGEMENT STRATEGIES	56
7.2	SANITARY SEWER	58
7.3	WATER SUPPLY	58
7.4	SHALLOW UTILITIES	58
7.5	SITE GRADING	58
7.6	WASTE DISPOSAL	61
8.0	DEVELOPMENT STAGES.....	63
9.0	PUBLIC CONSULTATION.....	63
10.0	PLAN SUMMARY	65
	APPENDIX A	66
	APPENDIX B	68
	APPENDIX C	70

LIST OF FIGURES

FIGURE 1:	LOCATION.....	1
FIGURE 2:	EXISTING LAND USE.....	9
FIGURE 3:	RED DEER TRAILS MAP.....	11
FIGURE 4:	AIR PHOTO.....	13
FIGURE 5:	SITE TOPOGRAPHY.....	14
FIGURE 6:	LAND USE CONTEXT	16
FIGURE 7:	LAND USE CONCEPT PLAN	22
FIGURE 8:	OPEN SPACE CONCEPT	28
FIGURE 8A:	NATURAL AREAS TO BE DISTURBED OR REMOVED (SP JUNCTION)	29
FIGURE 9:	PROPOSED TRAIL SYSTEM	32
FIGURE 10:	SOUTHPOINTE CONCEPT PLAN.....	35
FIGURE 11:	CONCEPT PARCELS	39
FIGURE 12:	CONSTRUCTED WETLAND CONCEPT PLAN	45
FIGURE 13:	TRANSPORTATION NETWORK	49
FIGURE 14:	LOCAL COLLECTOR STANDARD	50
FIGURE 15:	PUBLIC TRANSIT	55
FIGURE 16:	STORM WATER.....	57
FIGURE 17:	SANITARY SEWER.....	59

MAY 5, 2009

SOUTHPOINTE NASP

FIGURE 18: WATER	60
FIGURE 19: TOPSOIL STOCKPILE LOCATIONS	62
FIGURE 20: DEVELOPMENT STAGES	64

LIST OF TABLES

TABLE 1: LAND USE ALLOCATION FOR WASKASOO SOUTH NEIGHBOURHOOD.....	24
TABLE 2: LAND USE STATISTICS FOR WASKASOO SOUTH.....	25
TABLE 3: LAND USE STATISTICS FOR SOUTHPOINTE JUNCTION	25
TABLE 4: DIRECT CONTROL COMPONENT OF SOUTHPOINTE JUNCTION.....	26
TABLE 5: ANTICIPATED POPULATION OF SOUTHPOINTE JUNCTION .	26
TABLE 6: DEVELOPMENT SUMMARY FOR ROAD NETWORK OPTION ..	52
TABLE 7: NET DIFFERENCE TO TIA FROM REVISED CONCEPT.....	53

MAY 5, 2009

SOUTHPOINTE NASP

1.0 LOCATION AND PURPOSE

1.1 LOCATION

Southpointe Neighbourhood Area Structure Plan (The Plan) (Figure 1) is located in the southern part of The City of Red Deer between the Queen Elizabeth II Highway (formally Highway #2) and Taylor Drive, south of Waskasoo Creek and north of 19th Street.

The Southpointe Neighbourhood Area Structure Plan boundary was delineated by City of Red Deer Administration.

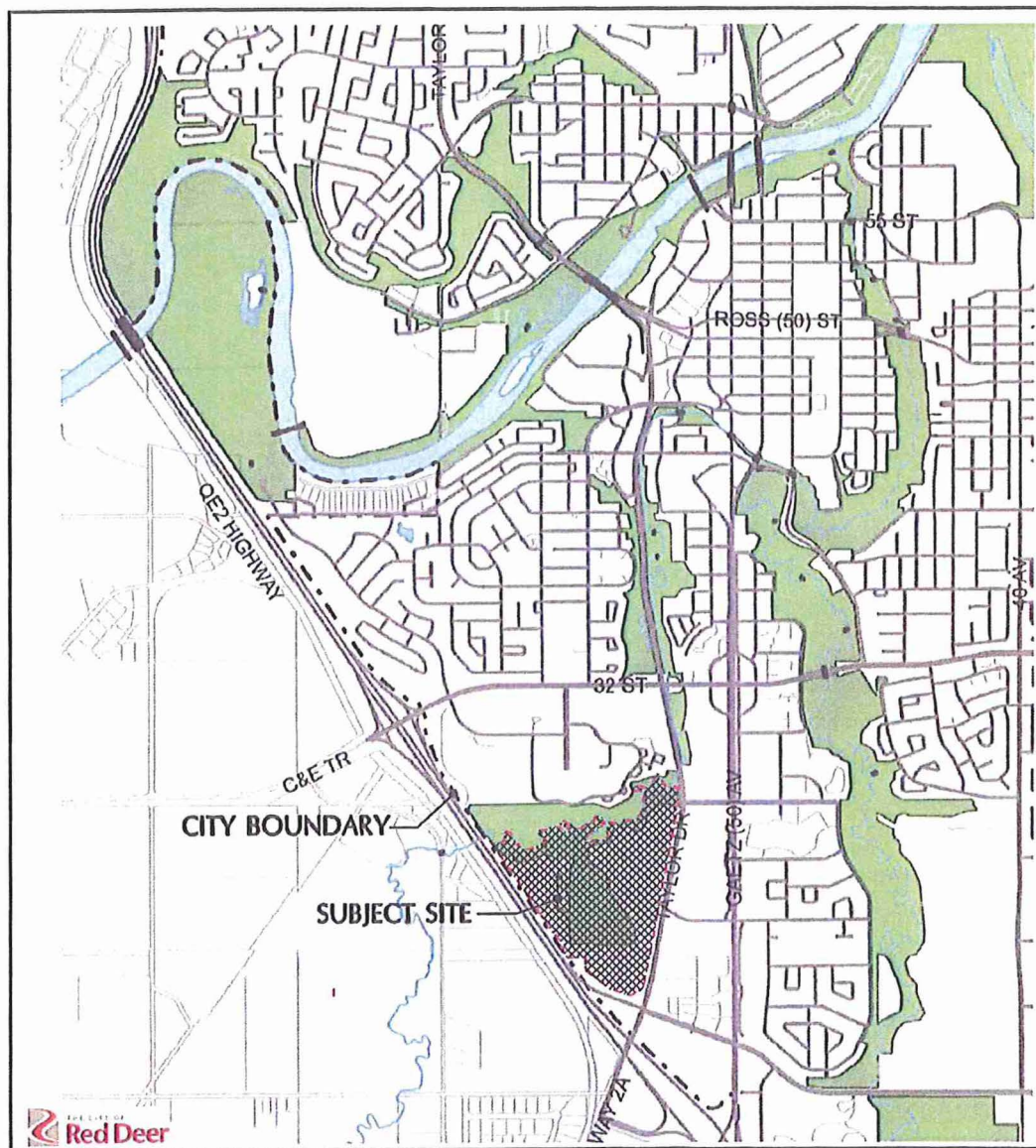


FIGURE 1: LOCATION

MAY 5, 2009

SOUTHPOINTE NASP

1.2 PURPOSE

The Neighbourhood Area Structure Plan (NASP) for Southpointe is intended to provide a foundation for subdivision and development. In preparation of this Neighbourhood Area Structure Plan, careful attention was paid to the edge conditions on all sides and the policies and objectives set forth in The City of Red Deer Municipal Development Plan (Bylaw 3404/2008), the Neighbourhood Planning Guidelines and Standards, the Red Deer Trails Master Plan and Council direction of August 13, 2007.

The NASP describes how ± 157.0 acres (± 63.54 hectares) of vacant land will be developed in an efficient and orderly manner. Included in the NASP are four distinct areas:

1. The Waskasoo Creek Natural Area south of the creek;
2. The natural area (referred to as the Bower Natural Area) which lies near the centre of the area;
3. The lands belonging to the Red Deer College which have been planned by the College according to their own Master Plan; and
4. A 95 acre \pm (38.44 ha \pm) parcel, referred to as Southpointe Junction (SP Junction), being proposed by Qualico for the development of a mixed use urban village incorporating residential, retail, office, open space and a potential location for a hotel/convention facility.

As part of the NASP, the developer, Qualico, on behalf of the landowner, has negotiated an agreement with The City Of Red Deer regarding the preservation of a portion of a natural area referred to as the Bower Natural Area that will run north south along the middle of part of the NASP

area and link with the Waskasoo Creek Natural Area to the north.

INTERPLAN has prepared, on behalf of Qualico and Red Deer College, a Neighbourhood Area Structure Plan for Southpointe.

The following sections of this report are intended to discuss the NASP objectives, policy framework, site characteristics, proposed development concept and land uses, municipal reserve and open space requirements, transportation and access, proposed site servicing and implementation strategy.



View looking north west from east side of subject site

MAY 5, 2009

SOUTHPOINTE NASP

2.0 NEIGHBOURHOOD AREA STRUCTURE PLAN OBJECTIVES

The following is a list of objectives for the Neighbourhood Area Structure Plan for Southpointe:

- To establish a comprehensive Neighbourhood Area Structure Plan that describes uses and strategies for appropriate development of the Plan area;
- To provide a policy framework consistent with the provisions of the relevant City of Red Deer policies for guiding development and subdivision of the plan area;
- To create the opportunity for potential development that meets the needs of The City of Red Deer and is accepted by local residents;
- To illustrate the physical characteristics of the plan area and describe the proposed development;
- To identify any constraints on the plan area and how these will be addressed in the proposed development, and
- To address the servicing, transportation and open space requirements associated with the proposed development.

MAY 5, 2009

SOUTHPOINTE NASP

3.0 POLICY FRAMEWORK

3.1 INTERMUNICIPAL DEVELOPMENT PLAN

The NASP area is situated outside of the legislative framework of the Intermunicipal Development Plan.

3.2 MUNICIPAL DEVELOPMENT PLAN

The City of Red Deer Municipal Development Plan was adopted by City Council as Bylaw 3404/2008 in May 2008 concurrent with the preparation of this NASP. The role of the MDP is identified as: *"guides and directs future growth and development for Red Deer, ensuring orderly, economical and beneficial development while balancing the environmental, social and economic needs and desires of the community."*

It is the requirement of the NASP to comply with the MDP. The "Generalized Land use Concept" Map in the Municipal Development Plan shows the land use for the Southpointe NASP site as a

combination of Open Space, Major, Commercial, Residential and Public Service. The area is further identified as a mixed use area under 'Intensification and Mixed Use Opportunities'.

The MDP defines Mixed Use as: *"A combination of different uses, such as, but not limited to, residential, office commercial, retail commercial, public or entertainment, which are horizontally integrated (i.e. uses located on the same site beside on another) and/or vertically integrated (i.e. uses located on different floors in the same building) within a single compact form of urban development. The mixes of uses are to be compatible, mutually beneficial, and integrated into the community, for example, live/work in the same complex. Mixed use also relates to a range of dwelling types that could provide residences to a diversity of living arrangements and incomes"*

The NASP complies with all relevant principles in the MDP, the following chart outlines the more specific sections of the MDP and how the goals and/or principles contained are reflected in NASP.

MDP Section #	Principle/Goal/Objective	Southpointe NASP
Section 3.0: Vision and Guiding Principles	3.1 A Vision for the Future <ul style="list-style-type: none"> <i>"...a community with a unique natural environment preserved and enhanced by careful community planning;</i> <i>A community which reflects high standards in terms of quality of life;</i> <i>A caring community with a strong volunteer ethic;</i> <i>A community which offers a wide range of opportunities for employment, education, recreation and culture"</i> 	Maintains a portion of the natural environment in balance with a need for urban development to sustain growth and to provide high quality and varied opportunities for living and working environments.

MAY 5, 2000

SOUTHPOINTE NASP

MDP Section #	Goal / Principle	Southpointe NASP
Section 3.0: Vision and Guiding Principles	3.2.3: <i>"Ensure the efficient use of land for urban purposes by encouraging integration of uses, increased densities and innovative designs"</i>	Adheres to all 16 overall guiding principles listed but focuses most specifically on the key principles listed here. Ensures efficient use of land.
	3.2.4: <i>"Sustain the natural environment and protect natural systems by paying attention to site resources (hydrology, terrain, geology, biodiversity of vegetation and wildlife) while providing a climate for community and economic growth."</i>	Promotes community and economic growth to occur while allowing the City, Red Deer College, and the Developer to protect natural systems through careful consideration and stewardship of site resources.
	3.2.10: <i>"Build vibrant, attractive and safe neighbourhoods that provide for a range of housing choices, access to services, local employment, recreation, and open space."</i>	Offers a range of housing choices, access to services, local employment, recreation, and open space.
Section 5.0: Growth Management and Urban Form	A stated Goal is: <i>"Ensure the efficient utilization of lands and infrastructure, while encouraging a greater mix of uses and socio-economic activities in both new and established areas."</i>	Fulfills this goal
	5.0(b) <i>"Encourage growth in locations and patterns that can utilize existing or planned infrastructure capacity and reduce overall travel demands;"</i>	Location along existing major transportation routes and adjacent to existing infrastructure. Employment and residential opportunities in the same location thereby potentially reducing the need for travel.
	5.0(d) <i>"Minimize conflicts between efficient urban growth, the preservation of ecologically important natural areas,..."</i>	Attains a balance between development and the preservation of a significant and ecologically important natural area.
	5.0(e) <i>"Encourage a compact and efficient urban form;"</i>	Provides higher density residential developments contained in a smaller footprint.
	Policy 5.7 <i>"The City should ensure new development is contiguous to the existing built-up area."</i>	Provide for sequential development from east to west.

MAY 5, 2009

SOUTHPOINTE NASP

MDP Section #	Goal / Principle	Southpointe NASP
Section 5.0: Growth Management and Urban Form	<p>Policy 5.9 <i>"The City shall seek to reduce travel demands by seeking to locate:</i></p> <ul style="list-style-type: none"> <i>• Appropriate employment opportunities in or adjacent existing and future residential areas.</i> <i>• New residential areas adjacent to existing and future employment opportunities;</i> <i>• Appropriate commercial and community services in proximity to residential areas."</i> 	Includes a variety of uses including Public Service, Commercial, Office and Residential and makes it an ideal example of how to reduce travel demands.
Section 7.0: Urban Design	<p>Goal: <i>"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."</i></p>	Provides for an attractively designed, pedestrian oriented mixed use urban node focusing on a central main street and open space.
Section 9.0 Environmental and Ecological Management	<p>Goals: <i>"To preserve and integrate significant natural areas into the open space system.</i></p> <p><i>To foster the creation and maintenance of attractive, clean and ecologically responsible natural and built environments.</i></p> <p><i>To recognize and promote environmentally sustainability initiatives and trends in land development."</i></p>	Design facilitates the preservation, through a City land acquisition, of a significant component of the existing natural area and directs development to incorporate environmentally sustainable initiatives.
Section 10.0 Housing and Neighbourhood Design	<p>10.0(b) <i>"Provide for a mix of housing types to meet a variety of lifestyles, special needs, life cycle demands and market preferences;"</i></p> <p>10.0(e) <i>"Promote the efficient utilization of land by achieving increased residential densities"</i></p>	Provides different housing products, including live work units, intended for varied demographics in increased densities.
	<p>10.4 Housing Form <i>"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."</i></p>	Provides opportunities for live-work units and secondary suites in varied housing types.
Section 12.0: Commercial Development	<p>12.0(b) <i>"Ensure the quality and aesthetics of development along major commercial corridors;</i></p> <p>12.0(c) <i>Recognize emerging trends in retailing and commercial land use, including the creation of mixed use town centres where appropriate; and</i></p> <p>12.0(d) <i>Promote commercial development that generates opportunities for local employment;"</i></p>	Commits to innovative and quality commercial development and provides for a Mixed Use Area, with commercial, residential, office and public service uses and opportunities for local employment.

MAY 5, 2009

SOUTHPOINTE NASP

MDP Section #	Goal / Principle	Southpointe NASP
Section 14.0: Parks, Recreation and Culture	Policy 14.3 Trails and Pathways <i>"Trails and pathways shall be designed and constructed in accordance with the direction provided through the Trails Master Plan, as amended from time to time"</i>	Provides for trails designed in accordance with the Trails Master Plan.
	Policy 14.4 Open Space Connections <i>"As new areas are planned and developed, The City shall ensure the design of the parks and open space system provides:</i> <ul style="list-style-type: none"> <i>• Linkages to the major open space,...</i> <i>• Linear corridors and pedestrian connections within and between neighbourhoods; and</i> <i>• Consideration of continuous wildlife corridors and key wildlife habitat..."</i>	Provides clear linkages between the open space systems both within the NASP area and connections to outside systems.
	Policy 14.8 Gathering Spaces <i>"In conjunction with streetscapes and other public realm areas, parks and open space shall be designed to be easily accessible to pedestrians and create opportunities for area residents to gather and interact wherever possible"</i>	Provides for an open space system with gathering places and easy access.
Section 16.0: Transportation	Goal: <i>"Provide for the safe and efficient movement of people and goods within and through Red Deer. Encourage the use of alternate means of transportation to the private automobile. Concentrate the planning of land use and transportation."</i>	Provides an efficient road network, an opportunity for a well situated transit service, and the provision of an extensive selection of pedestrian and bicycle pathways.
Section 17.0 Utilities	Goal: <i>"Provide environmentally responsible, safe, efficient and reliable utility systems to serve the City"</i>	Meets or exceeds all City of Red Deer engineering standards.

Policy 12.2 of the MDP establishes a hierarchy of commercial places. The commercial uses in the NASP will be a mixture of Arterial Commercial and District Commercial as defined in the MDP.

It is the intention of the NASP to concentrate the office use permitted in the commercial area into a central location within the NASP. The rationale behind this is to provide the opportunity for office development to occur within the development near

or on the main street. If deemed appropriate by the developer, a market analysis may be conducted to rationalize an application for higher than the permitted floor area of office space.

In an Administration report to Council on May 5th, 2008, Attachment "A" (Document #: 753507) has acknowledged the NASP area *"...as having great potential for mixed use residential, commercial, and institutional development both in single*

MAY 5, 2009

SOUTHPOINTE NASP

purpose and multi-purpose buildings. The Administration sees this as a good candidate for a mixed use area, which could be treated uniquely due to the circumstances of geography and the surrounding uses." The response goes on to add, *"Should the developer come forward with an acceptable plan calling for and substantiating a town centre or other designation, then a supporting amendment could be considered concurrently with the adoption of the neighbourhood area structure plan."*

The NASP has been prepared in accordance with the Municipal Development Plan.

3.3 CITY OF RED DEER LAND USE BYLAW

The City of Red Deer Land Use Bylaw 3357/2006 establishes the land use districts in The City of Red Deer and their associated permitted and discretionary uses and regulations. The current land use for the NASP area is divided into three districts: PS Public Service (Institutional or Governmental) District throughout the Waskasoo Creek area and north; P1 (Parks and Recreation) District in the west portion of the site; and A1 (Future Urban Development) District in the eastern and southern part of the parcel (see Figure 2).

The City of Red Deer Land Use Bylaw Constraints Map conceptually identifies a number of constraints on the subject site including floodway, flood fringe, escarpment, and major entry areas. These constraints have been reviewed with Administration and are addressed in the NASP. In summary:

- Both the floodway and the flood fringe along Waskasoo Creek have been examined, modeled, and refined by the Developer and relevant City

Departments. Results of these efforts are reflected in the design concept and accompanying reports to the NASP. All proposed development in the flood fringe, as identified, will comply with both the land use bylaw and the building code requirements for flood proofing.

- Extensive examination of the escarpment areas has taken place during both an Environmental Site Assessment and the Geotechnical Investigation. The investigations concluded that the slopes are stable and suitable for development. The investigations also provide recommendations and measures for development.
- Because Taylor Drive is identified as a major entry area, architectural guidelines, landscaping, and other design elements will be addressed at the development permit and detailed design stage to ensure that the interface with Taylor Drive is complementary with existing development to the east and to the satisfaction of the Approving Authority.

3.4 CITY OF RED DEER NEIGHBOURHOOD PLANNING GUIDELINES AND STANDARDS

The City of Red Deer Neighbourhood Planning Guidelines and Standards adopted by City Council on December 16, 2002 (revised November 30, 2006) provide "*guidelines and standards for the planning and design of neighbourhoods including parks and public facilities/amenities in The City of Red Deer.*" The Neighbourhood Planning Guidelines and Standards define a neighbourhood as "A predominately residential area, which is usually a quarter section (65 hectares or 160 acres) in size."

MAY 5, 2009

SOUTHPOINTE NASP

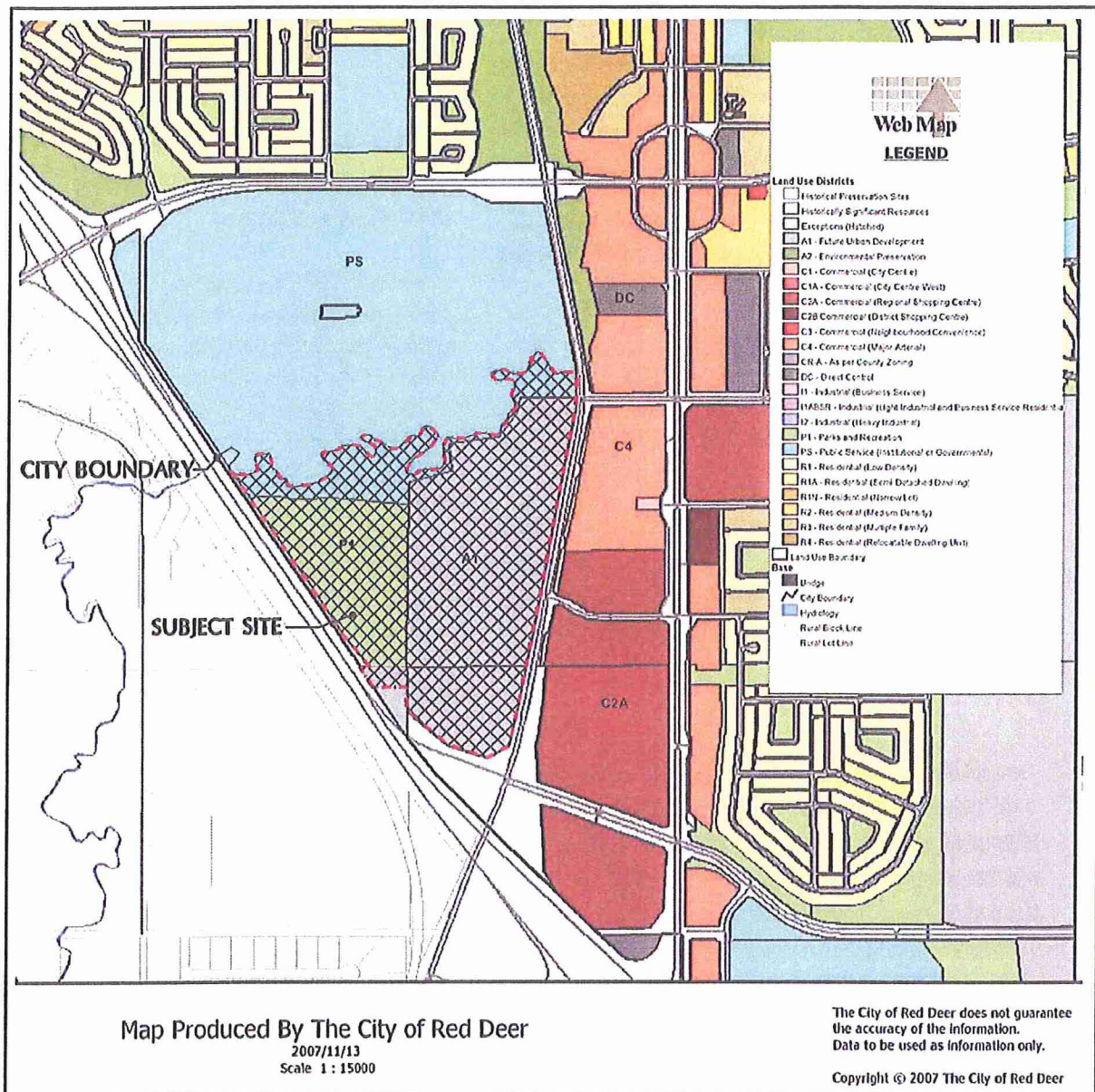


FIGURE 2: EXISTING LAND USE

The Southpointe NASP is not a typical quarter section neighbourhood and does not contain predominantly residential uses, however the NASP has given careful consideration to these and additional guidelines and standards outlined in the Neighbourhood Planning Guidelines and Standards. The NASP strives to follow all relevant guidelines and standards outlined as well as the following General Design Considerations.

"A. Neighbourhood planning and design in The City of Red Deer strives to create desirable and sustainable places for healthy living, learning, working and recreation for families and individuals of all ages and with varying needs, interests and desires.

B. Community development calls for people-friendly streets and a sense of place. Developers are encouraged to incorporate considerations and elements which

MAY 5, 2009

SOUTHPOINTE NASP

enhance the sensed quality of the built environment. The street and block layout should create opportunities to integrate sidewalks, trails, parks, squares, transit stops and large residential, commercial and public or semi-public buildings into a coherent whole rather than unrelated individual parts. This may include design considerations such as siting, orientation, visual sequences, viewpoints, spatial connotation, proportion and scale."

