



AGENDA



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JULY 26, 2004

COMMENCING AT *4:30 P.M.*



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, July 12, 2004
- (2) **UNFINISHED BUSINESS**
 1. Transit Manager – Re: *C1 Downtown Commercial District Guidelines – Transit Stop Amenities* . .1
- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – Re: *Riverlands Community Plan/Area Redevelopment Plan – Bylaw 3335/2004 to Adopt the Riverlands Area Redevelopment Plan* (Consideration of 2nd & 3rd Readings of the Bylaw) . .15
 2. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/E-2004 – Incorporation of Crime Prevention Through Environmental Design Principles into the Land Use Bylaw / City of Red Deer* (Consideration of 2nd & 3rd Readings of the Bylaw) . .20

3. Parkland Community Planning Services – Re: ***Land Use Bylaw Amendment 3156/T-2004 – Wording Changes to Section 189 (10) Special Regulations in the R1N Residential (Narrow Lot) District / City of Red Deer*** . .27
(Consideration of 2nd & 3rd Readings of the Bylaw)
 4. Parkland Community Planning Services – Re: ***Land Use Bylaw Amendment 3156/U-2004 – Rezoning of Land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District / Inglewood – Phase 6 / Melcor Developments Ltd.*** . .29
(Consideration of 2nd & 3rd Readings of the Bylaw)
- (4) REPORTS
1. Engineering Services Manager – Re: ***Proposed One-Way Street on Martin Close / Bylaw Amendment 2517/A-2004 / Amendment to the One-Way Street Bylaw 2517/76*** . .33
(Consideration of 3 Readings of the Bylaw)
 2. Community Services Director – Re: ***Use of Downtown Revitalization Fund / Painting of Light/Traffic Standards*** . .40
 3. Parkland Community Planning Services – Re: ***Lancaster East (Lonsdale) Neighbourhood:***
 - (a) ***Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment – Bylaw 3217/D-2004 / Laebon Developments Ltd.*** . .46
(Consideration of 1st Reading of the Bylaw)
 - (b) ***Land Use Bylaw Amendment 3156/X-2004 / Rezoning of Approximately 7.37 ha (18.2 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density District and R1N Residential Narrow Lot District / Phase 9 & 10 / Lonsdale Neighbourhood/Laebon Developments Ltd.*** . .50
(Consideration of 1st Reading of the Bylaw)

(5) CORRESPONDENCE

1. **Mr. & Mrs. Walz**, dated July 5, 2004 – Re: *Property Tax Cancellation Request* . .53
2. **Central Alberta Tobacco Reduction Action Coalition**, dated July 7, 2004 – Re: *Request for Changes to the Smoking Bylaw To Prohibit Smoking in All Public Places / Question on the 2004 Election Ballot* . .60
- (a) **Legislative & Administrative Services Manager** - Re: *2004 Municipal Election / Request for Question on the Ballot / Central Alberta Tobacco Reduction Action Coalition* . .107

(6) PETITIONS AND DELEGATIONS

(7) NOTICES OF MOTION

(8) WRITTEN INQUIRIES

(9) BYLAWS

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Transit Department

DATE: July 21, 2004
TO: Legislative and Administrative Services Manager
FROM: Transit Manager
SUBJECT: C1 Downtown Commercial District Guidelines – Transit Stop Amenities

I. Background

Further to the report from the Transit Manager dated May 31, 2004 and the resolution tabled by City Council during the June 14, 2004 meeting the following report is provided as requested.

The following is the tabled resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Transit Manager, dated May 31, 2004, re: C1 Downtown Commercial District Guidelines – Transit Stop Amenities, directs Administration to:

1. Enter into an agreement until September 3, 2006 for up to 25 waste/recycling containers, including advertising, within the Transit Terminal, and at other transit stops outside of the C1 Downtown Commercial District as follows:
 - (a) Containment units within the Terminal to be powder coated to match colour(s) utilized at the Transit Terminal.
 - (b) Containment units at transit stops outside of the C1 Downtown Commercial District, where shelters are provided, to be upgraded to an improved design that coordinates with the shelter, the benches, and receptacles.
 - (c) Containment units at other transit stops outside of the C1 Downtown Commercial District, where there are no shelters, will have the same upgraded benches and receptacles as those with shelters.
2. Honor current License Agreements for transit shelters and benches with advertising until agreements expire on September 3, 2006.
3. Retain the 4 current shelters with advertising in the C1 Downtown Commercial District as is until contract expiry on September 3, 2006.
4. Maintain the 33 current benches within the C1 Downtown Commercial District including advertising until contract expiry on September 3, 2006.
5. Keep waste and/or recycling units without advertising at transit stops within the C1 Downtown Commercial District, where the service is necessary, and ensure that these units meet guidelines within the C1 Downtown Commercial District.

Transit Department

6. Direct the Administration to establish City-wide standards for benches, waste/recycling containment furniture, shelters and advertising at all transit stops in and outside of the C1 Downtown Commercial District and report back to Council by November 30, 2005 with any budget implications presented during the 2006 budget process.”

The report and recommendations are based on assumptions drawn from discussions at the City Council meeting on June 14, 2004 and from the Resolution, which ends the current Downtown Business Association pilot project in the C1 Downtown Commercial District. Our general assumptions are:

- The City will provide transit amenities;
- Amenities can be provided and supported by advertising thereon, with the exception of the C1 Downtown Commercial District; and
- Future transit amenities in the C1 Downtown Commercial District will utilize the new C1 Development Design Criteria.

The Terminal, the C1 Downtown Commercial District, and other bus stops outside of the C1 Downtown Commercial District have been separated for consideration. Each area identifies specific assumptions, proposed standards, and options where applicable, and recommended direction. The matter of licence agreements is also considered in this way.

Reid Signs has shown a strong commitment to work with the City, has been extremely flexible, and has expended a considerable amount of time and resources. They have designed a new unit that will address our need for bus stop benches and containment of refuse and recycling at transit stops. The new unit combines the bench and containment unit and is coordinated with existing shelters.

There are 2 unit designs: 1) a back-to-back double unit with 2 advertising faces; 2) a single back unit with 1 advertising face. The new units will reduce space requirement at bus stops, in general, and in particular where 2 or more benches are required. Complete picture outlays are attached for your reference. The new design, which is proposed as part of an amended agreement, will dramatically increase our recycle and refuse containment potential at bus stops, at no cost to the City, with improved environmental impact. The revenue from the bench agreement will not be lost and this will become part of an amended agreement, which includes benches and containment units.

It is important to note that Reid Signs is not in a position to support the capital costs of placing newly designed bench/containment units at bus stops without a long term contract to support the substantial capital investment. The pending agreement is for 5 years with an option for an additional 5 years.

Based on the current bench contract, a minimum of 250 benches must be provided. The pending license agreement calls for a minimum of 25 containment units. An amended agreement could mean a minimum of 250 bench/containment units. The agreement will also include minimums that will allow for increase to respond to city and system growth.

Consideration has also been given in this report to proposed standards, as per the above resolution from the June 14, 2004 Council meeting. Those standards address the Terminal, and transit amenities within and outside the C1 Downtown Commercial District. Of key importance

Transit Department

is a consistent and compatible look at all transit stops, including shelters, benches, and containment units.

II. Discussion of Identified Transit Amenity Areas and Recommendations**A) Transit Terminal**Assumptions

- The Terminal is a 'substantial venue' within the C1 Downtown Commercial District and this venue can be exempted from the C1 Development Design Criteria in terms of benches and containment unit design.
- Advertising on containment units is acceptable to offset capital purchase costs and ongoing operating expenses for the Transit Department.
- Bench design and colour to remain as is using the current bench design.

Proposed Standards

- The original Reid Signs containment units will remain and be painted to match the Terminal facility colours.
- Advertising will be permitted on containment units.
- Benches within the Terminal will remain as using the current bench design.

Recommendation

Direct administration to:

- Enter into a long term agreement with Reid Signs for the provision of containment units in the Terminal, which include advertising panels; and
- Provide units that are painted to match the terminal colour scheme.

B) C1 Downtown Commercial DistrictAssumptions

- Transit amenities within the C1 Downtown Commercial District will meet future street furniture designs as per the C1 Development Design Criteria.
- Transit amenities may include advertising, dependent on a report being prepared by Administration.
- Four current shelters and 33 benches with advertising can remain until the expiration of current agreements, September 4, 2006, and/or until replacement units are identified through implementation of the C1 Development Design Criteria.

Proposed Standards

- Future transit shelters, benches, and containment units will be provided meeting new design criteria within the C1 Downtown Commercial District.
- Transit amenities may include advertising, dependent on a report being prepared by Administration.
- The new C1 Development Design Criteria and implementation strategies must be considered when placing these units.
- Provincial site design standards for accessible bus stops must also be taken into consideration (see attachments).

Transit DepartmentRecommendation

Direct administration to:

- Maintain transit shelters and benches with advertising until the expiration of current agreements and/or until replacement units are identified as per the implementation of the C1 Development Design Criteria;
- Provide future transit amenities that meet the intent and design for street furniture within the C1 Downtown Commercial District; and
- Remove the 1 current containment unit with advertising within the C1 Downtown Commercial District by September 17, 2004, consistent with the removal of other Downtown Business Association pilot project units in the C1 Downtown Commercial District.

Council may decide to include advertising on transit amenities, within the C1 Downtown Commercial District, after considering the forthcoming report from Administration.

C) Other Bus Stops outside of the C1 Downtown Commercial DistrictAssumptions

- Transit amenities, including shelters, benches and containment units, will be provided with advertising to support capital and ongoing operating expense.
- Transit amenities shall be compatible with each other in terms of colour and design.
- Current and future agreements for service will ensure this focus of compatibility remains in tact.

Proposed Standards

- Shelter style will remain as is, and be black in colour.
- Bench/containment units will be compatible with shelters in terms of colour and overall design.
- General site placement will consider the number of units required based on passenger demand; site space limitations; site lines; and placement in conjunction with and without shelters.
- Double bench/containment units will typically be placed perpendicular to the street but may be parallel in certain applications.
- Single bench/containment units will be placed at a 45 degree angle with the street, facing the traffic flow, or flush with walls at locations immediately adjacent to buildings.
- Cement pads will be poured where uneven conditions exist or where units will be adjacent to existing sidewalks.
- There must be at least 2.1 meters between the curb face and the unit, where the unit is in the 8.5-meter bus stopping space, or if outside of this stopping space, 1.5 meters from the curb face.
- All units will be placed so that there are no site line conflicts between shelters and bench/containment units.
- As conditions widely vary at the 400 plus transit zones it is not practical to identify a completely exhaustive placement criteria. The Transit Manager must approve all site placements.
- Provincial site design standards for accessible bus stops must also be taken into consideration (see attachments).

Transit DepartmentOptions

- i) Provide the current stainless steel containment units at bus stops outside of the C1 Downtown Commercial District, or alternatively painted black to match the shelters. With this option the current bench style would remain as is.
- ii) Move to new bench/containment units, as per the new Reid Sign design.

Recommendation

Direct administration to:

- Move to the newly designed bench and containment units in bus stops outside of the C1 Downtown Commercial District.

D) License AgreementsAssumptions

- The City has an opportunity to have consistent transit bench/containment unit at no additional cost.
- The matter of synchronized license agreements for benches, containment unit, and shelters has some benefit, but does not outweigh the current opportunity that the newly designed bench/containment unit provides us. Future contracts for shelters can optionally be set to terminate with the bench/containment agreements.
- Shelter and bench design can be closely matched. The new bench/containment unit will be coordinated with shelter colour.
- Future contracts for shelters will take the coordinated look into account and this will be structured into the terms for future agreements.
- The provision of transit amenities should optimally be provided on a cost neutral basis with revenue opportunities where negotiable.

The City's experience has been that advertising contractors as a rule do not provide a complete range of transit amenities, limiting our ability to call for proposals that include all transit amenities. Administration is proposing to renegotiate the agreement with the current provider of containment units and benches. This is in keeping with our purchasing policy and has been reviewed by Corporate Services.

Recommendation

Direct administration to:

- Amend and enter into a long-term agreement with Reid Signs for the provision of newly designed bench/containment units in bus stops outside of the C1 Downtown Commercial District based on the identified standards;
- Dissolve the agreement for benches currently in place with Reid Signs; and
- Negotiate an option clause in the agreement to manage possible advertising at any future benches at bus stops within the C1 Downtown Commercial District.

Transit Department**III. Recommendation**

We recommend that the Resolution tabled at the June 14, 2004 City Council meeting be withdrawn. Further we recommend that City Council direct Administration to:

1. Terminal

- a. Enter into a long-term agreement for the provision of containment units in the Terminal, which include advertising panels, and to provide units that are painted to match the Terminal colour scheme.

2. C1 Downtown Commercial District

- a. Maintain transit shelters and benches with advertising, in the C1 Downtown Commercial District, until the expiration of current agreements and/or until replacement units are identified, as per the C1 Development Design Criteria.
- b. Provide future transit amenities that meet the intent and design for street furniture within the C1 Downtown Commercial District and bring forward any expenses through future budgets.
- c. Remove the 1 current containment unit with advertising within the C1 Downtown Commercial District by September 17, 2004, consistent with the removal of other Downtown Business Association pilot project units in the C1 Downtown Commercial District.

3. Outside C1 Downtown Commercial District

- a. Amend and enter into a long-term agreement with Reid Signs for the provision of bench/containment units in bus stops outside of the C1 Downtown Commercial District, based on the proposed standards; with a future option clause, to manage advertising at any future benches at bus stops within the C1 Downtown Commercial District.
- b. Dissolve the current agreement for benches in conjunction with the amendment to the agreement for bench/containment units with Reid Signs.

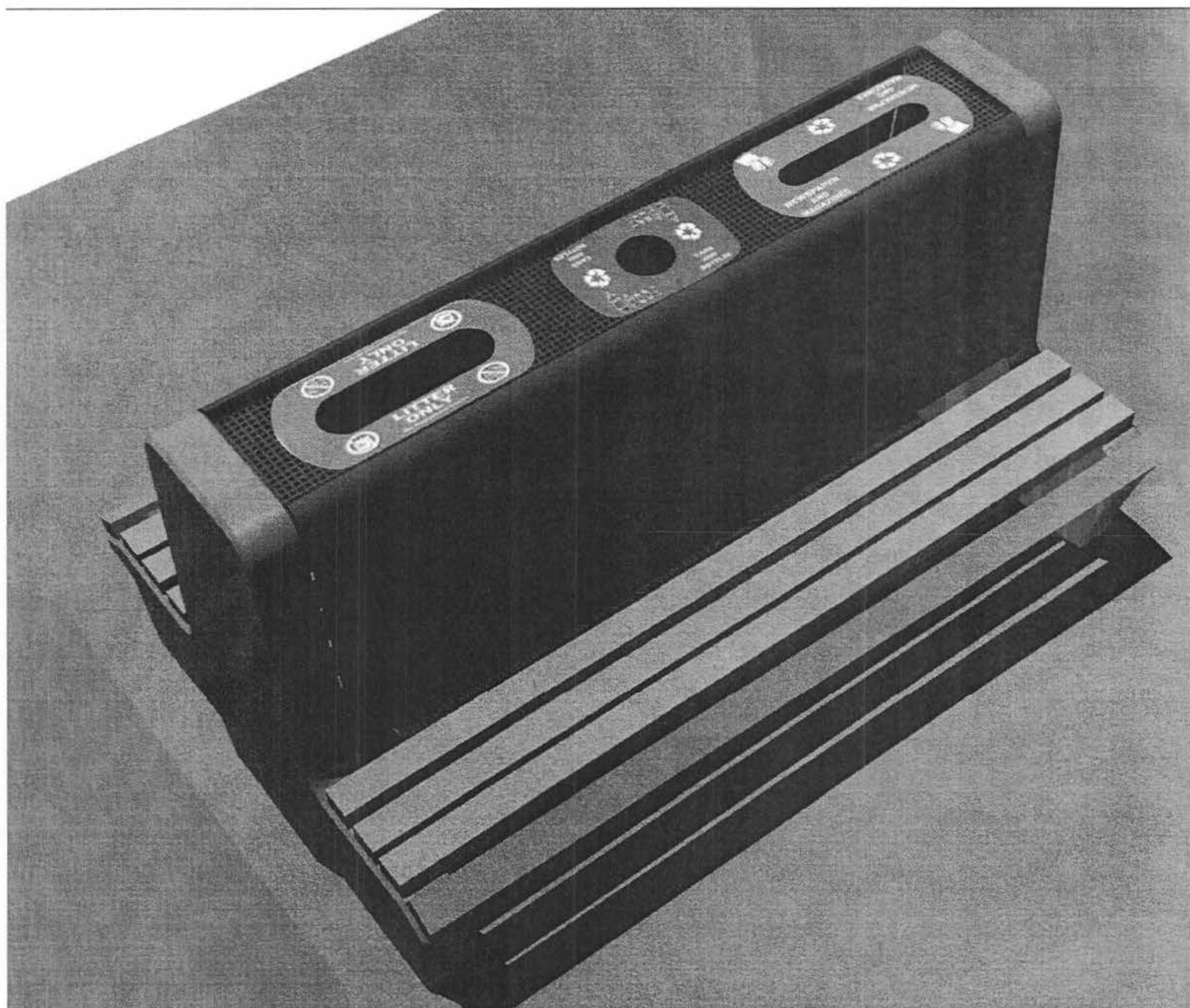
4. General

- a. Direct Administration to use the proposed standards, as outlined in this report, as a basis for future bus stop amenity agreements.


Kevin Joll

Attachments

New Bench/Containment Unit design
Alberta Transportation Bus Stop Design Guidelines



*Double unit - showing
receptacles*



Box: 31

Location: Gaetz Ave. North and Keg

Current

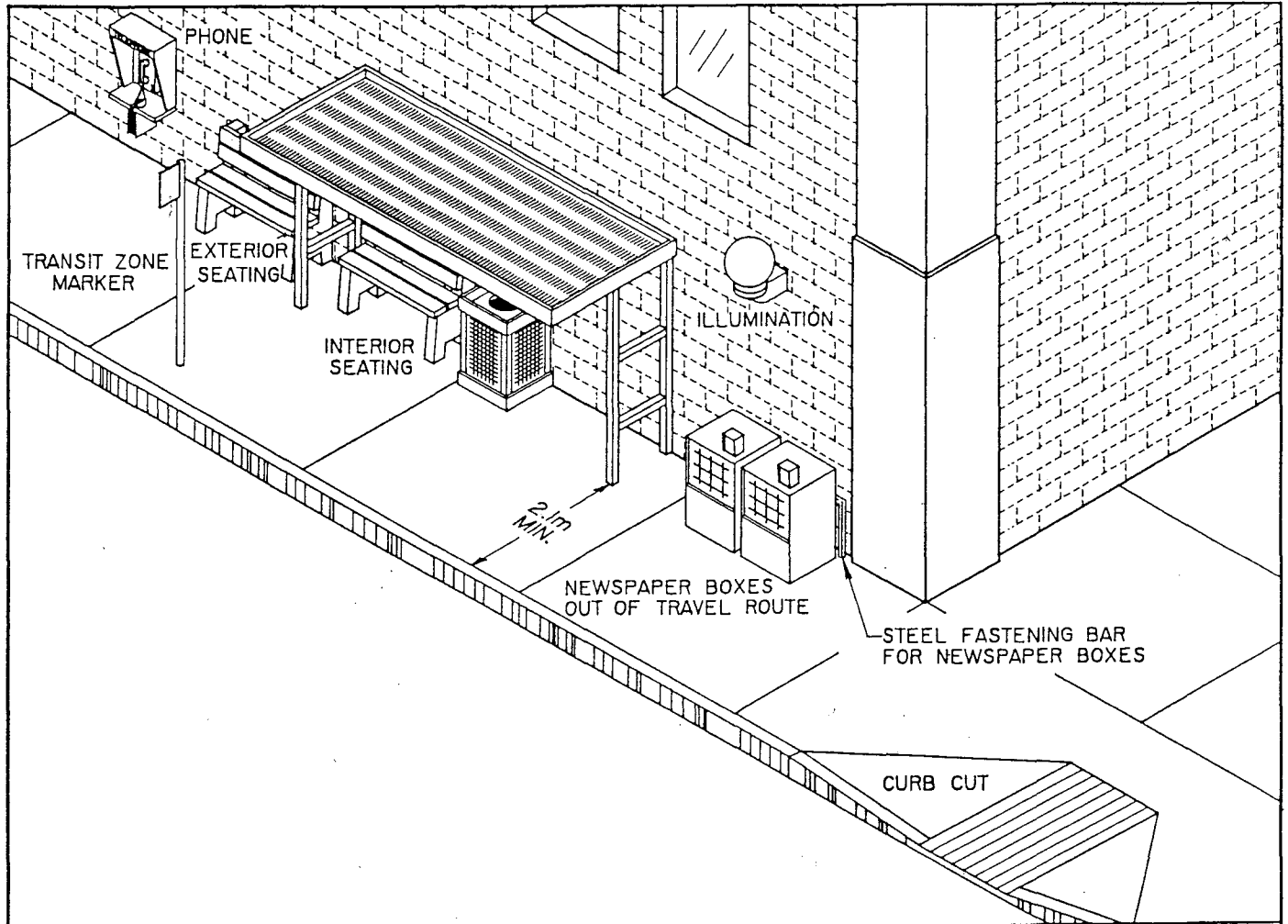


*after - new design
double unit*



*after - new design
single unit*

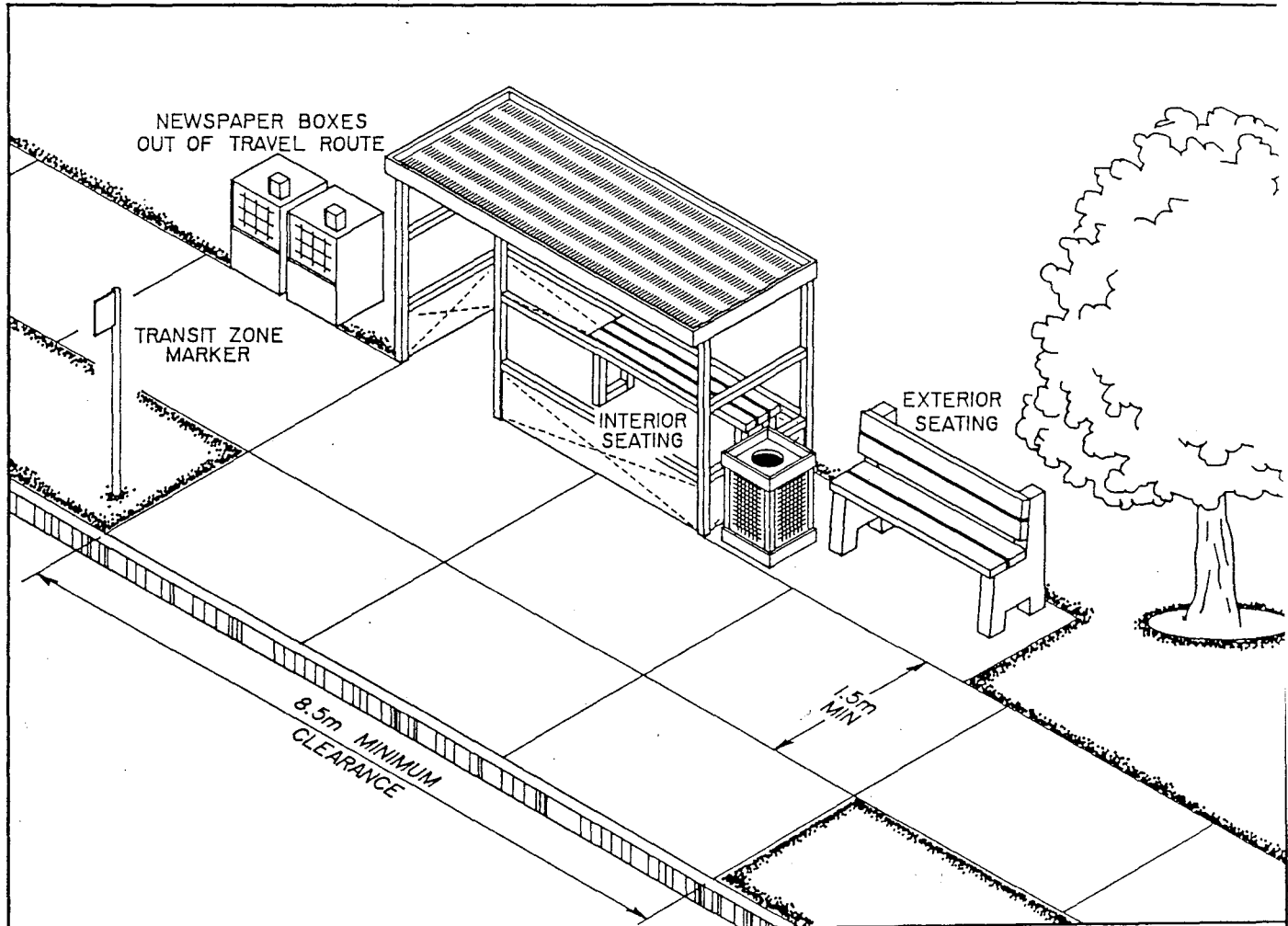
Figure 5 Transit Stop - Built-up, Monolithic Sidewalk



GRAPHICS FILE: DE2\200.220\TRANSIT.MAN (02.28.94)

Figure 8

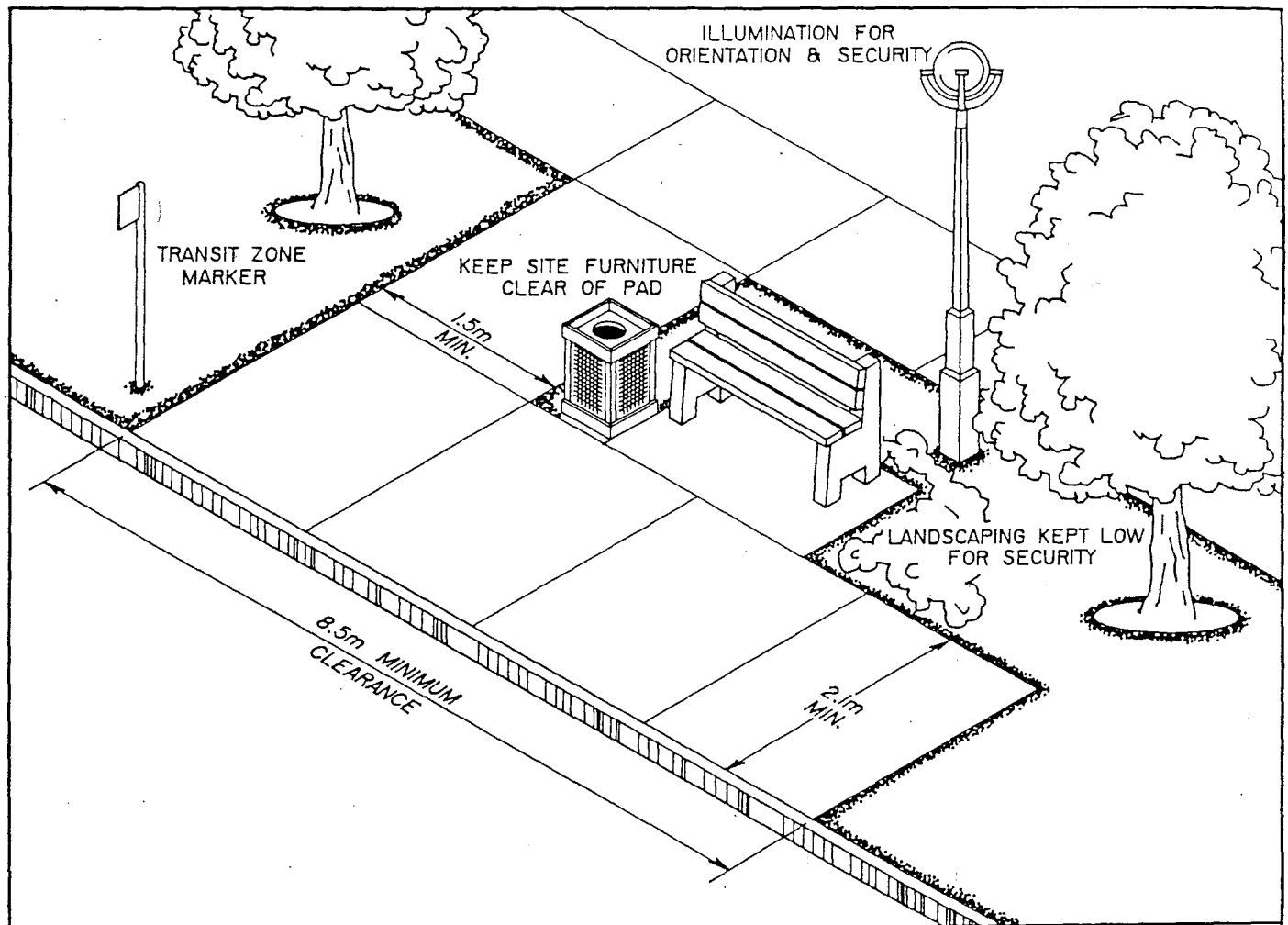
Transit Stop - Suburban, Boulevard



GRAPHICS FILE: DE2(200,220)TRANSIT.MAN (02.28.94)

Figure 9

Transit Stop - Suburban, Wide Boulevard



NOTE: The above drawing shows a layout that has many good wayfinding features which would be beneficial to visually impaired persons. In particular, the grass edge and the transit zone marker are useful for finding the bus doors. Additionally, the light standard, garbage container, and the bench are all located off the pedestrian route, where they are less likely to be an obstruction.

Comments:

I agree with the recommendations of the Transit Manager.

“Colleen Jensen”
Acting City Manager

DATE: July 27, 2004
TO: Kevin Joll, Transit Manager
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: C1 Downtown Commercial District Guidelines – Transit Stop Amenities

Reference Report:

Transit Manager, dated July 21, 2004

Resolutions:


“Resolved that Council of the City of Red Deer having considered the report from the Transit Manager, dated July 21, 2004, re: C1 Downtown Commercial District Guidelines – Transit Stop Amenities hereby directs Administration to:

1. Enter into a long-term agreement for the provision of containment units in the Transit Terminal, which includes advertising panels, and are painted to match the Terminal colour scheme.
2. Maintain transit shelters and benches with advertising, in the C1 Downtown Commercial District, until the expiration of current agreements and/or until replacement units are identified, as per the C1 Development Design Criteria.
3. Provide future transit amenities that meet the intent and design for street furniture within the C1 Downtown Commercial District and bring forward any expenses through future budgets.
4. Remove the one current containment unit with advertising within the C1 Downtown Commercial District by September 17, 2004.
5. Amend and enter into a long-term agreement with Reid Signs for the provision of bench/containment units in bus stops outside of the C1 Downtown Commercial District, based on the standards set by Administration; with a future option clause, to manage advertising at any future benches at bus stops within the C1 Downtown Commercial District.

6. Dissolve the current agreement for benches in conjunction with the amendment to the agreement for bench/containment units with Reid Signs.
7. Use the standards set by the Administration, as outlined in the report presented to Council, as a basis for future bus stop amenity agreements."

Report Back to Council: No

Comments/Further Action:


Nona Housenga
Deputy City Clerk

/chk

c Community Services Director



Legislative & Administrative Services

DATE: July 19, 2004
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Bylaw 3335/2004
To Adopt the Riverlands Area Redevelopment Plan

History

At the Monday, June 28, 2004 meeting of Council, Bylaw 3335/2004 was given first reading.

Bylaw 3335/2004, the Riverlands Area Redevelopment Plan, provides a planning framework to redevelop existing industrial and commercial areas into vibrant mixed use commercial and residential areas containing a significant focus on public amenity areas. The vision for Riverlands centres on relocation of the City's west yards to create a highly urbanized, diverse and sustainable mixed use neighbourhood that also includes redevelopment of some existing key industrial sites within the Cronquist Business Park area.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 26, 2004 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

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

Kelly Kloss
Manager

15A

City of Red Deer
City Council
Fax: 346-6195

20 July, 2004

Re: Comments to Proposed River Lands Development

Dear Members of Council:

Firstly, thank you for providing the opportunity to provide input at your July 26, 2004, council meeting regarding this subject. I am not able to attend on that date so I have provided my comments in writing in advance.

I think that it is prudent that the council is considering an overall plan that attempts to better integrate the beauty of the river valley within the city structure.

Having said that, I am concerned that if you implement the proposed details of the present plan, you will wholly change the nature of our community in "West Park Estates". This will be especially true for those of us who live on the escarpment.

Presently, the "river lands" area is primarily a day use area (as it is primarily business use) and the buildings have a low physical profile. When the "Quarry" was built one would think that a five-story building located a considerable distance away wouldn't affect lives on the bluff. However, the degree of floodlighting on that five-story building harshly penetrates the escarpment. This is especially true in winter when the leaves on the trees have gone.

This small example leads me to the proposed high-rise condo (or alternate) that is proposed on the city lands at the base of the escarpment. The proximity to the escarpment of such a building (and with that use and also considering the utilities involved) would be a major change to the West Park Estates community.

My concerns are as follows:

- The placement of a building with that physical profile and with that nature of use will significantly alter our community. (A simple five-story building, let alone a larger one, placed at the foot of the escarpment would tower over the trees on the bank.) We would find ourselves peering into someone's condo as opposed to the present natural area.
- The human density and use of the area will have a significant impact on the West Park Estates area. This is already happening in a smaller way with the Westlake development. Use on the path system has increased already, which is fine as most passersby respect the area and the paths. But I find that "after-hours" use (bush parties) in the river area has increased greatly.

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By way of a very small example, presently the city electrical department has a solitary "flood" light on the south side of its one-story shed, which is at the foot of the escarpment. This single "flood" light isn't enough to cause a problem, but its illumination level is more than noticeable from my back deck all year round and especially in the winter. A multistory condo/high-rise in similar location would be like an invasion.

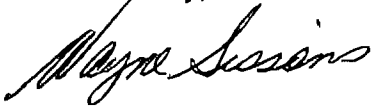
When I try to imagine the impact of your present proposal, I envisage a building piercing the trees complete with "flood lights", more off-trail "after-hours" human activity (e.g. parties), and parking issues in our community.

I have provided these comments to your planner and architect a month or so ago. I appreciate their candidness that the preliminary plans for the development hadn't considered the impact on West Park Estates. My request is that you consider the impact that the proposed development plan will have on us.

We are an "existing" community that has been located here about 30 years or so. The use type and physical profile of the proposed buildings will have a great impact on us. Why not direct the higher rise, higher density developments to the north or east end of the proposed development area where there are no present communities?

I would be pleased to host any of you on location in the area and explain my concerns if it can be of assistance to you.

Yours truly,



Wayne Sissons
126 Welton Crescent
340-0275

DATE: June 21, 2004

TO: Legislative and Administrative Services Manager

RE: Riverlands Community Plan/Area Redevelopment Plan

Background

The City of Red Deer and Parkland Community Planning Services (PCPS), in consultation with John Hull Architect and Ken Johnson, Urban Plans Inc., have completed a significant community based planning initiative to prepare the Riverlands Community Plan/Area Redevelopment Plan for the City's west downtown area. Preparation of this document is a requirement of City's Greater Downtown Action Plan adopted by City Council in 2000. A Steering Committee comprising of City and community representatives guided the overall process of preparing the Plan.

Attached herewith for Council's consideration and approval, please find a copy of the final draft Riverlands Community Plan. This document has been formatted and written in such a manner that Chapter 4: Riverlands Area Redevelopment Plan is the only portion of the Riverlands Community Plan document that is to be adopted by Bylaw. This portion, to be adopted pursuant to Sections 634-636 of the Municipal Government Act, would then become the mandatory Statutory Plan component of the document while Chapters 1-3, 5 and 6 remain outside the "official" adopted Bylaw but provide important supportive information.

An Area Redevelopment Plan (ARP) is a long range planning policy document to guide future growth and redevelopment decisions for areas facing land use changes and (re)development pressures. The proposed ARP provides a planning framework to rejuvenate and redevelop the existing industrial and commercial areas into a vibrant mixed use commercial and residential area containing a significant focus on public amenity areas. The vision for Riverlands centers on relocation of the City's west yards to create a highly urbanized, diverse and sustainable mixed use neighbourhood that also includes redevelopment of some existing key industrial sites within the Cronquist Business Park area. The Plan proposes a significant public area at the river's edge that will allow development of a major park and culture hub. This civic space will serve as a multi-functional gathering place for community events, celebrations and cultural facilities and activities but will also allow for private sector residential and/or commercial developments that include or provide cultural components or amenities. The Plan will guide redevelopment of the Riverlands area over the next 15-20 years, the time envisioned for full build-out this area. The ARP is to be reviewed every 5 years to keep it current and abreast of changing or emerging trends. Community sustainable principles (fiscal, social, environmental) have been incorporated into the Plan.

Chapter 5 contains an implementation strategy which indicates that primarily the City of Red Deer, as the municipal authority and the largest single area landowner, will assume the overall management of the redevelopment process that will involve the undertaking of such tasks as further determination of housing types and mix, engineering studies, exploration of the use of green energy technology and, financial, marketing and communication studies, analysis and initiatives. It is recommended that much of this work would be undertaken through the establishment and work of a "project specific team" and "hired manager" accountable to the City, to oversee the redevelopment process. The project team, in

Legislative and Administrative Services Manager
Riverlands Community Plan/Area Redevelopment Plan
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consultation with City Administration, would prepare a business plan for the project including detailed cost-benefit analysis, identification of funding sources, coordination of construction of public infrastructure and the marketing and sale of land associated with the project.

Development design criteria, which are included in Chapter 6 of Riverlands Community Plan, will guide new development, redevelopment and/or infill projects, encourage consistent development practices that reflect community interests and create a planning tool which encourages creativity while providing flexibility to achieve vitality in a highly urban environment. These design criteria will be incorporated as development regulations into the new C1B Commercial and Civic and Residential Direct Control Districts to be added to the Land Use Bylaw.

Public & Stakeholder Consultation

The proposed Riverlands Community Plan/Area Redevelopment Plan has been prepared with significant public and stakeholder consultation. Community residents and area business and property owners have been involved in the planning process through several community workshop and open house sessions. The Riverlands Plan has also been reviewed by the Culture Board, the Culture Link group, The City's Municipal Planning Commission and Senior Management Team and, various City Departments.

The final Open House meeting held May 25, 2004 was attended by 44 people following which, 11 written comment sheets were received mostly representing residents of 2 distinct area stakeholder groups (copies of comment sheets have been attached under separate cover for Council members). The first group, residents in the West Park Estates neighbourhood located above the south escarpment area, expressed opposition to the potential height (greater than 5 storeys) of a possible major residential use/building envisioned for the City's existing Electrical Light & Power (EL&P) site. Concerns relate to obstructed views and bright building lights shining in their direction. The second group, residents of *The Quarry* residential development, also had the same concern regarding the potential height of future redevelopment on the EL & P site. Furthermore, this group also expressed concern that the intensive mixed use residential/commercial/cultural developments envisioned for Riverlands would produce traffic, parking and congestion problems.

In response to the above noted concerns, the draft Riverlands Community Plan was amended to reflect that under the proposed zoning for the area, the maximum building height in the entire plan area will be limited to 5 storeys, with the exception of the possible hotel/convention site which will have no height limitation (no objections were ever received concerning this site) and the EL&P site which will have a permitted use maximum height of 5 storeys but as a discretionary use, could exceed 5 storeys. Regarding parking issues, the Plan indicates that the current C1A Commercial parking standards will be applied to new zoning in Riverlands, that much of the required on-site parking would need to be underground and, that all streets will have on-street parking. The Plan also indicates that parking (particularly public parking needs) and traffic related issues will be further studied and evaluated as part of the Plan implementation process.

The Culture Board in their review of the Riverlands Community Plan, while fully supporting the Plan, have recommended that a new name be chosen for the Riverlands area that would more directly reflect the arts and culture atmosphere envisioned for this neighbourhood. While the arts and culture community will participate, contribute and provide a significant flavour to the redevelopment of this area, the Riverlands area will first and foremost be a dynamic mixed use residential/commercial neighbourhood. For this reason, planning staff do not support any name change at this time.

Legislative and Administrative Services Manager
Riverlands Community Plan/Area Redevelopment Plan
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Planning Analysis

The preparation of the Riverlands Community Plan has been undertaken in light of the City's Greater Downtown Action Plan resulting in a proposed dynamic and comprehensively planned new downtown neighbourhood. The Plan contains major design elements that include relocation of the City's West Yards facilities, incorporation of the 48th Street promenade concept, inclusion of a major park and civic area adjacent to the Red Deer River and provision for a cultural hub pursuant to the Community Culture Master Plan.

While the Riverlands area has long been viewed as separate from the City's traditional downtown commercial core, the preparation of the Riverlands Community Plan will provide a clearer foundation for new investment, development and redevelopment opportunities that will see this area integrated into the greater downtown area.

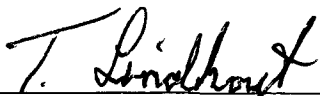
While public and area landowner acceptance of the proposed Riverlands Community Plan has been very positive, some issues surrounding building heights, parking and traffic congestion have been raised. It is acknowledged that not all of the details relative to redevelopment of this area have been fully articulated in the proposed Riverlands Community Plan. A redevelopment plan by its very nature is a very complex undertaking. The Plan provides a strong starting point through the provision of a community vision that brings together several planning initiatives from the Greater Downtown Action Plan, the 48th Street Promenade project, downtown commercial design criteria and the Community Cultural Plan.

Much additional work and study is still required to bring the proposed Riverlands Community Plan to reality. Relocation of the City's West Yards, relocation and/or burial of a major power line and, upgrading and expansion of municipal infrastructure will all carry high financial costs. The redevelopment process will need to be carried forward to the next level beyond the preparation and approval of this Plan, through a detailed implementation process as generally identified in Chapter 5. This involves the establishment of a multi-disciplinary project team and project manager, accountable to the City, under whose guidance the details of redevelopment will fine-tuned.

The City's Municipal Planning Commission has reviewed the proposed Riverlands Community Plan/Area Redevelopment Plan and recommends Council approval of the document.

Recommendation

1. That Council proceed with first reading of Bylaw 3335/2004 being a Bylaw to adopt the Riverlands Area Redevelopment Plan (Chapter 4 of the Riverlands Community Plan).
2. That Council direct PCPS to prepare the necessary Land Use Bylaw amendments (creation of the C1B Commercial & Residential and Civic Direct Control Districts) to initiate the implementation process.



Tony Lindhout, ACP, MCIP
 City Planning Manager

- c. Colleen Jensen, Director of Community Services
 Steering Committee Members

DATE: June 19, 2004

TO: City Council

FROM: Municipal Planning Commission

RE: Riverlands Community Plan / Area Redevelopment Plan

On June 18, 2004 the Municipal Planning Commission gave consideration to a report from Parkland Community Planning Services, Re: Riverlands Community Plan / Area Redevelopment Plan. Following discussion the motion as shown below was introduced and passed.

“Resolved that the Municipal Planning Commission support and endorse, in principle, the proposed Riverlands Community Plan/Area Redevelopment Plan by recommending its approval to City Council.”

This is provided for Council’s information and consideration.

Councillor Jeffrey Dawson, Chair
Municipal Planning Commission



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 27, 2004

Mr. Wayne Sissons
126 Welton Crescent
Red Deer, AB T4N 6B3

Dear Mr. Sissons:

***Riverlands Community Plan/Area Redevelopment Plan
Bylaw 3335/2004***

Thank you for your comments regarding the Riverlands Community Plan/ Area Redevelopment Plan. Your comments were forwarded to Council and included on the July 26, 2004 Council meeting agenda.

At the Monday, July 26, 2004 Council meeting, Council gave second and third readings to the Riverlands Community Plan/ Area Redevelopment Plan Bylaw 3335/2004. The Riverlands Community Plan/ Area Redevelopment Plan provides a starting point for redevelopment. Much additional work and study is still required. A project team will be established, accountable to the City, to fine-tune the details of redevelopment.

Any further concerns you may have regarding the Riverlands Area Redevelopment Plan should be directed to Tony Lindhout,, Parkland Community Planning Services at 343-3394.

Sincerely,

Nona Housenga
Deputy City Clerk

c T. Lindhout, Parkland Community Planning Services



LEGISLATIVE & ADMINISTRATIVE SERVICES

FILE

July 27, 2004

Juanita Knight, Vice President
The Quarry Condominium Corporation
#406, 5590 – 45 Street
Red Deer, AB T4N 7C4

Dear Ms. Knight:

***Riverlands Community Plan/Area Redevelopment Plan
Bylaw 3335/2004***

Thank you to Mr. Sayers, from your Condominium Corporation, for attending and providing comments regarding the Riverlands Community Plan/Area Redevelopment Plan at the Monday, July 26, 2004 Council Meeting.

At that meeting, Council gave second and third readings to the Riverlands Community Plan/Area Redevelopment Plan Bylaw 3335/2004. The Riverlands Community Plan/Area Redevelopment Plan provides a starting point for redevelopment. Much additional work and study is still required. A project team will be established, accountable to the City, to fine-tune the details of redevelopment.

Any further concerns you may have regarding the Riverlands Area Redevelopment Plan should be directed to Tony Lindhout, Parkland Community Planning Services at 343-3394.

Sincerely,

Nona Housenga
Deputy City Clerk

c T. Lindhout, Parkland Community Planning Services

June 25, 2004

#406-5590-45 Street
Red Deer, AB
T4N 7C4

Red Deer City Council
Red Deer, AB

Re: Riverlands Redevelopment

The residents of The Quarry Condominium, a unit housing 29 residential and 1 business unit in the Riverlands area, formally known as the Cronquist area, respectfully submit comments regarding the long term development of our community.

First, we would like to state that we have been aware of previous plans proposed and changes now incorporated in the latest draft regarding the redevelopment of the community in which we live.

We support most changes reflected in the latest draft of June 16, 2004. We have had a representative attending most public meetings on this issue and have studied the continuing proposed redevelopment of our Riverlands area. We also invited a representative of Parkland Community Planning Services who made a presentation of the detailed proposed plan at the Quarry.

We commend the City of Red Deer for the many positive proposals in the area such as the mixed residential component. We look forward to the large power lines in the area relocated underground. The 48th street promenade with tree lined boulevards will be attractive in the Riverlands Community. The cultural component will enhance the area. Access to Bower Ponds with the proposed footbridge will encourage visitors to explore not only the downtown area but recreational facilities nearby. Landscaping proposals

along with stringent architectural control will improve and encourage other areas within the downtown core to redevelop.

While we support the proposed improvements to our community, we have concerns regarding the scope and potential of undesirable commercial development within the area along with vehicle traffic and parking problems.

We would like to suggest that Red Deer City Council and future development in the area address the following concerns:

1. Access and egress to the area, which is separate to the city core by Taylor Drive will be a problem. The day to day traffic will face undue delays with the limited egress from our area. Left turning traffic onto Taylor Drive from 45th Street already face considerable delays and unsafe conditions due to the oncoming traffic and structure of 45th Street on the east side of Taylor Drive.
2. Limited access to our community will funnel vehicle traffic through residential areas and will be unsafe.
3. Although the proposal provides for underground parking, street parking will be a problem in the long term due to the commercial areas proposed and the attraction of consumers which will patronize businesses in Riverlands.
4. The discretionary use in some of the commercial areas is a long term concern of ours as future approval will be dictated by the economic feasibility of the city property for development. We are concerned that height restrictions may be relaxed within discretionary use zoning. We are concerned that relaxing of zoning within these zones will attract undesirable establishments.
5. The amount of commercial development versus residential is too high. Lack of sufficient parking will continue to be a problem at peak commercial operating periods which will result in excessive on street parking as is noted in the latest draft report.

6. The anchor components at the north and west ends of the area may well drive traffic through residential areas and will surely cause safety problems for residents.
7. It appears that with integrated and affordable housing, the area will lack the necessary playground areas for children that is accessible and safe.
8. We are concerned that the commercial development of our area will attract the types of business, lounges and bars, that now plague parts of the downtown core. Unchecked development of business that offer onsite consumption of liquor, such as those that now exist, would destroy the atmosphere and safety of the entire area. What assurances can the City of Red Deer provide that there will be sufficient controls in place for this type of development in the future? The anchor components may be extremely large in size and will attract more of the same or similar types of business. Similar business are attracted to one another as a common practice in commercial developments. What constitutes large drinking establishments as noted in the latest draft and report? How many drinking establishments can and will be accommodated in Riverlands? How can the city control or limit undesirable commercial business in our area?
9. The types of promotions and events proposed within the Cultural component may add to the existing problems within our area. We hope that events such as the July 1 events at Bower Ponds, which we support, would be controlled in a safer manner than they are now. We recognize that the July 1st event is a once a year event, however, our area has been completely blocked and is a major safety concern. Vehicle traffic is extremely heavy and may impede access or egress to our residence for several hours. With the proposal to attract festivals and entertainment to the Riverlands cultural area will most certainly cause continuing problems. With the proposed cultural and entertainment as a component, street vendors must be prohibited on residential streets in the area. Noise may also be a problem from some cultural events.

We commend the City of Red Deer for its vision of the Riverlands Community and your commitment to keep residents within our neighbourhood informed. It is hoped that an active Community Association within Riverlands can assist the City of Red Deer in future developments within our community.

We do not wish to lose what we now have and hope to enjoy the redevelopment of our neighbourhood to enhance our health and safety.

Thank you,

A handwritten signature in black ink, appearing to read 'Knight', with a stylized, cursive script.

Juanita Knight

Vice President

The Quarry Condominium Corporation

Christine Kenzie

From: Colleen Jensen
Sent: July 22, 2004 9:54 AM
To: Kelly Kloss; MaryAnn Korpesio
Cc: Tony Lindhout; Christine Kenzie
Subject: RE: Riverlands Community Plan

Kelly

The Culture Board's recommendation, that included the request for the name change was discussed in Tony's report in the Council agenda information that went to 1st Reading. I discussed this with Tony and the Steering Committee did consider this request and decided that, at this point, no action would be taken. It is not that this has just been forgotten. I suppose that Tony could mention this again, when doing his brief presentation before 2nd and 3rd readings. As you noted yesterday, no one has requested to speak at this time.

Colleen

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

From: Kelly Kloss
Sent: July 22, 2004 9:44 AM
To: MaryAnn Korpesio
Cc: Colleen Jensen; Tony Lindhout; Christine Kenzie
Subject: RE: Riverlands Community Plan

No discussion was given to the request at Council and nothing was brought up by them, so from a Council perspective no change was introduced. If this is to be pursued I would recommend that Kerry talk to Colleen and a further Administrative report should be written up including Parkland Community Planning Comments on if the name should change and some recommended options.

Nothing is planned to be discussed at 2nd & 3rd reading.

Kelly

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

From: MaryAnn Korpesio
Sent: July 22, 2004 9:29 AM
To: Kelly Kloss
Subject: Riverlands Community Plan

J. Hull, Chair, Culture Board, forwarded to you a memo (dated June 24) regarding Riverlands Community Plan - requesting Council's consideration to an alternate name for this area to reflect the culture focus anticipated by the Plan.

As the Culture Board has been called to meet on August 3, I am inquiring on the status of this request. Will it be / was it considered with the 2nd & 3rd reading of this Plan?

Just following up in preparation of the meeting ... thanks.

Mary Ann Korpesio
Culture Services
City of Red Deer
Phone: 342-8262

Christine Kenzie

From: Kelly Kloss
Sent: July 22, 2004 9:44 AM
To: MaryAnn Korpesio
Cc: Colleen Jensen; Tony Lindhout; Christine Kenzie
Subject: RE: Riverlands Community Plan

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Mary Ann Korpesio
Culture Services
City of Red Deer
Phone: 342-8262

**RIVERLANDS AREA REDEVELOPMENT PLAN
BYLAW 3335/2004**

DESCRIPTION: Planning framework for the Riverlands area

FIRST READING: June 28, 2004

FIRST PUBLICATION: July 9, 2004

SECOND PUBLICATION: July 16, 2004

PUBLIC HEARING & SECOND READING: July 26, 2004

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☒ BY: CITY

ACTUAL COST OF ADVERTISING:

\$ 288.20 X 2 TOTAL: \$ 576.40

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

(Account No. 59.5901)

July 7, 2004

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: Riverlands Area Redevelopment Plan
Bylaw 3335/-2004**

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

Red Deer City Council proposes to pass **Bylaw 3335/2004** to adopt the Riverlands Area Redevelopment Plan which provides a planning framework to rejuvenate and redevelop the existing industrial and commercial areas into a vibrant mixed use commercial and residential area containing a significant focus on public amenity areas. Riverlands is located in the City's west downtown area. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, July 26, 2004** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, July 20, 2004**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,



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

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3
1013940 Alberta Ltd	4922 52 St	RED DEER, AB T4N 2C8	
1037677 Alberta Ltd	3232 50a Ave	SYLVAN LAKE, AB T4S 1A8	
1062101 Alberta Ltd	A105 5212 48 St	RED DEER, AB T4N 7C3	
1103483 Alberta Ltd	72 Alberts Close	RED DEER, AB T4R 3J7	
228692 Contractors Ltd	13 5579 47 St	RED DEER, AB T4N 1S1	
285319 Alberta Ltd	201 5301 43 St	RED DEER, AB T4N 1C8	
509132 Alberta Ltd	4928 53 Ave	RED DEER, AB T4N 5J9	
595452 Alberta Ltd	5930 41 Street Cres	RED DEER, AB T4N 1B7	
597084 Alberta Ltd.	11348 142 St	EDMONTON, AB T5M 1T9	
678486 Alberta Ltd	C/O 3189 Grandview Hwy	VANCOUVER, BC V5M 2E9	
698863 Alberta Ltd	5402 47 Street	RED DEER, AB T4N 6Z4	
706970 Alberta Ltd	P O Box 280	RED DEER, AB T4N 5E8	
807748 Alberta Ltd	C/O Terry Murphy	79 Denison Crescent	RED DEER, AB T4N 2E9
839488 Alberta Ltd	4319 55 Ave	RED DEER, AB T4N 4N7	
858676 Alberta Ltd	RR #1	PENHOLD, AB T0M 1R0	
897763 Alberta Ltd	Box 12 Site 10 RR 4	RED DEER, AB T4N 5E4	
942577 Alberta Ltd	25 Allsop Dr	RED DEER, AB T4R 2J1	
960500 Alberta Ltd	1 5579 47 St	RED DEER, AB T4N 1S1	
976313 Alberta Ltd	101 5590 45 St	RED DEER, AB T4N 7C4	
992939 Alberta Ltd	82 39018 RR 21	SYLVAN LAKE, AB T4S 2E1	
Ada De Groot	107 4512 52 Ave	RED DEER, AB T4N 7B9	
Albert & Alice Dewit	206 4512 52 Ave	RED DEER, AB T4N 7B9	
Alexander & Irene Frank	113 4512 52 Ave	RED DEER, AB T4N 7B9	
Alice Irene Blinoff	327 4512 52 Ave	RED DEER, AB T4N 7B9	
Allan & Irene Boomer	311 4512 52 Ave	RED DEER, AB T4N 7B9	
Allen J & Bertha Kuntz	229 4512 52 Ave	RED DEER, AB T4N 7B9	
Allen Sidney & Mary Charlotte Herbert	Sierras Of Taylor	132 4512 52 Ave	Red Deer, AB T4N 7B9
Alma Grosseth	320 4512 52 Ave	RED DEER, AB T4N 7B9	
Alva J & Claudette M Godbout	220 4512 52 Ave	RED DEER, AB T4N 7B8	
Andrew A & Evelyn L Pochylko	308 5590 45 St	RED DEER, AB T4N 7C4	
Anne Thulien	425 4512 52 Ave	RED DEER, AB T4N 7B9	
Anthony John Smith	129 4512 52 Ave	RED DEER, AB T4N 7B9	
Arnold & Jean Gillies	94 Welton Cresc.	RED DEER, AB T4N 6B3	
Arthur E Jones	422 4512 52 Ave	RED DEER, AB T4N 7B9	
Atco Gas And Pipelines Ltd	10035 105 St	EDMONTON, AB T5J 2V6	
Audrey K Brattberg	134 Welton Cresc.	RED DEER, AB T4N 6B3	
Audrey Sole	314 4512 52 Ave	RED DEER, AB T4N 7B9	
B & P Enterprises Ltd	Box 939	BENTLEY, AB T0C 0J0	
Bahrey Professional Corporation	133 O'Brien Cr	RED DEER, AB T4P 3T4	
Barbara Jean Smith	325 4512 52 Ave	RED DEER, AB T4N 7B9	
Barbara Mae Constable	230 4512 52 Ave	RED DEER, AB T4N 7B9	
Barry Beacock & Lorna Tate	305 5590 45 St	RED DEER, AB T4N 7C4	
Bar W Mandrusiak	337 4512 52 Ave	RED DEER, AB T4N 7B9	

Betty Irene Young	436 4512 52 Ave	RED DEER, AB T4N 7B9	
Bob Mullen Holdings Ltd	9 5579 47 St	RED DEER, AB T4N 1S1	
Brenda Munro	303 5590 45 St	RED DEER, AB T4N 7C4	
Brian A & Christine M Malley	4422 44 Ave Close	INNISFAIL, AB T4G 1W8	
Brighton Developments Ltd	4930 53 Ave	RED DEER, AB T4N 5J9	
C.R.A.M. Holdings Ltd.	4 5571 - 45 St.	RED DEER, AB T4N 1L2	
C-A Meats Ltd	C/O Fred Huizing	BOX 6 SITE 11 RR1	OLDS, AB T4H 1P2
Canadian Appliance Service Ltd	E6 5560 45 St	RED DEER, AB T4N 1L1	
Carol Evelyn & James Gregory	212 4512 52 Ave	RED DEER, AB T4N 7B9	
Carpet Colour Centre (Red Deer) Ltd	7711 50 Ave	RED DEER, AB T4P 1M7	
Chantelle Management Ltd	Manulife Place	2445 10180 101 ST NW	EDMONTON, AB T5J 3S4
Chauncey D Flint & Christine Rose	431 4512 52 Ave	RED DEER, AB T4N 7B9	
Christian Motorcyclists	Association Of Canada Inc.	PO Box 521 Stn Ctr	RED DEER, AB T4N 5G1
Christine Ho	306 5590 45 St	RED DEER, AB T4N 7C4	
Claude & Helen Elizabeth Belec	336 4512 52 Ave	RED DEER, AB T4N 7B9	
Condominium Corporation No.	101 5300 48 St	RED DEER, AB T4N 7C5	
D D Smethurst Professional	20 D103 5212 48 St	RED DEER, AB T4N 7C3	
Dancentral Studio Inc	5424 45 Street	RED DEER, AB T4N 1L1	
Darlene Bates	301 5590 45 St	RED DEER, AB T4N 1L1	
Darrell & M Kathy Sonnenberg	405 5590 45 St	RED DEER, AB T4N 7C4	
David & Jo-Anne Berzins	423 4512 52 Ave	RED DEER, AB T4N 7B9	
David & Judy Hueppelsheuser	RR 1	BLACKFALDS, AB T0M 0J0	
David Champlin & Ethel Susanne	73 Welton Cr	RED DEER, AB T4N 6B1	
David Thompson Country	Zone 4 Tourist Council	PO Box 146	RED DEER, AB T4N 5E7
Delbert Wayne & Doreen May	422 5300 48 St	RED DEER, AB T4N 7C5	
Della Blair	412 5300 48 St	RED DEER, AB T4N 7C5	
Denis L Moormann	111-5300 48 St	RED DEER, AB T4N 7C5	
Dennis Erle Lesyk	C/O 102 Welton Cr	RED DEER, AB T4N 6B3	
Derek James Naugler	35 Kentwood Dr	RED DEER, AB T4P 3R1	
Derrick John & Angela Peterson	65 Welton Cr	RED DEER, AB T4N 6B1	
Dianne S Farion	207 5590 45 St	RED DEER, AB T4N 7C4	
Donald & Ruby Mashford	210 4512 52 Ave	RED DEER, AB T4N 7B9	
Donald Frank & Esther Ward	328 4512 52 Ave	RED DEER, AB T4N 7B9	
Donald George & Nellie Thomson	37 Mitchell Ave	RED DEER, AB T4N 0L7	
Donald Richard & Helen Georgia	417 4512 52 Ave	RED DEER, AB T4N 7B9	
Doris Sowa	122 4512 52 Ave	RED DEER, AB T4N 7B9	
Dorothy Good	112 4512 52 Ave	RED DEER, AB T4N 7B9	
Edna Mary Kosowick	106 4512 52 Ave	RED DEER, AB T4N 7B9	
Edward G & Kathleen & Kyle Liptak	E1 5560 45 St	RED DEER, AB T4N 1L1	
Edward John & Hazel Georgina	114 4512 52 Ave	RED DEER, AB T4N 7B9	
Edwin & Violet Kisinger	213 4512 52 Ave	RED DEER, AB T4N 7B9	
Elaine Valerie Van Dusen	430 4512 52 Ave	RED DEER, AB T4N 7B9	
Eldon O & Gloria J Thuliem	219 4512 52 Ave	RED DEER, AB T4N 7B9	
Elizabeth Ashbaugh	123 4512 52 Ave	RED DEER, AB T4N 7B9	

Ellen Mae Stevenson	RR 4	RED DEER, AB T4N 5E4	
Elna Gladys Olson	206 5590 45 St	RED DEER, AB T4N 7C4	
Eric R & Beverly J Taylor	418 4512 52 Ave	RED DEER, AB T4N 7B9	
Fasgas Realty Ltd	236 4919 59 St	RED DEER, AB T4N 6C9	
Florence A Carpenter	205 4512 52 Ave	RED DEER, AB T4N 7B9	
Florence Roseanna Nielsen	201 5590 45 St	RED DEER, AB T4N 7C4	
Fokos Holdings Ltd	C/O Sunreal Prop	4914 55 ST	RED DEER, AB T4N 2J4
Frances Nelson	126 4512 52 Ave	RED DEER, AB T4N 7B9	
Francis & Margaret Huggins	319 4512 52 Ave	RED DEER, AB T4N 7B9	
Gary W. & Judy J. Seher	407 5590 45 St	RED DEER, AB T4N 7C4	
Gavin Mark & Linda Marie Clark	108 5300 48 St	RED DEER, AB T4N 7C5	
Gemalta Co Operative Ltd	G7 5550 45 St	RED DEER, AB T4N 1L1	
George Christopher & Vera Joyce	224 4512 52 Ave	RED DEER, AB T4N 7B9	
George E Webber	105 5590 45 St	RED DEER, AB T4N 7C4	
George L & Ada L McMullan	Sierras Of Taylor Drive	232-4512 52 Ave	RED DEER, AB T4N 7B9
Gerald Chugg & Margaret	Sierras Of Taylor	315 4512 52 Ave	Red Deer, AB T4N 7B9
Gerald Derko	416 4512 52 Ave	RED DEER, AB T4N 7B9	
Gerald J & Dorothy E Goldie	121 4512 52 Ave	RED DEER, AB T4N 7B9	
Gerard & Joan Pelletier	233 4512 52 Ave	RED DEER, AB T4N 7B9	
Germaine Mortier	111 4512 52 Ave	RED DEER, AB T4P 7B9	
Gillian Angela Skinner	Box 9069	SYLVAN LAKE, AB T4S 1S6	
Gordon Bailey	114 Welton Cresc.	RED DEER, AB T4N 6B3	
Gordon E & Anthony A Kaytor	P O Box 24	NEWDALE, MB R0J 1J0	
Gordon W. & Colleen M. Brenna	157 Wiltshire Blvd.	RED DEER, AB T4N 6B5	
Greta Winter	225 4512 52 Ave	RED DEER, AB T4N 7B9	
Gwen B Fear & Gail Quinn & Brenda	221 4512 52 Ave	RED DEER, AB T4N 7B9	
Harry Hueppelheuser	Rr 1	BLACKFALDS, AB T0M 0J0	
He-Man Western Products Inc	E12 5560 45 St	RED DEER, AB T4N 1L1	
Henry J & Marie W Chamney	110 4512 52 Ave	RED DEER, AB T4N 7B9	
Hentosz Resources Ltd	21 Payne Close	RED DEER, AB T4P 1T6	
Herbert J. & Ann Baldwin	122 Welton Crescent	RED DEER, AB T4N 6B3	
Hermia M Nagel	316 4512 52 Ave	RED DEER, AB T4N 7B9	
Honey-King Industries Limited	Box 933	COCHRANE, AB T4C 1B1	
Howard Robert & Shelly Rae	81 Welton Crescent	RED DEER, AB T4N 6B1	
Ian Charles & Margaret Jean Howell	307 4512 52 Ave	RED DEER, AB T4N 7B9	
Ib Inc	204-4929 50 St	RED DEER, AB T4N 1X9	
Icon Street Rods Inc	5330 44 Ave	RED DEER, AB T4N 3G2	
Imperial Oil Ltd	Box 422	Don Mills Stations	NORTH YORK, ON M3C 2T2
Jack & Theresa Knight	202 5590 45 St	RED DEER, AB T4N 7C4	
James & Margaret Martens	118 Welton Cr	RED DEER, AB T4N 6B3	
James A. & Eileen T. Connelly	321 4512 52 Ave	RED DEER, AB T4N 7B9	
James Eric & Shelley Lee	110 Welton Cr	RED DEER, AB T4N 6B3	
James R. & Marlis Mcpherson	77 Welton Crescent	RED DEER, AB T4N 6B1	
Jamies Thom & Janet Hunter	307 5590 45 St	RED DEER, AB T4N 7C4	

Jean Poirier & Linda A Boyer	134 4512 52 Ave	RED DEER, AB T4N 7B9	
Jenco Holdings Ltd	5230 53 Ave	RED DEER, AB T4N 5K2	
Jim Anderson	4-5560 45 St	RED DEER, AB T4N 1L1	
Joan Marie Radomske	130 4512 52 Ave	RED DEER, AB T4N 7B9	
Joan O Bunio	107 5590 45 St	RED DEER, AB T4N 7C4	
Joe & Marlene Wack	226 4512 52 Ave	RED DEER, AB T4N 7B9	
John & Mary E Hydromako	234 4512 52 Ave	RED DEER, AB T4N 7B9	
John Brenham Chapman	402 5590 45 St	RED DEER, AB T4N 7C4	
John Keith & Jeanette Ann Macisaac	208 4512 52 Ave	RED DEER, AB T4N 7B9	
Johnstone Park Station Inc	C/O 4914 55 St	RED DEER, AB T4N 2J4	
Jsk Oilfield Abandonment Specialists	Bay E14 5560 45 St	RED DEER, AB T4N 1L1	
Juanita L Knight	4009 44 St	PONOKA, AB T4J 1B8	
Kamura Agencies Ltd	#5 Jessup Ave	RED DEER, AB T4P 3X1	
Katherine Huston	324 4512 52 Ave	RED DEER, AB T4N 7B9	
Kazacka Limited	44 Pallo Close	RED DEER, AB T4P 1J3	
Keith D. & Jacalyn J. Waisman	130 Welton Cres	RED DEER, AB T4N 6B3	
Keith G Mcphedran	105 4512 52 Ave	RED DEER, AB T4N 7B9	
Kenneth & Edward Heywood	500 4911 51 St	RED DEER, AB T4N 6V4	
Kenneth Gordon Meers	237 4512 52 Ave	RED DEER, AB T4N 7B9	
Kenneth Ted Honecker	4519 55 Ave	LACOMBE, AB T4L 1H2	
Kerry Poffenroth & Marilyn Rooksby	207 4512 52 Ave	RED DEER, AB T4N 7B9	
Kim Lan Choong & Andre Joseph	137 4512 52 Ave	RED DEER, AB T4N 7B9	
L-7 Inc	204 4929 50 St	RED DEER, AB T4N 1X9	
Lance & Donna Holly	211 5300 48 St	RED DEER, AB T4N 7C5	
Larry & Sally Pearson	403 4805 45 St	RED DEER, AB T4N 7A9	
Larry George & Joy Lynne Lowen	5854 41 Street Cresc	RED DEER, AB T4N 1B6	
Larwar Holdings Inc	23 B101 5212 48 St	RED DEER, AB T4N 7C3	
Lawrence John & Marilyn Katherina	The Quarry	204 5590 45 Street	REDDEER, AB T4N 7C4
Lawrence M Stevens	301 4512 52 Ave	RED DEER, AB T4N 7B9	
Lawrence Stephen Dorey	332-4512-52 Ave	RED DEER, AB T4N 7B9	
Lee Ann & Kenneth Donald Stenberg	6108 58 St	ROCKY MTN HOUSE, AB T4T	
Lehigh Cement Limited	222 885 42 Ave S E	CALGARY, AB T2G 1Y8	
Lloyd Alan & Mae Mcmurdo	302 5590 45 St	RED DEER, AB T4N 7C4	
Lois Elsie Frances Kelln	202 4512 52 Ave	RED DEER, AB T4N 7B9	
Loreen D Allison & Mark S Sadler	403 5590 45 St	RED DEER, AB T4N 7C4	
Lorne & Helen Robertson	85 Welton Cresc.	RED DEER, AB T4N 6B1	
Lorne Macleod Daniel & Sandra Jean	69 Welton Cresc.	RED DEER, AB T4N 6B1	
Lyle & Lisa Beck	5589 47 St	RED DEER, AB T4N 1S1	
Lyle Cheney	36 Fairway Ave	RED DEER, AB T4N 4Y8	
Lynn Farms Rocky Ltd	C/O Realty Investment Corp.	216 - 3722 - 57 Ave	RED DEER, AB T4N 4R6
Mainline Rope Manufacturing Ltd	11 5579 47 St	RED DEER, AB T4N 1S1	
Maisie Christina Pickering	214 4512 52 Ave	RED DEER, AB T4N 7B9	
Margaret & Wayne Rice	133 4512 52 Ave	RED DEER, AB T4N 7B9	
Margaret J L Gray	124 4512 52 Ave	RED DEER, AB T4N 7B9	

Margaret Jean Young	433 4512 52 Ave	RED DEER, AB T4N 7B9	
Margaret Mae Cooper	205 5590 45 St	RED DEER, AB T4N 7C4	
Marilyn Williams	223 4512 52 Ave	RED DEER, AB T4N 7B8	
Marion Florence Everson	22 Eversole Crescent	RED DEER, AB T4R 2J8	
Marion Gladys Smith	227 4512 52 Ave	RED DEER, AB T4N 7B9	
Markus Georg & Erin Kimberly	310 5300 48 St	RED DEER, AB T4N 7C5	
Mary Blake	427 4512 52 Ave	RED DEER, AB T4N 7B9	
Mary Margaret E & Margaret Ann Fisk	131 4512 52 Ave	RED DEER, AB T4N 7B9	
Mary Margaret Moore	313 4512 52 Ave	RED DEER, AB T4N 7B9	
Medican Developments Inc	1870-6 Ave S W	MEDICINE HAT, AB T1A 7X5	
Medpark Developments Ltd	4312 54 Ave	RED DEER, AB T4N 4M1	
Merle E Brandvold	128 4512 52 Ave	RED DEER, AB T4N 7B9	
Mildred Florence Anderson	203 4512 52 Ave	RED DEER, AB T4N 7B9	
Mmg Holdings Ltd	Forest Green Estates	33 38311 Range Road 270	RED DEER, AB T4E 1B5
Morley David Ropchan	108 4512 52 Ave	RED DEER, AB T4N 7B9	
Muriel Curry	329 4512 52 Ave	RED DEER, AB T4N 7B9	
Nancey Mae Mcallister	201 4512 52 Ave	RED DEER, AB T4N 7B9	
Nicholas P & Merle Nakoneczny	119 4512 52 Ave	RED DEER, AB T4N 7B9	
Norman A. & Vera G. Gellert	161 Wiltshire Blvd.	RED DEER, AB T4N 6B5	
Orest & Sylvia Olineck	231 4512 52 Ave	RED DEER, AB T4N 7B9	
Palmer Gail & Myrna Harriett Tetz	5 Sanderling Court	DURHAM, NC 27713 9345	
Parkland Christian Church	Disciples Of Christ Of Red	5515-43 Street	Red Deer, AB T4N 3E1
Parkland Racqueteers Ltd.	5569-47 St.	RED DEER, AB T4N 1S1	
Patricia Dawn Thomson	110 5300 48 St	RED DEER, AB T4N 7C5	
Patricia Mary Craig	120 4512 52 Ave	RED DEER, AB T4N 7B9	
Patricia P Crawford	305 4512 52 Ave	RED DEER, AB T4N 7B9	
Patrick G & Vera E O'Neill	424 4512 52 Ave	RED DEER, AB T4N 7B9	
Paula M Roberts	106-5590-45 St	RED DEER, AB T4N 7C4	
Pearl Lowis	330 4512 52 Ave	RED DEER, AB T4N 7B9	
Performance Holdings Ltd.	4703 41 Ave	RED DEER, AB T4N 2Y5	
Peter & Marion Giesbrecht	135.4512 52 Ave	RED DEER, AB T4N 7B9	
Peter & Maureen Leaney	2 Wildrose St	Rosedale Valley	LACOMBE, AB T4L 1Y4
Petro - Canada	Box 2844	CALGARY, AB T2P 3E3	
Philip & Martha Goruk	90 Welton Crescent	RED DEER, AB T4N 6B3	
Phyllis May Weldon	426 4512 52 Ave	RED DEER, AB T4N 7B9	
Quantum Iii Developments Inc	12 Pallo Cl	RED DEER, AB T4P 1J3	
Ralph Salomons Realty Inc	D-201 5212 48 St	RED DEER, AB T4N 7C3	
Randall & Therese Davis	Box 447	ALIX, AB T0C 0B0	
Randy Weir	RR 1	BLACKFALDS, AB T0M 0J0	
Raymond Oliver Desrochers	101 4512 52 Ave	RED DEER, AB T4N 7B9	
Red Deer Bridge Club	15 5579 47 Street	RED DEER, AB T4N 1S1	
Red Deer Columbus Club	4 5579 47 St	RED DEER, AB T4N 1S1	
Red Deer Goldsmiths Ltd	102 5212 48 St	RED DEER, AB T4N 7C3	
Red Deer Heritage Village Inc	4914 55 St	RED DEER, AB T4N 2J4	

Red Deer P & O Laboratory Co Ltd	E15 5560 45 St	RED DEER, AB T4N 1L1	
Reginald & Minerva Schultz	209 4512 52 Ave	RED DEER, AB T4N 7B9	
Reginald & Wendy Stotz	109 4512 52 Ave	RED DEER, AB T4N 7B9	
Richard & Lorna Townell	404 5590 45 St	RED DEER, AB T4N 7C4	
Richard N. & Diane E. Assinger	4745 56 St	RED DEER, AB T4N 2K2	
Robert A & Carol S Weddell	401 - 5590 - 45 St	RED DEER, AB T4N 1L1	
Robert C & Elizabeth L Gibson	309 4512 52 Ave	RED DEER, AB T4N 7B9	
Robert Cook	408 5590 45 St	RED DEER, AB T4N 7C4	
Robert H Cram Professional	Rr 4	RED DEER, AB T4N 5E4	
Robert J & Shirley A Stacey	104 5590 45 St	RED DEER, AB T4N 7C4	
Robert Lawrence & Marna Verbena	236 4512 52 Ave	RED DEER, AB T4N 7B9	
Romeo Donat Joseph &	Linda Florence Domingue	432 4512 52 Ave	RED DEER, AB T4N 7B9
Ronald John & Marion Evelyn Bayne	421 4512 52 Ave	RED DEER, AB T4N 7B9	
Roy C & Kirsten A Adams	120 5300 48 St	RED DEER, AB T4N 7C5	
Roy E. & Ruth A. Corbett	98 Welton Cresc.	RED DEER, AB T4N 6B3	
Ruby Williamson	235 4512 52 Ave	RED DEER, AB T4N 7B9	
Sandra Laidler	304 5590 45 St	RED DEER, AB T4N 7C4	
Seibel Construction Ltd	Box 40	BLACKFALDS, AB T0M 0J0	
Selma Nielsen	C/O Jeanette Donovan	Box 446	CALMAR, AB T0C 0V0
Sentinel Self-Storage Corp	1720 10123 99 St	EDMONTON, AB T5J 3H1	
Sheila Elaine Carlson	322 4512 52 Ave	RED DEER, AB T4N 7B9	
Sheila Spencer	103 4512 52 Ave	RED DEER, AB T4N 7B9	
Shenner Investments Ltd	G5 5550 45 St	RED DEER, AB T4N 1L2	
Sheryl Newfield & Marie-Claude &	Woodland Hills	107 27475 Township Road	Red Deer County, AB T4S
Steve & Nataka V Matweow	420 4512 52 Ave	RED DEER, AB T4N 7B9	
Susan Eileen & Willard Dwight	5604 42 Street	RED DEER, AB T4N 1C1	
Susan M McCormond	415 4512 52 Ave	RED DEER, AB T4N 7B9	
Terry Mattheis	92 39026 Rge Rd 275	RED DEER COUNTY, AB T4S	
Trudy Violet Lewis	119 5300 48 St	RED DEER, AB T4N 7C5	
United Farmers Of Alberta Co-Op Ltd	1016 - 68 Ave. S.W.	ATT: Kurt M. Megley	CALGARY, AB T2V 4J2
Victoria L Stephenson	435 4512 52 Ave	RED DEER, AB T4N 7B9	
Walter H & Grace H Inglis	331 4512 52 Ave	RED DEER, AB T4N 7B9	
Wayne Burling & Loretta Hunter-	127-4512 52 Ave	RED DEER, AB T4N 7B9	
Wayne Sissons	126 Welton Cres	RED DEER, AB T4N 6B3	
Western Painting & Decorating (1999)	49 Cunnigham Cr	RED DEER, AB T4P 2S2	
Western Recreation Ltd	5406 43 Street	RED DEER, AB T4N 6C9	
William & Gertrude Friesen	428 4512 52 Ave	RED DEER, AB T4N 7B9	
William & Stella Kostiuk	317 4512 52 Ave	RED DEER, AB T4N 7B9	
William Charles & Betty June Cross	125 4512 52 Ave	RED DEER, AB T4N 7B9	
William E & Sheila Norris	228 4512 52 Ave	RED DEER, AB T4N 7B9	
William H & Muriel A Cowan	Box 369	DIDSBURY, AB T0M 0W0	
William Henry & Beryl Ada Burkin	323 4512 52 Ave	RED DEER, AB T4N 7B9	
William R Young Prof Corp	250 5201 43 St	RED DEER, AB T4N 1C7	
Wilson Holdings Ltd	10 Riverview Pk	RED DEER, AB T4N 1E3	

Winston N & Margaret Peggy K Watts 318 4512 52 Ave

RED DEER, AB T4N 7B9

RIVERLANDS AREA REDEVELOPMENT PLAN
Bylaw 3335/2004

Red Deer City Council proposes to pass bylaw **3335/2004** to adopt the **Riverlands Area Redevelopment Plan** which provides a planning framework to rejuvenate and redevelop the existing industrial and commercial areas into a vibrant mixed use commercial and residential area containing a significant focus on public amenity areas. Riverlands is located in the City's west downtown area.

The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact Nancy Hackett, City Planner at Parkland Community Planning Services 343-3394.

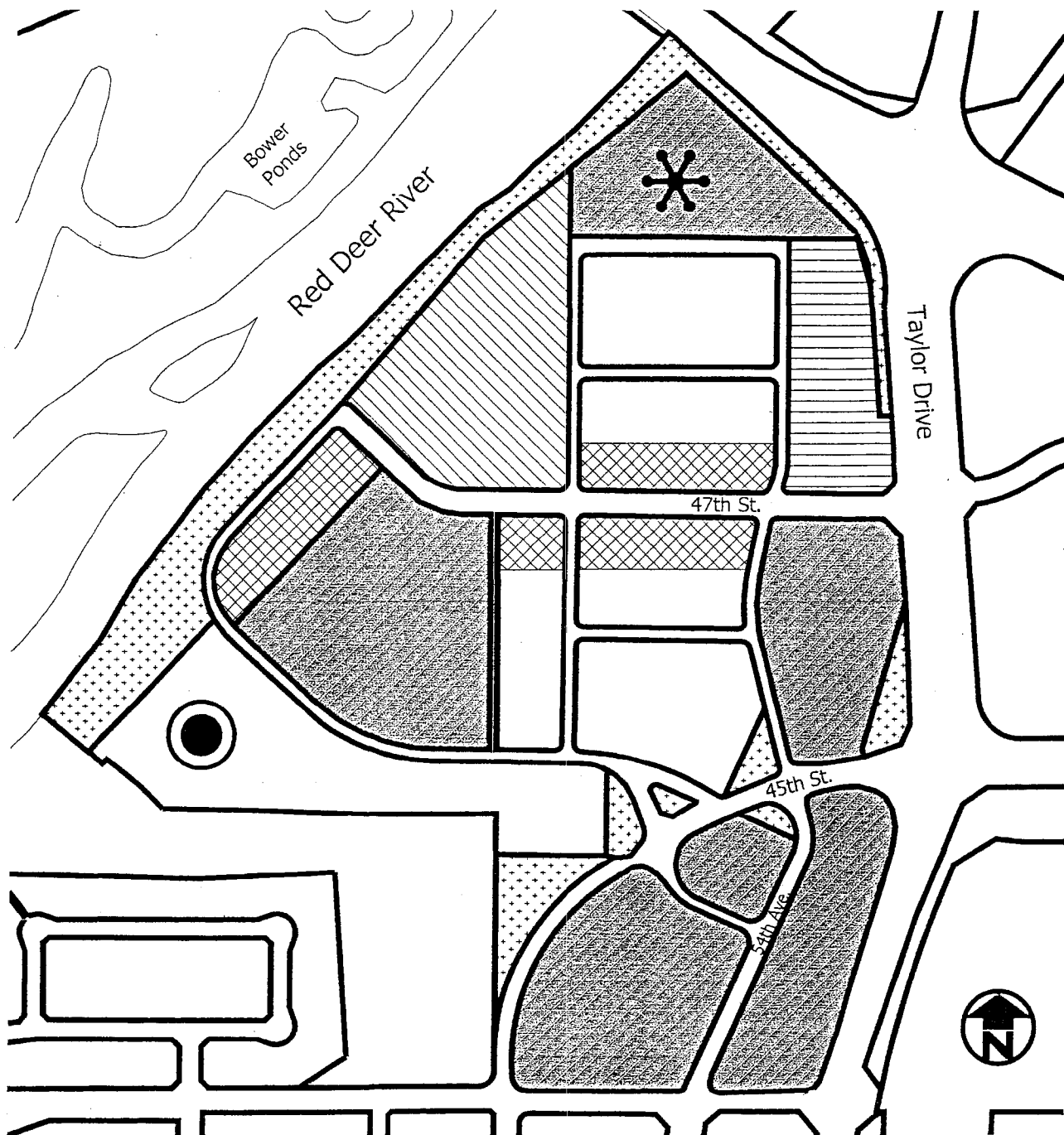
"Map"

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, July 26, 2004** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, July 20, 2004**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.









(Publication Dates: July 9 & 16, 2004)

MAP 8 PROPOSED LAND USE

SCALE 1:5000



LEGEND

- | | | |
|---|---|---|
|  Medium Density Residential
(could include ground floor commercial) |  Ground Floor Commercial |  Possible High Density Commercial/ Residential/ Mixed Use |
|  Commercial |  Open Space |  Mixed Use/ Civic Space
(partnership development combining cultural services, public outdoor spaces and other civic uses with residential and commercial) |
|  Commercial Entertainment Zone |  Possible Hotel/ Convention Centre | |

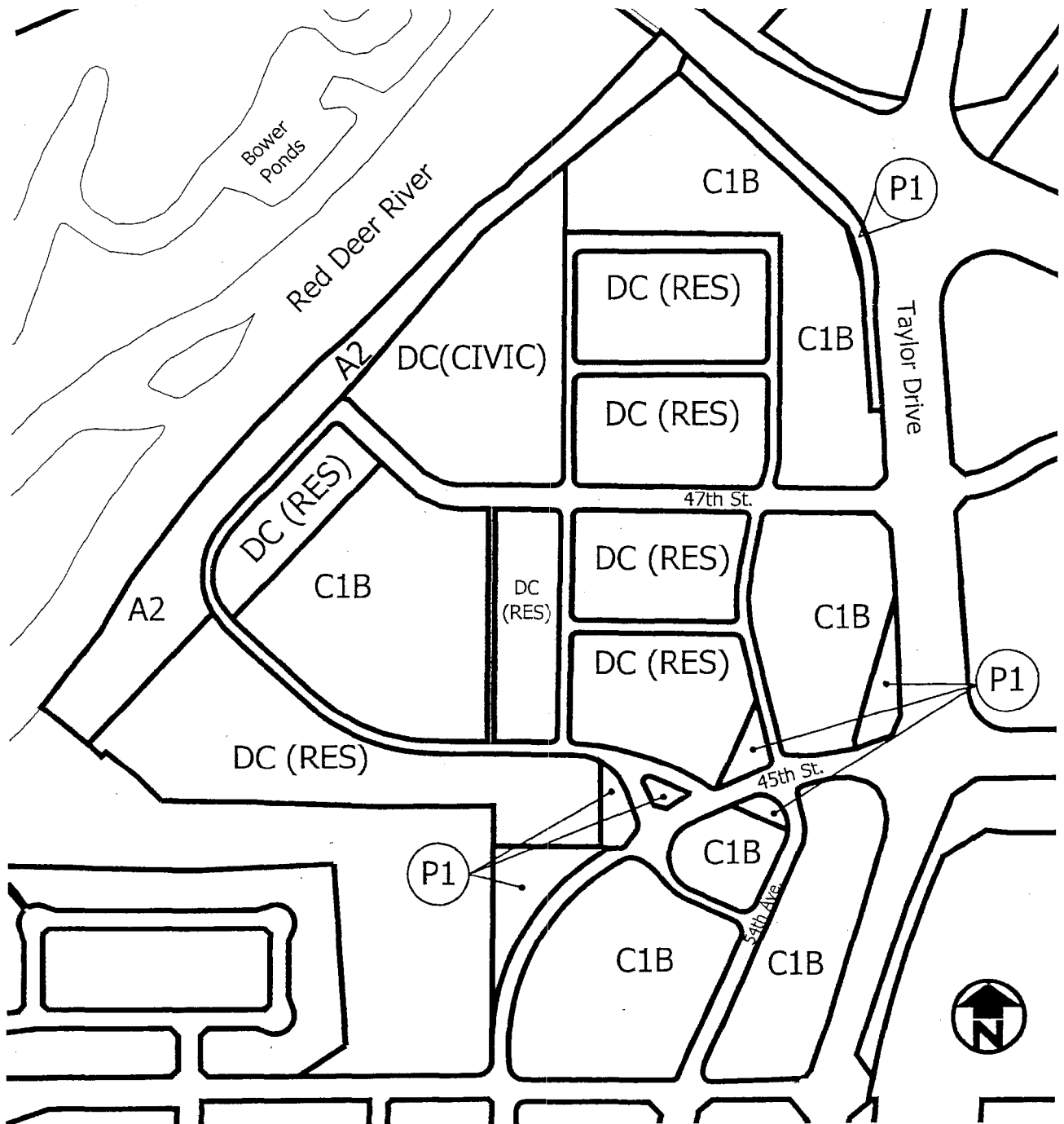


John Hull Architect
and Urban Plans Inc
In Association With:
Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd

RIVERLANDS AREA REDEVELOPMENT PLAN

MAP 9 PROPOSED ZONING

SCALE 1:5000



LEGEND

ZONE A2:	Environmental Preservation
ZONE C1B:	Commercial (Riverlands)
ZONE DC (RES):	Residential
ZONE DC (CIVIC):	Mixed Use Public/ Private development
ZONE P1:	Parks and Recreation



John Hull Architect
and Urban Plans Inc

In Association With:
Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd

Date: July 2, 2004
To: Joni Baillie, Assessment
From: Cheryl Adams
Legislative & Administrative Services
Re: Bylaw 3335/2004
Riverlands Area Redevelopment Plan

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

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

Thanks Joni.

A handwritten signature in black ink, appearing to read 'Cheryl Adams', with a stylized flourish at the end.

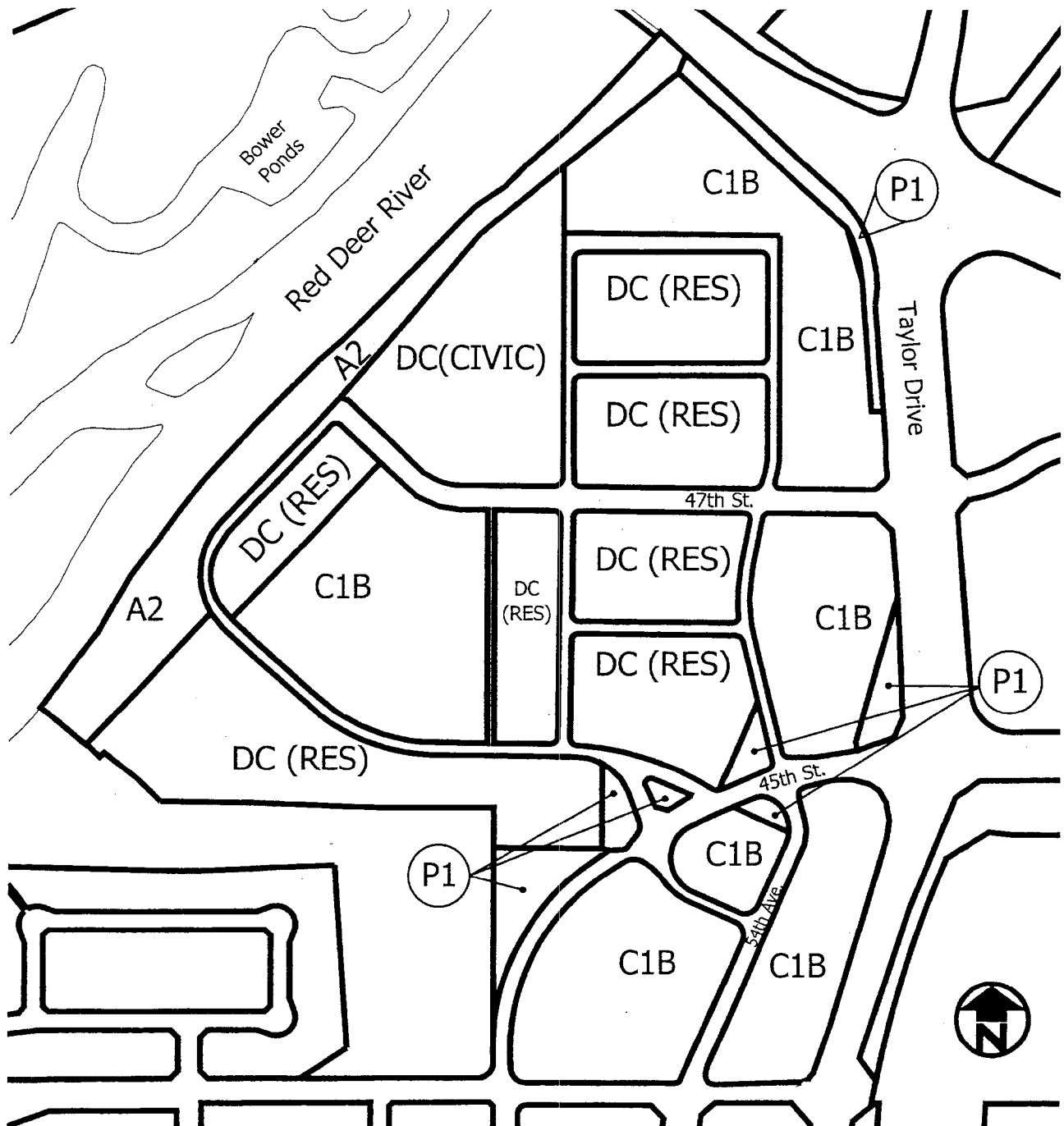
Cheryl Adams
Legislative & Administrative Services

Attach.

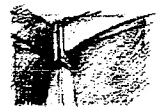
RIVERLANDS AREA REDEVELOPMENT PLAN

MAP 9 PROPOSED ZONING

SCALE 1:5000

**LEGEND**

ZONE A2:	Environmental Preservation
ZONE C1B:	Commercial (Riverlands)
ZONE DC (RES):	Residential
ZONE DC (CIVIC):	Mixed Use Public/ Private development
ZONE P1:	Parks and Recreation



John Hull Architect
and Urban Plans Inc

In Association With:
Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd

Legislative & Administrative Services

DATE: June 29, 2004

TO: Tony Lindhout, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Bylaw 3335/2004
Bylaw to Adopt the Riverlands Area Redevelopment Plan

Reference Report:

Parkland Community Planning Services, dated June 21, 2004

Bylaw Readings:

Bylaw 3335/2004 was given first reading. A copy of the bylaw is attached.

Resolutions:

“Resolved that Council of The City of Red Deer, having considered the report from Parkland Community Planning Services, dated June 21, 2004, re: Riverlands Community Plan/ Area Redevelopment Plan, hereby:

1. Accepts the Riverlands Community Plan/ Area Redevelopment Plan as a basis for future planning;
2. Delegates to the City Manager the authority to establish and manage the Project Team as described in Section 5.2 of the Plan;
3. Directs Administration to prepare the necessary Land Use Bylaw Amendments (creation of the C1B Commercial and Residential and Civic Direct Control Districts) for the purpose of initiating the implementation process. “

Report Back to Council: Yes

A Public Hearing will be held on Monday, July 26, 2004 at 7:00 p.m. in Council Chambers, during Council’s regular meeting.

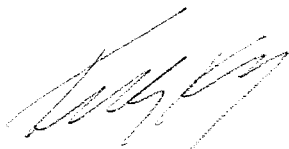
Council Decision – June 28, 2004

Bylaw 3335/2004 – Riverlands Area Redevelopment Plan

Page 2

Comments/Further Action:

Bylaw 3335/2004, the Riverlands Area Redevelopment Plan, provides a planning framework to redevelop existing industrial and commercial areas into vibrant mixed use commercial and residential areas containing a significant focus on public amenity areas. The vision for Riverlands centres on relocation of the City's west yards to create a highly urbanized, diverse and sustainable mixed use neighbourhood that also includes redevelopment of some existing key industrial sites within the Cronquist Business Park area. This office will now advertise for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/attach.

/chk

- c Community Services Director
- Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- Cheryl Adams, Administrative Assistant
- Bev Greter, Clerk Steno

BYLAW NO. 3335/2004

Being a Bylaw to adopt the Riverlands Area Redevelopment Plan of The City of Red Deer.

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

- 1 That the Riverlands Area Redevelopment Plan, as attached, and forming part of this bylaw, be adopted pursuant to Sections 634, 635, and 636 of the Municipal Government Act.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

RIVERLANDS AREA REDEVELOPMENT PLAN

4.0 RIVERLANDS AREA REDEVELOPMENT PLAN

This chapter constitutes that portion of the Riverlands Community Plan that is adopted as an Area Redevelopment Plan (ARP), an official statutory plan under the Municipal Government Act. It contains policies that will provide the land use, zoning and general implementation framework to create a high quality, comprehensively planned mixed use urban community.

4.1 DEVELOPMENT CONCEPT (LAND USE)

4.1.1 Residential, Commercial, Civic and Public Open Space

Objective

To develop Riverlands as a sustainable, healthy, mixed use community, with a unique blend of residential and retail commercial uses and a significant civic and open space area to accommodate a major cultural hub and provide for public/private sector development partnerships for city-wide attractions..

■ Residential and Commercial Development

New Multi-Family Residential Development

Policy # 1 The pattern of residential land use will be developed in accordance with Map 8: Proposed Land Use. All residential development will be in the form of multiple family, multi-attached or mixed use commercial/residential buildings. Ground floor commercial with residential above will be mandatory along 47 Street (48 Street promenade) and optional in the other residential areas.

A Variety of Multi-Family Housing Forms

Policy # 2 The Riverlands area is to accommodate a range of multi-family housing types. The majority of the area will be zoned to allow medium density housing with a height limit of 5 stories. Higher density housing will be permitted in the south west corner of the Plan area on property now occupied by City of Red Deer Electric, Light and Power.

A Mix of Income Levels and Household Types

Policy # 3 Residential development must create a socially and economically diverse community providing for a mix of high, middle and low-income housing, different unit types, sizes and ownership forms and is to include housing opportunities for those with disabilities.

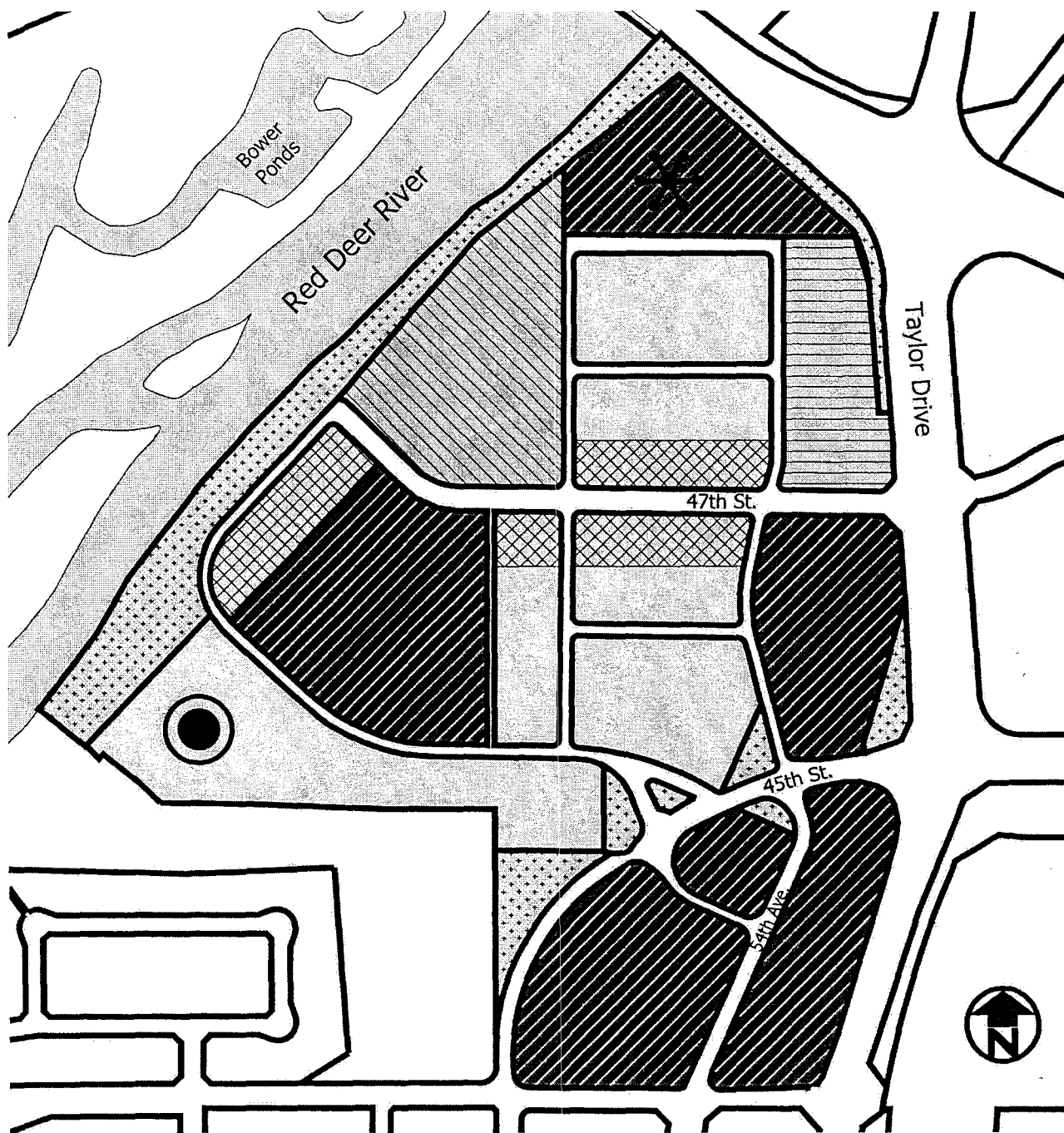
The following initiatives are to be pursued:



The new residential neighbourhood in the centre of the area will have a strong sense of place. Townhouses and apartments of up to 5 stories will be allowed. They will be designed in accordance with pedestrian oriented design principles.

MAP 8 PROPOSED LAND USE

SCALE 1:5000



LEGEND

- | | | |
|---|-----------------------------------|---|
| Medium Density Residential
(could include ground floor commercial) | Ground Floor Commercial | Possible High Density Commercial/ Residential/ Mixed Use |
| Commercial | Open Space | Mixed Use/ Civic Space
(Partnership development combining cultural services, public outdoor spaces and other civic uses with residential and commercial) |
| Commercial Entertainment Zone | Possible Hotel/ Convention Centre | |

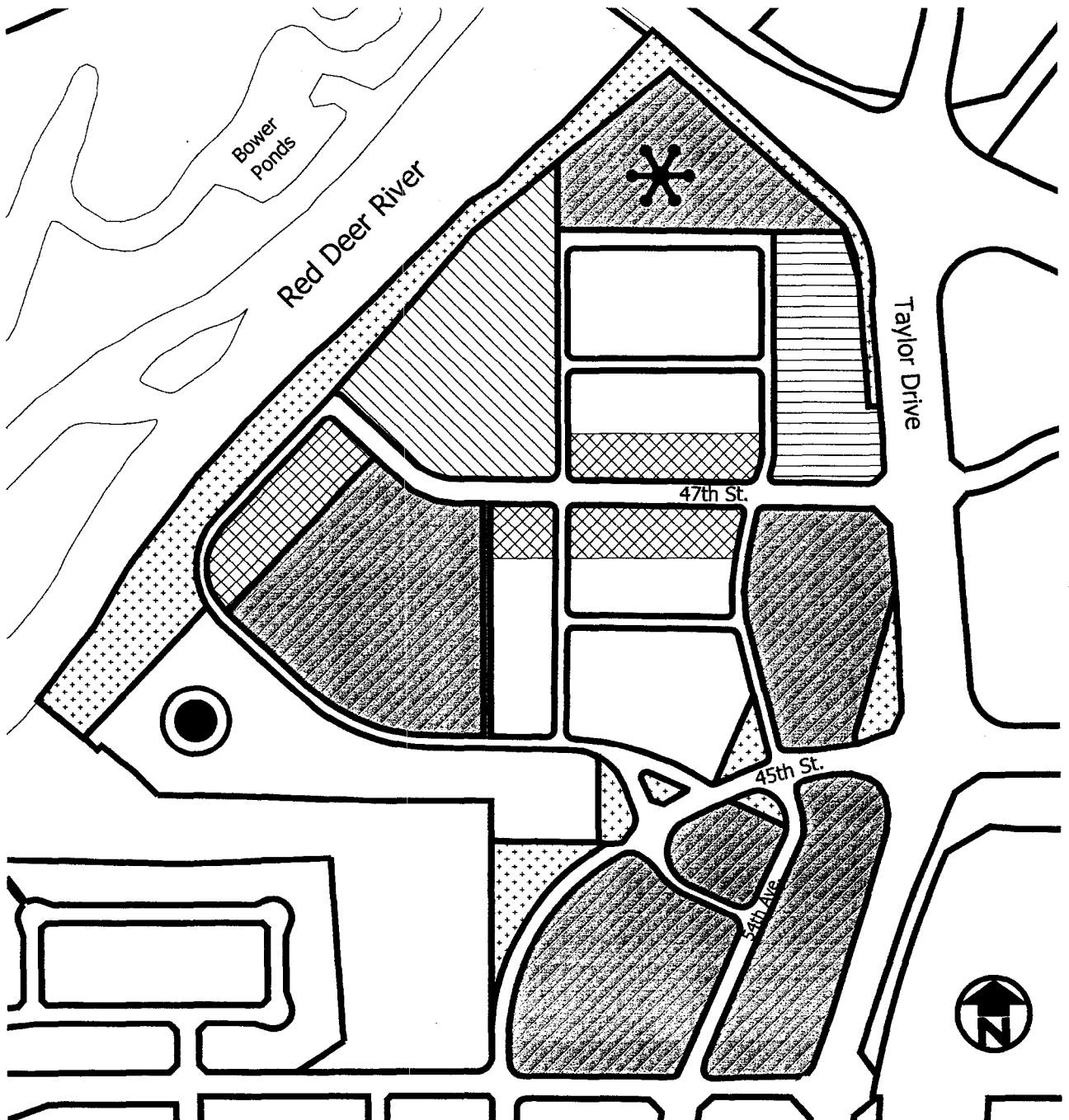


John Hull Architect
and Urban Plans Inc
In Association With:
Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd

RIVERLANDS AREA REDEVELOPMENT PLAN

MAP 8 PROPOSED LAND USE

SCALE 1:5000



LEGEND

- | | | |
|---|-----------------------------------|---|
| Medium Density Residential
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| Commercial Entertainment Zone | Possible Hotel/ Convention Centre | |



**John Hull Architect
and Urban Plans Inc**

In Association With:
**Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd**

RIVERLANDS AREA REDEVELOPMENT PLAN

- incorporating affordable housing criteria into the process of selling City owned land (for example, 20% of units designated as affordable housing);
- working with Red Deer College to have student housing; and
- working with community groups to establish co-operative housing and artists' work/live housing (artist studios).

New Commercial Development

Policy # 4 Encourage the redevelopment of underutilized and vacant properties in Riverlands in accordance with Map 8: Proposed Land Use. Commercial retail will be developed in the area south of 45 Street, between 54 Avenue and Taylor Drive, facing onto 54 Avenue.

Commercial / Entertainment Area

Policy # 5 A commercial / entertainment area (recreation, art/theatre facilities, restaurants, small neighbourhood pubs, etc.) will be allowed to develop in the area between the proposed hotel / convention centre site and the present Carnival Cinemas site. No large drinking establishments will be allowed.

Commercial Office Development

Policy # 6 Low to medium density commercial office uses will primarily be located in two areas – in the existing Cronquist Business Park area and in the area south of 45 Street, east of 55 Avenue. Infill development and redevelopment will be encouraged in these areas to achieve a more compact, pedestrian-oriented form of development in the Riverlands area. Office development will be permitted in various mixed use combinations throughout the Plan area.

High Density Office Development

Policy # 7 The property between Taylor Drive and 54 Avenue, south of 47 Street will be developed with high density commercial office uses given its location at a key entrance point to Riverlands.

■ Civic, Cultural and Public Open Spaces

Parks and Open Spaces

Policy # 8 Develop a parks and open space system in accordance with the concept presented in Figure 5 Parks and Open Space Concept, incorporating a new major riverside park, civic and cultural hub area, upgraded riverside trails, landscaped treed boulevards, and sidewalks throughout the

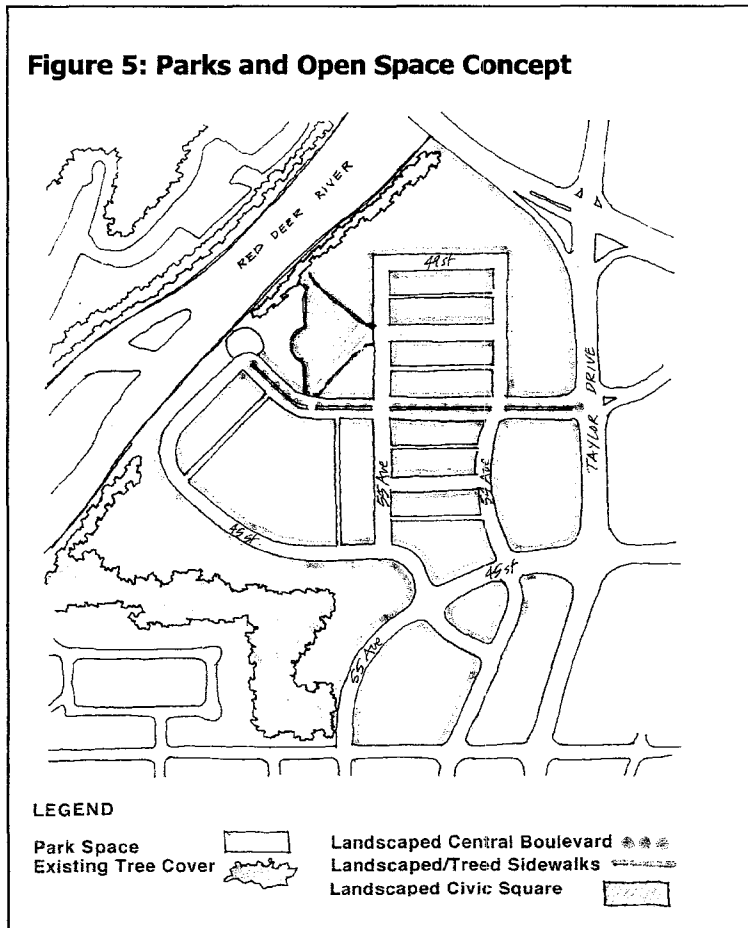


There are a number of possible community uses, activities and events that could occur at the major park, culture hub and civic area site proposed at the river's edge.

RIVERLANDS AREA REDEVELOPMENT PLAN

area. The open space system will provide for a variety of passive and active recreational experiences.

Figure 5: Parks and Open Space Concept



Note: The river-edge park and civic square area is to accommodate not only open space but also a variety of arts, cultural, performance areas, parks and recreational uses. Existing City buildings such as the bus barns could be incorporated into the development and/or new facilities could be built.

A detailed Master Plan is required to determine the final design of this important park/civic space.

Arts and Cultural Facilities

Policy # 9 Based upon existing Community and City plans and policies, accommodate a range of arts and cultural uses in the Riverlands area, either through:

- the adaptive reuse of buildings, (e.g. the bus barns);
- development in the culture hub/civic area;
- accommodation in mixed use developments; and/or
- the construction of new facilities.

A Major Riverside Park/Civic Area/Culture Hub

Policy # 10 Develop a major park and culture hub at the river's edge – this civic area will be designed to be sensitive to the natural environment at the river while serving as a multi-functional gathering place for all kinds of civic events, celebrations and cultural activities. Public/private partnerships will be considered to facilitate any related residential and commercial developments on this site. Incorporate the principles of “nature-scaping” into any



There have been many design ideas proposed for the new riverside park/civic area and trail system since the concept was first presented in the Greater Downtown Action Plan (2000). The final design concept may be determined through a design competition.

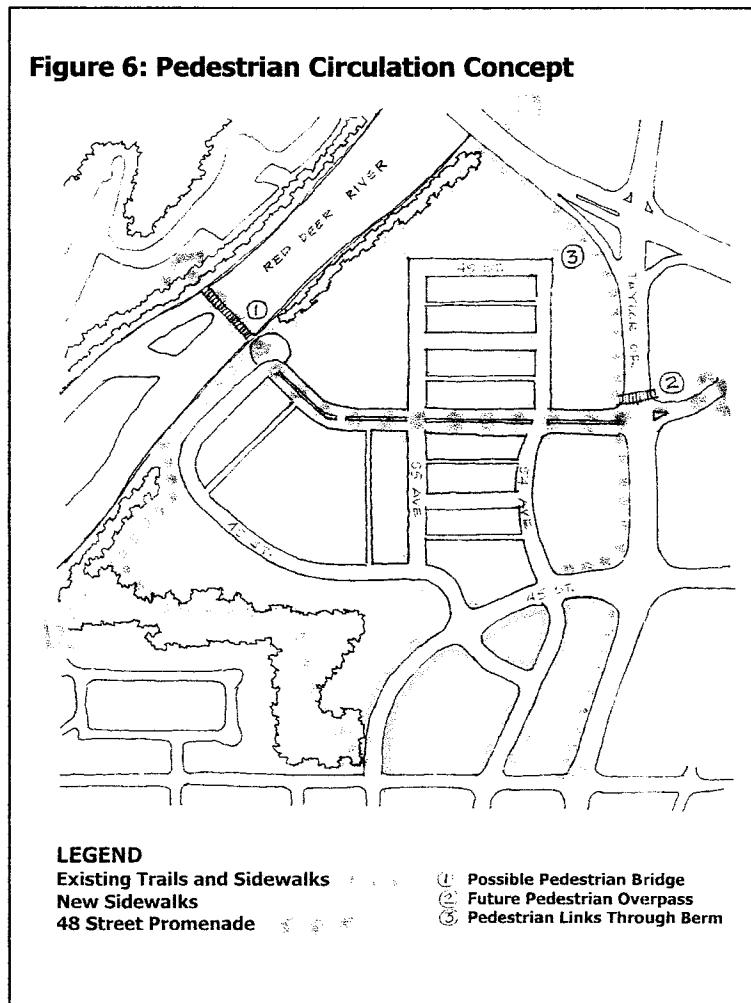
RIVERLANDS AREA REDEVELOPMENT PLAN

improvements made to the river escarpment and into the design of the riverside park and pathway system.

A design competition could be held to generate unique ideas and excitement regarding the project.

■ Pedestrian Circulation

Figure 6: Pedestrian Circulation Concept



A Pedestrian Network

Policy # 11 Develop and implement a pedestrian network as shown in Figure 6: Pedestrian Circulation Concept, providing a variety of walking experiences, in both the natural and urban environments. Develop the riverside trail system in the area as a natural trail with parts of it being a hard-edged promenade with viewpoints and pedestrian connections to the water's edge.

RIVERLANDS AREA REDEVELOPMENT PLAN

Lanes – Service Access and Pedestrian Circulation

Policy # 12 Lanes will be the primary location for service access and deliveries to street-facing businesses and residences. They will also be developed to function as safe and attractive secondary pedestrian routes.

Improved Pedestrian Access from the North

Policy # 13 Provide noise attenuation pathway openings through the berm on the northern boundary of the Riverlands area, to improve accessibility into the area.

A Hotel/Convention Centre at the River's Edge

Policy # 14 Provide for a landmark hotel/convention centre development at the north end of the Plan area, adjacent to the new park/civic and culture hub area and the river's edge. An alternative use of this site would be high density residential.

Design Guidelines for Crime Prevention

Policy # 15 Crime Prevention Through Environmental Design (CPTED) guidelines will be used in the design of public open spaces and pedestrian routes in Riverlands to ensure public safety.

4.1.2 Transportation, Parking and Bicycle Network

Objective

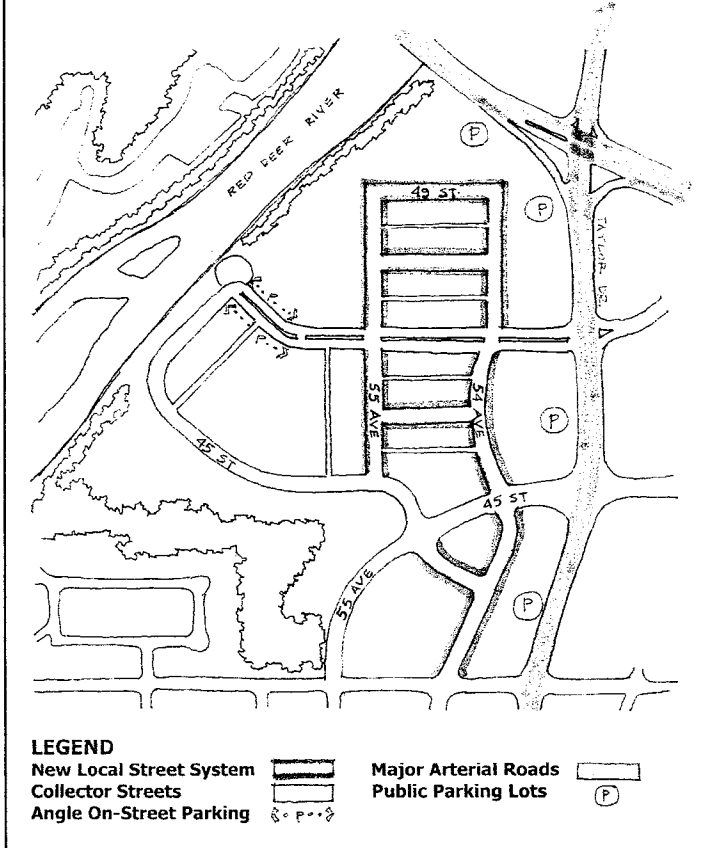
To provide an integrated transportation system in Riverlands which balances the needs of the various transportation modes, including the pedestrian, the motorist, the cyclist, public transit and alternative transportation modes in a safe, convenient, attractive environment. To encourage a shift from an auto oriented to a pedestrian oriented community through modifications to the street system and the provision of a high quality walking environment.

■ The Transportation System

A New Transportation and Parking System

Policy # 16 Establish a new transportation and parking system for Riverlands in accordance with the concept as shown in Figure 7: Transportation and Parking Concept. The major changes to the roadway system include the conversion of 47 Street into a grand pedestrian street and the introduction of a grid street system in the central part of the area. The local residential and commercial streets will be two way streets with parking on both sides, treed boulevards, wide sidewalks, pedestrian lighting and amenities.

Figure 7: Transportation and Parking Concept



Note: Only right in / right out vehicular traffic movements will be permitted to/from Taylor Drive at 47 Street.

A pedestrian structure/crossing will be built at Taylor Drive and 47 Street (48 Street Promenade).

Vehicle access to public parking areas will be from the internal Riverlands roadway network; no access to these areas will be permitted from Taylor Drive.

Traffic and Off-street Parking

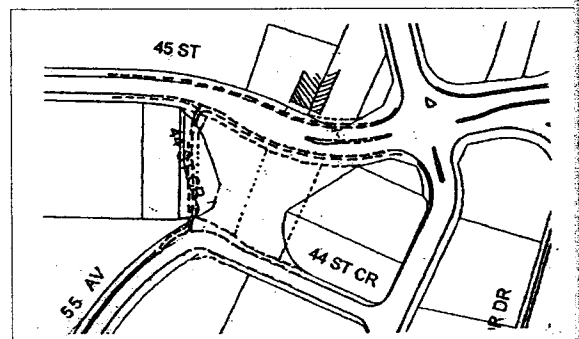
Policy # 17 A safe, convenient and accessible traffic and parking environment is to be achieved through the redevelopment process.

Alternative Design for 55 Avenue / 45 Street Intersection

Policy # 18 As part of the traffic and off-street parking analysis, consider the possibility of an alternative design for the 55 Avenue / 45 Street intersection whereby 45 Street would extend directly westward into Riverlands from the Downtown and the continuous flow of 45 Street into 55 Avenue would be eliminated (as shown in the drawing to the right).

Transit Service

Policy # 19 Maintain existing transit service to the Riverlands area and increase service as population increases warrant.



This sketch shows an alternative design for the 55 Avenue / 45 Street intersection. This design would provide for a more direct entrance into Riverlands from the Downtown while removing the free flowing traffic movement from the Downtown towards the West Park neighbourhood.

RIVERLANDS AREA REDEVELOPMENT PLAN

■ Parking

Residential Parking Requirements

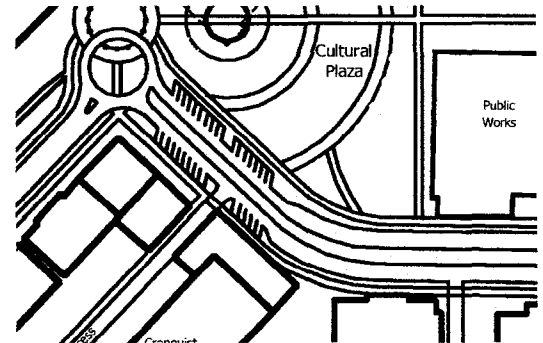
Policy # 20 Residential buildings will be required to provide primarily underground parking for their tenants in accordance with the parking requirements contained in the City of Red Deer Land Use Bylaw.

Commercial and Institutional Parking Requirements

Policy # 21 Commercial and institutional land uses will be required to provide parking in accordance with the parking requirements of the City of the Red Deer Land Use Bylaw. This parking could be provided in the form of at-grade, below-grade or above-grade parking spaces.

On-Street Parking throughout the Area

Policy # 22 The roadways will be designed to accommodate on-street parking on both sides of the street throughout the Riverlands area. On-street angle parking will be provided on the 48 Street Promenade, in the section of roadway adjacent to the major park/civic area.



This drawing illustrates the on-street angle parking concept in the vicinity of the riverside park/civic area.

Public Parking for Public Facilities and Areas

Policy # 23 Provide public parking lots in the Riverlands area, to serve those people coming to visit public facilities in the area. Potential locations for these public parking lots are shown in Figure 7: Transportation and Parking Concept.

■ Bicycle Network

New Bicycle Connections to the Downtown Core

Policy # 24 Develop two new bikeway connections to the Downtown bicycle network (as shown in Figure 8: Bicycle Network Concept). One new bike path is to be built as part of the 48 Street Promenade. It would connect with a pedestrian structure/crossing at Taylor Drive. A second new bike path would connect the trail at the southern boundary of Riverlands with 45 Avenue and run eastward along the sidewalk on the south side of 45 Avenue.

4.1.3 Public Realm Improvements

To invest in the streetscape environment of Riverlands to ensure the public environment is built to a standard sufficient to attract the desired quality of urban development. To establish design guidelines that encourage livability, social interaction, interesting urban spaces and a distinctive neighbourhood environment.

Policy # 25 There is to be a continuity of boulevard tree planting and other landscaping along every street in Riverlands.

Policy # 26 Street furniture locations in Riverlands will be provided in a manner that groups street furniture strategically, focussing on locations of high pedestrian activity such as intersections, bus stops, open spaces and entries to major commercial and residential developments.

Policy # 27 Street signs in Riverlands will be distinctive new signs unique to the area.

RIVERLANDS AREA REDEVELOPMENT PLAN

Coordination of Street Furniture Design

Policy # 28 The design and location of street furniture placed on private property adjacent to the public sidewalk will be complementary to the design and location of the street furniture in the public realm.

Gateways into Riverlands

Policy # 29 Special gateway features will be constructed at the roadway entrances into Riverlands.

Common Theme and Uniform Colors

Policy # 30 A common theme for Riverlands streetscaping items will be reflected in the design, style, uniform color and use of materials for benches, waste/recycle containers, light and traffic light standards and other related street furniture.

Pedestrian Oriented Lighting

Policy # 31 Pedestrian oriented lighting, similar to that in existence in the downtown core, will be provided throughout the area, in accordance with a detailed street lighting concept and the phasing of redevelopment.

Boulevard Landscaping Features

Policy # 32 Major Boulevard landscaping features will be comprised of:

- Grass boulevards with a soil trench; and
- Adjacent raised planters or beds.

Green Energy Efficient Buildings

Policy # 33 Develop and apply green energy efficient building standards for new development in Riverlands, especially for development on lands currently owned by the City of Red Deer.

A District Heating System for Riverlands

Policy #34 Undertake research into a district heating system for new development in Riverlands, considering a variety of approaches, including the construction of one or more district heating plants/systems if economically feasible.



An example of a generous sidewalk width. Its width allows for outdoor display, a clear width for people to easily pass one another and street furniture.

4.2 ZONING

Land use and development in the Riverlands area will be regulated under the City of Red Deer Land Use Bylaw in accordance with the Greater Downtown Action Plan and this Riverlands Area Redevelopment Plan (ARP). The zoning changes that will be required to implement the objectives of the Riverlands ARP are described below. Map 9: Proposed Zoning illustrates the proposed zoning changes.

4.2.1 Residential Zoning

Residential District

Policy # 35 Lands changing from commercial or industrial use to medium density residential use will be rezoned to a new Residential or Direct Control (DC) District. The general purpose of this new District will be to achieve the new vision for Riverlands, which calls for the development of an urban residential precinct in the heart of the area.

The new Residential District will be designed to provide for compact 2 to 5 storey multi-family residential development as the predominant permitted use. Redevelopment of the EL&P site for greater than 5 stories will be a discretionary use. The District will require mandatory ground floor commercial along the 48 Street Promenade but allows ground floor commercial throughout the District and will incorporate development design criteria similar to the C1 Commercial District. Parking will need to be provided primarily underground.

4.2.2 Commercial Zoning

Commercial C1B District

Policy # 36 Commercial lands in Riverlands will be zoned C1B Commercial district. The C1B District will be very similar to the C1A District except that industrial uses and large drinking establishments will not be permitted uses and, development design criteria (as described in Chapter 6 of this Plan) will be incorporated into the new district. All existing industrial uses approved under the C1A District will be made discretionary under the new C1B District so that they will still be legal, but non-conforming under the Land Use Bylaw.

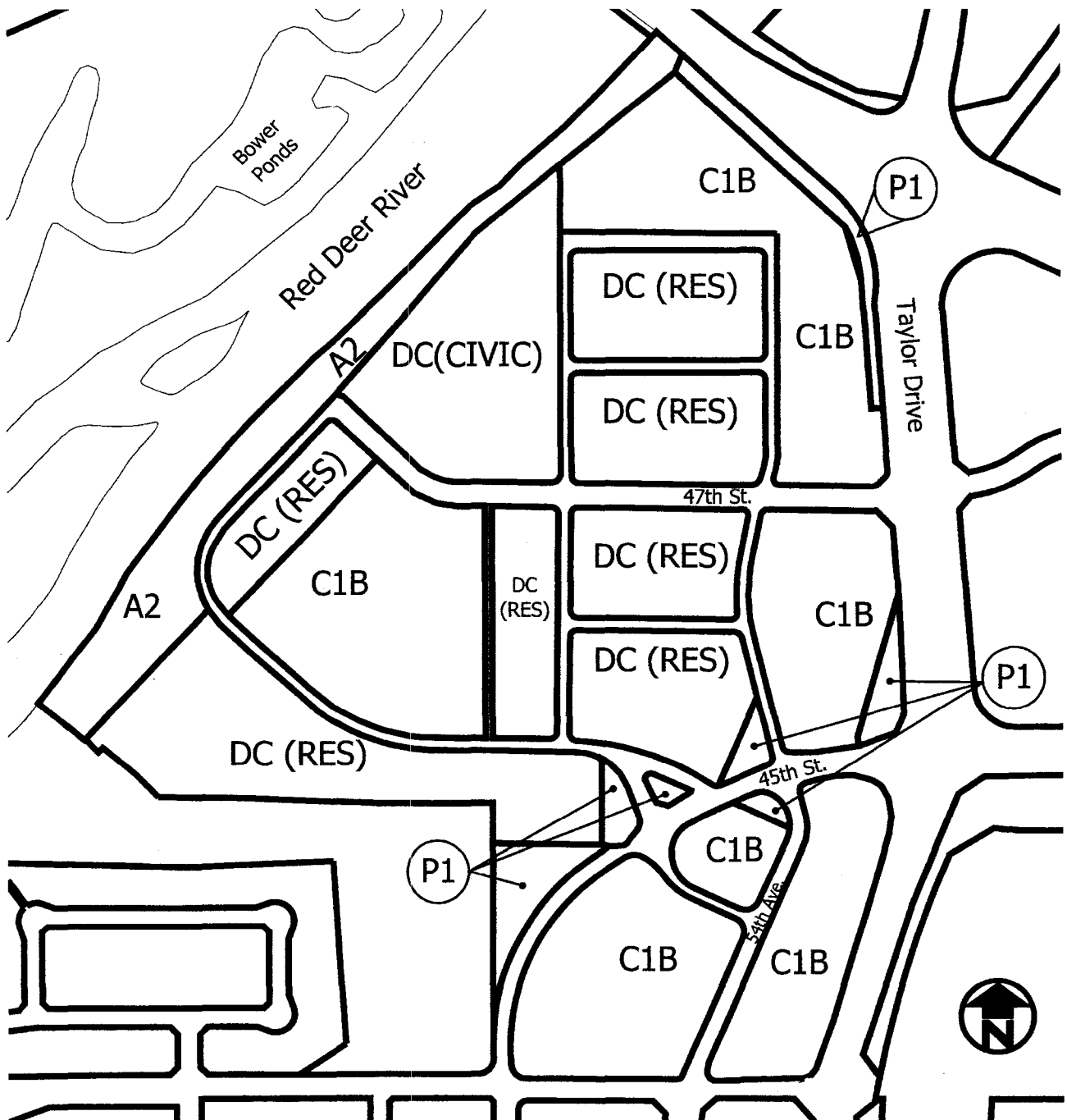
The intent of the new development design criteria is to provide for commercial development that achieves the desirable urban characteristics identified in this Riverlands Plan.

The application of the C1B District to new commercial development will lead to the gradual urbanization of the area, providing for the westward extension of the Downtown commercial core to the Red Deer River.

RIVERLANDS AREA REDEVELOPMENT PLAN

MAP 9 PROPOSED ZONING

SCALE 1:5000



LEGEND

ZONE A2:	Environmental Preservation
ZONE C1B:	Commercial (Riverlands)
ZONE DC (RES):	Residential
ZONE DC (CIVIC):	Mixed Use Public/ Private development
ZONE P1:	Parks and Recreation



John Hull Architect
and Urban Plans Inc

In Association With:
Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd

RIVERLANDS AREA REDEVELOPMENT PLAN

4.2.3 Civic, Parks and Open Space Area Zoning

River's Edge Open Space – A2 Environmental Preservation District

Policy # 37 The natural open space area at the river's edge on the western boundary of Riverlands will be zoned A2 Environmental Preservation in order to preserve the natural qualities of this portion of the Waskasoo Park trail system.

Riverside Park/Civic/Cultural Area – Civic Direct Control District

Policy # 38 The Civic Direct Control District will provide for the development of public and quasi-public uses, passive and active open space areas and, civic/cultural uses, facilities and activities. This zoning will allow for the development of a major riverside park and public square area.

The Civic Direct Control District will also provide opportunity for mixed use developments that could incorporate, through public/private partnerships, residential and/or commercial uses constructed with the purpose of acquiring civic and cultural amenities and facilities.

Miscellaneous Park Spaces – P1 Parks and Recreation District

Policy # 39 The linear landscaped open space buffer on the northern edge of Riverlands and a number of small open space areas in the vicinity of 45 Street will be zoned P1 Parks and Recreation.

4.2.4 Development Design Criteria

Policy # 40 Development design criteria will be applied to all development and redevelopment areas in Riverlands. It is through the application of these design criteria that a high quality urban environment, including the pedestrian environment, will be achieved. Design criteria will provide continuity between adjoining land uses.

The development design criteria is described in Chapter 6 of this Riverlands Community Plan.

4.3 IMPLEMENTATION

The Riverlands Community Plan shall be implemented in accordance with the objectives and policies as contained in Chapter 4. This chapter constitutes the official Riverlands Area Redevelopment Plan and is the only portion of the larger Riverlands Community Plan document adopted as a Statutory Plan under the Municipal Government Act. Notwithstanding that Section 5.1 Implementation Strategy is outside of the official Area Redevelopment Plan, this section is intended to identify and guide additional key initiatives to be undertaken by the City as part of the Riverlands redevelopment process.

Any amendments to the Riverlands Area Redevelopment Plan (Chapter 4) shall follow the process as outlined in the *Municipal Government Act* and the *City's Neighbourhood Planning and Design Guidelines and Standards*. Provided the intent of the Plan is maintained, minor adjustments to proposed land use and zoning boundaries and roadway locations may be made where necessary without amendments to this Plan.

The Riverlands Area Redevelopment Plan should undergo a comprehensive review and update every five years. This way, any changing or emerging land use and development issues can be given appropriate consideration, and the best interests of the Riverlands community can continue to be recognized in the future.

Legislative & Administrative Services

DATE: July 27, 2004
TO: Tony Lindhout, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Riverlands Community Plan/Area Redevelopment Plan
Bylaw 3335/2004 – To Adopt the Riverlands Area Redevelopment Plan

Reference Report:

Parkland Community Planning Services, dated June 21, 2004

Bylaw Readings:

Riverlands Area Redevelopment Plan Bylaw 3335/2004 was given second and third readings. A copy of the bylaw is attached.

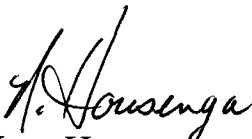
Report Back to Council: No

Comments/Further Action:

Bylaw 3335/2004, the Riverlands Area Redevelopment Plan, provides a planning framework to redevelop existing industrial and commercial areas into vibrant mixed use commercial and residential areas containing a significant focus on public amenity areas. The vision for Riverlands centres on relocation of the City's west yards to create a highly urbanized, diverse and sustainable mixed use neighbourhood that also includes redevelopment of some existing key industrial sites within the Cronquist Business Park area.

The following were comments from members of Council to be considered when bringing forward redevelopment criteria:

1. Need a more detailed transportation study regarding parking on the streets and access and egress for the proposed redevelopment.
2. Proposal for the redevelopment of the EL&P site should come to Council for review.
3. Proportion of commercial to residential development is too high with respect to parking.
4. Clarification on the permitted number of drinking establishments and a definition of what constitutes a "large drinking establishment". All drinking establishments should be discretionary and not permitted uses.
5. Controls put in place on building materials for redevelopment to be appropriate to a river setting .
6. Public input into the approval of development on the anchor sites.
7. Types of promotional events appropriate to be hosted in the redevelopment area.



Nona Housenga
Deputy City Clerk

/chk

/attach.

c Director of Development Services
 Community Services Director
 Inspections & Licensing Manager
 Land & Economic Development Manager
 City Assessor

**Legislative & Administrative Services**

DATE: July 5, 2004
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/E-2004
Crime Prevention Through Environmental Design

History:

At the Monday, June 28, 2004 meeting of Council, Land Use Bylaw Amendment 3156/E-2004 was given first reading.

Land Use Bylaw Amendment 3156/E-2004 incorporates the Crime Prevention Through Environmental Design (C.P.T.E.D.) development principles into the Land Use Bylaw specifically for all commercial buildings, schools, recreation centres, places of worship, apartment buildings (consisting of three storeys and higher) and parkades. C.P.T.E.D. principles are based upon the proper design and effective use of the built environment physically and psychologically, to reduce opportunities for crime and the fear of crime.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 26, 2004 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

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

Kelly Kloss
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: June 17, 2004

TO: Kelly Kloss, Legislative & Administrative Manager

RE: **Proposed Land Use Bylaw Amendment 3156/E-2004**
Crime Prevention Through Environmental Design

BACKGROUND

Since December 2002 the City Administration has been applying Crime Prevention Through Environmental Design (or "C.P.T.E.D." pronounced sep-ted) principles in the processing of neighbourhood area structure plans, as part of the Community Services' *'Neighbourhood Planning & Design Guidelines & Standards'*. This process benefits primarily new neighbourhoods and the Administration believes there are merits in applying these principles to the development process, which will benefit established residential areas and Downtown.

It is being proposed to incorporate the C.P.T.E.D. principles into the Land Use Bylaw specifically for all commercial buildings, schools, recreation centres, places of worship, apartment buildings consisting of three storeys and higher, and parkades.

C.P.T.E.D. is based upon the proper design and effective use of the built environment, physically and psychologically, to reduce opportunities for crime and the fear of crime, while at the same time encourage the legitimate use of the environment. This objective is pursued by employing concepts such as defensible space, territoriality, natural surveillance, activity support, maintenance and access control into the design of the built environment. These C.P.T.E.D. strategies may be applied to the design of neighbourhoods, schools, downtowns, or buildings.

C.P.T.E.D. reportedly has few if any negative impacts, since it focuses primarily on natural strategies. In most cases C.P.T.E.D. is reported to reduce costs, lower liability and improve the productive use of space. Employing best practices based on C.P.T.E.D. is likely to improve planning and decision-making about the design and use of space, but it does not dictate particular policies or minimum standards, since any particular crime prevention objective may be achieved using a range of unique and appropriate strategies.

While C.P.T.E.D. does not replace traditional approaches to crime and loss prevention it is an important tool in making public and private spaces safer and more user friendly.

ASSESSING DEVELOPMENT APPLICATIONS FOR COMPLIANCE WITH C.P.T.E.D. PRINCIPLES

In an endeavour to approve developments that do not create or exacerbate crime risk, an amendment to the Land Use Bylaw is proposed which will clearly indicate City Council's promotion of C.P.T.E.D. as a design consideration and will enable the Development Authority to review and impose condition upon development applications for adherence to the three basic C.P.T.E.D. principles, i.e. surveillance, access control and territorial reinforcement.

The building types and uses that are proposed to be subject to C.P.T.E.D. review are specified in the proposed Land Use Bylaw amendment. These will be the only building types for which a C.P.T.E.D. review is required for a trial period of approximately one year. The Development Officer will encourage the employment of best practices based on C.P.T.E.D. principles in the design of these buildings and sites. After the trial period the bylaw will be reassessed and may be amended to include other buildings and land uses.

The City of Red Deer detachment of the Royal Canadian Mounted Police will provide staff specially trained to assess site and building compliance with the C.P.T.E.D. principles, advising the Development Authority of suggested improvements that may be required to the plans.

The application of the C.P.T.E.D. principles to each development application may depend upon the nature of the development proposal and the prevailing crime risk in the immediate area of the application site. The Development Authority will be careful when applying C.P.T.E.D. principles as the principles overlap and sometimes may interact with each other, as well as with other basic principles of good urban design and other statutory requirements (e.g. building and fire safety codes). Caution is required to ensure that one C.P.T.E.D. principle is not applied to the detriment of another principle, or in conflict with otherwise sound design considerations and provincial codes or other statutory regulations. That is to say, C.P.T.E.D. principles should not be rigidly applied as one might use a checklist, but should be used selectively and flexibly to address crime risk within the context of responsible urban planning and space design.

There is also a need for a spirit of co-operation between the City and the development and building industries.

THE C.P.T.E.D. PRINCIPLES

The three most common C.P.T.E.D. strategies are surveillance, access control and territorial reinforcement.

Surveillance

The placement of physical features, activities, and people in a way that maximizes visibility is one concept directed toward keeping intruders easily observable, and therefore less likely to commit criminal acts. Good surveillance means that people can see what others are doing. People feel safe in public areas when they can easily see and interact with others. Would be offenders are often deterred from committing crime in areas with high levels of surveillance. Surveillance or maximum visibility is particularly important along walkways, in parking areas, and at building entrances.

From a design perspective, opportunities for effective surveillance may be provided in natural and technical ways, for example:

- ensure clear sightlines between public and private places
- locate public services in areas of high activity and visibility
- avoid walls without any windows
- provide effective lighting of public places and entry/exit points
- select and design landscaping elements that makes places attractive, but does not provide offenders with a place to hide, entrap victims, or obstructs sightlines
- build pedestrian-friendly pathways
- ensure doors and windows are visible from the street or other activity area
- provide prominent entry points
- provide open or low fencing and balcony railings (within safety code requirements)
- provide lighting which does not provide glare or dark shadows
- avoid creating blind corners, hiding places and areas with low activity

Access control

Access control is a design concept directed primarily at denying access to crime targets, creating a perception of risk for offenders, clearly indicating public routes and discouraging access to private areas and structural elements. People are guided through a space by the strategic design of streets, sidewalks, site and building entrances, landscaping, and neighbourhood gateways. Physical and symbolic barriers can be used to attract, channel or restrict the movement of people, minimizing opportunities for crime and increasing the effort required to commit crime. By making it clear where people are permitted to go or not go, it becomes difficult for potential offenders to reach and victimize people and their property. On the other hand, illegible boundary markers and confusing spatial definition make it easy for criminals to make excuses for being in restricted areas. Care needs to be taken to ensure that the barriers are not tall or hostile, creating the effect of a compound.

Effective access control could include the following examples:

- landscapes and physical locations that channel and group pedestrians into target areas
- prickly vegetation used as barriers to deter unauthorized access

- avoid large trees or shrubs and building works close to buildings, or balcony design or fencing that could provide unauthorized access to the roof or adjacent buildings or properties
- public spaces which attract, rather than discourage, people from gathering
- restricted access to internal areas or high-risk areas like parking lots, parkades, or other rarely visited areas
- in a multiple family residential building, limit the number of dwellings taking access from the same entry point
- limit the number of entrances and exists to a specific area
- provide signage that is visible, easy to read and simple to understand
- require that visitors pass a “checkpoint” which may be attended by those in authority, be informally observable from adjacent spaces or be merely symbolic

Territorial reinforcement

Community ownership of public space sends positive signals and people feel comfortable in, and are more likely to visit, places which appear and feel owned and cared for. Physical design can create or extend such a sphere of influence. Through territorial reinforcement legitimate users are encouraged to develop a sense of territorial control, while potential offenders, perceiving this control, are discouraged. Well used places reduce opportunities for crime and increase risk to criminals. This concept includes features that define property lines and distinguish private spaces from public spaces using landscape plantings, pavement designs, gateway treatments, signage, and open fences. Care is needed to ensure that territorial reinforcement is not achieved by inadvertently making public spaces private spaces, through gates and enclosures.

Territorial reinforcement can be achieved through physical or psychological/symbolical means, including:

- clear transitions and boundaries between public and private space (e.g. fences, gardens, hedges, lawn strips, varying textured surfaces)
- design cues on who is to use space and what it is to be used for
- entrances which are prominently defined with landscaping, architectural features or symbolic gateways

PLANNING COMMENTS

The C.P.T.E.D. principles can be incorporated into the Land Use Bylaw into a new subsection 10.1, as described in the attached Bylaw Amendment No. 3156/E-2004.

Initially limiting the C.P.T.E.D. principles to the buildings and uses specified in the bylaw will allow the Administration and the RCMP to run a pilot project, setting up and fine tuning the plan review process and evaluating the programme overall. As the need may

arise, the Land Use Bylaw may be amended in future to refine the process or to apply the C.P.T.E.D. principles to other buildings and uses as well.

City parks are already receiving a C.P.T.E.D. review as part of the processing of neighbourhood area structure plans in accordance with the *'Neighbourhood Planning & Design Guidelines & Standards'*, which includes the preparation of a neighbourhood park plan.

If the bylaw is adopted the Inspections & Licensing Department will require developers to provide an additional set of plans for the C.P.T.E.D. review. The RCMP has staff trained in C.P.T.E.D. assessment who will review the plans on behalf of the City. Those plans that meet the C.P.T.E.D. principles will be signed as "Compliant", and those that need changes in order to meet the objectives will be signed as "Not Compliant" with notes on the plan listing and explaining the required changes. The proposed Land Use Bylaw amendment authorizes the Development Authority to include these notes and comments as conditions in a development permit for a permitted or a discretionary use in order to enforce the satisfactory adherence to the C.P.T.E.D. principles.

Considering the 40 days time period for the processing of development applications specified by the Municipal Government Act, the number of development permit applications submitted to the City every year requires efficiency, accuracy and a relatively short review time. Supt. Steele has indicated that the RCMP is able to meet a 5 to 7 days turn around in the review process of development applications.

CONSULTATION WITH THE DEVELOPMENT INDUSTRY

On April 22 the City Administration offered a free of charge education and information session to local architects, builders, developers and the two school authorities. Thirty three organizations were identified as being involved in the design of the specified buildings, and were invited in writing.

Eleven participants from ten organizations attended the workshop. An overview of the C.P.T.E.D. principles and practical examples supporting those concepts were presented by a certified person representing the RCMP. Participants were also informed about the City's intention to incorporate into the Land Use Bylaw a mandatory C.P.T.E.D. review of development applications for specific new building types, and were asked to comment on this concept. Two comment sheets were received, both which expressed favourable views of the City's intentions.

Planning staff and a representative of Safe Secure Design have consulted with the representatives of Melcor Developments Inc. and Laebon Developments Ltd. Concerns from these organizations with regard to the proposed bylaw amendment have been addressed and resolved through minor revisions, including suggestions from the City solicitors.

If Council adopts the proposed bylaw amendment the RCMP and Inspections & Licensing Department have agreed to put together a brochure for hand out to developers to explain the C.P.T.E.D. principles and the procedures for C.P.T.E.D. review.

ADDITIONAL CHANGE

A technical wording change is required to Section 10(3) in order to allow the Development Officer to specify the number of survey plans which may be required to accompany a development permit application. This proposed change is not directly related to the proposed bylaw amendment incorporating the C.P.T.E.D. principles into the Land Use Bylaw.

RECOMMENDATION

That Council give first reading to Land Use Bylaw Amendment 3156/E-2004, proposing to incorporate Crime Prevention Through Environmental Design principles into the Land Use Bylaw for commercial buildings, schools, recreation centres, places of worship, apartment buildings consisting of three storeys and higher, and parkades, in any relevant land use district or direct control district.



Johan van der Bank
Planner
attachments

cc: Colleen Jensen, Director of Community Services
Joyce Boon, Permit & Licensing Supervisor
Supt. Jim Steele, Officer in Charge, RCMP Red Deer City Detachment

(Account No. 59.5901)



Council Decision – June 28, 2004

Legislative & Administrative Services

REVISED – JUNE 30, 2004

DATE: June 29, 2004

TO: Johan van der Bank, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/E-2004
Crime Prevention Through Environmental Design

Reference Report:

Parkland Community Planning Services , dated June 17, 2004

Bylaw Readings:

Land Use Bylaw Amendment 3156/E-2004 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, July 26, 2004 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/E-2004 incorporates the Crime Prevention Through Environmental Design (C.P.T.E.D.) development principles into the Land Use Bylaw specifically for all commercial buildings, schools, recreation centres, places of worship, apartment buildings (consisting of three storeys and higher) and parkades. C.P.T.E.D. principles are based upon the proper design and effective use of the built environment physically and psychologically, to reduce opportunities for crime and the fear of crime. This office will now advertise for a Public Hearing. The City will be responsible for the advertising costs in this instance.