3.5 RED DEER TRAILS MASTER PLAN

Map 3.0 of the Red Deer Trails Master Plan approved by City Council on October 11, 2005 identifies the future trail network for the NASP and surrounding areas. The relevant section of the map is shown in Figure 3.

The NASP complies with the intent of the future trail network outlined in the Red Deer Trails Master Plan. The proposed future Waskasoo Trail will be accommodated through the site by linking to the North College lands across the existing concrete bridge and then extending south along the east edge of the wooded area before linking east and south to the arterial trail located along Taylor Drive. The Proposed Future Bikeway can be accommodated along the edge of the proposed collector road running north south through the centre of the eastern portion of the site or along the arterial trail along Taylor Drive. Nature Trails as shown in the Master Plan will be maintained or realigned to accommodate development.

3.6 COUNCIL DIRECTION AUGUST 2007

At The City of Red Deer Council meeting on August 13th, 2007 the following motion was introduced and passed:

"Resolved that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated August 7, 2007, re: Southpointe Junction Concept Development, Bower Natural Area Preservation, hereby agrees in principal to the amount of area and location of the open space and natural area design and directs Administration to develop an agreement with the developer and land owner to:

- 1. Purchase +/- 12.26 acres of treed escarpment,*
- 2. Purchase the additional noted 2.76 acres of open space for \$1.00,*

*Direct the additional 1.95 acres of owned municipal reserve to be applied to the natural treed area and Waskasoo Creek for the purpose of preserving additional amounts of natural environment and current natural trail connections."*¹

3.7 ENTRANCEWAY CORRIDOR GUIDELINES

A draft version of the Entranceway Corridor Guidelines was prepared for the City of Red Deer and Red Deer County in February 2009. Consideration will be given to the final version of this study for all areas within the proposed overlay district at the time of detailed design.

¹ Since this agreement was made, it has been determined by The City and the developer that there is no reserve owing on the Southpointe Junction portion of the lands (A Subdivision by Re-plotting, approved Nov. 20, 1969).

MAY 5, 2009

SOUTHPOINTE NASP

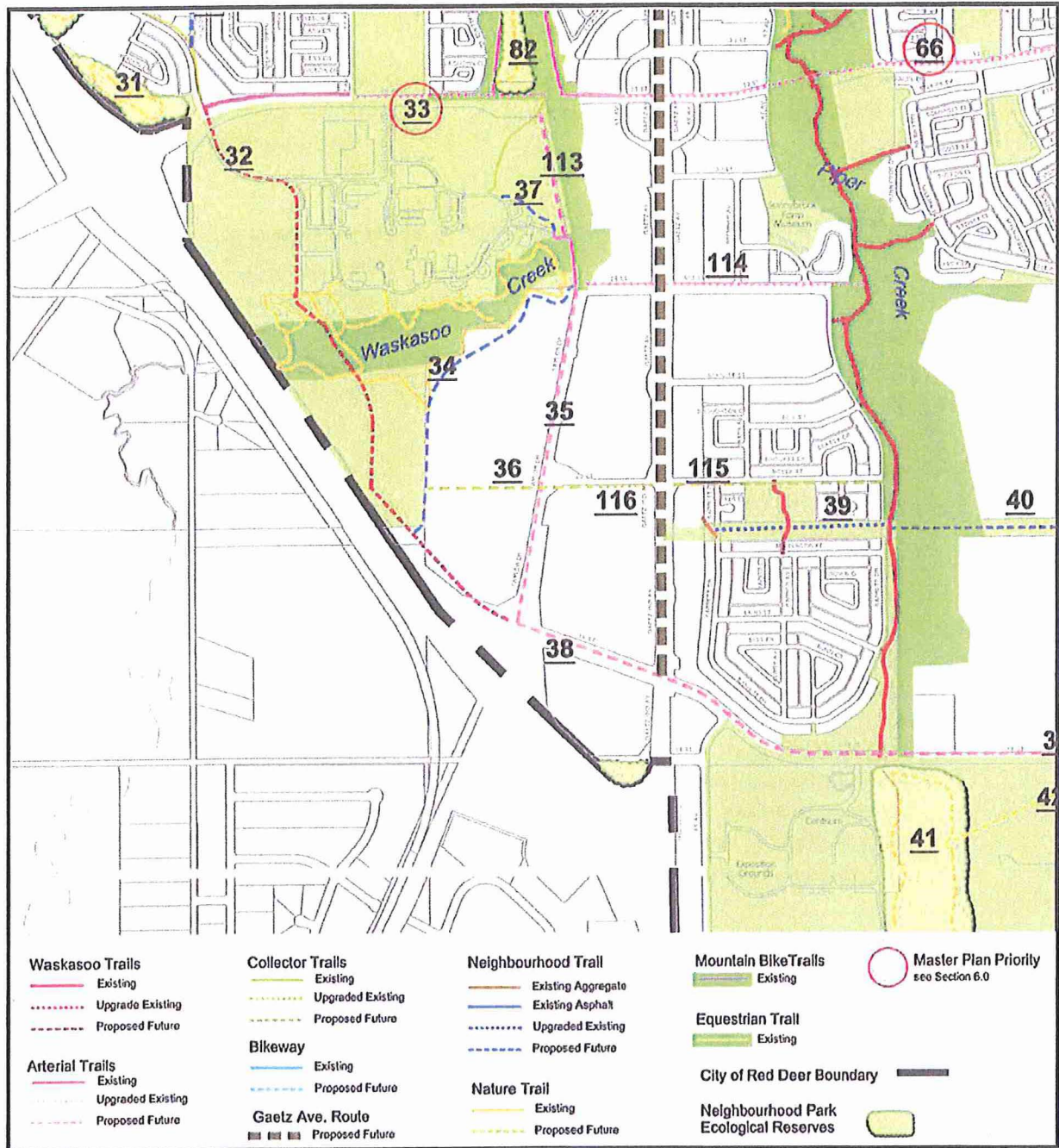


FIGURE 3: RED DEER TRAIL MAP

Source: Red Deer Trails Master Plan

MAY 5, 2009

SOUTHPOINTE NASP

4.0 SITE CHARACTERISTICS

An air photo and a topographic map of the NASP area are illustrated in Figures 4 and 5 respectively.

4.1 LEGAL DESCRIPTION AND OWNERSHIP

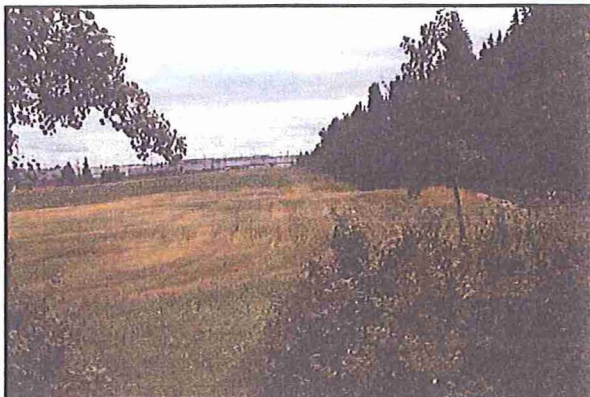
The legal description and land ownership for the subject site are indicated below. The site is currently divided into five legal entities.

1) Red Deer Junior College

- Title Number: 012 370 530
- All that portion of the NW ¼ Section 5, TWP 38, Range 27, W of 4 which lies east of the north easterly and south easterly limits of the road.
- Containing 34.2 hectares (84.43 acres) more or less (including lands outside the NASP area)
- Excepting thereout:
 - 0.174 hectares (0.43 acres) more or less for creek diversion
 - Plan 0125532 – Road (1.245 hectares / 3.08 acres more or less)

2) The Red Deer College

- Title Number: 012 027 698
- A portion of the SE ¼ Section 7, TWP 38,



View looking south east from north side of subject site.

Range 27, W of 4 which lies south of Waskasoo Creek.

- Containing 3.05 hectares (7.53 acres) more or less

3) AltaLink Management Ltd.

- Title Number: 022 202 207 +1
- A portion of the SW ¼ Section 5, TWP 38, Range 27, W of 4 : Plan 5003NY
- Excepting thereout:
 - Plan 8922991:
 - Road (0.221 hectares / 0.55 acres more or less)
 - Railway (0.220 hectares / 0.54 acres more or less)

4) Her Majesty the Queen in Right of Alberta*

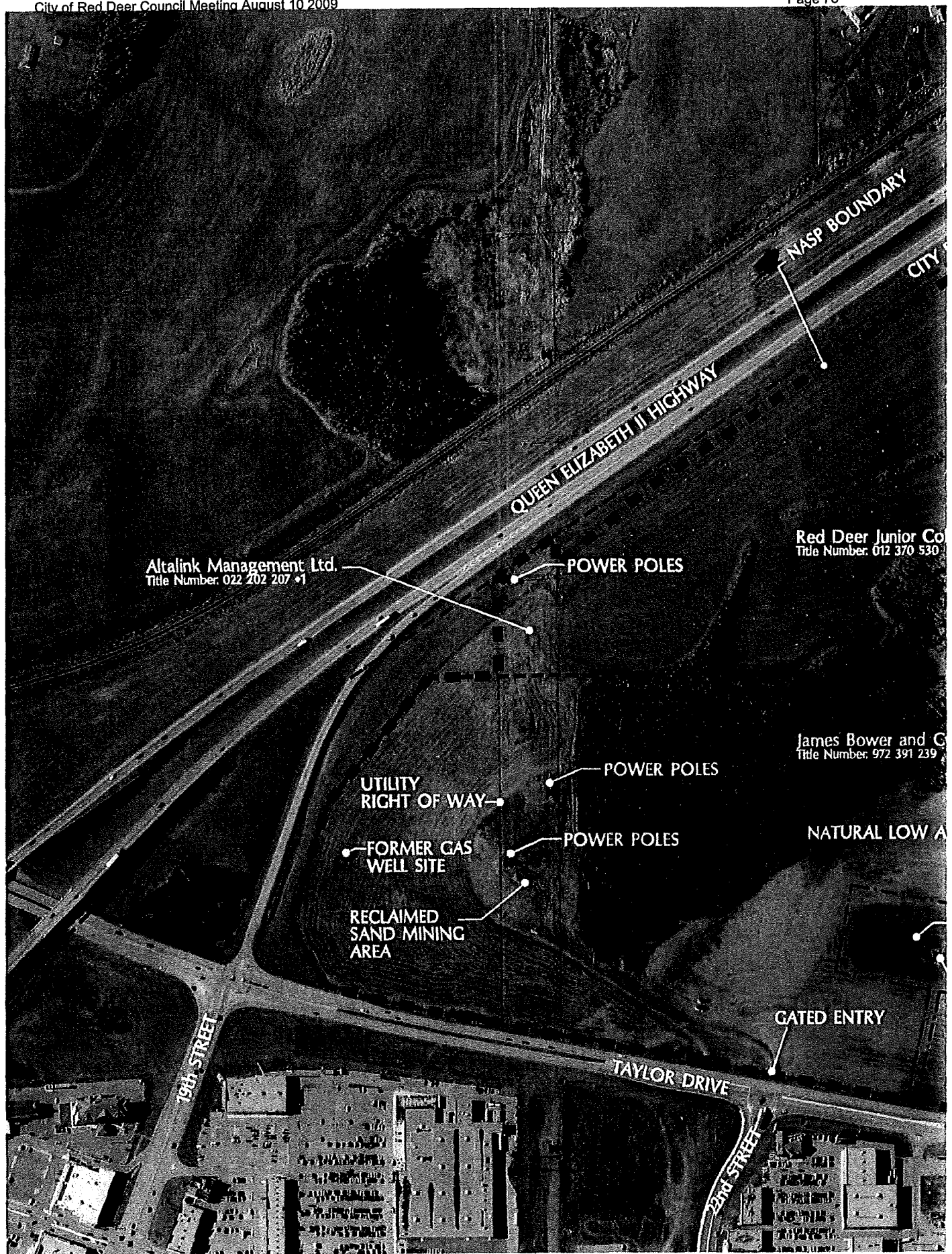
- Title Number: 932 133 824
- Plan 9321221: Storm Detention Pond within NE ¼ Section, TWP 38, Range 27, W of 4
- Containing 1.375 hectares (3.40 acres) more or less

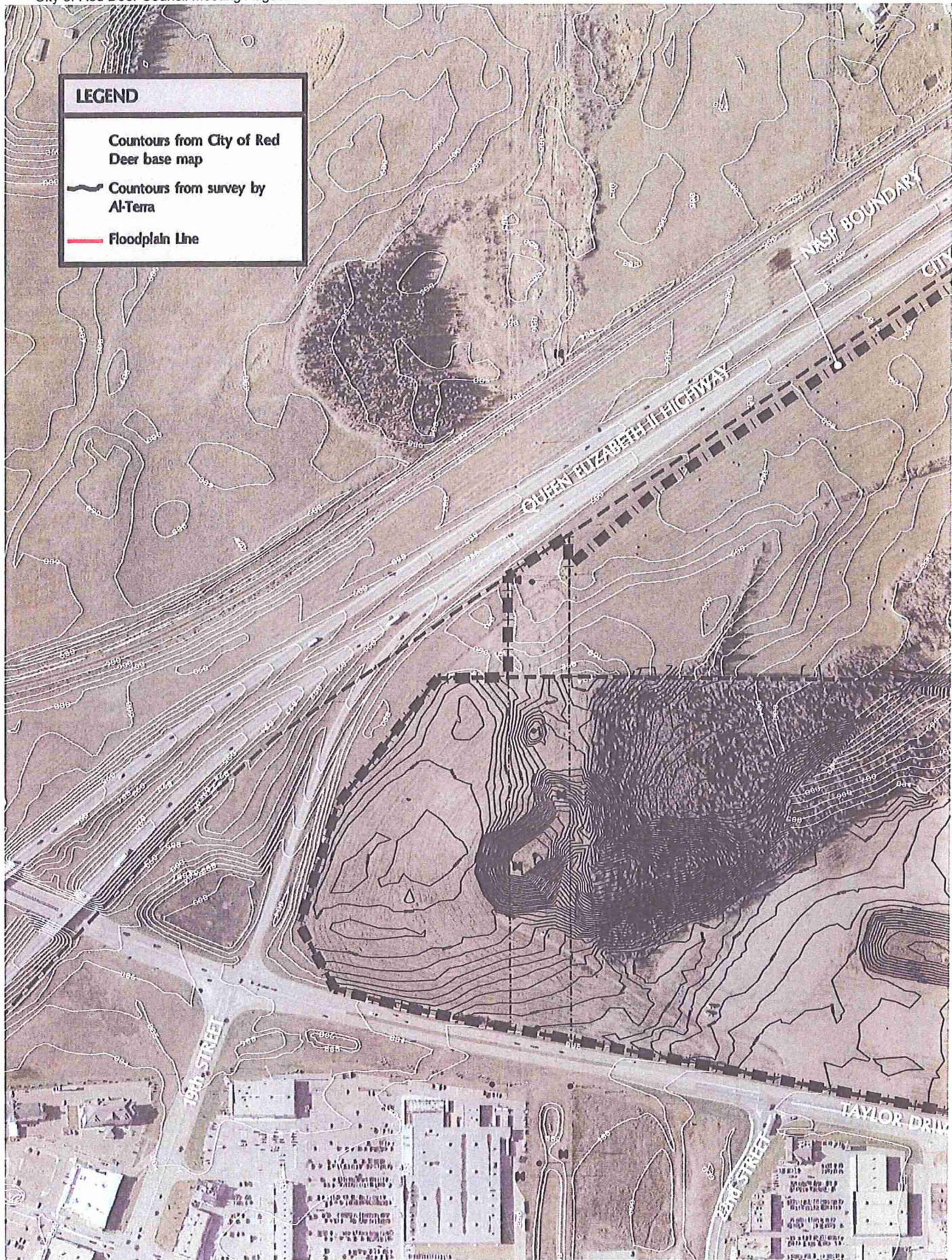
5) James Bower and Cynthia Bower-Pelech

- Title Number: 972 391 239
- Plan 977RS, Block B, within E ½ Section 5, TWP 38, Range 27, W of 4
- Containing 42.4 hectares (104.67 acres) more or less
- Excepting thereout:
 - Plan 9222024: Road (3.894 hectares / 9.62 acres more or less)
 - Plan 9321221: Public Work (1.375 hectares / 3.40 acres more or less)

The legal parcels are shown on Figure 4.

***Note:** Agreement with Alberta Transportation at the time of Expropriation 3(d) "The Detention Pond may be relocated at the Owner's discretion in future at the Owner's expense in accordance with good engineering practice."





MAY 5, 2009

SOUTHPOINTE NASP

4.2 PLAN AREA

The subject site contains approximately 157 acres (63.54 ha) more or less.

4.3 HISTORY OF SITE

Prior to settlement, the land was largely comprised of small treed hills and valleys and small meadows. The Bower family acquired the east parcel in the mid 1920's and proceeded to farm the meadows and run cattle in the wooded areas. Gradual clearing occurred in both the east and west parcels as the treed areas were used as wood lots. The sand mining operation was initiated with the construction of Highway 2 in the early 1960's and clearing occurred for the power line installation around the same time. In the later part of the 1960's the land to the west was purchased by Red Deer College from the original farmer, Lawrence Banting, and further clearing of that portion occurred to make way for more farm land.

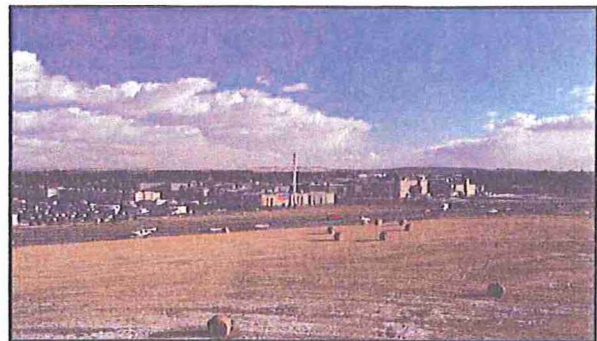
During this period additional sand mining occurred on the east portion of the site, slightly north of where the existing storm pond is located. A then existing hill was used for fill, initially for developments to the east and later for the hospital site. The 1990's saw the construction of Taylor Drive and further sand extraction was used for the project. In the mid 1990's a joint project with Alberta Transportation and the City of Red Deer saw the purchase and development of the existing storm pond.

The sand mining operation was ended approximately six years ago. The remainder of the two portions of land have been farmed through their post settlement history with the exception of the wooded parcel.

4.4 CURRENT LAND USE CONTEXT

The lands to the north of Southpointe NASP are designated as PS Public Service (Institutional or Governmental) District and include the Waskasoo Creek Natural Area and the Red Deer College Lands (Figure 6). The lands immediately to the west are outside of The City of Red Deer boundary and are currently owned by Alberta Transportation for QE II Highway. Agricultural uses occur further to the west in Red Deer County. The lands to the east include a small strip along the east side of Taylor Drive that are designated P1 (Parks and Recreation) District and then a combination of C4 Commercial (Major Arterial) District to the north and C2A Commercial (Regional Shopping Centre) District to the south. The lands to the east are developed with the exception of a parcel at the south east corner of 22nd Street and Taylor Drive which is under construction. South of 22nd Street is Southpointe Common, a commercial area containing a range of commercial tenants including Wal-Mart as well as two hotels. North of 22nd Street are a combination of commercial uses such as Petland and Michael's, restaurants and several commercial buildings offering rear bays.

The lands within the subject site proposed for future development are currently designated as A1 (Future Urban Development) District to the east and P1 (Parks and Recreation) District to the west.



Southpointe Common



MAY 5, 2009

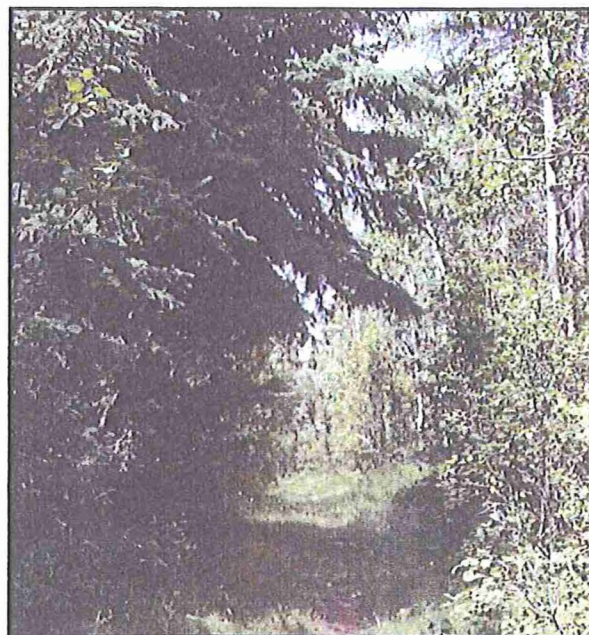
SOUTHERN NATURAL AREA

4.5 LAND FORM

The majority of the site has been used as farmland and is gently undulating. A heavily treed area runs north south through the centre of the NASP area linking to the Waskasoo Creek Natural Area. The south east end of this treed area is steeply sloped and at the south end the rise has been partially removed by sand mining operations. This can be seen in the aerial photo shown in **Figure 4** and the site topography map in **Figure 5**. There is an overall downward slope in the eastern portion of the site towards the existing storm detention pond located near the center of the open area to the east of the trees.

Two natural low areas also exist on the site, both at the north end of the treed Bower Natural Area and south of Waskasoo Creek.

Figure 5 also shows the floodplain line south of the creek as modeled by Al-Terra Engineering.



Existing path in Bower Natural Area

The evaluations of the major natural features included an evaluation of the tree types and locations, established path systems, wetland areas, ridges, and established a boundary delineating the natural areas. This boundary helps in establishing the natural areas to be protected or maintained during development and is reflected in the Concept Plans.

4.6 ECOLOGICAL PROFILE

An ecological evaluation of the natural area that runs north south through the centre of the NASP area as well as a portion of the Waskasoo Creek Natural Area was initially carried out in November 2004 by Al-Terra Engineering Ltd. and The City of Red Deer, Recreation Parks and Culture Department. The Waskasoo Creek Natural Area and the Red Deer College portion of the NASP was evaluated again in November 2007 by Al-Terra Engineering Ltd., Red Deer College, and The City of Red Deer, Recreation Parks and Culture Department. Both of these evaluations have been included under separate cover with the NASP submittal.

The initial ecological evaluation helped to determine the outline of the portion of lands to be designated as the Bower Natural Area as well as the placement of proposed future wetlands.

The subsequent evaluation identified the need to accommodate a 2.5 metre pathway adjacent to the west side of the treed edge on the Red Deer College side of the NASP. It was determined the area to be preserved would extend 2.5 metres into the current crop area. Also two linear treed hedges were identified, one located near the middle of the College South Lands and the other closer to the south end of the College South Lands, and were determined and agreed to by attending

MAY 5, 2009

SOUTHPOINTE NASP

representatives of the City of Red Deer Parks Department to be "*preserved at the discretion of Red Deer College*"²

Further recommendations by the City included that plant material from these two hedges could be salvaged and used elsewhere should eventual development determine that they cannot be preserved. Red Deer College will also consider offering equitable green space in their eventual final plan to compensate for these hedge areas should they be removed.

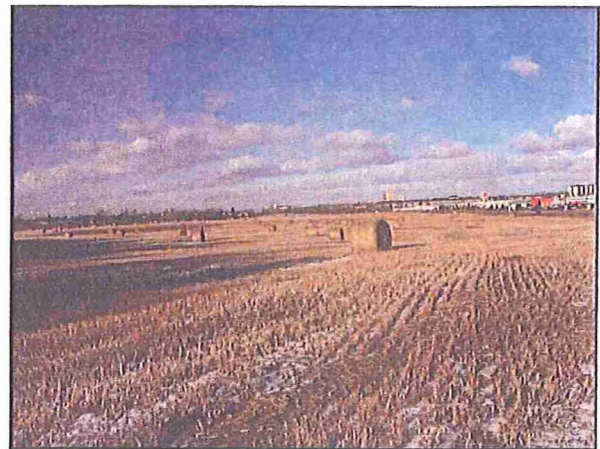
4.7 CURRENT ACCESS

There is an existing access road entering the south eastern portion of the site directly across from the intersection of Taylor Drive and 22nd Street. This entrance is gated and was used to access the sand mining area at the south end of the site. A second gated entrance is located across from 28th Street into the natural area. Figure 4 shows these access points. Alternate access is through the network of pathways that traverse the site from the Waskasoo Creek Natural Area and an existing concrete bridge that crosses the Creek. The bridge is currently used for pedestrian traffic and agricultural equipment crossing to farm the south College lands.

4.8 VEGETATION

In addition to the treed area discussed in Section

4.6 the remainder of the subject site is largely cultivated farmland. The treed area is predominantly spruce and aspen forest with some pine and poplar. In addition to the manufactured storm retention pond on the east side of the site, there are two low areas between Waskasoo Creek and the majority of the treed area to the south which support the associated vegetation.



View of eastern side of subject site looking north.