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

Kelly Kloss
Manager

/chk
/attach.

c Director of Development Services
 Community Services Director
 Inspections & Licensing Manager
 Land & Economic Development Manager
 R.C.M.P. Superintendent
 Cheryl Adams, Administrative Assistant
 Bev Greter, Clerk Steno

BYLAW NO. 3156/E - 2004

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

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

Bylaw No. 3156/96 is hereby amended:

- 1 By deleting the wording of Section 10(3) and replacing it with the following new wording:

“10(3) The Development Authority may require that an application for a development permit be accompanied by survey plans of the site prepared by an Alberta Land Surveyor in the quantity specified by the Development Officer.”

- 2 By adding the following new Section 10.1 after Section 10:

“10.1 Crime Prevention Through Environmental Design (“C.P.T.E.D.”)

- (1) The City encourages the inclusion in site plans for commercial buildings, school buildings, recreational buildings, places of worship, residential buildings consisting of three or more storeys, and parkades of the following design elements that incorporate C.P.T.E.D. principles:
 - (a) “*natural surveillance*” - design the site and buildings thereon, including the use of lighting and the placing and selection of landscaping elements, to promote natural observation and maximize the opportunities for people to observe and be observed from adjacent spaces;
 - (b) “*access control*” - design the site and buildings thereon, including the placing and selection of landscaping elements, to physically or subtly create a perception of risk for potential offenders, clearly indicate public routes and discourage access to private areas and structural elements.
 - (c) “*territorial reinforcement*” - design landscaping elements, sidewalks, lighting, fencing and building features to clearly identify and distinguish between public and private spaces.”

- 3 Add new section 13(4) as follows:

“The Development Authority may include in development permits for buildings and land uses listed in section 10.1(1), conditions to ensure adherence to C.P.T.E.D. principles.”

READ A FIRST TIME IN OPEN COUNCIL this 28TH day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

Legislative & Administrative Services

DATE: July 27, 2004
TO: Johan van der Bank, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/E-2004
Crime Prevention Through Environmental Design

Reference Report:

Parkland Community Planning Services, dated June 17, 2004


Bylaw Readings:

Land Use Bylaw Amendment 3156/E-2004 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/E-2004 incorporates the Crime Prevention Through Environmental Design (C.P.T.E.D.) development principles into the Land Use Bylaw specifically for all commercial buildings, schools, recreation centres, places of worship, apartment buildings (consisting of three storeys and higher) and parkades. C.P.T.E.D. principles are based upon the proper design and effective use of the built environment physically and psychologically. This office will amend the Land Use Bylaw and distribute copies in due course.


Nona Housenga
Deputy City Clerk

/chk

/attach.

c Director of Development Services
 Community Services Director
 Inspections & Licensing Manager
 Land & Economic Development Manager
 City Assessor
 L. Soley, Clerk Steno

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- 2 By adding the following new Section 10.1 after Section 10:

“10.1 Crime Prevention Through Environmental Design (“C.P.T.E.D.”)

- (1) The City encourages the inclusion in site plans for commercial buildings, school buildings, recreational buildings, places of worship, residential buildings consisting of three or more storeys, and parkades of the following design elements that incorporate C.P.T.E.D. principles:
 - (a) “*natural surveillance*” - design the site and buildings thereon, including the use of lighting and the placing and selection of landscaping elements, to promote natural observation and maximize the opportunities for people to observe and be observed from adjacent spaces;
 - (b) “*access control*” - design the site and buildings thereon, including the placing and selection of landscaping elements, to physically or subtly create a perception of risk for potential offenders, clearly indicate public routes and discourage access to private areas and structural elements.
 - (c) “*territorial reinforcement*” - design landscaping elements, sidewalks, lighting, fencing and building features to clearly identify and distinguish between public and private spaces.”

- 3 Add new section 13(4) as follows:

“The Development Authority may include in development permits for buildings and land uses listed in section 10.1(1), conditions to ensure adherence to C.P.T.E.D. principles.”

READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.


READ A SECOND TIME IN OPEN COUNCIL this 26th day of July 2004.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of July 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of July 2004.


MAYOR

Deary


CITY CLERK



Legislative & Administrative Services

DATE: July 5, 2004
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/T-2004
R1N Residential (Narrow Lot) District

History:

At the Monday, June 28, 2004 meeting of Council, Land Use Bylaw Amendment 3156/T-2004 was given first reading.

Land Use Bylaw Amendment 3156/T-2004 provides for a wording change to Section 189 (10) Special Regulations in the R1N Residential (Narrow Lot) District to include "Not more than 33% of the "net residential area" (i.e. the area of land designated for residential use within a Neighbourhood Area Structure Plan) shall be developed for narrow-lot housing (R1N). "

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 26, 2004 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

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

Kelly Kloss
Manager



**RED DEER
COMMUNITY
PLANNING
SERVICES**

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

DATE: June 16, 2004

TO: Kelly Kloss, Legislative & Administrative Manager

RE: **Proposed Land Use Bylaw Amendment 3156/T-2004**
R1N Residential (Narrow Lot) District

BACKGROUND

In December 2002 City Council adopted the "*Neighbourhood Planning & Design Guidelines & Standards*" based on the 'Red Deer Growing Smarter' study. Section 1.2.3 of these guidelines & standards under the section dealing with housing requires that not more than 33% of the net residential area (i.e. land to be designated into residential districts) in a neighbourhood area structure plan shall be allocated to the R1N Residential (Narrow Lot) District.

The Land Use Bylaw under Section 189 (10) requires that no more than 33% of the total developable area in a neighbourhood area structure plan shall consist of narrow lot housing (R1N).

PLANNING COMMENTS

The two standards conflict with each other. It is the opinion of the City Administration that in 2002 the "*Neighbourhood Planning & Design Guidelines & Standards*" intended to review the standard in the Land Use Bylaw. The latter had been in existence since 1998, and was reviewed because in some instances the actual development of R1N lots on land constituting up to 33% of the total developable area in a neighbourhood proved to cause concerns with regard to on-street parking and densities in general, especially when the narrow lots were provided in large modules. By limiting R1N lots to an area not exceeding 33% of the net residential area, the proportion of R1N in a typical neighbourhood with regards to overall development would be reduced. Furthermore, as a guideline the "*Neighbourhood Planning & Design Guidelines & Standards*" promotes smaller clusters of narrow lots containing 50 to 60 dwelling units each.

RECOMMENDATION

That Council give first reading to Land Use Bylaw Amendment 3156/T-2004.

Johan van der Bank
Planner
attachments

cc: Colleen Jensen, Director of Community Services

RESIDENTIAL NARROW LOT DISTRICT
LUB 3156/T-2004

DESCRIPTION: Special Regulations I the R1N District

FIRST READING: June 28, 2004

FIRST PUBLICATION: July 9, 2004

SECOND PUBLICATION: July 16, 2004

PUBLIC HEARING & SECOND READING: July 26, 2004

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☒

DEPOSIT? YES ☐ \$ _____ NO ☒ BY: CITY

ACTUAL COST OF ADVERTISING:

\$ 170.30 X 2 TOTAL: \$ 340.60

MAP PREPARATION: \$ —

TOTAL COST: \$ 340.60

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: —

(Account No. 59.5901)

Legislative & Administrative Services

REVISED – JUNE 30, 2004**DATE:** June 29, 2004**TO:** Johan van der Bank, Parkland Community Planning Services**FROM:** Kelly Kloss, Legislative & Administrative Services Manager**SUBJECT:** Land Use Bylaw Amendment 3156/T-2004
R1N Residential (Narrow Lot) District***Reference Report:***

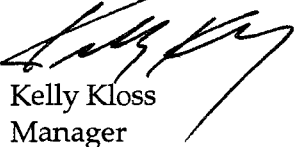
Parkland Community Planning Services , dated June 16, 2004

Bylaw Readings:

Land Use Bylaw Amendment 3156/T-2004 was given first reading. A copy of the bylaw is attached.

Report Back to Council: YesA Public Hearing will be held on Monday, July 26, 2004 at 7:00 p.m. in Council Chambers during Council's regular meeting.***Comments/Further Action:***

Land Use Bylaw Amendment 3156/T-2004 provides for a wording change to Section 189 (10) Special Regulations in the R1N Residential (Narrow Lot) District to include "Not more than 33% of the "net residential area" (i.e. the area of land designated for residential use within a Neighbourhood Area Structure Plan) shall be developed for narrow-lot housing (R1N). " This office will now advertise for a Public Hearing. The City will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
Cheryl Adams, Administrative Assistant
Bev Greter, Clerk Steno

BYLAW NO. 3156/T-2004

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

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

Bylaw No. 3156/96 is hereby amended:

- 1 By substituting the following wording for the existing wording in Section 189 (10) Special Regulations in the R1N Residential (Narrow Lot) District:

 “(10) Not more than 33% of the “net residential area” (i.e. the area of land designated for residential use within a Neighbourhood Area Structure Plan) shall be developed for narrow-lot housing. (R1N).”

READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of , 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

FILE



Council Decision – July 26, 2004

Legislative & Administrative Services

DATE: July 27, 2004
TO: Johan van der Bank, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/T-2004
R1N Residential (Narrow Lot) District

Reference Report:

Parkland Community Planning Services, dated June 16, 2004


Bylaw Readings:

Land Use Bylaw Amendment 3156/T-2004 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/T-2004 provides for a wording change to Section 189 (10) Special Regulations in the R1N Residential (Narrow Lot) District to include "Not more than 33% of the "net residential area" (i.e. the area of land designated for residential use within a Neighbourhood Area Structure Plan) shall be developed for narrow-lot housing (R1N). This office will amend the Land Use Bylaw and distribute copies in due course.


Nona Housenga
Deputy City Clerk

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
L. Soley, Clerk Steno

BYLAW NO. 3156/T-2004

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

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

Bylaw No. 3156/96 is hereby amended:

- 1 By substituting the following wording for the existing wording in Section 189 (10) Special Regulations in the R1N Residential (Narrow Lot) District:


“(10) Not more than 33% of the “net residential area” (i.e. the area of land designated for residential use within a Neighbourhood Area Structure Plan) shall be developed for narrow-lot housing. (R1N).

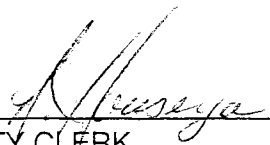
READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of July 2004.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of July 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of July 2004.


MAYOR


Deputy CITY CLERK

**Legislative & Administrative Services**

DATE: July 5, 2004
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/U-2004
Portion of SW ¼ Sec. 3-38-27-W4M
Inglewood West – Phase 6
Melcor Developments Ltd.

History:

At the Monday, June 28, 2004 meeting of Council, Land Use Bylaw Amendment 3156/U-2004 was given first reading.

Land Use Bylaw Amendment 3156/U-2004 provides for the rezoning of approximately 2.5 ha (6.2 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to develop Phase 6 of the Inglewood West neighbourhood. Phase 6 will consist of 25 low density residential lots, 2 public utility lots and 1 municipal reserve lot.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 26, 2004 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

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

Kelly Kloss
Manager

DATE: June 17, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/U-2004
Portion of SW ¼ Sec. 3-38-27-W4M
Inglewood West – Phase 6
Melcor Developments Ltd.

Proposal

Melcor Developments Ltd. is proposing to develop Phase 6 of the Inglewood West neighbourhood. Phase 6 is located within the most southeasterly portion of the Inglewood Neighbourhood Area Structure Plan. The applicant seeks to rezone approximately 2.5 ha (6.2 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District in order to create twenty-five (25) low density residential lots, two (2) public utility lots, and one (1) municipal reserve lot.

Staff Recommendation

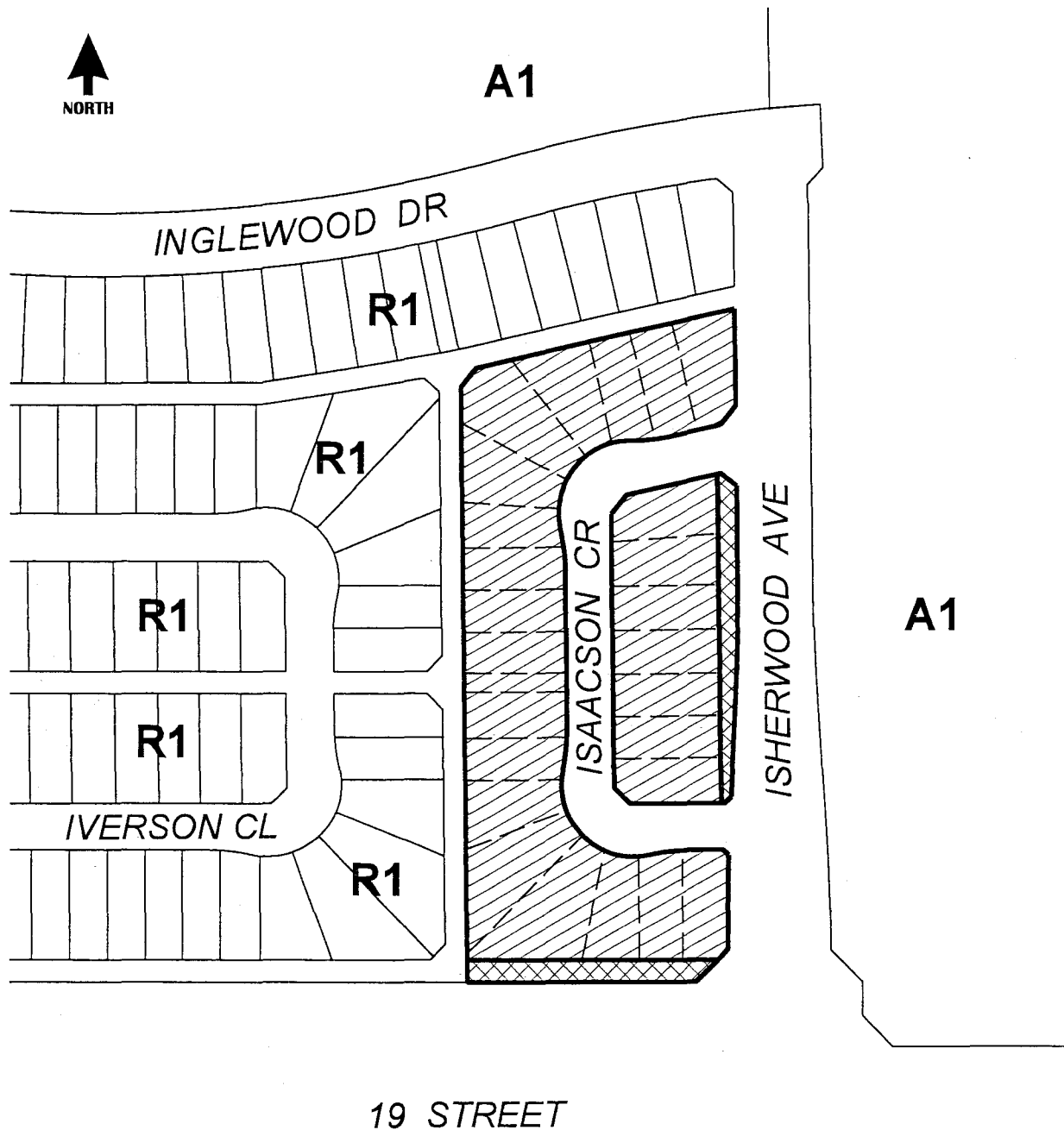
The proposal conforms with the Inglewood West Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/U-2004.



Martin Kvapil
Planning Assistant

Attachments

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

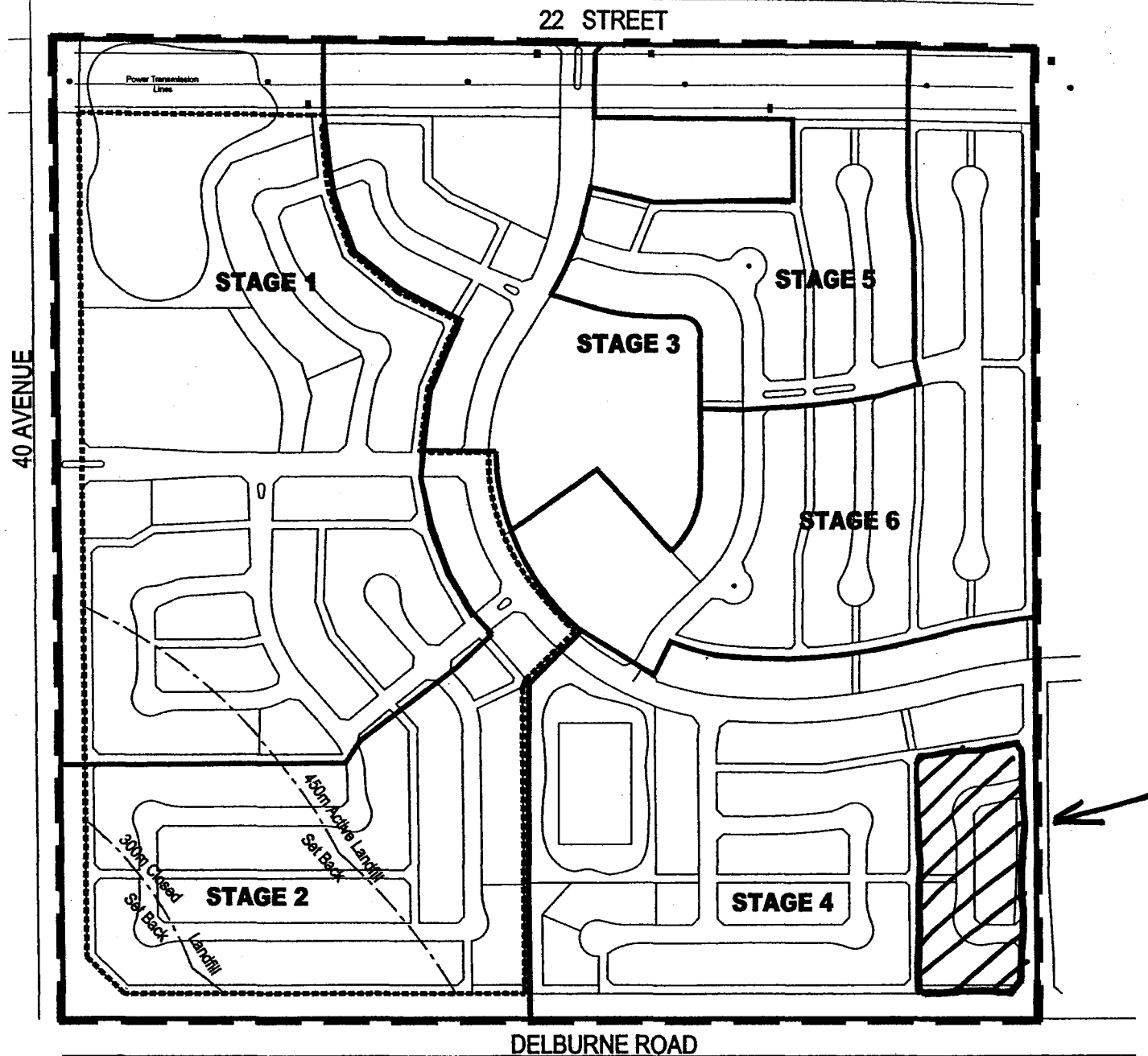
A1 to R1



A1 to P1



MAP No. 13 / 2004
BYLAW No. 3156 / U - 2004



Stantec

INGLEWOOD WEST – Phase 6
LUB 3156/U-2004

DESCRIPTION: Development of Phase 6 of Inglewood West

FIRST READING: June 28, 2004

FIRST PUBLICATION: July 9, 2004

SECOND PUBLICATION: July 16, 2004

PUBLIC HEARING & SECOND READING: July 26, 2004

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ BY: Melcar

ACTUAL COST OF ADVERTISING:

\$ 317.⁰² X 2 TOTAL: \$ 634.⁰⁴

MAP PREPARATION: \$ —

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ ~~634.⁰⁴~~

AMOUNT OWING/ (REFUND): \$ 634.⁰⁴

INVOICE NO.: B. 642558

(Account No. 59.5901)

1. 122668

\$400. cl repaid 04/07/28

REMITTANCE ADVICE

DATE			PAYEE	THE CITY OF RED DEER		AMOUNT	400.00		PAGE	1
19	7	2004	BANK	IN Canadian Imperial Bank of Commerce				NUMBER	1351	
DOCUMENT DATE			DOCUMENT NUMBER	DOCUMENT AMOUNT	BALANCE	GROSS AMOUNT	DISCOUNT	NET PAYMENT		
19	7	2004	ING.WD.6	400.00		400.00	0.00	400.00		
				<i>acct 1232372</i> <i>lnw 122668</i>						
				400.00		400.00	0.00	400.00		

DETACH THIS PORTION BEFORE DEPOSITING

FILE

July 7, 2004

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: Inglewood West – Phase 6
Land Use Bylaw Amendment 3156/U-2004**

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

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/U-2004** which provides for the rezoning of approximately 2.5 ha (6.2 acres) of land from A1 Future Urban Development District to R1 Residential (Low Density) District and P1 Parks and Recreation. Phase 6 will consist of 25 low density residential lots, 2 public utility lots and 1 municipal reserve lot. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, July 26, 2004** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, July 20, 2004**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,



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

OwnerName	OwnerAdd1	OwnerAdd2
Inglewood Communities Inc.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8
Cambridge Homes Inc.	64 Edgevalley Place NW	CALGARY, AB T3A 4Z1

INGLEWOOD WEST - Phase 6 Land Use Bylaw Amendment

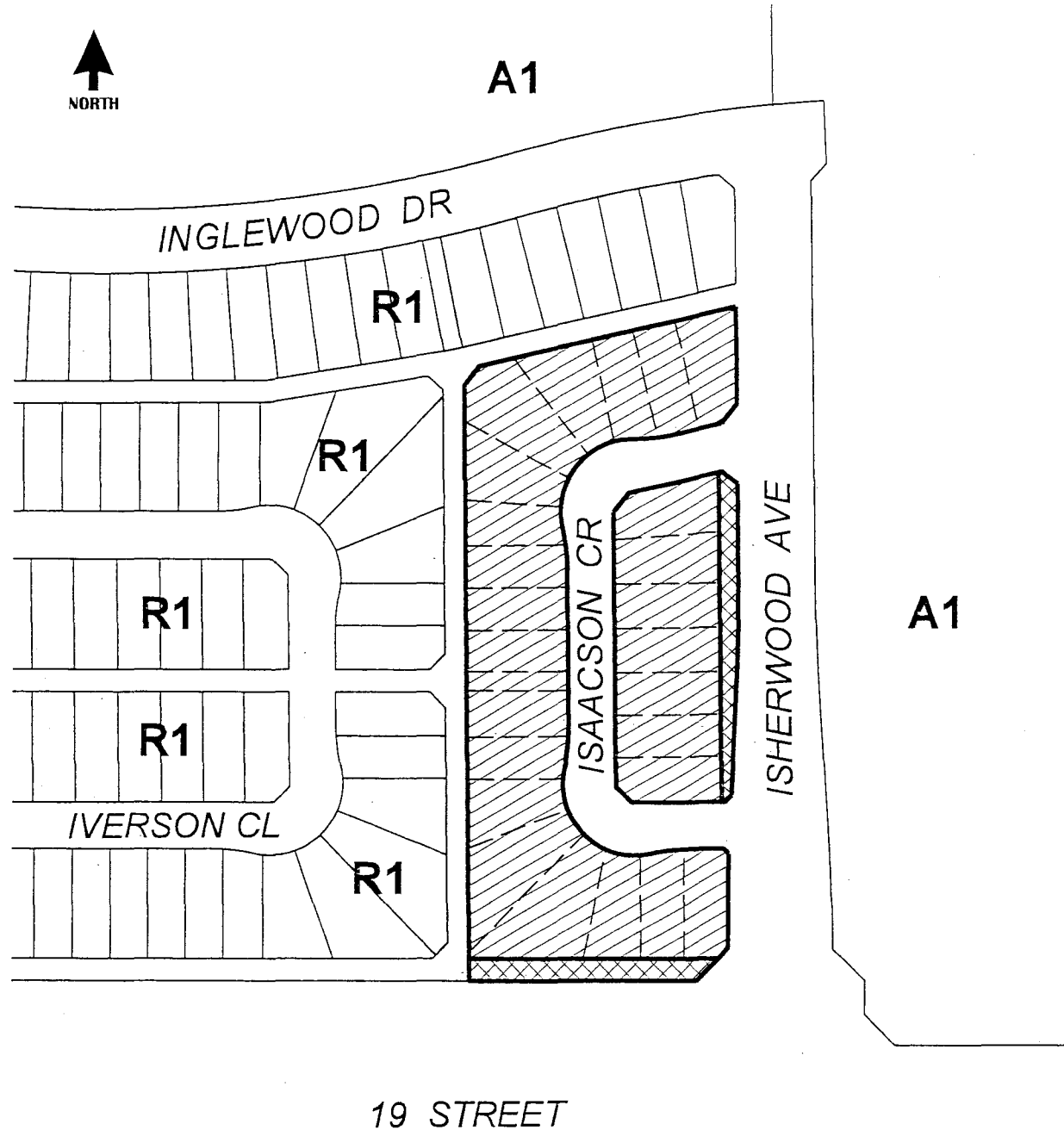
Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw amendment **3156/U-2004** provides for the rezoning of approximately 2.5 ha (6.2 acres) of land from A1 Future Urban Development District to R1 Residential (Low Density) District and P1 Parks and Recreation. Phase 6 will consist of 25 low density residential lots, 2 public utility lots and 1 municipal reserve lot. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Monday, July 26, 2004** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, July 20, 2004**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: July 9 & 16, 2004)

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



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1



A1 to P1



MAP No. 13 / 2004
BYLAW No. 3156 / U - 2004

Legislative & Administrative Services

DATE: June 29, 2004

TO: Martin Kvapil, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment 3156/U-2004
Portion of SW ¼ Sec. 3-38-27-W4M
Inglewood

Reference Report:

Parkland Community Planning Services , dated June 17, 2004

Bylaw Readings:

Land Use Bylaw Amendment 3156/U-2004 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, July ²⁶~~12~~, 2004 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/U-2004 provides for the rezoning of approximately 2.5 ha (6^{1.2}~~2~~ ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to develop Phase 6 of the Inglewood West neighbourhood. Phase 6 will consist of 25 low density residential lots, 2 public utility lots and 1 municipal reserve lot. This office will now advertise for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk

/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
Cheryl Adams, Administrative Assistant
Bev Greter, Clerk Steno

BYLAW NO. 3156/U-2004

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

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

1. That "Use District Map I4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

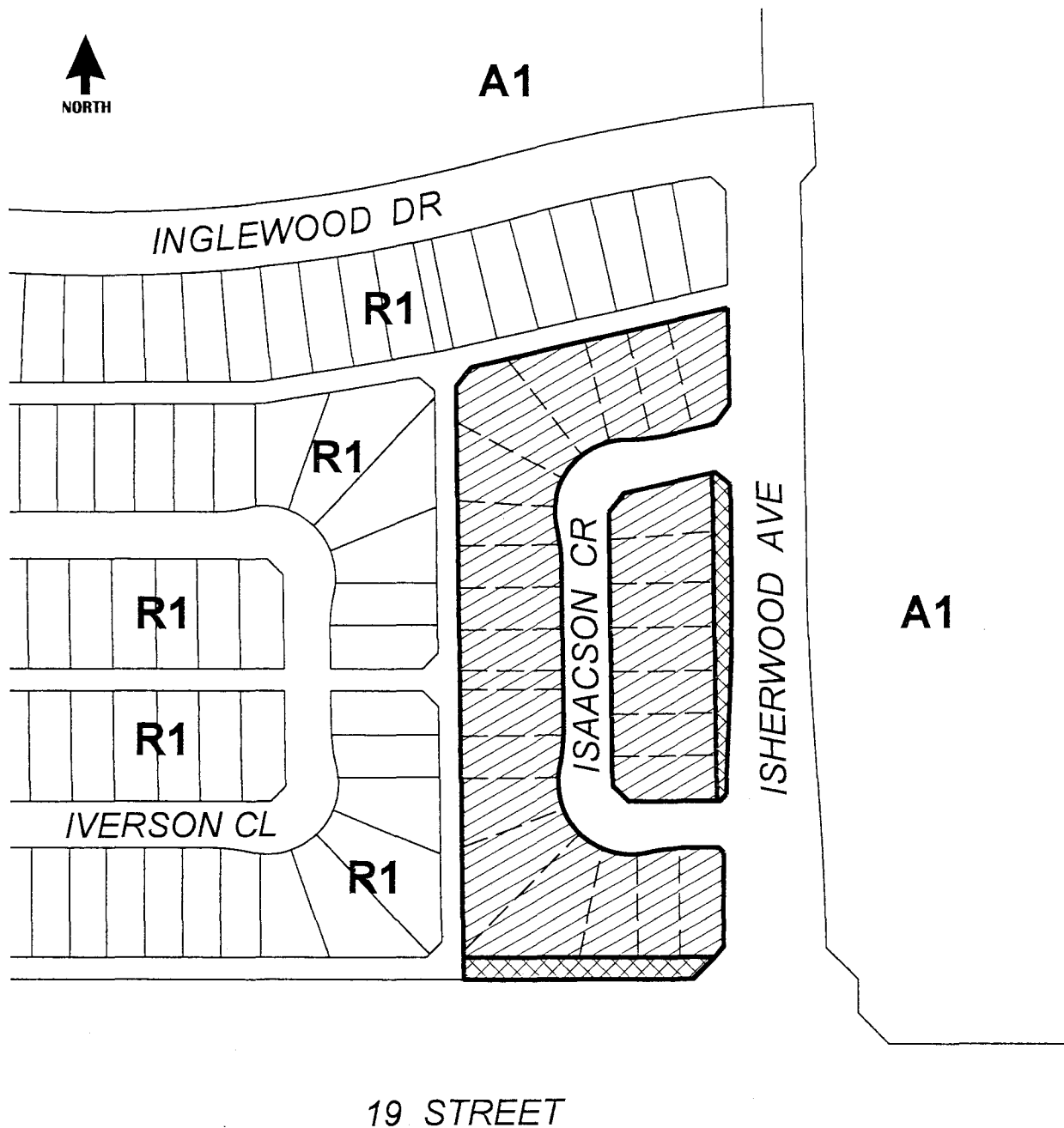
READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

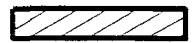
A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1



A1 to P1



MAP No. 13 / 2004
BYLAW No. 3156 / U - 2004

Date: June 30, 2004
To: Joni Baillie, Assessment
From: Cheryl Adams
Legislative & Administrative Services
Re: LUB Amendment 3156/U-2004
Inglewood Phase 6

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

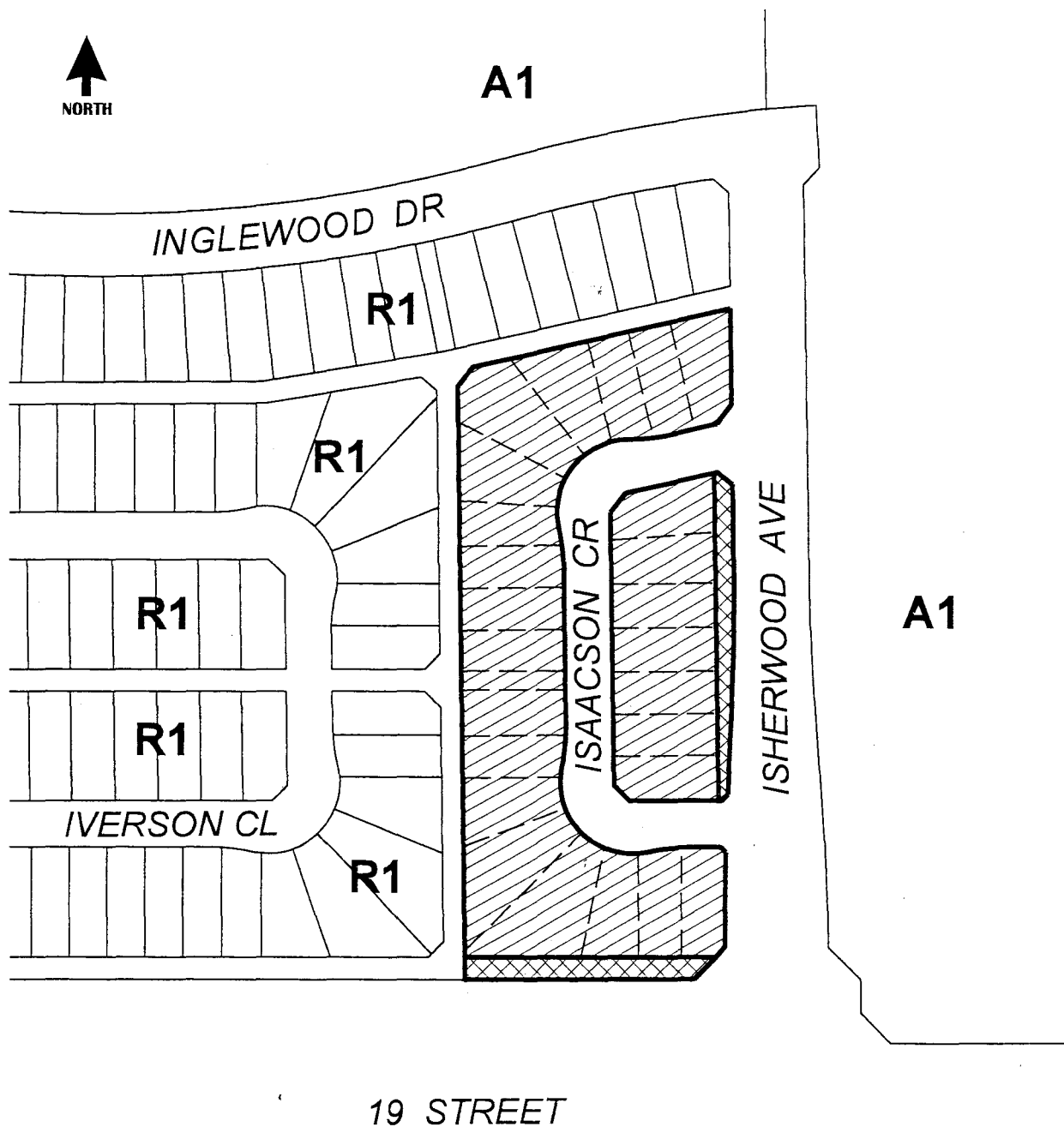
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Joni.

A handwritten signature in black ink, appearing to read 'Cheryl Adams', with a stylized flourish at the end.

Cheryl Adams
Legislative & Administrative Services

Attach.



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

A1 to R1 

A1 to P1 

MAP No. 13 / 2004
BYLAW No. 3156 / U - 2004

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 27, 2004

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

Dear Sirs:

Land Use Bylaw Amendment 3156/U-2004
Inglewood – Phase 6
Melcor Developments Ltd.

At the City of Red Deer's Council meeting held on July 26, 2004, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/U-2004*. Following the Public Hearing, Council passed the following resolution and then gave *Land Use Bylaw Amendment 3156/U-2004* second and third readings, a copy of which is attached.

"Resolved that Council of the City of Red Deer having considered the correspondence from Parkland Community Planning Services, dated June 17, 2004, re: *Land Use Bylaw Amendment 3156/U-2004, Inglewood West – Phase 6*, hereby requests the Municipal Planning Commission, when reviewing the proposed subdivision application, to give consideration to requiring appropriate screening/landscaping on the green strip along Isherwood Avenue for the purpose of screening residential backyards."

Land Use Bylaw Amendment 3156/U-2004 provides for the rezoning of approximately 2.5 ha (6.2 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to develop Phase 6 of the Inglewood West Neighbourhood. Phase 6 will consist of 25 low density residential lots, 2 public utility lots and 1 municipal reserve lot.

..2/

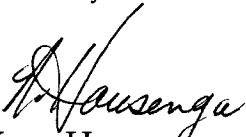
Melcor Developments Ltd.

July 27, 2004

Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga".

Nona Housenga
Deputy City Clerk

/attach.

c Parkland Community Planning Services

BYLAW NO. 3156/U-2004

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

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

1. That "Use District Map I4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of July 2004.

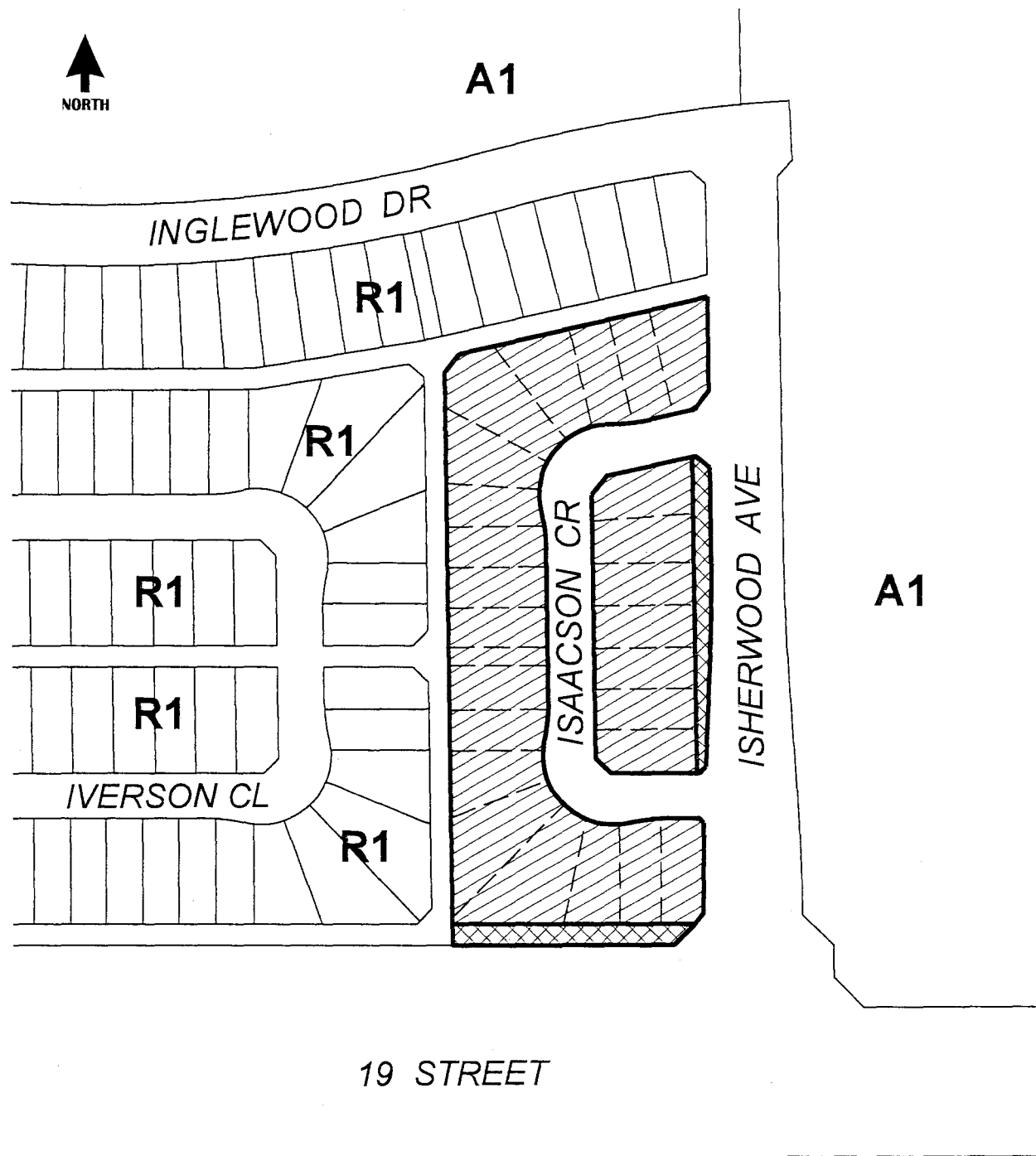
READ A THIRD TIME IN OPEN COUNCIL this 26th day of July 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of July 2004.


MAYOR


Deputy CITY CLERK

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



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1



A1 to P1



MAP No. 13 / 2004
BYLAW No. 3156 / U - 2004

Legislative & Administrative Services

DATE: July 27, 2004
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/U-2004
Inglewood West – Phase 6
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated June 17, 2004

Resolutions:

“Resolved that Council of the City of Red Deer having considered the correspondence from Parkland Community Planning Services, dated June 17, 2004, re: Land Use Bylaw Amendment 3156/U-2004, Inglewood West – Phase 6, hereby requests the Municipal Planning Commission, when reviewing the proposed subdivision application, to give consideration to requiring appropriate screening/landscaping on the green strip along Isherwood Avenue for the purpose of screening residential backyards.”

Bylaw Readings:

Land Use Bylaw Amendment 3156/U-2004 was given second and third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/U-2004 provides for the rezoning of approximately 2.5 ha (6.2 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and P1 Parks and Recreation District to develop Phase 6 of the Inglewood West neighbourhood. Phase 6 will consist of 25 low density residential lots, 2 public utility lots and 1 municipal reserve lot. This office will amend the Land Use Bylaw and distribute copies in due course.



Nona Housenga
Deputy City Clerk

/chk
/attach.

- c Director of Development Services
- Inspections & Licensing Manager
- Permits & Licensing Supervisor
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky, Graphics Designer
- L. Soley, Clerk Steno

BYLAW NO. 3156/U-2004

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

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

1. That "Use District Map 14" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of July 2004.

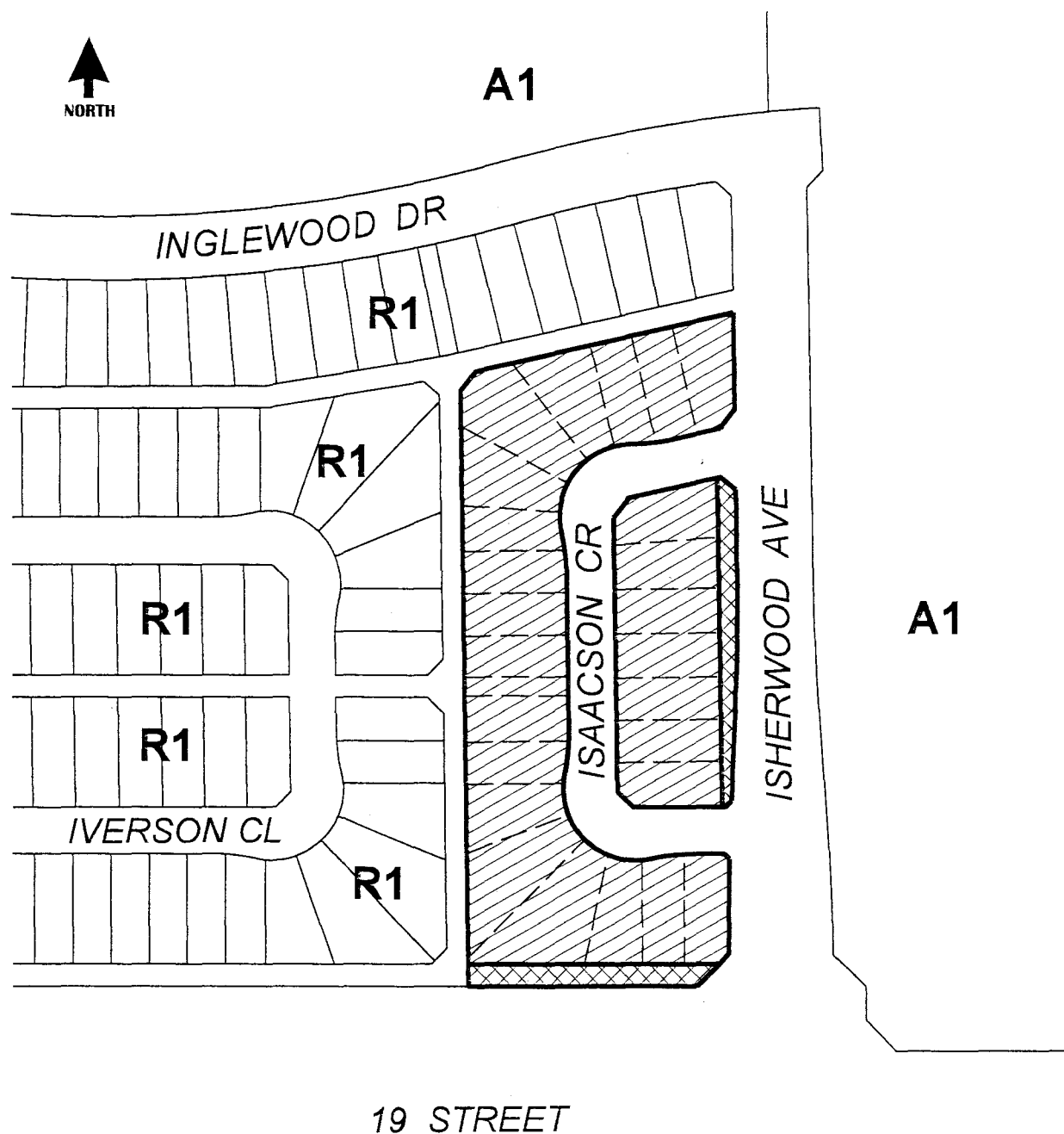
READ A THIRD TIME IN OPEN COUNCIL this 26th day of July 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of July 2004.


MAYOR


Deputy CITY CLERK

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



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1

A1 to P1

MAP No. 13 / 2004
BYLAW No. 3156 / U - 2004



Date: July 19, 2004

To: Legislative & Administrative Services Manager

From: Engineering Services Manager

Re: **One-Way Street System By-law 2517/76**
Proposed One-Way Street on Martin Close

1. Petition

Residents living around the green area on the west end of Martin Close have submitted the attached petition to convert the roadway in front of their houses to a counter clockwise one-way operation (See Drawing B). Ms. Karen Metz, initiator of this petition, indicated this road is very narrow and gives the impression that they should be travelled as a one-way street.

The petition was signed by 13 of the 16 residents (See Drawing A) living around the green area. Of the three residents that did not sign, one was unavailable when support for this petition was solicited, and the other two are opposed to the proposed changes. Their opposition relates to a concern that traffic volume and/or speed may increase after the conversion to a one-way.

2. Analysis

Martin Close around the green area is 7.32 metres wide. Parking is permitted on one side of the road. This leaves only 4.88 metres for two opposing lanes of traffic, which is quite narrow. As this is an internal residential road, traffic volume is not very high and any changes in traffic volume would be minor. Similarly, the change to one-way will unlikely have a significant affect on vehicle travel speeds, as most vehicles currently using the two-way roads would normally be unopposed by on-coming traffic due to low traffic volumes.

The counter-clockwise, one-way movement involves one right turn for each direction of travel and is apparently the manner in which most vehicles drive the roadways now. We think that compliance will be reasonably high, although, as with any one-way street, it will not be adhered to by all drivers. With the relatively low traffic volume, we do not think that the change will have an adverse affect on collision rates.

Legislative & Administrative Services Manager
July 19, 2004
Page 2

As 13 of the 16 residents living around the green area (81%) are in favour of converting this section of Martin Close to one-way, and as the road is significantly narrower than a normal two-way road in The City (current standard is 10m wide), the Engineering Services Department would have no objection to the proposed one-way conversion.

3. Recommendation

The Engineering Services Department respectfully recommends that Council designate the east and west legs of Martin Close to one-way streets, as illustrated on Drawing B, by adding the following clause to Section 2 of the One-Way Street Bylaw.

(19) *Martin Close (roads adjacent to Reserve R-1, Plan 2342NY)*

One-way south on the section of Martin Close adjacent to the west side of Reserve R-1, thence one-way east on the section of Martin Close adjacent to the south side of Reserve R-1. One-way north on the section of Martin Close adjacent to the east side of Reserve R-1, thence one-way northwest on the section of Martin Close adjacent to the northeast side of Reserve R-1.



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

RKW/CYL/ldr
Attach.

PETITION

JUN 30 2004

Page 1

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

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

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

Convert the west leg of Martin Close to One Way Southbound and the east leg of Martin Close to One Way Northbound.NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Karen Metz

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

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	W. McClelland	#3 Martin Close	June 29/04	Karen Metz
	MARILYN MAJESKI	#5 Martin Close	JUNE 29/04	Karen Metz
	TERRY CHAPMAN	#7 Martin Close	June 29/04	Karen Metz
	BEV GRETER	#9 Martin Close	June 29.04.	Karen Metz
		#11 Martin Close		
	LESLIE ALLAN	#13 Martin Close	June 29/04	Karen Metz
		#15 Martin Close		
	LORETTE BUSIAK	#17 Martin Close	June 29/04	Karen Metz

NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought, when a petition is being considered.
2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner resides.
4. Each person witnessing a signature on the petition is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

PETITIONPage 2

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

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

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

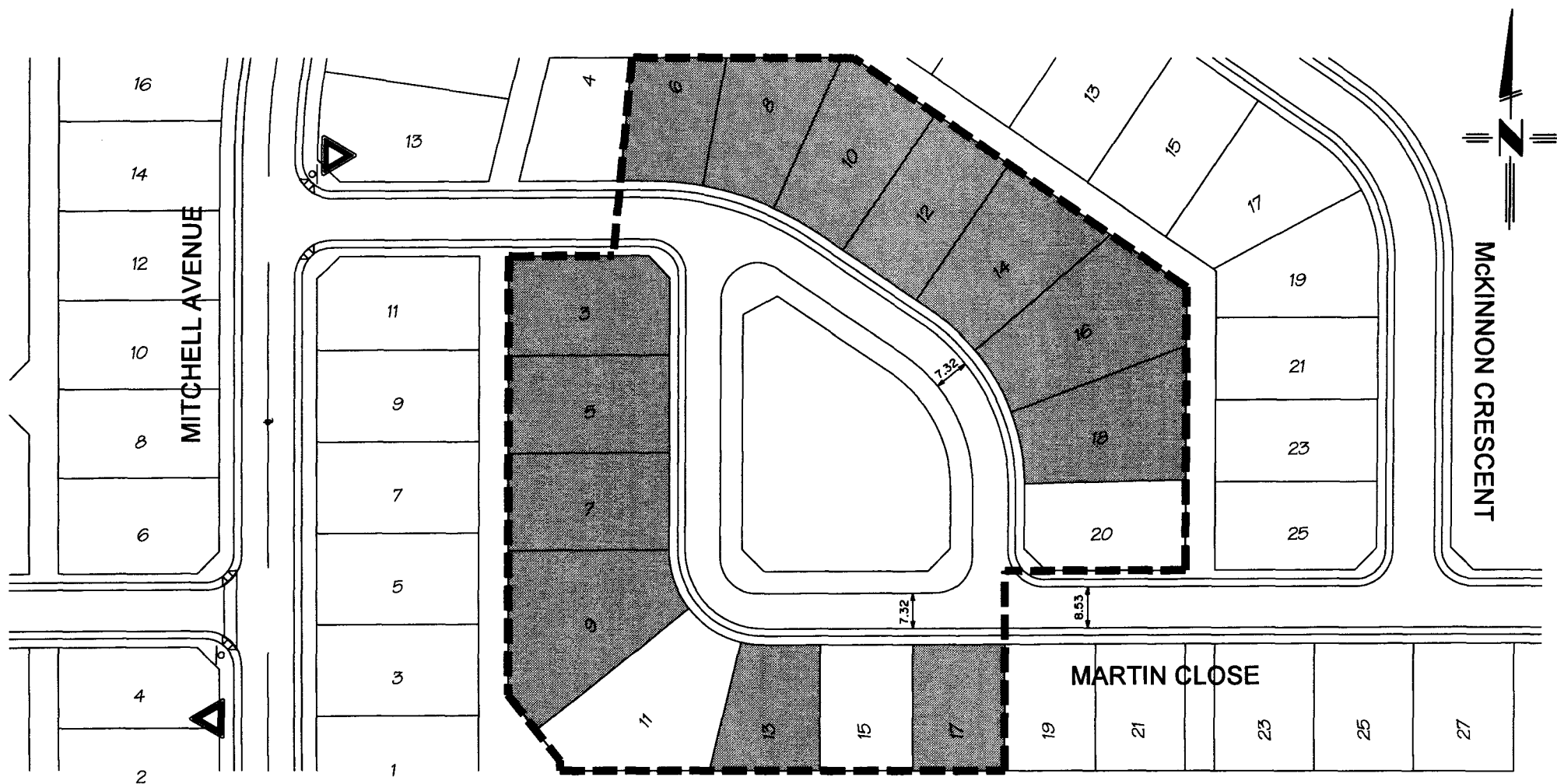
Convert the west leg of Martin Close to One Way Southbound and the east leg of Martin Close to One Way Northbound.NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS Karen Metz

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

SIGNATURE OF PETITIONER	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
<i>Val Hudkins</i>	Val Hudkins	#6 Martin Close	29 June 04	<i>Karen Metz</i>
<i>Wayne Russell</i>	WAYNE RUSSELL	#8 Martin Close	29 JUNE 04	<i>Karen Metz</i>
<i>Harold Kozak</i>	HAROLD KOZAK	#10 Martin Close	29 JUNE 04	<i>Karen Metz</i>
<i>V. E. Honert</i>	V. E. Honert	#12 Martin Close	29 June 04	<i>Karen Metz</i>
<i>L. L. Lorusberry</i>	L. L. LORUSBERRY	#14 Martin Close	29 JUNE 2004	<i>Karen Metz</i>
<i>Barbara J. Gormack</i>	Barbara J. Gormack	#16 Martin Close	29 June 2004	<i>Karen Metz</i>
<i>John F. Hingis</i>	John F. Hingis	#18 Martin Close	June 29 2004	<i>Karen Metz</i>
<i>Nope</i>		#20 Martin Close		

NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect. For certainty, legal advice should be sought, when a petition is being considered.
2. Each page of this petition shall contain an accurate and identical statement of the purpose and objectives of the petition. As the wording of the petition is critical, legal advice should be obtained.
3. In the absence of a municipal address, indicate legal description of property on which petitioner resides.
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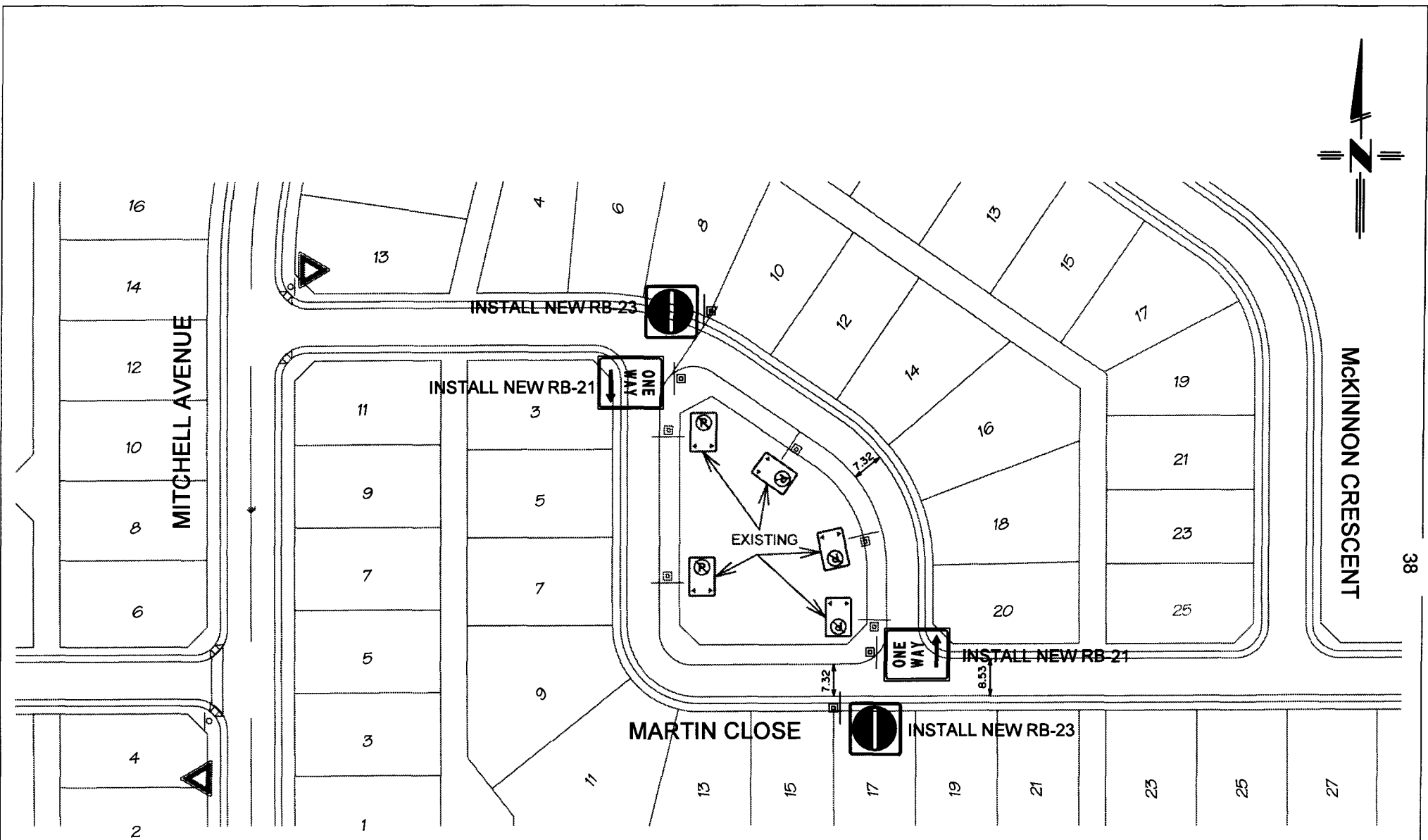
The petitioner advised that the resident at # 11 Martin Close was unavailable at the time of the petition.


The residents at # 15 Martin Close called the City to express their opposition to change. They feel that most traffic occurs on the east leg of the close and this change will increase traffic past her house.

The residents at # 20 Martin Close called the City to express their opposition to the change. They are concerned that the absence of oncoming traffic would increase vehicle speeds in the close.

AREA OF PETITION
RESIDENTS IN FAVOUR

	PREPARED BY:	 THE CITY OF Red Deer ENGINEERING DEPARTMENT	APPROVED BY:
	DATE:		
	SCALE:		
	REVISION		
		MARTIN CLOSE PETITION RESULTS	ENGINEER DRAWING NO. A



	PREPARED BY:	 Red Deer ENGINEERING DEPARTMENT	APPROVED BY:
	DATE:		
	SCALE:		
	RKW	PROPOSED SIGNING MARTIN CLOSE ONE WAY CONVERSION	ENGINEER DRAWING NO. B
	JUNE/04		
	N/A		
REVISION			

July 26, 2004

Re: the proposed change that would make Martin Close a one way traffic area.

We did not sign the petition to make Martin Close a one way traffic area because we felt that more thought needed to be put into the proposal. We have considered the change further and would like to point out possible concerns that may arise if the proposed change were to be made.

1. Making Martin Close one way and not requiring other similar closes in the City of Red Deer to be one way is not consistent city wide. This inconsistency could cause unaware drivers who are not familiar with the area to travel in the wrong direction, possibly causing more corner accidents.
2. One way signs posted in the Martin Close area will not ensure that drivers will always travel in the correct direction. People do not always attend to signage especially in residential areas that do not appear to be unique in any way. Also, signs would likely not always be attended to at night, thereby increasing the possibility of future accidents at this time of day.
3. We have lived on Martin Close for many years and to our knowledge there have been two accidents. One accident involved icy roads and the other involved a young driver witnessed by two people to be exceeding the speed limit.
4. One way roads may encourage drivers who already drive too fast, to drive even faster and be more careless. Speeding drivers who are familiar with the area would not be expecting an unsuspecting driver traveling the wrong way, to be around one of the two Martin Close corners. This could result in more severe accidents.

In conclusion, we are not opposed to the proposed change as long as the city traffic department is confident that the change would not be detrimental to the neighborhood.

Sincerely,

Dale and Butch Latam (16 year Martin Close resident)
20 Martin Close

Henry and Kathy Klumpenhower (13 year Martin Close resident)
15 Martin Close

FAX TRANSMISSION

D. C. LATAM

20 MARTIN CLOSE

RED DEER, ALBERTA

T4N0H1

FAX/PHONE (403) 343-3879

E-MAIL dlatam@shaw.ca

TO: Christine Kenzie DATE: July 26/04
FAX: 346-6195 PAGES 2
FROM: Dale Latam (including cover page)
SUBJECT: Martin Close Proposal

COMMENTS:

Hi Christine, here's our letter to
be included in council reference
material re: the change of traffic
direction on Martin Close.

Thanks

Dale



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 27, 2004

Karen Metz
94 Martin Close
Red Deer, AB T4R 1R7

Dear Ms. Metz:

***Proposed One-Way Street on Martin Close
One-Way Street Bylaw Amendment 2517/A-2004***

Thank you for your presentation at the Monday, July 26, 2004 Council Meeting. Council considered the petition submitted by residents to have a one-way street on Martin Close. As the majority of residents living around Martin Close were in favour of converting it to a one-way, Council agreed to give three readings to One-Way Street Bylaw 2517/A-2004.

If you have any further questions or concerns, please contact Mr. Tom Warder, Engineering Services Manager at 342-8158.

Sincerely,

Nona Housenga
Deputy City Clerk

c Engineering Services Manager

FILE



LEGISLATIVE & ADMINISTRATIVE SERVICES

July 27, 2004

Ms Dale Latam
20 Martin Close
Red Deer, AB T4N 0H1

Dear Ms. Latam:

***Proposed One-Way Street on Martin Close
One-Way Street Bylaw Amendment 2517/A-2004***

At the Monday, July 26, 2004 Council Meeting, Council considered the petition submitted by residents to have a one-way street on Martin Close, as well as the letter submitted by you and Mr. & Mrs. Klumpenhower. As the majority of residents living around Martin Close were in favour of converting it to a one-way, Council agreed to give three readings to One-Way Street Bylaw 2517/A-2004 that formally changes Martin Close into a one-way street.

If you have any further questions or concerns, please contact Mr. Tom Warder, Engineering Services Manager at 342-8158

Sincerely,

A handwritten signature in black ink, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

c Engineering Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

E

July 27, 2004

Ms. Kathy Klumpenhower
15 Martin Close
Red Deer, AB T4N 0G9

Dear Ms. Klumpenhower:

***Proposed One-Way Street on Martin Close
One-Way Street Bylaw Amendment 2517/A-2004***

At the Monday, July 26, 2004 Council Meeting, Council considered the petition submitted by residents to have a one-way street on Martin Close, as well as the letter submitted by you and Mr. & Mrs. Latam. As the majority of residents living around Martin Close were in favour of converting it to a one-way, Council agreed to give three readings to One-Way Street Bylaw 2517/A-2004 that formally changes Martin Close into a one-way street.

If you have any further questions or concerns, please contact Mr. Tom Warder, Engineering Services Manager at 342-8158

Sincerely,

Nona Housenga
Deputy City Clerk

c Engineering Services Manager

Comments:

I agree with the recommendation of the Engineering Services Manager.

"Colleen Jensen"
Acting City Manager

Legislative & Administrative Services

DATE: July 27, 2004

TO: Tom Warder, Engineering Services Manager

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Proposed One-Way Street On Martin Close
One-Way Street System Bylaw 2517/76
Bylaw Amendment 2517/A-2004

Reference Report:


Engineering Services Manager, dated July 19, 2004

Bylaw Readings:

One-Way Street System Bylaw Amendment 2517/A-2004 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No*Comments/Further Action:*

One-Way Street System Bylaw Amendment 2517/A-2004 provides for the addition of a One-Way Street on Martin Close. This office will amend the consolidated copy of One-Way Street Bylaw 2517/76 and distribute copies in due course.


Nona Housenga
Deputy City Clerk

/chk

c Director of Development Services

BYLAW NO. 2517/A-2004

Being a bylaw to amend Bylaw No. 2517/76, the One-Way Street System Bylaw of the City of Red Deer.

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

Bylaw No. 2517/76 is hereby amended as follows:

1. By adding the following new section:

"2 (19) Martin Close (Roads Adjacent to Reserve R-1, Plan 2342NY)

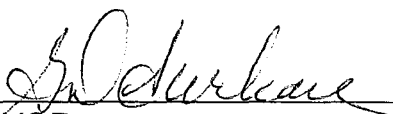
One-way south on the section of Martin Close adjacent to the west side of Reserve R-1, thence one-way east on the section of Martin Close adjacent to the south side of Reserve R-1. One-way north on the section of Martin Close adjacent to the east side of Reserve R-1, thence one-way northwest on the section of Martin Close adjacent to the northeast side of Reserve R-1."

READ A FIRST TIME IN OPEN COUNCIL this 26th day of July 2004.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of July 2004.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of July 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of July 2004.


MAYOR


DEPUTY CITY CLERK

COMMUNITY SERVICES

CS 7.901

DATE: July 21, 2004

TO: Kelly Kloss, Manager
Legislative and Administrative Services

FROM: Colleen Jensen, Director
Community Services

Re: Use of Downtown Revitalization Fund
re: Painting of Light/Traffic Standards

Background:

The Downtown Revitalization Reserve Fund was established as City Council Policy No. 5318 to encourage the renovation of existing buildings in the Downtown BRZ, through the understanding that the additional tax revenues generated because of the renovation would be used to enhance the downtown as a whole. The program was initiated in 1996 and was extended by Council resolution on June 29, 1998 with a deadline of Dec 31, 2003. The proviso for the collection of new tax funds (the *difference* in the municipal portion of the property taxes collected on the renovated building from those collected on its original condition) was for a 5 year period following issuance of an occupancy permit, and it expired Dec 31, 2003.

On January 12, 2004 Council approved a continuation of the Downtown Revitalization Fund for a further 5 years (2004-2008), with a sum of \$60,000/year to be contributed to the fund. This amount was based on a calculation by the Assessment and Taxation Department as to what would likely be contributed through improvements under the former calculation, considering the differences on the tax attributed to the renovated building vs the original building. The amount that is currently in the fund is \$414,625, which includes the 2004 contribution to date. Interest will also be allocated to the fund at year end, on an annual basis.

The general criteria for use of funds is outlined below:

- Consistent with/linked to Greater Downtown Action Plan (GDAP)
- A capital streetscape item/concept
- Highly visible within BRZ
- Benefit BRZ
- Coordinated with other projects and plans

On November 21, 2003 a Workshop was held related to the Downtown Revitalization Fund. The purpose of the Workshop was:

"To elicit input and feedback on the future direction of the Downtown Revitalization Reserve Fund in order to make recommendations to the Greater Downtown and Riverside Meadows Implementation Committee and City Council."

There was significant feedback from the stakeholders present, which included representation from several City departments, Culture Link, Main Street and Downtown Business Association. The general conclusions, based on the brainstorming and ranking of ideas was as follows (quoted directly from the Notes from the Workshop):

- Focus on consistent streetscaping, including lighting, landscaping, defining and inviting features that provide connections to, and tie in the BRZ area
- Public art is important; may consider a large, easily identified art focal point
- Information kiosk, including clock, with inviting sounds, may also be a well supported project
- Capital projects for City Hall Park (skating rink, band shelter) might also deserve some attention
- Clearly, there is concern in the downtown area about the preservation of heritage buildings although these fund guidelines may not support such projects

The full list of brainstormed ideas is attached as Appendix A.

Discussion

Based on discussions with some of the staff and Board members from Downtown Business Association, Main Street and Culture Link, and in keeping with the above general conclusions and fund criteria, a request for painting of the downtown streetlight and traffic light standards, with funding to come from the Downtown Revitalization Fund, was taken to the Greater Downtown Action Plan/Riverside Meadows Implementation Committee on June 15, 2004. The request regarding the painting was among several other requests that will be brought back for Council's approval at a later date when further costing has been done.

There are approximately 112 decorative streetlight standards in the downtown. These all have the new "Experience Downtown" banners on them. In addition there are a number of structures that support the traffic lights. The C1 Downtown Design Criteria, Initiative 5.12 indicates "...it is suggested that all street light and traffic light standards in the commercial core be black in colour". It is anticipated that the painting of the poles would be a one time cost that would bring the downtown up to the standard suggested in the Guidelines. Future maintenance costs would need to be assumed through the regular budget process similar to other maintenance of light standards. The Downtown Branding Committee, of which The City is a member, also has suggested that the street light and traffic light standards should be painted black.

Attached, as Appendix B, is an estimate of costs, as prepared by Electric, Light and Power, to under the painting as noted above. It is suggested that the total funding approved for the project be up to \$12,000, which allows for some flexibility in the event that the quote come in somewhat higher than initially anticipated. If the quote is less, only the necessary funds would be accessed. It should be noted that the \$2975 cost, related to the 48th St. Promenade, is not part of this request as it will be covered by the Promenade project budget.

The GDAP/RM Implementation Committee, is supportive of expending funding from the Downtown Revitalization Fund to cover the painting, as noted, as it was agreed, at their June 15, 2004 meeting, that " administration would put together a detailed report to Council recommending Item 1 (the painting of light and traffic standards in the downtown) for funding from the Downtown Revitalization Fund".

It should be noted that there is a strong interest to begin some of this work this summer, as it will be a continuation of the work already started in revitalizing downtown.

Recommendation (as supported by the GDAP/RM Implementation Committee):

That City Council approve the expenditure of up to \$12,000 from the Downtown Revitalization Fund to cover the cost of painting the decorative light standards and other standards such as traffic light standards in the downtown.

A handwritten signature in black ink, appearing to read 'Colleen Jensen', with a long horizontal line extending to the right.

Colleen Jensen
Community Services Director

c Howard Thompson
 Joanne Parkin
 Rod Risling

On What Projects Could/Should These Funds Be Spent?

Brainstormed Ideas

A general thought to guide discussion might be "the downtown is the living room of our community".

- A central meeting place, plaza area to be entertained (City Hall, Park Plaza)
- Physical improvements (benches, lighting, sidewalks, landscaping) – **5 points**
- Follow GDTAP but choose some unique projects
- Promote seamlessness, continuity in downtown with links in the BRZ, entrance features
- Develop annual plan and identify potential "early successes" – **1 point**
- Something grand, large scale, dynamic and unique
- Develop lanes in back streets – walkways, identify traffic patterns, develop themes, public art, pathways – **5 points**
- All light standards should be painted black (also benches, street sign poles)
- More murals – **3 points**
- Structure to identify the core of downtown – **1 point**
- Standardized bases/benches that can be added to – **1 point**
- **Information kiosk, includes clock and inviting sounds – 8 points**
- Work with a theme and always consider this in decision processes
- New bike stands, garbage cans, etc.
- Trees and landscaping - **1 Point**
- Use a small committee to make decisions using the variety of ideas – **1 point**
- **Focus on streetscaping – make it consistent and unique, include lighting, landscaping, connections, tie in (focus on 49th and 51st Avenues) – 18 points**
- Rotary Park connection at 48th Street Promenade) – **1 point**
- **Support to heritage preservation – 9 points**
- Provide matching funds to Main Street Program
- **Skating rink and band shelter at City Hall – 10 points**
- Attractive washrooms – self cleaning and sustaining
- **Establish and define centre at Gaetz and Ross (Mart Loupe example in Calgary) – 7 points**
- **Public Art – large, grand, community piece with visual presence – 9 points**
- Laneway behind Ross Street – speed bumps, archways, etc (Centre Fest)
- Gateway signs providing continuity and supporting consistent streetscaping – **3 points**
- Pay off debt on existing downtown DBA capital items (e.g. *Sound the Alarm*) – **1 point**

General Conclusions

- Focus on consistent Streetscaping, including lighting, landscaping, defining and inviting features that provide connections to, and tie in the BRZ area
- Public art is important; may consider a large, easily identified art focal point
- Information kiosk, including clock, with inviting sounds, may also be a well supported project
- Capital projects for City Hall Park (skating rink, band shelter) might also deserve some attention
- Clearly, there is concern in the downtown area about the preservation of heritage buildings although these fund guidelines may not support such projects

Summary of Budget

Item No.	Description	Estimated Quantities (DT Core)	Estimated Quantities (48 Street)	Price per Structure	Extended Cost Downtown	Extended Cost 48 Street
1	Decorative (16') ¹	80		\$45.00	\$3,600.00	\$0.00
2	Davit, Single (25')	10	7	\$47.00	\$470.00	\$329.00
3	Davit, Single (30')	10	10	\$49.00	\$490.00	\$490.00
4	Double Davit (30')	2	1	\$55.00	\$110.00	\$55.00
5	Straight Pole (40') ²	2	2	\$58.00	\$116.00	\$116.00
6	Traffic Davit (15' arm)	1		\$90.00	\$90.00	\$0.00
7	Traffic Davit (24' arm)	10	4	\$105.00	\$1,050.00	\$420.00
8	Traffic Davit (35' arm)	8	1	\$120.00	\$960.00	\$120.00
9	Traffic Cantilever (15' arm) ²	1		\$90.00	\$90.00	\$0.00
10	Traffic Cantilever (24' arm) ²	6	4	\$105.00	\$630.00	\$420.00
11	Traffic Cantilever (35' arm) ²	4		\$120.00	\$480.00	\$0.00
12	Median/Ped Pole (10')	14	2	\$40.00	\$560.00	\$80.00
13	Median/Ped Pole (16') ²	2		\$45.00	\$90.00	\$0.00
14	Traffic Bridge (58')	2		\$220.00	\$440.00	\$0.00
15	Traffic Bridge (75')	2	1	\$320.00	\$640.00	\$320.00
16	Combination Arm for Davit/Cantilever (Adder)	10	3	\$15.00	\$150.00	\$45.00
17	Bracket St. Light (2" x 6')		10	\$30.00	\$0.00	\$300.00
18	Wash Davit/Pole	100	35	\$8.00	\$800.00	\$280.00
Total Cost					\$10,766.00	\$2,975.00

NOTE: Pole locations will be provided as required.

¹ Decorative poles may be constructed of steel or aluminum.

² Structures or poles are galvanized.

Comments:

I agree with the recommendations of Administration.

“Colleen Jensen”
Acting City Manager



Council Decision – July 26, 2004

Legislative & Administrative Services

DATE: July 27, 2004
TO: Colleen Jensen, Community Services Director
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Use of Downtown Revitalization Fund
Re: Painting of Light/Traffic Standards

Reference Report:

Community Services Director, dated July 21, 2004

Resolutions:

"Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated July 21, 2004, re: Use of Downtown Revitalization Fund – Painting of Light/Traffic Standards, approves an amendment to the 2004 Operating Budget to include \$12,000 from the Downtown Revitalization Fund to cover the cost of painting the decorative light standards and other standards such as traffic light standards in the downtown."

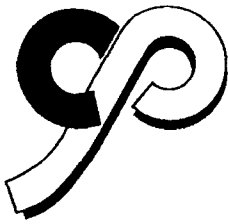
Report Back to Council: No

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk

/chk

- c Treasury Services Manager
- Land & Economic Development Manager
- City Assessor
- Mary Bovair, Financial Analyst
- Joanne Parkin, Senior Corporate Accountant – Business Support
- Downtown Business Association



**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 20, 2004

TO: Kelly Kloss, Manager Legislative & Administrative Services

FROM: Johan van der Bank, Planner

RE: Proposed Plan Amendment
Lancaster East (Lonsdale) Neighbourhood Area Structure Plan
(Bylaw 3217/D-2004)

BACKGROUND

This is an existing neighbourhood area structure plan, which was approved in 1998 and is currently being developed by Laebon Developments. Al-Terra Engineering Ltd. has submitted a plan amendment application on behalf of the developer to facilitate the next phases of development.

The proposed plan amendment involves the following changes (numbers are referenced on the attached map):

1. Change the road and lane layout from a crescent to two culs-de-sac.
2. Change from R1A semi-detached housing to R1N narrow lot housing.
3. Change from R1N narrow lot housing to R1 detached housing.
4. Delete two-storey walkout basement lots.
5. Delete a Public Utility Lot.
6. Change from R1A semi-detached housing to Municipal Reserve.
7. Changing the orientation of lots to flank the collector street in order to provide for potential bus stop locations.
8. The former social care site is now shown as unavailable in this quarter section. It had previously been available and when not sold, was converted to residential land use.
9. (not shown on the map) Minor changes to land area calculations due to more detailed calculations by the developer.

NEIGHBOURHOOD MEETING

A neighbourhood meeting was hosted by planning staff on July 19. Two residents from the neighbourhood attended the meeting. No concerns were raised and no other inquiries or comments were received related to the plan amendment.

PLANNING ANALYSIS

The land use and street layout changes are due to the developer responding to the market demand for specific housing types at a given time. The other changes are housekeeping matters to update the plan where relevant, and to accommodate a request by the Transit Manager to incorporate provisions for potential bus stop locations.

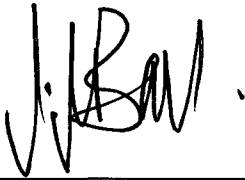
The amendments to the plan are acceptable to all City departments.

MUNICIPAL PLANNING COMMISSION

In compliance with the "former" *Planning & Subdivision Guidelines* this amendment to the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan will be forwarded to the Municipal Planning Commission for review and a recommendation to City Council on July 26, 2004. The Municipal Planning Commission will forward its recommendation to City Council as an addendum to the agenda for the Council meeting of July 26.

RECOMMENDATION

That City Council considers first reading of the plan amendment to Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/D-2004.



Johan van der Bank
PLANNER

cc: Colleen Jensen, Director of Community Services Division
Dan Gilbertson, Al-Terra Engineering Ltd.



LEGISLATIVE & ADMINISTRATIVE SERVICES

FILE

July 27, 2004

Fax: 341-4165

Laebon Developments Ltd.
289, 28042 Highway 11
Red Deer County , AB T4S 2L4

Dear Sirs:

***Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment
Bylaw 3217/D-2004
Land Use Bylaw Amendment 3156/X-2004
Lancaster East (Lonsdale) – Phases 9 & 10***

Red Deer City Council gave first reading to Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment 3217/D-2004 and Land Use Bylaw Amendment 3156/X-2004 at the City of Red Deer's Council Meeting held Monday, July 26, 2004. For your information, copies of the bylaw are attached.

Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment 3217/D-2004 provides for changes which include, road and lane layout from a crescent to two culs-de-sac, change from R1A semi-detached housing to R1N narrow lot housing, change from R1N narrow lot housing to R1 detached housing, deletion of two-story walkout basement lots, and change from R1A semi-detached housing to Municipal Reserve.

In order to develop Phase 9 & 10 of the Lonsdale Neighbourhood, Land Use Bylaw Amendment 3156/X-2004 provides for the rezoning of approximately 7.37 ha (18.2 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1N Residential Narrow Lot District to create 107 low-density residential lots and 1 Municipal Reserve parcel.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, August 23, 2004 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

...2/

Laebon Developments Ltd.

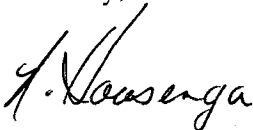
July 27, 2004

Page 2

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 4, 2004. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

A handwritten signature in black ink, appearing to read "N. Housenga", written over a horizontal line.

Nona Housenga
Deputy City Clerk

/attach.

c Parkland Community Planning Services
 C. Adams, Administrative Assistant

* * * Transmission Result Report (MemoryTX) (Jul.27. 2004 2:33PM) * * *

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

Date/Time: Jul.27. 2004 2:26PM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
5677 Memory TX	3414165	P. 48	OK	

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

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



July 27, 2004

Fax: 341-4165

Laebon Developments Ltd.
289, 28042 Highway 11
Red Deer County, AB T4S 2L4

Dear Sirs:

**Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment
Bylaw 3217/D-2004
Land Use Bylaw Amendment 3156/X-2004
Lancaster East (Lonsdale) - Phases 9 & 10**

Red Deer City Council gave first reading to Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment 3217/D-2004 and Land Use Bylaw Amendment 3156/X-2004 at the City of Red Deer's Council Meeting held Monday, July 26, 2004. For your information, copies of the bylaw are attached.

Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment 3217/D-2004 provides for changes which include, road and lane layout from a crescent to two culs-de-sac, change from R1A semi-detached housing to R1N narrow lot housing, change from R1N narrow lot housing to R1 detached housing, deletion of two-story walkout basement lots, and change from R1A semi-detached housing to Municipal Reserve.

In order to develop Phase 9 & 10 of the Lonsdale Neighbourhood, Land Use Bylaw Amendment 3156/X-2004 provides for the rezoning of approximately 7.37 ha (18.2 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1N Residential Narrow Lot District to create 107 low-density residential lots and 1 Municipal Reserve parcel.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, August 23, 2004 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

...2/



Legislative & Administrative Services

DATE: July 26, 2004

TO: City Council

FROM: Municipal Planning Commission

RE: Proposed Lancaster East (Lonsdale) Neighbourhood Area Structure Plan
Amendment
Bylaw 3217/D-2004

On July 26, 2004 the Municipal Planning Commission gave consideration to a report from Parkland Community Planning Services, Re: Proposed Plan Amendment – Lancaster East (Lonsdale) Neighbourhood Area Structure Plan / Bylaw 3217/D-2004. Following discussion the motion as shown below was introduced and passed.

“Resolved that the Municipal Planning Commission recommend that Council of the City of Red Deer considers first reading of the plan amendment to Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Bylaw Amendment 3217/D-2004.”

Notes: Municipal Planning Commission encourages the developer to pave the back lanes behind all lots in the R1N Residential (Narrow lot) District to encourage use of rear yard parking pads.

Municipal Planning Commission encourages the developer to consider fronting lots located on the corners of intersections of the collector street and local streets in such a way that houses on both sides of the local street front each other to improve the aesthetics of the lots.

This is provided for Council’s information and consideration.

Mayor Gail Surkan, Chair
Municipal Planning Commission

Comments:

I recommend that Council proceed with first reading of the Bylaw Amendment. A Public Hearing would be held on Monday, August 23, 2004 at 7:00 p.m., in Council Chambers, during Council's regular meeting.

"Colleen Jensen"
Acting City Manager

Legislative & Administrative Services

DATE: July 27, 2004

TO: Johan van der Bank, Parkland Community Planning Services

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Lancaster East (Lonsdale):
(a) Lancaster East (Lonsdale) Neighbourhood Area Structure Plan
Amendment 3217/D-2004
(b) Land Use Bylaw Amendment 3156/X-2004
Lancaster East (Lonsdale) – Phases 9 & 10
Laebon Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated July 20, 2004

Bylaw Readings:

Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment 3217/D-2004 and Land Use Bylaw Amendment 3156/X-2004 were given first reading. Copies of the bylaws are attached.

Report Back to Council: Yes.

Public Hearings will be held on Monday, August 23, 2004, at 7:00 p.m., in Council Chambers, during Council's regular meeting.

Comments/Further Action:

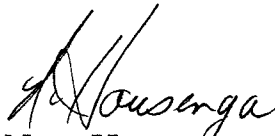
Lancaster East (Lonsdale) Neighbourhood Area Structure Plan Amendment 3217/D-2004 provides for changes which include, road and lane layout from a crescent to two culs-de-sac, change from R1A semi-detached housing to R1N narrow lot housing, change from R1N narrow lot housing to R1 detached housing, deletion of two-story walkout basement lots, and change from R1A semi-detached housing to Municipal Reserve.

Note:

Prior to the Lancaster East (Lonsdale) NASP Amendment 3217/D-2004 coming back for second and third reading, please review with the developer the guidelines and standards for the placement of the proposed tot lot at the south end of the development.

Council Decision – July 26, 2004.
Lancaster East (Lonsdale) Neighbourhood
Page 2

In order to develop Phase 9 & 10 of the Lonsdale Neighbourhood, Land Use Bylaw Amendment 3156/X-2004 provides for the rezoning of approximately 7.37 ha (18.2 ac) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1N Residential Narrow Lot District to create 107 low-density residential lots and 1 Municipal Reserve parcel. This office will now proceed with the advertising of Public Hearings. Laebon Developments Ltd. will be responsible for the advertising costs in this instance.



Nona Housenga
Deputy City Clerk

/chk
/attach.

- c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 C. Adams, Administrative Assistant
 L. Soley, Clerk Steno

BYLAW NO. 3217/D-2004

Being a bylaw to amend Bylaw No. 3217/98, the bylaw adopting the neighbourhood area structure plans as a bylaw of the City of Red Deer

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting the revised and updated Lancaster East (Lonsdale) Neighbourhood Area Structure Plan, attached hereto and forming part of the bylaw, for the existing Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

READ A FIRST TIME IN OPEN COUNCIL this 26TH day of JULY 2004.
READ A SECOND TIME IN OPEN COUNCIL this day of 2004.
READ A THIRD TIME IN OPEN COUNCIL this day of 2004.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

NEIGHBOURHOOD AREA STRUCTURE PLAN

SE 1/4 SECTION 11, TOWNSHIP 38, RANGE 27, WEST OF 4

Originally adopted by Council, as an Outline Plan : December 1997

Approved By Council, as a Neighbourhood Area Structure Plan : Bylaw 3217/98, December 1998

Neighbourhood Area Structure Plan Amended by Council : Bylaw 3217/C-2000, June 2000

Neighbourhood Area Structure Plan Amended by Council : Bylaw 3217/A-2003, February 2003

Prepared For:

Laebon Developments Ltd.

Prepared By:

**Interplan Strategies Inc., and
Al-Terra Engineering Ltd.
December, 1997**

Revised: June, 1998

Revised: February, 2000

Revised: May, 2000

Revised: November, 2002

Revised: May, 2004

Revised: July, 2004

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Figure 8	Overland Drainage
Figure 9	Sanitary Sewers
Figure 10	Water Distribution
Figure 11	Phasing Plan

1.0 INTRODUCTION AND PURPOSE

The subject site is located in the southeast quadrant of the City of Red Deer at the intersection of 32nd Street and 20th Avenue. (See Figure 1). Immediately to the north is the future 32nd Street Arterial road right of way; beyond which is future residential which is presently in the preliminary planning stages. To the west is the future Lancaster Meadows area which is currently under development. To the east is the future 20th Avenue arterial road right of way and the present city limit. To the south is agricultural land, that is intended for future residential.

The site is situated within the study area boundary of the East Hill Area Structure Plan adopted by Council on September 14, 1992 by Bylaw 3075/92, with subsequent revisions by Bylaw 3075/A-93, 3075/B-93, 3075/A-97 and 3207/98. Since the subject quarter section is within the study area but not within the actual Area Structure Plan boundary, a boundary amendment to the Area Structure Plan is required.

The site, containing 159.91 acres (64.7 hectares) more or less, is legally described as the Southeast ¼ Section 11, Township 38, Range 27 west of the 4th meridian.

INTERPLAN STRATEGIES INC. previously submitted, on behalf of Laebon Developments Ltd., an application for an Neighbourhood Area Structure Plan approval for primarily residential and associated land uses. AL-Terra Engineering Ltd. is currently submitting this amendment to the Neighbourhood Area Structure Plan on behalf of Laebon Developments Ltd. The plan submitted acknowledges the presently known edge conditions on all four sides of the site.

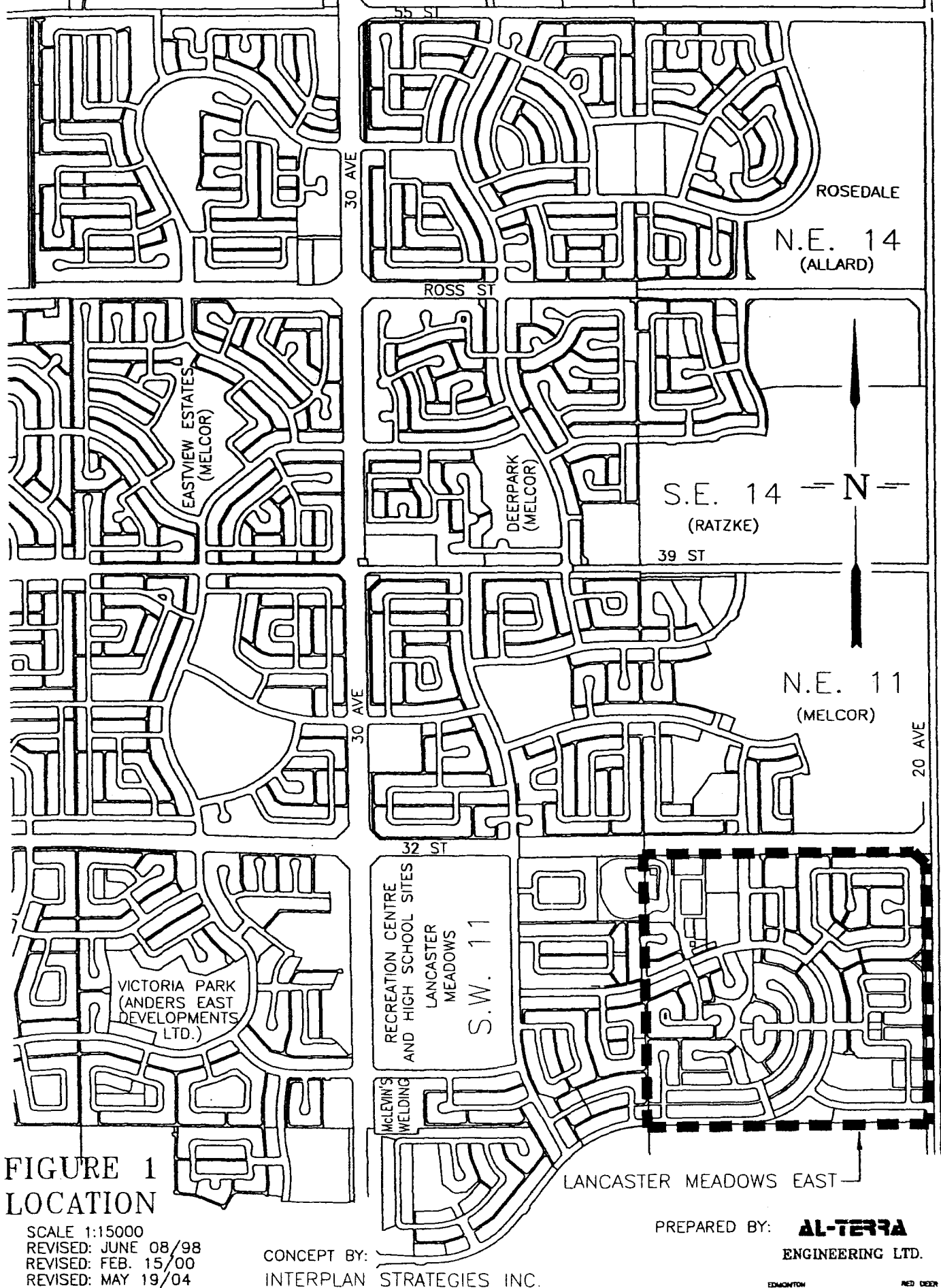
The following sections of this report discuss: policy framework, site characteristics, proposed land uses, development densities, municipal reserve and open space requirements, transportation considerations, proposed site servicing and phasing.

2.0 POLICY FRAMEWORK

On September 14, 1992 City of Red Deer Council adopted the East Hill Area Structure Plan (Bylaw 3075/92). Subsequent revisions were made to the Plan by Bylaw 3075/A-93 on April 26, 1993, by Bylaw 3075/B-93 on November 22, 1993, Bylaw 3075-97 on January 26, 1998 and Bylaw 3207/98 on April 20, 1998. (The Area Structure Plan is presently under review). The Area Structure Plan allows for the primary use of land for residential purposes based upon an anticipated population of around 32 persons per gross hectare (or approximately 4 units per acre).

Other land uses specified in the Area Structure Plan include a Public Middle School in conjunction with a neighborhood park and a centrally located north south linear park and trail feature. The road network shows an internal collector loop through the area which is an extension from the Lancaster Meadows area. A collector link to 32nd Street is also shown, as well as possible future connections to the south and to the east of the Neighbourhood Area Structure Plan Area.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



The East Hill Area Structure Plan is implemented by means of Neighbourhood Area Structure Plans for each quarter section.

Other City of Red Deer documents such as the Planning and Subdivision Guidelines, the Community Services Master Plan, Ecological Profiles and Land Use Bylaw govern the more detailed elements of the planning process.

3.0 SITE CHARACTERISTICS

3.1 Legal Description and Ownership

The subject site is legally described as the SE ¼ Section 11, Township 38, Range 27, west of the 4th meridian. As of December 1997, the registered owners are:

- Alleghany Holdings Ltd. as to an undivided 1/9 interest.
- Leges Management Ltd., as to an undivided 1/9 interest.
- Lark Investments Ltd. as to an undivided 1/9 interest, and
- Gary K. Cooper as to an undivided 2/3 interest.

The appropriate titles are included in Appendix 'A'.

3.2 Site Area

The gross site area is 159.91 acres (64.715 hectares), of which approximately 9.89 acres (4.00 hectares) are required for the widening of 32nd Street and 20th Avenue. This results in a developable area of 150.03 acres (60.71 hectares).

3.3 Existing Land Use

The entire quarter section has been under cultivation. It is presently designated A-1 Future Urban Development by the City of Red Deer Land Use bylaw No. 3156/96. The general purpose of this District is

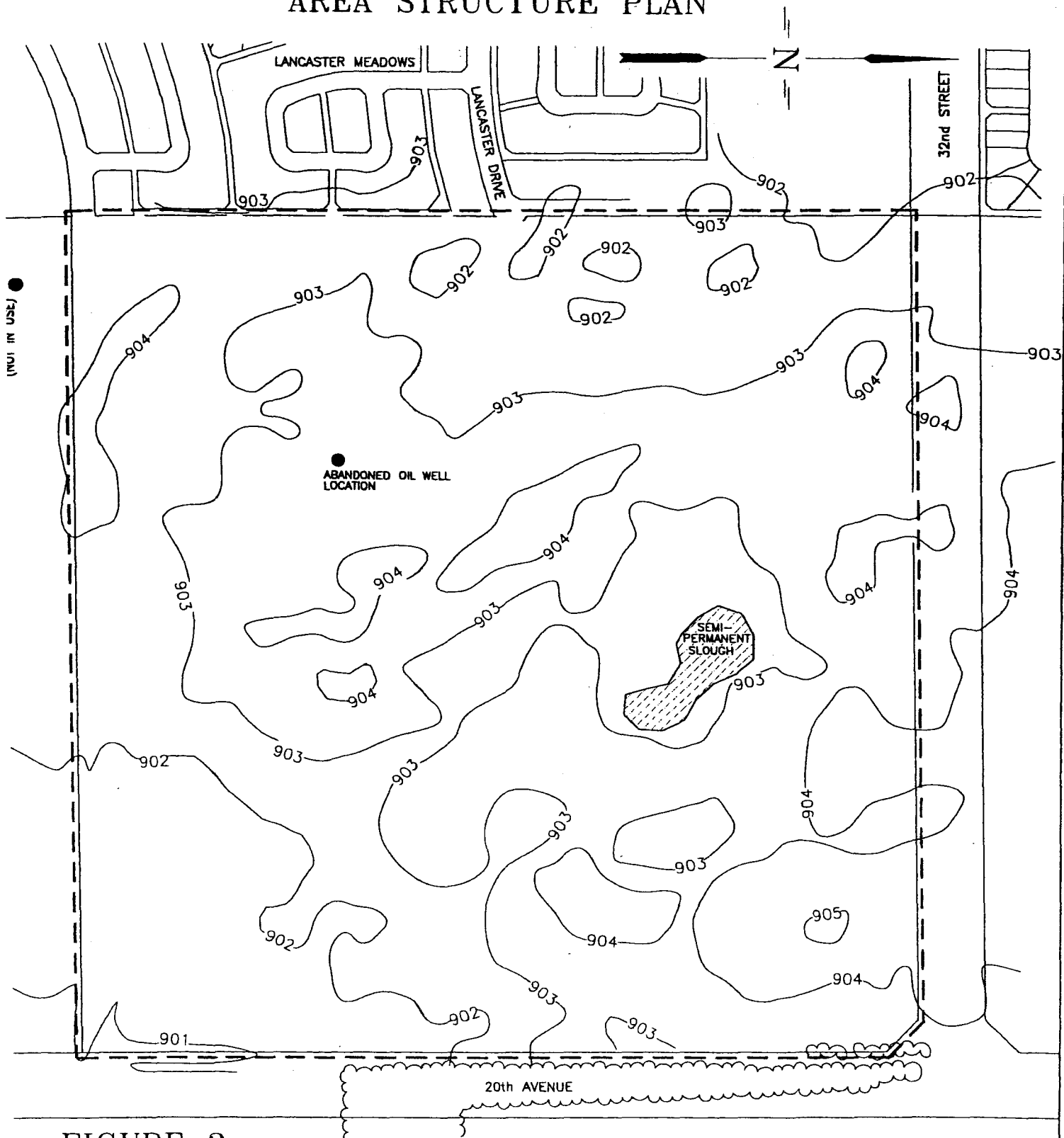
“to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the General Municipal Plan.”

A re-designation to appropriate urban land use districts is therefore required before any urban development can occur.

3.4 Land Form

The entire quarter section is relatively flat, with the elevation ranging from a high point of 905 metres in the northeast corner of the quarter to a low point of 901 metres in the extreme southeast corner. (see Figure 2).

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 2
SITE FEATURES**

SCALE 1:5000

REVISED: MAR. 30/98
REVISED: FEB. 16/00
REVISED: MAY 19/04

LEGEND:

- OUTLINE PLAN BOUNDARY
- 901 ORIGINAL GROUND CONTOURS
- ~ ORIGINAL TREELINE

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER

The recently completed Ecological Profile for the quarter section identified two elements.

- A. A stand of aspens in the existing road allowance adjacent to the northeast corner of the quarter section. Recommendation R1 of the Profile encourages the preservation of the trees within the road right of way, by shifting the roadway to the east and providing an MR strip that would include the trees.
- B. A semi-permanent wetland in the north central portion of the quarter which depends on drainage from the surrounding crop land. Recommendation R6 suggests that an "attempt should be made to incorporate it into some form of drainage system and/or open space design".

3.5 Access

Present access to the quarter is from 32nd Street, by means of Lawford Avenue.

3.6 Servicing

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from infrastructure imminently available in the Lancaster Meadows area to the west.

3.7 Environmental Considerations

A Phase 1 Environmental Site Assessment has been completed by AGRA Earth and Environmental and has been submitted previously with the initial Neighbourhood Area Structure Plan submission. According to Alberta Energy and Utilities Board records, there is an abandoned Petro Canada crude oil well located in Legal Subdivision 2 of Section 11, Township 38, Range 27 west of the Fourth, (see Figure 2). This site was abandoned on July 10, 1985 and reclaimed on May 1, 2001. A copy of the reclamation certificate is contained in Appendix 'B'. Also a Canadian 88 Energy Corp. lease is located in Legal Subdivision 2 adjoining the south property line. The subject site has therefore been assigned a rating of "moderate" in terms of environmental risk. This means that petroleum hydrocarbon contaminated soils could be encountered. If so the soil, in the southernmost portion of the quarter section, should be assessed and the affected area remediated as necessary.

3.8 Road Widening

A road widening of 30 metres is required along the northern boundary for the future 32nd Street arterial roadway, and along the eastern boundary for the future 20th Avenue arterial roadway.

4.0 DEVELOPMENT PROPOSAL

Based on the developer's vision, city policies and site characteristics, a Neighbourhood Area Structure Plan has been prepared for the subject site. The components of the Neighbourhood Area Structure Plan are development concept, land use, density and population, open space, transportation, servicing and phasing.

4.1 Development concept

The intent of the design concept for the area is to provide a comprehensively planned residential community with an emphasis on integrating land uses and addressing the market factors presently prevalent in the City. The overall concept is generally conventional in nature, in that it:

- Establishes a hierarchy of road patterns (arterial, collector and residential);
- Has a curvilinear road pattern consisting of crescents, P-loops and cul-de-sacs), and
- Has densities that are similar to other newer areas in the City.

However, two key aspects of the Plan are not conventional. These include:

- The creation of a mixed use community node, and
- The focus on a pedestrian/open space network,

both of which are addressed in this report.

The proposed Neighbourhood Area Structure Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guidelines and policy documents.

The Plan, based to a large extent on the cluster concept, is intended to provide the opportunity for flexibility and variety of residential product type. This is especially important when considering the dynamics and sensitivity of the present day market.

The proposed Neighbourhood Area Structure Plan is illustrated by means of a black & white and a color drawing, 11"x17" format, referred to as Figure 3.

DEER PARK

32nd STREET

32nd STREET

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

DETENTION POND

NOTE

NOTE

NOTE

CLASSE & WOODS

CLASSE & WOODS

PARK SITE 4.190 Ha

PUBLIC K-8 SCHOOL SITE (PS) 1.392 Ha

MULTI-FAMILY 0.896 Ha

MULTI-FAMILY 0.536 Ha

MULTI-FAMILY 0.849 Ha

MULTI-FAMILY 0.277 Ha

MULTI-FAMILY 0.392 Ha

MULTI-FAMILY 0.277 Ha

LANCASTER DRIVE

LANCASTER DRIVE

LADWIG CLOSE

LANCASTER MEADOWS

LANCASTER DRIVE

LANCASTER DRIVE

STORM DETENTION POND 0.751 Ha

(PUBLIC UTILITY LOT)

CHURCH / MULTI-FAMILY USE SITE 0.690 Ha

0.114 Ha

0.131 Ha

N.E. 1/4 SEC. 2-38-27-W4

NOTES:

1. MUNICIPAL RESERVE OF 0.556 Ha. TO BE PURCHASED BY THE CITY OF RED DEER FOR STORMWATER DETENTION POND NEEDS.

2. 0.820 Ha. OF MUNICIPAL RESERVE TO BE USED AS DETENTION POND

SCALE:

A1:1:2000

11"x17": 1:4000

ORIGINAL PREPARED: AUGUST 8, 1995

REVISIONS:

DATE	REVISION
SEPTEMBER 9, 1995	
NOVEMBER 14, 1995	
NOVEMBER 28, 1995	
DECEMBER 8, 1995	
DECEMBER 10, 1995	
MARCH 10, 1996	
MARCH 13, 1996	
MARCH 14, 1996	
MARCH 20, 1996	
APRIL 05, 1996	
APRIL 05, 1998	
NOVEMBER 19, 1998	
APRIL 21, 2004	
JULY 18, 2004	
JUNE 28, 2004	

SINGLE FAMILY DETACHED - R1

SINGLE FAMILY NARROW (R1-N)

SEMI-DETACHED - R1A

MULTI-FAMILY - R2/R3

TWO STOREY WALKOUT
BASEMENT - SINGLE DETACHED

TWO STOREY WALKOUT
BASEMENT - SEMI-DETACHED

WALKWAYS AND LOCAL PARKS

NEIGHBOURHOOD COMMERCIAL

MIDDLE SCHOOL AND PARK

PUBLIC UTILITY LOTS

ROADS AND LANES

MEDIANS FOR COLLECTOR
OR RESIDENTIAL ROADS

MAIN PEDESTRIAN LINKAGE

CHILDREN'S PLAYGROUND

NOTES:

1. ALL ROAD RIGHT OF WAYS ARE 15.00m WIDE, UNLESS OTHERWISE NOTED.
2. R1-N LOTS ARE TO BE LOCATED ONLY IN AREAS WHERE THERE IS A MINIMUM LOT DEPTH OF 36.6m.
3. * INDICATES THE DAY CARE SITE HAS BEEN ADVERTISED, FOR SPECIFICATIONS, AND NOT SOLD WITHIN 3 MONTHS.

TOTAL AREA OF ORIGINAL 1/4 SECTION	64.715 Ha	158.91 Ac	
32nd STREET AND 20th AVENUE WIDENING	4.002 Ha	9.88 Ac	
DEVELOPABLE AREA	60.713 Ha	150.03 Ac	100%
SINGLE FAMILY-DETACHED (R1)	17.405 Ha	43.21 Ac	23.8%
SINGLE FAMILY-NARROW (R1-n)	11.298 Ha	27.81 Ac	18.8%
DUPLEX LOTS (R1-2)	2.874 Ha	7.10 Ac	4.7%
MULTI-FAMILY LOTS (R2)	3.053 Ha	7.54 Ac	5.0%
COMMERCIAL	0.156 Ha	0.39 Ac	0.3%
DAY CARE SITE	0.000 Ha	0.00 Ac	0.0%
CHURCH SITE	0.880 Ha	2.17 Ac	1.1%
MIDDLE SCHOOL SITE, PARK SITE	3.506 Ha	8.57 Ac	6.2%
LOCAL PARKS AND WALKWAYS	2.552 Ha	5.97 Ac	3.4%
S.E. CORNER DETENTION POND	1.727 Ha	4.27 Ac	2.8%
REMAINING P.U.L. LOTS	0.190 Ha	0.40 Ac	0.3%
ROADS	15.605 Ha	36.68 Ac	25.0%
COLLECTOR	4.417 Ha	10.91 Ac	
RESIDENTIAL	7.183 Ha	17.70 Ac	
LANES	6.075 Ha	10.97 Ac	

CONCEPT BY:
INTERPLAN STRATEGIES INC.

ACAD:\PROJ5\LONGSALE\Oversize Plans\4244-0P7-COLOR-REV(JULY 5)

PREPARED BY:
AL-TESTA
ENGINEERING LTD.

4.1.1 Neighborhood Structure

The proposed Plan places an emphasis on the development of a mixed use neighborhood node which is readily accessible to the neighborhood by pedestrians as well as by automobile. This neighborhood node is comprised of a neighborhood park (including a school), and other public uses such as multi-family residential. The proposed day care site has since been eliminated by the Land Use Bylaw Amendment #3217/C-2000. The node is intended to create a community focus and activity place where people within the neighborhood gather and interact. The node is therefore strategically located in terms of both vehicular and pedestrian systems. A key element of the node is the creation of an "urban main street" through its centre (See Figure 4). A sense of main street will be achieved by placing mixed uses along the street, including higher density residential, and a school. A landscaped central median will result in a boulevard streetscape which culminates in a T-intersection with a public open space as a terminus.

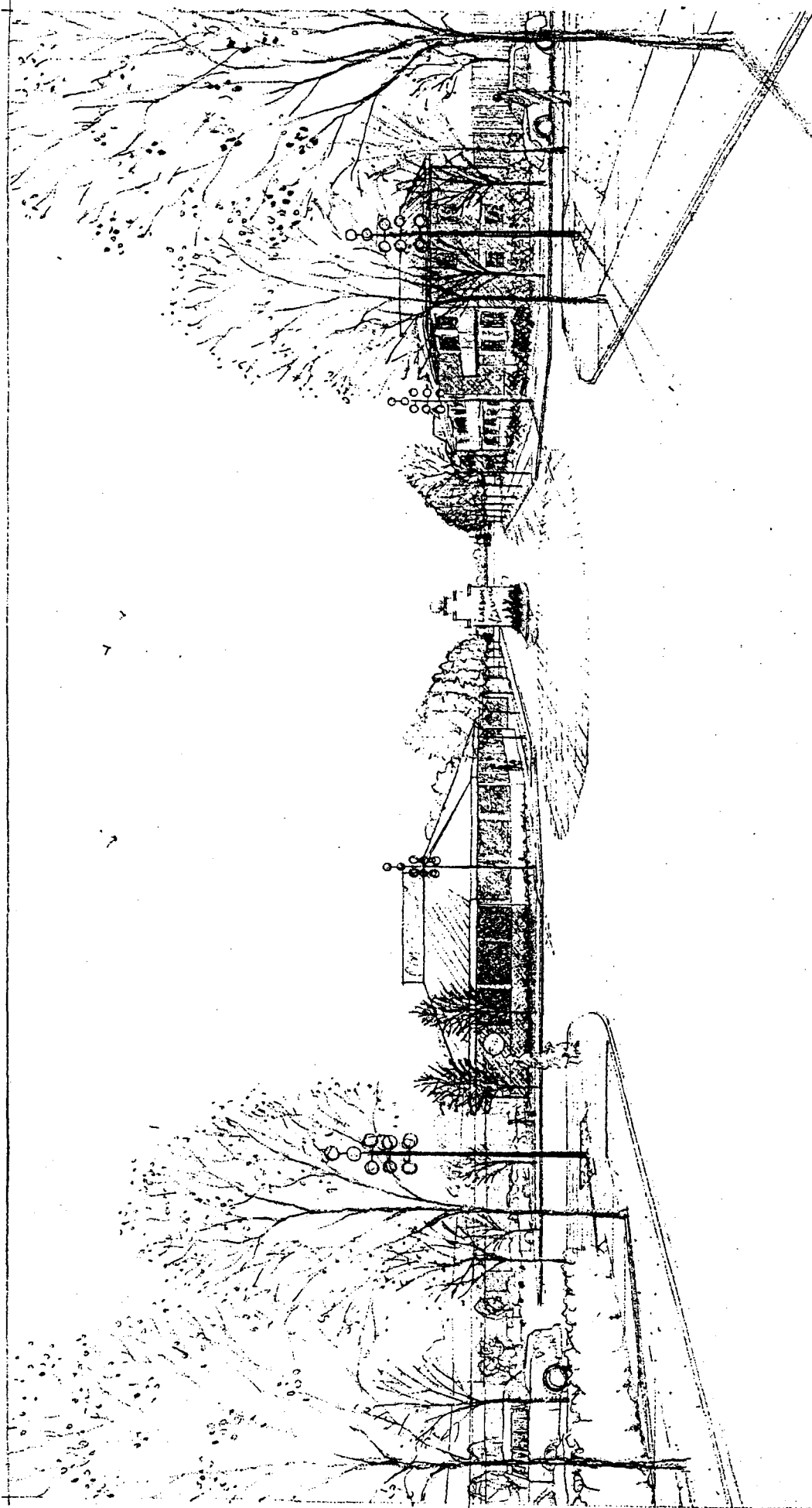
A special treatment is also proposed for the collector loop through the area. In order to create a streetscape that is visually more appealing and one that is more pedestrian friendly, separate sidewalks on both sides with landscaped boulevards are proposed for the entire length of the collector loop. Also, it is the intent of the Plan to encourage the use of lane access and rear drive garages as much as possible along the wider collector loop street. The housing product type anticipated along this street is a mix of standard and narrow lot single family detached units. In order to accommodate this theme, it is proposed to reduce the front yard setbacks for the R1N lots from 6 metres to 3 metres when fronting on a 24 metre wide road right of way.

In addition to the multi family proposed along "main street", an allowance is made in the Plan for a higher density site to the east, as well as for a possible small site in the southern portion of the plan area. It is also intended that an area in the central portion of the Plan adjacent to the linear park be provided for the mature adult market.

Single family detached and possibly some semi-detached housing, will be distributed throughout the remainder of the community. The majority of these residential units will be provided with rear lanes. However, a small percentage that back onto some of the Open Space and storm detention facilities will be laneless, and may have walkout basements.

The lot sizes will be determined at the subdivision stage and are intended to vary in width to encourage a variety of residential building product.

FIGURE 4
"MAIN STREET"



4.1.2 Land Use Distribution

The Neighbourhood Area Structure Plan provides for a comprehensively planned residential community comprised of residential and ancillary uses including a neighborhood node. Table 1 outlines the land use distribution for the Neighbourhood Area Structure Plan Area.

The intent of the small commercial component in the southeast corner, as identified in the East Hill Area Structure Plan, is to serve the needs of the residents of the planning area and future adjacent communities.

Table 1. Neighbourhood Area Structure Plan Statistics

Land Use	Hectares (+/-)	Acres (+/-)	Percentage
Residential - Single Family Detached Dwellings (R1)	17.485	43.21	28.8
Residential - Single Family Narrow Dwellings (R1-N)	11.296	27.91	18.6
Residential - Duplex Dwellings (R1-A)	2.874	7.10	4.7
Residential-Multi-Family (R-3)	3.052	7.54	5.0
Commercial	0.156	0.39	0.3
Day Care Site (1)	0.000	0.00	0.0
Church Site	0.690	1.71	1.1
Middle School/Park Site (2)	5.566	13.75	9.2
Local Parks and Walkways	2.052	5.07	3.4
Detention Pond	1.727	4.27	2.8
Remaining P.U.L. Lots	0.160	0.40	0.3
Streets and Lanes	15.655	38.68	25.8
TOTAL DEVELOPABLE AREA	60.713	150.03	100.0
32 nd Street and 20 th Avenue Widening	4.002	9.89	
Total Area of Original ¼ Section	64.715	159.91	

1. Day Care Site was previously advertised and was eliminated in Land Use Bylaw #3217/C-2000.
2. 0.556 (1.38 acres) of Municipal Reserve to be purchased by the City of Red Deer for storm water detention pond needs in the northwest corner of the plan area.
3. Land to be designated into the R1N Residential (Narrow Lot) District constitutes 32.5% of the net residential area.

Table 1 illustrates that 57.1 per cent of the site (net of streets and lanes) is for residential uses, 12.8 per cent for parks and open space, (with an additional 2.8 per cent for the southeast detention pond), 25.8 per cent for streets and lanes and the balance for other neighborhood uses including school, commercial and a church.

4.1.3 Residential

The Plan is a carefully integrated neighborhood, providing for a variety of housing types, ranging from single detached to townhouses. It is comprised of a series of residential cells relating to the collector street loop and focusing to a large extent upon small parks and the linear open space network.

The low density residential areas will consist mainly of R1 single detached dwellings, R1A semi detached dwellings, and R1N single detached narrow dwellings. In order to provide lotting consistency, the grouping of these different types of dwellings will be separated by either a roadway, a lane way or a P.U.L.

The residential medium density areas are proposed in two locations,

- Two small sites, likely comprised of townhouses, in the neighborhood core area, and
- One strip likely comprised of townhouses, in the S.E. corner of the quarter section and
- A site in the southern portion of the site which is presently shown as a possible church site.

Areas proposed for walk-out basements are shown in Figure 3.

4.1.4 Density

The residential density identified in the East Hill Area Structure Plan is in the range of 32 to 50 persons per hectare (13 to 20 persons per acre).

The Neighbourhood Area Structure Plan, depending upon the actual lot size and ultimate multi-family product, is anticipated to accommodate 800 to 875 dwelling units.

Based upon the estimated product distribution this equates to a density of 38 to 40 persons per hectare.

4.1.5 Open Space

The key components of the Open Space system proposed in the Neighbourhood Area Structure Plan are discussed below, followed by a statement of municipal reserve calculations.

Components

The components of the proposed open space system, which are cited below, include a neighborhood school and park centre, three small local parks, storm detention facilities and a centrally located linear park.

- a) **Neighborhood School and Park Facility**
A 13.75 acre (5.57 hectare) neighborhood school and park site is provided in the location indicated in the East Hills Area Structure Plan adjacent to the existing storm detention facility. The site plan has been modified by shifting the school envelope to the south.

The Plan also proposes to locate a children's playground at the north end of the linear park immediately to the south of the collector street.

- b) **Linear Park**
A 3.57 acre (1.447 hectare) north south linear park provides a central open space feature and pedestrian connection.
- c) **Local Parks**
Three small local parks are indicated on the Plan. These parks are strategically located to provide centralized open space and entry features.
- d) **Storm Detention**
Two storm detention facilities are provided in the Plan. One is situated in the northwest corner of the site and is incorporated into the neighborhood park and will be an extension of an existing pond to the west. The developer will be compensated for 1.37 acres (0.556 hectares) of the land contributed towards this pond. The second facility comprising 4.27 acres (1.727 hectares), all of which will be a Public Utility Lot, is proposed in the southeast corner of the Plan area

Municipal Reserve

In order to realize the open space network envisioned by the Plan, there is a total of 18.52 acres (7.61 hectares) of municipal reserve. Of this, 1.37 acres (0.556 hectares) are to be purchased by the City of Red Deer for storm water detention ponds. This results in an over-dedication of 2.43 acres (0.98 hectares).

4.1.6 Environmental Issues

As indicated in Section 3.4 of this report, and illustrated in Figure 5, the Ecological Profile Report for southeast Red Deer prepared by the City of Red Deer Parks and Culture Department, dated September 24, 1997, identifies a priority "B" Wetland in the north central portion of the subject quarter section. The report appropriately describes it as semi-permanent. Based upon the vegetation it contains it appears to be wet for only part of the year. The cultivated area around its perimeter defines the size as approximately 196 feet (60m) by 394 feet (120m). Tire tracks from a tractor were evident across the slough illustrating the current dry nature of the slough. The feature, in the opinion of the consultants, is not particularly significant and its sustainability is in question once urban development has occurred around it. Therefore, the feature has not been incorporated into the Plan.

The Ecological Profile also identified an existing tree stands within the 20th Avenue right of way as a priority "A" feature. The report suggests that the road right of way be shifted eastward and that, in lieu of a typical berm, the trees be retained and a municipal strip be provided.

A site review of the trees in question indicated that only a narrow band exists on the west side of the existing dirt road and that more of the treed area exists on the east side of the existing dirt road. This currently allows for an 11.50m berm on the west side, as the stand of trees does not reach the area allowed for the berm, and therefore, none of the existing trees will be affected. Assuming that the existing dirt road is approximately in the middle of the existing 66 foot (20m) right of way, which appears to be the case from an examination of air photography, the roadway for 20th Avenue would have to be shifted to the east of the existing 66 foot (20m) road right of way. In other words, most of the 197 foot (60m) right of way for the ultimate 20th Avenue would have to be purchased from the quarter section to the east, namely the SW ¼ Section 12, Township 38, Range 27 west of the 4th meridian.

The quality of the trees proposed to be preserved must also be considered. The band on the west side of the dirt road is very narrow. It consists of old dying poplars, some younger poplars and willows. At the very least, the westerly most 33 feet (10m) of the old 66 foot (20m) road right of way is probably not worth preserving. The band along the east side of the dirt road is wider but contains a similar quality of trees.

Construction adjacent to the trees, and particularly a change in adjacent grades, will result in a number of the existing trees dying.

Accordingly, a realistic re-assessment is required to determine, if in fact the trees are worth saving.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

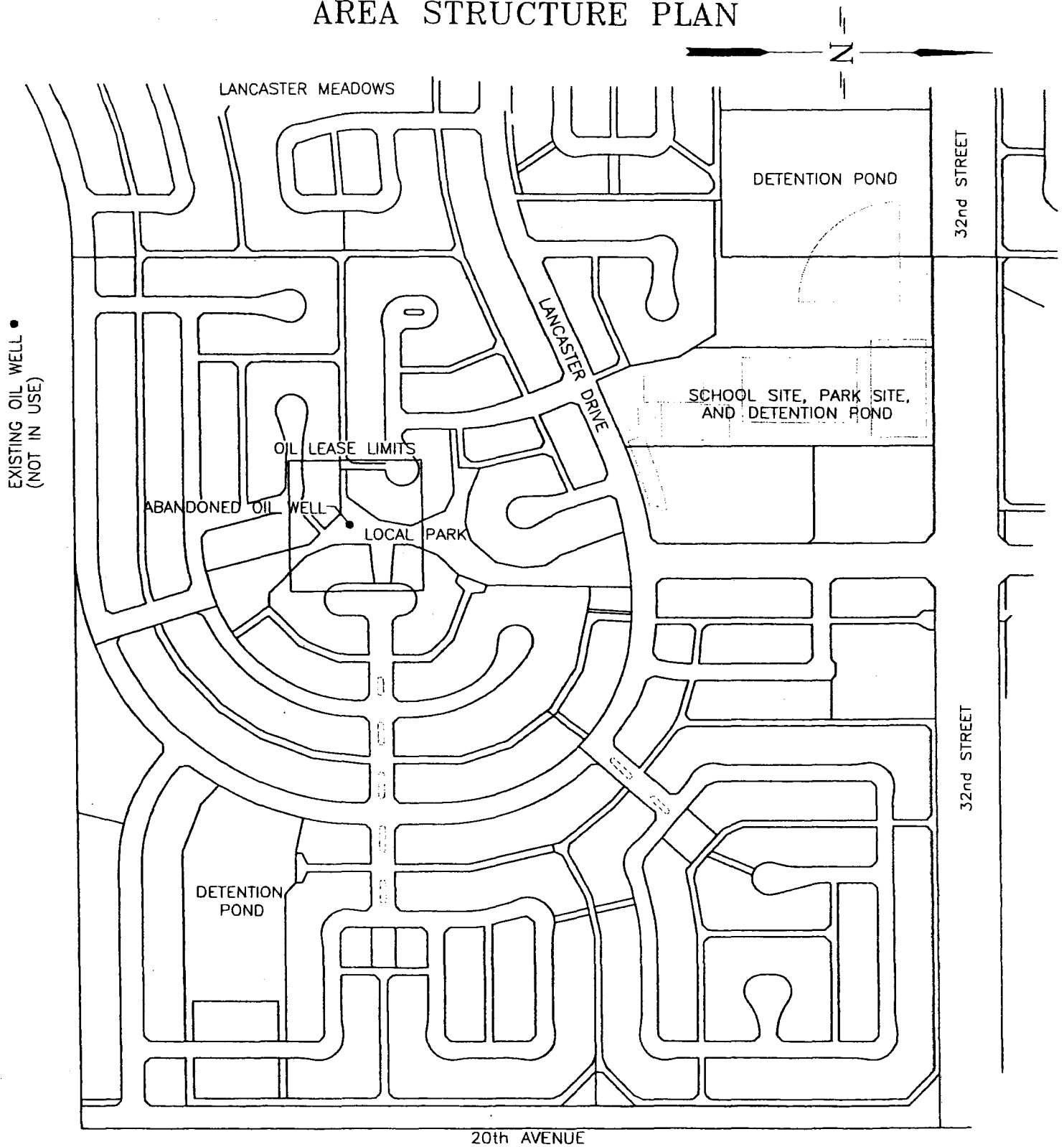


FIGURE 5
ABANDONED OIL WELL

SCALE 1:5000

REVISED: JUNE 4/98
REVISED: FEB. 16/00
REVISED: MAY 19/04

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER

Insofar as the abandoned oil wells are concerned, the site has been assigned a rating of "moderate" in terms of environmental risk. This, according to AGRA's report submitted under separate cover, means that petroleum hydrocarbon contaminated soils could be encountered. If so, the soil should be assessed and the affected area remediated as necessary. Development within 50m of the abandoned well site has been addressed, and the affected area has been remediated (see Appendix B).

5.0 TRANSPORTATION

5.1 Traffic Circulation Pattern

The traffic circulation pattern proposed in the Neighbourhood Area Structure Plan conforms to the East Hill Area Structure Plan. At some point in the future there will be two arterial roadways adjacent to the quarter section:

- 32nd Street along the northern boundary of the quarter, and
- 20th Avenue along the eastern boundary of quarter section.

The internal transportation system will ultimately tie into 32nd Street and 20th Avenue. An internal collector loop street will tie into the collector road system in Lancaster Meadows to the west. This extension of Lancaster Drive from the west will initially provide access to the subject site until 32nd Street is extended eastward. A collector stub will connect the internal collector to 32nd Street and will function as "main street". The northern part of this street will have no median and will permit an additional lane for turning movements at the intersection with 32nd Street. The southern portion of the entry road will be a divided collector. The proposed cross-section for this street is illustrated in Figure 6. This cross-section conforms to the 1997 City of Red Deer Design Guidelines drawing B5, except that a 1.50 metre wide separate walk is proposed on the east side of the roadway, adjacent to the multi family site. A 2.50 metre separate sidewalk will be located along the west side, adjacent to the neighborhood park and multi-family area.

Construction of this entrance road has since been completed, and an updated cross-section of the entry collector is provided in Figure 6A.

It should be noted that the developer intends to explore options for the creation and implementation of a Home Owners Association, which, amongst other things, would assume the ongoing maintenance of public landscaped areas, i.e. traffic islands which may not typically be assumed by the City.

Figure 6A also illustrates the proposed cross-sections for the internal collector loop road. These cross-sections conform to the 2003 City of Red Deer Design Guidelines.

A collector stub is provided at the south which will tie the internal collector loop with future development to the south and to the east.

Residential entrance roads, many of which may have medians, will provide access to each of the cells.

5.2 Pedestrian Circulation Patterns

Figure 3 illustrates a continuous integrated pedestrian system throughout the quarter section. As shown on the Plan:

- The pedestrian linkage is continued from the City's Lancaster Meadows quarter section via the 1.5 metre wide separate sidewalk located along the north side of Lancaster Drive.
- Pedestrian linkages are provided to both 32nd Street and 20th Avenue.
- A pedestrian linkage is proposed through the central linear and neighborhood park system.
- Internal linkages exist to the centrally located linear park system, and
- An arterial trail exists along the north side of 32nd Street. It is assumed that The City will construct a similar trail along the west side of 20th Avenue when this arterial road is constructed.

The pedestrian linkage system illustrated on the Neighbourhood Area Structure Plan connects key neighborhood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

The pedestrian movement patterns are designed for both internal and external flows.

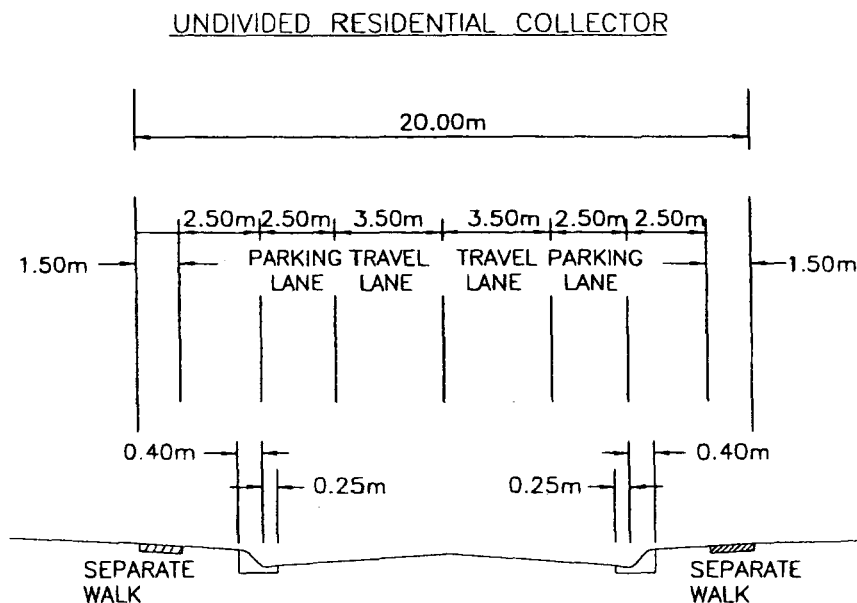
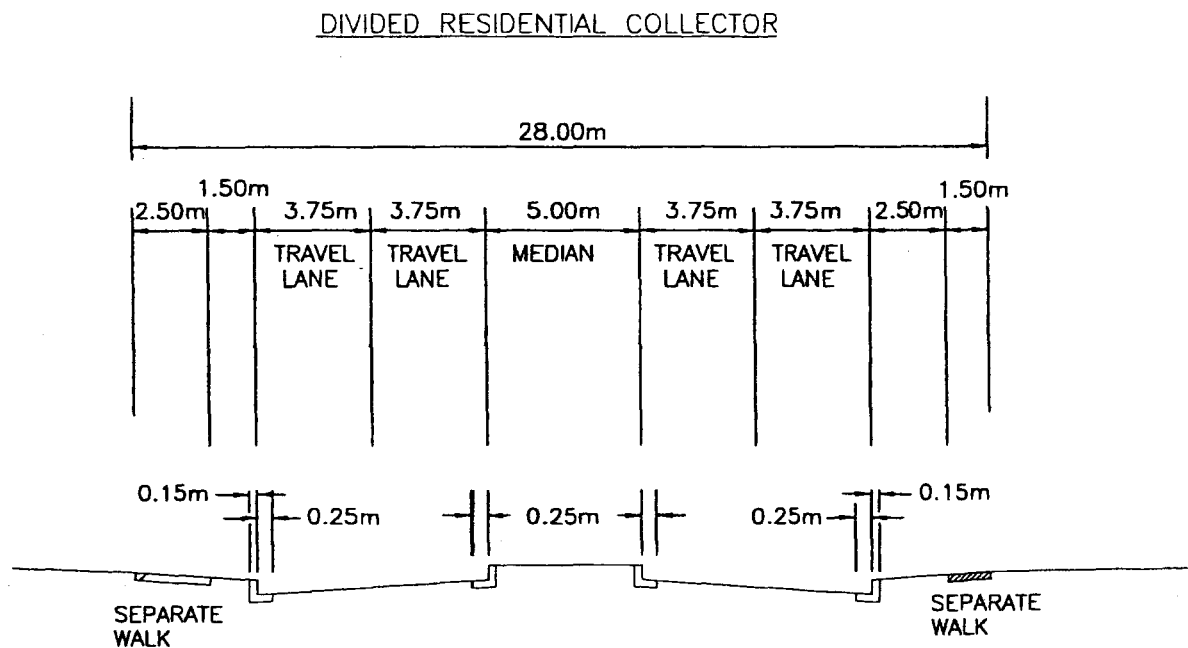


FIGURE 6
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL
(1997 CITY OF RED DEER DESIGN GUIDELINES)

PREPARED BY:

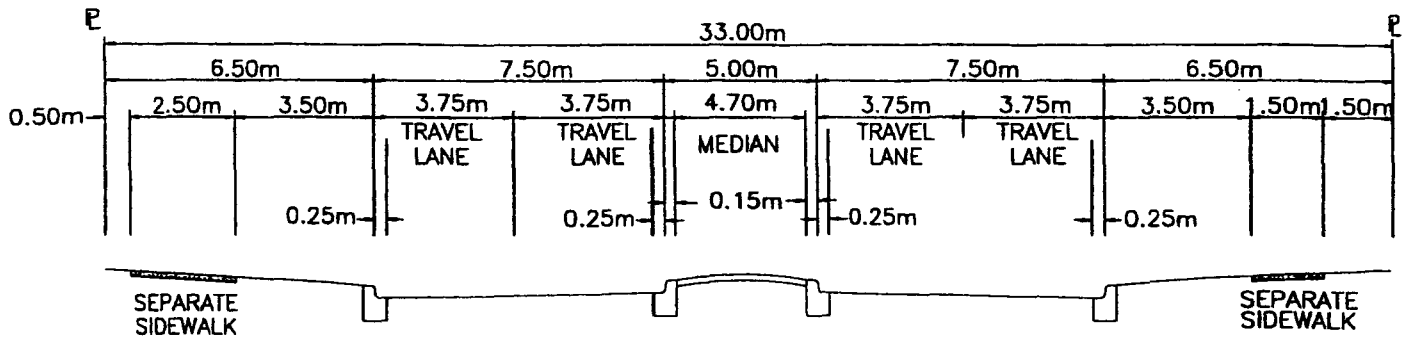
AL-TERRA
ENGINEERING LTD.

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REVISED: MAY 19/04

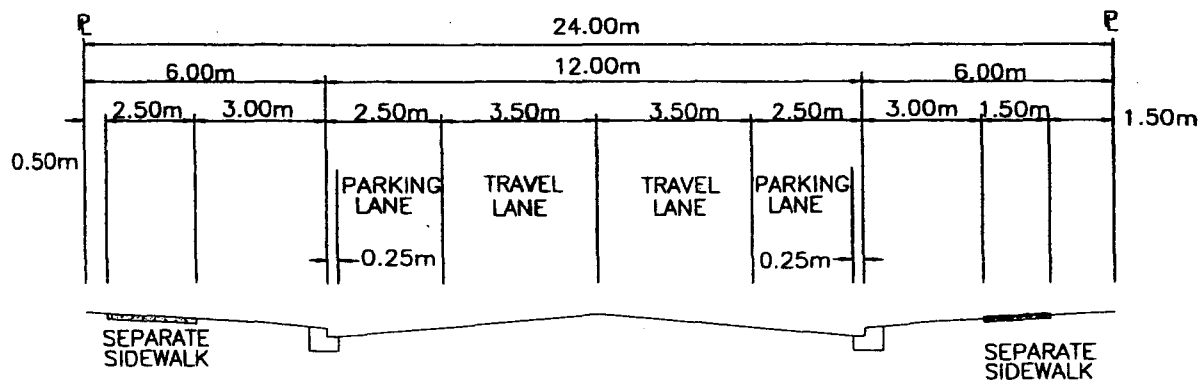
EDMONTON

RED DEER

ENTRANCE DIVIDED COLLECTOR



UNDIVIDED RESIDENTIAL COLLECTOR (WITH SEPARATE SIDEWALKS)



UNDIVIDED RESIDENTIAL COLLECTOR

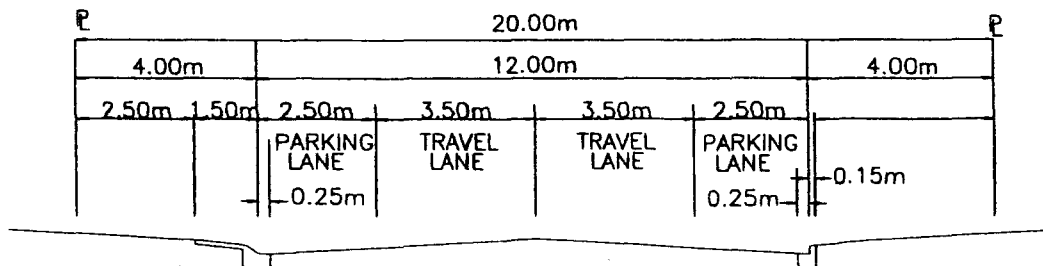


FIGURE 6A
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL
(2003 CITY OF RED DEER DESIGN GUIDELINES)

PREPARED BY:

AL-TERRA
ENGINEERING LTD.

6.0 MUNICIPAL SERVICING

Most of the municipal serves required to service this quarter section are existing, and are a direct extension of services located along the west boundary of the quarter section.

6.1 Storm Sewer System

Due to the topography of the site, two storm detention ponds will be required to service the quarter section. An existing storm detention pond, located immediately to the west of the northwest corner of the quarter, will be extended easterly to accommodate a portion of the storm runoff from the north westerly portions of the subject lands. The combined area from the City's Lancaster Meadows quarter and the Laebon quarter which drains to this pond is approximately 173 acres (70 hectares).

A second storm detention pond is required to service the southeast portions of the quarter due to its existing low-lying topography. The approximate area of the contributing lands which will drain to this pond is 74 acres (30 Ha). The storage volume required to accommodate a one in 100 year storm event is approximately 17,000 cubic metres.

6.1.1 Minor Drainage System

Runoff from storms up to a one in five year event will be handled via a gravity piped system. Consideration will also be given to providing a weeping tile drainage system for all lots. The design will be completed in accordance with the City of Red Deer Design Guidelines.

Figures 7 illustrate the conceptual layout for the storm servicing.

6.1.2 Major Overland Drainage System

The major overland drainage will exist regardless of whether or not it is designed for. When there is too much storm runoff for the piped system to handle, the runoff will flow overland along the easiest path available. This will occur when the storm is greater than a one in five year event.

To accommodate this situation, roads and lanes will be designed to route the overland flow runoff to either the northwest or southeast storm detention ponds. Some ponding will occur within the roads, lanes and municipal reserve 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.

The major overland drainage system is illustrated schematically on Figure 8.

6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Lancaster Meadows quarter section to the west.

A 250 millimeter diameter sanitary main will be extended with the south leg of Lancaster Drive to service the south part of the subject quarter section. A 375 millimeter diameter sanitary main will be extended along the north leg of Lancaster Drive to service the northern part of the subject quarter section, and other property to the north. Figure 9 illustrates the conceptual layout.

The southeast corner is the lowest portion of the quarter section. In order to accommodate gravity forced sewer systems, significant quantities of fill will be required in this area. If the standard rear lot servicing is used, the resultant fill will necessitate back sloping into the quarter section to the south. Accordingly, a more reasonable approach to servicing this area is via the street servicing alternative. This would allow for normal walkout basement lot grading and have less impact to the lands to the south.

All facilities required for the sanitary sewer system will be designed in accordance with the City of Red Deer Design guidelines.

6.3 Water Distribution System

The water distribution system required to service the subject quarter section is a direct extension of the water distribution system for the Lancaster Meadows quarter section to the west. The largest water supply mains include:

- A 300 millimeter diameter water main to be extended in the lane north of the south leg of Lancaster Drive;
- A 250 millimeter diameter water main to be extended along the north side of the north leg of Lancaster Drive.
- A 300 millimeter diameter water main to run in a north/south direction along 20th Avenue (the eastern boundary of the property), as per the requirements of the CH2M Hill's 1992 Water System study.

Computer water modeling will be utilized to evaluate actual water main sizes within the subject quarter section.

Figure 10 illustrates the conceptual layout for water servicing.

6.4 Shallow Utilities

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and ATCO Gas (formally reviewed by Northwestern Utilities) have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Neighbourhood Area Structure Plan.