4.9 ENVIRONMENTAL SITE ASSESSMENT CONSIDERATIONS

A Phase I Environmental Site Assessment (ESA) for the subject site, a copy of which is submitted under separate cover, was performed by Parkland Geotechnical Consulting Ltd. in May 2006 for the eastern portion of the site including the area referred to as the Bower Natural area. The primary objectives of the Phase 1 ESA were to identify environmental issues associated with the subject property and to determine whether any identified issues required a detailed site investigation or other action.

The Assessment identified a number of potential issues which are shown on Figure 4:

"A former Canadian Fina Oil Ltd. Well was located on the subject property at LSD 07-05-38-27-W4. There was

² Ecological Profile: Assembled in November 2007 by AL-Terra in conjunction with City of Red Deer, Recreation, Parks and Culture Department.

MAY 5, 2009

SOUTHPOINTE NASP

no visual indication of contamination or environmental impacts from this site. The area was also mined so the potential for residual surface contamination from the reclaimed site is very low. If any indication of hydrocarbon contamination is detected during site grading and preparation, further investigation may be required to determine the nature and extent of the contaminants.

Two former City landfill sites are located north of the subject property at SE 8-38-27-4. The landfills are both down-gradient and over 300 m from the subject property. Therefore the potential for environmental impact on the property is negligible. The subject property meets the existing planning setback of 300 m from a closed landfill so there are no regulatory restrictions to property development.

The EUB reported a release of crude oil relating to activities from a former oil well on the adjacent quarter to the west of the subject property at LSD 14-05-38-27-W4. Due to the distance from the subject property and the cross gradient position of the well, this facility is not expected to pose significant adverse environmental impacts."

In conclusion, the assessment stated that "...the subject property is considered to have a "low" rating in terms of environmental risk....No other additional site investigation is recommended at this time."

In November 2007 Parkland Geotechnical Consulting Ltd. conducted a further Phase 1 Environmental Site Assessment on behalf of Red Deer College for the lands on the west side of the subject property. Based on the information gathered the report made the following conclusion:

"In summary, no environmental issues were identified during this assessment. Parkland GEO considers the level of environmental risk associated with the subject property to be low. The level of information for this property is considered to be sufficient at this time for the assessment of the site. No further investigation is required at this time."

4.10 EXISTING STRUCTURES

There is an AltaLink power line running east west through the southern part of the site. As shown in Figure 4, AltaLink own the portion of the R.O.W. directly east of the QE II Highway, the remainder of the R.O.W. is under the ownership of the Bowers. Towers supporting this line are located at the southern end of the forested area in the existing Utility Easement. AltaLink has been consulted with and acknowledges that there are no particular issues at this stage. Specific development related issues will be reviewed with AltaLink at the time of detailed design stage.



View west under the AltaLink power line.

The concrete bridge described in Section 4.6 is also located partly on the NASP site. In addition there is a constructed storm water pond located in the centre of the cultivated portion of the NASP area on the east side of the trees. These structures are shown on the aerial in Figure 4.

4.11 GEOTECHNICAL CONSIDERATIONS

Parkland Geotechnical Consulting Ltd. completed a Geotechnical Investigation, submitted under separate cover, for the eastern portion of the

MAY 5, 2009

SOUTHPOINTE NASP

subject site in August 2006. The investigation generally concluded that *"The soil conditions at the site are considered to be suitable for the proposed development..."*. The evaluation goes on to list several geotechnical issues that may impact site development. The report provides geotechnical recommendations *"...with respect to design, development layout and installation of underground services, general foundation conditions, roadway subgrades and flexible pavement design for proposed roads."*

In conclusion the report states *"it is recommended that on-site inspection and testing be performed to verify that actual site conditions are consistent with assumed conditions which meet or exceed design criteria."*

An addendum to the Geotechnical Investigation was completed in April 2007 by Parkland Geotechnical Consulting Ltd. to review slope development issues. This investigation concluded that *"... slope issues will not be a significant obstacle to safe construction of residences and commercial developments on this property provided reasonable design and construction practices are followed."* The investigation provided some general recommendations in order to minimize potential disturbance to slopes in the

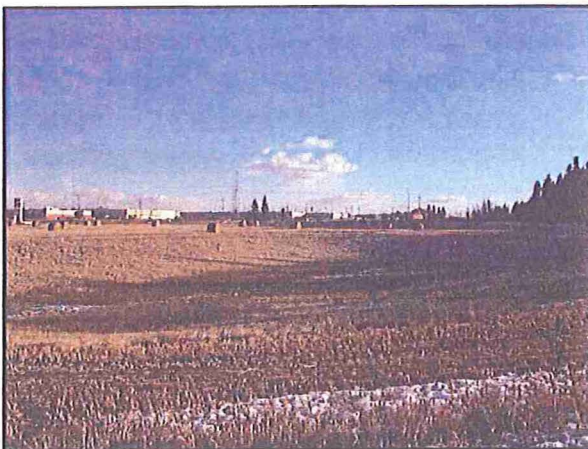
NASP area. This addendum is also included under separate cover.

The City of Red Deer has advised that the College lands will not require a specific Geotechnical Investigation until detailed servicing drawings are being prepared, therefore it is not a requirement of this NASP.

4.12 SITE SERVICING

Sanitary and water servicing of the site will be accomplished by extending the existing city system into the development. Storm water servicing will be accomplished by discharging into the Waskasoo Creek.

A Development Agreement will be required for payment of off-site levies and other development charges as well as for construction of roadway and utility improvements.



Existing Storm Detention Pond.

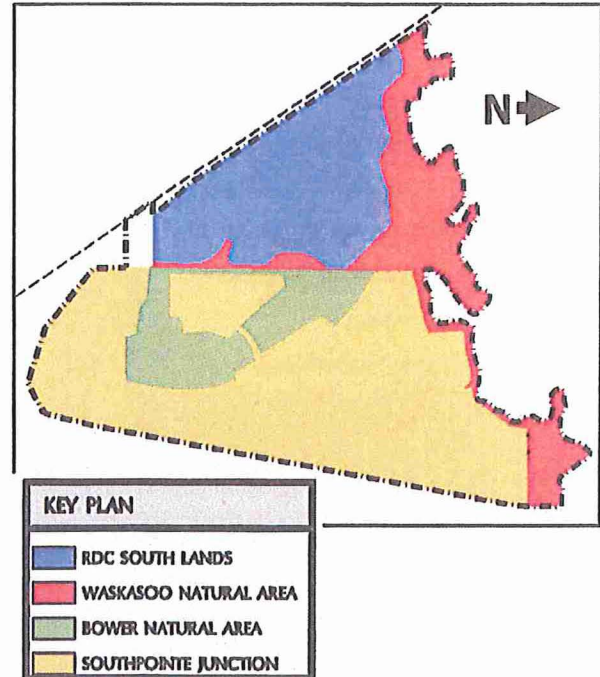
MAY 5, 2009

SOUTHPONTE NASP

5.0 DEVELOPMENT CONCEPT

Based upon The City of Red Deer policies, market considerations and site characteristics, a Development Concept has been prepared for the entire ± 157.00 acre (± 63.54 ha) site as illustrated in Figure 7. The Southpointe NASP incorporates four distinctive areas (see Key Plan):

- 1) The South Red Deer College Lands (west of the Bower Natural Area and south of Waskasoo Creek Natural Area);
- 2) The proposed Bower Natural Area located along the centre of the NASP area and oriented north south;
- 3) The Waskasoo Creek Natural Area south of the creek; and
- 4) The east and south portion of the lands referred to as Southpointe Junction (SP Junction).



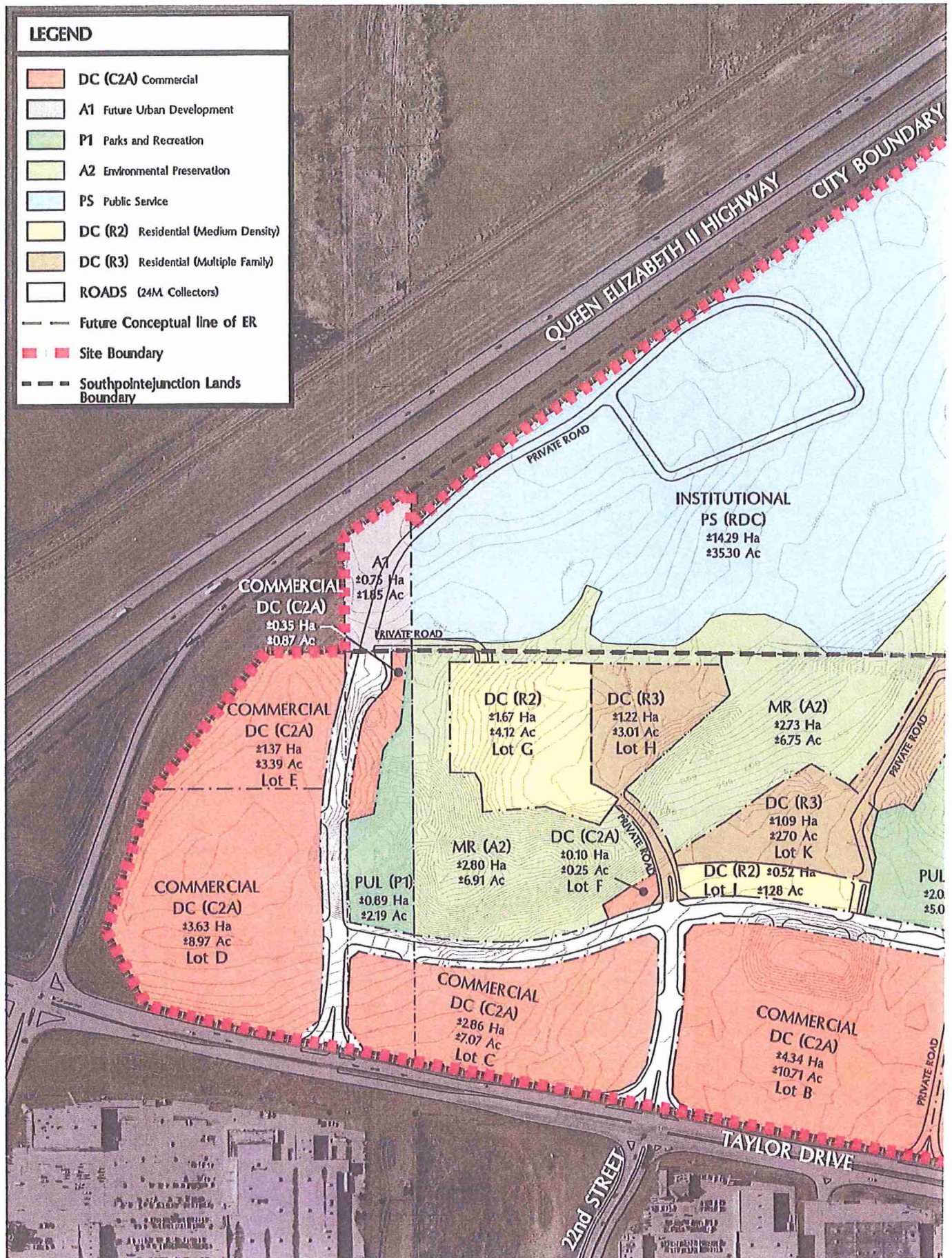
Concept plans have been developed based on anticipated future use for both SP Junction and the South College Lands and include retaining and incorporating portions of the Bower and Waskasoo Natural Areas. A figure illustrating this conceptual layout is included in Appendix A.

A more detailed description of the development concept will follow in Sections 5.1 to Section 5.6 and will discuss Land Use, Open Space, and more detail on the four areas described above.

5.1 LAND USE

The Southpointe Neighbourhood Area Structure Plan proposed land uses are shown in Figure 7: Land Use Concept Plan. The proposed development will see the land delineated into a combination of Land Uses.

The Red Deer College South Lands, including the Waskasoo Creek Natural Area currently under Red Deer College ownership, will, at the time of future subdivision, be comprised of a combination of PS (Public Service) District (± 35.28 acres / 14.28 ha) and A2 (Environmental Preservation) District (± 24.89 acres / 10.07 ha). Based upon the ecological survey of the lands in November 2007 (discussed in Section 4.5), a conceptual boundary of these designations has been established. South of Waskasoo Creek to the conceptual boundary will be designated as A2. The



MAY 5, 2009

SOUTHPOINTE NASP

remainder of the south College lands would be designated as PS to allow for future development with the exception of several pockets of natural area along the eastern edge of the College South lands and connected to the Bower Natural Area.

Based on the ecological profile described in Section 4.6, a line delineating the conceptual future division of ER (Environmental Reserve) and MR (Municipal Reserve) is shown on Figure 7. This line is subject to change at the time of Subdivision of the College Lands. As will be explained in more detail in Section 5.5, Red Deer College is in the early stages of visioning and planning the south lands.

Retained areas of the Bower Natural area will be designated a combination of P1 and A2 as determined by The City, as will a portion of natural area south of Waskasoo Creek within the SP Junction lands.

The land to the east, which encompasses SP Junction, would be designated a mixture of commercial, residential and P1 districts. All commercial and residential parcels are to be designated DC Districts. The purpose of DC Districts *"...is to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in other land use districts."* The commercial parcels will be based on the C2A (Commercial (Regional Shopping Centre) District *"...to facilitate the development of a regional trade centre, which also include services, offices and dwelling units as secondary functions..."*.

The SP Junction proposal includes six parcels under two residential direct control districts based on R2 (Residential (Medium Density) District and R3 (Residential (Multiple Family) District. The DC (R3) component comprises approximately ± 13.68 acres (± 5.53 ha) and is intended to accommodate medium and high density residential development

in Lots H, K, L and M. The DC(R2) District comprises ± 5.41 acres (± 2.19 ha) in Lot G and Lot J. The DC designation is intended to facilitate the opportunity to create an urban context for the proposed neighbourhood by accommodating a denser, pedestrian-oriented, mixed-use environment. The general guidelines of the Residential DC Districts are described in more detail in Section 5.6.1. The location of these residential parcels is shown in Figure 7.

The commercial portion of the proposal (including Lot F) comprising ± 43.84 acre (± 17.74 ha) is proposed as DC (Direct Control). The DC designation is necessary to facilitate more concentrated office space in the NASP area. The SP Junction commercial component allows for a maximum of $636,603 \text{ ft}^2$ ($\pm 59,142 \text{ m}^2$) of floor area (based on 17.74 ha of commercial area). According to the C2A district Bylaw, a maximum 10% of the gross leasable area can be office which totals approximately $63,660 \text{ ft}^2$ ($\pm 5,914 \text{ m}^2$). The entire commercial area is comprised of five lots, the intention is that through the DC designation, the office space from these five lots could be concentrated in one or two of these lots.

In addition, a DC designation would provide an opportunity to vary setback depths of commercial buildings along the "main street" collector road. Setback depths will be determined with the DC guidelines at detailed design stage. The general guidelines for the Commercial DC parcels is included in Section 5.6.2.

Lot F of the SP Junction portion of the concept is proposed as DC(C2A) to provide a opportunity for a District Energy Facility (± 0.25 acres (± 0.10 ha). At this time, the Developer is assessing the feasibility of this proposed use. However it is the intent of the Developer to conduct more detailed discussions with the City, as well as the relevant

MAY 5, 2009

SOUTHPOINTE NASP

provincial authorities and regulatory bodies, should they decide to proceed with this concept. A more detailed explanation of the District Energy Facility is included in Section 5.6.5.

Should the need for this use not materialize, the intent is for Lot F to revert to PS District land use. If the Facility goes through as intended, provision of a social care site in the SP Junction development is envisioned as a leasing opportunity

within one of the commercial buildings being proposed, and would be held for a minimum of six months, after which, if there is no interest, the property would revert to commercial uses.

All proposed districts will be designed to otherwise adhere, where applicable, to Part 3: General Regulations Applicable to All Districts in the Land Use Bylaw. The proposed Land Use Allocation for the neighbourhood is summarized in Table 1.

TABLE 1 :

LAND USE ALLOCATION FOR SOUTHPOINTE NEIGHBOURHOOD*

	±Area (ha)	% of Gross Plan Area
Gross Plan Area*		
Southpointe NASP Boundary	63.54	100
Gross Plan Area less		
Red Deer College Lands (PS)	14.28	22.5
Red Deer College Lands (P1)	10.07	15.8
AltaLink (A1)	0.75	1.2
Net Developable Area for Southpointe (SP) Junction	38.44	60.5
Residential Uses		
Multi Family Dwelling Units DC(R2)	2.19	3.4
Multi Family Dwelling Units DC(R3)	5.53	8.7
Open Space		
Municipal Reserve (Lands Subject to Purchase)	5.96	9.4
Possible Future Environmental Reserve (Lands Subject to Purchase)	0.04	0.06
Public Utility Lot	2.97	4.7
Transportation		
Collector Roadways	3.92	6.2
Commercial		
Commercial Regional District DC(C2A)	17.74	27.9
Other Uses		
Institutional (RDC)	0.09	0.14

*Note: Gross plan area is the entire Southpointe Neighbourhood

MAY 5, 2009

SOUTHPOINTE NASP

provincial authorities and regulatory bodies, should they decide to proceed with this concept. A more detailed explanation of the District Energy Facility is included in Section 5.6.5.

Should the need for this use not materialize, the intent is for Lot F to revert to PS District land use. If the Facility goes through as intended, provision of a social care site in the SP Junction development is envisioned as a leasing opportunity

within one of the commercial buildings being proposed, and would be held for a minimum of six months, after which, if there is no interest, the property would revert to commercial uses.

All proposed districts will be designed to otherwise adhere, where applicable, to Part 3: General Regulations Applicable to All Districts in the Land Use Bylaw. The proposed Land Use Allocation for the neighbourhood is summarized in Table 1.

TABLE 1 :

LAND USE ALLOCATION FOR SOUTHPOINTE NEIGHBOURHOOD*

	±Area (ha)	% of Gross Plan Area
Gross Plan Area*		
Southpointe NASP Boundary	63.54	100
Gross Plan Area less		
Red Deer College Lands (PS)	14.28	22.5
Red Deer College Lands (P1)	10.07	15.8
AltaLink (A1)	0.75	1.2
Net Developable Area for Southpointe (SP) Junction	38.44	60.5
Residential Uses		
Multi Family Dwelling Units DC(R2)	2.19	3.4
Multi Family Dwelling Units DC(R3)	5.53	8.7
Open Space		
Municipal Reserve (Lands Subject to Purchase)	5.96	9.4
Possible Future Environmental Reserve (Lands Subject to Purchase)	0.04	0.06
Public Utility Lot	2.97	4.7
Transportation		
Collector Roadways	3.92	6.2
Commercial		
Commercial Regional District DC(C2A)	17.74	27.9
Other Uses		
Institutional (RDC)	0.09	0.14

*Note: Gross plan area is the entire Southpointe Neighbourhood

MAY 5, 2009

SOUTHPOINTE NASP

The proposed land uses for the Neighbourhood Area Structure Plan boundary are summarized in

Table 2. The proposed land uses for SP Junction are summarized in Table 3.

TABLE 2 :
LAND USE STATISTICS FOR SOUTHPOINTE

Land Use	Acres±	Hectares±	Percent
PS (Public Service)	35.50	14.37	22.6
P1 (Parks and Recreation)	7.46	3.02	4.8
A2 (Environmental Preservation)	39.58	16.02	25.2
A1 (Future Urban Development)	1.85	0.75	1.2
DC (R3)(Residential (Multiple Family))	13.68	5.53	8.7
DC (R2)(Residential (Medium Density))	5.41	2.19	3.4
DC (C2A)(Commercial)	43.84	17.74	27.9
Roads ¹	9.68	3.92	6.2
Total	157.00	63.54	100

¹Roads include: All public roads as shown on Figure 7

TABLE 3
LAND USE STATISTICS FOR SOUTHPOINTE JUNCTION

Land Use	Acres±	Hectares±	Percent
P1 (Parks and Recreation) ¹	7.46	3.02	7.8
A2 (Environmental Preservation) ²	14.71	5.95	15.5
DC (R3) (Residential (Multiple Family))	13.68	5.53	14.4
DC (R2) (Residential (Medium Density))	5.41	2.19	5.7
DC (C2A) Commercial	43.84	17.74	46.2
Roads ³	9.68	3.92	10.2
PS (Public Service)	0.22	0.09	0.2
Total	95.00	38.44	100

¹P1 includes the land subject to purchase within PUL lots.

²A2 includes the land subject to purchase.

³Roads include: All public roads as shown on Figure 7.

MAY 5, 2000

SOUTHPOINTE NASP

The proposed land uses for the Direct Control (DC) component of SP Junction are summarized in Table 4. Conceptual plans for the commercial areas shown as DC are based on the bylaws for a C2A (Commercial Regional (Shopping Centre)) Land Use District.

The anticipated population for Southpointe Junction is outlined in Table 5.

TABLE 4
DIRECT CONTROL (C2A) COMPONENT OF SOUTHPOINTE JUNCTION

Total DC Area (±acres/ha)	% of Site Area (Max) area	Max. Allowable Floor Area (m ² / ft ²) based on 33% of total	Max. % of DC Floor Area for Office	Max. anticipated Office Space (m ² / ft ²)
43.84/ 17.74	33%	59142 / 636,620	10%	5914 / 63,662

TABLE 5
ANTICIPATED POPULATION OF SOUTHPOINTE JUNCTION

Lot	Proposed Land Use	Maximum # of Units	Persons per Unit	Anticipated Population	Area (ha)	Density Per Net Residential ha
Lot G	DC R2 (D52)*	86	3.2	275	1.67	52 units/ha
Lot H	DC R3 (D99)	120	2.2	264	1.22	99 units/ha
Lot J	DC R2 (D58)	30	3.2	96	0.52	58 units/ha
Lot K	DC R3 (D107)	116	2.2	255	1.09	107 units/ha
Lot L	DC R3 (D115)	180	2.2	396	1.57	115 units/ha
Lot M	DC R3 (D102)	168	2.2	369	1.66	102 units/ha
Total		700		1655	7.73	91 units/ha

* D x area = the maximum number of units

MAY 5, 2009

SOUTHPOINTE NASP

5.2 OPEN SPACE AND MUNICIPAL RESERVE

Figure 8 shows the distribution of open space envisioned for the NASP area and includes the natural areas, public open space, and public utility lots. The natural areas, as shown, are comprised of two distinct but connected areas: the Waskasoo Creek Natural Area along Waskasoo Creek and the College South Lands, and; the proposed Bower Natural Area. Figure 8a shows the natural areas to be disturbed or removed. FireSmart and grading plans at detailed design stage will further refine the boundaries of these areas.

Pursuant to Section 666 of the Municipal Government Act, The City of Red Deer, as the Approving Authority, may require the owner of a parcel of land that is the subject of a proposed subdivision to provide up to ten (10) percent of the parcel as:

1. land for municipal reserve, school reserve or municipal and school reserve,
2. money in place of municipal reserve, school reserve or municipal and school reserve, or
3. a combination of land or money.

The area of the NASP identified as the lands owned by the Bowers and Her Majesty the Queen in Right of Alberta (Section 4.1) comprises a total area of ± 95.0 acres (± 38.4 ha). The 10% of MR from this portion has been previously dedicated through a prior agreement between The City and the landowner (A Subdivision by Re-plotting, approved Nov. 20, 1969).

At the time of future subdivision, the Red Deer College south lands (including parcels north of the Waskasoo Creek NASP boundary) will have to accommodate 13.21 acres (5.35 ha) of MR as per the above mentioned 1969 agreement, in addition to the standard 10% required. A letter stating

agreement to these terms from the College to the City has been included in **Appendix B**. Refer to **Figure 8** for a clarification of the lands that will be included when the owed MR is dedicated.

The City has identified that a significant portion of the treed natural area, referred to as the Bower Natural Area (see **Figure 8**) be preserved. The developer, Qualico, and the land owner, the Bower Family, have entered into negotiations with The City of Red Deer regarding the preservation, through municipal purchase, of this portion of the Southpointe NASP. This land, though privately owned, has long been utilized by both the College and the public and contains a network of trails and is considered by The City to be a valuable part of the regional open space system in and around Red Deer.