7.0 PHASING OF DEVELOPMENT

Figure 11 illustrates the proposed phasing for development. The present location of utilities dictates the initial few phases of development. Market conditions will influence the actual phasing of later development.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

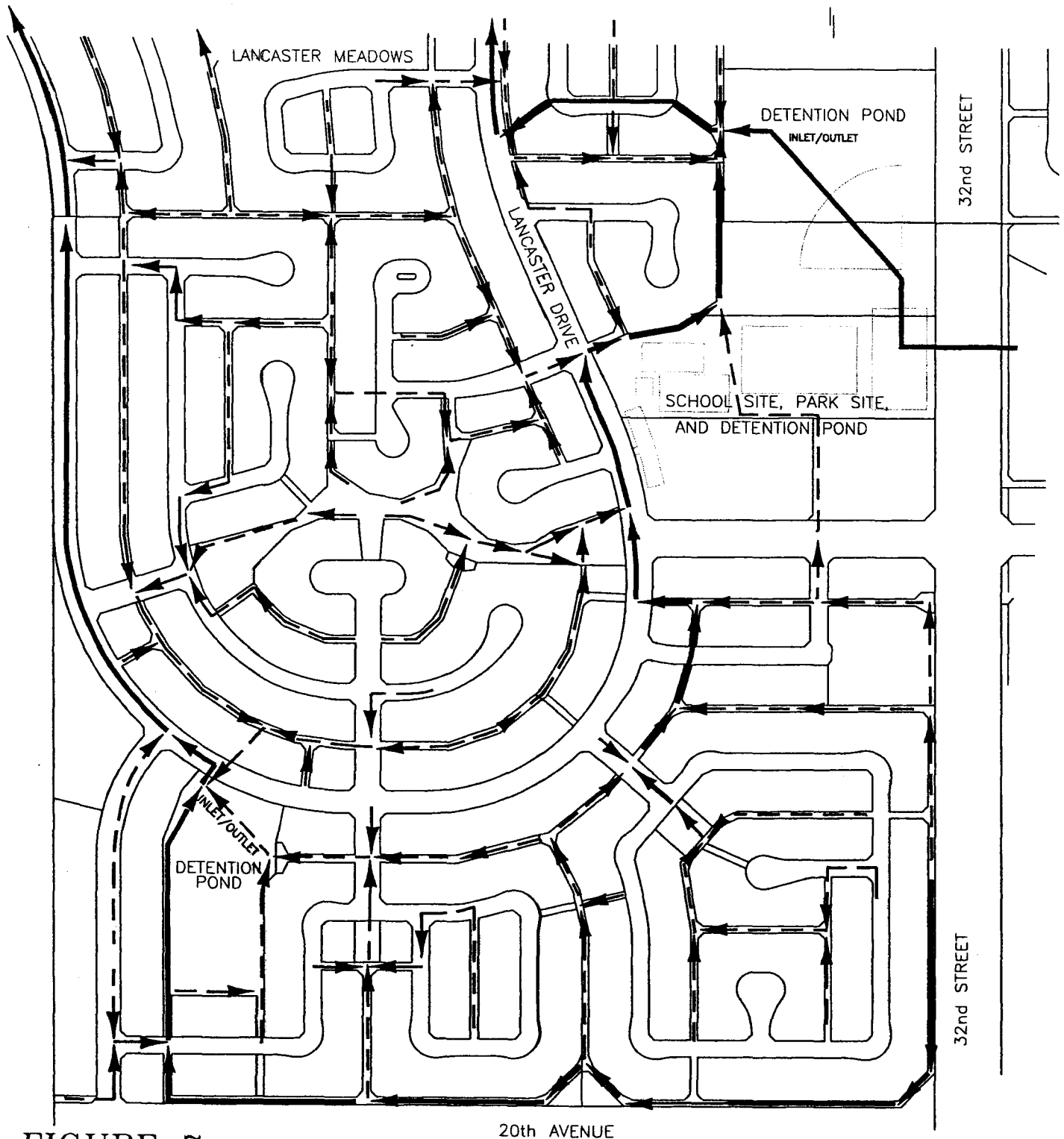
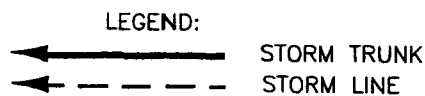


FIGURE 7
STORM SEWERS

SCALE 1:5000



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REVISED: FEB. 16/00
REVISED: NOV. 28/02

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LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

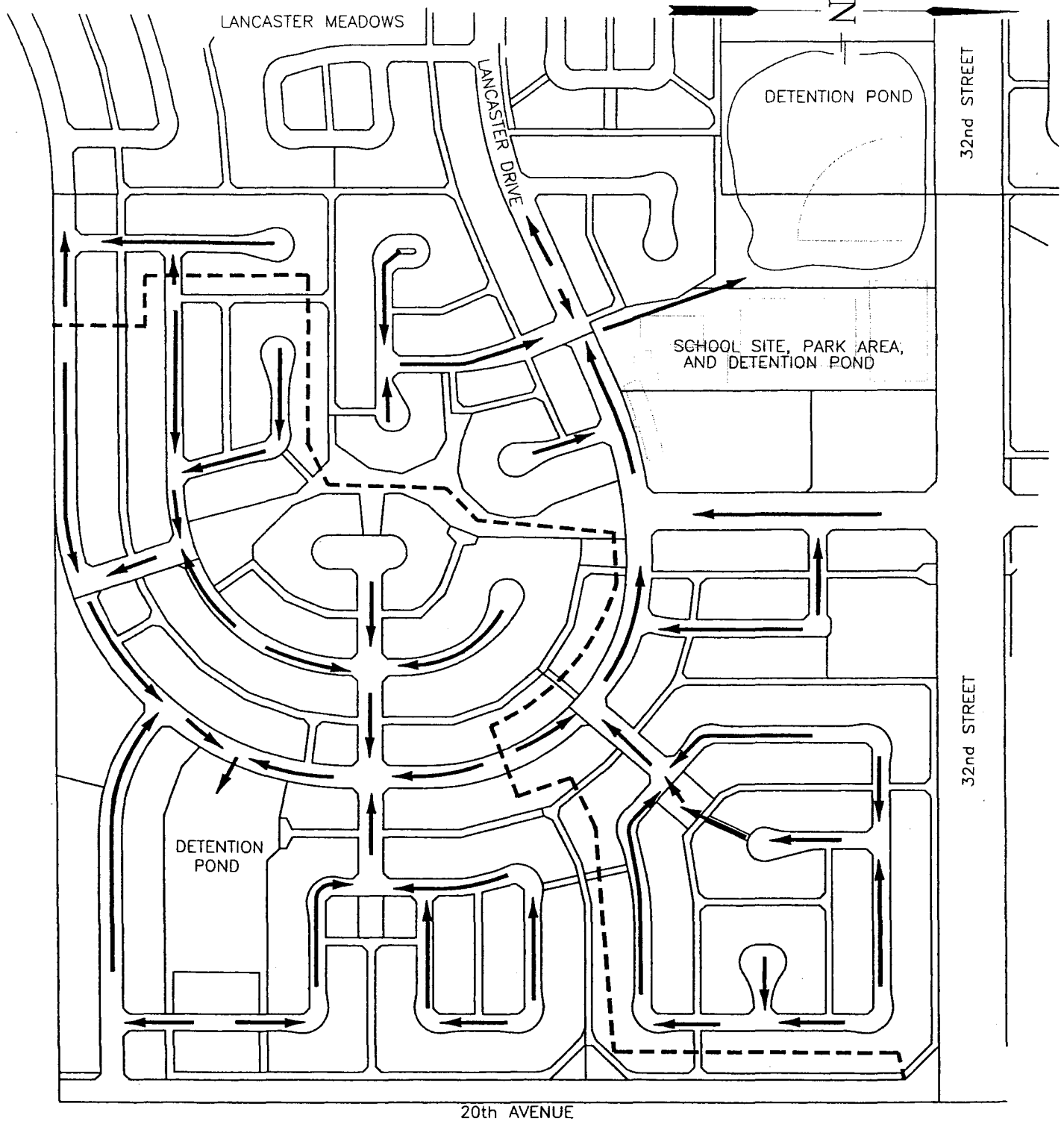


FIGURE 8
OVERLAND DRAINAGE
GREATER THAN 1:5
YEAR STORM EVENT

REVISED: JUNE 08/98
REVISED: FEB. 16/00
REVISED: NOV. 28/02
REVISED: MAY 19/04

SCALE 1:5000

LEGEND:

- DIRECTION OF FLOW
- BOUNDARY OF CATCHMENT AREA

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LANCASTER MEADOWS EAST OUTLINE PLAN

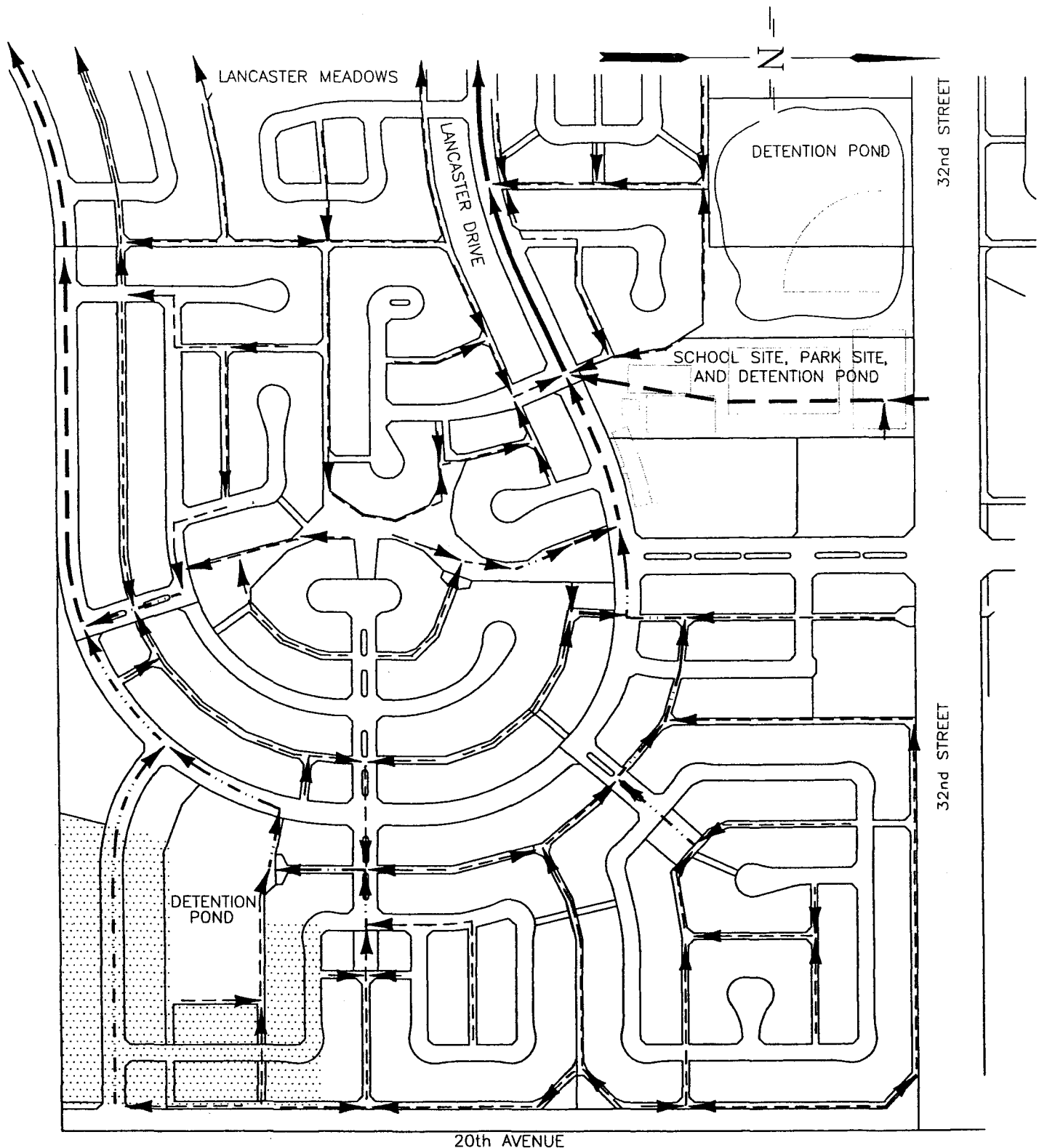
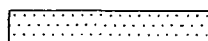
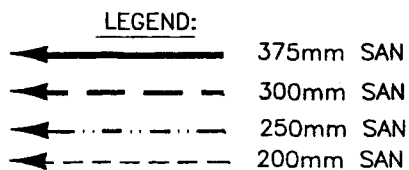


FIGURE 9
SANITARY SEWERS

SCALE 1:5000

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REVISED: FEB. 17/00
REVISED: NOV. 28/02
REVISED: MAY 19/04



LOW AREA WHICH REQUIRES
FILL IN ORDER FOR SANITARY
TO WORK

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LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

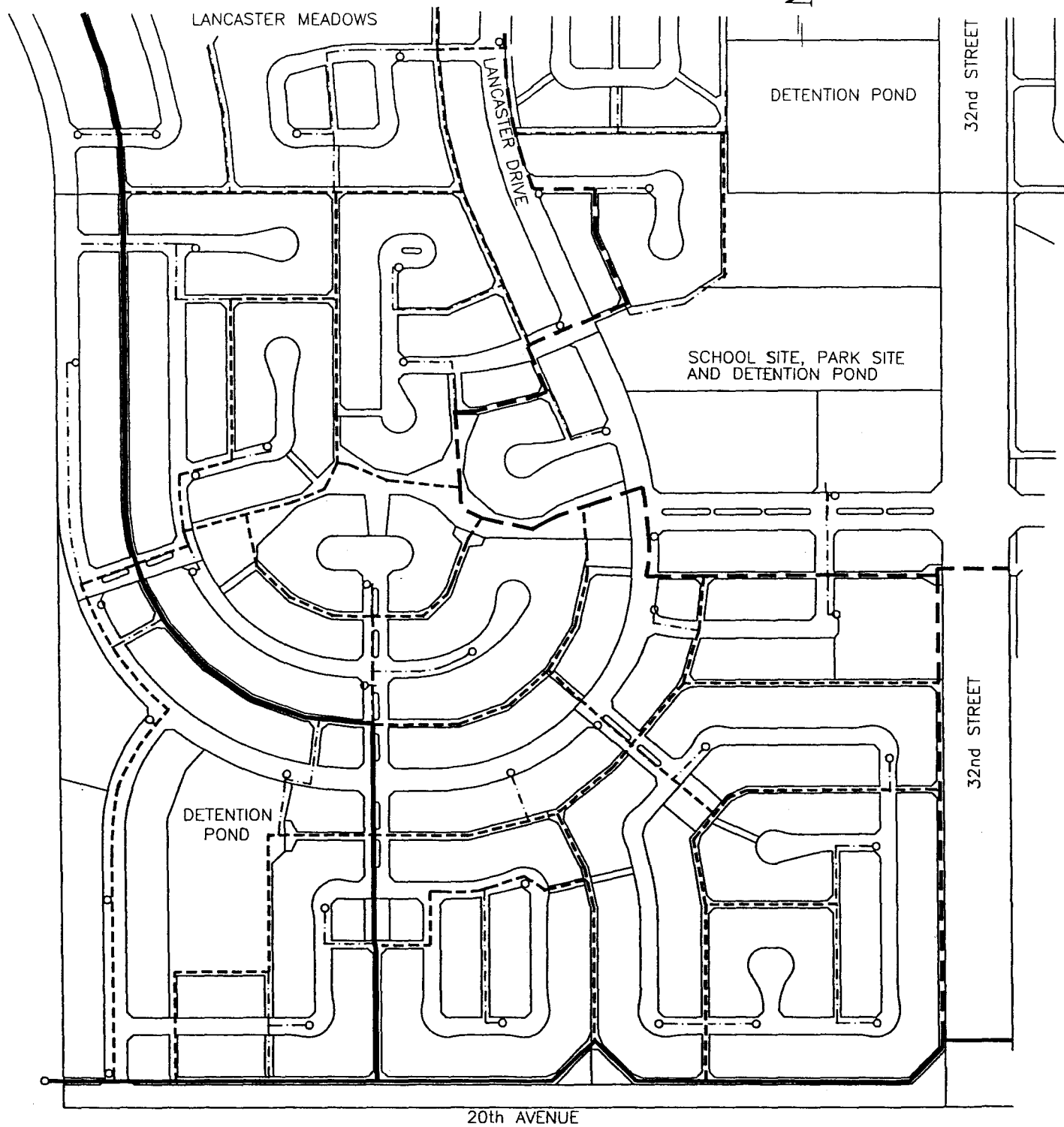


FIGURE 10
WATER DISTRIBUTION

SCALE 1:5000

LEGEND:

- 300mm WATER
- - - 250mm WATER
- ... 200mm WATER
- . - . 150mm WATER
- o HYDRANT

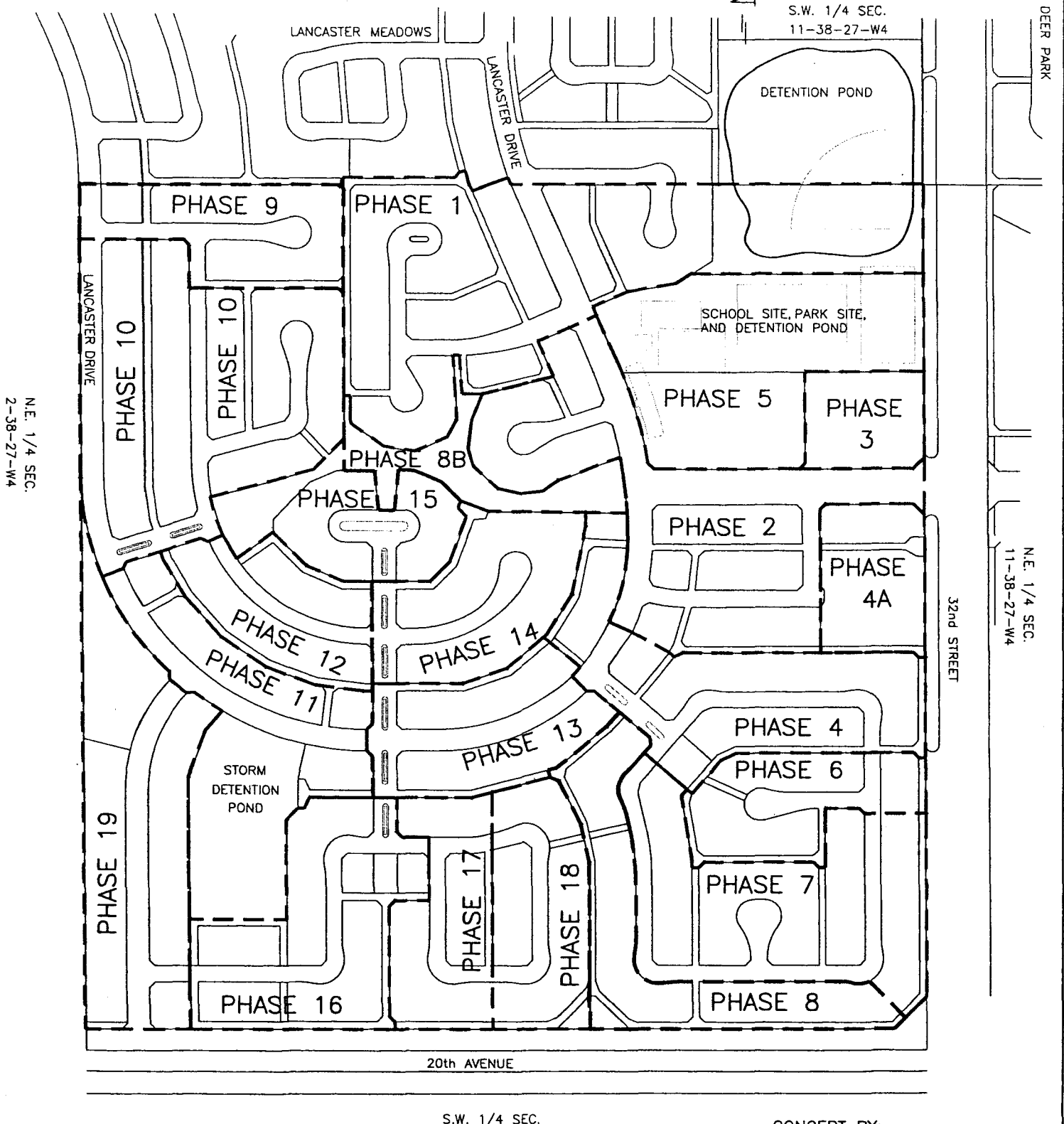
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REVISED: NOV. 28/02
REVISED: MAY 19/04

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LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 11
PHASING PLAN**

SCALE 1:5000

REVISED: JUNE 04/98
REVISED: FEB. 18/00
REVISED: AUG. 10/01
REVISED: NOV. 28/02
REVISED: MAR. 21/03
REVISED: JUNE 6/03
REVISED: MAR. 15/04
REVISED: MAY 19/04

LEGEND:
PHASE BOUNDARY - - - - -

CONCEPT BY:
INTERPLAN STRATEGIES INC.

PREPARED BY:

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER

APPENDICES

APPENDIX 'A'

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 10/12/1997

LINC	SHORT LEGAL	TITLE NUMBER
022 467 237	4;27;38;11;SE	812 189 844

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 11

QUARTER SOUTH EAST

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

C.T. ISSUED: YES

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
2 189 844	10/08/1981			NIL

OWNERS

RY K COOPER
C/O #200, 10020-101A AVE
EDMONTON
ALBERTA
TO AN UNDIVIDED 2/3 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
33LQ	16/10/1959	CAVEAT CAVEATOR - CANADIAN 88 RESOURCES CORP.. 700, 400-3 AVE SW CALGARY ALBERTA T2P4H2 "DATA UPDATED BY: TRANSFER OF CAVEAT NO.S 852067392 & 872086689"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
812 189 844

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

(DATA UPDATED BY: TRANSFER OF CAVEAT
952142068)

(DATA UPDATED BY: TRANSFER OF CAVEAT
962000488)

12 152 037 21/07/1986 CAVEAT
RE : SEE CAVEAT
CAVEATOR - ALLEGHENY HOLDINGS LTD.
C/O BARRY M. SCHLOSS
#202, 9644-54 AVE
EDMONTON
ALBERTA
AGENT - BARRY M SCHLOSS

2 018 726 17/01/1997 CAVEAT
RE : AGREEMENT FOR SALE
CAVEATOR - CANADIAN 88 RESOURCES CORP..
700, 400-3 AVE SW
CALGARY
ALBERTA T2P4H2
AGENT - DIANNE KVISLE

TOTAL INSTRUMENTS: 003
UR FILE #: RON/WALKIN

*END OF SEARCH *

SR# - J692153 /AR0824

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 10/12/1997

S
LINC SHORT LEGAL TITLE NUMBER
022 467 237 4;27;38;11;SE 862 091 370

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 11

QUARTER SOUTH EAST

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

LEGAL C.T. ISSUED: NO

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
022 091 370	05/05/1986			NIL

OWNERS

REGES MANAGEMENT LTD..
OF 200, 10020 - 101 A AVENUE, EDMONTON
ALBERTA
TO AN UNDIVIDED 1/9 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
2583LQ	16/10/1959	CAVEAT CAVEATOR - CANADIAN 88 RESOURCES CORP.. 700, 400-3 AVE SW CALGARY ALBERTA T2P4H2 "DATA UPDATED BY: TRANSFER OF CAVEAT NO.S 85206739 & 872086689" (DATA UPDATED BY: TRANSFER OF CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
862 091 370

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

952142068)
(DATA UPDATED BY: TRANSFER OF CAVEAT
962000488)

TOTAL INSTRUMENTS: 001
YOUR FILE #: RON/WALKIN

*END OF SEARCH *

SR# - J692153 /AR0824

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT
R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 10/12/1997

S
T. INC SHORT LEGAL TITLE NUMBER
122 467 237 4;27;38;11;SE 862 124 656

LEGAL DESCRIPTION
MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 11
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

C.T. ISSUED: NO

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
2 124 656	17/06/1986			SEE INSTRUMENT

OWNERS

RK INVESTMENTS LTD.
OF 301, 10117 JASPER AVENUE
EDMONTON
ALBERTA T5J 1W8
TO AN UNDIVIDED 1/9 INTEREST
(DATA UPDATED BY: CHANGE OF ADDRESS 962124743)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
862 124 651

REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

& 872086689"

(DATA UPDATED BY: TRANSFER OF CAVEAT
952142068)

(DATA UPDATED BY: TRANSFER OF CAVEAT
962000488)

TOTAL INSTRUMENTS: 001
OUR FILE #: RON/WALKIN

*END OF SEARCH *

SR# - J692153 /AR082

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT
R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 08/07/1997

S
- NC SHORT LEGAL TITLE NUMBER
22 467 237 4;27;38;11;SE 862 119 483

LEGAL DESCRIPTION

1 RIDIAN 4 RANGE 27 TOWNSHIP 38
 SECTION 11
 QUARTER SOUTH EAST
 CEPTING THEREOUT ALL MINES AND MINERALS
 EA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

1 C.T. ISSUED: YES

		REGISTERED OWNER(S)			
1	ISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
1	2 119 483	10/06/1986			SEE INSTRUMENT

OWNERS

1 GEGHENY HOLDINGS LTD.
 OF 202-9644 - 54 AVENUE, EDMONTON
 ALBERTA T6E 5V1
 1 TO AN UNDIVIDED 1/9 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2583LQ	16/10/1959	CAVEAT CAVEATOR - CANADIAN 88 RESOURCES CORP.. 700, 400-3 AVE SW CALGARY ALBERTA T2P4H2 "DATA UPDATED BY: TRANSFER OF CAVEAT NO.S 852067392 & 872086689" (DATA UPDATED BY: TRANSFER OF CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
862 119 483

GISTRATION
NUMBER DATE (D/M/Y) PARTICULARS

952142068)

(DATA UPDATED BY: TRANSFER OF CAVEAT

962000488)

TOTAL INSTRUMENTS: 001
YOUR FILE #: WALKIN

*END OF SEARCH *

SR# - J077563 /AR0534

APPENDIX 'B'



Environmental Service

4th Floor, 9820-108th Street
Edmonton, Alberta
Canada T5K 2J6Telephone (780) 427-5883
Fax (780) 422-4192

RECLAMATION CERTIFICATE NO. 00147827-00-00

EUB LICENSE NO. 17788

This reclamation certificate is issued pursuant to section 123 of the Environmental Protection and Enhancement Act, following an inquiry on

April 24, 2001 . (Date)

This certifies that the surface of the land held by BelAir Energy Corporation within SE Sec. 11 Tp. 038 Rge. 27 W4M

in connection with or incidental to FINA CAN SUP RED DEER 2-11-38-27 WELL, as shown outlined in yellow on the attached plan, complies with the conservation and reclamation requirements of Part 5 of the Act.

Issued this 1st day of May, 2001

Femke Went Femke Went

Inspector(s)

Operator/Agent:

BelAir Energy Corporation
1500 777 8 AVE SW
Calgary, Alberta
T2P 3R5

Section 84 of the Environmental Protection and Enhancement Act may provide a right of appeal against this decision to the Chair, Environmental Appeal Board. There may be a strict time limit for filing such an appeal. For further information contact the Board Secretary of the Environmental Appeal Board at 3rd Floor, Peace Hills Trust Tower, 10011 - 109 Street, Edmonton, Alberta T5J 8S4; telephone (780) 427-6207; fax (780) 427-4693

TERM OR CONDITION ATTACHED: ☐ YES ☐ NO

EXHIBIT 10

WELL LOCATION

FINA CAN SUP RED DEER 2-11-58-27

L.S. 2, Sec. 11, T. 38, R. 27, W. 4th M.

FOR CANADIAN FIVE OIL LIMITED

By R. McCutcheon, A.L.S. 1959

$$\text{scale: } 400 \text{ feet} = 1 \text{ inch.}$$

I, Robert McCutcheon, Alberta Land Surveyor,
do hereby certify that the survey represented
by this plan was made on 14th and 15th September
1958.

Canadian Oil Limited
B. Smith
C. J. F. Lister

Witness: Frank

41.5.

ironing the established are shown thus:

North side S.E. 1/4 Sec. 11

Coordinates:

Nest of East body. Sec. 11 --- 1820 feet

North of South body. Cell --- 820' sec.

Area for Well site = 3.67 ac

Road = 1.70

Total = 537 ac.

117545211

9/1 answer

“FALL FENCE”

0-9

Division 1

799/521

ELEVATION
2969.0

2969.0

Top 10 in
254.29

254.28

Top 1 pin
204.66

354.66

4.52

Elevation Datum:

Geodetic BM - 809-C in front

of City Hall, Red Deer

Elevation - 2817.45

Southbury, Ct. 12 Dec. 19

115

RI.1.2
4F2

BYLAW NO. 3156/X-2004

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

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

1. That "Use District Map L6" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 26TH day of JULY 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

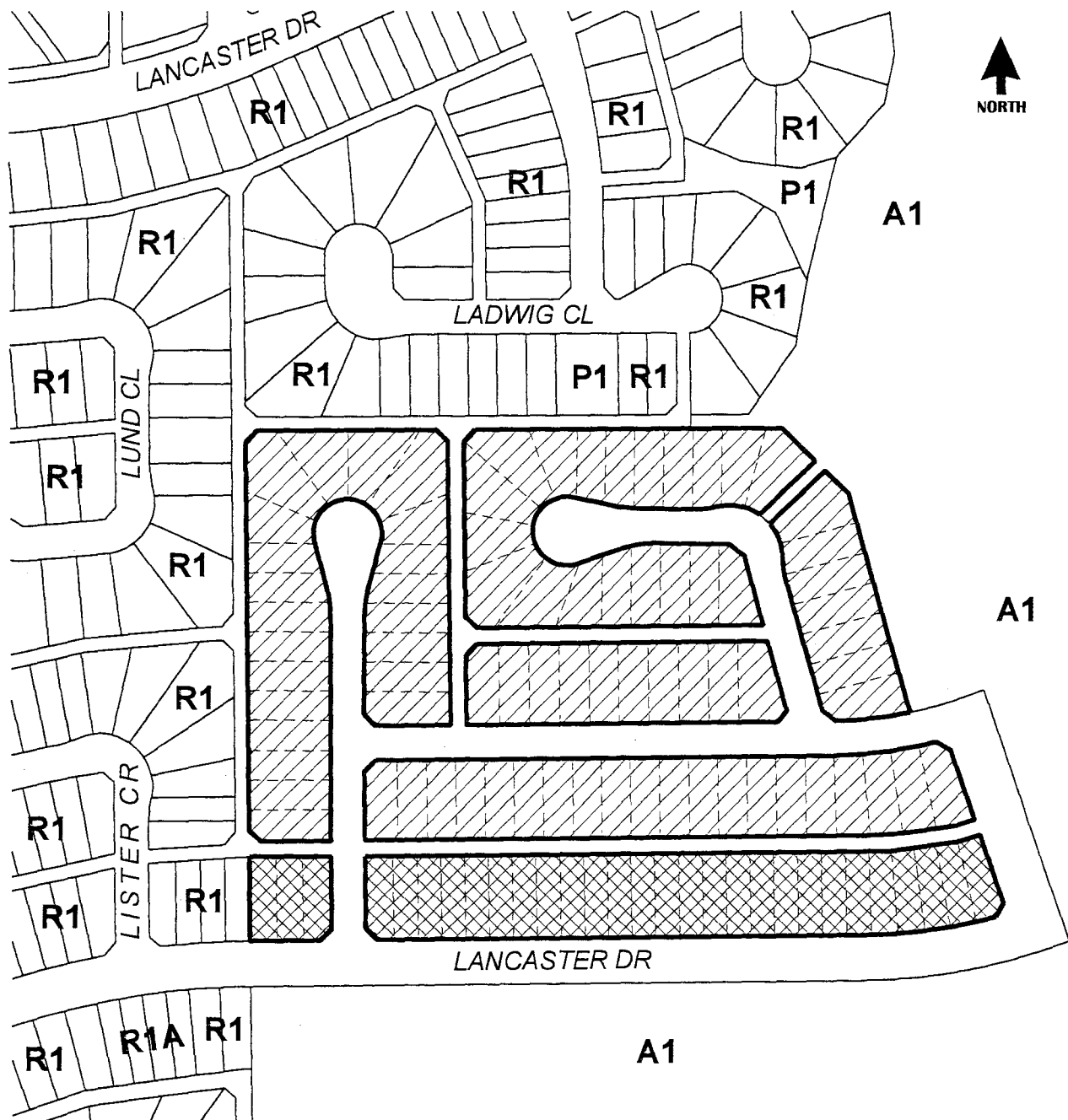
READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

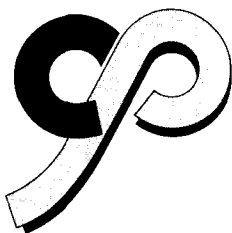
R1N - Residential (Narrow Lot)

Change from :

A1 to R1

A1 to R1N

MAP No. 16 / 2004
BYLAW No. 3156 / X - 2004



DATE: July 20, 2004

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/X-2004
Portion of SE ¼ Sec. 11-38-27-W4M
Lancaster East (Lonsdale) – Phases 9 & 10
Laebon Developments Ltd.

Proposal

Laebon Developments Ltd. is proposing to develop Phases 9 and 10 of the Lonsdale neighbourhood. These phases are located within the most southwesterly portion of the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan. The applicant seeks to rezone approximately 7.37 ha (18.2 ac.) of land from A1 Future Urban Development District to R1 Residential Low Density District and R1N Residential Narrow Lot District in order to create one hundred seven (107) low density residential lots and one (1) remnant parcel. The amendment conforms with the proposed Lancaster East (Lonsdale) Neighbourhood Area Structure Plan amendment being currently considered under Bylaw 3217/D-2004.

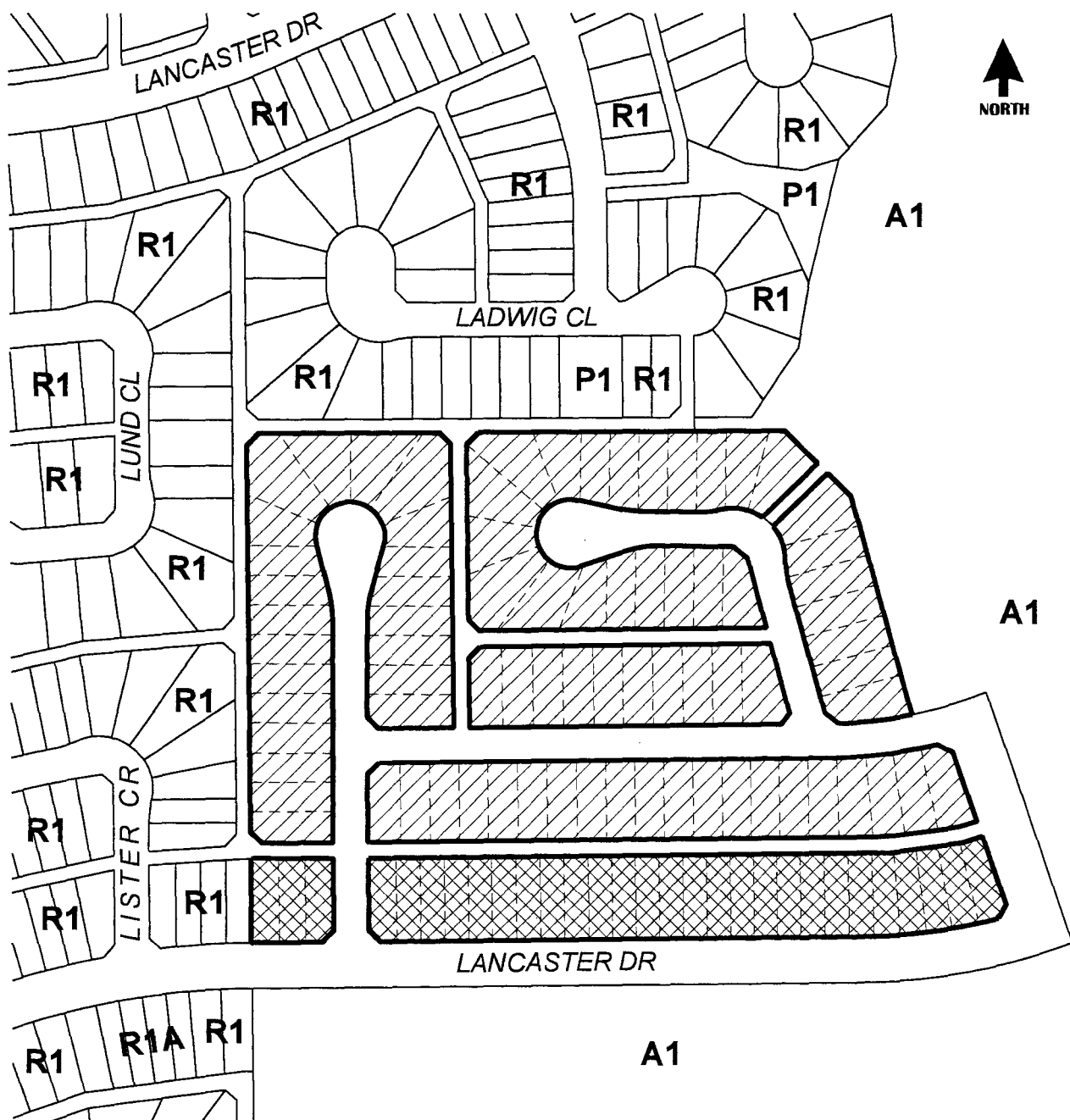
Staff Recommendation

Subject to first reading of Bylaw 3217/D-2004, it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/X-2004.

Martin Kvapil
Planning Assistant

Attachments

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1N - Residential (Narrow Lot)

Change from :

A1 to R1



A1 to R1N



MAP No. 16 / 2004
BYLAW No. 3156 / X - 2004

Comments:

I recommend that Council proceed with first reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, August 23, 2004 at 7:00 p.m., in Council Chambers, during Council's regular meeting.

"Colleen Jensen"
Acting City Manager

July 5, 2004

Attention: Mayor Surkan & City Councillors

Re: 36B - 32 Daines Avenue, Red Deer, Alberta T4R 2Z5

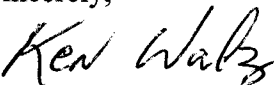
Please find enclosed copies of Property Tax Notices for Legal Description Unit 46 CDE 0120168, Lt 15, Bk 2, Pl 9826345.

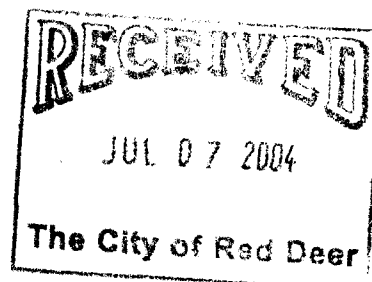
The assessed value of the 2003 Taxes was \$180,200 and showing a Tax Levy of \$1,501.75. We had asked out lawyer for this Tax Search before purchasing the above said property. After purchasing this property on May 1, 2004, we received our Property Tax Notice 2004, same assessed value of \$180,200, but a tax levy of \$1904.94 - a 28% increase.

We immediately contacted the Tax Department for the City of Red Deer and talked to Clark Denis and a reply was sent by Rod Risling saying as a result of our inquiry, the Department will be modifying the format of the tax search/certificate to clarify which year the assessed value represents. I find this to be an admission that the Tax Search Notice does not properly portray the information correctly. Any potential buyer looking at the Tax Search Advice would assume the figures given represents the year 2003 as shown.

We have paid \$1612.88, being the 7.4% in which taxes increased. We arrived at this figure by taking 7.4% of the 2003 tax levy of \$1501.75. We request that Mayor Surkan & City Councillors review this and regard the difference of \$292.06 as being an error on the Tax Search Advice given to lawyers representing house sales.

Sincerely,


Ken & Theresa Walz



THE CITY OF RED DEER**TAXATION DEPARTMENT**

Box 5008, Red Deer, Alberta T4N 3T4

Phone: (403) 342-8126

Web Site: <http://www.city.red-deer.ab.ca>

54

REFERENCE: 149412

DATE: 2004/03/09

1018894



TO:

RED DEER AB T4N 4A1

FEE SCHEDULE

TAX CERTIFICATE:	25.00
TAX SEARCH:	8.00
TC 125.5224	.00
TS 125.5222	6.00
TOTAL FEE:	6.00

THIS IS NOT AN INVOICE. A statement will be forwarded at month end.**TAX SEARCH ADVICE****LEGAL DESCRIPTION:**

36B, 32 DAINES AV
JNT 46 CDE 0120168
T 15 BK 2 PL 9826345

ASSESSED VALUE: 180,200

2003	TAX LEVY:	1,501.75
TAXES:	LOCAL IMPROVEMENTS:	1.63
CURRENT SUPPLEMENTARY LEVY:		.00
	CURRENT:	.00
	ARREARS:	.00

ROLL NUMBER: 1141850

BALANCE OWING:	.00
YEAR OF CONSTRUCTION:	2001

TAX CERTIFICATE

BALANCE FORWARD	
CURRENT LEVY:	
CURRENT LI LEVY:	
CURRENT SUPPLEMENTARY LEVY:	
CURRENT PENALTIES	
ARREARS PENALTIES	
CURRENT PAYMENTS/ADJUSTMENTS	
BALANCE OWING	

THIS CERTIFICATE INCLUDES PAYMENT
AND TRANSACTIONS POSTED TO:

2004/03/09

NORM FORD
Tax Collector

TAKE NOTICE that the subject property is contingently liable after the date of issue of this certificate, for all rates and charges transferred to the Tax Account pursuant to any Resolution or By-Law of the City of Red Deer or Statute of the Province of Alberta and/or any tax levy calculated on a supplementary assessment.

PROPERTY TAX NOTICE

ROLL NUMBER	NOTICE DATE
1141850	MAY 21, 2004
OWNER NUMBER	TAX YEAR
633181	2004

PROPERTY ADDRESS
36B, 32 DAINES AV
LEGAL DESCRIPTION
UNT 46 CDE 0120168 LT 15 BK 2 PL 9826345
A COPY OF THIS NOTICE HAS BEEN SENT TO:

KENNETH & THERESA WALZ
36B-32 DAINES AVE
RED DEER AB T4R 2Z5

PROPERTY ASSESSMENT AND TAXATION INFORMATION

DUE DATE: JUNE 30, 2004

TAX CLASSIFICATION	ASSESSED VALUE	% PUBLIC SCHOOL	% SEPARATE SCHOOL	TAX RATE	PROPERTY TAXES
RESIDENTIAL	180,200		100.00	.0105622	\$1,903.31
TOTAL:	180,200				\$1,903.31

TAX INSTALLMENT PLAN (TIP)

It is a simple and convenient way to pay your annual property taxes. Please contact the Taxation Office prior to June 30, to enroll in the Tax Installment Plan.

LOCAL IMPROVEMENT CHARGES	EXPIRY DATE	ANNUAL AMOUNT
WATER MAINTENANCE		\$1.63
	TOTAL:	\$1.63

PROVINCIAL EDUCATION/SCHOOL TAXES ARE	41.28% OF TOTAL	ASSESSED VALUE	TAX RATE	TAXES
SEPARATE SCHOOL - RESIDENTIAL		180,200	.0043602	\$785.71
MUNICIPAL TAXES ARE	55.34% OF TOTAL			
MUNICIPAL - RESIDENTIAL		180,200	.0058453	\$1,053.32
OTHER TAXES ARE:	3.38% OF TOTAL			
RED DEER PUBLIC LIBRARY - RESIDENTIAL		180,200	.0003567	\$64.28
FOR COMPARISON, YOUR TAXES LAST YEAR WERE:	\$1,503.38	TOTAL PROPERTY TAX:		\$1,903.31
		PLUS LOCAL IMPROVEMENTS:		\$1.63
		TOTAL CURRENT TAX:		\$1,904.94
		PREPAYMENT/ARREARS AT MAY 1/04:		
		PAYMENT DUE JUNE 30		\$1,904.94

SEE REVERSE SIDE FOR ADDITIONAL IMPORTANT INFORMATION
RETURN THIS PORTION WITH YOUR PAYMENT. PLEASE WRITE YOUR ROLL NUMBER ON BACK OF CHEQUE.
THE CITY OF RED DEER

4914 - 48 AVENUE, BOX 5008 RED DEER, ALBERTA T4N 3T4 DUE DATE: JUNE 30, 2004



CURRENT TAXES:	\$1,904.94	ROLL NUMBER:	1141850
PREPAYMENT/ ARREARS AT MAY 01/04		PAID BY:	
PAYMENT DUE JUNE 30, 2004	\$1,904.94	UNT 46 CDE 0120168 LT 15 BK 2 PL 9826345	
AMOUNT PAID			

Director of Corporate Services

DATE: July 20, 2004

TO: Legislative & Administrative Services Manager

FROM: Director of Corporate Services

Re: Tax Cancellation Request – K & T Walz; 36B-32 Daines Avenue

Background

The City provides property information using a document known as a "Tax Search Advice". This document provides a legal description of the property and the assessed value at the time of the search. It also shows the most current tax levy, which prior to the passing of the tax rate bylaw, would be the previous years taxes. This "advice" is normally obtained by law firms, who are expected to have the expertise to explain the details to their clients. This document is usually accessed via the internet, for a fee of \$6 per property, and has been one of the most successful internet systems introduced, based on the use and the lack of complaints. Lawyers are able to access this information 24/7, which is invaluable when dealing with clients on real estate deals. During the many years this process has been in place, we have had no complaints, or issues with the system or the contents of the document. During 2003, we processed an estimated 7,000 such transactions. Our experience has been the same for the last decade that this system has been in place. This document can also be obtained at the Assessment & Taxation Department in City Hall by citizens for a fee of \$8. In such cases, staff will explain the document and the issues related to the information supplied.

Mr. and Mrs. Walz were dealing on the purchase of the above noted property in March of 2004. Their legal firm requested a Tax Search Advice on March 9th. A copy of the "advice" is part of the Council agenda. They are requesting a cancellation of \$292.06 of the 2004 taxes. They base their argument on the fact that they assumed the assessed value on the "Tax Search Advice" document was for 2003 and as such, feel this justifies the cancellation of any tax increase greater than the media advertised 7.4% tax rate increase.

There are some very significant principles and processes at stake in this matter. Mr. and Mrs. Walz have made some assumptions that I believe are incorrect and if left to stand, would undermine our assessment and taxation system.

There are some points that need to be clarified before discussing the matter in more detail. They are as follows:

1. The assessed value of the property in question for the 2003 tax year, was \$144,600. This figure remained on the system until the Assessment Roll was certified at the end of January with the new figure of \$180,200 used for the 2004 tax calculation. The assessed figure on the advice does not have a date beside it, as it is the assessed value as of the date of the tax search. This has not been a problem for the thousands of searches done over the past decade.

Director of Corporate Services

2. The City Assessor believes the advice portrays information correctly based on the high use of the document and the lack of any complaints or requests for changes. The City is always prepared to consider revising its processes based on feedback and subsequent analysis, and is reviewing the format and content. This does not suggest that the advice was erroneous, but that we are open to feedback.
3. The tax increase figure used during budget deliberations and at the tax rate bylaw presentation, is a “sample” figure and is not and cannot be guaranteed to any property owner as the final figure for their property. Administration always stresses in public that these figures are for illustrative purposes only. There are many properties that will have increases less or more than the “sample” amount. In fact, in 2004, we altered our process so that the “sample” figure used was the average of 3 actual properties in the City, which had the property characteristics similar to the “sample” property used by The City of Edmonton in their annual survey.
4. Taxes cannot be appealed, according to the Municipal Government Act, which is what in fact this request is. The assessed value of this property was not appealed by the previous owner. The assessment figure stated on the advice was the current value for which an Assessment Notice had been sent to the previous owner. This information is public and can be obtained for the asking at the Assessment and Taxation department.

Discussion

After discussing this matter in great detail with the City Assessor, and after separate and lengthy conversations with both Mr. and Mrs. Walz, Administration still maintains that our “tax search advice” document that was obtained by their lawyer is sound. As mentioned above, thousands of these advices are generated at the request of the legal profession each year, and we have had no situations of misunderstanding. We believe the legal community is supportive of this document and the process, as we have not had any requests to clarify the document or change the process.

In regards to the change in taxes from 2003 to 2004, it is impossible for every property to have the same percentage tax increase as the “sample” property. To allow this request for tax cancellation would open The City to a challenge on any property that changed ownership during the year as this one did. This would be a significant risk to the City.

Finally, large tax increases do occur on certain properties because of the mass appraisal process. It is physically impossible with the current staffing, to inspect and analyze every property on an annual basis. In times of rapidly rising property values these situations will occur. It would be prohibitively costly to attempt to do otherwise. The current process is used throughout the province, and as stated in the department’s 2004 business plan, these processes are being fine-tuned to avoid increasing staff levels for the next 3 years. Property valuation is a very complex and changing matter, and as such, it is very important to maintain the integrity of the system and the process, to avoid undue risk from assessment challenges.

Director of Corporate Services

Recommendation

That City Council deny the request for a tax cancellation of 292.06 for the property identified as roll number 1141850.



Rodney Burkard
Director of Corporate Services

Comments:

I agree with the recommendation of the Director of Corporate Services.

“Colleen Jensen”
Acting City Manager

FILE

Christine Kenzie

From: Rod Risling
Sent: July 22, 2004 10:13 AM
To: Christine Kenzie
Subject: RE: Ken & Theresa Walz - Cancellation of Property Taxes - July 26, 2004 Council Meeting

The two numbers I have for them are:

Res. 342-1832
Bus. 346-2618

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

From: Christine Kenzie
Sent: July 22, 2004 9:24 AM
To: Rod Risling
Subject: Ken & Theresa Walz - Cancellation of Property Taxes - July 26, 2004 Council Meeting

The Tax Cancellation request from Mr. & Mrs. Walz will be presented to Council at 4:30 p.m. on Monday, July 26th.

Do you have a phone number for Mr. & Mrs. Walz so that I can call and inform them of the scheduled time? I looked in the phone book and I see a phone number for a K.S. Walz of 342-1832 – Is this the number?

Thanks.

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



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 27, 2004

Mr. & Mrs. K. Walz
36B – 32 Daines Avenue
Red Deer, AB T4R 2Z5

Dear Mr. & Mrs. Walz:

Tax Cancellation Request
36B – 32 Daines Avenue

Thank you for attending the Monday, July 26, 2004 Council Meeting. Council considered your request for a tax cancellation of \$292.06 for the above referenced property and passed the following resolution:

“Resolved that Council of The City of Red Deer, having considered the correspondence from Mr. & Mrs. Walz, dated July 5, 2004 re: Property Tax Cancellation Request, and the report from the Director of Corporate Services, dated July 20, 2004, hereby:

1. Denies the request for a property tax cancellation.
2. Agrees to waive any tax penalty owing if the outstanding tax balance is paid in full by July 31, 2004.”

Council also recommended that the Tax Certificate form be reviewed for changes to improve its clarity.

Sincerely,

Nona Housenga
Deputy City Clerk

c Director of Corporate Services
City Assessor



Legislative & Administrative Services

DATE: July 8, 2004
TO: City Assessor
FROM: Legislative & Administrative Services Manager
SUBJECT: Request for Comments: By Monday, July 19, 2004
Property Tax Notice – Ken & Theresa Walz

Please review the attached correspondence from Mr. & Mrs. Walz regarding discrepancy on their Tax Search Advice.

Your comments are required by Monday, July 19, 2004 for inclusion on the agenda for the Monday, July 26, 2004 Council Meeting.

Please call if you have any questions.



Kelly Kloss
Manager

/attach.



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 8, 2004

Mr. & Mrs. K. Walz
36B-32 Daines Avenue
Red Deer, AB T4R 2Z5

Dear Mr. & Mrs. Walz:

Property Tax Notice for 2004 - Discrepancy

I am in receipt of your letter dated July 5, 2004 regarding the discrepancy on your Property Tax Notice. Your letter will be placed on the Red Deer City Council Agenda of Monday, July 26, 2004.

Your request has been circulated to City Administration for comments. A copy of the administrative comments will be available to you prior to the Council Meeting and can be picked up at our office on the second floor of City Hall on Friday, July 23, 2004.

If you wish to be present and/or speak at the Council Meeting, please telephone our office on Friday, July 23, 2004 and we will advise you of the approximate time that Council will be discussing this item. Upon arrival at City Hall, please enter the park side entrance and proceed to the Council Chambers on the second floor.

Your letter will be presented to an open meeting of Council and will be available to the public and media. As well, Council Meetings are open to the general public and are televised on Shaw Cable, Channel 10. Council Meetings commence at 4:30 p.m., adjourn for the supper hour at 6:00 p.m, and reconvene at 7:00 p.m. Council agendas are available to the public and media from the Legislative & Administrative Services Department.

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

Sincerely,



Kelly Kloss
Manager

Legislative & Administrative Services

DATE: July 27, 2004

TO: Rodney Burkard, Director of Corporate Services

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Tax Cancellation Request – K & T Walz: 36B – 32 Daines Avenue

Reference Report:

Director of Corporate Services, dated July 20, 2004


Resolutions:

"Resolved that Council of The City of Red Deer, having considered the correspondence from Mr. & Mrs. Walz, dated July 5, 2004 re: Property Tax Cancellation Request, and the report from the Director of Corporate Services, dated July 20, 2004, hereby:

1. Denies the request for a property tax cancellation.
2. Agrees to waive any tax penalty owing if the outstanding tax balance is paid in full by July 31, 2004."

Report Back to Council: No*Comments/Further Action:*

Council recommended that the Tax Certificate be reviewed for changes to improve its clarity.


Nona Housenga
Deputy City Clerk

/chk

c City Assessor

CATRAC
Central Alberta Tobacco Reduction Action Coalition

July 7, 2004

Mayor Gail Surkan,
City of Red Deer,
2nd Floor,
4914 – 48 Avenue,
Red Deer, AB
T4N 3T4

Dear Mayor Surkan,

The Central Alberta Tobacco Reduction Action Coalition is asking the Red Deer City Council to take action to improve the Red Deer smoking bylaw from its current Silver Standard status (prohibits smoking in all public places where persons under 18 years of age have access, but permits smoking in designated areas and adult only establishments) to Gold Standard (100% smoke free public places and workplaces, including all restaurants, gaming and drinking establishments). We ask that Council put the question to the citizens via plebiscite on the fall election ballot.

This change would affect *all* workplaces/ businesses *that currently permit smoking*, including some restaurants, bars, taxis and gaming establishments (such as bingo halls or casinos).

We suggest possible wording of the question on the plebiscite could be as follows:
"The Council of the City of Red Deer is considering passing a bylaw that will require all workplaces, including restaurants, bars, and gaming establishments (such as bingo halls or casinos), and all public establishments (any establishment to which the public has access), to be completely smoke-free by July 1, 2005."
Do you support or oppose Council passing this bylaw? *Support/Oppose*
Critique of this wording has been provided by Ipsos-Reid (see attachment in the package of evidence supporting our request), who have found the question to be objective, clear, readable and understandable.

Presently, 77% of Albertans are non-smokers. Many Alberta communities have or are currently moving toward complete smoking bans. As the third largest city in Alberta, Red Deer has been at the forefront of protecting the health of its citizens. An improved smoking bylaw will be necessary to keep pace with other progressive Alberta communities. Several provinces in Canada are moving toward provincial bans, in particular Saskatchewan, Ontario, Nova Scotia and Manitoba. While it would be preferable to have a province-wide ban, the current provincial government has indicated this is a concern they wish to download onto individual municipalities. In addition, many countries have or are contemplating nation-wide bans. Ireland has implemented a complete smoking ban and Scotland and England are contemplating complete bans.

Evidence is mounting that secondhand smoke is even more dangerous to human health than originally believed to be the case. Workers, particularly in the hospitality industry, who are not currently protected in their workplaces, face the greatest risks to their health

by the lack of legislation to protect them. Recent studies have shown that partial smoking bans (permitting smoking in restricted areas) such as in Red Deer, while an improvement over unrestricted smoking, are relatively ineffective in protecting health.

Economic impact studies have provided consistent and credible evidence that smoking bans are neutral or good for business over the long term. Policy developments among various professional groups, in particular the Canadian Public Health Association, Canadian Pediatrics Society and the Canadian Nurses Association have passed resolutions stating they will not hold conventions in cities without complete smoking bans. This could negatively affect cities that are attempting to attract convention business. Businesses who do not ban workplace smoking are increasingly opening themselves up to WCB suits. Provincial jails recently indicated they would become smoke free as the union representing employees threatened to bring a suit to the WCB as an issue of workplace safety on the issue of smoking.

Red Deer has experienced success with the current Silver Standard smoking ban, which protects citizens in places where children have access. The current bylaw has been well received by the citizens of Red Deer with little need for enforcement. It is also apparent the fears of negative impacts on business have not materialized.

These factors seem to indicate the time is right for Red Deer to consider improving our current smoking bylaw. A plebiscite question asking for community input on the fall ballot would represent a minimal risk to Council. The results of such a plebiscite would give incoming Council the information to act appropriately on behalf of the citizens of Red Deer.

We would appreciate the opportunity to make a presentation to Red Deer City Council before the end of July, as the individuals with the background to make our presentation will be away on holiday and unavailable after that time. Please find enclosed a package of background information to support our request. We look forward to hearing from your representative regarding a date for our presentation.

In the meantime, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Lavers".

Cathy Lavers,
Acting Chair, Central Alberta Tobacco Reduction Coalition
403-309- 5430

07/07/2004 13:27 7884267872

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ASH

PAGE 02

IpsosIpsos Reid

July 6, 2004

Les Hagen
Executive Director
Action on Smoking and Health (ASH)
Suite 1101-10080 Jasper Ave.
Edmonton, AB
T5J 1V9

Dear Mr. Hagen:

RE: PLEBISCITE QUESTION

Ipsos-Reid is pleased to assist you in the review of the proposed plebiscite question to be used by eight Alberta municipalities regarding smoke-free workplaces. Ipsos-Reid has conducted extensive polling and qualitative research on tobacco issues that lends insight into developing the most appropriate question for municipalities to use.

Our feedback is based on various studies conducted on behalf of AADAC with respect to the Alberta Tobacco Reduction Strategy Social Marketing Campaign, the Ontario Tobacco Reduction Unit (OTRU) and the Ontario Campaign against Tobacco (OCAT), the Heart and Stroke Foundation of British Columbia, Health Canada (Quit 4 Life Program), Workers' Compensation Boards, and various smoking by-law studies for municipalities in Canada.

We have reviewed the proposed plebiscite question with respect to its clarity, objectivity, vocabulary and readability. The question you propose reads as follows:

"The Council of the Town/City of _____ has been petitioned to pass a bylaw that will require all workplaces and any establishment to which the public has access to be completely smoke-free by July 1, 2005, including restaurants, bars and gaming establishments. Do you want Council to enact this bylaw?"

(Yes/No)

Analysis:

- This question is **objective**. No arguments supporting or opposing the petition are included to sway the electorate. It is a factual approach versus an emotional or argumentative approach.
- The general public, with one exception, will easily understand the **vocabulary** used in this question: everyone will not understand the word "enact".

07/07/2004 13:27 7804267872

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ASH

PAGE 03

Action on Smoking and Health (ASH)
July 6, 2004
Page 2

- The **clarity** of the question is quite good. Based on recent research, the public will wonder if workplaces include or exclude restaurants, bars and gaming establishments (bingo halls, casinos, etc.) and including this clarification in the question improves the clarity of the question. Similarly, specifying what public establishments entails will also help the electorate better understand the question. The timeline involved with bylaws is another important point to include in any question pertaining to bylaws. The public will want to know when this would take place if passed. Finally, the actual question uses the word "want" as the vote "verb". An individual may want something to happen, but still may vote against it. The vote question itself needs to be more clear using terms such as support/oppose or vote for/against.
- The question itself is **readable** in a simple and grammatically friendly format. To improve the points of clarity mentioned above and the one vocabulary item mentioned, we recommend consideration be given to the following question modification:

The Council of the Town/City of _____ has been petitioned to pass a bylaw that will require all workplaces, including restaurants, bars and gaming establishments (such as bingo halls or casinos), and all public establishments (anyplace to which the public has access) to be completely smoke-free by July 1, 2005.

Do you support or oppose Council passing this bylaw? Support/Oppose

or

Do you vote for or against this bylaw being passed? For/Against

Should you have any further questions, please do not hesitate to contact me directly.

Sincerely,



Erin Roulston
Associate Vice President
Ipsos-Reid Corporation
600-635 Eighth Ave. SW
Calgary, AB
T2P 3M3
erin.roulston@ipsos-reid.com

Smoking Bylaws:

Evidence from other Jurisdictions

SMOKING BYLAWS IN ALBERTA 2003

★ GOLD STANDARD (3)

"100% smoke-free public places including restaurants and drinking establishments. Offer reasonable workplace protection. Includes bylaws passed but not yet implemented and bylaws currently in effect."

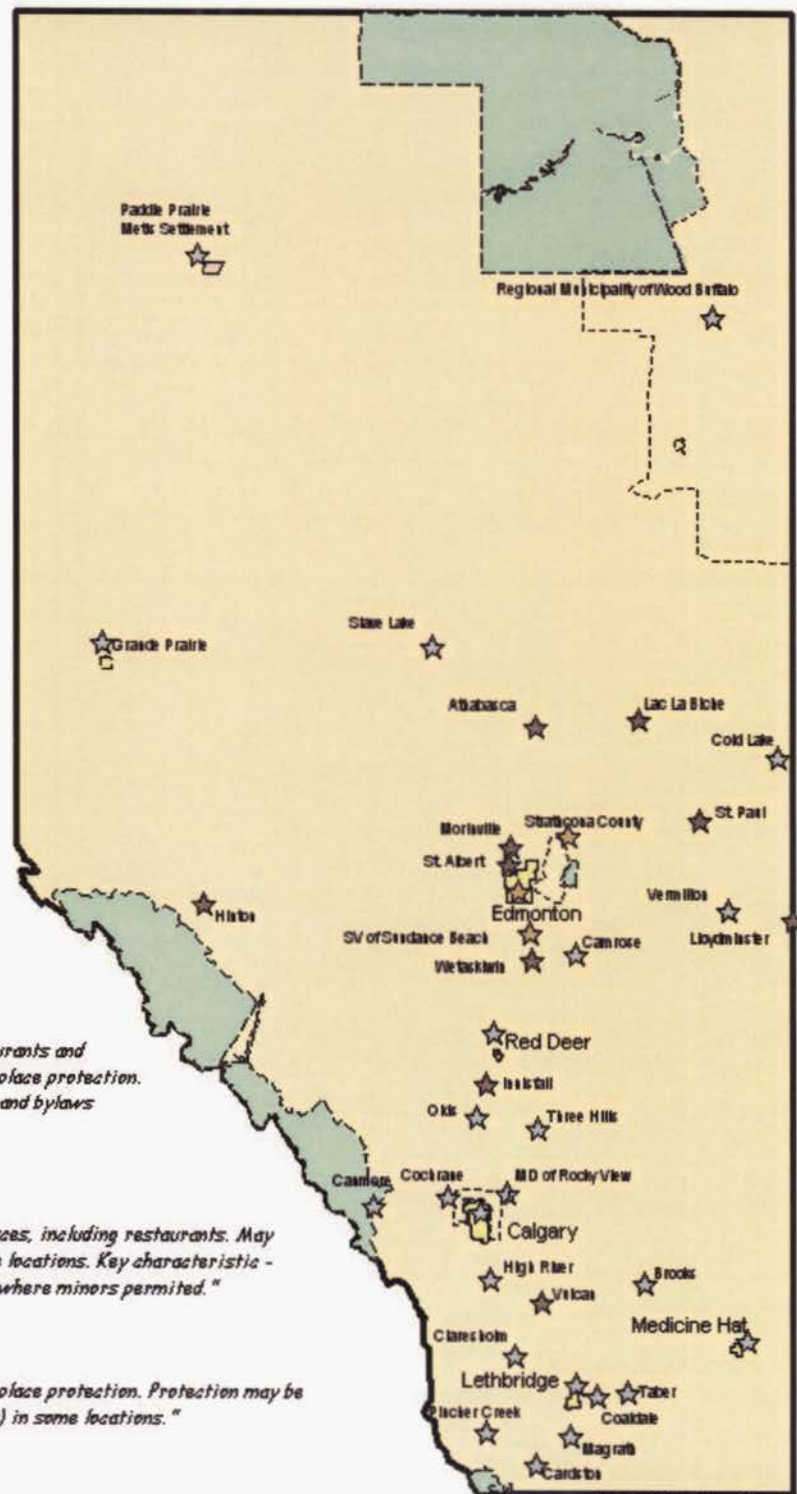
★ SILVER STANDARD (23)

"Prohibit or restrict smoking in many public places, including restaurants. May allow designated smoking rooms (DSRs) in some locations. Key characteristic - smoking prohibited in all enclosed public places where minors permitted."

★ BRONZE STANDARD (11)

"Bylaws offering some public place and/or workplace protection. Protection may be limited to designated smoking rooms (non-DSRs) in some locations."

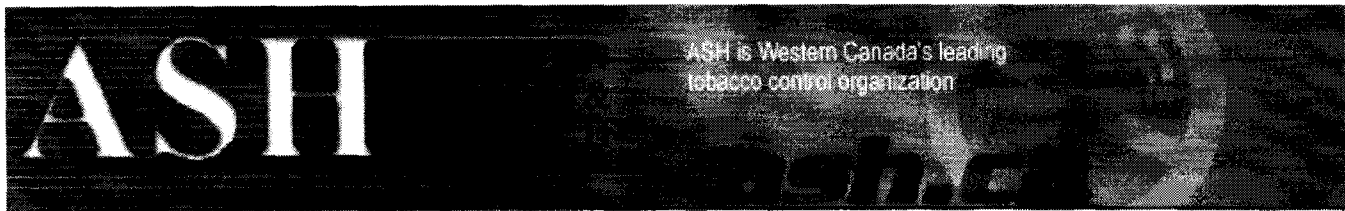
■ National Park Boundaries



Updated October 7, 2003

FOR ADDITIONAL INFORMATION
GO TO [HTTP://WWW.ASH.CA](http://www.ash.ca)

Action on Smoking and Health (ASH), Municipal Bylaw Inventory 2003



MUNICIPAL SMOKING BYLAWS IN ALBERTA

This report has been modeled after the Ontario Municipal Bylaw Report (OCAT, April 2003)

Disclaimer: Alberta 2003 Municipal Bylaw Inventory, updated October 7, 2003

The information provided in this report has been interpreted by the Action on Smoking and Health (ASH), Building Capacity for Smoke-Free Environments in Alberta project research team from municipal bylaws collected since January 2003. Please note that these by-laws may be amended from time to time. ASH assumes no responsibility for the accuracy of the information contained herein. For complete clarification, please refer to the actual bylaw, or speak with the municipal clerk.

The following smoking bylaw analysis is divided into five groups:

- 1. 100% smoke-free public place and workplace bylaws – “Gold” standard**
- 2. Public place and/or workplace smoke-free bylaws – “Silver” standard**
- 3. Bylaws offering some public place and/or workplace protection – “Bronze” standard**
- 4. Smoke-free municipally owned buildings bylaws**
- 5. Municipalities with no smoke-free bylaws**

There are 358 municipalities in Alberta. In this report, municipalities represented in the five groups above include cities, specialized municipalities, municipal districts, towns, villages, summer villages and Metis Settlements. Please refer to the Alberta Municipal Affairs Municipal Officials Directory at website (<http://www3.gov.ab.ca/ma>) to view the complete listing of Alberta municipalities.

Bylaws were examined based on the level of protection offered (e.g., 100% smoke-free, designate smoking rooms (DSRs), smoking in designated areas only with no special ventilation, smoking prohibited where minors permitted and no smoking permitted within 3 metres or more of an entrance or exit to a public premises) in the following 24 categories:

Bars, Lounges and Taverns	Public Transit Vehicles
Educational Facilities	Public Transit Shelters
Elevators, Escalators & Stairways	Public Washrooms
Entranceways	Reception Areas
Hospital & Health Care Facilities	Restaurants

Licensed Gaming Events	Retail Stores
Municipal Offices & Buildings	Shopping Malls
Municipal Vehicles	School Buses
Municipally-owned Facilities	Service Counters & Service Lines
Outdoor Patios	Taxis
Passages, Hallways & Pedways	Workplaces
Places of Public Assembly	Private Social Functions

Selection of categories is limited based on common themes and previous compilations. Note that not all categories apply to all municipalities. For example, smaller municipalities are less likely to have public transit or shopping malls.

Exclusions:

1. Smoking "policies" (as distinct from "bylaws"). This means that some municipalities are placed into group five, despite having a minimal level of protection. Policies will never be stronger than restricting or prohibiting smoking in municipal buildings.
2. Bylaws that have not yet received third and final reading.

I. 100% SMOKE-FREE PUBLIC PLACE AND/OR WORKPLACE BYLAWS

Below is a quick reference list of group ONE smoke-free bylaws. Please note that some bylaws are the county or regional levels.

Bylaws in this grouping are considered "gold standard" because of their comprehensiveness and relatively short implementation period (within 2 years of final reading date). "Gold" standard bylaw must have 100% smoke-free environments in all public places including restaurants and drinking establishments and offer reasonable workplace protection (either 100% smoke-free or designated smoking rooms). Private club exemptions are also permitted. The bylaws in this group include both those that have passed but are not yet implemented, and those that are currently in force. "Gold" standard is assigned based on the final date of implementation.

For more detailed bylaw content for each municipality, please refer to the ASH website at www.ash.ca.

"GOLD" STANDARD

#	Municipality	2002 Population	Implementation Date
1.	City of Edmonton	666,104	July 1, 2003 (100% smoke-free all public places July 1, 2005)
2.	Strathcona County	71,986	May 1, 2003 (100% smoke-free lounges & bingo halls)

			June 1, 2005)
3.	Summer Village of Sundance Beach	37	August 22, 2002

Percentage of Alberta population [1] who live in "Gold" standard municipalities: 25%

II. PUBLIC PLACE AND/OR WORKPLACE SMOKE-FREE BYLAWS

Below is a quick reference list of group TWO smoke-free bylaws. Please note that some bylaws are at the county or regional levels.

Group two consists of smoke-free bylaws that are not as strong as 100% smoking bans, but do prohibit or restrict smoking in many public places, including restaurants. The key characteristic of these bylaws is the prohibition of smoking in all enclosed public places where minors are permitted. Designated smoking rooms are allowed for bars, restaurants, and workplaces provided minors are not permitted to enter.

For more detailed bylaw content for each municipality, please refer to the ASH website at www.ash.ca.

"SILVER" STANDARD

#	Municipality	2002 Population	Implementation Date
1.	Town of Brooks	11,604	January 2, 2002
2.	City of Calgary	904,987	March 1, 2003 (Gold - January 1, 2008)
3.	City of Camrose	15,253	July 1, 2003
4.	Town of Canmore	10,792	January 1, 2002
5.	Town of Cardston	3,475	June 1, 2002 SPECIAL MENTION - Although the Town of Cardston does not specifically address smoking in the workplace, it does ban smoking in all public places.
6.	Town of Claresholm	3,622	February 10, 2003
7.	Town of Coaldale	6,008	September 1, 2002
8.	Town of Cochrane	12,074	October 1, 2000
9.	City of Cold Lake	11,595	2002
10.	City of Grande Prairie	36,983	April 1, 2003
11.	City of Lethbridge	72,717	January 1, 2000
12.	Town of High River	9,345	February 1, 1995 (100% smoke-free public places where minors permitted - January 1, 2004)
13.	Town of Magrath	1,993	May 12, 1998
14.	City of Medicine Hat	51,249	July 1, 2002
15.	Town of Olds	6,607	January 1, 2002

16.	Paddle Prairie Metis Settlement	581	January 27, 2003
17.	Town of Pincher Creek	3,666	January 1, 2000
18.	City of Red Deer	70,593	September 17, 2001
19.	Municipal District of Rocky View	30,688	September 16, 1997
20.	Town of Taber	7,671	July 1, 2000
21.	Town of Three Hills	3,541	June 30, 2002
22.	Town of Vermilion	4,435	January 1, 2003
23.	Regional Municipality of Wood Buffalo	58,317	November 29, 2003

Percentage of Alberta population who live in "Silver" standard municipalities: 45%

III. BYLAWS OFFERING SOME PUBLIC PLACE AND/OR WORKPLACE PROTECTION

Below is a quick reference list of group THREE smoke-free bylaws. Please note that some bylaws are at the county or regional levels.

Bylaws falling into this group do offer public place and/or workplace protection, but it is considered weaker than in the "gold" and "silver" groupings. While many provide 100% smoke-free environments for locations such as service lines, reception areas and public access routes (e.g., elevators, stairways, passages and hallways), protection may be limited to designated smoking areas (non-DSRs) in other locations. This category does not include any bylaws that have banned smoking in restaurants.

For more detailed bylaw content for each municipality, please refer to the ASH website at www.ash.ca.

"BRONZE" STANDARD

#	Municipality	2002 Population	Implementation (month/day/year)
1.	Town of Athabasca	2,415	December 18, 2001
2.	Town of Hinton	9,405	July 1, 1998
3.	Town of Innisfail	6,928	November 13, 1995
4.	Town of Lac La Biche	2,776	March 11, 1986
5.	City of Lloydminster	13,148	September 8, 1987
6.	Town of Morinville	6,540	June 23, 1998
7.	City of St. Albert	53,081	September 1, 1990
8.	Town of St. Paul	5,061	March 27, 2000
9.	Town of Slave Lake	6,600	July 2003

10.	Town of Vulcan	1,762	August 1, 2002
11.	City of Wetaskiwin	11,154	June 13, 1994

Percentage of Alberta population who live in "Bronze" standard municipalities: 4%

IV. SMOKE-FREE MUNICIPALLY OWNED BUILDINGS BYLAWS

Below is a quick reference list of group FOUR smoke-free bylaws. Please note that some bylaws are at the county or regional levels.

Municipalities that fall into this category do not have public place and/or workplace bylaws, but have bylaws that prohibit or restrict smoking in one or more municipal buildings. Municipal buildings covered include administration offices/buildings, civic centres, community centres, libraries, recreational complexes, Town Halls and other municipally owned or operated facilities. Some smoke-free bylaws in this category prohibit smoking in all municipal buildings, whereas some only prohibit smoking in particular buildings, or rooms. A number of municipalities in this category prohibit smoking in municipally owned or leased vehicles and equipment.

For more detailed bylaw content for each municipality, please refer to the ASH website at www.ash.ca.

#	Municipality	#	Municipality
1.	Town of Barrhead (Jan 13, 1997)	21.	Town of Killam (Feb 1, 1995)
2.	Town of Bashaw (Apr 6, 2000)	22.	City of Leduc (May 27, 2002)
3.	Town of Beaumont (Nov 26, 2002)	23.	Town of Manning (Feb 23, 2000)
4.	Town of Black Diamond (Apr 6, 1994)	24.	Town of Mayerthorpe (Oct 13, 1997)
5.	Town of Bonnyville (Aug 12, 1986)	25.	Town of Millet (May 22, 2002)
6.	Village of Boyle (Nov 21, 2001)	26.	Village of Munson (May 1, 1997)
7.	Town of Bruderheim (Jan 1, 2004)	27.	Town of Nanton (Aug 24, 1998)
8.	Town of Calmar (1995)	28.	Town of Okotoks (Sept 8, 1992)
9.	Municipality of Crowsnest Pass (May 1, 1998)	29.	Town of Peace River (Jun 9, 1997)
10.	Town of Devon (Nov 22, 1993)	30.	Town of Redcliff (Feb 1, 2002)
11.	Town of Didsbury (Dec 7, 1993)	31.	Town of Spirit River (Nov 18, 2002)
12.	Town of Drumheller (Oct 1, 1996)	32.	City of Spruce Grove (Sept 2, 1991)
13.	Town of Edson (Oct 17, 2000)	33.	Starland County (Apr 14, 1987)
14.	Town of Elk Point (Nov 14, 2000)	34.	Town of Strathmore (Feb 3, 1999)
15.	Fishing Lake Metis Settlement (July 7, 1993)	35.	Town of Valleyview (Apr 24, 1996)
16.	Flagstaff County (2000)	36.	Village of Wabamun (June 2, 1997)
17.	City of Fort Saskatchewan (May 1, 1991)	37.	Town of Wembley (Jan 1, 1997)
18.	Town of Hardisty (Nov 22, 2002)	38.	Wheatland County (Jan 19, 1993)
19.	Town of High Level (Jan 13, 2003)	39.	Summer Village of White Gull (Jan 21, 1995)
20.	Summer Village of Itaska Beach (Mar 20, 1997)	40.	Town of Whitecourt (July 22, 2002)

V. MUNICIPALITIES WITH NO SMOKE-FREE BYLAWS

Below is a quick reference list of group FIVE smoke-free bylaws.

This group includes those municipalities that do not have public place and/or workplace or municip building smoke-free bylaws or *from whom ASH has not yet received confirmation of bylaw status (indicated with an asterisk*)*.

Acadia, M.D. of	Banff, Town of	Betula Beach, Summer Village of
Acme, Village of	Barnwell, Village of	Big Lakes, M.D. of
Airdrie, City of	Barons, Village of	Big Valley, Village of
Alberta Beach, Village of	Barrhead, County of	Bighorn, M.D. of
Alix, Village of	Bassano, Town of	Birch Cove, Summer Village of
Alliance, Village of	Bawlf, Village of	Birch Hills County
Amisk, Village of	Beaver County	Birchcliff, Summer Village of
Andrew, Village of	Beaverlodge, Town of	Bittern Lake, Village of
Argentia Beach, Summer Village of	Beiseker, Village of	Blackfalds, Town of
Arrowwood, Village of	Bentley, Town of	Bon Accord, Town of
Athabasca, County of	Berwyn, Village of	Bondiss, Summer Village of
Bonnyville Beach, Summer Village of	Drayton Valley, Town of	Hughenden, Village of
Bonnyville, M.D. of	Duchess, Village of	Hussar, Village of
Botha, Village of	East Prairie Metis Settlement	Hythe, Village of
Bow Island, Town of	Eckville, Town of	Innisfree, Village of
Bowden, Town of	Edberg, Village of	Irma, Village of
Brazeau County	Edgerton, Village of	Irricana, Village of
Breton, Village of	Elizabeth Metis Settlement	Island Lake South, Summer Village of
Buffalo Lake Metis Settlement	Elnora, Village of	Island Lake, Summer Village of
Burdett, Village of	Empress, Village of	Jarvis Bay, Summer Village of
Burnstick Lake, Summer Village of	Fairview, M.D. of	Jasper, Municipality of
Camrose, County of	Fairview, Town of	Kapasiwin, Summer Village of
Carbon, Village of	Falher, Town of	Kikino Metis Settlement
Cardston County	Ferintosh, Village of	Kinuso, Village of
Carmangay, Village of	Foothills, M.D. of	Kitscoty, Village of
Caroline, Village of	Foremost, Village of	Kneehill County
Carstairs, Town of	Forestburg, Village of	Lac Ste. Anne County
Castle Island, Summer	Fort Macleod, Town of	Lacombe County

Village of		
Castor, Town of	Forty Mile, County of	Lacombe, Town of
Cereal, Village of	Fox Creek, Town of	Lakeland County
Champion, Village of	Gadsby, Village of	Lakeview, Summer Village of
Chauvin, Village of	Galahad, Village of	Lamont County
Chestermere, Town of	Ghost Lake, Summer Village of	Lamont, Town of
Chipman, Village of	Gibbons, Town of	Larkspur, Summer Village of
Clear Hills, M.D. of	Gift Lake Metis Settlement	Leduc County
Clearwater County	Girouxville, Village of	Legal, Town of
Clive, Village of	Glendon, Village of	Lesser Slave River, M.D. of
Clyde, Village of	Glenwood, Village of	Lethbridge, County of
Coalhurst, Town of	Golden Days, Summer Village of	Linden, Village of
Cochrane, Town of	Grande Cache, Town of	Lomond, Village of
Consort, Village of	Grande Prairie, County of	Longview, Village of
Coronation, Town of	Grandview, Summer Village of	Lougheed, Village of
Coutts, Village of	Granum, Town of	Mackenzie No. 23, M.D. of
Cowley, Village of	Greenview, M.D. of	Ma-Me-O Beach, Summer Village of
Cremona, Village of	Grimshaw, Town of	Mannville, Village of
Crossfield, Town of	Gull Lake, Summer Village of	Marwayne, Village of
Crystal Springs, Summer Village of	Half Moon Bay, Summer Village of	McLennan, Town of
Cypress County	Halkirk, Village of	Mewatha Beach, Summer Village of
Czar, Village of	Hanna, Town of	Milk River, Town of
Daysland, Town of	Hay Lakes, Village of	Milo, Village of
Delburne, Village of	Heisler, Village of	Minburn, County of
Delia, Village of	High Prairie, Town of	Minburn, Village of
Derwent, Village of	Hill Spring, Village of	Mirror, Village of
Dewberry, Village of	Hines Creek, Village of	Morrin, Village of
Donalda, Village of	Holden, Village of	Mountain View County
Donnelly, Village of	Horseshoe Bay, Summer Village of	Mundare, Town of
Myrnam, Village of	Saddle Hills County	Veteran, Village of
Nakamun Park, Summer Village of	Sandy Beach, Summer Village of	Viking, Town of
Nampa, Village of	Sangudo, Village of	Vilna, Village of
New Norway, Village of	Seba Beach, Summer Village of	Vulcan County
New Sarepta, Village of	Sedgewick, Town of	Wainwright, M.D. of

Newell, County of	Sexsmith, Town of	Wainwright, Town of
Nobleford, Village of	Silver Beach, Summer Village of	Waiparous, Summer Village of
Norglenwold, Summer Village of	Silver Sands, Summer Village of	Warburg, Village of
Norris Beach, Summer Village of	Smoky Lake County	Warner, County of
Northern Lights, M.D. of	Smoky Lake, Town of	Warner, Village of
Northern Sunrise County	Smoky River, M.D. of	Waskatenau, Village of
Onoway, Village of	South Baptiste, Summer Village of	West Baptiste, Summer Village of
Opportunity, M.D. of	South View, Summer Village of	West Cove, Summer Village of
Oyen, Town of	Spirit River, M.D. of	Westlock County
Paintearth, County of	Spring Lake, Village of	Westlock, Town of
Paradise Valley, Village of	St. Paul, County of	Wetaskiwin, County of
Parkland Beach, Summer Village of	Standard, Village of	Whispering Hills, Summer Village of
Parkland County	Stavely, Town of	White Sands, Summer Village of
Peace, M.D. of	Stettler, County of	Willingdon, Village of
Peavine Metis Settlement	Stettler, Town of	Willow Creek, M.D. of
Pelican Narrows, Summer Village of	Stirling, Village of	Woodlands County
Penhold, Town of	Stony Plain, Town of	Yellowhead County
Picture Butte, Town of	Strome, Village of	Yellowstone, Summer Village of
Pincher Creek, M.D. of	Sturgeon County	Youngstown, Village of
Point Alison, Summer Village of	Sunbreaker Cove, Summer Village of	
Ponoka County	Sundre, Town of	
Ponoka, Town of	Sunrise Beach, Summer Village of	
Poplar Bay, Summer Village of	Sunset Beach, Summer Village of	
Provost, M.D. of	Sunset Point, Summer Village of	
Provost, Town of	Swan Hills, Town of	
Rainbow Lake, Town of	Sylvan Lake, Town of	
Ranchland, M.D. of	Taber, M.D. of	
Raymond, Town of	Thorhild, County of	
Red Deer County	Thorhild, Village of	
Redwater, Town of	Thorsby, Village of	
Redwood Meadows, Townsite of	Tilley, Village of	
Rimbey, Town of	Tofield, Town of	
Rochon Sands, Summer Village of	Trochu, Town of	

Rocky Mountain House, Town of	Turner Valley, Town of	
Rockyford, Village of	Two Hills, County of	
Rosalind, Village of	Two Hills, Town of	
Rosemary, Village of	Val Quentin, Summer Village of	
Ross Haven, Summer Village of	Vauxhall, Town of	
Rycroft, Village of	Vegreville, Town of	
Ryley, Village of	Vermilion River, County of	

[1] "Total Alberta population" based on populations of cities, specialized municipalities, municipal districts, towns, villages, summer villages and Metis settlements in the year 2002 was 2,986,764 (Alberta Municipal Affairs Population Report, 2002).

Alberta municipalities that are petitioning for smoking bylaw plebiscites:

1. High Level
2. Peace River
3. Jasper
4. **Stettler**
5. Wainright
6. **Drumheller**
7. **Hanna**
8. **Olds**
9. Airdre

Alberta municipalities that are holding non-binding smoking bylaw plebiscites:

1. **Rocky Mountain House**

* Bolded items are within David Thompson Health Region boundaries

Foreman, Gail

From: Rob Cunningham [rcunning@ottawa.cancer.ca]
Sent: Tuesday, July 06, 2004 3:00 PM
To: Rob Cunningham
Subject: Man, Sask, NB adopt smoke-free legislation

Manitoba, Saskatchewan and New Brunswick have each recently adopted province-wide smoke-free legislation that includes a ban on smoking in restaurants and bars.

In Manitoba, Bill 21, the Non-smokers Health Protection Act (Various Acts Amended), received Third Reading and Royal Assent on June 10, 2004. The bill, introduced by Health Minister Jim Rondeau, had unanimous support in the Legislative Assembly. The legislation comes into force on October 1, 2004. The bill had received First Reading on March 2, 2004. A government news release is reproduced below. A copy of the Bill as adopted can be found as follows:

<http://web2.gov.mb.ca/laws/statutes/2004/c01704e.php>

In Saskatchewan, Bill 54, The Tobacco Control Amendment Act, 2004, received Third Reading and Royal Assent on June 17, 2004. The bill, introduced by Health Minister John Nilson, had overwhelming support in the Legislative Assembly, with the vote 49-5 in favour. Five members of the Saskatchewan Party voted against, and two other Saskatchewan Party MLA's abstained. The bill had received First Reading on May 12, 2004. The bill will come into force on January 1, 2005. There had been a plan to defer passage of the bill until the Legislative Assembly returned in November, 2004, but a campaign by the health community resulted in passage before summer. See some news releases below.

A pdf version of the bill can be found as follows:

<http://www.legassembly.sk.ca/bills/PDFs/bill-54.pdf>

To view a photo of smiling MLA's on the steps of the Saskatchewan Legislative Assembly following passage, visit

http://www.cancer.ca/ccs/internet/mediareleaselist/0,,3702_434513_229316862_langId-en.html

In New Brunswick, Bill 75, the Smoke-free Places Act, received First Reading on Thursday June 24, 2004, Third Reading on Tuesday June 29, 2004 and Royal Assent on Wednesday June 30, 2004. The bill, introduced by Health Minister Elvy Robichaud, had all party support in the Legislative Assembly, and it has been indicated that the vote in favour was unanimous. Clearly the bill received speedy approval. Opponents of the bill were critical, and among other things published a full page newspaper ad on June 30. New Brunswick previously had no province-wide smoke-free legislation. A copy of the bill can be found as follows:

<http://www.gnb.ca/legis/bill/pdf/55/1/Bill-75.pdf>

Congratulations to all of those involved for these very important victories. The momentum for smoke-free legislation in Canada is excellent and accelerating. There are now five provinces and territories which have adopted legislation to ban smoking 100% in restaurants and bars. Here are the implementation dates:

Northwest Territories, May 1, 2004
 Nunavut, May 1, 2004
 Manitoba, October 1, 2004
 New Brunswick, October 1, 2004
 Saskatchewan, January 1, 2005

Note that implementation periods following passage are about 3-6 months.

In Ontario, the Minister of Health has said that the government will bring forward a bill in the autumn of 2004. In Nova Scotia, the Premier has said that the government supports 100% smoke-free legislation, but has not committed to an implementation date. And many municipalities have adopted their own bylaws.

In the US, there are now seven states that have adopted legislation to ban smoking in restaurants and bars: California, New York, Connecticut, Delaware, Maine, Massachusetts, and Rhode Island. Ireland (effective March 29, 2004), Norway (June 1, 2004) and New Zealand (Dec. 10, 2004) have adopted nation-wide laws banning smoking in restaurants and bars.

Note that the Manitoba law contains an exemption for premises on First Nations reserves, which is a shortcoming in an otherwise excellent law. No other provincial smoking law in Canada contains such an exemption, including the recently adopted legislation in Saskatchewan and New Brunswick. From a constitutional perspective, it is clear that a provincial law of general application such as a workplace/public place smoking ban can apply on reserves.

In Saskatchewan, the legislation only applies to public places, which is unfortunate. It would have been better for the legislation to apply to all workplaces, including workplaces such as restaurants and bars which are also public places. No other provincial legislation is restricted to public places the way Saskatchewan's legislation does. A process is under way in Saskatchewan looking at revisions to occupational health and safety regulations to cover other workplaces, with a date to make submissions to the Ministry of Labour already passed.

NEWS RELEASE

June 17th, 2004

SUMA Welcomes New Tobacco Control Act

Saskatchewan Urban Municipalities Association (SUMA) President Don Schlosser is welcoming new legislation that will ban smoking in public places by January 1st, 2005.

Schlosser is applauding both the government and the opposition for the timely passage of the legislation, which was first announced just hours after delegates to the 2004 SUMA Convention approved a resolution calling for a province-wide ban on smoking in public places.

"When we heard that this legislation may be put off until the fall, we did all that we could to convince our MLA's not to delay. I'm glad to see they responded to similar calls from SUMA, the health sector, and the public and will be passing the legislation before the spring session ends this week."

Schlosser says the issue has almost unanimous support from SUMA members, whose cities, towns and villages collectively represent 80 percent of the population.

"Some communities have already taken the lead on this with their own by-laws, but I think everyone agrees it will work better on a province-wide basis. SUMA recognized that, and has been lobbying for this legislation. I know there is some opposition to this in some quarters but at the end of the day it is a health issue. In my mind, you would be hard pressed to find anything that justifies exposing the non-smoking majority to such a proven health hazard like second-hand smoke."

For more information or to schedule an interview call:
 Andrew Rathwell
 Manager, Communication Services
 (306) 535-0066

For immediate release

June 17, 2004

Health charities thank MLAs

Smoking legislation shows that political system works

Saskatchewan's largest health charities reacted positively to the passing of the Tobacco Control Act Amendment Act today by thanking MLAs from both parties.

"This legislation is proof that Saskatchewan politicians really do want to make a difference," said Dolores Herring, President of the Canadian Cancer Society in Saskatchewan. "Children today and for generations to come will benefit from a safer environment and lower smoking rates. Sometimes it is easy to be cynical about politics, but Saskatchewan politicians have shown today that our system can work. Smoke free public places bring lower smoking rates and that means fewer cancers."

Brian Graham, CEO and President of the Lung Association of Saskatchewan agrees. "This is the most far-reaching piece of public health legislation that we have seen in decades."

"Health has been a recurring theme in this session, and it is particularly fitting that it closed with passage of this vital health legislation," says Noreen Johns, President of the Heart and Stroke Foundation of Saskatchewan. "This Act will prevent heart disease and stroke, it will save lives, and it will result in enormous savings in terms of health care dollars."

The Act will come into effect on January 1, 2005, and will make all indoor public places in the province smoke-free.

The Canadian Cancer Society and the Heart and Stroke Foundation of Saskatchewan are preparing for a rapid increase in calls to the Smokers' Helpline. The helpline offers free, confidential telephone access to a trained quit specialist. The service helps smokers prepare a structured "Quit Plan", answers questions about quitting and refers participants to services in local communities. The smokers helpline number is 1 877 513-5333.

Media Contacts:

Donna Pasiechnik, Canadian Cancer Society, 790-9871, Cell 533-5288

Paul Van Loon, Lung Association of Saskatchewan 306-343-9511

Rhae Ann Bromley Heart and Stroke Foundation of Saskatchewan 306-693-0350, Cell 631-8559

NEWS RELEASE

FOR IMMEDIATE RELEASE: June 17, 2004

Coalition Applauds MLA Decision!

Regina - The Saskatchewan Coalition for Tobacco Reduction applauds the decision of MLAs who today voted for legislation to protect Saskatchewan people from second-hand smoke in public places.

"The Tobacco Control Amendment Act will protect the health of this and future generations," said President, June Blau. "As well as protecting the public and workers from the health hazards of second-hand smoke it will result in fewer Saskatchewan children and youth beginning to smoke."

Lynn Greaves, Advocacy Chair from the Regina Qu'Appelle Health Region, agrees. "Saskatchewan people have spoken clearly and smoke-free public places is an idea whose time has come," she said. "We want to thank all MLAs for supporting the Bill. It will mean less illness due to second-hand smoke, lower smoking rates, fewer deaths and reduced health care costs."

Five Saskatchewan communities representing a third of Saskatchewan's population have already passed smoke-free bylaws. The City of Moose Jaw passed the first bylaw in October, 2003, followed by the Cities of Saskatoon, Humboldt, Yorkton and Prince Albert.

Over 1,600 Saskatchewan residents die each year from tobacco- related diseases. This includes deaths due to second-hand smoke. The Saskatchewan Coalition for Tobacco Reduction is made up of 15 Saskatchewan health organizations.

-30-

For more information please contact:
Lynn Greaves, SCTR, (306) 766-7903 Cell 529-2766

Government of Saskatchewan
News Release
June 9, 2004
Health - 351

GOVERNMENT REMAINS FIRM ON THE TOBACCO CONTROL AMENDMENT ACT, 2004
Health Minister John Nilson confirmed again today that the Government of Saskatchewan plans to have Saskatchewan smoke-free by January 1st, 2005.

"Tobacco use is the leading cause of disease and premature death in Canada," Nilson said. "We want to pass this bill as soon as possible to ensure the smoke-free public place provision comes into force in the new year."

Nilson said that the Official Opposition wants The Tobacco Control Amendment Act, 2004 to be directed to policy field committee hearings throughout the fall.

"We are prepared to pass the tobacco legislation in this spring session, but we respect the Opposition's request to hold further public hearings on this matter, which means passage of the bill in the fall session," Nilson said. "If the Opposition changes their position, the government is ready to pass The Tobacco Control Amendment Act immediately, in the remaining days of this sitting of the Legislature."

The Tobacco Control Amendment Act, 2004 prohibits smoking in all public places including restaurants, bars, bingo halls, casinos, bowling alleys and private clubs, effective January 1st, 2005.

Other amendments include giving municipalities the jurisdiction to enact bylaws to restrict smoking in outdoor places such as open-air sports events and entrances to public buildings, and a ban on the sale of tobacco products in youth-frequented establishments such as amusement parks, theatres and arcades.

"Becoming a smoke-free province is not an attack on businesses or communities. It is an attack on preventable death and disease," Nilson said. "We want to ensure that we can provide this excellent support for Saskatchewan people who are taking responsibility for protecting their own health and the health of their families and communities."

-30-

For More Information, Contact:
Mark Rathwell Health Regina Phone: (306) 787-4083

Government of Saskatchewan
May 12, 2004

May 12, 2004

Health - 259

GOVERNMENT INTRODUCES 100 PER CENT SMOKE-FREE PUBLIC PLACES

New legislation means that Saskatchewan people will soon be protected from the devastating health effects of second-hand smoke.

Today, Health Minister John Nilson will introduce The Tobacco Control Amendment Act, 2004 which prohibits smoking in all public places including restaurants, bars, bingo halls, casinos, bowling alleys and private clubs, effective January 1st, 2005.

Other amendments include giving municipalities the jurisdiction to enact bylaws to restrict smoking in outdoor places such as open air sports events and entrances to public buildings, and a ban on the sale of tobacco products in youth-frequented establishments such as amusement parks, theatres and arcades.

"The Tobacco Control Amendment Act, 2004 strengthens certain sections of the Act, clarifies the intent of some provisions of the Act, and adds regulation authority in a number of areas," Nilson said. "All of the amendments further our commitment to protecting the health of Saskatchewan people, reducing tobacco use in this province, and stopping preventable disease. They also reflect our government priority of building safe and healthy lives, families, neighbourhoods and communities across the province."

The smoke-free public place amendment is part of a growing trend across the country to move toward a healthier, smoke-free society. For example, Manitoba recently introduced The Non-Smokers Health Protection Amendment Act which prohibits smoking in enclosed public places and indoor workplaces. Prince Edward Island has implemented smoke-free public place and workplace legislation. Ontario has announced plans for a smoking ban within the next two years. And last November, Nunavut Legislative Assembly gave Royal Assent to a Tobacco Control Act which prohibits smoking in all workplaces.

Saskatchewan municipalities are also showing leadership in this area. Moose Jaw, Saskatoon, Yorkton, Prince Albert and Humboldt have enacted municipal bylaws that prohibit smoking in public places.

"Tobacco use is the leading cause of disease and premature death in Canada," Nilson said. "Becoming a smoke-free province is an important public health step, and not an attack on businesses or communities. It is an attack on preventable death and disease. It is also an excellent support for Saskatchewan people who are taking responsibility for protecting their own health and the health of their families and communities."

-30-

For More Information, Contact:
Mark Rathwell Health Regina Phone: (306) 787-4083

Manitoba Health
News Release

March 02, 2004
BILL 21 WOULD SET STAGE FOR FIRST EVER PROVINCIAL SMOKING BAN

Province of Manitoba Poised To Set Standard for Nation: Rondeau
Healthy Living Minister Jim Rondeau today introduced Bill 21, the Non-Smokers Health Protection Amendment Act, which would make Manitoba the first province in Canada to adopt a provincewide smoking ban as of Oct. 1. The bill reflects extensive consultations held throughout the province last year and the consensus reached that action needs to be taken to reduce

exposure to second-hand smoke.

"Bill 21 follows the unanimous recommendations of the All-Party Committee on Environmental Tobacco Smoke," Rondeau said. "It reflects the views of most Manitobans at public hearings that they should be protected from the harmful effects of second-hand smoke."

The legislation applies to enclosed public places and indoor workplaces as recommended by the all-party committee, the minister said.

Thirteen hearings were held in 12 communities last year and included representation from health care professionals, business organizations, municipal officials, community organizations and private citizens.

The committee also met with Wally-Fox Decent, chair of the Advisory Council on Workplace Safety and Health, to discuss his committee's recommendation to ban smoking in Manitoba workplaces.

Rondeau said the experiences of smoking bans in Winnipeg and Brandon have also helped in developing the proposed provincial legislation.

"Officials in Thompson hope to have a ban by spring, meaning 70 per cent of Manitoba will be smoke free," Rondeau said. "Our October deadline will give businesses in other jurisdictions time to adjust to the change."

Fines under Bill 21 would follow those set under the existing Non-Smoking Protection Act.

Rondeau said the province remains committed to working with business owners to deal with the impact of the smoking ban.

"We take seriously the concerns of the hospitality industry expressed during public hearings and continue to consult with business as we move forward toward our Oct. 1 implementation date," the minister said.

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New Brunswick Department of Health and Wellness
Department introduces Smoke-Free Places Act (04/06/24)
NB 730

June 24, 2004

FREDERICTON (CNB) - The Department of Health and Wellness introduced a bill today to create a Smoke-Free Places Act. The bill is aimed at limiting New Brunswickers' exposure to second-hand smoke in workplaces and other public places.

This proposed legislation would ban smoking on school grounds, in retail stores, in community halls and conference centres, in sports arenas, educational buildings, in bars and restaurants and in workplaces.

Designated smoking areas would only be permitted in residential buildings, such as nursing homes and group homes, and not in bars or restaurants. The proposed legislation would be implemented on Oct. 1, 2004, and would replace any existing municipal smoking bylaws.

Business owners, managers, employers and individuals will be fined if they do not comply.

Health and Wellness Minister Elvy Robichaud said the bill is a prime example of one of the key goals of the Provincial Health Plan--to promote the health and well-being of New Brunswickers.

"New Brunswickers admit their health is not as good as it could be," Robichaud said. "By reducing exposure to second-hand smoke, we can help New Brunswickers live longer, healthier lives."

The bill will need to go through first, second and third reading in the Legislative Assembly before becoming law.

04/06/24

MEDIA CONTACT: Krista Petersen, communications, Health and Wellness,
506-453-2536.

New Brunswick Advisory Council on Youth
Advisory Council on Youth supports Smoke Free Places Act (04/06/25)
NB 738

June 25, 2004

FREDERICTON (CNB) - The New Brunswick Advisory Council on Youth today applauded Health and Wellness Minister Elvy Robichaud on the introduction of the "Smoke Free Places Act", which was tabled June 24 in the Legislative Assembly.

The New Brunswick Advisory Council on Youth has been involved in tobacco control efforts for some time with a number of stakeholders, including the

NB Anti Tobacco Coalition, the Canadian Cancer Society, and Health Canada. "The council recognizes the adverse affects caused by second hand smoke, and the tremendous importance of this legislation, and we congratulate the Minister of Health and Wellness, and all stakeholders who have helped make this legislation a reality," Council chair Ryan Sullivan said. "We believe the Smoke Free Places Act is a progressive piece of legislation, which will benefit the lives of all youth in New Brunswick."

Youth are directly affected by the damaging effects of second hand smoke in a number of ways, often with little choice in the matter. By enacting this legislation, the Province of New Brunswick is joining the ranks of other forward-thinking provinces that have done the same, such as Manitoba and Saskatchewan. The benefits of having such legislation are obvious, and well documented, with tremendous economic and health cost savings, amounting to millions of dollars annually.

"It is the position of the Advisory Council on Youth that this legislation will result in a healthier New Brunswick," Sullivan said. "The council looks forward to continuing to work with this, and other healthy lifestyle related issues among the youth of the province."

Youth and the public are encouraged to visit the New Brunswick Advisory Council on Youth website to find out more about its tobacco control activities, including the New Brunswick Youth Anti Tobacco Network. To sign up to receive information and updates surrounding the network and other council initiatives, please contact the New Brunswick Advisory Council on Youth at <<http://www.gnb.ca>>, keyword: Youth, and follow the link to the Youth Anti Tobacco Network, or call 1-888-830-5588.

04/06/25

MEDIA CONTACT: Ivan Corbett, executive director, New Brunswick Advisory Council on Youth, 1-888-830-5588 or 506-453-3271

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Scotland: Ministers to ban smoking in pubs

List: GLOBALink N&I - Secondhand Smoke

Date: 05 July 2004

Ministers to ban smoking in pubs - Scotsman July 4, 2004

MURDO MACLEOD
POLITICAL CORRESPONDENT

SMOKING is to be banned in all of Scotland's 7,500 pubs and bars under government plans to follow the highly tobacco-free zones in Ireland and New York, it emerged last night. Ministers had previously restricted any plans to a smoking ban to restaurants because they feared a massive backlash from drinkers and the tobacco lobby.

But after similar moves in New York and Ireland were met with less resistance than expected and produced evictions of smokers were quitting, Scottish ministers now want a more far-reaching crackdown. Scotland on Sunday can report that deputy health minister Tom McCabe wants to introduce a draft bill by the end of the year that will include the closing of pubs and 2,400 hotel bars in a smoking ban.

First Minister Jack McConnell, who has been sceptical about a ban, has now made it known he is "open to persuasion". Medical professionals and anti-smoking campaigners were last night delighted at the change in thinking at the Scottish Executive, but the tobacco lobby claims the moves are Draconian and are marshalling their forces to oppose them.

Last month, Prime Minister Tony Blair strongly signalled that a ban on smoking in public might be included in the manifesto for the next Westminster election. Any such move would, however, only apply south of the Border. Scottish ministers are eager to move more quickly on the issue because of the nation's high rates of cancer and heart disease. Last week, a medical study suggested that passive smoking might be twice as deadly as previously thought, increasing the risk of a heart attack for non-smokers who live with a smoker.

A source close to McCabe, who is steering the Executive's consultation on a possible smoking ban, said last night: "Although he is waiting for the end of the consultation he is very much of the view that there should be a ban on smoking in pubs and restaurants." A source on the parliament's health committee said: "Tom McCabe is up for a ban. He has been known to us that he is convinced that it will be a good idea. Jack McConnell has been unconvinced in the past but the evidence of public opinion is making him keener on the idea."

Ministers will also meet with officials from the Irish Republic to discuss how the ban on smoking in pubs, introduced there this year, has worked. Landlords fear that a ban would mean lost takings as smokers opt to have their pint and home instead of at the bar. And while taking their drink outside while they smoke might be an option in some parts of Scotland, both Glasgow and Dundee have passed by-laws against drinking alcohol outside, meaning that smokers will have to leave their drinks in the bar while they pop out for a cigarette.

In Ireland, however, there has been hardly any overt opposition to the ban, although the first trading figures from the aftermath of the ban show that takings in bars were down by 3.9% in April, compared with the previous month. Supporters of a ban have claimed that the dip will be temporary, and that bars and restaurants will see their business bounce back.

Last year, New York introduced a smoking ban, leading to claims that smokers would take their trade to nearby bars where smoking was still allowed in bars and eating places. Officials from New York have since claimed that after an initial dip in the hospitality trade has recovered. Crucially, there is evidence that 100,000 smokers have quit since the ban.

Speaking to the Scottish Parliament's health committee, Dr Nancy Miller, assistant commissioner of the New York department of health and mental hygiene's bureau of tobacco control, said: "When we consider the hospitality industry in particular, as opposed to the economy in general, we see that it is doing even better than everyone else, especially since the law was implemented."

The British Medical Association, which represents doctors and which last week called on ministers to push through a complete ban on smoking in public places, welcomed the signals from the minister. A spokeswoman for BMA Scotland said: "We believe that there is growing public support for a ban. We would welcome the strong political leadership that the minister would show."

Stewart Maxwell MSP, who introduced a member's bill to ban smoking in restaurants, said last night: "I welcome the fact that the Executive appears to be accepting the argument that smoking needs to be banned in pubs and restaurants. I welcome that Tom McCabe fully accepts the ban should be comprehensive."

Brian Monteith, a Tory MSP who is sceptical of the arguments for a ban, said: "The evidence from New York is the best at best. And no one should base any decisions on the evidence from Ireland. Anecdotal evidence shows that Irish people are heading to Scotland for smoking holidays." Monteith appealed for backers of the bill to allow smoking clubs to continue even if a ban goes ahead.

Simon Clark, the director of the smokers' rights lobby group Forest, said: "This all seems to have an air of déjà vu. The smoking ban in Ireland was forced through by an ambitious minister who wanted to make his name. This was about politics, and the need to be seen to be doing something rather than about health. We believe there should be better facilities for non-smokers. But a ban will be a disaster for the hospitality industry. I don't understand why people are objecting to them turning up for meetings and making their views known."

MSPs who want smoking forbidden suggest the tobacco and hospitality trades are trying to head off a ban by delaying the Scottish Executive's smoking consultation with replies opposing the curbs and by filling public meetings with criticism of a clampdown on smoking. Last week's consultation meeting in Dundee was dominated by licensees who spoke against a smoking ban, and pubs in Glasgow are organising a ballot which has so far come out against prohibition.

<http://news.scotsman.com/index.cfm?id=766292004>

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Big Apple backs big Scots smoking ban - Scotsman.com

June 28, 2004

IAN SWANSON SCOTTISH POLITICAL EDITOR

NEW York health chiefs will tell MSPs tomorrow they should follow their example and ban smoking in public places.

They will use a transatlantic video link to the Scottish Parliament's health committee to explain how the Big Apple's ban has been good for business, good for jobs and good for taxes.

The MSPs will then be able to quiz Dr Nancy Miller, assistant commissioner at the bureau of tobacco control in New York City's department of health and mental hygiene, on how the ban works. The committee is taking evidence on the Bill introduced by SNP MSP Stewart Maxwell to outlaw smoking where food is served. The Scottish Executive is also conducting a separate consultation on banning smoking in public.

The committee has already received a written submission from Thomas Frieden, New York's tobacco control commissioner, in which he said a ban on smoking in public areas was "one of the most important public health actions Scotland can take".

He said: "The evidence that second-hand smoke kills is clear and consistent. Even 30 minutes of exposure can increase the risk of a heart attack. Second-hand smoke also increases the risk of lung cancer. Workers in the hospitality industry breathe more second-hand smoke than any other occupational group in the US and, as a result, are more likely to die from lung cancer."

New York City's Smoke-Free Air Act came into effect on March 30 last year, making virtually all workplaces smoke-free, including restaurants and bars. And the ban was extended statewide by the New York State Clean Indoor Air Act a few months later. Mr Frieden said cinemas, concert halls, museums, airports, train stations, sports stadiums and arenas are already smoke-free and there was no evidence attendance or income had suffered.

He added: "Economic data for the restaurant and bar industry suggests that the New York City Smoke-Free Air Act did not hurt business and may have even helped the industry overall." He quoted official figures showing overall employment in New York City's restaurants and bars had increased by around 10,600 jobs. And bars and eateries paid the city 8.7 per cent more in business taxes from April 2003 to January 2004 than in the same period in 2002-3.

"Other research has found that the public strongly supports clear air legislation. Most people, even those who smoke, prefer to breathe clean air. Some public opinion surveys have suggested that many New Yorkers go out more often now that bars and nightclubs have become smoke-free."

Air quality tests had discovered a sixfold decrease in pollution levels, he added.

"Smoke-free workplaces protect employees and the public alike from the dangers of second-hand smoke and ensures everyone has the right to breathe cleaner, safer air."

Mr. Maxwell said he had been in contact with the New York health authorities as part of his research for the Bill but their evidence to the committee had arrived out of the blue. "The New York ban has been in place for well over a year now and the example it has set has been absolutely clear," he said. **"The compliance rates for the smoking ban have been 97-98 per cent. If they can do it in New York, we can do it here."**

The committee was due to hear today from Mr Maxwell, deputy health minister Tom McCabe and the chief medical officer Dr Mac Armstrong.

[http://news.scotsman.com/\[...\]ealth.cfm?id1252004](http://news.scotsman.com/[...]ealth.cfm?id1252004)

Smoking Bylaws:

Health Consequences

Pollutants drop 76 percent in bars and restaurants after smoking ban -

Newsday

June 2, 2004

HARTFORD, Conn. -- A new study on the air quality of bars and restaurants after the state's smoking ban took effect has reached a predictable conclusion _ the air is cleaner after cigarettes were prohibited. Researchers concede the findings are not a surprise, but added that the study is helpful in showing the effects of smoking bans.

"This is real-world data. We went out to actual places where people are working and playing," said Mark Travers, a research affiliate at Roswell Park Cancer Institute in Buffalo, N.Y., which conducted the air survey. The survey shows that airborne particles released by large numbers of burning cigarettes dropped 76 percent within weeks after the ban that began April 1, The Hartford Courant reported.

Researchers took air samples at seven Hartford bars and restaurants that allowed smoking before the ban. Data was collected before the prohibition on March 25 and after on April 23. The establishments tested included Bourbon Street North, Black-Eyed Sally's, Coach's Sports Bar & Grille, On the Rocks, McKinnon's Irish Pub, The Half Door and The Spigot Cafe.

Two other restaurants that had nonsmoking policies in place before April 1 the Sheraton Hartford Hotel bar and restaurant in East Hartford and the Wood-n-Tap Bar and Grill in Hartford also were included for purposes of comparison.

The tiny particles that were measured are deeply inhaled into the lungs and can cause health problems. Travers noted that they also are a marker for the roughly 4,000 hazardous chemicals emitted by smoldering cigarettes. Travers said the only surprise in the study was that the first pre-ban readings were lower than in other cities that were evaluated.

The reason, Travers said, was that the Hartford establishments are larger and have higher ceilings than many of the bars and restaurants tested elsewhere in the country. As a result, a greater volume of air diluted a comparable amount of smoke, he said. The lower baseline average, he said, led to a slightly lower decline in post-ban measures, compared with some other cities. The 76 percent drop in Hartford compares with an 82 percent reduction in a study of seven cities that have enacted smoking bans. A before-and-after study in Delaware found a 90 percent drop.

The EPA has set 65 micrograms per cubic meter as the 24-hour limit for exposure to these particles. The Hartford study found that the average level of such indoor pollution before the ban was 104 micrograms per cubic meter. After the ban, the average level dropped to 25.

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Non-Smoking Areas 'Ineffective' Protection - The Scotsman
February 23, 2004

Stuart Coles, PA News

Designated no smoking areas give little to no protection from the dangers of inhaling tobacco smoke, a new study has claimed. Researchers in Australia concluded such areas in clubs and restaurants at most halve the levels of second-hand smoke inhaled. They say current regulations allowing smoking on premises are "ineffective" in protecting people from passive smoking - a conclusion backed by UK anti-smoking campaigners.

The research carried out in 17 social and gaming clubs in and around Sydney measured the amount of "environmental tobacco smoke" in smoking and non-smoking areas as well as outside. Their findings, published in this month's Tobacco Control journal, showed levels of atmospheric nicotine and particulate matter, a potentially carcinogenic pollutant in smoke, were substantially (53% and 52%) lower in non-smoking areas.

But they also found the levels of reduction varied hugely and having a separate non-smoking room made little difference to the reduction in nicotine and particulate matter. One of the authors, Professor Barbara Stewart of Sydney Public Health Unit, said: "Non-smoking areas may provide some reduction in the level of exposure of individuals to environmental tobacco smoke. However, reduction may be marginal or trivial.

"Accordingly, such areas cannot be characterised as 'smoke free' and patrons occupying these areas do not achieve the protection they would experience were smoking not to occur on the premises." The research was partly sponsored by the Cancer Trust New South Wales.

Campaigners Action of Smoking and Health UK (ASH) say employees are also at risk and recently wrote to all large hospitality firms warning them they could be sued over the effects of passive smoking. Ian Willmore of ASH said: "This research confirms what we really knew, that designated smoking areas do not protect the public from second-hand smoke and of course, still leave employees exposed. "This is further proof of the need for clear legislation preventing smoking in the workplace and in public places."

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US: Study: Air In Denver Bars Worse Than Outside Air

List: GLOBALink N&I - Secondhand Smoke

Date: 30 June 2004

Study: Air In Denver Bars Worse Than Outside Air - The Denver Channel

Air In Denver Smoking Bars Worse Than City's Brown Cloud

June 29, 2004

DENVER -- A sample of Denver smoking bars found that the indoor air in most was worse than the city's brown air that drifted over the metro area during the huge Hayman Fire, a new report said.

Seventeen of 19 smoking bars sampled had more than 50 micrograms of fine particulates per cubic meter of air to the report released Monday by Denver Environmental Health. When the 24-hour average of outdoor air surpa level, Denver considers it a brown cloud day.

"It's further proof that environmental tobacco smoke is bad for you," said City Councilman Doug Linkhart, who s long believed that secondhand smoke is the worst environmental problem facing Denver.

One bar had 440 micrograms of fine particulates per cubic meter of air when several patrons were smoking, and a rate of 300 mg/cubic meter, and a third was at about 240 mg/cubic meter, the study said.

Those readings surpassed the one-year average of 200 mg/cubic meter recorded when the Hayman wildfire, the worst in history, began June 9, 2002, the report said. (However, readings on Denver-area air monitors climbed a 472-487 mg/cubic meter that afternoon, the highest level ever in decades of air monitoring, according to the sta Pollution Control Division.)

Chemistry professor Larry Anderson of the University of Colorado at Denver conducted the study requested by The study looked at 22 bars, including three where there was no smoking. The nonsmoking bars all had air well "brown cloud" standard.

Despite the study's findings, City Council President Elbra Wedgeworth said she was reluctant to support a smok could hurt bar and restaurant owners. She said she supported a regional ban, so smokers would not be tempted Denver for suburban bars where they could still puff.

Peter Meersman, president and CEO of the Colorado Restaurant Association, said group members prefer to de themselves whether to allow smoking, without the government doing it for them.

He said demand for smoke-free establishments is growing. "Just 10 years ago, the number of nonsmoking rest probably 20 to 30 percent," Meersman said. "Now it's approaching 70 percent that are completely nonsmoking."

Andrew Harper said he quit bar tending six months ago, partly because of the air he breathed at work. "It's ridic one should be subjected to that," said Harper, a member of BREATH -- Bar and Restaurant Employees Against Hazards. "Bar workers are really the last unprotected population."

<http://www.thedenverchannel.com/weather/3472364/detail.html>

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Jacqui Drope



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Passive Smoking Heart Risk Double Earlier Estimates

Tue Jun 29, 2004 07:07 PM ET

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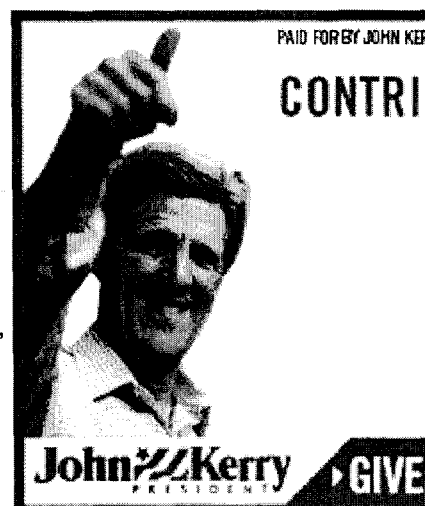

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By Patricia Reaney

LONDON (Reuters) - Passive smoking may be much more dangerous than scientists had thought, researchers said on Wednesday in new study that is likely to boost demand for a ban on smoking in public places.

Earlier research into the effects of second-hand smoke had focused on non-smokers living with smokers. Scientists in Britain studied exposure to passive smoke by measuring a breakdown product of tobacco smoke called cotinine in the blood of non-smokers.


[MORE](#)


They found high concentrations of blood cotinine levels were associated with a 50-60 percent higher risk of coronary heart disease (CHD).

Previous studies had estimated the raised risk of heart disease from passive smoking in non-smokers at 25 to 30 percent.

"We've studied only people who are non-smokers and seen how their levels of cotinine, which reflect the amount of passive smoke they have been exposed to, and then related it to their subsequent heart disease risk," Professor Peter Whincup, of St George's Hospital Medical School in London, said in an interview.

"People who were non-smokers but had relatively high levels of cotinine had a heart disease risk of about 50 percent compared to those people who were exposed to low levels," he added in an interview.

Whincup, who reported the findings on BMJ Online First, said the research provides further evidence that passive smoking has adverse effects which may have been underestimated in the past.

Supporters of a ban on smoking in the workplace, bars and restaurants described the findings as further evidence for such legislation.

"The need for a ban on smoking in public places in the UK has never been better illustrated than by this potentially pivotal study. We have known for some time that passive smoking was strongly associated with increased risk of coronary heart disease."

this study strengthens the evidence considerably," Dr Tim Bowker, of the British Heart Foundation which partly funded the study, said in a statement.

"The evidence is now compelling. The government should not delay any further in introducing legislation to protect people from this unnecessary risk," he added.

Ireland recently became the first country to introduce a national ban on smoking in public places. New York and parts of the United States have taken similar measures.

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Public Being Mislead on Ventilation Safety - Canada NewsWire
January 20, 2004

Designated smoking rooms do not protect from exposure to second hand smoke

TORONTO - Tests conducted in the designated smoking rooms of bars located in both Toronto and Ottawa have revealed that ventilation systems do not remove the hazard of second-hand smoke from the air. "Contrary to ongoing claims made by segments of the hospitality industry, ventilation systems are not a remedy for exposure to second hand smoke", said James Repace one of North America's leading experts on the hazard, exposure, dose, risk, and control of second-hand smoke.

Mr. Repace is in Toronto to announce the findings of his study. "There is no such thing as a safe level of second-hand smoke. There is only one way to eliminate smoke from indoor air and that is to remove the source. The only way to remove the source and, at the same time, create an equal playing field throughout the hospitality industry is to implement 100% smoke free bylaws and/or legislation throughout the province. How can you compromise on public and work-place health and safety?"

Demonstrating a unified front on the issue between advocates of tobacco control, the scientific community and representatives of the hospitality industry, Mr. Repace was joined by Michael Perley, Director of the Ontario Campaign for Action on Tobacco (OCAT), Eugene Haslam, owner of Zaphod Beeblebrox, a live music venue and dance club in Ottawa's Byward Market, and Donna Hilsinger, owner of Algoma's Water Tower Inn, Sault Ste. Marie.

"I am a smoker and while that is my choice, I do not want to look back in the years to come, with regret that I exposed my staff and patrons to a known hazard that could result in their ill health", Haslam said. "Clearly, ventilation systems do not work" he continued. "While Mr. Repace's study offers support to this fact, you need only use your nose to tell you the truth. Attempts by segments of this industry to suggest otherwise are simply misleading."

"Smoke-free bylaws and/or legislation are designed for a single purpose - to protect non-smokers from the known hazards of exposure to second-hand smoke," said Perley. "The issue goes beyond a simple matter of individual choice. Exposure to second-hand smoke is matter of public health," he continued.

"The tobacco industry has a long history of supporting ineffective alternatives to 100% smoke-free indoor spaces, like ventilation. It is unfortunate that some hospitality groups, which promote ventilation, feel the need to ally themselves financially with the tobacco industry. The tobacco industry has one objective - profit. It is not interested in employee or public health. You cannot compromise health and safety," Perley concluded.

Contact:
Michael Perley, Director
Ontario Campaign for Action on Tobacco
(416) 340-2992, <http://www.ocat.org>

[http://www.newswire.ca/\[...\]ry2004/20/c1221.html](http://www.newswire.ca/[...]ry2004/20/c1221.html)

Smoking Bylaws:

Economic Impact

Media Clipping

Saturday, October 13, 2001

from The Halifax Daily News (<http://www.hfxnews.southam.ca/>)

Cigarette ban good for business - study

GPI Atlantic says bars, restaurants will profit from law

By Peter McLaughlin - The Daily News

Snuffing out smoking in public places will not only save lives and help turn people off cigarettes, it will even put cash in the registers of Nova Scotia's smoky bars and restaurants according to a new study.

Outlawing smoking in public places will cut tobacco use by 20 per cent and save almost \$200 million a year in health-care costs and productivity losses, study authors at research group GPI Atlantic reported yesterday.

The study on the impact of smoke-free legislation on businesses is the first of its kind in Canada. It comes on the heels of the province's promise Thursday to introduce legislation next spring prohibiting smoking in workplaces and public places.

The findings bolster the case for banning smoking in restaurants, hotels and bars – something the hospitality industry says it will fight.

GPI Atlantic director Ron Colman said the research shows overwhelmingly that limiting second-hand smoke in the workplace is not just healthier – it's good for business.

"We've known smoke bans would save lives and save the health-care system money. It will be good for the economy as a whole, but now we know there's no adverse impact on restaurants, bars and hotels," he said.

Colman analysed restaurant, bar, hotel and tourism receipts before and after smoke-free legislation came into effect in parts of the U.S. and Canada. He found sales decreased in the first two months of smoke-free policies, but rose over the long term.

In many cases, businesses made more money, attracting non-smokers who had previously avoided bars and restaurants.

"It's good news, I think, to know there's no conflict in protecting the health of Nova Scotians and business interests," said Colman.

But many bar and restaurant owners yesterday weren't buying that argument.

"In certain types of establishments, a smoke ban will be devastating," said Luc Erjavic, vice-president of the Canadian Restaurant and Food Services Association.

He said a compromise should be worked out, perhaps with a focus on improving ventilation in businesses and setting air quality standards.

Colman said improved ventilation won't work. The technology has not been developed to remove the most dangerous toxins associated with second-hand smoke.

The American Society for Heating, Refrigeration and Air Conditioning Engineers, which sets industry standards for indoor air quality, has said there is no acceptable level for second-hand smoke.

Health Minister Jamie Muir said he will consult with the industry before tabling legislation but it will not be watered down.

"The legislation that will be introduced will have teeth," he said.

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**ECONOMIC EFFECTS OF SMOKE-FREE ORDINANCES
IN THE HOSPITALITY SECTOR
(November 1999 – Workers' Compensation Board)**

Reference	Design	Findings
1. Stanwick, Thompson et. al. "The Response of Winnipeg Retail Shops and Restaurants to a Bylaw Regulating Smoking in Public Places". CJPH. 1988; 79: 226-230	Survey done in 1986, of 490 shops and 161 restaurants, 3 years after a clean indoor air bylaw.	Less than 2% of merchants felt the bylaw had an adverse effect on business.
2. Taylor Consulting Group, for the City of San Luis Obispo January 1993. "A Study of the Economic Impacts on San Luis Obispo Restaurants and Bars"	In August 1990 the City adopted one of the strictest smoking ordinances in the US, in which smoking was banned in all restaurants and bars. The study evaluated sales tax revenues of eating and drinking establishments over the period April 1985 to January 1992. In addition, a survey of preferences of 227 patrons was conducted.	Sales tax data show no measurable impact on restaurant and bar sales. Patron survey data show non-smokers are more likely to frequent establishments (16%) and smokers less likely (12%). The ban appeared to have no significant impact on tourism.
3. Schofield, Considine et al. "Smoking Control in Restaurants: The Effectiveness of Self-Regulation in Australia". AJPH. 1993; 83:1284-1288	Opinion survey in 2 cities in New South Wales of restaurateurs' and customers' preferences for and attitudes to smoke-free areas. 352 owners and 1,327 customers participated.	89.2% of customers preferred smoke-free areas (in total or in part). Owners underestimated customer preference for smoke-free areas by 55%. Owner reasons for non provision of smoke-free areas were: lack of space, (47%), difficulty enforcing (21%), fear of loss of business (19%).
4. Sciacca and Eckrem. "Effects of a City Ordinance Regulating Smoking in Restaurants and Retail Stores". Journal of Community Health. 1993; 18(3): 175-182	In Flagstaff Ariz, a study of 61 randomly selected restaurants and retail stores to determine perceptions of ordinance effect on business. 87% of respondents were business owners or managers. Gross sales data collected 12 months before and after the ordinance for 2 categories of retail store.	Large majority believed the ordinance had no effect on business. Gross sales increased an average of 16-26% per store during the year following prohibition in retail stores.

Reference	Design	Findings
5. Maroney, Sherwood and Stubblebine. "The Impact of Tobacco Control Ordinances on Restaurant Revenues in California", Claremont Institute for Economic Policy Studies. January 1994	Study of taxable restaurant sales data from 1986 to the third quarter of 1992 for 19 cities with ordinances requiring at least half of seating for non-smoking. Study also examined sales tax data for the area within a 15 mile radius of the ordinance city.	Results showed changes in restaurant sales could not be attributed to smoking ordinances. Also, shifts in restaurant patronage between ordinance cities and surrounding areas could not be attributed to smoking restrictions.
6. Glantz and Smith, "The Effect of Ordinances Requiring Smoke-Free Restaurants on Restaurant Sales". (Am. Journal Public Health. 1994; 84:1081-1085)	Evaluation of effect of smoke-free ordinances on restaurant revenues in the first 15 cities to pass ordinances.	Ordinances have no adverse effect on restaurant revenues. (Note: in 1997 M.K. Evans, who has worked for the National Smokers' Alliance, did an unpublished review of Glantz' findings, noting an error in effective dates of ordinances (because of lobbying). Glantz & Smith issued an erratum in AJPH 87(10); 1997: 1729-1730 in which the corrections were inserted, which did not change the conclusions).
7. No Smoking Bylaw Survey by Angus Reid for Metropolitan Board of Health of Greater Vancouver, May 1995	Random telephone survey of 5,699 respondents in the lower mainland and capital health region.	70% of adults usually request no smoking areas in restaurants/bars. Majority of frequent and occasional patrons report bylaws would make no difference or would slightly increase patronage. 22% of patrons of food establishments advise they would go more often if smoking were not allowed, 13% less often. Majority of drinking and gaming establishment customers indicate bylaw would have no effect on patronage. Two thirds of the minority who report less interest in frequenting a no smoking establishment would not travel more than 30 minutes for a smoking establishment.
8. Dr. Robert Allen, Department of Economics, UBC "The Economic Effects of a Ban on Smoking in Eating and Drinking Establishments, November, 1995, in response to the hospitality industry report "The Hospitality Sector and a Vancouver Smoking Ban" of September 1995	Dr. Allen's study is a critique of a report prepared by CCG Consulting for the Lower Mainland Hospitality Industry Group, which had argued that bans on smoking would result in reduced sales and employment.	Allen concludes that the Hospitality Report is seriously flawed and its conclusions cannot be taken seriously. The survey data used were "wildly inconsistent" with StatsCan data, the report ignored ways in which a ban would increase sales, and the methods used to estimate the effect of a ban were biased to overstating employment decline.

Reference	Design	Findings
9. Hwang, Toblas, Kohout et al. "Assessment of the Impact of a 100% Smoke-Free Ordinance on Restaurant Sales, West Lake Hills, Texas, 1992-1994". MMWR Morb Mortal Wkly Rep. 1995; 44:370-372	Evaluation of impact of no smoking ordinances in a suburb of Austin on state sales tax data for a panel of restaurants in the 1½-year periods prior to and following the introduction of ordinances.	Regression analysis showed total sales of restaurants did not decrease after introduction of ordinances.
10. Gallup Survey on California's Law for a Smoke-Free Workplace, March 1996	In February/March 1996 a random statewide telephone survey was conducted with sample size of 1,283.	59% were just as likely to go to a restaurant with no smoking, 34% were more likely, 7% less likely. In bars/taverns that <u>permit smoking</u> , 36% were less like to go to the establishment, 11% were more likely and 53% said it would make no difference or didn't know. Three quarters of respondents who stay in hotels said they always or sometimes requested a non-smoking room.
11. Conference Board of Canada "The Economics of Smoke-Free Restaurants". 1996	Case study of 16 smoke-free restaurants with a validation study of a further 50.	Approximately 75% of case study restaurants and more than half of validation restaurants did not experience adverse economic effect.
12. Glantz and Smith. "The Effect of Ordinances Requiring Smoke-Free Restaurants and Bars on Revenues: A Follow-up". AJPH. 1997; 87:1687-1693	Follow-up to the Glantz and Smith study of 1994 in which 3 more years of data are included on the restaurants in the 15 cities, and data is analyzed for the first 5 cities and 2 counties to require bars to be smoke free.	Analysis of bar sales showed no significant effects of smoke free ordinances on bar sales as a fraction of total retail sales, on the ratio between bar sales in ordinance and comparison cities, or on the fraction of all eating and drinking place revenues reported by establishment that sell liquor. The restaurants' data confirmed the results of the 1994 study.
13. Biener and Siegel "Behaviour Intentions of the Public after Bans on Smoking in Restaurants and Bars". AJPH. 1997; 87:2042-2044	Public opinion survey of 2,356 adults in Massachusetts on the question of how no-smoking ordinances in bars and restaurants would affect the frequency of future use of these establishments.	Approximately 2/3 of respondents reported their patronage would not change. Of those predicting a change the proportion predicting increased use was almost 4 times greater than those predicting decreased use.

Reference	Design	Findings
14. Sciacca. "A Mandatory Smoking Ban in Restaurants: Concerns vs. Experience". Journal of Community Health. 1996; 21(2): 133-150	Assessed concerns of restaurateurs in 34 randomly selected restaurants about a city ordinance that prohibited smoking, before its enactment and 15 months after.	Almost 30% were concerned the ordinance would be difficult to enforce but 94% found it was easy. Almost 90% found that the ordinance had no effect or a positive effect on employees. Most reported the ordinance had no effect or had a positive effect on business.
15. Corsun, Young and Enz. "Should New York City restaurateurs lighten up? Effects of the City's Smoke-Free-Air Act". Cornell Hotel and Restaurant Admin. Quarterly. 1996; 37(2): 25-33	Study of legislation effects in New York City. Analysis of eating out patterns of smokers and non-smokers.	While smokers dine out less; non-smokers dine out more. New York City restaurants not negatively affected.
16. M.K. Evans. "Review of Cornell Study on Smoking Ban in New York City" Cornell Hotel and Restaurant Admin Quarterly. 1996; 37(5): 8-9	Review of Corsun, Young and Enz article, as commissioned by the National Smokers' Alliance.	Concludes findings of Corsun et. al. are invalid for reasons including incompleteness of survey, amount spent per meal by non-smokers did not increase, rigorous enforcement would result in decline of sales.
17. Enz, Corsun and Young "The Politics of Smoking: Findings or Agendas". Cornell Hotel and Restaurant Association Quarterly. 1996; 37(6) 8-12	Response to the Evans critique.	Rebut Evans and stand by their findings.
18. Tobacco Use in BC. Angus Reid Survey for the Heart and Stroke Foundation of BC, 1997	Random telephone interviews with 18,030 respondent's province-wide in BC. Approximately 1,000 respondents in each of 18 health regions.	Study did not examine consumer preference for non-smoking establishments. However the survey showed 86% wanted non-smokers to have a smoke-free environment at work, and 72% supported a bylaw barring smoking in indoor public places.

Reference	Design	Findings
19. Goldstein and Sobel, "Environmental tobacco smoke regulations have not hurt restaurant sales". North Carolina Medical Journal. 1998; 59(5): 284-287	Ordinances in a number of state counties provided protection from ETS until recently.	Researchers conclude that even in the #1 tobacco state ETS requirements present no adverse economic impact.
20. Survey of attitudes to second-hand smoke by Angus Reid for the Heart and Stroke Foundation of BC, August, 1998	Random telephone survey of approximately 600 residents province-wide.	Survey did not review consumer preferences but did show: 89% of smokers and 93% of non-smokers believe non-smokers should be provided with a smoke-free workplace. Also 74% of respondents, including 51% of smokers, support making all workplaces smoke-free.
21. The Impact of California's Smoking Ban on Bars, Taverns and Night Clubs. The American Beverage Institute, August 1998 (The ABI is a coalition of restaurants and on-premise retailers)	Phone interviews with owner/operators of 300 out of more than 7000 establishments in California, conducted over a 4 day period in early March 1998. Thirteen questions were reported of which seven focus solely on negative effects.	The ABI advises that 59% of those surveyed stated they experienced a decrease in business. The document, which was referenced in a report from Shook, Hardy and Bacon in May, 1998, was not printed until August, 1998. The results are at variance with reports of the Board of Equalization, which examined actual revenues over the study period. (see item 22).
22. Board of Equalization Report State of California. "Comparison of 1 st Quarter 1997 and 1 st Quarter 1998 Taxable Sales of Selected Eating and Drinking Places with General On-Sale Licenses", September, 1998	Comparison of revenues state-wide for 6,211 single location accounts with a general on-sale liquor license for the 1 st quarter in 1997 and 1998, before and after the state ban on smoking in bars was brought into effect.	Aggregate sales increase of .12% in the quarter following introduction of the ban.
23. Sciacca and Ratcliffe, "Prohibiting Smoking in Restaurants: Effects on Restaurant Sales". Am.Journal of Health Promotion. 1998; 12(3): 176-184	Purpose was to assess the impact of prohibiting smoking in restaurants in Flagstaff, Arizona. Retail sales data was collected for 3-5 years before enactment and 1.5 years after. Data in Flagstaff was compared with other areas.	All analyses produced the same conclusion. Prohibiting smoking did not affect restaurant sales.

Reference	Design	Findings
24. Glantz and Charlesworth "Tourism and Hotel Revenues Before and After Passage of Smoke-Free Restaurant Ordinances". JAMA. May, 1999; 191:1-18	Determine changes in hotel revenue and international tourism in three states (California, Utah and Vermont) and six cities (Boulder, Flagstaff, Los Angeles, Mesa, New York, San Francisco), before and after passage of smoke-free restaurant ordinances.	Smoke-free ordinances do not appear to adversely affect tourist business and may actually increase it.
25. Hyland, Cummings and Nauenberg, "Analysis of Taxable Sales Receipts: was New York City's Smoke-Free Air Act bad for restaurant business?", Journal of Public Health Management and Practice. 1999; 5(1): 14-21	Analysis to determine if the New York City Smoke-Free Air Act had an adverse effect on taxable effect on taxable sales receipts from the city's restaurant and hotel business.	Real taxable sales from eating and drinking places and hotels in New York City increased by 2.1% and 36.9% respectively compared with levels two years before the smoke-free law took effect. In the same period sales in the rest of the state experienced a 3.8% decrease and a 2.4% increase respectively.
26. Hyland and Cummings, "Restaurant Employment before and after the New York City Smoke-Free Air Act". Journal of Public Health Management and Practice. 1999; 5(1) 22-27	Analysis of restaurant jobs two years before and two years after the New York City Smoke-Free Air Act took effect.	Between April '93 and April '97 New York City restaurant jobs increased 18% compared to a 5% increase elsewhere in the state.
27. Hyland and Cummins, "Consumer Response to the New York City Smoke-Free Air Act," Journal of Public Health Management and Practice. 1999; 5 (1); 28-36	Cross sectional phone survey of 1002 adult patrons of restaurants in Nov-Dec 1996, 18 months after the NYC Smoke-Free Air Act took effect.	Seventy-eight percent of the survey population stated they dined out as frequently as they did before the law took effect. Eighty-five percent supported the new law and authors conclude implementation proceeded smoothly.

Reference	Design	Findings
28. Hyland and Cummings, "Restaurateur Reports of Economic Impact of New York City Smoke-Free Air Act". Journal of Public Health Management and Practice. 1999; 5(1): 37-42	Cross sectional phone survey of 434 owners/managers of restaurants to determine restaurateur reports of change in business following New York City Smoke-Free Air Act.	No evidence to suggest the smoke-free law had a detrimental effect on business.
29. Bartosch and Pope, "The Economic Effect of Smoke-Free Restaurant Policies on Restaurant Businesses in Massachusetts". Journal of Public Health Management and Practice. 1999; 5(1): 53-62	Pre and post quasi-experimental design with regression analysis. Compared meals tax data before and after smoke free policies for 235 towns, including 32 adopting communities.	Study failed to find a statistically significant effect of local smoke-free policies on restaurant business.
30. Biener and Fitzgerald, "Smoky Bars and Restaurants: Who Avoids Them and Why?" J. of Public Health Management and Practice, 1999, 5 (1): 74-78.	Representative sample of 4,929 Massachusetts adults during 1995-96. Issues included the characteristics of those who avoid smoky environments, and the motivation for avoidance.	Forty-six percent of nonsmokers report past smoke avoidance, as well as 7% of non-smokers. Those most likely to avoid smoke tend to be age 25-44, female, married and with higher education. Education is not a major predictor. Reasons for avoidance included smell in clothing and hair (35%), health concerns such as allergies or being pregnant (32%), physical discomfort such as sneezing, eyes burning (25%).
31. Survey of attitudes of British Columbians. WCB of BC and Clean Air Coalition, July 1999.	Province-wide random telephone survey of 600 adults throughout BC, conducted in early June, 1999	More than 90% believe non-smokers should be provided with a smoke-free work environment. 73% are likely to patronize a public establishment that is entirely smoke-free and 86% are likely to patronize an establishment that is either smoke-free or possesses an outdoor smoke break area or a completely separated smoking area or room.
32. Bar Patrons Study. Angus Reid Group for the Clean Air Coalition, October 13, 1999.	Randomized telephone interviews with BC bar patrons, conducted with 1000 respondents from Sept 16-28, 1999.	Seventy-eight percent either do not smoke (71%) or smoke only occasionally (7%). Ninety-four percent favour a smoke free workplace and 78% say it would make no difference to their stay or the length of stay would increase.
33. Analysis of WCB assessments in food concessions/restaurants and in pubs/bars for Victoria and other areas. WCB,	Analysis of assessable payrolls for each of the two sectors before and after the Victoria ban came into effect in Jan 1, 1999, compared to performance in nearby communities without bans, such as	The assessment performance of pubs and bars in Victoria in 1999 is estimated to be 5% greater than in 1998, while it declined 7% in Nanaimo and remained approximately the same in Duncan. For restaurants and food concessions the assessment performance in 1999 in Victoria is tracking ahead of 1998, and is outstripping performance in locations such as Duncan

Reference	Design	Findings
November 1999.	Duncan and Nanaimo.	and Nanaimo. Hotel occupancy data suggests the increase is not due to the Leonardo exhibit.
34. Analysis of liquor sales data by licensed establishments. LCLB, November 15, 1999.	Analysis of liquor sales in licensed establishments for the first 3 quarters of 1998 and 1999 in the Capital Regional District (CRD) and other regions. The CRD ban on smoking went into effect on January 1, 1999.	In this period sales for neighbourhood & marine pubs in the CRD increased by 4.5%. By comparison, Duncan, Nanaimo and the rest of Vancouver Island showed negative growth of between -3.5 and -5.5%.
35. Board of Equalization (BOE) State of California Report on 4 th quarter and annual sales figures for bars and restaurants, in the years 1996, 1997 and 1998.	The BOE is the official agency in California that collects sales tax data, and issues quarterly and annual reports. The California law came into effect for restaurants in January 1995 and in bars, taverns and gaming clubs in January 1998.	Over the period 1996-1998 taxable sales have increased for all types of eating and drinking establishments. In the period 1996-1997, when the ban was in effect for restaurants and other eating places sales for outlets that did not serve liquor were 6.4% higher in 1997 than in 1996. In 1998, after the ban came into effect in all establishments, sales in stand alone bars and other drinking/eating establishments increased 5.1% over the previous year. In dollar volume, taxable sales in California's beer, wine and liquor serving establishments were \$880 million higher in 1998 than in 1997, an increase that outpaced sales in all retail outlets by 7.7%.



July 16, 2004

VIA FAX (403/342-8200)

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

Dear Your Worship:

The Central Alberta Tobacco Reduction Action Coalition has recently contacted our office in Bower Place. They informed us that they are pressing the City to introduce a plebiscite at the up coming municipal election which will put a question to the voting public to ban smoking in public buildings entirely.

As a company we are very sensitive about becoming involved in local issues. However, in the case of smoking, as an individual and through companies that I have represented, have always taken a very strong anti-smoking stance. My predecessor company, Devan Properties, was the first major shopping centre owner in Canada to enforce a total smoking ban in all our food courts.

I think this matter is of significant importance to everyone in the Red Deer area and particularly the consumers visiting our shopping centre. In my personal life I have joined the Board of an organization called Lung Cancer Canada. This organization is dedicated to providing services to sufferers of lung cancer. This is a very debilitating disease and survival rates from this terrible affliction are negligible.

There is little doubt that many respiratory ailments are caused by direct smoking, as well as non-smokers suffering from second hand smoke. Although I personally support one's right to make individual choices, an individual does not have a right to have their personal habits affect the health of an innocent party.

However, as a shopping centre operator we have an obligation to all our consumers and therefore, as long as permitted we will provide a service to our smoking consumers by providing a separate ventilated smoking room in our facilities.

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That said and done, speaking only for myself, I strongly support the local initiative in Red Deer that the question of a total smoking ban be placed before the public so that the majority's wishes can prevail.

I trust my opinion in this regard will not cast us in the light of trying to run public policy, but only express our concerns for our customers (guests) well being and long term health.

Yours very truly,

A handwritten signature in dark ink, appearing to read "M. J. Baird, for". The signature is fluid and cursive, with a large initial "M." and a stylized "J." followed by "Baird, for".

J. P. van Haastrecht
President

JPVH/mb

FILE

Christine Kenzie

From: Carrie Thomas [Carrie.Thomas@aadac.gov.ab.ca]
Sent: July 26, 2004 9:10 AM
To: Christine Kenzie
Subject: FW: Presentation



MUNICIPAL
SMOKING BYLAWS.

My apologies yet again.... Thank you for your patience. Carrie

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

From: Cathy Lavers [mailto:CathyL@cancer.ab.ca]
Sent: Friday, July 23, 2004 12:17 PM
To: Carrie Thomas; Gail Foreman (E-mail)
Subject: Presentation

Hi Ladies,

Attached is the revised presentation.

Gail and I made some changes to the slides, Carrie, so it has to be re-submitted to the city. Do you want me to do this? Also, I tried to reach Linda in time but she was just too quick, so I will print and staple forty copies of the revised handout in time for Monday evening.

<<MUNICIPAL SMOKING BYLAWS.ppt>>

Cathy Lavers
Community Services Developer
Southern Regional Services
Canadian Cancer Society - Alberta/N.W.T. Division
4730A Ross Street, Red Deer, AB T4N 1X2
Direct: (403) 309-5430
Fax: (403) 347-9690

The Canadian Cancer Society reminds you to practice SunSense this summer. Slip! on clothing to protect your skin. Slap! on a hat. Slop! on sunscreen with SPF #15 or greater.

Do you have questions about cancer? Call our Cancer Information Service toll-free at 1-888-939-3333 or visit www.cancer.ca.

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

MUNICIPAL SMOKING BYLAWS PRESENTATION

Presented by: CATRAC
Central Alberta Tobacco Action Coalition

"FRAMING THE ISSUE":

- Tobacco use is the leading cause of preventable illnesses, disability and premature death in Alberta (3,400 Albertans die each year from tobacco use)
- The cost of tobacco use to Albertans is more than 725 million each year in direct health care costs, property damage and lost productivity due to death and disease.
- In March 2002, the Honourable Gary Mar, Minister of Health & Wellness announced funding and coordination of the Alberta Tobacco Reduction Strategy. (11.7 million)

Alberta Tobacco Reduction Strategy (ATRS) - Principles

- **Comprehensive:** A comprehensive approach, including focused programming, taxation and legislation, is required to reduce tobacco use in Alberta.
- **Complementary:** Federal, provincial, municipal laws and initiatives need to complement each other.
- **Collaborative:** Provincial, municipal and community agencies need to work together to address tobacco reduction to ensure mutual knowledge and support.
- **Sustainable:** In order to be effective, programs must be sustained over a long period of time.

CATRAC Guiding Principals

- 1) Awareness – informing the public about the health effects of smoking and second-hand smoke.
- 2) Action – encouraging individuals / groups to become involved increasing social environments that support smoke free living.

CATRAC Guiding Principals (cont'd)

- 3) Advocacy – actions to help influence / create change within the political system.

Improvement of Bylaw

- Current City of Red Deer Bylaw:
 - "Silver Standard" – prohibit or restrict smoking in many public places, including restaurants. May allow for designated smoking rooms in some locations. Key characteristic – protects children and adults in places where children are allowed.

Improve To:

- "Gold Standard" – 100% smoke free public places and work places, including restaurants, gaming, and drinking establishments. Key characteristic – protects all citizens.

IMPACT

- This change in bylaw would affect **ALL** workplaces / businesses that currently permit smoking.
- This would include restaurants, bars, taxis and gaming establishments (bingo halls, casinos).
- This could also impact the City of Red Deer due to potential enforcement issues.

Why Tighten A Smoking Bylaw:

- Health
 - To provide a smoke free environment for non-smokers as there is no safe level of exposure to secondhand smoke.
 - To provide a supportive environment for smokers who are attempting to quit.
 - Protection for all citizens not just children.
 - Contribute to overall workplace safety.

Why Tighten a Smoking Bylaw (cont'd)

- Economic Impact
 - Neutral or positive impact on businesses with current bylaw.
 - Provides a level playing field for all businesses.
 - Reduces overall workplace costs.

Why Tighten a Smoking Bylaw (cont'd)

- Current Trends
 - Of the communities in Alberta who are currently moving towards a gold standard bylaw, 50% are located in the David Thompson Health Region.
 - The time is right. Provinces, Territories, and Nations are moving toward smoking bans.
 - Canada – Provinces – movement to smoke free provinces.

Co-ordination of Smoking Bylaws

- Possible co-ordination with the County of Red Deer.
- Ground swell of Alberta communities has the potential to influence provincial government.

Making the Change

- Fall Election – Plebiscite
- Commitment to review current bylaw with intent to move towards a Gold Standard.
- To support provincial legislation.

Discussion / Questions / Comments

*"Thank you for the opportunity to present
our case for a Healthier Community"*

CATRAC
(Central Alberta Tobacco
Reduction Action Coalition)



LEGISLATIVE & ADMINISTRATIVE SERVICES

FILE

July 27, 2004

J.P. van Haastrecht
Sterling Vanreal Ltd.
441 Jarvis Street
Toronto, ON M4Y 2G8

Dear Mr. van Haastrecht:

***Request for Changes to the Smoking Bylaw
Question on the 2004 Municipal Election Ballot***

Thank you for your comments regarding changes to the City of Red Deer's Smoking Bylaw 3286/2001. At the July 26, 2004 Council Meeting, Council discussed changes to Smoking Bylaw 3286/2001 and passed the following resolutions:

"Resolved that Council of the City of Red Deer having considered the correspondence from the Central Alberta Tobacco Reduction Action Coalition, dated July 7, 2004 and the report from the Legislative & Administrative Services Manager, dated July 20, 2004, hereby agrees to consider amending Smoking Bylaw 3286/2001 by absolutely prohibiting smoking in all public areas and businesses, including restaurants, bars, and casinos."

"Resolved that Council of the City of Red Deer having considered the correspondence from the Central Alberta Tobacco Reduction Action Coalition, dated July 7, 2004 and the report from the Legislative & Administrative Services Manager, dated July 20, 2004, hereby agrees to:

1. Commence consultation with the public as soon as possible on the proposed amendment to Smoking Bylaw 3286/2001.
2. Directs Administration to report back to Council with:

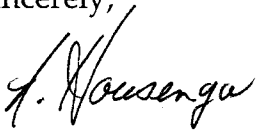
.. 2/

J.P. van Haastrecht
July 27, 2004
Page 2

- (a) a recommended public consultation process, timeline and associated budget.
 - (b) recommended options and costs associated with implementation and enforcement of the proposed Bylaw.
- 3. Authorize an addition to the 2004 Operating Budget of \$25,000 to cover the costs of research and consultation, with funding to come from the 2004 Operating Surplus."

You are encouraged to participate in the public consultation process on amendments to the Smoking Bylaw once it is underway.

Sincerely,



Nona Housenga
Deputy City Clerk

c Community Services Director

July 27, 2004

Cathy Lavers, Acting Chair
Central Alberta Tobacco Reduction Action Coalition
Canadian Cancer Society – Alberta/N.W.T. Division
4730A Ross Street
Red Deer, AB T4N 1X2

Dear Ms. Lavers:

***Request for Changes to the Smoking Bylaw
Question on the 2004 Municipal Election Ballot***

Thank you for your presentation at the Monday, July 26, 2004 Council Meeting. Council discussed making changes to Smoking Bylaw 3286/2001 and passed the following resolutions:

“Resolved that Council of the City of Red Deer having considered the correspondence from the Central Alberta Tobacco Reduction Action Coalition, dated July 7, 2004 and the report from the Legislative & Administrative Services Manager, dated July 20, 2004, hereby agrees to consider amending Smoking Bylaw 3286/2001 by absolutely prohibiting smoking in all public areas and businesses, including restaurants, bars, and casinos.”

“Resolved that Council of the City of Red Deer having considered the correspondence from the Central Alberta Tobacco Reduction Action Coalition, dated July 7, 2004 and the report from the Legislative & Administrative Services Manager, dated July 20, 2004, hereby agrees to:

1. Commence consultation with the public as soon as possible on the proposed amendment to Smoking Bylaw 3286/2001.
2. Directs Administration to report back to Council with:

...2/

Central Alberta Tobacco Reduction Action Coalition

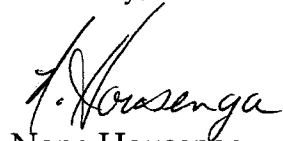
July 27, 2004

Page 2

- (a) a recommended public consultation process, timeline and associated budget.
 - (b) recommended options and costs associated with implementation and enforcement of the proposed Bylaw.
- 3. Authorize an addition to the 2004 Operating Budget of \$25,000 to cover the costs of research and consultation, with funding to come from the 2004 Operating Surplus."

City Administration will be contacting you in the near future regarding your participation in the process to amend Smoking Bylaw 3286/2001.

Sincerely,



Nona Housenga
Deputy City Clerk

c Community Services Director
Gail Foreman, DTHR

Legislative & Administrative Services

DATE: July 27, 2004

TO: Colleen Jensen, Community Services Director

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Central Alberta Tobacco Reduction Action Coalition
Request for Changes to the Smoking Bylaw to Prohibit Smoking in All
Public Places / Question on the 2004 Election Ballot

Reference Report:

Letter from the Central Alberta Tobacco Reduction Action Coalition, dated July 7, 2004 and Legislative & Administrative Services Manager, dated July 20, 2004

Resolutions:

“Resolved that Council of the City of Red Deer having considered the correspondence from the Central Alberta Tobacco Reduction Action Coalition, dated July 7, 2004 and the report from the Legislative & Administrative Services Manager, dated July 20, 2004, hereby agrees to consider amending Smoking Bylaw 3286/2001 by absolutely prohibiting smoking in all public areas and businesses, including restaurants, bars, and casinos.”

“Resolved that Council of the City of Red Deer having considered the correspondence from the Central Alberta Tobacco Reduction Action Coalition, dated July 7, 2004 and the report from the Legislative & Administrative Services Manager, dated July 20, 2004, hereby agrees to:

1. Commence consultation with the public as soon as possible on the proposed amendment to Smoking Bylaw 3286/2001.
2. Directs Administration to report back to Council with:
 - (a) a recommended public consultation process, timeline and associated budget.
 - (b) recommended options and costs associated with implementation and enforcement of the proposed Bylaw.

3. Authorize an addition to the 2004 Operating Budget of \$25,000 to cover the costs of research and consultation, with funding to come from the 2004 Operating Surplus.”

Report Back to Council: Yes, as per the above resolution.

Comments/Further Action:

The David Thompson Health Region and the Central Alberta Tobacco Reduction Action Coalition have offered their assistance with the public consultation process.



Nona Housenga
Deputy City Clerk

/chk

- c Director of Development Services
Inspections & Licensing Manager
Supt. J. Steele, RCMP
Treasury Services Manager
Mary Bovair, Financial Analyst

**Legislative & Administrative Services**

DATE: July 20, 2004
TO: City Council
FROM: Legislative & Administrative Services Manager
SUBJECT: 2004 Municipal Election
Request for Question on the Ballot
Central Alberta Tobacco Reduction Action Coalition

*History*Health Bylaw

At the Council meeting of May 19, 1987 following a request from the Ad Hoc Smoking Committee, Health Bylaw 2934/87 was approved. Council established the Ad Hoc Smoking Committee on December 1, 1986 to develop a bylaw to eliminate or restrict smoking in certain places in order to reduce exposure to the hazard of second hand smoke. A Public Hearing was held prior to Council giving second and third readings to the bylaw. No plebiscite was requested or held.