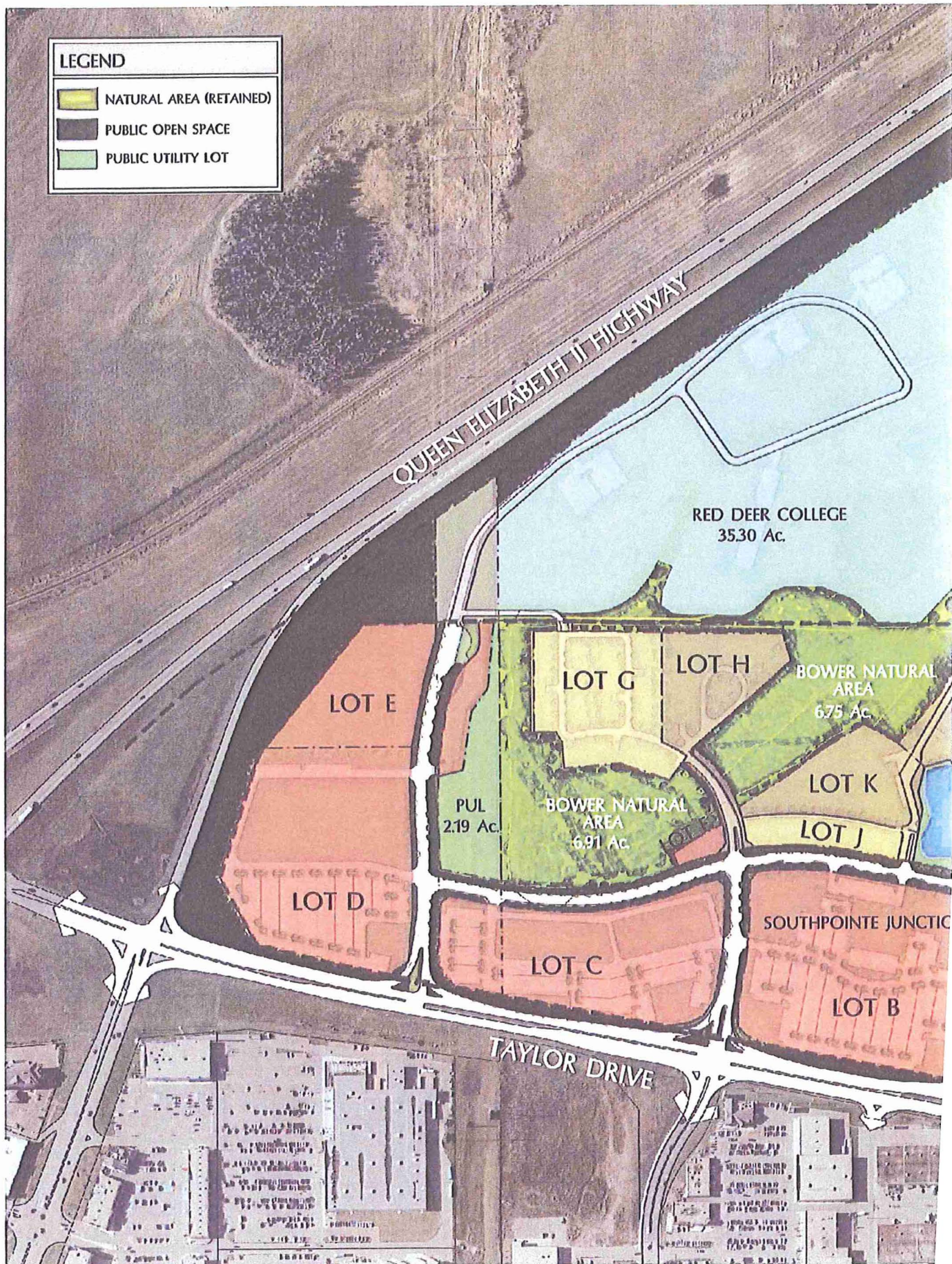
Therefore, at The City of Red Deer Council meeting on August 13th, 2007 the following motion was introduced and passed:

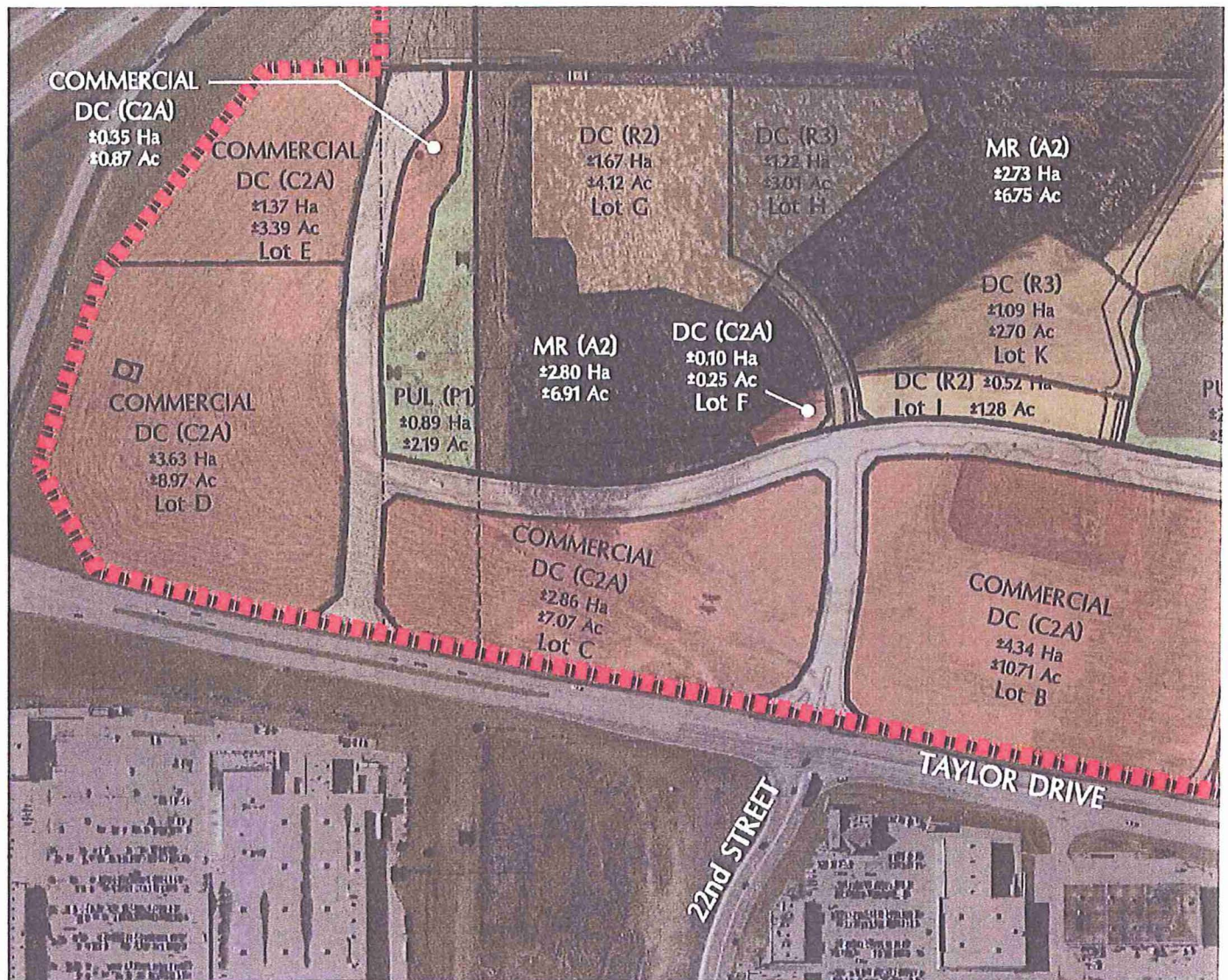
"Resolved that Council of the City of Red Deer having considered the report from the Recreation, Parks & Culture Manager, dated August 7, 2007, re: Southpointe Junction Concept Development, Bower Natural Area Preservation, hereby agrees in principal to the amount of area and location of the open space and natural area design and directs Administration to develop an agreement with the developer and land owner to:

1. Purchase +/- 12.26 acres of treed escarpment,
2. Purchase the additional noted 2.76 acres of open space for \$1.00,
3. Direct the additional 1.95 acres of owned municipal reserve to be applied to the natural treed area and Waskasoo Creek for the purpose of preserving additional amounts of natural environment and current natural trail connections."¹

The Bower Natural Area shown as MR/A2 (see

¹ As already discussed, since this agreement was made, it has been determined by The City and the developer that there is no reserve owing on the Southpointe Junction portion of the lands (A Subdivision by Re-plotting, approved Nov. 20, 1969).





MAY 5, 2009

SOUTHPOINTE NASP

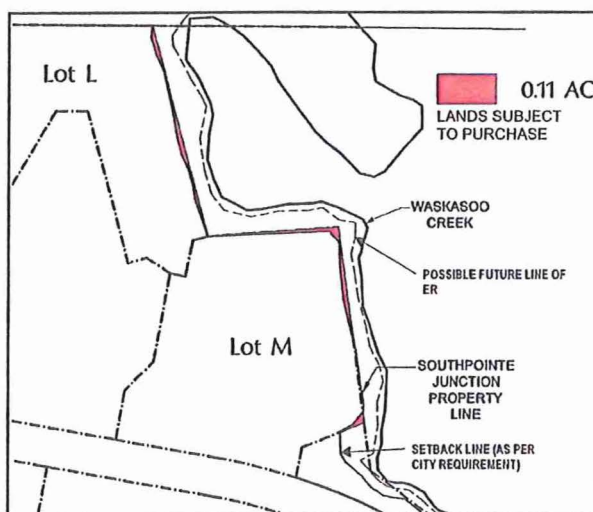
Figure 7) totals ± 16.94 acres (± 6.85 ha). This area will be purchased by The City based on Council resolution on August 13, 2007 and is comprised of:

- ± 13.66 acres (5.53 ha) in the Bower Natural Area*
- ± 2.19 acres (0.89 ha) of open space in the utility ROW south of the woods**, and;
- ± 1.05 acres (0.43 ha) south of Waskasoo Creek.**

*Note: Due to concept refinement, this area is greater than the ± 12.26 acres discussed at Council in August 2007.

**Note: These portions will be sold by the developer to The City for \$1.00, the value in excess will be recognized as a tax deductible donation.

In May 2008 a further agreement was made for the purchase (under the same conditions as the Bower Woods Agreement - see * above) of three additional parcels of land located at the north end of SP Junction and totaling ± 0.11 acres (± 0.04 ha) (see detail below). These will be used by The City to facilitate efforts to maintain the path system on the south side of the creek.



Detail of north property line.

The Waskasoo Creek Natural Area, with the exception of the small strips of land shown above and the ± 1.05 acre parcel east of Lot M, is under the control and ownership of the College.

The Red Deer College Master Plan lists a number of principles for the Waskasoo Creek Natural Area that will guide its future maintenance and preservation:

- "Preservation of the central core of the natural area should be an overriding goal.
- Facilitate greater management and monitoring.
- Integration of natural and developed areas.
- Maintain current uses of the natural area (education, recreation, habitat, wildlife corridor).
- Acknowledge need to link the areas north and south of the creek, but in the least obtrusive way.
- Minimize impact on natural area through proper management of storm water, utilities, roads and pathways.
- Facilitate access for the General Public."

As discussed above and illustrated in Figures 7 and 8, a portion of the natural lands south of the creek are being retained as the Waskasoo Creek Natural Area.

All pathway connections to both the Waskasoo Creek and Bower Natural Areas from the proposed development will be maintained or realigned as discussed in Section 5.2.1 Pedestrian Trails and Linkages.

The open space, shown in Figure 8, includes the constructed wetland and the public spaces to the north, south, west and east of it. In addition there will be a naturalized open space beneath the existing power lines in the utility ROW. These are shown as Public Utility Lots (PUL). Also part of the public open space realm is the streetscape along the collector roads.

MAY 5, 2009

SOUTHPOINTE NASP

The private open space will be identified at the detailed design stage and will include significant green space in SP Junction on both residential and commercial sites and will contribute to the visual appeal of the development. Both soft and hard landscaping is envisioned for these areas in order to enhance pedestrian use and overall aesthetics.

The private open space in the Red Deer College lands will eventually be developed to reflect their guiding principles as outlined in the Red Deer College Master Plan;

"Landscape designs will express a park-like setting that unifies the campus while stimulating social interactions among community members, offering comfort and security and reflecting the college's environmental consciousness."

It should be noted that not all existing vegetation can be preserved but effort will be made to retain existing trees where possible and have them incorporated as a development feature.

5.2.1 PEDESTRIAN TRAILS AND LINKAGES

The proposed trail system and linkages in the NASP area are illustrated in Figure 9 and follow the recommendations of the Red Deer Trails Master Plan.

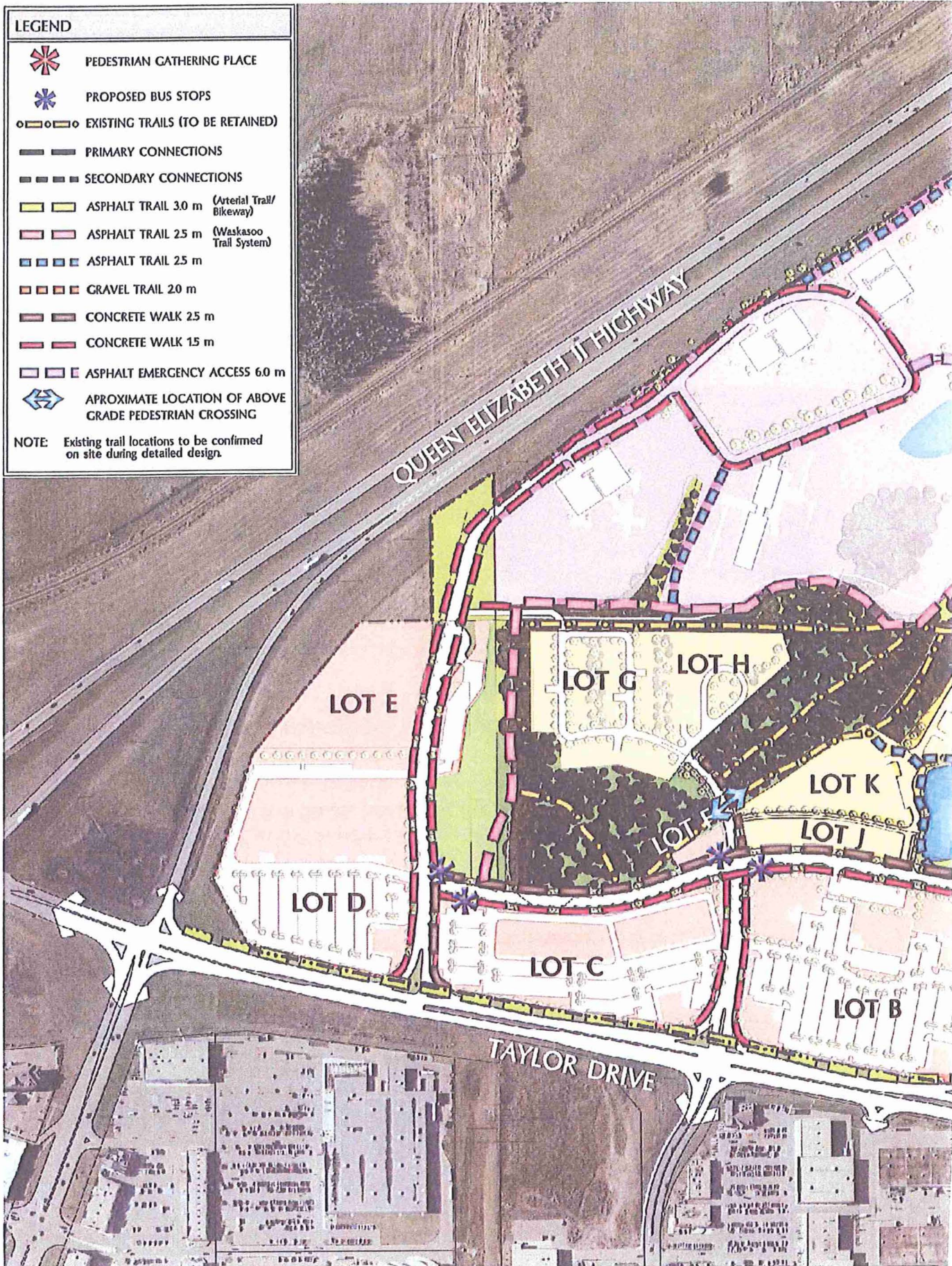
As illustrated in Figure 9, there will be a hierarchy of trails in both the natural and urban areas which will connect both the existing retained trails, proposed trails, and the elements of the plan. One pedestrian gathering place has been identified on the SJ Junction side of the NASP at the plaza on the constructed wetland. Barrier free pedestrian links can be accommodated in developed urban areas wherever considered necessary at the detailed design stage.

Development along the north south collector road in SP Junction is intended to create an inviting pedestrian environment and as such, poses some design challenges. There are considerable distances between public road intersections and driveway locations have yet to be finalized. Due to the distances between intersections, the need may occur to provide mid-block crossings to facilitate pedestrian movements. Should a mid-block crossing be appropriate, design elements will be included at the detailed design stage to ensure pedestrian safety and vehicle flow (ie. marked and signed crossings, bump outs, pavement texture/colour change).

The legend on Figure 9 more fully explains the proposed trail/sidewalk sizes and materials. Existing trails that fall within the Bower and Waskasoo Creek Natural Areas will be retained, and may over time be rehabilitated or upgraded by The City. Due to the density of the vegetation within the Natural Areas, the existing trails could not be located using GPS. All trail locations within vegetated areas are estimated only and final realignment, where required, will have to be undertaken in the field during detailed design and/or construction by The City.

An above grade pedestrian crossing will be provided where the Bower Natural Area trails cross the private residential connector road into lots G and H (see Figure 9). This crossing will help maintain the continuity of the path system in this area. The actual bridge design and location will be determined at a future stage of development however, some description of what is intended follows.

The pedestrian bridge will be developed to carry walkers, joggers, and cross country skiers and the occasional quad used by the park staff. As per discussions with Parks staff, the bridge will not be



MAY 5, 2009

SOUTHPOINTE NASP

required to support a maintenance vehicle such as a truck nor does it need to be totally enclosed. The bridge may be of weathered steel with the top rail and decking clad in wood. The weathered steel will provide a more natural feel to the structure and allow it to blend into the site. A photo of a similar bridge design is included below. In order to retain the site as natural as possible the trail grades and alignments leading up to the bridge will be field fit to provide ready access to the bridge.



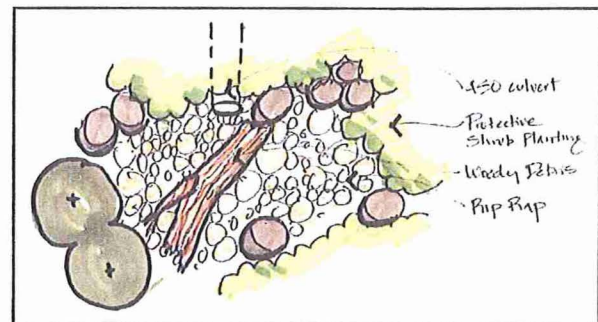
Example of pedestrian bridge design

Funding for the pedestrian bridge will be provided by the developer, however, should any City funds remain in the recreation amenity fund planned for this development, the City has agreed that these could be directed to offset the bridge cost.

Trails in the Waskasoo Creek Natural Area north of the creek are outside the NASP area but their connections with the south side are relevant to the NASP trails and linkages. The Red Deer Trails Master Plan, Section 4.3.1 (pg 55) deals specifically with the standards desired for the Waskasoo Trails.

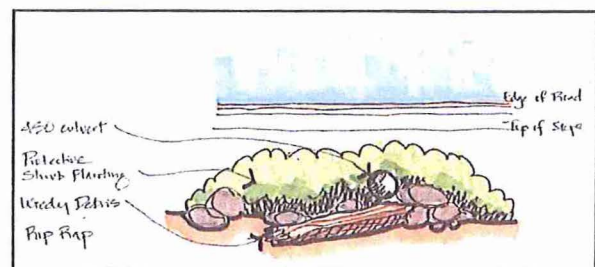
5.2.2 ANIMAL CONNECTIONS

Animal crossings were also considered in the preparation of the NASP open space and trails system. The intent is to provide connections for large and small animals now found on, or moving through, the site. This is particularly relevant where the private access road to residential Lots G and H crosses the Bower Natural Area and where the north south road linking the north Red Deer College lands and SP Junction crosses Waskasoo Creek. A more detailed description of these roadway designs is included in Section 6.1.



Conceptual wildlife crossing plan.

Efforts will be made to minimize road widths in the Bower Natural Area, while the possibility of an enlarged culvert accommodating Waskasoo Creek and serving as a wildlife/pedestrian crossing where the proposed easterly road link is located will be explored at the detailed engineering and design stage. The Red Deer College Master Plan does indicate that the crossing at this location will be at grade.



Conceptual wildlife crossing section.

MAY 5, 2009

SOUTHPOINTE NASP

5.2.3 RECREATION OPPORTUNITIES

There will be a diverse range of recreational amenities available in the NASP area. The existing trail system in the Bower and Waskasoo Creek natural areas provide an opportunity for both passive and active recreation with walking, running, cycling and cross-country skiing as potential activities.

The strong link between the community and Red Deer College will also offer additional opportunities in several different ways. The College offers non-credit courses for the public in a variety of areas, including culture and fitness. The varied fitness facilities on campus are available for rent or for use through a community membership and include racquet courts, playing fields, weight training facilities and gymnasiums. Future plans for the South Campus may include additional facilities. Child care facilities, arts and culture events and a public library are also offered at the College.

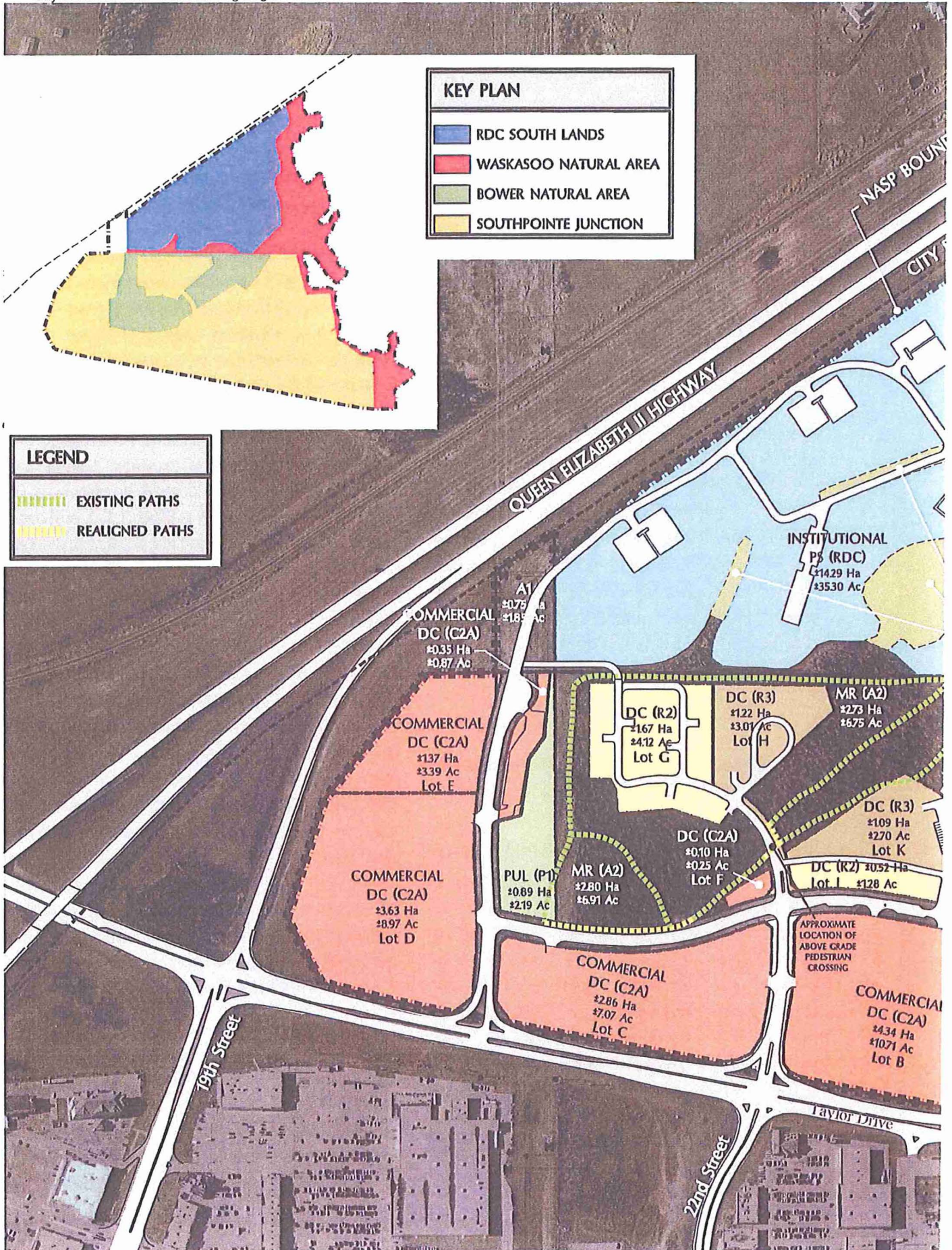
5.3 WASKASOO CREEK NATURAL AREA

The area described as the Waskasoo Creek Natural Area is shown in the Key Plan on Figure 10. Only the area south of Waskasoo Creek is included in the NASP, however the natural area should be considered in the overall context of the entire Waskasoo Creek open space system. The Waskasoo Creek Natural Area, in combination with the proposed Bower Natural Area, has been functioning as a significant open space within The City of Red Deer. A large portion of the Waskasoo Creek Natural Area between the QE II and Taylor Drive is owned and maintained by the Red Deer College (grounds staff and volunteers).

The vision for this portion of the NASP is to maintain and protect the natural aspects of this area. It has been recognized by the College and The City that pedestrian and vehicular links across this natural area are, and will be, necessary as development of both the College and SP Junction lands proceeds. In order to mitigate the possible negative impact these crossings may have on the creek and surrounding area, the intent is to introduce pedestrian and vehicular crossings as close to the east and west fringes as possible.

Both The City and the College have identified the need for a transportation corridor linking the campus core and the proposed development to the south east. As seen in Figure 10, a proposed access road is shown across the creek just west of the intersection of Taylor Drive and 28th Street. In addition, it is recommended that an emergency access road and creek crossing would be incorporated farther west where an existing concrete service bridge is located. This bridge is currently used for pedestrian access across the creek as well as farm equipment, from the north, to service the agricultural land currently leased by Red Deer College to a local area farmer. As the Red Deer College South Lands become developed, it is anticipated that future studies will indicate the need for another vehicular north south link at the west boundary of the creek. Should this become a necessity, it is proposed that the approximate location of the future road link occur next to the QE II Highway right-of-way, thereby reducing its impact on the natural area.

The NASP recognizes the importance of the Waskasoo Creek Natural Area and addresses maintaining the system of pedestrian and bike pathways in and through the area as well as introducing new links to both the existing College Campus and the proposed future development to



MAY 5, 2009

SOUTHPOINTE NASP

the south. This will in part be accomplished by a negotiated sale of lands south of the creek at the north end of SP Junction as discussed and shown in more detail in Section 5.2.

5.4 BOWER NATURAL AREA

The establishment of the Bower Natural area will be an attribute for both The City of Red Deer and the Southpointe NASP. As outlined in Section 5.2 Open Space, the area includes ± 2.19 acres (0.89 ha) in the Utility R.O.W. at the south end and ± 13.66 acres (5.53 ha) of the treed area.

The negotiations to formalize this natural area will continue during the NASP, zoning and subdivision process. The overall success of these negotiations rests largely on the success of these processes, and the achievement of the Developer and The City in reaching agreements for several key components of the proposed development as well as the financial obligations, which were outlined in Section 5.2.

Additionally, discussions on the limit of disturbance into the Bower Natural Area during the construction phases of Lots G and H are ongoing and will be addressed at the detailed design stage. All vegetation removal will be done in accordance with City of Red Deer urban forestry best practices and will include consultation with urban forestry staff. Accommodation of grade differences and meeting the FireSmart requirements for the clearing of underbrush within the surrounding natural area will be dealt with at detailed design stage. Initial examinations of the FireSmart requirements have been made and a draft plan delineating the areas affected is included in Appendix C.

The proposed boundary for the Bower Natural

Area is shown in the key plan for Figure 10.

5.5 RED DEER COLLEGE SOUTH LANDS

Red Deer College developed a Land Use Master Plan in June 2003 which illustrates how the College proposes to guide future development on its lands. The Master Plan includes a Demonstration Plan (see Appendix A) showing conceptual road layout and building locations in the south lands. This is conceptual only, but the general road layout is included in the NASP Concept Plan in order to show the potential links between the developable areas in the NASP and the College lands to the north.

The Master Plan describes its vision for development as follows: "...it:

1. recognizes the educational mandate of the College as paramount
2. acknowledges that the College land is a trust and the College is the steward of this trust
3. reflects the College's relationship with the larger community and surroundings
4. supports mutually beneficial partnerships
5. promotes a strong identity and visible presence within the larger community
6. provides integrated design contributing to a strong sense of place
7. manages long-term development needs in a sustainable manner"

In the Master Plan, the College lands have been described as being divided into Precincts (see Section 5 Precinct Analysis, page 45 of the Land Use Master Plan). Those lands included in the Southpointe NASP are divided into two precincts: Precinct 5 (Natural Area) and Precinct 6 (South Lands). Although the Bower Natural Area is not part of the College lands, Precinct 5 of the Master Plan includes the Bower Natural Area and assumes that it will remain as is. However, the document

MAY 5, 2009

SOUTHPOINTE NASP

deals more specifically with the natural area around Waskasoo Creek. The recommendations for Precinct 5 are as follows:

"In response to the stewardship commitment in the "Vision for Land Development Master Plan" discussed in chapter 3, the natural area is depicted as being effectively untouched. To minimize future impact, vehicular access through the natural area is kept to the fringe areas. A new road access to the college core (Precinct 1) is recommended, but is kept as close to Taylor Drive as possible. A low-impact vehicular access (for emergency and service vehicles only) located within the western portion of the natural area is recommended (complete with access control gates at each end), which would link the Campus Core (Precinct 1) to the South Land (Precinct 6). The existing, concrete service bridge would be incorporated into this route. The major use of this road would be pedestrians and cyclists. A more formal path system (i.e. paved or graveled) is proposed for the perimeter of the natural area. An analogy is the sea wall at Stanley Park where the perimeter of the park is well defined by a formal path system with natural / low impact paths branching off into the natural area. Vehicle parking would be incorporated at the trailhead to provide a convenient access point to the Natural Area trails.

For planning purposes, the assumption is made that the natural lands on Bower property will be set up as a natural reserve and continue to be an integral part of the college natural lands, in a consolidated cluster. A joint management strategy for the natural area needs to be developed between the College, the Bower family and The City of Red Deer. The proposal is to develop a core reserve system which identifies priority areas for minimal activity (scientific / educational study) and includes buffer zones that help to maintain the naturalness and ecological function of the priority areas while providing for human use and enjoyment ..."

The South Lands, as identified by the report, include the area south of Waskasoo Creek, east and north of QE II Highway and west of the Bower Natural Area. This area is referred to as Precinct 6 and several potential uses and opportunities for

this area have been identified by the College:

- *"Centre for Sustainable Development including applied research / partnerships, interpretive / conference centre*
- *Recreation, sports fields*
- *Family housing along easterly edge*
- *Public / Private partnerships"*

As with Precinct 5, the following recommendations are made for Precinct 6:

"This area has been divided into two zones. The zone in the west area, with excellent visual exposure to Highway 2 is depicted as Private / Public Partnership land use, where long-term land leases would be incorporated. The building forms would be developed into three or four clusters along the highway with a prominent landscape buffer. The access road (and utility service corridor) would be routed through the Bower Lands from the south. The road would parallel Highway 2 and loop back. No major road linkage is proposed to connect to the College lands to the north. An existing service bridge across Waskasoo Creek is proposed to be upgraded and utilized for emergency and service vehicle access that will also serve as a pedestrian / bike path.*

The pocket of land nestled between the highway zone land use and the natural area is depicted as a low-impact land use zone. Uses that could be considered are a center for sustainable development, in conjunction with demonstration projects, an interpretive center and possibly a small-scale conference center. This type of activity is deemed appropriate because of its visual isolation from Highway 2 and adjacency to the natural area."

*Although the 2003 Land Use Master Plan does not depict a north/south link in the westerly region for regular vehicles, a potential future road link could be built very close to the QE II Highway to facilitate better connectivity and functionality between college activities on both sides of Waskasoo Creek. Final alignment of this potential road would be determined at the time of

MAY 5, 2009

SOUTHPOINTE NASP

subdivision in consultation with affected stakeholders.

The Master Plan goes on to discuss the relevancy of the Bower Lands and their impact on the connectivity of the north and south College lands:

"This area is not within the control of the college, yet the future development will influence the college in a number of ways. Any transportation linkage from the south into the north college lands would have to be through the Bower lands. Furthermore, the college's South Lands would require transportation and service linkage from the south and other portions of the Bower land. The timing of the development of Bower lands will likely dictate the college development of the South Land. A perimeter pedestrian / bicycle path system, as described in the Natural Area Precinct, hopefully, would be included in the future development of the Bower Lands."

Figure 10 illustrates three natural areas within the plan that have been identified. Though included in the potential future development area, efforts will be made to retain the areas or at minimum, relocate the vegetation to a more suitable location.

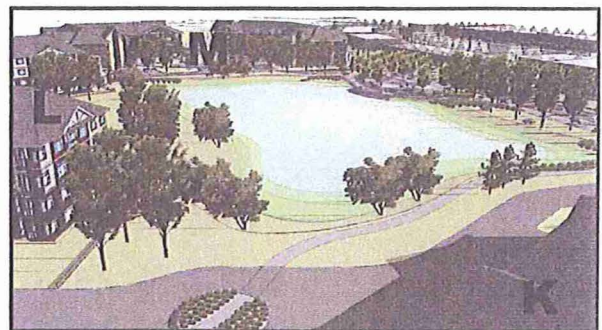
5.6 SOUTHPOINTE JUNCTION

The east and south portion of the NASP area are being planned by Qualico and this portion of the NASP area is called Southpointe Junction (SP Junction). A concept plan of the proposed development is shown in Figures 7 and 10 and in more detail in Appendix A.

SP Junction is envisioned as a Mixed Use Urban Village incorporating residential, retail, office, recreation amenities, and potentially, hotel / convention facilities, within the confines of a ± 95 acre (± 38.44 ha) site (including the Bower Natural

Area). The goal of Qualico is to create an environment that attains many of the principles of smart growth and sustainability by: including a variety of housing choices; offering a broad spectrum of employment opportunities and services; and by providing for both active and passive recreation; all within walking distance of a village centre. SP Junction intends to achieve the balance of uses required to offer and create a multi dimensional live-work-play community.

The focal point of the village will be a constructed wetland / dry pond / public gathering place centrally located in the village. This central area would feature a series of pathways connecting the hard surfaced public realm to the trail system of the Bower Natural Area and the Waskasoo Natural Area. Placed around this wetland is a combination of residential uses in the form of higher density apartment buildings and townhouses.

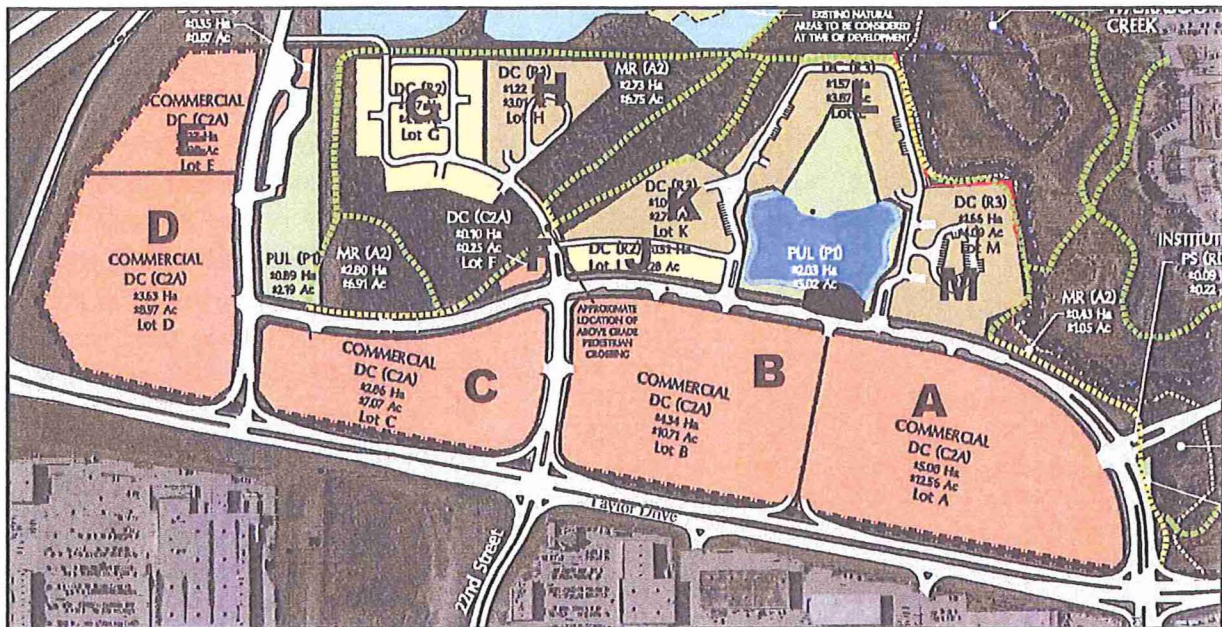


Conceptual view of constructed wetland looking north east.

The main road running through this live-work-play urban village will contain a pedestrian orientated section with a main street feel. In the pedestrian section, the built forms will be sensitive to the street including strong architectural detailing and elements of pedestrian orientated functionality. The office component of the development could be located in this part of the development. The remaining commercial development will be between the internal road

MAY 5, 2009

SOUTHPOINTE NASP



running north south and Taylor Drive, as well as west along the south end of the site.

The following sections explain and illustrate the separate components of this concept plan in more detail.

5.6.1 RESIDENTIAL COMPONENT

The residential component of the plan is to be located west of the internal north south road and borders with the proposed Bower Natural Area and the Waskasoo Creek Natural Area thereby taking full advantage of the opportunity provided by these natural areas.

As illustrated in Figure 11, SP Junction is divided up into a series of parcels reflecting their proposed land use. The residential parcels are identified as lots G, H, J, K, L and M and collectively constitute ± 19.09 acres (± 7.72 ha). The current vision for these developments is outlined below but are subject to change based on market demand and future approvals.

FIGURE 11: CONCEPT PARCELS

The proposed buildings for Lots K, L and M (shown conceptually in plan in Appendix A) are all located around the focal point of the proposed village concept which is the constructed wetland and dry pond. These buildings are envisioned as four story apartment condo units with balconies which will offer views of either the natural areas to the west and north or the urban open space system envisioned in this area. The architectural design style will be specifically reviewed, developed and resolved to compliment the development of both the residential as well as the commercial components of the proposed



Conceptual view of wetland, central plaza and Lot L.

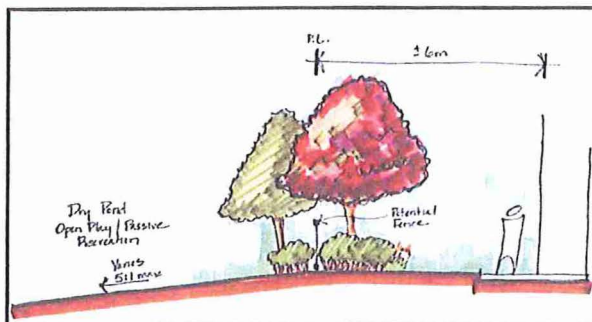
MAY 5, 2009

SOUTHPOINTE NASP

development. It is envisioned that this will develop a cohesive and strong aesthetic for the entire community. Each building could include such amenities as underground parking, a fitness and wellness centre and car wash facilities.

The buildings located in Lot M will also include an elevation along the north south collector road. Careful attention to a relationship with the street will be included in the eventual design of this building. The building located in Lot L will embrace the dry pond planned for this area and be separated from the public realm by a fenced private garden which will be landscaped to compliment the views of the residents as well as the views from the opposite side of the wetland.

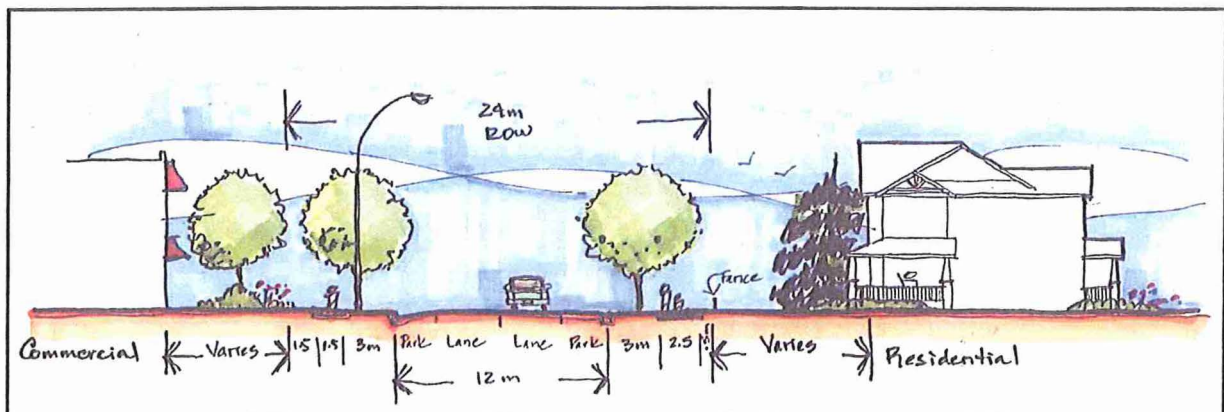
component in this parcel is envisioned as three two storey townhouse blocks. Parking and vehicle access to these units will be from a rear service road. These units offer an exciting opportunity to live in between natural and urban amenities. Especially important to these units will be their relation to the vibrant streetscape envisioned for this section of the north south collector road. Each unit would boast its own fenced front yard opening to the street which will contribute to the visual diversity of the streetscape. Also envisioned for this development is the opportunity to offer "Live Work Units". These are units where the resident can incorporate their business establishment into their dwelling based on a set of guidelines for acceptable uses.



Conceptual section from building L to the dry pond.

To the south of the wetland and located along the major north south road is Lot J. The residential

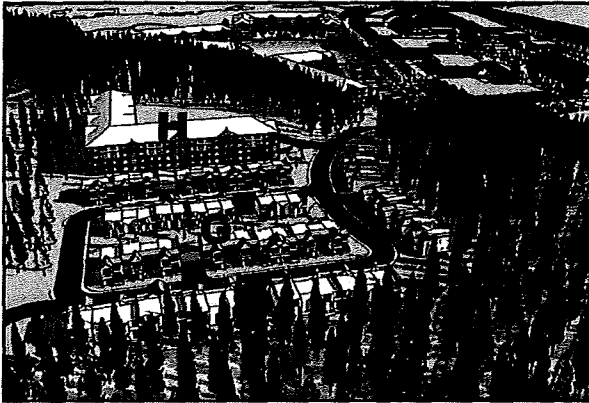
Lots G and H, as shown in Figure 11, will be accessed by private roads bridging the natural area. The first, labeled lot H would contain a building similar in design to the four storey apartment condos described above. Market demand will ultimately determine the details of this development, but there is a possibility of offering a 55 plus building either here or in one of the other apartment condos. Additional amenities for a 55 plus building could include private facilities for a games room, an internet café, a small theatre, a library and sitting room and possibly guest suites.



Section through collector between Lots J and B.

MAY 5, 2009

SOUTHPOINTE NASP



Conceptual view of Lots G and H looking north.

The buildings envisioned for Lot G are townhouses ranging in size from 700 ft² (bachelor units) to 1800 ft² (3 bedroom units). Parking for residents could be contained in underground parking structures immediately accessible to the units thereby removing a majority of the parking from the landscape of the neighbourhood. Specific unit designs are at an early stage but could offer shared open space amenities that would be professionally managed and maintained.

Townhouse units contained in lots J and G may be designed with the opportunity to provide varied unit widths in the building blocks to accommodate housing options such as in-law suites, student housing and expansion possibilities.

In order to achieve the Developer's vision for these residential parcels, all proposed residential blocks will be zoned as DC Districts, based on either R2 or R3 Land Use Districts as explained in Section 5.1. The intent of the DC zoning is to reinforce the creation of an urban-context for the proposed neighbourhood by committing to a denser, pedestrian oriented, mixed-use environment in smaller footprints, thereby preserving, protecting, and invigorating the natural and public areas. The general intent of the DC Residential Districts is summarized below. This list is to serve as a summary only and includes, but is

not limited to, the design elements envisioned for these developments.

General Principles for DC (R2) and DC (R3)

- Increased densities to properly complement the adjacent commercial areas with an increased emphasis on walkability.
- Reduced setbacks to maintain close proximity and access to sidewalks and improve the pedestrian realm; and/or accentuate the proximity to the natural areas.
- Unit types allowing for a variety of living styles within the same neighbourhood.
- Potential for "Live Work Units", particularly along the collector road.
- Varied unit widths in the townhouse blocks to provide housing options such as in-law suites, student housing and expansion possibilities.
- Pedestrian oriented frontages along the collector road to increase the "Main Street" feel and increase street access.
- Landscaping offering a visual continuity with both the urban and natural areas.

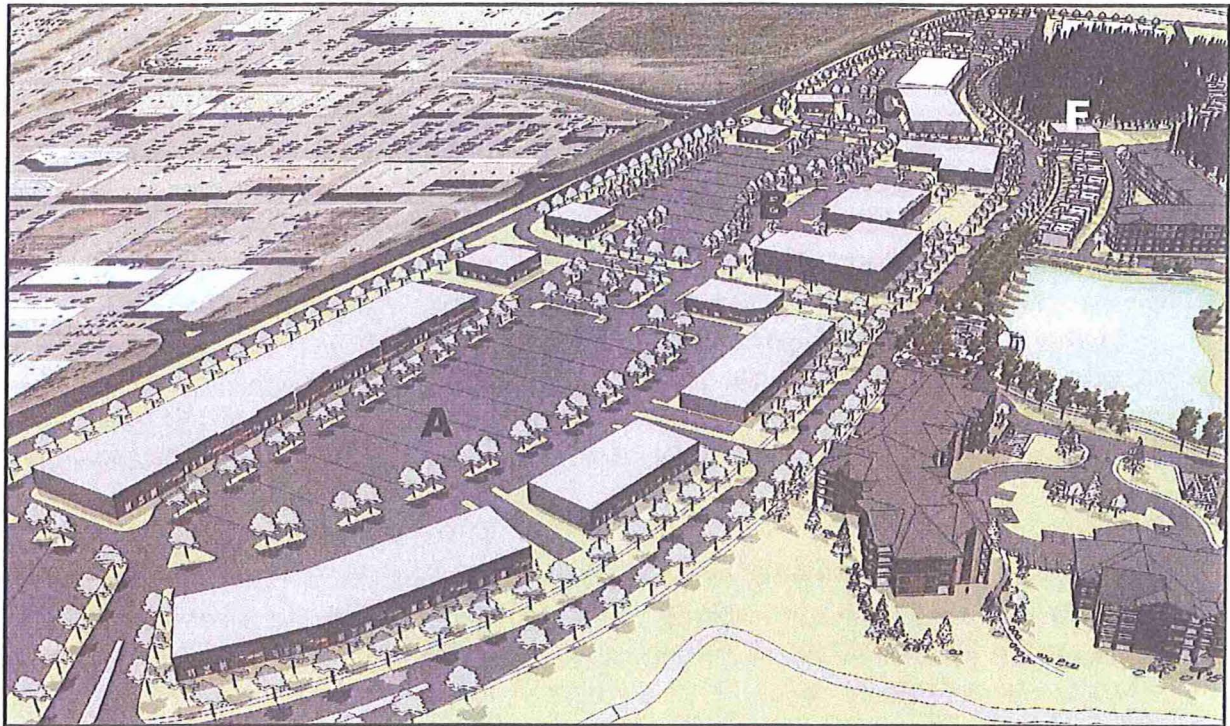
The DC Guidelines will be part of the Land Use Bylaw Amendment Application.

5.6.2 COMMERCIAL AND OFFICE COMPONENT

As indicated, the intent of the NASP for SP Junction is to allow for the planning of a full spectrum live-work-play community. An important component of this concept is the commercial and office uses planned on the easterly side of the NASP area. By providing a mix of residential, commercial (both service and retail), and office development, the proposed development will have a broader appeal to both potential residents and businesses looking to locate in this district, and will contribute to the underlying goal of achieving a

MAY 5, 2009

SOUTHPOINTE NASP



sustainable node.

Conceptual view of commercial component looking south.

The proposed commercial and office components of the concept plan, shown in the parcels labeled A, B, C, D and E in Figure 1.1, total ± 43.84 acres (± 17.74 ha). The parcels have been planned to accommodate a range of commercial uses, including big box style development to the south (Lot D), and smaller retail and service uses accommodated in parcels A, B and C. Lot E is envisioned as an opportunity for the development of a hotel and conference facility. In addition, Lot F is proposed to house a district energy facility. A more detailed description of this proposed use is included in Section 5.6.5.

It is envisioned that the office component be consolidated in Lots A and B. The buildings proposed along the western boundary of these Lots would vary in height and would be encouraged to contain a component of ground floor retail orientated towards the street. The development envisioned in Lots A and B are

expected to have a higher degree of interface with the residential development to the west and would be designed to encourage a pedestrian friendly environment. Lots D and E are not considered to have the same pedestrian interface and will be designed accordingly. Lot C forms a transition zone between the pedestrian and vehicular oriented commercial uses and will be designed to reflect this. In particular the intersection of 22nd Street and the internal collector road will demand corner treatments of the commercial buildings in both Lots C and B that will be both visually appealing and user friendly for pedestrians.

The level of detailing and design on the buildings in Lots C, D and E will be somewhat reliant on the setbacks that are eventually achieved. Smaller setbacks will lead to increased building detailing, while larger setbacks will provide an alternative of a greater degree of landscaping and screening.

MAY 5, 2009

SOUTHPOINTE NASP

Ultimately the market will dictate the viability of this component of the development. If the developer feels that the market demand exceeds the standard 10% of office permitted, a market analysis can be conducted and presented to The City. As outlined in **Section 3.2, Administration** may support an amendment to the NASP should the developer be able to supply adequate supporting information. Should office uses in this location be deemed by the market not to be desirable, then it could either be relocated in SP Junction or revert to a more conventional retail form.

Both soft and hard landscaping will be employed within the commercial areas to enhance the visual appeal and facilitate pedestrian connections. The vision for the ultimate design of SP Junction's commercial and office components is to offer a visually cohesive, high quality range of buildings that include interesting design features and offer easy pedestrian and vehicular accessibility and ample parking for users.