Smoking Bylaw

Smoking Bylaw 3286/2001, approved on September 17, 2001, repealed Health Bylaw 2934/87 and expanded no smoking restrictions to any indoor place accessible to the public where minors (under the age of 18) are allowed. A motion to consider a plebiscite regarding the Smoking Bylaw was defeated at the Council Meeting of July 30, 2001. A Public Hearing was also held prior to Council giving second and third readings to the bylaw.

Election Process

A municipal election is held every three years in October. For City Council, electors vote for a Mayor and Councillors. For the School Boards, electors vote for either Public or Catholic School Trustee. Based on a long-time practice, the City conducts the election on behalf of the Public and Catholic School Boards based on a cost-sharing arrangement. This serves the community well as it is a one-stop shop for voters and provides cost efficiencies.

Election Question - Smoking Bylaw

Legislation: Vote on a Question

The Municipal Government Act allows a Council to submit a question to be voted on by the electors on any matter, which the municipality has jurisdiction. The Act further states that this vote of the electors does not bind Council. Council should approve the actual wording of the question.

Financial Implication

The budget for the 2004 election is \$171,850. Of this amount, the Public and Catholic School Boards pay \$57,638 in accordance with our cost sharing agreement. This cost sharing arrangement is calculated using the number of offices and distribution of votes. For example, based on a 22% voter turnout (2001) and the 2004 election budget, the cost sharing arrangement for four offices: Mayor, Councillors, Public School Trustee and Catholic School Trustee is as follows:

Cost Distribution – Four Offices

<u>Office</u>	<u># of Ballots</u>	<u>% Share</u>	<u>Cost</u>
Mayor	10,873	33.23%	\$57,106
Councillor	10,873	33.23%	\$57,106
Public School Trustee	8,248	25.21%	\$43,323
Catholic School Trustee	2,726	8.33%	\$14,315
Total:	<u>32,720</u>		<u>\$171,850</u>

Should Council decide to add a question to the ballot (also considered an office), this expands the cost share over five offices. The following table shows the cost distribution using the previous numbers over the five offices:

Cost Distribution – Five Offices

<u>Office</u>	<u># of Ballots</u>	<u>% Share</u>	<u>Cost</u>
Mayor	10,873	24.94%	\$42,863
Councillor	10,873	24.94%	\$42,863
Question	10,873	24.94%	\$42,863
Public School Trustee	8,248	18.92%	\$32,515
Catholic School Trustee	2,726	6.25%	\$10,746
Total:	<u>43,593</u>		<u>\$171,850</u>

As shown in the following table, if Council places a question to the elector the City pays a greater portion of the election costs. At the time of the budget deliberations, the additional cost to place a question on the ballot was not included in the budget.

Election Question - Smoking Bylaw

<u>Cost Share</u>	<u>City of Red Deer</u>	<u>School Boards</u>	<u>Total</u>
Without a Question	\$114,212	\$57,638	\$171,850
With a Question	\$128,589	\$43,261	\$171,850
Increase (Reduction)	<u>\$14,377</u>	<u>(\$14,377)</u>	

It should be noted that in some communities, the municipality pays 100% of all election costs including the School Boards' portion. In those communities the cost of placing a question for the elector would be nominal. However this is not the case in Red Deer.

Consultation Process

One of the guiding principles within the Strategic Plan is, "We will communicate clearly in all aspects of our work and consult with others to help us make informed decisions". The plan also talks about learning about the community's priorities, and consulting with appropriate stakeholders.

There are many ways to conduct consultation such as surveys, public meetings or hearings, open houses, task forces, or plebiscites. When the current Smoking Bylaw was being considered, the City, in consultation with the Environmental Advisory Board, conducted the following:

- (a) Held a stakeholders forum
- (b) Held a public forum
- (c) Conducted a citizen survey in partnership with the David Thompson Health Region
- (d) Reviewed bylaws and processes in place in other Canadian municipalities
- (e) Held a public hearing at a Council meeting

As indicated before, a plebiscite was not used as a consultation option in either the previous Health Bylaw or the current Smoking Bylaw. As noted, the purpose of consultation is to learn the community's priorities. There has been much discussion about what is the best form of consultation, as each has its pros and cons. In representative democracy a Council is vested with the power to make decisions on behalf of the community within the limits of the Municipal Government Act. In making these decisions, Red Deer Council normally goes through a consultation process other than a plebiscite. In the last 20 years, Council has held a plebiscite on the following issues:

- 1998: Removal of video lottery terminals from Red Deer.
53% of the 37% who voted said no.
- 1989: Should the Hours of Business Bylaw be repealed?
63% of the 35% who voted said yes.
- 1989: Should Red Deer be declared a nuclear weapons free zone?

Election Question - Smoking Bylaw

76% of the 34% who voted said yes.

- 1983: Does the community support General Disarmament?
70% of the 28% who voted said yes.

In 2001 there was no question put to the electorate. Of the approximately 49,000 eligible voters, only 10,869 (22.1%) came out to vote.

Coalition Request

The Central Alberta Tobacco Reduction Action Coalition is asking Council to place the following question to the electors during the 2004 election:

“The Council of the City of Red Deer is considering passing a bylaw that will require all workplaces, including restaurants, bars, and gaming establishments (such as bingo halls or casinos), and all public establishments (any establishment to which the public has access), to be completely smoked-free by July 1, 2005.

Do you support or oppose Council passing this bylaw?”

In reviewing the proposed question with the City Solicitor, if Council decides to hold a plebiscite a slightly altered wording as noted below, is recommended to provide a greater degree of clarity to the electors.

“The Smoking Bylaw permits smoking in areas where minors (under the age of 18) are not allowed. Should the Bylaw be changed to remove this option and instead to absolutely prohibit smoking in all public areas and businesses, including restaurants, bars, and casinos?

Yes/ No”

To my knowledge, no consultation process has taken place with the Environmental Advisory Board, the community, stakeholders, or the businesses impacted by expanded smoking regulations coming into affect.

Discussion

As outlined, the decision to place a question before the electorate is at the discretion of Council with the results being non-binding. If Council wants to consider increasing the restrictions on smoking within Red Deer, a process of consultation should be established which may or may not include a plebiscite.

Election Question - Smoking Bylaw

In addition, proceeding with greater restrictions will have an impact on enforcement/ bylaw resources. In reviewing this matter, Supt. Steele has indicated the following.

Currently the City's four Bylaw Officers answer the bulk of bylaw calls. Their hours are Monday - Friday 7:00 am to 10:00 pm (summer), 7:00 am – 8:00 pm (winter) and Saturday 8:00 am – 4:30 pm. Bylaw Officers do not work on Sunday. After these hours, police officers will respond to bylaw calls however, responses to calls are based on a priority system. Life threatening, personal injury, public safety, and calls involving criminal behavior are answered first. Calls related to bylaw infractions that do not fall within this priority list routinely fall at the end of the priority list. Most often when police officers are investigating higher priority calls bylaw complaints will not receive attention until a Bylaw Officer returns to shift. That is to say complaints of a Smoking Bylaw infraction will receive attention while Bylaw Officers are on shift, but for those complaints received outside of the regular Bylaw Officers' hours, in all likelihood a response will not occur.

Council's expectation for enforcement of the Smoking Bylaw, will dictate if additional resources are required. The most efficient way to handle bylaw enforcement is through Bylaw Officers. In the past 6 months our Bylaw Officers have responded to two smoking related complaints. They anticipate an initial increase in calls if a total smoking ban is enacted, however, they believe they can handle the situation providing it is within their current hours.


With the expanded smoking restrictions, the complaints of infractions will likely increase after the Bylaw Officers' regular hours. As previously stated a smoking bylaw complaint will not receive attention from police while they are working on higher priority calls. Should Council wish Bylaw Officers to respond to calls of this nature seven days per week during all the hours that public establishments are open, a need for additional Bylaw Officers is projected. An alternative is to re-shift the current officers which will diminish their ability to address the current daytime needs.

Election Question - Smoking Bylaw

Recommendation

That Council:

- (1) Decide if it wishes to consider absolutely prohibiting smoking in all public areas and businesses, including restaurants, bars, and casinos?
- (2) If yes to (1), decide on the method of consultation with the public and stakeholders.
- (3) If Council agrees to put a question to the electorate during the 2004 Election then:
 - a. Approve by no later than August 23, 2004 the wording of the question;
 - b. Approve an amendment to the 2004 Operating Budget to provide for an additional expenditure to the Election budget of \$15,000. (This cost does not include any additional non-legislated advertising to increase the awareness of this issue with the public.)
 - c. Consider during the 2005 budget deliberations any additional staffing requirements needed to enforce the Smoking Bylaw.



Kelly Kloss
Manager



STERLING
VANREAL

FACSIMILE TRANSMITTAL SHEET

TO:	FROM:
Mayor Gail Surkan	John van Haastrecht, President
COMPANY:	DATE:
City of Red Deer	July 20, 2004
FAX NUMBER:	TOTAL NO. OF PAGES INCLUDING COVER:
(403) 342-8200	3

☒ FAX ONLY ☐ ORIGINALS WILL BE MAILED ☐ ORIGINALS WILL BE SENT BY COURIER

NOTES/COMMENTS:

441 JARVIS STREET, TORONTO, ONTARIO M4Y 2G8
TEL: (416) 862-1711 FAX: (416) 862-1712

Kelly Kloss

From: Jim Steele
Sent: July 19, 2004 8:51 AM
To: Kelly Kloss
Subject: Request to Have Public Establishments Smoke Free by 1 July 2005

In response to your correspondence of 12 July 2004 regarding a plebiscite on having all public establishments smoke free by 1 July 2005 the following information is provided:

Currently the bulk of bylaw calls are answered by our 4 Bylaw personnel. Their hours are Monday - Friday 0700 to 2200 (summer), 0700 - 2000 (winter) and Saturday 0800 - 1630. Bylaw members do not work on Sunday. After hours police officers respond to bylaw calls. Police officers respond to calls based on a priority system. Life threatening, personal injury, public safety and calls involving criminal behavior are answered first. Calls related to bylaw infractions routinely fall at the end of the priority list. Most often when police officers are investigating higher priority calls bylaw complaints will not receive attention until a bylaw officer returns to shift. That is to say reports of a Smoking Bylaw infraction will receive attention while Bylaw members are on shift, but, in all likelihood will not be answered after they go off shift.

Your second question asks if additional RCMP resources would be required. The most efficient way to handle bylaw enforcement is through Bylaw members. In the past 6 months our Bylaw members have responded to 2 smoking related complaints. They anticipate an initial increase in calls if a total smoking ban is enacted, however, they believe they can handle the situation.

I anticipate that most of the complaints will come from drinking establishments after the Bylaw members' hours. As previously stated a smoking bylaw complaint will not receive attention from police while they are working on a higher priority call. Should the City wish to have Bylaw members respond to calls of this nature 7 days per week during the hours that public establishments are open, I project the need for 4 additional Bylaw members.

J. STEELE

**2001 Red Deer General Election
Allocation of Election Costs**

Total Election Expenditures:

\$ 99,149.00

Catholic Regional Division Exclusive Costs:

Penhold Staff – Advance Vote, Election Day	425.00
Blackfalds Staff – Advance Vote, Election Day	575.00
Notices to school children (2 notices)	182.00
Advertising – Sylvan Lake, Rocky Mountain	
House, Innisfail, Red Deer County	3,538.00
Additional Ballot Printing Costs	1,700.00
Penhold Community Hall Rental	100.00
Sylvan Lake Returning Officer (receipt of Nominations)	50.00
Mileage – Advance Vote, Election Day, Election preparation	100.00
Election Materials for Voting Stations	200.00
Map Preparation & Revisions – Labour	650.00
Map Preparation & Revisions – Printing	66.00

Backup

Total of Exclusive Costs:

\$ 7,586.00

Net Expenditures

\$91,563.00

Cost Distribution- Net Expenditures

	Ballots	%	Cost
Mayor	10,873	33.23	\$30,426.00
Councillor	10,873	33.23	30,426.00
Public School Trustee	8,248	25.21	23,083.00
Separate School Trustee	2,726	8.33	7,628.00
Total:	32,720	100	\$91,563.00

Election Cost Distribution

City of Red Deer		\$60,852.00
Red Deer Public School District		23,083.00
Catholic Regional Division		
Exclusive Costs	7,586.00	
Shared Costs	7,628.00	<u>15,214.00</u>

Total:

\$99,149.00

**2001 Red Deer General Election
Summary of Expenditures**

<i>Cost Centre</i>	<i>Budget</i>	<i>Actual</i>	<i>Variance (Under)</i>
Salaries	\$32,000	\$18,750	<\$13,250>
Hourly Wage - Regular	400	129	<271>
Contracted Services	43,000	53,150	10,150
Mileage	400	237	<163>
Postage	550	435	<115>
Advertising & Promotion	8,000	8,809	809
Printing & Binding	4,300	3,856	<444>
General Goods & Supplies	17,500	12,406	<5,094>
Food & Beverage Supplies	0	73	73
Fleet Equipment Expense	100	5	<95>
Labor Recharge	400	1,299	899
Other Internal Charges	300	0	<300>
TOTAL: Election Costs Distributed Between School Boards, City	\$106,950	\$99,149	<\$7,801>



LEGISLATIVE & ADMINISTRATIVE SERVICES
January 17, 2002

Red Deer Catholic Regional Division #39
5210 – 61 Street
Red Deer, AB T4N 6N8

Attention: Mr. Dick Dornstauder, Secretary-Treasurer

Dear Dick:

Re: 2001 General Election Invoicing

Enclosed is an invoice from The City of Red Deer, which represents the Red Deer Catholic Regional Division's share of the cost of conducting the 2001 General Election. The total cost of conducting the election was \$99,149.00.

Attached for your information is a summary showing the cost distribution based on ballots cast and those costs exclusively the responsibility of the Catholic Regional Division (\$7,586.00). This amount has been deducted from the total cost of \$99,149.00 to give a net expense of \$91,563 which is shared between The City, the Red Deer Public School District and the Red Deer Catholic Regional Division #39 and apportioned on the basis of the ballots cast. The resulting cost to the Catholic Regional Division includes both the exclusive cost of \$7,586.00 and the shared cost of \$7,628.00 for a total of \$15,214.00.

I trust you will find this satisfactory. However, should you have any questions please do not hesitate to contact me. Thank you for your cooperation in preparing for the 2001 General Election and for once again making school facilities available for voting stations.

Sincerely,

Jeff Graves
Deputy City Clerk

attchs.

c. City Clerk

Backup

FILE



Legislative & Administrative Services

DATE: July 12, 2004
TO: Supt. J. Steele, RCMP
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Request for Comments: By Monday, July 19, 2004
Central Alberta Tobacco Reduction Coalition
Request to have Plebiscite on Municipal Election Ballot – Have All
Public Establishments Smoke Free by July 1, 2005.

Please review the attached correspondence from the Central Alberta Tobacco Reduction Action Coalition regarding a request to have Red Deer City Council consider amendments to the Smoking Bylaw to include 100% smoke free in public places and workplaces, including all restaurants, gaming and drinking establishments.

The Coalition is also suggesting a plebiscite on this year's election ballot.

Please provide your comments for the following:

1. If this bylaw amendment should be approved, what would be expected for enforcement of this bylaw and what level of enforcement would be required?
2. Would additional RCMP resources be required?

Your comments are requested by Monday, July 19, 2004 for inclusion on the Council Agenda of **Monday, July 26, 2004**.

Call if you have any questions.



Kelly Kloss
Manager

/attach.

CATRAC
Central Alberta Tobacco Reduction Action Coalition

July 7, 2004

Mayor Gail Surkan,
City of Red Deer,
2nd Floor,
4914 – 48 Avenue,
Red Deer, AB
T4N 3T4

Dear Mayor Surkan,

The Central Alberta Tobacco Reduction Action Coalition is asking the Red Deer City Council to take action to improve the Red Deer smoking bylaw from its current Silver Standard status (prohibits smoking in all public places where persons under 18 years of age have access, but permits smoking in designated areas and adult only establishments) to Gold Standard (100% smoke free public places and workplaces, including all restaurants, gaming and drinking establishments). We ask that Council put the question to the citizens via plebiscite on the fall election ballot.

This change would affect *all* workplaces/ businesses *that currently permit smoking*, including some restaurants, bars, taxis and gaming establishments (such as bingo halls or casinos).

We suggest possible wording of the question on the plebiscite could be as follows:
"The Council of the City of Red Deer is considering passing a bylaw that will require all workplaces, including restaurants, bars, and gaming establishments (such as bingo halls or casinos), and all public establishments (any establishment to which the public has access), to be completely smoke-free by July 1, 2005."

Do you support or oppose Council passing this bylaw? Support/Oppose

Critique of this wording has been provided by Ipsos-Reid (see attachment in the package of evidence supporting our request), who have found the question to be objective, clear, readable and understandable.

Presently, 77% of Albertans are non-smokers. Many Alberta communities have or are currently moving toward complete smoking bans. As the third largest city in Alberta, Red Deer has been at the forefront of protecting the health of its citizens. An improved smoking bylaw will be necessary to keep pace with other progressive Alberta communities. Several provinces in Canada are moving toward provincial bans, in particular Saskatchewan, Ontario, Nova Scotia and Manitoba. While it would be preferable to have a province-wide ban, the current provincial government has indicated this is a concern they wish to download onto individual municipalities. In addition, many countries have or are contemplating nation-wide bans. Ireland has implemented a complete smoking ban and Scotland and England are contemplating complete bans.

Evidence is mounting that secondhand smoke is even more dangerous to human health than originally believed to be the case. Workers, particularly in the hospitality industry, who are not currently protected in their workplaces, face the greatest risks to their health

by the lack of legislation to protect them. Recent studies have shown that partial smoking bans (permitting smoking in restricted areas) such as in Red Deer, while an improvement over unrestricted smoking, are relatively ineffective in protecting health.

Economic impact studies have provided consistent and credible evidence that smoking bans are neutral or good for business over the long term. Policy developments among various professional groups, in particular the Canadian Public Health Association, Canadian Pediatrics Society and the Canadian Nurses Association have passed resolutions stating they will not hold conventions in cities without complete smoking bans. This could negatively affect cities that are attempting to attract convention business. Businesses who do not ban workplace smoking are increasingly opening themselves up to WCB suits. Provincial jails recently indicated they would become smoke free as the union representing employees threatened to bring a suit to the WCB as an issue of workplace safety on the issue of smoking.

Red Deer has experienced success with the current Silver Standard smoking ban, which protects citizens in places where children have access. The current bylaw has been well received by the citizens of Red Deer with little need for enforcement. It is also apparent the fears of negative impacts on business have not materialized.

These factors seem to indicate the time is right for Red Deer to consider improving our current smoking bylaw. A plebiscite question asking for community input on the fall ballot would represent a minimal risk to Council. The results of such a plebiscite would give incoming Council the information to act appropriately on behalf of the citizens of Red Deer.

We would appreciate the opportunity to make a presentation to Red Deer City Council before the end of July, as the individuals with the background to make our presentation will be away on holiday and unavailable after that time. Please find enclosed a package of background information to support our request. We look forward to hearing from your representative regarding a date for our presentation.

In the meantime, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Lavers".

Cathy Lavers,
Acting Chair, Central Alberta Tobacco Reduction Coalition
403-309- 5430

07/07/2004 13:27 7804267872

ASH

PAGE 02

IpsosIpsos Reid

July 6, 2004

Les Hagen
Executive Director
Action on Smoking and Health (ASH)
Suite 1101-10080 Jasper Ave.
Edmonton, AB
T5J 1V9

Dear Mr. Hagen:

RE: PLEBISCITE QUESTION

Ipsos-Reid is pleased to assist you in the review of the proposed plebiscite question to be used by eight Alberta municipalities regarding smoke-free workplaces. Ipsos-Reid has conducted extensive polling and qualitative research on tobacco issues that lends insight into developing the most appropriate question for municipalities to use.

Our feedback is based on various studies conducted on behalf of AADAC with respect to the Alberta Tobacco Reduction Strategy Social Marketing Campaign, the Ontario Tobacco Reduction Unit (OTRU) and the Ontario Campaign against Tobacco (OCAT), the Heart and Stroke Foundation of British Columbia, Health Canada (Quit 4 Life Program), Workers' Compensation Boards, and various smoking by-law studies for municipalities in Canada.

We have reviewed the proposed plebiscite question with respect to its clarity, objectivity, vocabulary and readability. The question you propose reads as follows:

"The Council of the Town/City of _____ has been petitioned to pass a bylaw that will require all workplaces and any establishment to which the public has access to be completely smoke-free by July 1, 2005, including restaurants, bars and gaming establishments. Do you want Council to enact this bylaw?"

(Yes/No)

Analysis:

- This question is **objective**. No arguments supporting or opposing the petition are included to sway the electorate. It is a factual approach versus an emotional or argumentative approach.
- The general public, with one exception, will easily understand the **vocabulary** used in this question: everyone will not understand the word "enact".

07/07/2004 13:27 7804267872

ASH

PAGE 03

Action on Smoking and Health (ASH)
July 6, 2004
Page 2

- The **clarity** of the question is quite good. Based on recent research, the public will wonder if workplaces include or exclude restaurants, bars and gaming establishments (bingo halls, casinos, etc.) and including this clarification in the question improves the clarity of the question. Similarly, specifying what public establishments entails will also help the electorate better understand the question. The timeline involved with bylaws is another important point to include in any question pertaining to bylaws. The public will want to know when this would take place if passed. Finally, the actual question uses the word "want" as the vote "verb". An individual may want something to happen, but still may vote against it. The vote question itself needs to be more clear using terms such as support/oppose or vote for/against.
- The question itself is **readable** in a simple and grammatically friendly format. To improve the points of clarity mentioned above and the one vocabulary item mentioned, we recommend consideration be given to the following question modification:

The Council of the Town/City of _____ has been petitioned to pass a bylaw that will require all workplaces, including restaurants, bars and gaming establishments (such as bingo halls or casinos), and all public establishments (anyplace to which the public has access) to be completely smoke-free by July 1, 2005.

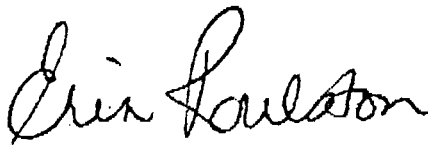
Do you support or oppose Council passing this bylaw? Support/Oppose

or

Do you vote for or against this bylaw being passed? For/Against

Should you have any further questions, please do not hesitate to contact me directly.

Sincerely,



Erin Roulston
Associate Vice President
Ipsos-Reid Corporation
600-635 Eighth Ave. SW
Calgary, AB
T2P 3M3
erin.roulston@ipsos-reid.com

FILE



Legislative & Administrative Services

DATE: July 13, 2004

VIA FAX

TO: Nick Riebeek, City Solicitor

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Request for Comments by: Monday, July 19, 2004
Central Alberta Tobacco Reduction Action Coalition
Request for Changes to Smoking Bylaw

Attached is a copy of a letter received from the Central Alberta Tobacco Reduction Action Coalition regarding a request for Council to consider changes to the Smoking Bylaw to include 100% smoke free in public places, workplaces, all restaurants, gaming and drinking establishments.

The Coalition also wants to have a plebiscite on this fall's election ballot.

Please provide your comments to the attached by Monday, July 19, 2004 for inclusion on the July 26, 2004 Council Agenda.

Call if you have any questions.

A handwritten signature in black ink, appearing to read 'Kelly Kloss' followed by a stylized flourish.

Kelly Kloss
Manager

/attach.

CATRAC
Central Alberta Tobacco Reduction Action Coalition

July 7, 2004

Mayor Gail Surkan,
City of Red Deer,
2nd Floor,
4914 – 48 Avenue,
Red Deer, AB
T4N 3T4

Dear Mayor Surkan,

The Central Alberta Tobacco Reduction Action Coalition is asking the Red Deer City Council to take action to improve the Red Deer smoking bylaw from its current Silver Standard status (prohibits smoking in all public places where persons under 18 years of age have access, but permits smoking in designated areas and adult only establishments) to Gold Standard (100% smoke free public places and workplaces, including all restaurants, gaming and drinking establishments). We ask that Council put the question to the citizens via plebiscite on the fall election ballot.

This change would affect *all* workplaces/ businesses *that currently permit smoking*, including some restaurants, bars, taxis and gaming establishments (such as bingo halls or casinos).

We suggest possible wording of the question on the plebiscite could be as follows:
"The Council of the City of Red Deer is considering passing a bylaw that will require all workplaces, including restaurants, bars, and gaming establishments (such as bingo halls or casinos), and all public establishments (any establishment to which the public has access), to be completely smoke-free by July 1, 2005."
Do you support or oppose Council passing this bylaw? *Support/Oppose*
Critique of this wording has been provided by Ipsos-Reid (see attachment in the package of evidence supporting our request), who have found the question to be objective, clear, readable and understandable.

Presently, 77% of Albertans are non-smokers. Many Alberta communities have or are currently moving toward complete smoking bans. As the third largest city in Alberta, Red Deer has been at the forefront of protecting the health of its citizens. An improved smoking bylaw will be necessary to keep pace with other progressive Alberta communities. Several provinces in Canada are moving toward provincial bans, in particular Saskatchewan, Ontario, Nova Scotia and Manitoba. While it would be preferable to have a province-wide ban, the current provincial government has indicated this is a concern they wish to download onto individual municipalities. In addition, many countries have or are contemplating nation-wide bans. Ireland has implemented a complete smoking ban and Scotland and England are contemplating complete bans.

Evidence is mounting that secondhand smoke is even more dangerous to human health than originally believed to be the case. Workers, particularly in the hospitality industry, who are not currently protected in their workplaces, face the greatest risks to their health

by the lack of legislation to protect them. Recent studies have shown that partial smoking bans (permitting smoking in restricted areas) such as in Red Deer, while an improvement over unrestricted smoking, are relatively ineffective in protecting health.

Economic impact studies have provided consistent and credible evidence that smoking bans are neutral or good for business over the long term. Policy developments among various professional groups, in particular the Canadian Public Health Association, Canadian Pediatrics Society and the Canadian Nurses Association have passed resolutions stating they will not hold conventions in cities without complete smoking bans. This could negatively affect cities that are attempting to attract convention business. Businesses who do not ban workplace smoking are increasingly opening themselves up to WCB suits. Provincial jails recently indicated they would become smoke free as the union representing employees threatened to bring a suit to the WCB as an issue of workplace safety on the issue of smoking.

Red Deer has experienced success with the current Silver Standard smoking ban, which protects citizens in places where children have access. The current bylaw has been well received by the citizens of Red Deer with little need for enforcement. It is also apparent the fears of negative impacts on business have not materialized.

These factors seem to indicate the time is right for Red Deer to consider improving our current smoking bylaw. A plebiscite question asking for community input on the fall ballot would represent a minimal risk to Council. The results of such a plebiscite would give incoming Council the information to act appropriately on behalf of the citizens of Red Deer.

We would appreciate the opportunity to make a presentation to Red Deer City Council before the end of July, as the individuals with the background to make our presentation will be away on holiday and unavailable after that time. Please find enclosed a package of background information to support our request. We look forward to hearing from your representative regarding a date for our presentation.

In the meantime, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script that reads "Cathy Lavers".

Cathy Lavers,
Acting Chair, Central Alberta Tobacco Reduction Coalition
403-309- 5430

07/07/2004 13:27 7804267872

ASH

PAGE 02

IpsosIpsos-Reid

July 6, 2004

Les Hagen
Executive Director
Action on Smoking and Health (ASH)
Suite 1101-10080 Jasper Ave.
Edmonton, AB
T5J 1V9

Dear Mr. Hagen:

RE: PLEBISCITE QUESTION

Ipsos-Reid is pleased to assist you in the review of the proposed plebiscite question to be used by eight Alberta municipalities regarding smoke-free workplaces. Ipsos-Reid has conducted extensive polling and qualitative research on tobacco issues that lends insight into developing the most appropriate question for municipalities to use.

Our feedback is based on various studies conducted on behalf of AADAC with respect to the Alberta Tobacco Reduction Strategy Social Marketing Campaign, the Ontario Tobacco Reduction Unit (OTRU) and the Ontario Campaign against Tobacco (OCAT), the Heart and Stroke Foundation of British Columbia, Health Canada (Quit 4 Life Program), Workers' Compensation Boards, and various smoking by-law studies for municipalities in Canada.

We have reviewed the proposed plebiscite question with respect to its clarity, objectivity, vocabulary and readability. The question you propose reads as follows:

"The Council of the Town/City of _____ has been petitioned to pass a bylaw that will require all workplaces and any establishment to which the public has access to be completely smoke-free by July 1, 2005, including restaurants, bars and gaming establishments. Do you want Council to enact this bylaw?"

(Yes/No)

Analysis:

- This question is **objective**. No arguments supporting or opposing the petition are included to sway the electorate. It is a factual approach versus an emotional or argumentative approach.
- The general public, with one exception, will easily understand the **vocabulary** used in this question: everyone will not understand the word "enact".

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ASH

PAGE 03

Action on Smoking and Health (ASH)

July 6, 2004

Page 2

- The **clarity** of the question is quite good. Based on recent research, the public will wonder if workplaces include or exclude restaurants, bars and gaming establishments (bingo halls, casinos, etc.) and including this clarification in the question improves the clarity of the question. Similarly, specifying what public establishments entails will also help the electorate better understand the question. The timeline involved with bylaws is another important point to include in any question pertaining to bylaws. The public will want to know when this would take place if passed. Finally, the actual question uses the word "want" as the vote "verb". An individual may want something to happen, but still may vote against it. The vote question itself needs to be more clear using terms such as support/oppose or vote for/against.
- The question itself is **readable** in a simple and grammatically friendly format. To improve the points of clarity mentioned above and the one vocabulary item mentioned, we recommend consideration be given to the following question modification:

The Council of the Town/City of _____ has been petitioned to pass a bylaw that will require all workplaces, including restaurants, bars and gaming establishments (such as bingo halls or casinos), and all public establishments (anyplace to which the public has access) to be completely smoke-free by July 1, 2005.

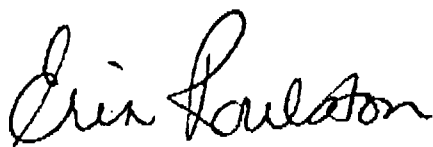
Do you support or oppose Council passing this bylaw? Support/Oppose

or

Do you vote for or against this bylaw being passed? For/Against

Should you have any further questions, please do not hesitate to contact me directly.

Sincerely,



Erin Roulston
Associate Vice President
Ipsos-Reid Corporation
600-635 Eighth Ave. SW
Calgary, AB
T2P 3M3
erin.roulston@ipsos-reid.com

P.O. Box 5008, Red Deer, Alberta T4N 3T4

Web Site: www.city.red-deer.ab.ca

Legislative & Administrative Services (403) 342-8132

Email: las@city.red-deer.ab.ca

DATE:

JULY 13, 2004

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE:

6

FAX TO:

CHAPMAN RIEBEEK

ATTENTION:

NICK RIEBEEK

THEIR FAX NO:

340-1280

FROM:

CHRISTINE KENZIE

DEPARTMENT:

LEG. + ADMIN. SERVICES

PHONE #:

(403) 342-8132

MESSAGE AREA (if required):

*- REQUEST FOR COMMENTS - RE CHANGES TO
SMOKING BYLAW - ATTACHED - FOR YOUR
DISCUSSIONS WITH KELLY KLOSS.*

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2) Legislative and Admin. Services

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5430 Memory TX	3401280	P. 6	OK	

Reason for error

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Email: las@city.red-deer.ab.ca

DATE: JULY 13, 2004

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 6

FAX TO: CHAPMAN RIEBEEK

ATTENTION: NICK RIEBEEK

THEIR FAX NO: 346-1280

FROM: CHRISTINE KENZIE

DEPARTMENT: LEG. + ADMIN. SERVICES

PHONE #: (403) 342-8132

MESSAGE AREA (If required):

- REQUEST FOR COMMENTS - RE CHANGES TO
SMOKING BYLAW - ATTACHED - FOR YOUR
DISCUSSIONS WITH KELLY KLOSE

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IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.

Comments:

As noted by the Administration, there are several decisions that Council has to make. The first is whether we wish to proceed to prohibiting smoking in all public areas including businesses. Currently no discussion has happened with the community about this approach and specifically no discussion with affected businesses. Typically, before moving to a major change to a bylaw, The City would have undertaken such processes. A recent example is the Drinking Establishment Licensing Bylaw. With the election being close at hand, we do not believe there is time to do an adequate job of public consultation. A further concern is that the general public be well informed before a question is put to them. The public consultation process would assist with this.

I recommend that we not go to a plebiscite at this point. If Council wishes to proceed to amend the Smoking Bylaw, I recommend a public consultation process be included as a Business Plan Funding Requirement in the 2005 Budget deliberations. An outcome of the consultation process could be a recommendation of whether this issue should proceed to a plebiscite in the future.

“Colleen Jensen”
Acting City Manager

BYLAW NO. 2517/A-2004

Being a bylaw to amend Bylaw No. 2517/76, the One-Way Street System Bylaw of the City of Red Deer.

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

Bylaw No. 2517/76 is hereby amended as follows:

1. By adding the following new section:

“2 (19) Martin Close (Roads Adjacent to Reserve R-1, Plan 2342NY)

One-way south on the section of Martin Close adjacent to the west side of Reserve R-1, thence one-way east on the section of Martin Close adjacent to the south side of Reserve R-1. One-way north on the section of Martin Close adjacent to the east side of Reserve R-1, thence one-way northwest on the section of Martin Close adjacent to the northeast side of Reserve R-1.”

READ A FIRST TIME IN OPEN COUNCIL this day of 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

BYLAW NO. 3335/2004

Being a Bylaw to adopt the Riverlands Area Redevelopment Plan of The City of Red Deer.

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

- 1 That the Riverlands Area Redevelopment Plan, as attached, and forming part of this bylaw, be adopted pursuant to Sections 634, 635, and 636 of the Municipal Government Act.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

RIVERLANDS AREA REDEVELOPMENT PLAN

4.0 RIVERLANDS AREA REDEVELOPMENT PLAN

This chapter constitutes that portion of the Riverlands Community Plan that is adopted as an Area Redevelopment Plan (ARP), an official statutory plan under the Municipal Government Act. It contains policies that will provide the land use, zoning and general implementation framework to create a high quality, comprehensively planned mixed use urban community.

4.1 DEVELOPMENT CONCEPT (LAND USE)

4.1.1 Residential, Commercial, Civic and Public Open Space

Objective

To develop Riverlands as a sustainable, healthy, mixed use community, with a unique blend of residential and retail commercial uses and a significant civic and open space area to accommodate a major cultural hub and provide for public/private sector development partnerships for city-wide attractions..

■ Residential and Commercial Development

New Multi-Family Residential Development

Policy # 1 The pattern of residential land use will be developed in accordance with Map 8: Proposed Land Use. All residential development will be in the form of multiple family, multi-attached or mixed use commercial/residential buildings. Ground floor commercial with residential above will be mandatory along 47 Street (48 Street promenade) and optional in the other residential areas.

A Variety of Multi-Family Housing Forms

Policy # 2 The Riverlands area is to accommodate a range of multi-family housing types. The majority of the area will be zoned to allow medium density housing with a height limit of 5 stories. Higher density housing will be permitted in the south west corner of the Plan area on property now occupied by City of Red Deer Electric, Light and Power.

A Mix of Income Levels and Household Types

Policy # 3 Residential development must create a socially and economically diverse community providing for a mix of high, middle and low-income housing, different unit types, sizes and ownership forms and is to include housing opportunities for those with disabilities.

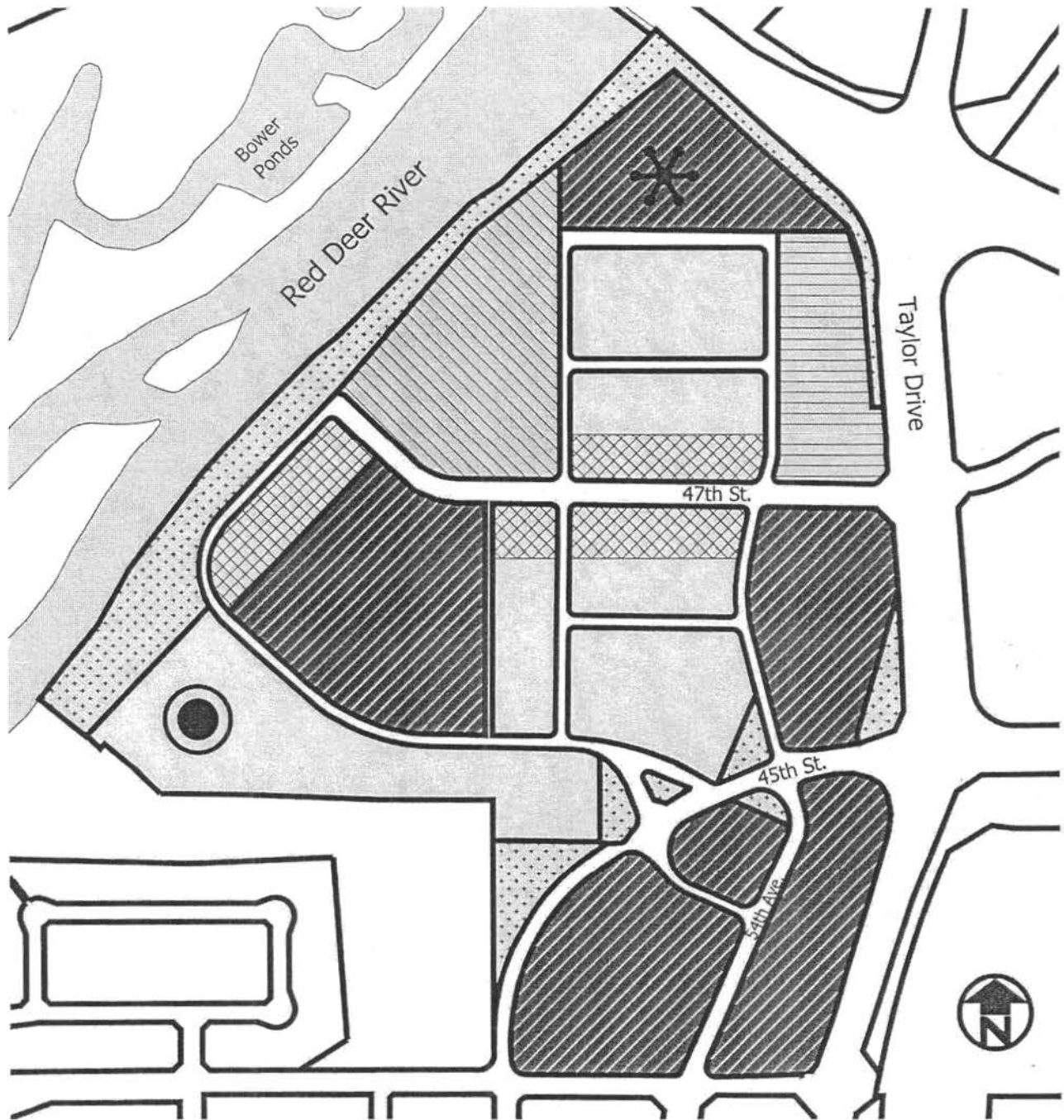
The following initiatives are to be pursued:



The new residential neighbourhood in the centre of the area will have a strong sense of place. Townhouses and apartments of up to 5 stories will be allowed. They will be designed in accordance with pedestrian oriented design principles.

MAP 8 PROPOSED LAND USE

SCALE 1:5000



LEGEND

- | | | |
|---|-----------------------------------|---|
| Medium Density Residential
(could include ground floor commercial) | Ground Floor Commercial | Possible High Density Commercial/ Residential/ Mixed Use |
| Commercial | Open Space | Mixed Use/ Civic Space
(Partnership development combining cultural services, public outdoor spaces and other civic uses with residential and commercial) |
| Commercial Entertainment Zone | Possible Hotel/ Convention Centre | |

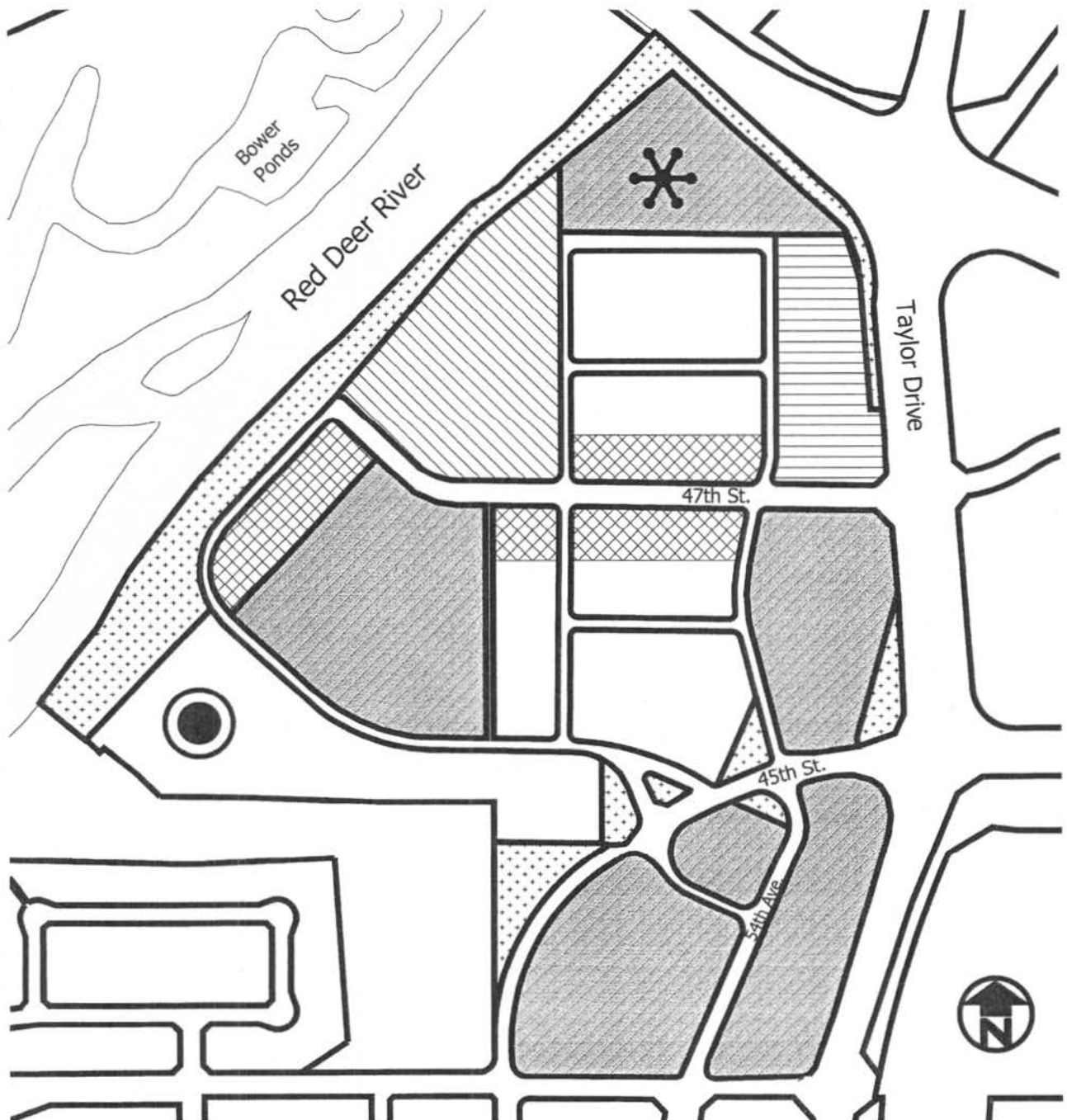


John Hull Architect
and Urban Plans Inc
In Association With:
Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd

RIVERLANDS AREA REDEVELOPMENT PLAN

MAP 8 PROPOSED LAND USE

SCALE 1:5000



LEGEND

- | | | |
|---|-----------------------------------|---|
| Medium Density Residential
(could include ground floor commercial) | Ground Floor Commercial | Possible High Density Commercial/ Residential/ Mixed Use |
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| Commercial Entertainment Zone | Possible Hotel/ Convention Centre | |



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RIVERLANDS AREA REDEVELOPMENT PLAN

- incorporating affordable housing criteria into the process of selling City owned land (for example, 20% of units designated as affordable housing);
- working with Red Deer College to have student housing; and
- working with community groups to establish co-operative housing and artists' work/live housing (artist studios).

New Commercial Development

Policy # 4 Encourage the redevelopment of underutilized and vacant properties in Riverlands in accordance with Map 8: Proposed Land Use. Commercial retail will be developed in the area south of 45 Street, between 54 Avenue and Taylor Drive, facing onto 54 Avenue.

Commercial / Entertainment Area

Policy # 5 A commercial / entertainment area (recreation, art/theatre facilities, restaurants, small neighbourhood pubs, etc.) will be allowed to develop in the area between the proposed hotel / convention centre site and the present Carnival Cinemas site. No large drinking establishments will be allowed.

Commercial Office Development

Policy # 6 Low to medium density commercial office uses will primarily be located in two areas – in the existing Cronquist Business Park area and in the area south of 45 Street, east of 55 Avenue. Infill development and redevelopment will be encouraged in these areas to achieve a more compact, pedestrian-oriented form of development in the Riverlands area. Office development will be permitted in various mixed use combinations throughout the Plan area.

High Density Office Development

Policy # 7 The property between Taylor Drive and 54 Avenue, south of 47 Street will be developed with high density commercial office uses given its location at a key entrance point to Riverlands.

■ Civic, Cultural and Public Open Spaces

Parks and Open Spaces

Policy # 8 Develop a parks and open space system in accordance with the concept presented in Figure 5 Parks and Open Space Concept, incorporating a new major riverside park, civic and cultural hub area, upgraded riverside trails, landscaped treed boulevards, and sidewalks throughout the

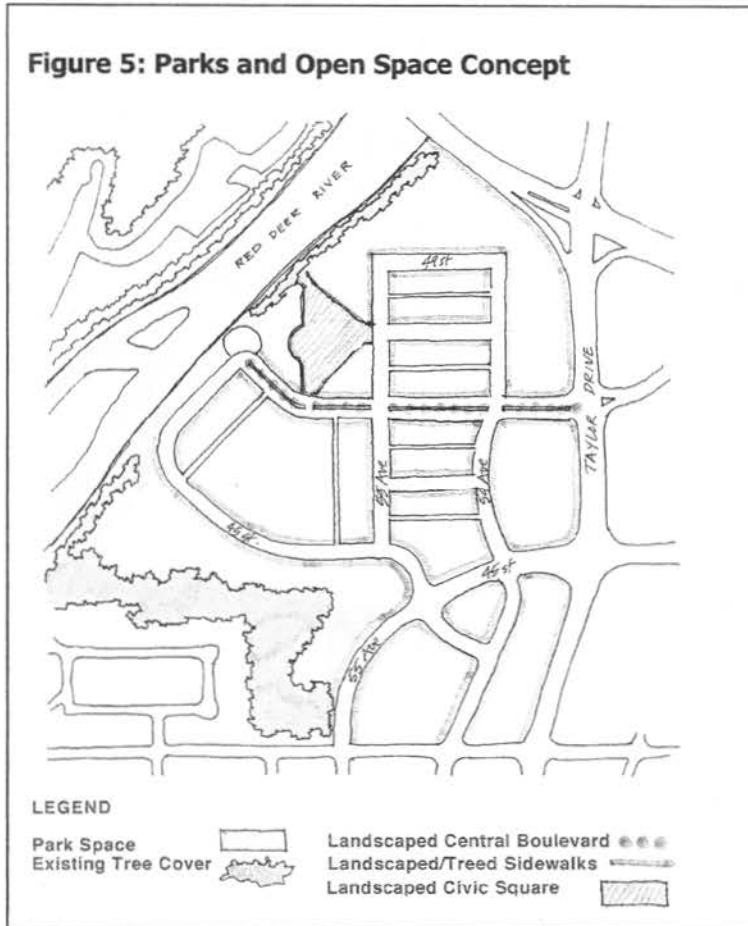


There are a number of possible community uses, activities and events that could occur at the major park, culture hub and civic area site proposed at the river's edge.

RIVERLANDS AREA REDEVELOPMENT PLAN

area. The open space system will provide for a variety of passive and active recreational experiences.

Figure 5: Parks and Open Space Concept



Note: The river-edge park and civic square area is to accommodate not only open space but also a variety of arts, cultural, performance areas, parks and recreational uses. Existing City buildings such as the bus barns could be incorporated into the development and/or new facilities could be built.

A detailed Master Plan is required to determine the final design of this important park/civic space.

Arts and Cultural Facilities

Policy # 9 Based upon existing Community and City plans and policies, accommodate a range of arts and cultural uses in the Riverlands area, either through:

- the adaptive reuse of buildings, (e.g. the bus barns);
- development in the culture hub/civic area;
- accommodation in mixed use developments; and/or
- the construction of new facilities.

A Major Riverside Park/Civic Area/Culture Hub

Policy # 10 Develop a major park and culture hub at the river's edge – this civic area will be designed to be sensitive to the natural environment at the river while serving as a multi-functional gathering place for all kinds of civic events, celebrations and cultural activities. Public/private partnerships will be considered to facilitate any related residential and commercial developments on this site. Incorporate the principles of "nature-scaping" into any



There have been many design ideas proposed for the new riverside park/civic area and trail system since the concept was first presented in the Greater Downtown Action Plan (2000). The final design concept may be determined through a design competition.

A design competition could be held to generate unique ideas and excitement regarding the project.

■ Pedestrian Circulation

Figure 6: Pedestrian Circulation Concept

LEGEND

Existing Trails and Sidewalks New Sidewalks 48 Street Promenade	<div>(1)</div> Possible Pedestrian Bridge
	<div>(2)</div> Future Pedestrian Overpass
	<div>(3)</div> Pedestrian Links Through Berm

Policy # 11 Develop and implement a pedestrian network as shown in Figure 6: Pedestrian Circulation Concept, providing a variety of walking experiences, in both the natural and urban environments. Develop the riverside trail system in the area as a natural trail with parts of it being a hard-edged promenade with viewpoints and pedestrian connections to the water's edge.

RIVERLANDS AREA REDEVELOPMENT PLAN

Lanes – Service Access and Pedestrian Circulation

Policy # 12 Lanes will be the primary location for service access and deliveries to street-facing businesses and residences. They will also be developed to function as safe and attractive secondary pedestrian routes.

Improved Pedestrian Access from the North

Policy # 13 Provide noise attenuation pathway openings through the berm on the northern boundary of the Riverlands area, to improve accessibility into the area.

A Hotel/Convention Centre at the River's Edge

Policy # 14 Provide for a landmark hotel/convention centre development at the north end of the Plan area, adjacent to the new park/civic and culture hub area and the river's edge. An alternative use of this site would be high density residential.

Design Guidelines for Crime Prevention

Policy # 15 Crime Prevention Through Environmental Design (CPTED) guidelines will be used in the design of public open spaces and pedestrian routes in Riverlands to ensure public safety.

4.1.2 Transportation, Parking and Bicycle Network

Objective

To provide an integrated transportation system in Riverlands which balances the needs of the various transportation modes, including the pedestrian, the motorist, the cyclist, public transit and alternative transportation modes in a safe, convenient, attractive environment. To encourage a shift from an auto oriented to a pedestrian oriented community through modifications to the street system and the provision of a high quality walking environment.

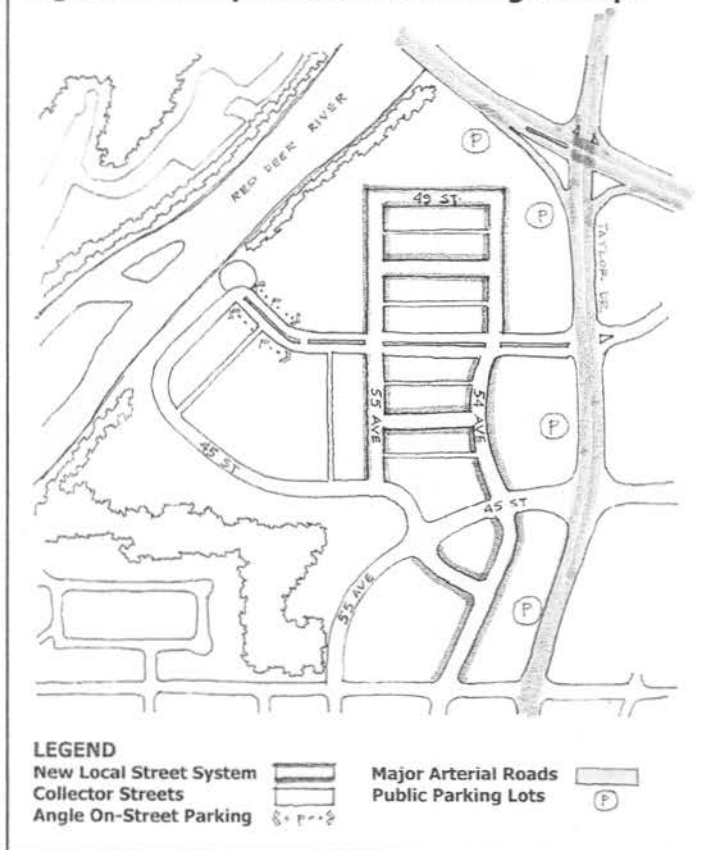
■ The Transportation System

A New Transportation and Parking System

Policy # 16 Establish a new transportation and parking system for Riverlands in accordance with the concept as shown in Figure 7: Transportation and Parking Concept. The major changes to the roadway system include the conversion of 47 Street into a grand pedestrian street and the introduction of a grid street system in the central part of the area. The local residential and commercial streets will be two way streets with parking on both sides, treed boulevards, wide sidewalks, pedestrian lighting and amenities.

RIVERLANDS AREA REDEVELOPMENT PLAN

Figure 7: Transportation and Parking Concept



Note: Only right in / right out vehicular traffic movements will be permitted to/from Taylor Drive at 47 Street.

A pedestrian structure/crossing will be built at Taylor Drive and 47 Street (48 Street Promenade).

Vehicle access to public parking areas will be from the internal Riverlands roadway network; no access to these areas will be permitted from Taylor Drive.

Traffic and Off-street Parking

Policy # 17 A safe, convenient and accessible traffic and parking environment is to be achieved through the redevelopment process.

Alternative Design for 55 Avenue / 45 Street Intersection

Policy # 18 As part of the traffic and off-street parking analysis, consider the possibility of an alternative design for the 55 Avenue / 45 Street intersection whereby 45 Street would extend directly westward into Riverlands from the Downtown and the continuous flow of 45 Street into 55 Avenue would be eliminated (as shown in the drawing to the right).

Transit Service

Policy # 19 Maintain existing transit service to the Riverlands area and increase service as population increases warrant.



This sketch shows an alternative design for the 55 Avenue / 45 Street intersection. This design would provide for a more direct entrance into Riverlands from the Downtown while removing the free flowing traffic movement from the Downtown towards the West Park neighbourhood.

RIVERLANDS AREA REDEVELOPMENT PLAN

■ Parking

Residential Parking Requirements

Policy # 20 Residential buildings will be required to provide primarily underground parking for their tenants in accordance with the parking requirements contained in the City of Red Deer Land Use Bylaw.

Commercial and Institutional Parking Requirements

Policy # 21 Commercial and institutional land uses will be required to provide parking in accordance with the parking requirements of the City of the Red Deer Land Use Bylaw. This parking could be provided in the form of at-grade, below-grade or above-grade parking spaces.

On-Street Parking throughout the Area

Policy # 22 The roadways will be designed to accommodate on-street parking on both sides of the street throughout the Riverlands area. On-street angle parking will be provided on the 48 Street Promenade, in the section of roadway adjacent to the major park/civic area.

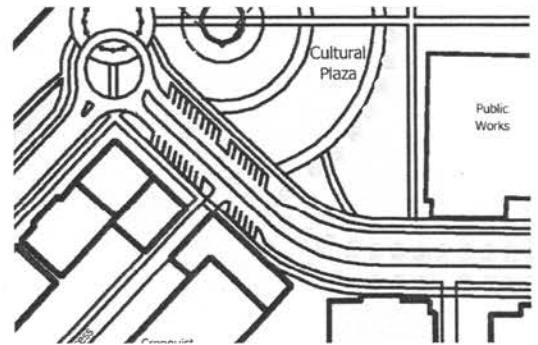
Public Parking for Public Facilities and Areas

Policy # 23 Provide public parking lots in the Riverlands area, to serve those people coming to visit public facilities in the area. Potential locations for these public parking lots are shown in Figure 7: Transportation and Parking Concept.

■ Bicycle Network

New Bicycle Connections to the Downtown Core

Policy # 24 Develop two new bikeway connections to the Downtown bicycle network (as shown in Figure 8: Bicycle Network Concept). One new bike path is to be built as part of the 48 Street Promenade. It would connect with a pedestrian structure/crossing at Taylor Drive. A second new bike path would connect the trail at the southern boundary of Riverlands with 45 Avenue and run eastward along the sidewalk on the south side of 45 Avenue.



This drawing illustrates the on-street angle parking concept in the vicinity of the riverside park/civic area.

RIVERLANDS AREA REDEVELOPMENT PLAN

Figure 8: Bicycle Network Concept



The location of these bicycle paths is consistent with the routes recommended in the Greater Downtown Action Plan (2000).

4.1.3 Public Realm Improvements

Objective

To invest in the streetscape environment of Riverlands to ensure the public environment is built to a standard sufficient to attract the desired quality of urban development. To establish design guidelines that encourage livability, social interaction, interesting urban spaces and a distinctive neighbourhood environment.

Continuity of Boulevard Tree Planting

Policy # 25 There is to be a continuity of boulevard tree planting and other landscaping along every street in Riverlands.

Street Furniture in Locations of High Pedestrian Activity

Policy # 26 Street furniture locations in Riverlands will be provided in a manner that groups street furniture strategically, focussing on locations of high pedestrian activity such as intersections, bus stops, open spaces and entries to major commercial and residential developments.

Distinctive Street Signs for Riverlands

Policy # 27 Street signs in Riverlands will be distinctive new signs unique to the area.

RIVERLANDS AREA REDEVELOPMENT PLAN

Coordination of Street Furniture Design

Policy # 28 The design and location of street furniture placed on private property adjacent to the public sidewalk will be complementary to the design and location of the street furniture in the public realm.

Gateways into Riverlands

Policy # 29 Special gateway features will be constructed at the roadway entrances into Riverlands.

Common Theme and Uniform Colors

Policy # 30 A common theme for Riverlands streetscaping items will be reflected in the design, style, uniform color and use of materials for benches, waste/recycle containers, light and traffic light standards and other related street furniture.

Pedestrian Oriented Lighting

Policy # 31 Pedestrian oriented lighting, similar to that in existence in the downtown core, will be provided throughout the area, in accordance with a detailed street lighting concept and the phasing of redevelopment.

Boulevard Landscaping Features

Policy # 32 Major Boulevard landscaping features will be comprised of:

- Grass boulevards with a soil trench; and
- Adjacent raised planters or beds.

Green Energy Efficient Buildings

Policy # 33 Develop and apply green energy efficient building standards for new development in Riverlands, especially for development on lands currently owned by the City of Red Deer.

A District Heating System for Riverlands

Policy #34 Undertake research into a district heating system for new development in Riverlands, considering a variety of approaches, including the construction of one or more district heating plants/systems if economically feasible.



An example of a generous sidewalk width. Its width allows for outdoor display, a clear width for people to easily pass one another and street furniture.

RIVERLANDS AREA REDEVELOPMENT PLAN

4.2 ZONING

Land use and development in the Riverlands area will be regulated under the City of Red Deer Land Use Bylaw in accordance with the Greater Downtown Action Plan and this Riverlands Area Redevelopment Plan (ARP). The zoning changes that will be required to implement the objectives of the Riverlands ARP are described below. Map 9: Proposed Zoning illustrates the proposed zoning changes.

4.2.1 Residential Zoning

Residential District

Policy # 35 Lands changing from commercial or industrial use to medium density residential use will be rezoned to a new Residential or Direct Control (DC) District. The general purpose of this new District will be to achieve the new vision for Riverlands, which calls for the development of an urban residential precinct in the heart of the area.

The new Residential District will be designed to provide for compact 2 to 5 storey multi-family residential development as the predominant permitted use. Redevelopment of the EL&P site for greater than 5 stories will be a discretionary use. The District will require mandatory ground floor commercial along the 48 Street Promenade but allows ground floor commercial throughout the District and will incorporate development design criteria similar to the C1 Commercial District. Parking will need to be provided primarily underground.

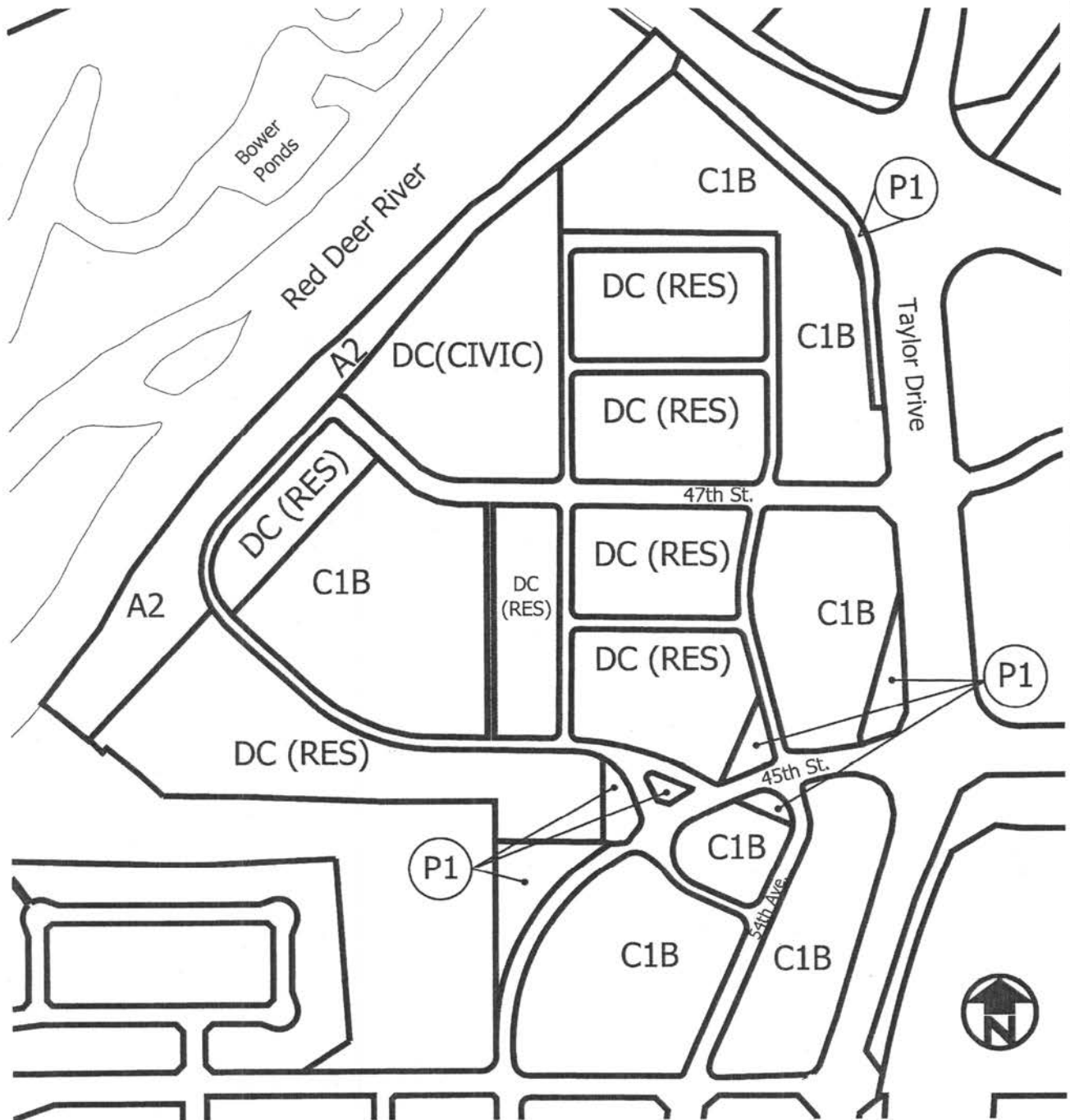
4.2.2 Commercial Zoning

Commercial C1B District

Policy # 36 Commercial lands in Riverlands will be zoned C1B Commercial district. The C1B District will be very similar to the C1A District except that industrial uses and large drinking establishments will not be permitted uses and, development design criteria (as described in Chapter 6 of this Plan) will be incorporated into the new district. All existing industrial uses approved under the C1A District will be made discretionary under the new C1B District so that they will still be legal, but non-conforming under the Land Use Bylaw.

The intent of the new development design criteria is to provide for commercial development that achieves the desirable urban characteristics identified in this Riverlands Plan.

The application of the C1B District to new commercial development will lead to the gradual urbanization of the area, providing for the westward extension of the Downtown commercial core to the Red Deer River.

RIVERLANDS AREA REDEVELOPMENT PLAN**MAP 9 PROPOSED ZONING****SCALE 1:5000****LEGEND**

ZONE A2:	Environmental Preservation
ZONE C1B:	Commercial (Riverlands)
ZONE DC (RES):	Residential
ZONE DC (CIVIC):	Mixed Use Public/ Private development
ZONE P1:	Parks and Recreation



**John Hull Architect
and Urban Plans Inc**

In Association With:
**Carlyle & Associates
Grandview Consulting
Infrastructure Systems Ltd**

RIVERLANDS AREA REDEVELOPMENT PLAN

4.2.3 Civic, Parks and Open Space Area Zoning**River's Edge Open Space – A2 Environmental Preservation District**

Policy # 37 The natural open space area at the river's edge on the western boundary of Riverlands will be zoned A2 Environmental Preservation in order to preserve the natural qualities of this portion of the Waskasoo Park trail system.

Riverside Park/Civic/Cultural Area – Civic Direct Control District

Policy # 38 The Civic Direct Control District will provide for the development of public and quasi-public uses, passive and active open space areas and, civic/cultural uses, facilities and activities. This zoning will allow for the development of a major riverside park and public square area.

The Civic Direct Control District will also provide opportunity for mixed use developments that could incorporate, through public/private partnerships, residential and/or commercial uses constructed with the purpose of acquiring civic and cultural amenities and facilities.

Miscellaneous Park Spaces – P1 Parks and Recreation District

Policy # 39 The linear landscaped open space buffer on the northern edge of Riverlands and a number of small open space areas in the vicinity of 45 Street will be zoned P1 Parks and Recreation.

4.2.4 Development Design Criteria

Policy # 40 Development design criteria will be applied to all development and redevelopment areas in Riverlands. It is through the application of these design criteria that a high quality urban environment, including the pedestrian environment, will be achieved. Design criteria will provide continuity between adjoining land uses.

The development design criteria is described in Chapter 6 of this Riverlands Community Plan.

RIVERLANDS AREA REDEVELOPMENT PLAN

4.3 IMPLEMENTATION

The Riverlands Community Plan shall be implemented in accordance with the objectives and policies as contained in Chapter 4. This chapter constitutes the official Riverlands Area Redevelopment Plan and is the only portion of the larger Riverlands Community Plan document adopted as a Statutory Plan under the Municipal Government Act. Notwithstanding that Section 5.1 Implementation Strategy is outside of the official Area Redevelopment Plan, this section is intended to identify and guide additional key initiatives to be undertaken by the City as part of the Riverlands redevelopment process.

Any amendments to the Riverlands Area Redevelopment Plan (Chapter 4) shall follow the process as outlined in the *Municipal Government Act* and the City's *Neighbourhood Planning and Design Guidelines and Standards*. Provided the intent of the Plan is maintained, minor adjustments to proposed land use and zoning boundaries and roadway locations may be made where necessary without amendments to this Plan.

The Riverlands Area Redevelopment Plan should undergo a comprehensive review and update every five years. This way, any changing or emerging land use and development issues can be given appropriate consideration, and the best interests of the Riverlands community can continue to be recognized in the future.

BYLAW NO. 3156/E - 2004

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

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

Bylaw No. 3156/96 is hereby amended:

- 1 By deleting the wording of Section 10(3) and replacing it with the following new wording:

“10(3) The Development Authority may require that an application for a development permit be accompanied by survey plans of the site prepared by an Alberta Land Surveyor in the quantity specified by the Development Officer.”

- 2 By adding the following new Section 10.1 after Section 10:

“10.1 Crime Prevention Through Environmental Design (“C.P.T.E.D.”)

- (1) The City encourages the inclusion in site plans for commercial buildings, school buildings, recreational buildings, places of worship, residential buildings consisting of three or more storeys, and parkades of the following design elements that incorporate C.P.T.E.D. principles:
 - (a) “*natural surveillance*” - design the site and buildings thereon, including the use of lighting and the placing and selection of landscaping elements, to promote natural observation and maximize the opportunities for people to observe and be observed from adjacent spaces;
 - (b) “*access control*” - design the site and buildings thereon, including the placing and selection of landscaping elements, to physically or subtly create a perception of risk for potential offenders, clearly indicate public routes and discourage access to private areas and structural elements.
 - (c) “*territorial reinforcement*” - design landscaping elements, sidewalks, lighting, fencing and building features to clearly identify and distinguish between public and private spaces.”

- 3 Add new section 13(4) as follows:

“The Development Authority may include in development permits for buildings and land uses listed in section 10.1(1), conditions to ensure adherence to C.P.T.E.D. principles.”

READ A FIRST TIME IN OPEN COUNCIL this 28TH day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

BYLAW NO. 3156/T-2004

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

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

Bylaw No. 3156/96 is hereby amended:

- 1 By substituting the following wording for the existing wording in Section 189 (10) Special Regulations in the R1N Residential (Narrow Lot) District:

“(10) Not more than 33% of the “net residential area” (i.e. the area of land designated for residential use within a Neighbourhood Area Structure Plan) shall be developed for narrow-lot housing. (R1N).

READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

BYLAW NO. 3156/U-2004

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

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

1. That "Use District Map I4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 13/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of June 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

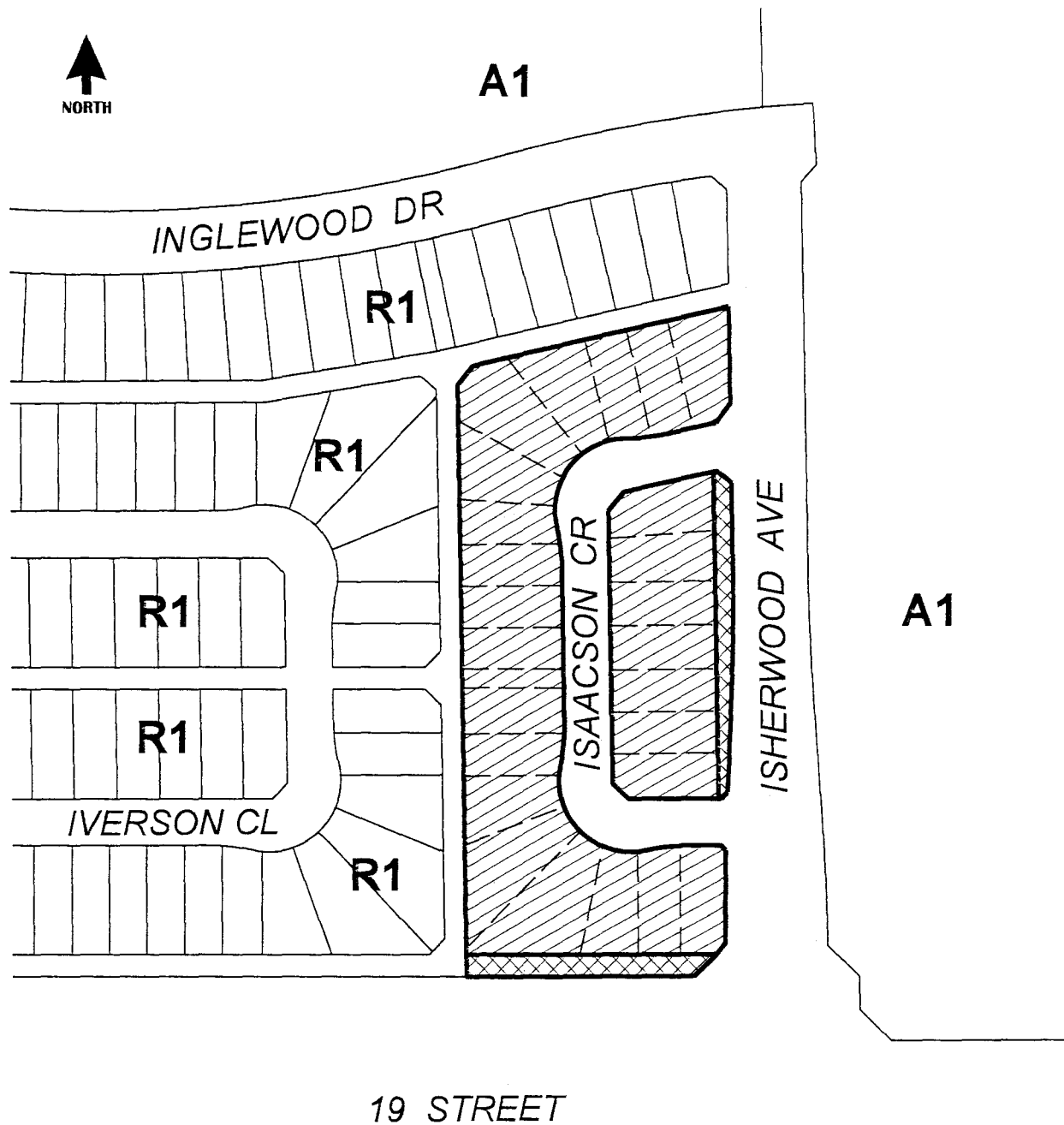
READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1



A1 to P1



MAP No. 13 / 2004
BYLAW No. 3156 / U - 2004

BYLAW NO. 3217/D-2004

Being a bylaw to amend Bylaw No. 3217/98, the bylaw adopting the neighbourhood area structure plans as a bylaw of the City of Red Deer

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting the revised and updated Lancaster East (Lonsdale) Neighbourhood Area Structure Plan, attached hereto and forming part of the bylaw, for the existing Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D. 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2004.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2004.