In order to achieve the developers vision for these commercial parcels, all proposed commercial blocks will be zoned DC Districts, based on C2A land uses as explained in **Section 5.1**. The intent of the DC zoning is to facilitate the creation of a vibrant mixed use retail and office centre as part of a pedestrian oriented area that relates to the neighbouring residential and recreational uses. The intent of the DC Commercial Districts is summarized below. This list is to serve as a summary only and includes, but is not limited to, the design elements envisioned for these developments.

General Principles for DC (C2A)

- Facilitate the concentration of the allowable maximum of 10% Office component from all commercial parcels in SP Junction in one or

more of the proposed commercial parcels. Once the 10% allocation has been achieved, no further office space will be granted in SP Junction without an amendment to the NASP.

- Allow for variable setbacks to enhance the relationship of buildings to the streetscape, increase pedestrian accessibility, safety and offer protection from the elements.
- Taylor Drive is identified as a Major Entry and, as such, all development along this corridor will be given special consideration and will compliment the existing development along the east side of Taylor Drive.
- Ensure that development is visually attractive and is safe for pedestrian and vehicular traffic.
- Special attention will be given to the pedestrian precinct along the collector road to achieve a pedestrian and transit friendly environment. This will include, but not be limited to, the following:
 - i. Setbacks along the collector road will be varied to a minimum of 1.6m.
 - ii. Careful consideration will be given to frontage treatments as well as access configurations. Building infrastructure to allow for double frontages will be incorporated where appropriate in Lots A and B.
 - iii. Encourage commercial uses at ground floor level through the DC District permitted and discretionary uses.
 - iv. Include pedestrian scale street lighting.
 - v. Shop front composition within the pedestrian precincts will reflect the following principles.
 - Have a human scale
 - Offer a variety of architectural detailing compatible with the overall architectural theme.

All of the commercial and office parcels would be designed using The City of Red Deer Land Use

MAY 5, 2009

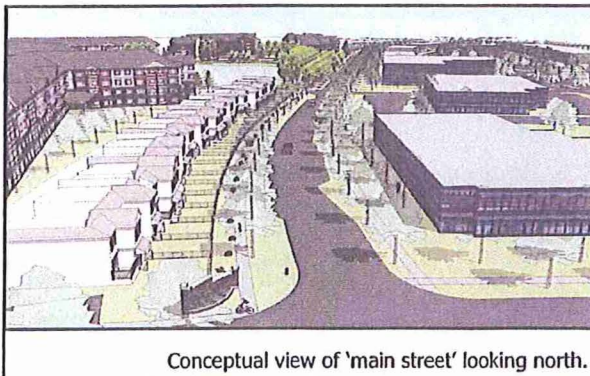
SOUTHPOINTE NASP

Bylaws and other relevant guidelines as a base.

5.6.3 MAIN STREET COMPONENT

Particularly important to the vision of this development is the establishment of a Main Street component along the north south collector road. The treatment of the street in this area is important to the success of the Urban Village concept. As described in Section 5.6.1, the residential units that face this collector road will be designed to be sensitive to this relationship.

The proposed commercial and office building designs in lots A and B along this collector road would also include design elements that address the street, provide a facade and definition of edge, as well as introduce activity and interest. This would include such elements as varied street front depths, awnings or other overhangs to provide protection from the weather, and pedestrian scaled lighting. Road and sidewalk design could incorporate width variations to accommodate bus stops and parking, and corner bulbing could be added to mark pedestrian crossing areas.



Conceptual view of 'main street' looking north.

Extensive hard and soft landscaping will be used in this segment of the collector road to define the main street. Street tree planting and creative applications of paving patterns will add visual

interest as well as providing opportunities for seating and gathering.

Central to this main street component is the constructed wetland, dry pond, and public plaza envisioned for this area.

5.6.4 CENTRAL PLAZA, CONSTRUCTED WETLAND AND DRY POND

The constructed wetland and dry pond will perform a number of tasks in the plan beyond their function as a stormwater retention facility. A conceptual plan view is shown in Figure 12.

The west side of the area is a public space but is bounded by private space and the proposed building located in Lot L, whereas the eastern portion will be surrounded by public spaces offering a range of recreational opportunities to both residents and visitors of the area. The dry pond to the west will be developed with landscaped edges encompassing undulating side slopes. Landscaping in the dry pond will add visual interest and offer opportunities for passive recreation. A garden in front of building 'L' would provide a private green space between the building and the public realm and would be planted with colourful trees and shrubs to further improve the backdrop. An ornamental fence will separate yet provide clear views between the



Conceptual view of the dry pond.

MAY 5, 2009

SOUTHPOINTE NASP

public and private lands.

The east side of the open space would contain a constructed wetland with a controlled water level to maintain a minimum level during dryer periods as well as being developed to improve water

quality. The shallow waters would be planted with emergent vegetation known to actively improve water quality. Deeper areas may contain submergent vegetation also to assist with cleaning the water. A deeper section of open water would be located near the plaza in order to provide

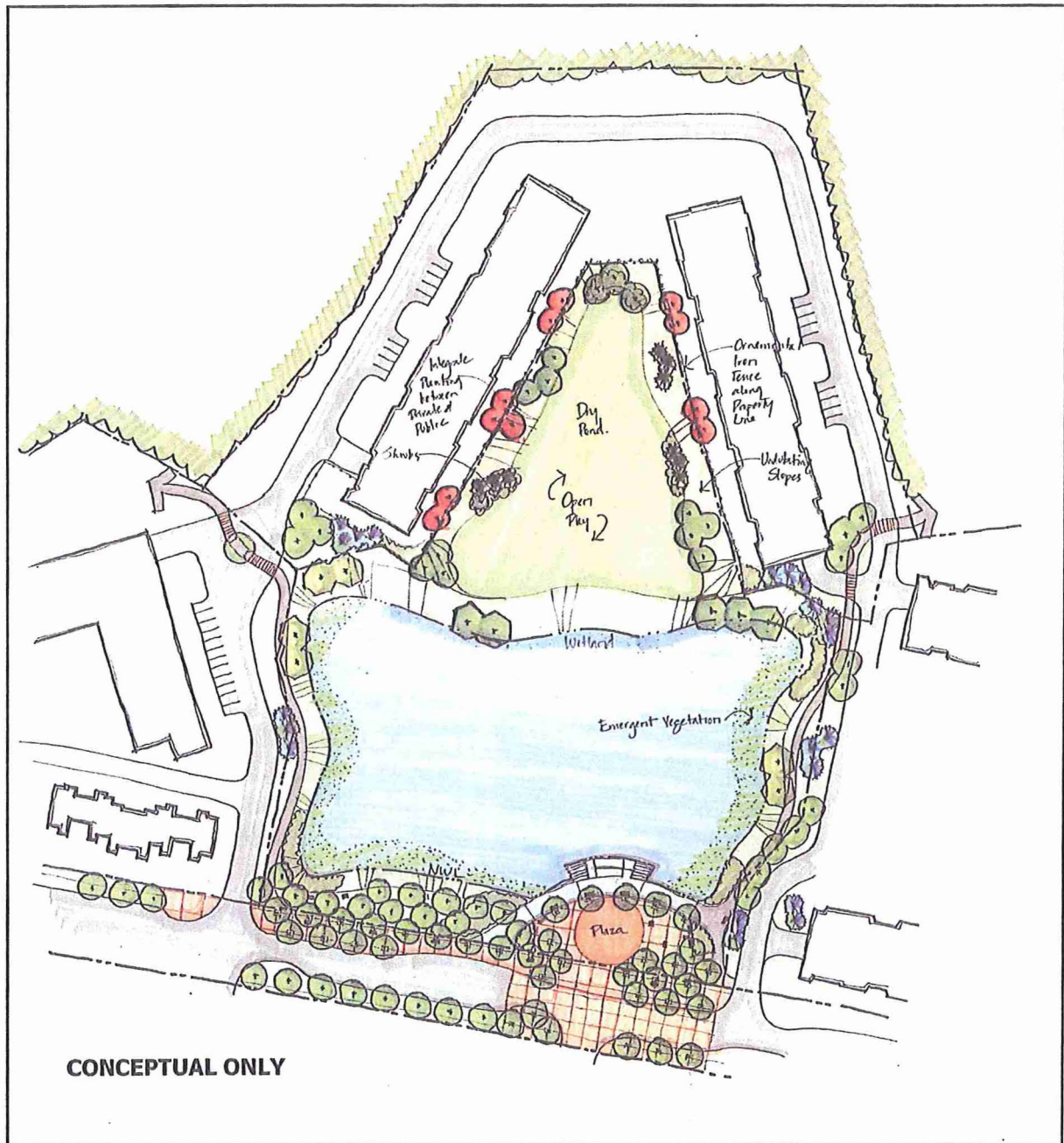


FIGURE 12: CONSTRUCTED WETLAND CONCEPT PLAN

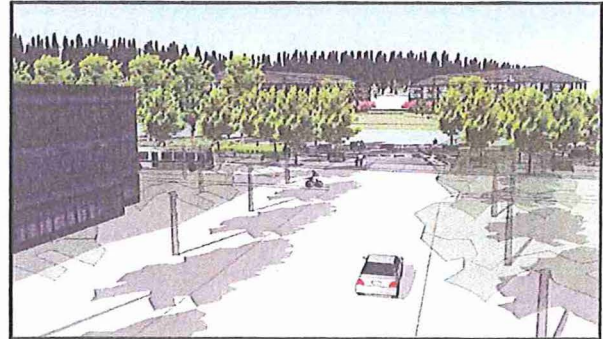
MAY 5, 2009

SOUTHPOINTE NASP

potential for leisure skating opportunities in the winter months.

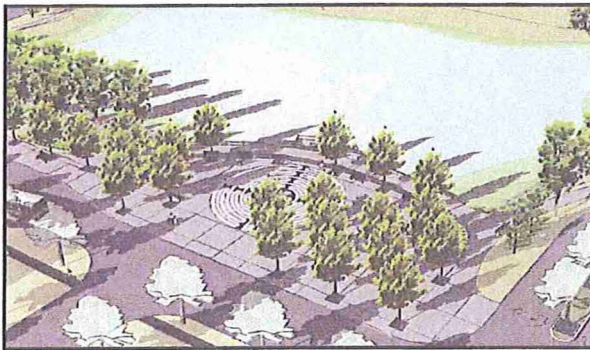
The north, south and west sides of the wetland are envisioned as relatively natural with viewing areas alongside and pathways along the north and south sides. These would be planted with native riparian species that can withstand water fluctuations due to storm events. The east side of the wetland would be directly tied to the streetscape and the public realm with a public plaza. The plaza would incorporate two connected levels. The lower level would be a concrete boardwalk ramped down to the water in order to provide closer interaction with the water, offering visual access to the water for school studies, seating and gathering and physical access for winter skating. This boardwalk would potentially be flooded during major storm events. Further design refinements including lighting and

maintenance equipment access will be addressed at the detailed design stage.



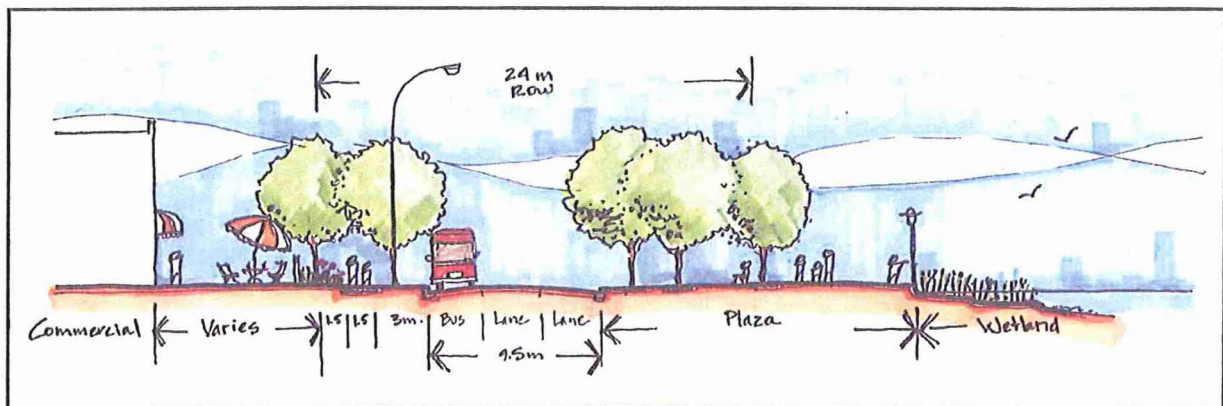
Conceptual view of main plaza from east.

The second level, above the high water level of the wetland, would be the main plaza. This plaza will incorporate the pedestrian walk along the collector road. It will be framed to the east by a series of trees planted within a hard surface area. Other features of the plaza area could include benches, waste receptacles, and picnic tables. A further design element could be the inclusion of a labyrinth in the paving pattern to offer additional visual interest.



Conceptual view of main plaza.

The plan provides for a raised patterned crosswalk linking the plaza to the commercial area to the east. As a natural meeting and gathering place, this plaza will serve both the immediate area and The City as a whole.



Section through collector road and plaza.

MAY 5, 2009

SOUTHPOINTE NASP

5.6.5 DISTRICT ENERGY FACILITY

The Developer is investigating the inclusion of a District Energy Facility in Lot F of SP Junction. The following is a summary of the nature of the Facility.

The District Energy Facility is envisioned to be a private co-generation unit, producing a supply of hot water within centrally located boilers which is then piped through heat exchange transfer units to heat domestic hot water and hot water heating systems within individual residential buildings. A spin-off benefit from the operation of the District Energy Facility's hot water boilers is the creation of surplus electrical energy which is also fed into the buildings or sold to the electrical grid. The potential to include a cooling function within the District Energy Facility is also being investigated.

At this stage, only the multi-family residential buildings are proposed to be connected to this system although the potential to link one or more commercial / office buildings is being investigated. The District Energy Facility is intended to be owned and operated by Qualico in partnership with an experienced energy management company. The parties would construct the facility, commission the equipment, and operate the facility on property owned by Qualico. The City would not be involved other than as the approving body for matters which fall within the municipal mandate (e.g. planning, land use, engineering design specs, etc.) The facility is intended to be set up as a showcase of "environmental sustainability" in reducing greenhouse gases.

An additional aspect of this concept is the possibility of tying in the proposed facility with the recreation areas through trails, a shelter and/or some interpretive materials. Lot F is designated as DC (C2A) and the DC guidelines would reflect

those included in Section 5.6.3.

The intent by the Developer is to perform a fiscal analysis on the proposed facility to ensure its viability. Following a satisfactory analysis, the process will be to conduct more detailed discussions with the City, as well as the relevant provincial authorities and regulatory bodies, should they decide to proceed with this concept.

MAY 5, 2009

SOUTHPOINTE NASP

6.0 TRANSPORTATION

6.1 TRANSPORTATION NETWORK

Figure 13 shows the proposed road system for the NASP. The internal and external roadway plan provides for both the continued expansion of the Red Deer College Campus (both the north eastern and South Lands precincts) as well as the proposed land uses within the SP Junction Lands. Intersection configurations and driveway locations as shown are conceptual only and are subject to change at detailed design stage.

Access to the NASP area is restricted to primarily the east side of the area due to the lands location east and north of the QE II Highway and the Waskasoo Creek and Red Deer College to the north.

Four access points are proposed off Taylor Drive. The first access will be provided at the intersection of Taylor Drive and 28th Street at the northern end of the SP Junction Lands. A future proposed north south connection next to Taylor Drive between the Red Deer College North and SP Junction will intersect at the north end of this entrance road and will facilitate additional access to the Red Deer College Lands as well as serving as an equally important alternative to 32nd Street.

The second access at 22nd Street and Taylor Drive is an all turns access near the centre of the proposed development. The third is a right-in, right-out access off Taylor Drive, proposed between 22nd and 28th Streets.

The fourth access point is proposed as a signalized intersection with Taylor Drive at the south end of SP Junction. This access is critical for the future development of the Red Deer College South Lands and the SP Junction south development as it

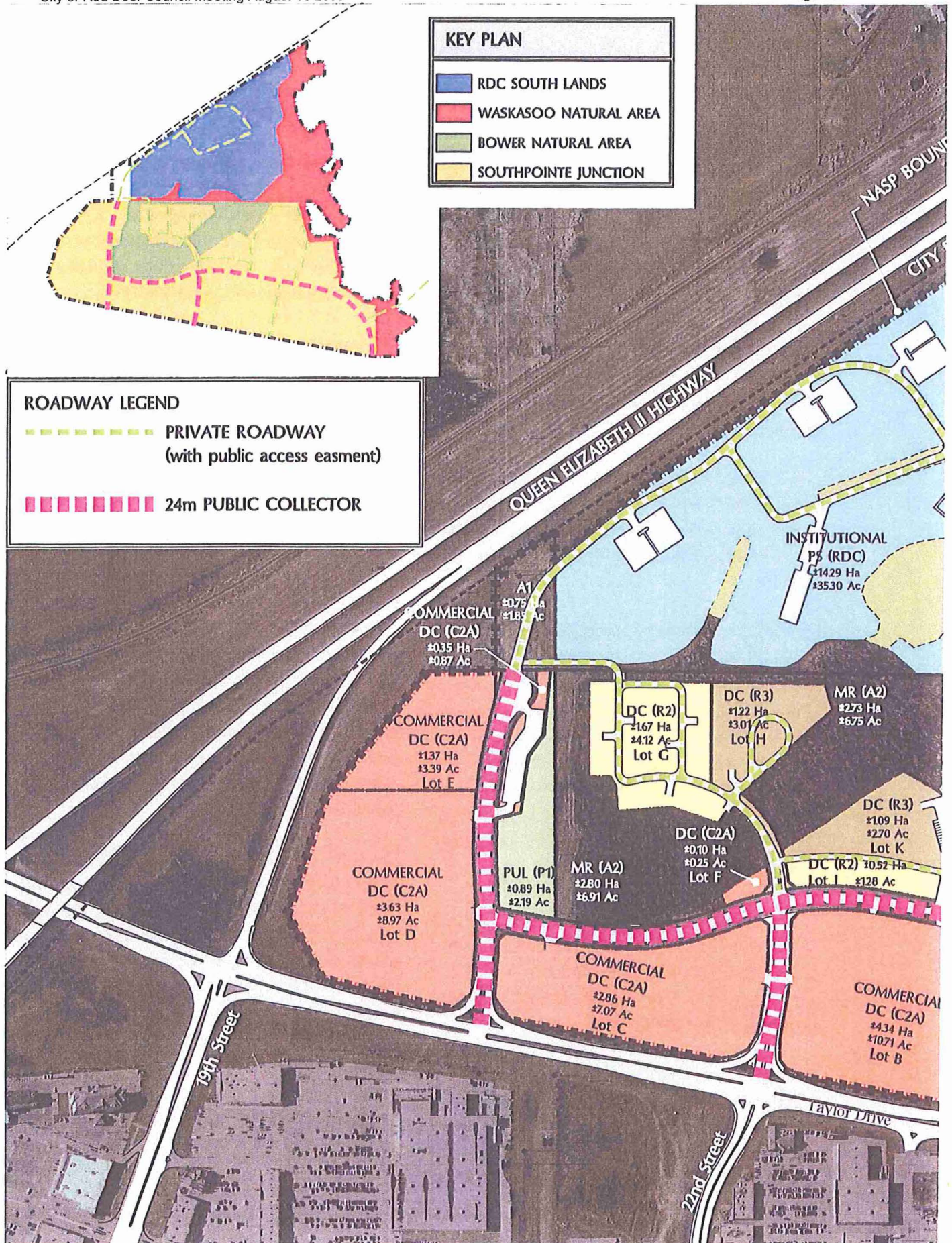
provides the most functional and direct link opportunity available. The intersection design is intended to be a right-in/ right-out / left-in. The final configuration of the intersection will be to the satisfaction of the Alberta Ministry of Transportation and the City of Red Deer.

A summary of the Traffic Impact Assessment completed for these lands is included in Section 6.2.

The eventual development of the Red Deer College south lands may signify a need for a further north south vehicular link at the west end of Waskasoo Creek and connecting north to 32nd Street. The approximate location of the future roadway is conceptually located as shown immediately adjacent to the QE II Highway across Waskasoo Creek. This location would reduce the potential fragmentation of the Waskasoo Creek Natural Area. The roadway may be constructed when improvements to QE II take place. Limited mitigation measures will likely be required at that time in order to accommodate both the QE II road widening and the north south connection for Red Deer College.

The internal roadway system is designed to access Taylor Drive at three intersections effectively creating a separation of traffic with-in the NASP Area. The Red Deer College South Lands will have access from Taylor Drive at the south intersection, the Central Commercial Lands access at the south access road, 22nd Street and 28th Street and the North East College Lands access to/from 28th Street.

All roads are designed and located to handle traffic in a balanced and efficient manner.



MAY 5, 2000

SOUTHPOINTE NASP

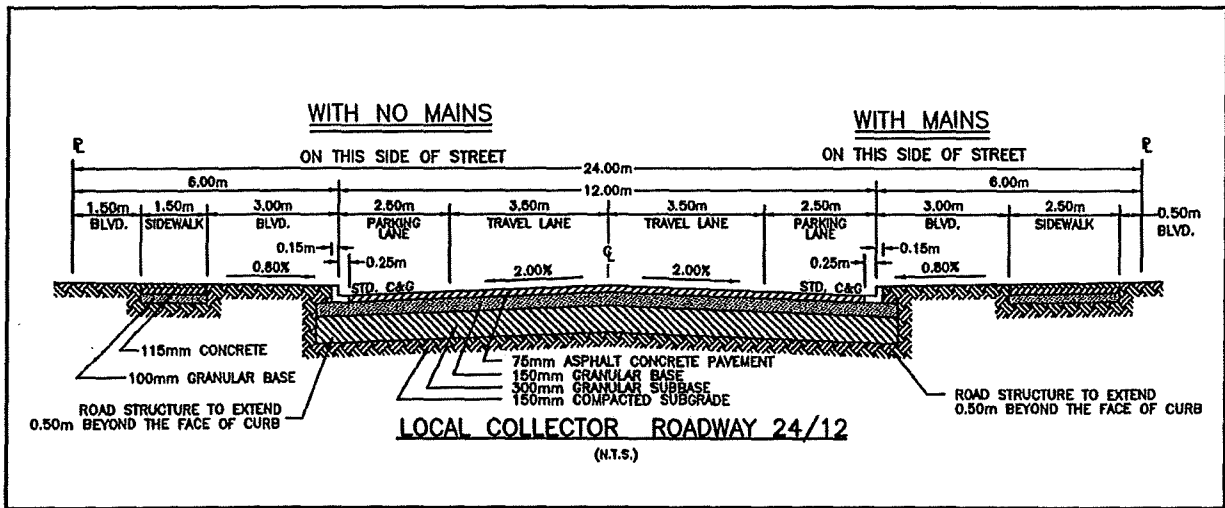


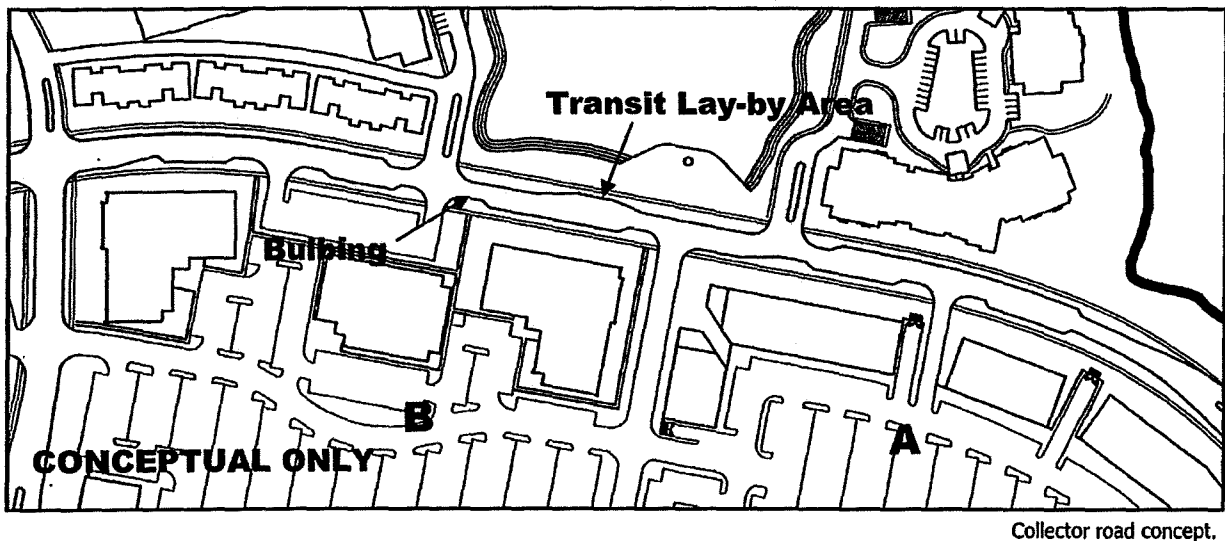
FIGURE 14: LOCAL COLLECTOR STANDARD

Source: City of Red Deer Design Guidelines, Figure 5.07

The internal public roads shown in the Waskasoo South NASP have been designed based on The City of Red Deer standards with some exceptions. Figure 13 indicates the hierarchy of road standards proposed. These include the 24 metre ROW Collector Roadway running from the intersection of Taylor drive and 28th Street and south through to the entrance into Lot D. The entrance from Taylor Drive and 22nd Street is also proposed to be 24m as is the southern entrance leading west into the NASP area and through to

the College South lands. The entrance road between 28th and 22nd Streets is private. Figure 14 shows the standard road section for The City of Red Deer 24 m Collector Roadway.

The variation to this standard is a portion of the north south collector road along Lots A and B where crosswalk bulbing, transit lay-by areas and varying building setbacks are recommended to add interest and improve the pedestrian friendliness and safety of the roadway. The illustration below

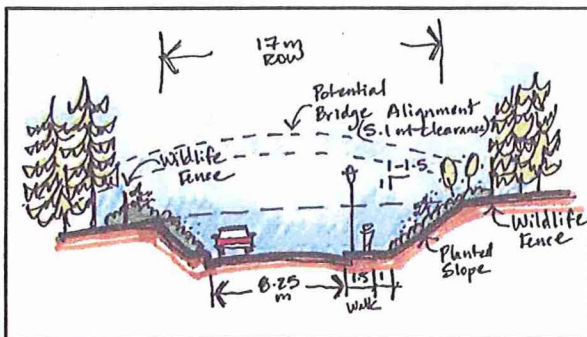


MAY 5, 2009

SOUTHPOINTE NASP

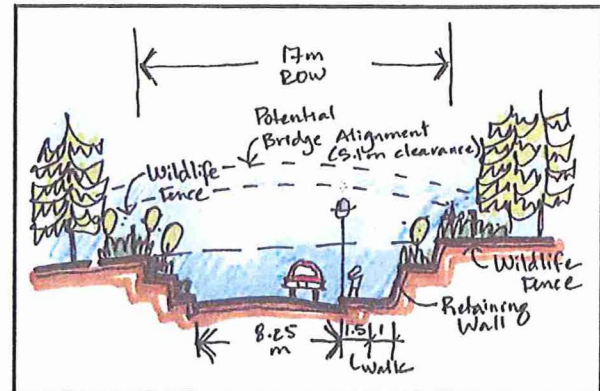
shows the intent for this section of road. Final configuration of this section of the collector road will be designed and reviewed during the servicing study process.

The residential roads in this plan are private roads with a public access easement, and, with one exception, will be 7.3 metres wide (see Figure 17). All private roads will be posted as "Local Traffic Only" and have a public access easement. The roadway that extends from 22nd Street through the proposed Bower Natural Area from the internal north south collector to the residential Lots G and H is also intended to be a private road. This road is recognized as an important link between the residential lots and the rest of the development envisioned for Southpointe Junction. At the same time the road will cross a significant natural area and efforts to reduce its impact on the natural environment are to be considered therefore a reduced road ROW is being proposed. The proposed roadway configurations are shown in section and plan in the following pages. Two alternatives are shown for the road edge condition.



Non Standard Residential Road through Bower Natural Area
Option 1: Section

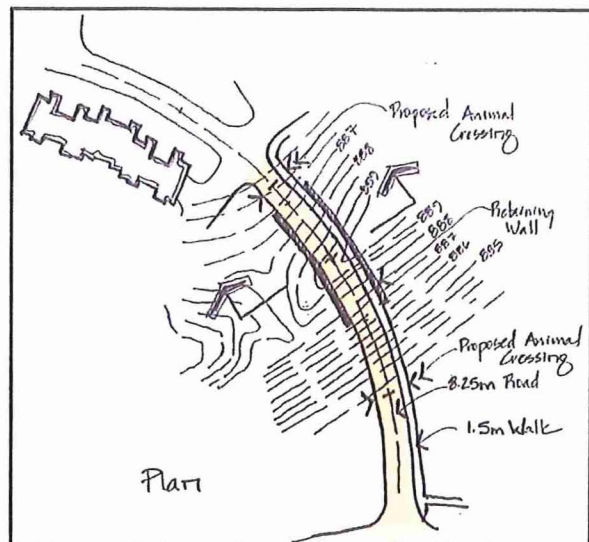
The proposed travel lanes would be 8.25 metres wide in total (verses 7.3 m) with a single 1.5 metre sidewalk on the north side. There would be no parking on this portion of the road. Options for the ROW would be retaining walls or planted slopes on the sides with a wildlife fence at the top



Non Standard Residential Road through Bower Natural Area
Option 2: Section

of the slope to prevent animal crossings other than in established crossing areas. One above grade pedestrian crossing is proposed on this road to allow for pathway connections through the Bower Natural Area and was described in more detail in Section 5.2.1.

Should the eventual development of the South College lands lead to an issue of shortcutting through Lots G and H, traffic calming measures will be implemented and ultimately, if necessary, either the south west or east private entrance roads can be modified to accommodate a gate allowing for local and emergency traffic only.



Non Standard Residential Road through Bower Natural Area
Plan View

MAY 5, 2009

SOUTHPOINTE NASP

The roadway proposed from the 28th Street entrance north to the College lands is a private road and would be designed to be accommodated within a 32 metre right-of-way. This road will bridge Waskasoo Creek, possibly using an enlarged culvert.

The loop road through the College lands is proposed to be the 24 metre standard to the edge of the College lands. From there, the road becomes a private road.

6.2 TRAFFIC IMPACT ANALYSIS

A Traffic Impact Analysis (TIA) for the Plan area was completed by Morasch Transportation Consultants Ltd. in April 2007. The complete report is submitted under separate cover.

The City of Red Deer had requested that two road network options be evaluated, Option A: an all-turns access between 22 Street and 19th Street (Delburne Road) and Option B: a right-in/right-out access between 22 Street and 19th Street (Delburne Road). The NASP is using a modified Option A which is supported by the subsequent TIA information submitted in support of the plan in this document. Table 6 summarizes the land use concepts for the preferred road network.

TABLE 6:
DEVELOPMENT SUMMARY FOR ROAD NETWORK OPTION

<i>Use</i>	<i>Road Network Option A**</i>
<i>Multi-Family Residential</i>	<i>687 units</i>
<i>Office</i>	<i>165,000 ft² gross floor area (GFA)</i>
<i>Commercial</i>	<i>324,000 ft² GFA</i>
<i>Hotel / Convention Facility</i>	<i>200 rooms</i>

*RDC Research Park 250,000 ft² GFA

*Source: Bower West Lands, Traffic Impact Assessment, Section 4.1.1

**Concept numbers have altered since the TIA was produced. Please see below for clarification.

Due to concept refinement, the numbers listed in the above table have been altered. The now confirmed numbers related to the most recent concept (supplied by the Developer) indicate a revised land use plan with the following divisions:

Residential	700 units
Hotel and Convention	200 rooms
Office	63,662 ft ²
Commercial	372,958 ft ²

MAY 5, 2009

SOUTHPOINTE NASP

Table 7 illustrates a comparison of the original and revised land uses in terms of AM/PM Trip Numbers for the development.

TABLE 7:
NET DIFFERENCE TO TIA FROM REVISED CONCEPT

	Total Trips AM	Total Trips PM
Multi Family		
Original (687 Units)	234	350
Revised (700 Units)	238	357
Difference	+4	+7
Hotel / Convention Facility		
Unchanged	12	118
Office		
Original (165,000 ft ²)	248	248
Revised (63,662 ft ²)	96	96
Difference	(-152)	(-152)
Commercial		
Original (324,000 ft ²)	324	1620
Revised (372,958 ft ²)	373	1865
Difference	+49	+245
Net Difference	(-99)	+100

The net overall traffic for the AM and PM are insignificant relative to the overall volumes compared to the original project TIA. In percentage terms the AM trips are reduced by 10.8 % while the PM trips are increased by 4.2 %.

roadway network and provide a good level of surplus capacity for additional future development.

In addition, roadway infrastructure improvements arising from the proposed development will significantly improve the overall capacity of the

MAY 5, 2009

SOUTHPOINTE NASP

6.3 PUBLIC TRANSIT

The proposed transit service for the NASP area is illustrated in **Figure 15**. With the development of SP Junction a two directional transit route may be possible on the main north south collector road. With the additional development of the College South lands, a further bus route or extension may be added to connect with the College.

Transit stops would be located to accommodate the maximum walking distance standard of 400 metres.

MAY 5, 2009





SOUTHPOINTE NASP

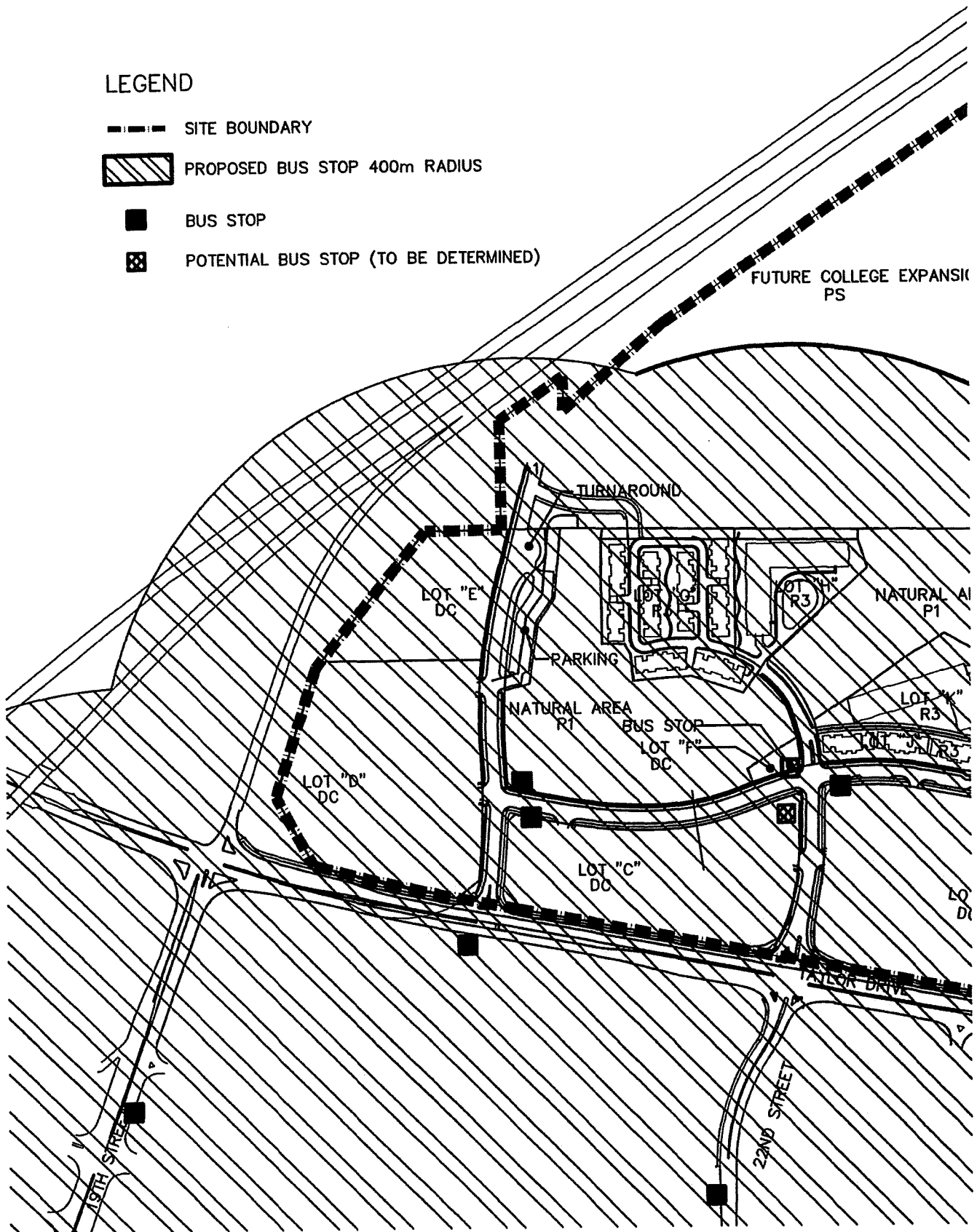
6.3 PUBLIC TRANSIT

The proposed transit service for the NASP area is illustrated in **Figure 15**. With the development of SP Junction a two directional transit route may be possible on the main north south collector road. With the additional development of the College South lands, a further bus route or extension may be added to connect with the College.

Transit stops would be located to accommodate the maximum walking distance standard of 400 metres.

LEGEND

-  SITE BOUNDARY
 PROPOSED BUS STOP 400m RADIUS
 BUS STOP
 POTENTIAL BUS STOP (TO BE DETERMINED)



MAY 5, 2009

SOUTHPOINTE NASP

7.0 SERVICING SCENARIO

The servicing scenario developed for the NASP will support all conceptual planning for the NASP.

Sanitary and water servicing of the site will be accomplished by extending the existing city system into the development. Storm water servicing will be accomplished by discharging into the Waskasoo Creek. Alternative construction methods for the water and sanitary main extensions into the west quarter section will be evaluated during detailed design.

7.1 STORM WATER MANAGEMENT

Storm water management will be based on both a piped (minor) and overland (major) systems.

7.1.1 EXISTING STORM WATER CHARACTERISTICS

All storm water management shall be in accordance with the Best Management Practice outlined within the Alberta Environment Standards and Guidelines for Storm Water Management for the Province of Alberta. **Figure 16** illustrates the existing and proposed piped storm sewer system.

The current flows from the site travel overland and discharge into the Waskasoo Creek at the north side of the site. The City of Red Deer currently operates a storm water management facility in the form of a dry storm water detention pond on the site. It is located on the east side of the site and connected to the storm line along Taylor Drive. The facility currently operates off-line and provides relief to the down stream storm line during an intense or prolonged rainfall event.

As explained in **Section 4.1**, an existing agreement permits the current owner to relocate the pond.

7.1.2 SOUTHPOINTE STORM WATER MANAGEMENT STRATEGIES

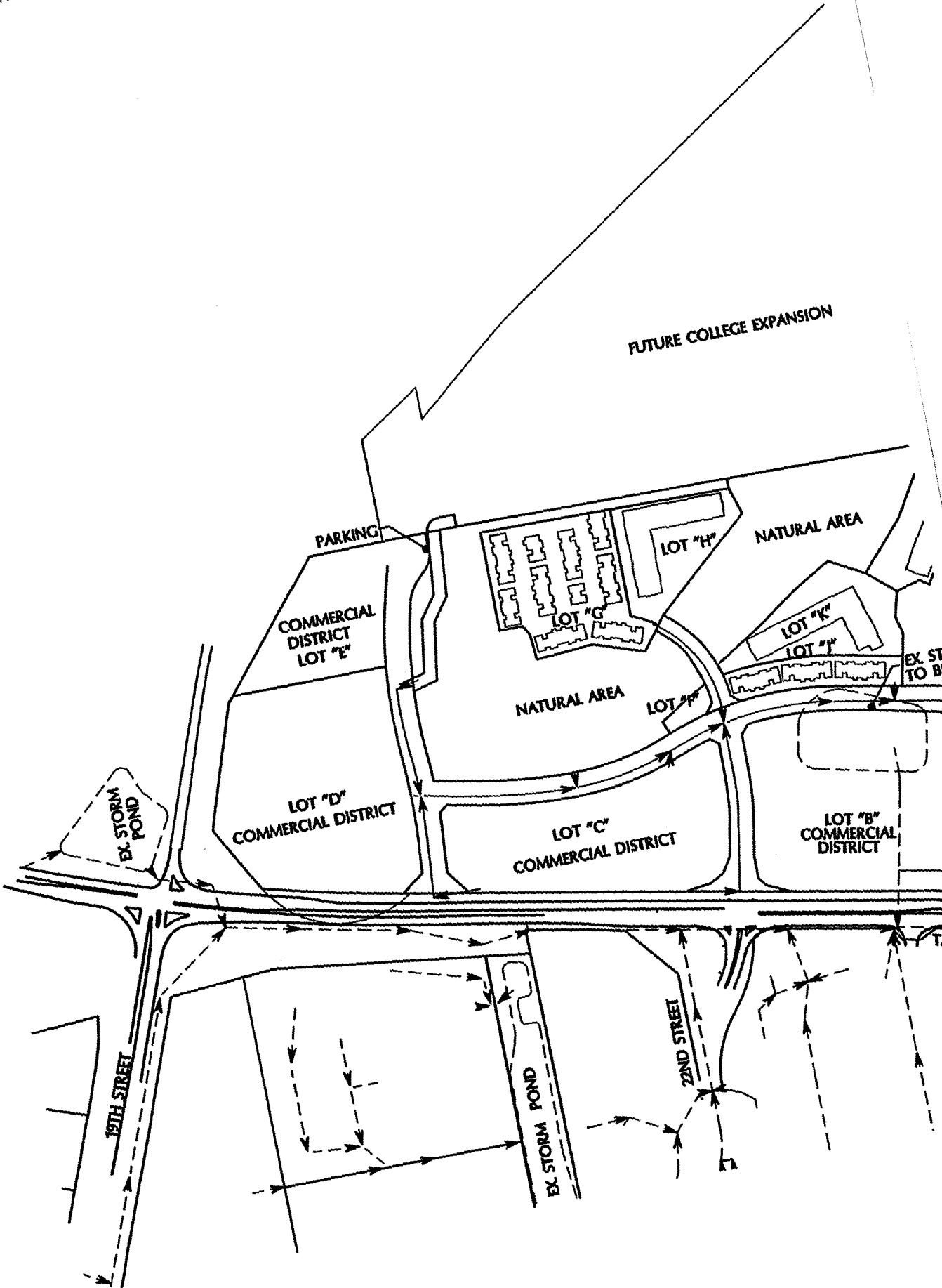
Runoff from storms up to a one in five year event will be handled via a gravity piped system. The piped system will consist of catch basins and catch basin manholes to collect runoff and route the runoff to a storm water management facility and then to Waskasoo Creek. The design will be completed in accordance with City of Red Deer Design Guidelines. Due to site grading and ownership, the site will utilize two storm water detention ponds, one for each the east and west side of the NASP area. Both will discharge to the Waskasoo Creek.

It is currently anticipated that the creek outlet can be constructed within a 10 metre wide construction area. Detailed alignment will be done in consultation with the Parks Department.

Storm water runoff that is routed to the existing pond will be routed to the future east pond. A volume equal to the existing pond will be allocated in the new pond to allow for continued service of the Taylor Drive storm line. The future east pond will also be designed to service the proposed development.

In areas serviced by the underground storm water conveyance system, runoff from storms larger than 5 year event will be routed via the roadways.

To accommodate this situation, roads will be



MAY 5, 2009

SOUTHPOINTE NASP

designed to route the majority of the overland flow runoff to either of the north storm detention ponds. Some ponding will occur within the roads and parking areas. The detailed design process will ensure that the major overland drainage system is designed in accordance with The City of Red Deer Design Guidelines. Routing of the major storm system and the 100 year flood event can be seen in **Figure 16**. Outlet design, including erosion control and creek bank protection, will be determined during the detailed design stage.

The north east storm water pond will contain manmade wetlands, **Figure 12** In Section 5.6.4 shows the concept plan for this constructed wetland. This will provide enhanced quality to the runoff prior to being discharged into Waskasoo Creek.

The storm water management system within the Plan area shall be in accordance with the Storm Water Management Plan and to the satisfaction of The City of Red Deer and Alberta Environment. The Storm Water Management Report will also address erosion and sediment control measures.

7.2 SANITARY SEWER

The sanitary sewer system will be extended at two locations, one located at 22nd Street and Gaetz Avenue, and a south connection located within the AltaLink right of way.

The north connection will be a 150 mm forced main with a lift station located at the north side of the northwest quarter. Due to downstream limitations, the lift station will operate during off peak hours. Approximately 60% of the site area will utilize this connection.

The remainder of the site will be serviced by a 300

millimeter gravity sanitary main located at the AltaLink right of way. **Figure 17** illustrates the conceptual layout.

7.3 WATER SUPPLY

The water distribution system required to service the subject lands is a direct extension of the water distribution system along Taylor Drive. Three connections to the existing system will be made:

- A 250 mm diameter water main located along 28th Street.
- A 250 mm diameter water main located at 22nd Street
- A 300 mm diameter water main located south of the AltaLink right of way.

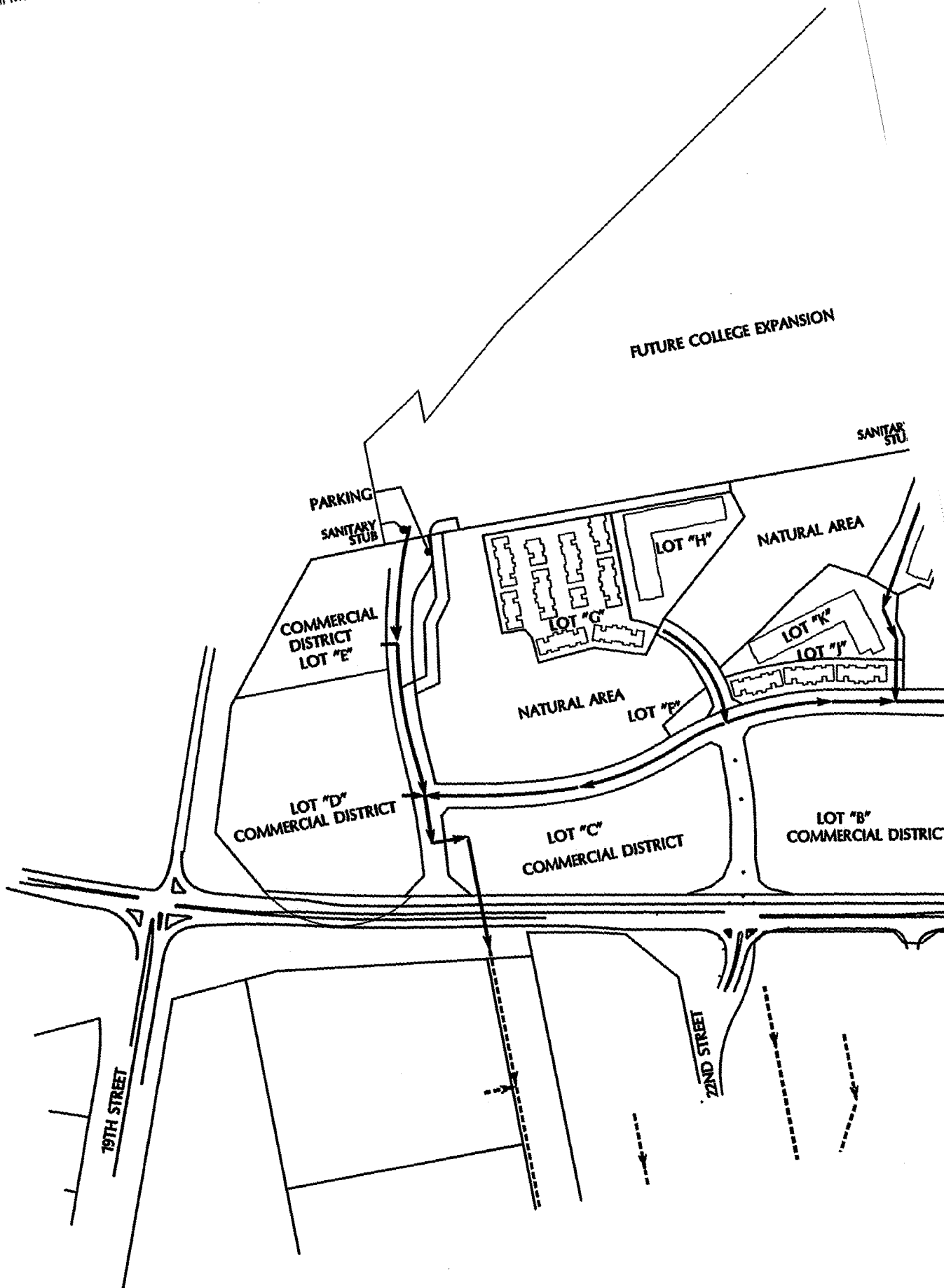
The water mains will be connected to form a loop within the subject lands. Computer Modeling will be utilized to evaluate the actual water mains sizes within the subject quarter section. **Figure 18** illustrates the conceptual layout.

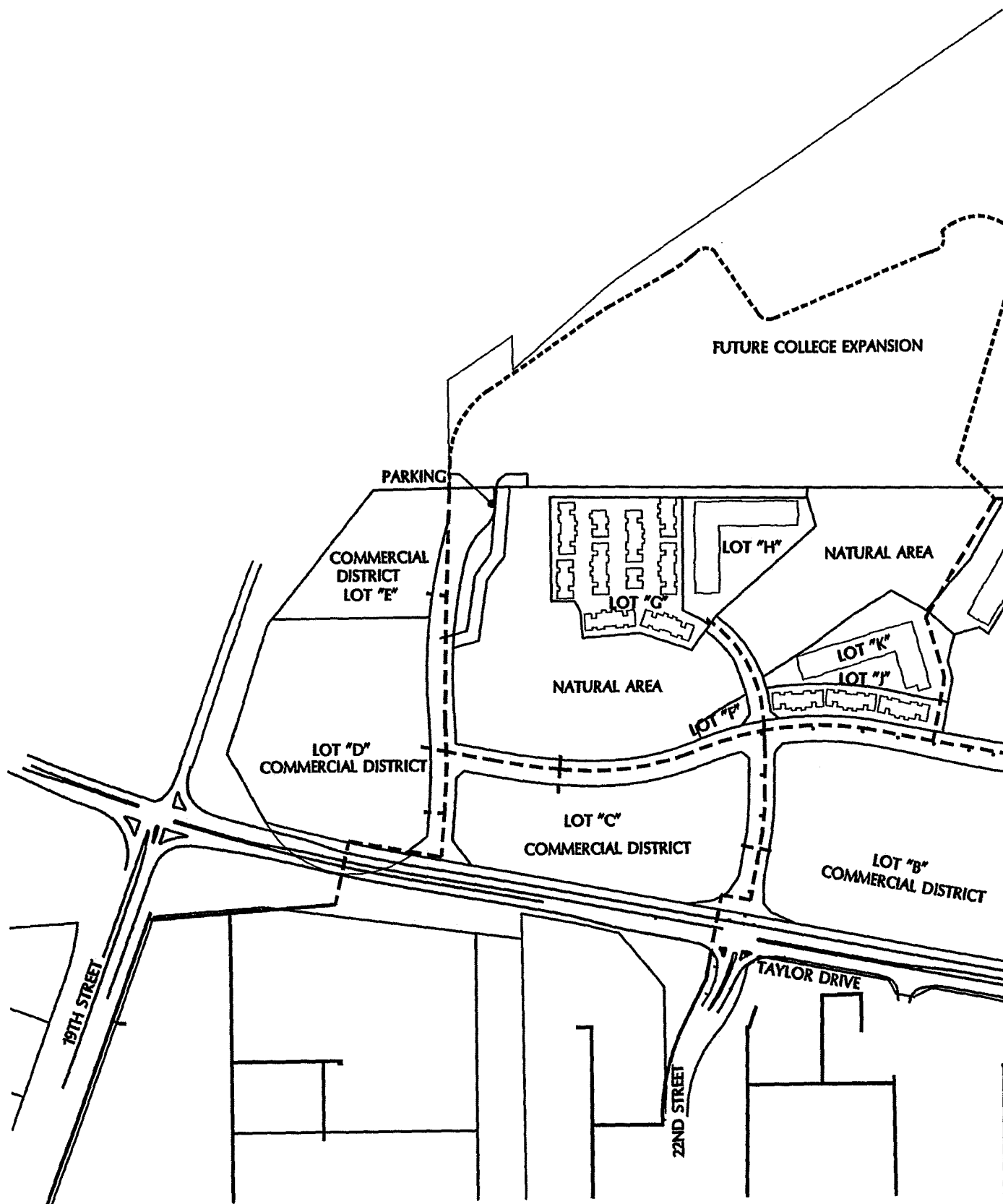
7.4 SHALLOW UTILITIES

Electrical, telephone, cable TV and natural gas utilities will be extended into the plan area by The City of Red Deer Electric Light and Power, Telus, Shaw and Atco.

7.5 SITE GRADING

Proposed road grades and drainage courses will take into consideration the existing topography to minimize grading requirements over the Plan area.





MAY 5, 2009

SOUTHPOINTE NASP

Site grading will be completed using conventional excavation equipment and techniques for the Red Deer area. All erosion and sedimentation measures required will be in place prior to the commencement of grading and topsoil stripping. Detailed information regarding erosion and sedimentation measures while working within the area will be included with the Stripping and Grading Permit application. Efforts will be made to minimize damage to vegetation along slopes. Transitioning grades will be addressed at the time of detailed design on a site specific basis. Transitioning may include retaining walls, bioengineering or other methods as determined during detailed design.

All vegetation removal for both grading and FireSmart protection will be done in accordance with City of Red Deer urban forestry best practices and will include consultation with urban forestry staff.

For the proposed locations of the topsoil stockpiles, refer to Figure 19. Note that a majority of the stripped topsoil will be disposed of off-site.

7.6 WASTE DISPOSAL

Access to bins or individual home pick-up will be required to be provided for waste disposal to the satisfaction of The City of Red Deer.

MAY 5, 2000

SOUTHPOINTE NASP

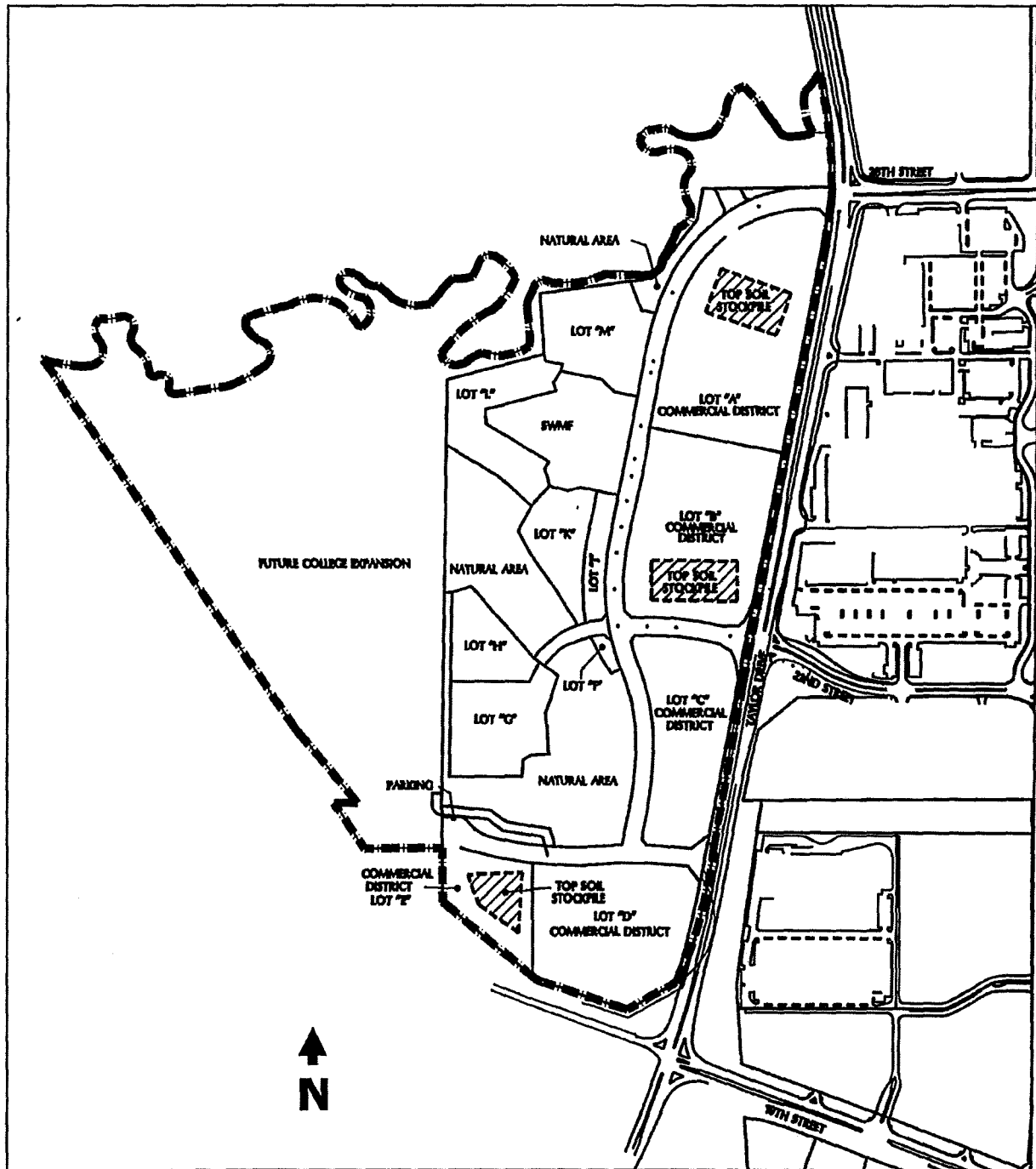


FIGURE 19: TOPSOIL STOCKPILE LOCATIONS

Source: City of Red Deer

MAY 5, 2009

SOUTHPOINTE NASP

8.0 DEVELOPMENT STAGES

The NASP area is proposed to develop in several stages as illustrated in **Figure 20**. The staging boundaries are shown conceptually and may vary from those shown when redistricting and subdivision applications are made. As well, portions of separate phases may be developed concurrently if there is sufficient demand and/or if the municipal servicing is made more efficient.

Upon subdivision of the subject lands, the ownership of the open space will transfer, as agreed, to The City of Red Deer. Maintenance, upgrading and development of pathways in these areas will be the responsibility of the appropriate

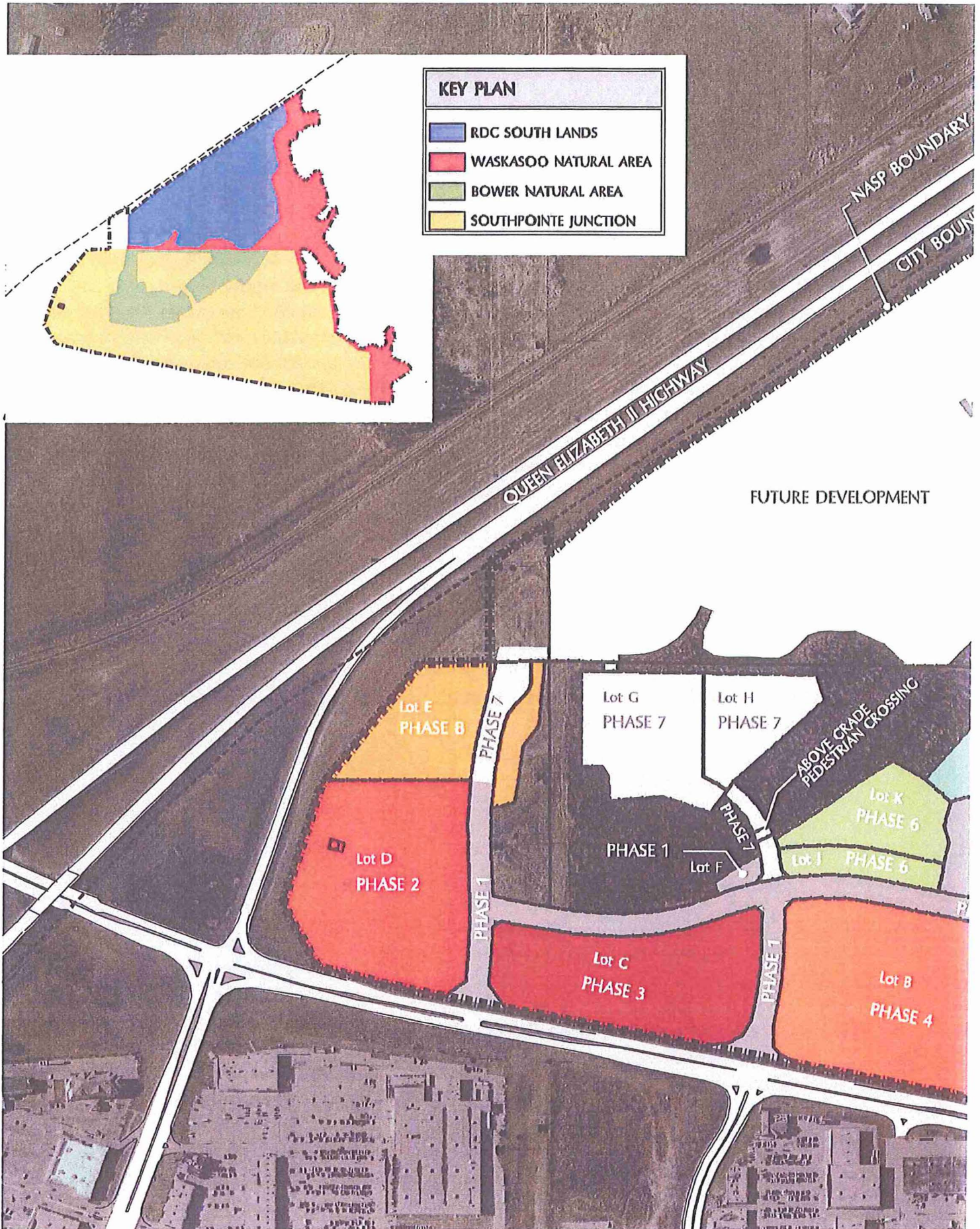
City departments. For the remaining trail system and linkages as shown in **Figure 9** within SP Junction and eventually the Red Deer College South lands, construction will occur concurrently with the land development. Where and when development interrupts existing public trails, the developer agrees to replace and/or repair disturbed portions as necessary. Temporary linkages to facilitate construction may also be provided if necessary.

9.0 PUBLIC CONSULTATION

A public meeting of Council was held in Council Chambers on August 13, 2007 relating to the preservation of the treed portion of Southpointe Junction (Bower natural area). Several options were presented to Council and the public by The City of Red Deer Recreation, Parks and Culture. Presentations were also made by the developer, the landowner and numerous members of the public. After all parties were heard Council supported a framework for the preservation of trees in the Bower natural area which included the ultimate purchase of a significant portion of the natural area. The proposed Waskasoo South NASP reflects the framework and direction for the preservation of trees established by Council at the public meeting.

A public Open House was held on January 28th,

2009 following the circulation and review of the NASP by administration. One person from the public attended and submitted supportive comments.



MAY 5, 2000

SOUTHPOINTE NASP

10.0 PLAN SUMMARY

**THE SOUTHPOINTE
NEIGHBOURHOOD AREA
STRUCTURE PLAN COMPLIES
WITH THE INTENT AND POLICIES
OF:**

**CITY OF RED DEER MUNICIPAL
DEVELOPMENT PLAN BY:**

- *Providing a range of residential developments that are innovative, compact, efficient and attractive, and are integrated with open space, recreation, employment opportunities, have access to services, and reflect contiguous development;*
- *Providing commercial developments that reflect emerging trends in retailing and that function as a community focal point while offering local and regional employment and service opportunities;*
- *Preserving as many natural features and existing vegetation as possible, while maintaining a system of pathways.*

**CITY OF RED DEER LAND USE
BYLAW BY:**

- *Providing for suitable land use districts to accommodate the intended land uses,*
- *Adhering to the provisions of the Land Use Bylaw.*

**RED DEER TRAILS MASTER PLAN
BY:**

- *Acknowledging the existing trails in the NASP area to the extent possible,*
- *Providing for trail systems that reflect the proposed future trails of the Red Deer Trails Master Plan.*

**ECOLOGICAL PROFILE OF THE
NATURAL AREAS BY:**

- *Preserving the area in the centre portion of the NASP thereby protecting the existing tree stand and natural area;*
- *Directing the storm water from the proposed development to the constructed wet lands;*
- *Where possible, and within reason, preserve existing trees;*
- *Considering a conceptual site plan for Southpointe that acknowledges the edge condition with the Reserve areas of the proposed Bower and Waskasoo Natural Areas;*
- *Providing for residential development that takes advantage of the nearby natural amenities.*

**THE RED DEER COLLEGE LAND
USE MASTER PLAN (2003) BY:**

- *Identifying the Natural Areas to be preserved and maintained;*
- *Providing opportunities for future transportation links to the south lands;*
- *Providing sufficient developable land for the College to locate potential uses in the future.*

**THE SOUTHPOINTE
NEIGHBOURHOOD AREA
STRUCTURE PLAN:**

- *Fits within an overall context,*
- *Does not unduly compromise the development of adjacent lands, and*
- *Addresses the intent and aspirations of The City of Red Deer.*

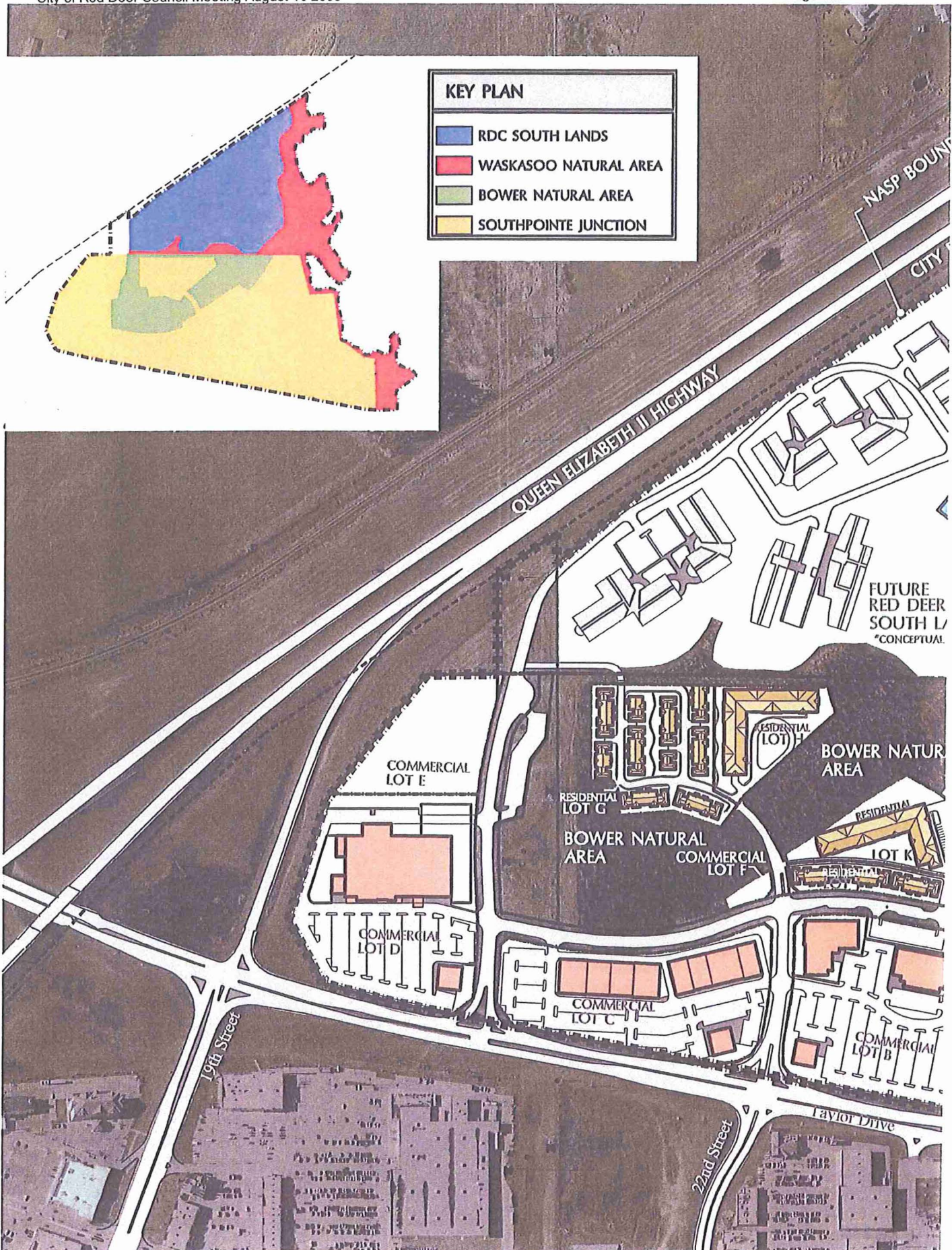
MAY 5, 2000

SOUTHPOINTE NASP

APPENDIX A

PRELIMINARY DEVELOPMENT CONCEPT

Please Note: The development concept included in this Appendix is included for illustration purposes only and is subject to change.



MAY 5, 2009

SOUTHPOINTE NASP

APPENDIX B

**LETTER FROM RED
DEER COLLEGE TO CITY
OF RED DEER**



Office of the President

Box 5005

Red Deer, Alberta, Canada T4N 5H5

Phone: 403.342.3233 Fax: 403.341.4899

April 21, 2008

Mr Craig Curtis, City Manager
City of Red Deer, 2nd Floor
4914 – 48 Avenue
Red Deer AB T4N 3T3

Dear Mr. Curtis:

Re: College Natural Area

In response to your letter dated August 15, 2007, Red Deer College has not located any records which suggest that the City's records as summarized in your letter are inaccurate. Red Deer College agrees that the 13.21 acres of reserve will be "replaced" out of the lands to the southwest of the College when such lands are developed and that such will be in addition to the normal 10% Municipal Reserve dedication.

We trust that the foregoing is satisfactory.

Yours truly,

A handwritten signature in black ink, appearing to read 'Ron Woodward', is written in a cursive, flowing style.

Ron Woodward
President & CEO

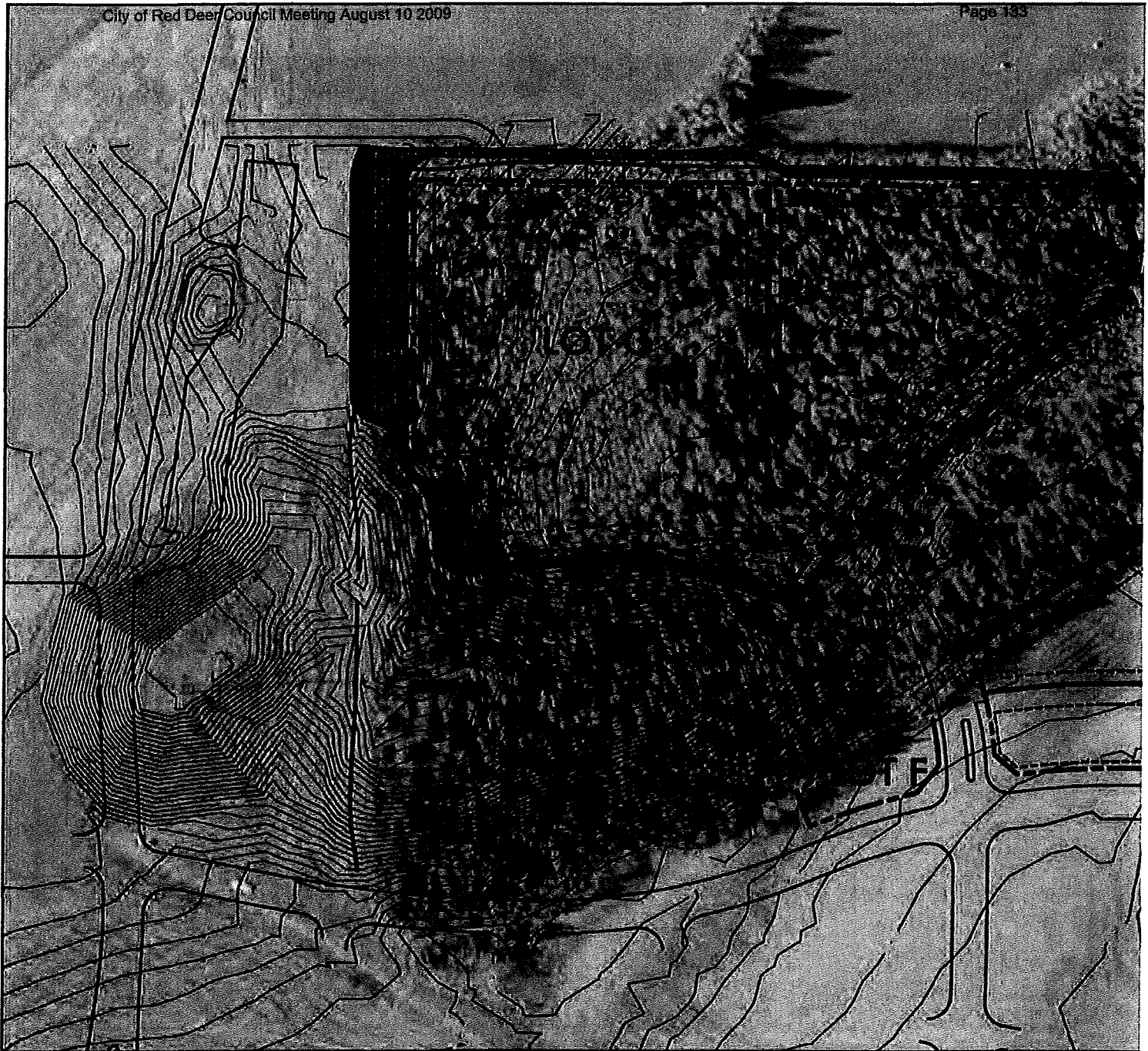
MAY 5, 2000

SOUTHPOINTE NASP

APPENDIX C

FIRESMART DRAFT PLAN

Please Note: The building footprints and setbacks shown in this Appendix are included for illustration purposes only and are subject to change.



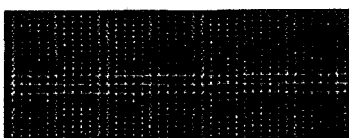
residential parcel property lines



maximum extent of building pockets as per DC zoning

zone 1:

Flammable vegetation surrounding buildings is eliminated or converted to less flammable species. Distance between building footprint and untreated trees is 10 m.



zone 2:

Area of reduced flammable vegetation, with variety of thinning and pruning actions.