MAYOR

CITY CLERK

NEIGHBOURHOOD AREA STRUCTURE PLAN

SE 1/4 SECTION 11, TOWNSHIP 38, RANGE 27, WEST OF 4

Originally adopted by Council, as an Outline Plan : December 1997

Approved By Council, as a Neighbourhood Area Structure Plan : Bylaw 3217/98, December 1998

Neighbourhood Area Structure Plan Amended by Council : Bylaw 3217/C-2000, June 2000

Neighbourhood Area Structure Plan Amended by Council : Bylaw 3217/A-2003, February 2003

Prepared For:

Laeon Developments Ltd.

Prepared By:

**Interplan Strategies Inc., and
Al-Terra Engineering Ltd.
December, 1997**

Revised: June, 1998

Revised: February, 2000

Revised: May, 2000

Revised: November, 2002

Revised: May, 2004

Revised: July, 2004

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Figure 8	Overland Drainage
Figure 9	Sanitary Sewers
Figure 10	Water Distribution
Figure 11	Phasing Plan

1.0 INTRODUCTION AND PURPOSE

The subject site is located in the southeast quadrant of the City of Red Deer at the intersection of 32nd Street and 20th Avenue. (See Figure 1). Immediately to the north is the future 32nd Street Arterial road right of way; beyond which is future residential which is presently in the preliminary planning stages. To the west is the future Lancaster Meadows area which is currently under development. To the east is the future 20th Avenue arterial road right of way and the present city limit. To the south is agricultural land, that is intended for future residential.

The site is situated within the study area boundary of the East Hill Area Structure Plan adopted by Council on September 14, 1992 by Bylaw 3075/92, with subsequent revisions by Bylaw 3075/A-93, 3075/B-93, 3075/A-97 and 3207/98. Since the subject quarter section is within the study area but not within the actual Area Structure Plan boundary, a boundary amendment to the Area Structure Plan is required.

The site, containing 159.91 acres (64.7 hectares) more or less, is legally described as the Southeast ¼ Section 11, Township 38, Range 27 west of the 4th meridian.

INTERPLAN STRATEGIES INC. previously submitted, on behalf of Laebon Developments Ltd., an application for an Neighbourhood Area Structure Plan approval for primarily residential and associated land uses. AL-Terra Engineering Ltd. is currently submitting this amendment to the Neighbourhood Area Structure Plan on behalf of Laebon Developments Ltd. The plan submitted acknowledges the presently known edge conditions on all four sides of the site.

The following sections of this report discuss: policy framework, site characteristics, proposed land uses, development densities, municipal reserve and open space requirements, transportation considerations, proposed site servicing and phasing.

2.0 POLICY FRAMEWORK

On September 14, 1992 City of Red Deer Council adopted the East Hill Area Structure Plan (Bylaw 3075/92). Subsequent revisions were made to the Plan by Bylaw 3075/A-93 on April 26, 1993, by Bylaw 3075/B-93 on November 22, 1993, Bylaw 3075-97 on January 26, 1998 and Bylaw 3207/98 on April 20, 1998. (The Area Structure Plan is presently under review). The Area Structure Plan allows for the primary use of land for residential purposes based upon an anticipated population of around 32 persons per gross hectare (or approximately 4 units per acre).

Other land uses specified in the Area Structure Plan include a Public Middle School in conjunction with a neighborhood park and a centrally located north south linear park and trail feature. The road network shows an internal collector loop through the area which is an extension from the Lancaster Meadows area. A collector link to 32nd Street is also shown, as well as possible future connections to the south and to the east of the Neighbourhood Area Structure Plan Area.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

141

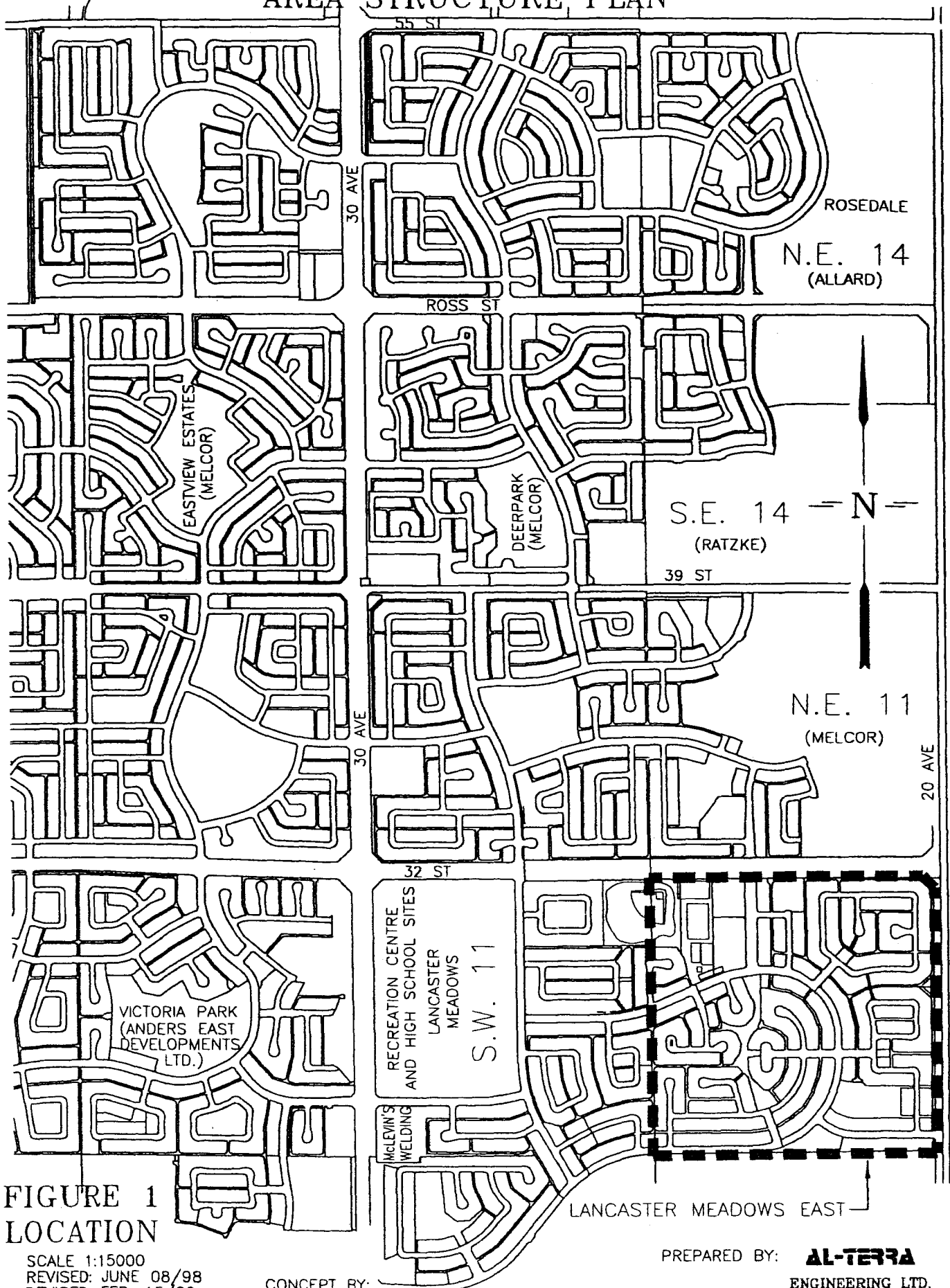


FIGURE 1
LOCATION

SCALE 1:15000
REVISED: JUNE 08/98
REVISED: FEB. 15/00
REVISED: MAY 19/04

CONCEPT BY:
INTERPLAN STRATEGIES INC.

PREPARED BY: **AL-TERRA**
ENGINEERING LTD.

EDMONTON

RED DEER

The East Hill Area Structure Plan is implemented by means of Neighbourhood Area Structure Plans for each quarter section.

Other City of Red Deer documents such as the Planning and Subdivision Guidelines, the Community Services Master Plan, Ecological Profiles and Land Use Bylaw govern the more detailed elements of the planning process.

3.0 SITE CHARACTERISTICS

3.1 Legal Description and Ownership

The subject site is legally described as the SE ¼ Section 11, Township 38, Range 27, west of the 4th meridian. As of December 1997, the registered owners are:

- Alleghany Holdings Ltd. as to an undivided 1/9 interest.
- Leges Management Ltd., as to an undivided 1/9 interest.
- Lark Investments Ltd. as to an undivided 1/9 interest, and
- Gary K. Cooper as to an undivided 2/3 interest.

The appropriate titles are included in Appendix 'A'.

3.2 Site Area

The gross site area is 159.91 acres (64.715 hectares), of which approximately 9.89 acres (4.00 hectares) are required for the widening of 32nd Street and 20th Avenue. This results in a developable area of 150.03 acres (60.71 hectares).

3.3 Existing Land Use

The entire quarter section has been under cultivation. It is presently designated A-1 Future Urban Development by the City of Red Deer Land Use bylaw No. 3156/96. The general purpose of this District is

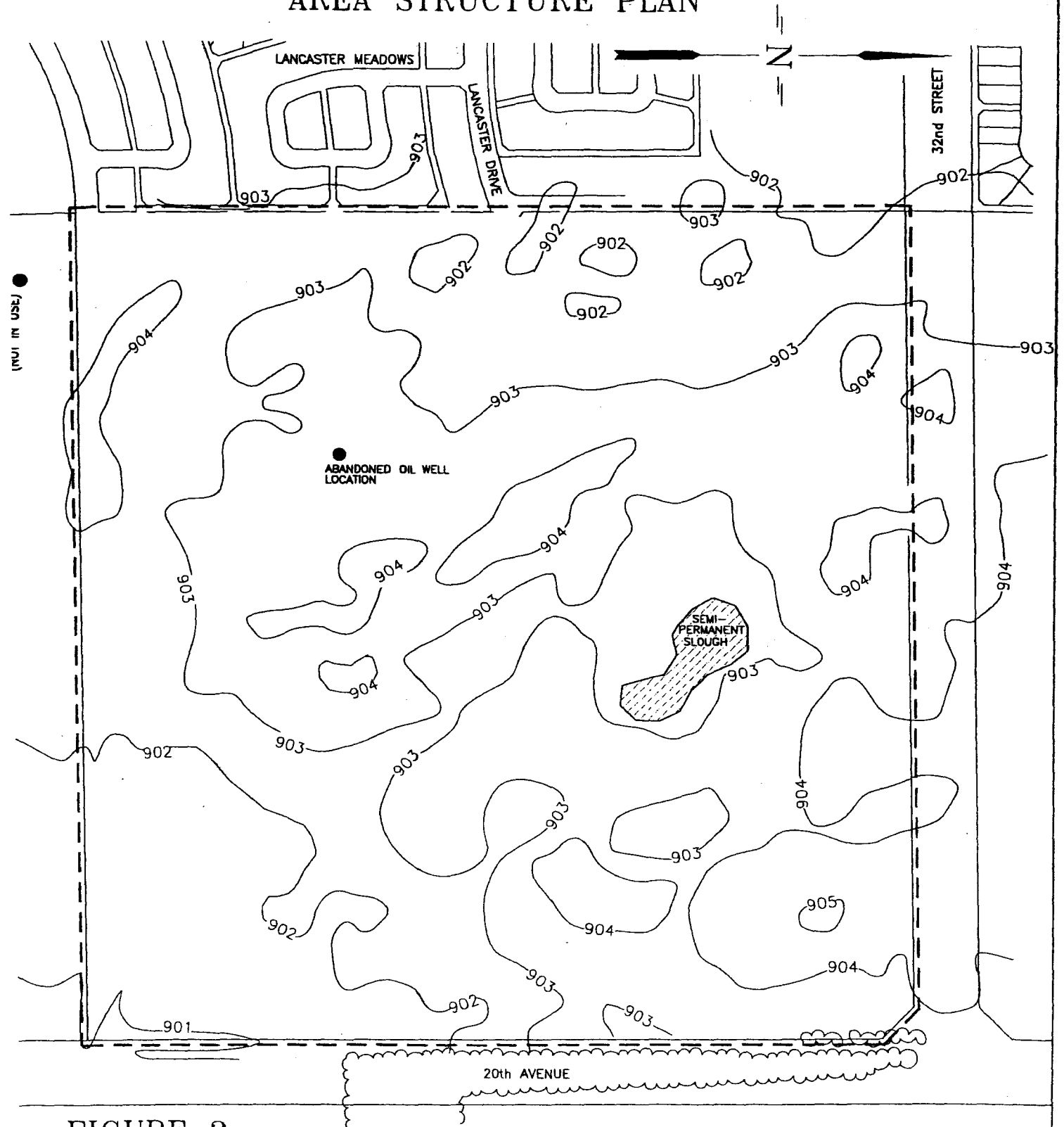
"to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the General Municipal Plan."

A re-designation to appropriate urban land use districts is therefore required before any urban development can occur.

3.4 Land Form

The entire quarter section is relatively flat, with the elevation ranging from a high point of 905 metres in the northeast corner of the quarter to a low point of 901 metres in the extreme southeast corner. (see Figure 2).

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 2
SITE FEATURES**

SCALE 1:5000

REVISED: MAR. 30/98
REVISED: FEB. 16/00
REVISED: MAY 19/04

LEGEND:

- OUTLINE PLAN BOUNDARY
- 901 ORIGINAL GROUND CONTOURS
- ~~~~~ ORIGINAL TREELINE

AL-TERRA

ENGINEERING LTD.

EDMONTON

RED DEER

The recently completed Ecological Profile for the quarter section identified two elements.

- A. A stand of aspens in the existing road allowance adjacent to the northeast corner of the quarter section. Recommendation R1 of the Profile encourages the preservation of the trees within the road right of way, by shifting the roadway to the east and providing an MR strip that would include the trees.
- B. A semi-permanent wetland in the north central portion of the quarter which depends on drainage from the surrounding crop land. Recommendation R6 suggests that an "attempt should be made to incorporate it into some form of drainage system and/or open space design".

3.5 Access

Present access to the quarter is from 32nd Street, by means of Lawford Avenue.

3.6 Servicing

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from infrastructure imminently available in the Lancaster Meadows area to the west.

3.7 Environmental Considerations

A Phase 1 Environmental Site Assessment has been completed by AGRA Earth and Environmental and has been submitted previously with the initial Neighbourhood Area Structure Plan submission. According to Alberta Energy and Utilities Board records, there is an abandoned Petro Canada crude oil well located in Legal Subdivision 2 of Section 11, Township 38, Range 27 west of the Fourth, (see Figure 2). This site was abandoned on July 10, 1985 and reclaimed on May 1, 2001. A copy of the reclamation certificate is contained in Appendix 'B'. Also a Canadian 88 Energy Corp. lease is located in Legal Subdivision 2 adjoining the south property line. The subject site has therefore been assigned a rating of "moderate" in terms of environmental risk. This means that petroleum hydrocarbon contaminated soils could be encountered. If so the soil, in the southernmost portion of the quarter section, should be assessed and the affected area remediated as necessary.

3.8 Road Widening

A road widening of 30 metres is required along the northern boundary for the future 32nd Street arterial roadway, and along the eastern boundary for the future 20th Avenue arterial roadway.

4.0 DEVELOPMENT PROPOSAL

Based on the developer's vision, city policies and site characteristics, a Neighbourhood Area Structure Plan has been prepared for the subject site. The components of the Neighbourhood Area Structure Plan are development concept, land use, density and population, open space, transportation, servicing and phasing.

4.1 Development concept

The intent of the design concept for the area is to provide a comprehensively planned residential community with an emphasis on integrating land uses and addressing the market factors presently prevalent in the City. The overall concept is generally conventional in nature, in that it:

- Establishes a hierarchy of road patterns (arterial, collector and residential);
- Has a curvilinear road pattern consisting of crescents, P-loops and cul-de-sacs), and
- Has densities that are similar to other newer areas in the City.

However, two key aspects of the Plan are not conventional. These include:

- The creation of a mixed use community node, and
- The focus on a pedestrian/open space network,

both of which are addressed in this report.

The proposed Neighbourhood Area Structure Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guidelines and policy documents.

The Plan, based to a large extent on the cluster concept, is intended to provide the opportunity for flexibility and variety of residential product type. This is especially important when considering the dynamics and sensitivity of the present day market.

The proposed Neighbourhood Area Structure Plan is illustrated by means of a black & white and a color drawing, 11"x17" format, referred to as Figure 3.

4.1.1 Neighborhood Structure

The proposed Plan places an emphasis on the development of a mixed use neighborhood node which is readily accessible to the neighborhood by pedestrians as well as by automobile. This neighborhood node is comprised of a neighborhood park (including a school), and other public uses such as multi-family residential. The proposed day care site has since been eliminated by the Land Use Bylaw Amendment #3217/C-2000. The node is intended to create a community focus and activity place where people within the neighborhood gather and interact. The node is therefore strategically located in terms of both vehicular and pedestrian systems. A key element of the node is the creation of an "urban main street" through its centre (See Figure 4). A sense of main street will be achieved by placing mixed uses along the street, including higher density residential, and a school. A landscaped central median will result in a boulevard streetscape which culminates in a T-intersection with a public open space as a terminus.

A special treatment is also proposed for the collector loop through the area. In order to create a streetscape that is visually more appealing and one that is more pedestrian friendly, separate sidewalks on both sides with landscaped boulevards are proposed for the entire length of the collector loop. Also, it is the intent of the Plan to encourage the use of lane access and rear drive garages as much as possible along the wider collector loop street. The housing product type anticipated along this street is a mix of standard and narrow lot single family detached units. In order to accommodate this theme, it is proposed to reduce the front yard setbacks for the R1N lots from 6 metres to 3 metres when fronting on a 24 metre wide road right of way.

In addition to the multi family proposed along "main street", an allowance is made in the Plan for a higher density site to the east, as well as for a possible small site in the southern portion of the plan area. It is also intended that an area in the central portion of the Plan adjacent to the linear park be provided for the mature adult market.

Single family detached and possibly some semi-detached housing, will be distributed throughout the remainder of the community. The majority of these residential units will be provided with rear lanes. However, a small percentage that back onto some of the Open Space and storm detention facilities will be laneless, and may have walkout basements.

The lot sizes will be determined at the subdivision stage and are intended to vary in width to encourage a variety of residential building product.

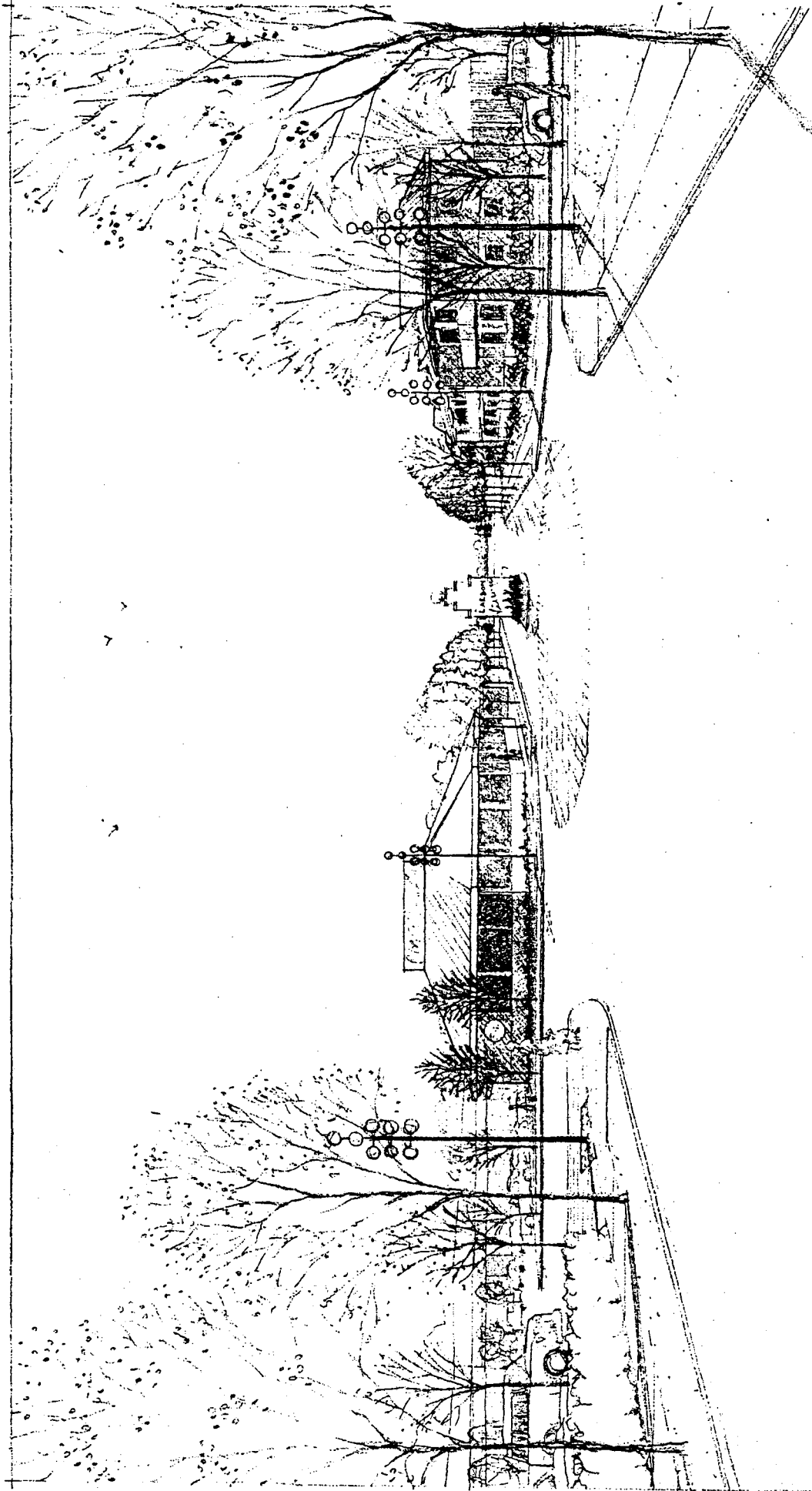


FIGURE 4
"MAIN STREET"

4.1.2 Land Use Distribution

The Neighbourhood Area Structure Plan provides for a comprehensively planned residential community comprised of residential and ancillary uses including a neighborhood node. Table 1 outlines the land use distribution for the Neighbourhood Area Structure Plan Area.

The intent of the small commercial component in the southeast corner, as identified in the East Hill Area Structure Plan, is to serve the needs of the residents of the planning area and future adjacent communities.

Table 1. Neighbourhood Area Structure Plan Statistics

Land Use	Hectares (+/-)	Acres (+/-)	Percentage
Residential - Single Family Detached Dwellings (R1)	17.485	43.21	28.8
Residential - Single Family Narrow Dwellings (R1-N)	11.296	27.91	18.6
Residential - Duplex Dwellings (R1-A)	2.874	7.10	4.7
Residential-Multi-Family (R-3)	3.052	7.54	5.0
Commercial	0.156	0.39	0.3
Day Care Site (1)	0.000	0.00	0.0
Church Site	0.690	1.71	1.1
Middle School/Park Site (2)	5.566	13.75	9.2
Local Parks and Walkways	2.052	5.07	3.4
Detention Pond	1.727	4.27	2.8
Remaining P.U.L. Lots	0.160	0.40	0.3
Streets and Lanes	15.655	38.68	25.8
TOTAL DEVELOPABLE AREA	60.713	150.03	100.0
32 nd Street and 20 th Avenue Widening	4.002	9.89	
Total Area of Original ¼ Section	64.715	159.91	

1. Day Care Site was previously advertised and was eliminated in Land Use Bylaw #3217/C-2000.
2. 0.556 (1.38 acres) of Municipal Reserve to be purchased by the City of Red Deer for storm water detention pond needs in the northwest corner of the plan area.
3. Land to be designated into the R1N Residential (Narrow Lot) District constitutes 32.5% of the net residential area.

Table 1 illustrates that 57.1 per cent of the site (net of streets and lanes) is for residential uses, 12.8 per cent for parks and open space, (with an additional 2.8 per cent for the southeast detention pond), 25.8 per cent for streets and lanes and the balance for other neighborhood uses including school, commercial and a church.

4.1.3 Residential

The Plan is a carefully integrated neighborhood, providing for a variety of housing types, ranging from single detached to townhouses. It is comprised of a series of residential cells relating to the collector street loop and focusing to a large extent upon small parks and the linear open space network.

The low density residential areas will consist mainly of R1 single detached dwellings, R1A semi detached dwellings, and R1N single detached narrow dwellings. In order to provide lotting consistency, the grouping of these different types of dwellings will be separated by either a roadway, a lane way or a P.U.L.

The residential medium density areas are proposed in two locations,

- Two small sites, likely comprised of townhouses, in the neighborhood core area, and
- One strip likely comprised of townhouses, in the S.E. corner of the quarter section and
- A site in the southern portion of the site which is presently shown as a possible church site.

Areas proposed for walk-out basements are shown in Figure 3.

4.1.4 Density

The residential density identified in the East Hill Area Structure Plan is in the range of 32 to 50 persons per hectare (13 to 20 persons per acre).

The Neighbourhood Area Structure Plan, depending upon the actual lot size and ultimate multi-family product, is anticipated to accommodate 800 to 875 dwelling units.

Based upon the estimated product distribution this equates to a density of 38 to 40 persons per hectare.

4.1.5 Open Space

The key components of the Open Space system proposed in the Neighbourhood Area Structure Plan are discussed below, followed by a statement of municipal reserve calculations.

Components

The components of the proposed open space system, which are cited below, include a neighborhood school and park centre, three small local parks, storm detention facilities and a centrally located linear park.

- a) **Neighborhood School and Park Facility**
A 13.75 acre (5.57 hectare) neighborhood school and park site is provided in the location indicated in the East Hills Area Structure Plan adjacent to the existing storm detention facility. The site plan has been modified by shifting the school envelope to the south.

The Plan also proposes to locate a children's playground at the north end of the linear park immediately to the south of the collector street.

- b) **Linear Park**
A 3.57 acre (1.447 hectare) north south linear park provides a central open space feature and pedestrian connection.
- c) **Local Parks**
Three small local parks are indicated on the Plan. These parks are strategically located to provide centralized open space and entry features.
- d) **Storm Detention**
Two storm detention facilities are provided in the Plan. One is situated in the northwest corner of the site and is incorporated into the neighborhood park and will be an extension of an existing pond to the west. The developer will be compensated for 1.37 acres (0.556 hectares) of the land contributed towards this pond. The second facility comprising 4.27 acres (1.727 hectares), all of which will be a Public Utility Lot, is proposed in the southeast corner of the Plan area

Municipal Reserve

In order to realize the open space network envisioned by the Plan, there is a total of 18.52 acres (7.61 hectares) of municipal reserve. Of this, 1.37 acres (0.556 hectares) are to be purchased by the City of Red Deer for storm water detention ponds. This results in an over-dedication of 2.43 acres (0.98 hectares).

4.1.6 Environmental Issues

As indicated in Section 3.4 of this report, and illustrated in Figure 5, the Ecological Profile Report for southeast Red Deer prepared by the City of Red Deer Parks and Culture Department, dated September 24, 1997, identifies a priority "B" Wetland in the north central portion of the subject quarter section. The report appropriately describes it as semi-permanent. Based upon the vegetation it contains it appears to be wet for only part of the year. The cultivated area around its perimeter defines the size as approximately 196 feet (60m) by 394 feet (120m). Tire tracks from a tractor were evident across the slough illustrating the current dry nature of the slough. The feature, in the opinion of the consultants, is not particularly significant and its sustainability is in question once urban development has occurred around it. Therefore, the feature has not been incorporated into the Plan.

The Ecological Profile also identified an existing tree stands within the 20th Avenue right of way as a priority "A" feature. The report suggests that the road right of way be shifted eastward and that, in lieu of a typical berm, the trees be retained and a municipal strip be provided.

A site review of the trees in question indicated that only a narrow band exists on the west side of the existing dirt road and that more of the treed area exists on the east side of the existing dirt road. This currently allows for an 11.50m berm on the west side, as the stand of trees does not reach the area allowed for the berm, and therefore, none of the existing trees will be affected. Assuming that the existing dirt road is approximately in the middle of the existing 66 foot (20m) right of way, which appears to be the case from an examination of air photography, the roadway for 20th Avenue would have to be shifted to the east of the existing 66 foot (20m) road right of way. In other words, most of the 197 foot (60m) right of way for the ultimate 20th Avenue would have to be purchased from the quarter section to the east, namely the SW ¼ Section 12, Township 38, Range 27 west of the 4th meridian.

The quality of the trees proposed to be preserved must also be considered. The band on the west side of the dirt road is very narrow. It consists of old dying poplars, some younger poplars and willows. At the very least, the westerly most 33 feet (10m) of the old 66 foot (20m) road right of way is probably not worth preserving. The band along the east side of the dirt road is wider but contains a similar quality of trees.

Construction adjacent to the trees, and particularly a change in adjacent grades, will result in a number of the existing trees dying.

Accordingly, a realistic re-assessment is required to determine, if in fact the trees are worth saving.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

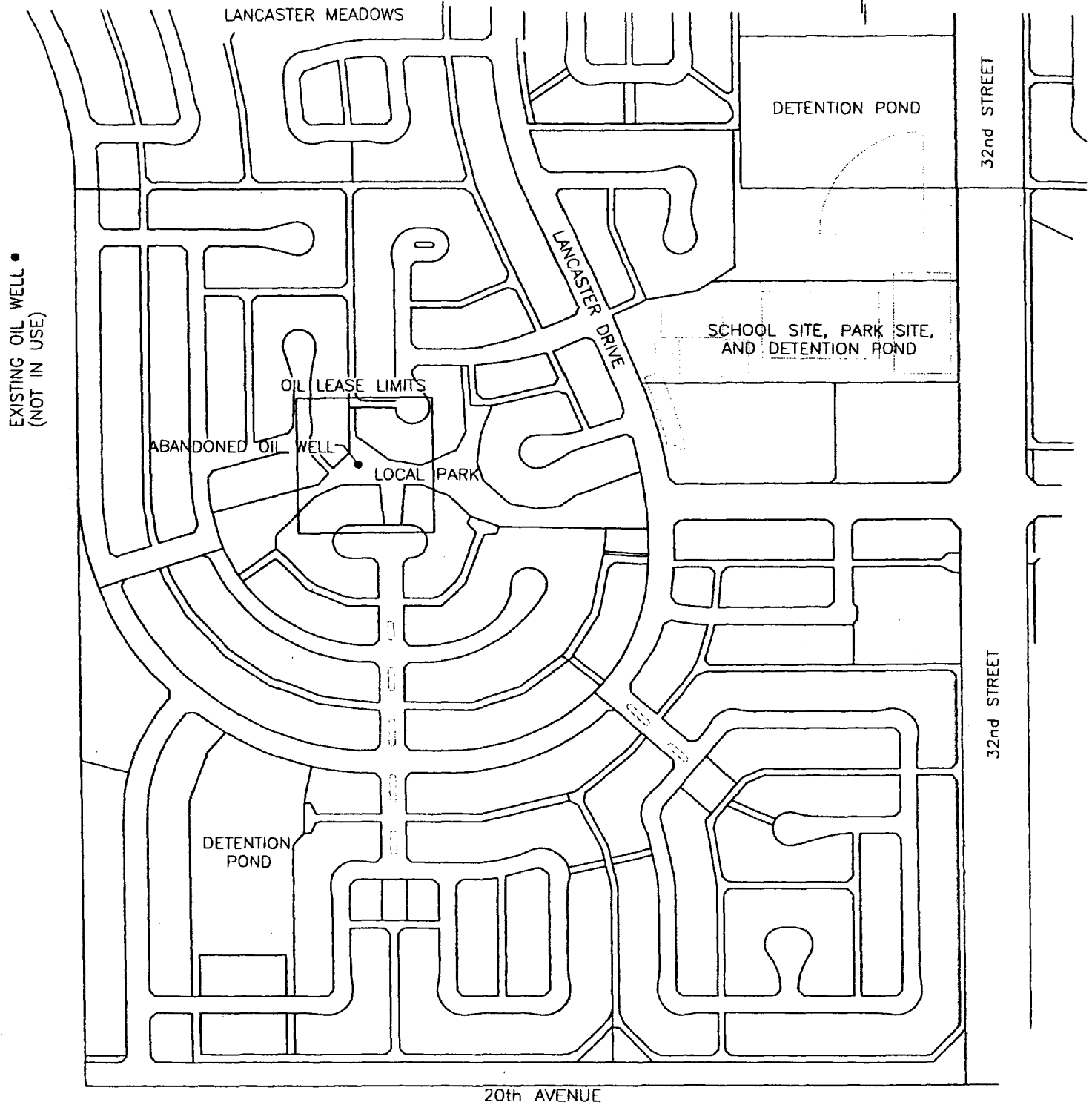


FIGURE 5
ABANDONED OIL WELL

SCALE 1:5000

REVISED: JUNE 4/98
REVISED: FEB. 16/00
REVISED: MAY 19/04

AL-TERRA
ENGINEERING LTD.

EDMONTON

PED. DEER

Insofar as the abandoned oil wells are concerned, the site has been assigned a rating of “moderate” in terms of environmental risk. This, according to AGRA’s report submitted under separate cover, means that petroleum hydrocarbon contaminated soils could be encountered. If so, the soil should be assessed and the affected area remediated as necessary. Development within 50m of the abandoned well site has been addressed, and the affected area has been remediated (see Appendix B).

5.0 TRANSPORTATION

5.1 Traffic Circulation Pattern

The traffic circulation pattern proposed in the Neighbourhood Area Structure Plan conforms to the East Hill Area Structure Plan. At some point in the future there will be two arterial roadways adjacent to the quarter section:

- 32nd Street along the northern boundary of the quarter, and
- 20th Avenue along the eastern boundary of quarter section.

The internal transportation system will ultimately tie into 32nd Street and 20th Avenue. An internal collector loop street will tie into the collector road system in Lancaster Meadows to the west. This extension of Lancaster Drive from the west will initially provide access to the subject site until 32nd Street is extended eastward. A collector stub will connect the internal collector to 32nd Street and will function as “main street”. The northern part of this street will have no median and will permit an additional lane for turning movements at the intersection with 32nd Street. The southern portion of the entry road will be a divided collector. The proposed cross-section for this street is illustrated in Figure 6. This cross-section conforms to the 1997 City of Red Deer Design Guidelines drawing B5, except that a 1.50 metre wide separate walk is proposed on the east side of the roadway, adjacent to the multi family site. A 2.50 metre separate sidewalk will be located along the west side, adjacent to the neighborhood park and multi-family area.

Construction of this entrance road has since been completed, and an updated cross-section of the entry collector is provided in Figure 6A.

It should be noted that the developer intends to explore options for the creation and implementation of a Home Owners Association, which, amongst other things, would assume the ongoing maintenance of public landscaped areas , i.e. traffic islands which may not typically be assumed by the City.

Figure 6A also illustrates the proposed cross-sections for the internal collector loop road. These cross-sections conform to the 2003 City of Red Deer Design Guidelines.

A collector stub is provided at the south which will tie the internal collector loop with future development to the south and to the east.

Residential entrance roads, many of which may have medians, will provide access to each of the cells.

5.2 Pedestrian Circulation Patterns

Figure 3 illustrates a continuous integrated pedestrian system throughout the quarter section. As shown on the Plan:

- The pedestrian linkage is continued from the City's Lancaster Meadows quarter section via the 1.5 metre wide separate sidewalk located along the north side of Lancaster Drive.
- Pedestrian linkages are provided to both 32nd Street and 20th Avenue.
- A pedestrian linkage is proposed through the central linear and neighborhood park system.
- Internal linkages exist to the centrally located linear park system, and
- An arterial trail exists along the north side of 32nd Street. It is assumed that The City will construct a similar trail along the west side of 20th Avenue when this arterial road is constructed.

The pedestrian linkage system illustrated on the Neighbourhood Area Structure Plan connects key neighborhood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

The pedestrian movement patterns are designed for both internal and external flows.

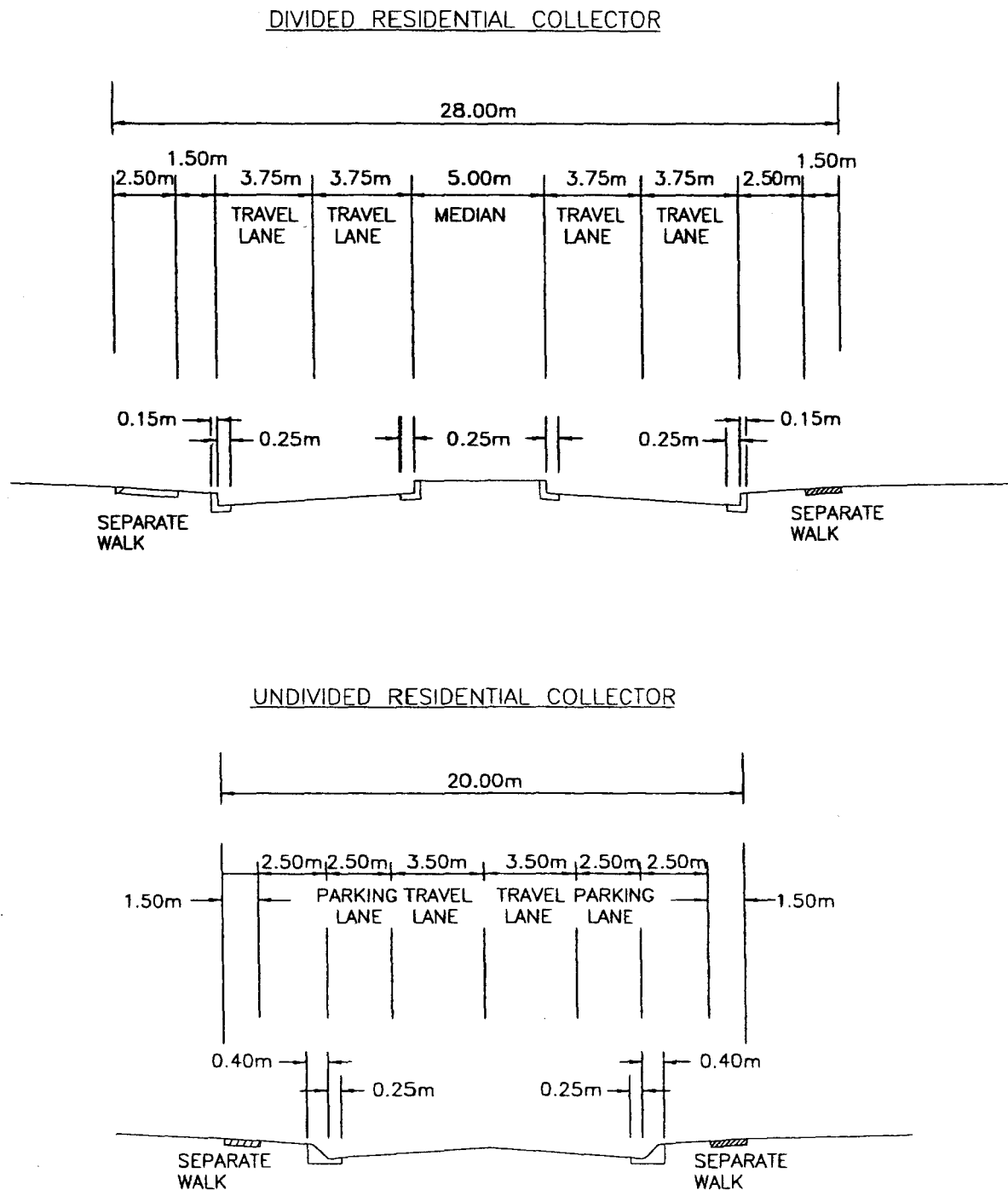


FIGURE 6
 DIVIDED AND UNDIVIDED RESIDENTIAL
 COLLECTOR ROADWAY DETAIL
 1997 CITY OF RED DEER DESIGN GUIDELINES)

PREPARED BY:

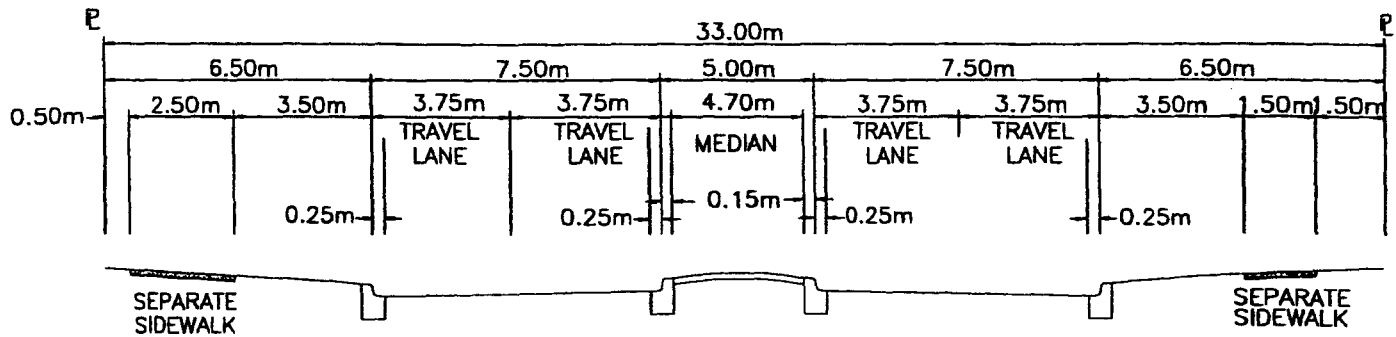
AL-TERRA
 ENGINEERING LTD.

REVISED: JUNE 04/98
 REVISED: FEB. 16/00
 REVISED: MAY 19/04

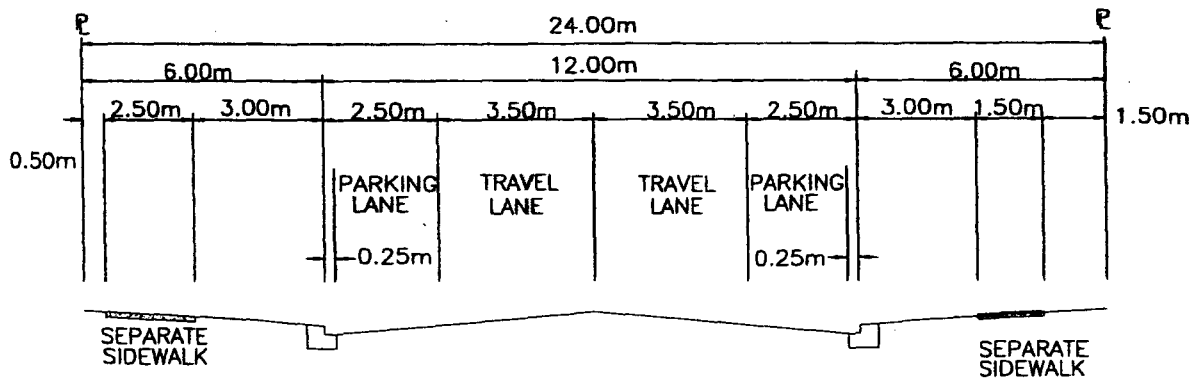
EDMONTON

RED DEER

ENTRANCE DIVIDED COLLECTOR



UNDIVIDED RESIDENTIAL COLLECTOR (WITH SEPARATE SIDEWALKS)



UNDIVIDED RESIDENTIAL COLLECTOR

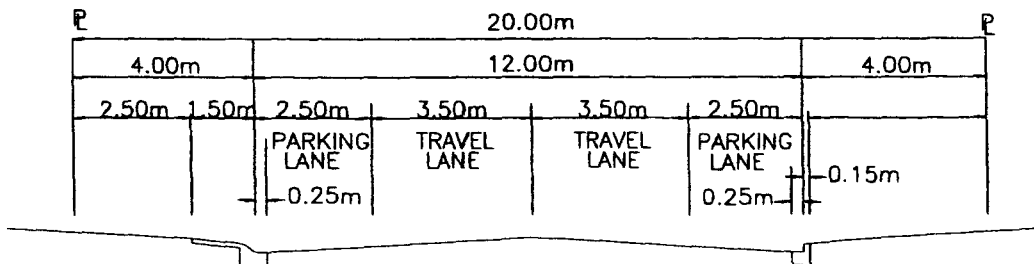


FIGURE 6A
DIVIDED AND UNDIVIDED RESIDENTIAL
COLLECTOR ROADWAY DETAIL
(2003 CITY OF RED DEER DESIGN GUIDELINES)

PREPARED BY:

AL-TERRA

ENGINEERING LTD.

6.0 MUNICIPAL SERVICING

Most of the municipal serves required to service this quarter section are existing, and are a direct extension of services located along the west boundary of the quarter section.

6.1 Storm Sewer System

Due to the topography of the site, two storm detention ponds will be required to service the quarter section. An existing storm detention pond, located immediately to the west of the northwest corner of the quarter, will be extended easterly to accommodate a portion of the storm runoff from the north westerly portions of the subject lands. The combined area from the City's Lancaster Meadows quarter and the Laebon quarter which drains to this pond is approximately 173 acres (70 hectares).

A second storm detention pond is required to service the southeast portions of the quarter due to its existing low-lying topography. The approximate area of the contributing lands which will drain to this pond is 74 acres (30 Ha). The storage volume required to accommodate a one in 100 year storm event is approximately 17,000 cubic metres.

6.1.1 Minor Drainage System

Runoff from storms up to a one in five year event will be handled via a gravity piped system. Consideration will also be given to providing a weeping tile drainage system for all lots. The design will be completed in accordance with the City of Red Deer Design Guidelines.

Figures 7 illustrate the conceptual layout for the storm servicing.

6.1.2 Major Overland Drainage System

The major overland drainage will exist regardless of whether or not it is designed for. When there is too much storm runoff for the piped system to handle, the runoff will flow overland along the easiest path available. This will occur when the storm is greater than a one in five year event.

To accommodate this situation, roads and lanes will be designed to route the overland flow runoff to either the northwest or southeast storm detention ponds. Some ponding will occur within the roads, lanes and municipal reserve 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.

The major overland drainage system is illustrated schematically on Figure 8.

6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Lancaster Meadows quarter section to the west.

A 250 millimeter diameter sanitary main will be extended with the south leg of Lancaster Drive to service the south part of the subject quarter section. A 375 millimeter diameter sanitary main will be extended along the north leg of Lancaster Drive to service the northern part of the subject quarter section, and other property to the north. Figure 9 illustrates the conceptual layout.

The southeast corner is the lowest portion of the quarter section. In order to accommodate gravity forced sewer systems, significant quantities of fill will be required in this area. If the standard rear lot servicing is used, the resultant fill will necessitate back sloping into the quarter section to the south. Accordingly, a more reasonable approach to servicing this area is via the street servicing alternative. This would allow for normal walkout basement lot grading and have less impact to the lands to the south.

All facilities required for the sanitary sewer system will be designed in accordance with the City of Red Deer Design guidelines.

6.3 Water Distribution System

The water distribution system required to service the subject quarter section is a direct extension of the water distribution system for the Lancaster Meadows quarter section to the west. The largest water supply mains include:

- A 300 millimeter diameter water main to be extended in the lane north of the south leg of Lancaster Drive;
- A 250 millimeter diameter water main to be extended along the north side of the north leg of Lancaster Drive.
- A 300 millimeter diameter water main to run in a north/south direction along 20th Avenue (the eastern boundary of the property), as per the requirements of the CH2M Hill's 1992 Water System study.

Computer water modeling will be utilized to evaluate actual water main sizes within the subject quarter section.

Figure 10 illustrates the conceptual layout for water servicing.

6.4 Shallow Utilities

The City of Red Deer Electric Light and Power Department, Telus Corporation, Shaw Cable and ATCO Gas (formally reviewed by Northwestern Utilities) have been contacted regarding the subject quarter section. All of the franchise utilities have advised that there is adequate capacity to provide servicing in the general area. The utility companies will review and address the servicing alternatives in more detail during the circulation and review of the Neighbourhood Area Structure Plan.

7.0 PHASING OF DEVELOPMENT

Figure 11 illustrates the proposed phasing for development. The present location of utilities dictates the initial few phases of development. Market conditions will influence the actual phasing of later development.

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

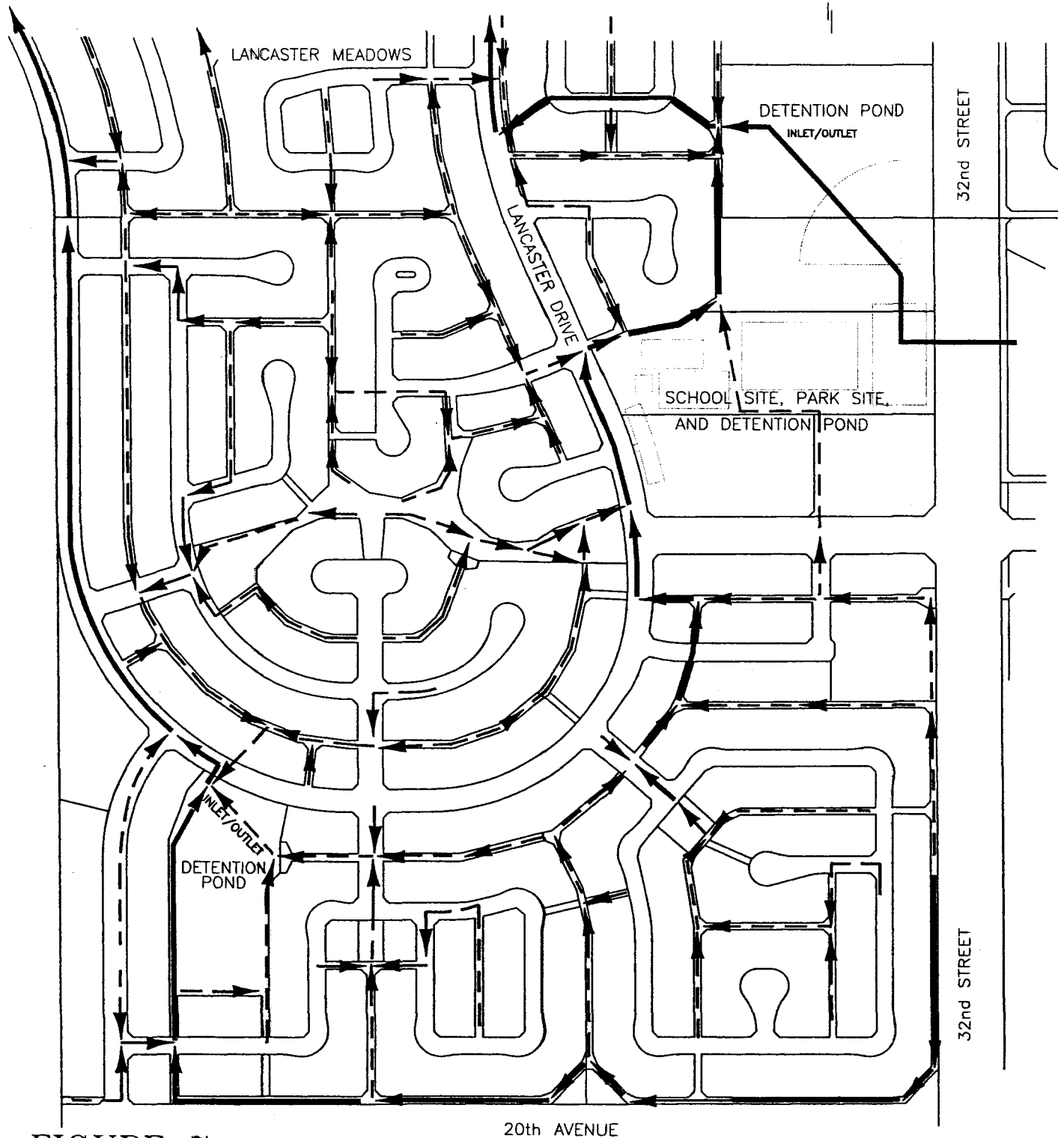

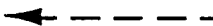


FIGURE 7
STORM SEWERS

SCALE 1:5000

LEGEND:
 STORM TRUNK
 STORM LINE

REVISED: JUNE 04/98
 REVISED: FEB. 16/00
 REVISED: NOV. 28/02

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EDMONTON

RED DEER

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

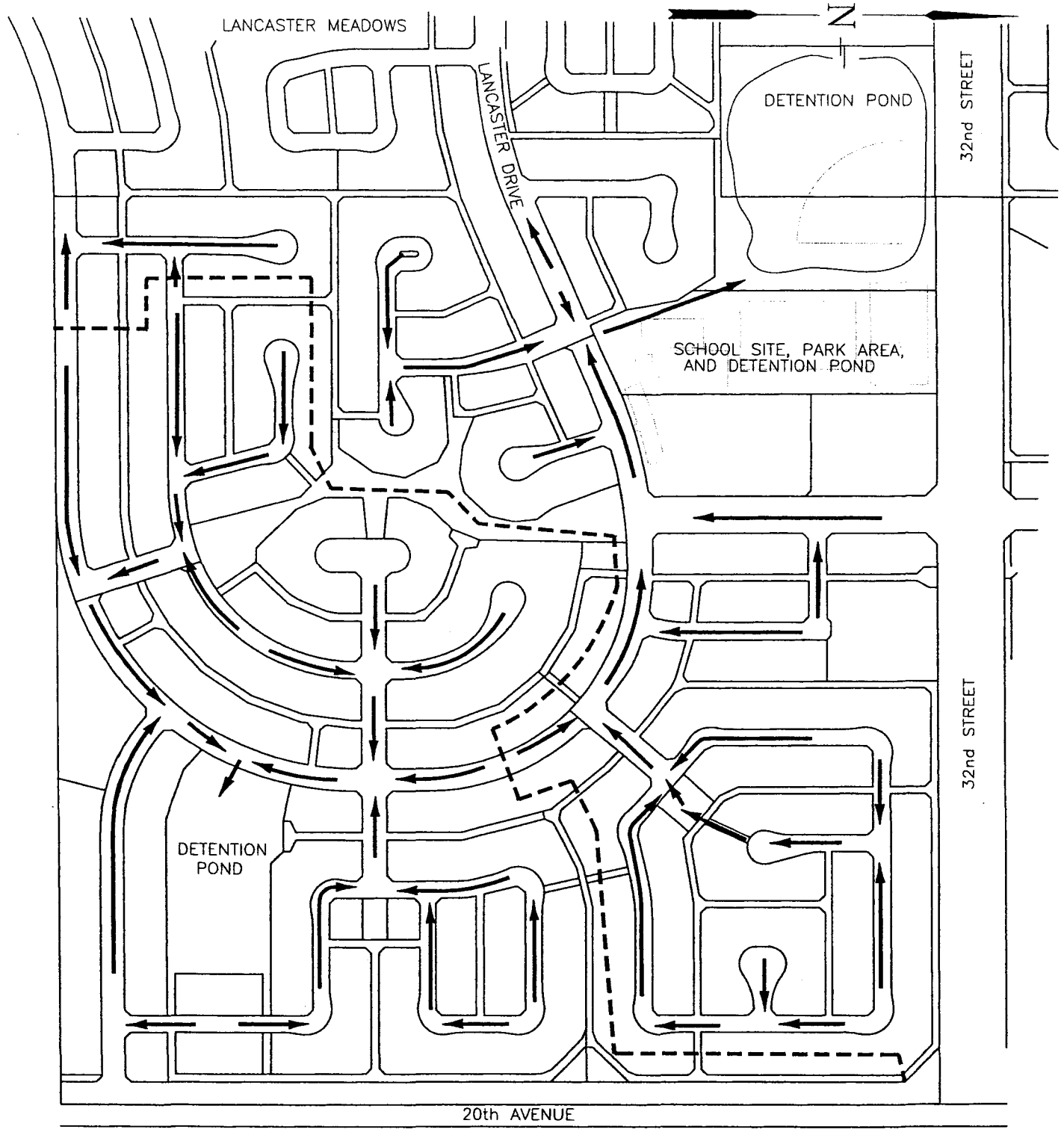


FIGURE 8
OVERLAND DRAINAGE
GREATER THAN 1:5
YEAR STORM EVENT

REVISED: JUNE 08/98
REVISED: FEB. 16/00
REVISED: NOV. 28/02
REVISED: MAY 19/04

SCALE 1:5000

LEGEND:

- DIRECTION OF FLOW
- - - BOUNDARY OF CATCHMENT AREA

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LANCASTER MEADOWS EAST OUTLINE PLAN

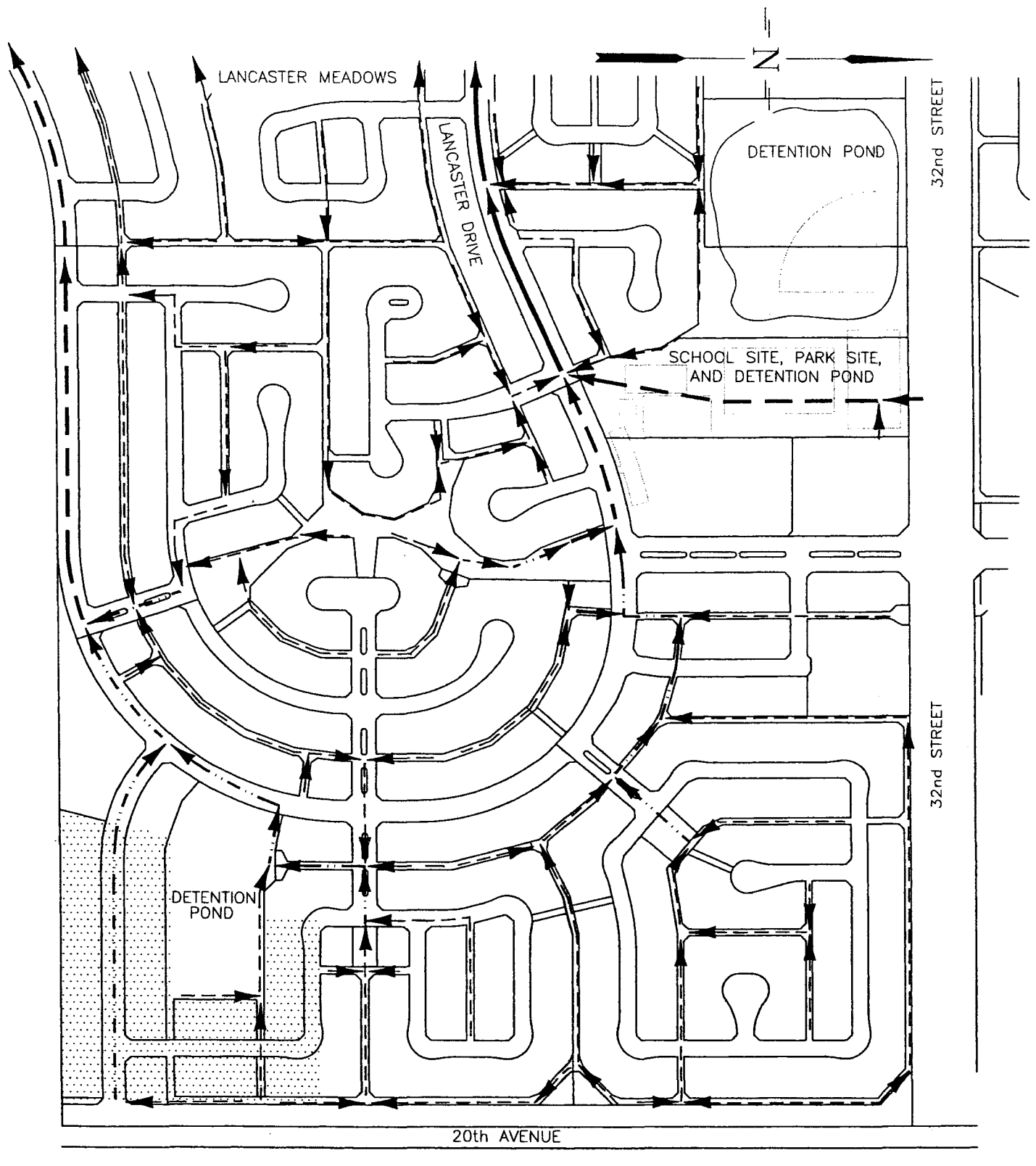
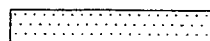
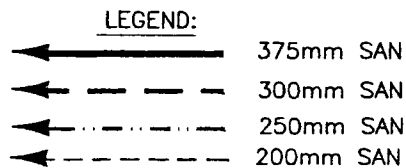


FIGURE 9
SANITARY SEWERS

SCALE 1:5000

REVISED: JUNE 04/98
REVISED: FEB. 17/00
REVISED: NOV. 28/02
REVISED: MAY 19/04



LOW AREA WHICH REQUIRES
FILL IN ORDER FOR SANITARY
TO WORK

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN

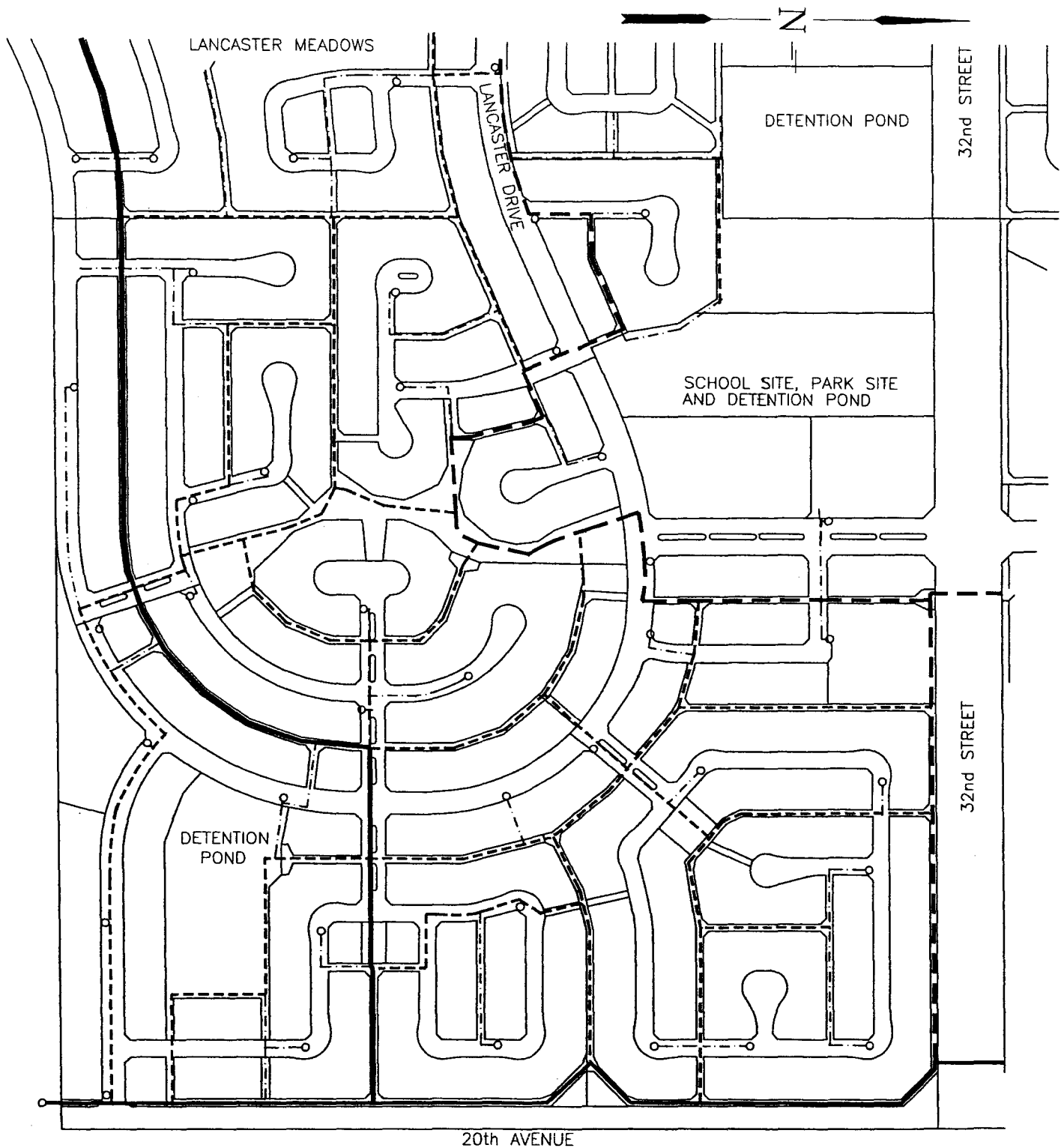


FIGURE 10
WATER DISTRIBUTION

SCALE 1:5000

LEGEND:

—	300mm WATER
- - -	250mm WATER
. . .	200mm WATER
- . - .	150mm WATER
o	HYDRANT

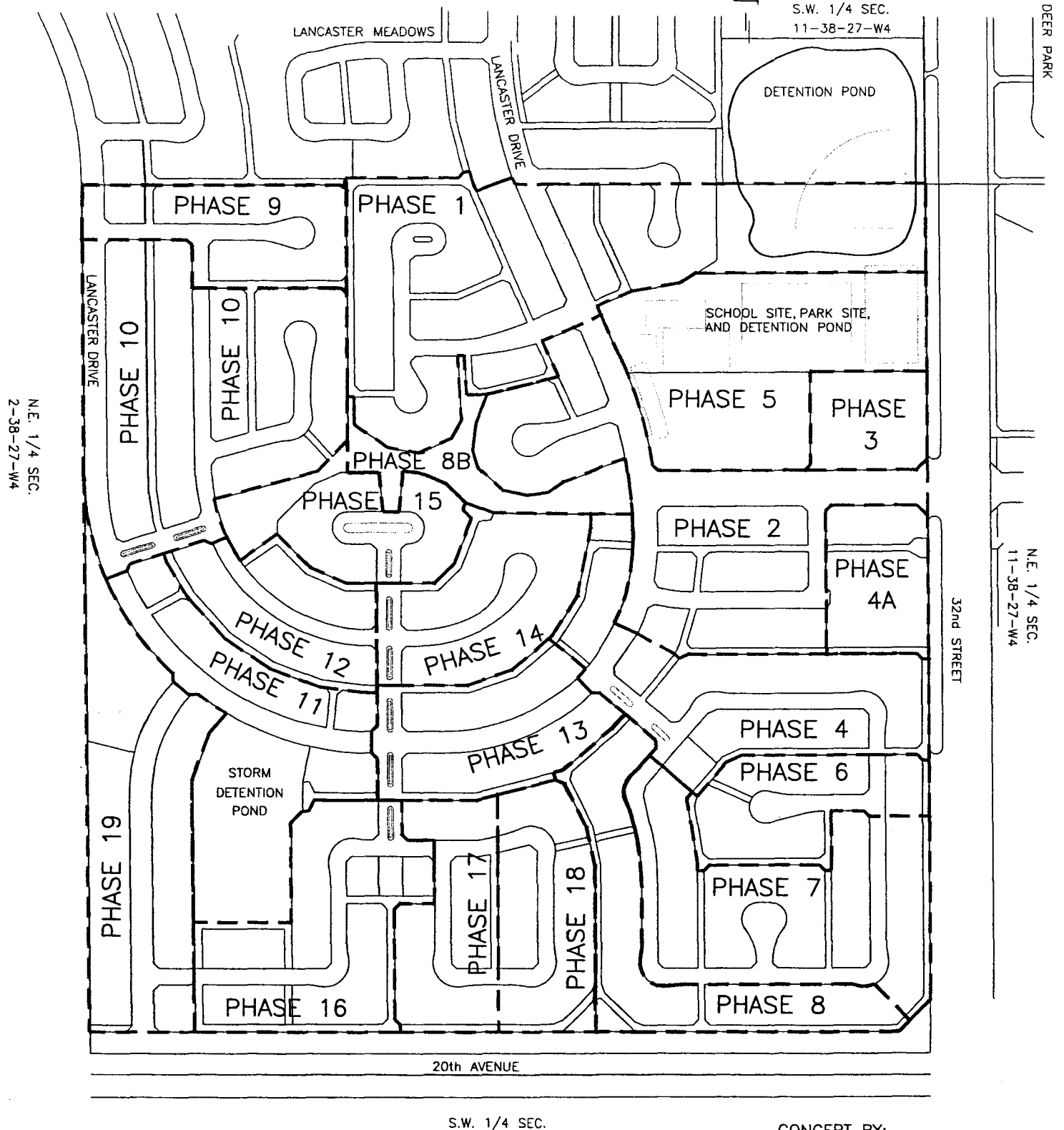
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REVISED: FEB. 18/00
REVISED: NOV. 28/02
REVISED: MAY 19/04

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EDMONTON

RED DEER

LANCASTER MEADOWS EAST NEIGHBOURHOOD AREA STRUCTURE PLAN



**FIGURE 11
PHASING PLAN**

SCALE 1:5000

REVISED: JUNE 04/98
REVISED: FEB. 18/00
REVISED: AUG. 10/01
REVISED: NOV. 28/02
REVISED: MAR. 21/03
REVISED: JUNE 6/03
REVISED: MAR. 15/04
REVISED: MAY 19/04

S.W. 1/4 SEC.

CONCEPT BY:
INTERPLAN STRATEGIES INC.

PREPARED BY:

AL-TERRA
ENGINEERING LTD.

EDMONTON

RED DEER

APPENDICES

APPENDIX 'A'

NORTH ALBERTA LAND REGISTRATION DISTRICT
 R E M O T E L A N D T I T L E S E A R C H
 SEARCH DATE: 10/12/1997

LINC	SHORT LEGAL	TITLE NUMBER
022 467 237	4;27;38;11;SE	812 189 844

LEGAL DESCRIPTION
 ERIDIAN 4 RANGE 27 TOWNSHIP 38
 ECTION 11
 QUARTER SOUTH EAST
 EXCEPTING THEREOUT ALL MINES AND MINERALS
 AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

- C.T. ISSUED: YES

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
2 189 844	10/08/1981			NIL

OWNERS

RY K COOPER
 OF #200, 10020-101A AVE
 EDMONTON
 ALBERTA
 TO AN UNDIVIDED 2/3 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
33LQ	16/10/1959	CAVEAT CAVEATOR - CANADIAN 88 RESOURCES CORP.. 700, 400-3 AVE SW CALGARY ALBERTA T2P4H2 "DATA UPDATED BY: TRANSFER OF CAVEAT NO.S 852067392 & 872086689"

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
812 189 844

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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(DATA UPDATED BY: TRANSFER OF CAVEAT
952142068)(DATA UPDATED BY: TRANSFER OF CAVEAT
962000488)

12 152 037	21/07/1986	CAVEAT RE : SEE CAVEAT CAVEATOR - ALLEGHENY HOLDINGS LTD. C/O BARRY M. SCHLOSS #202, 9644-54 AVE EDMONTON ALBERTA AGENT - BARRY M SCHLOSS
------------	------------	--

2 018 726	17/01/1997	CAVEAT RE : AGREEMENT FOR SALE CAVEATOR - CANADIAN 88 RESOURCES CORP.. 700, 400-3 AVE SW CALGARY ALBERTA T2P4H2 AGENT - DIANNE KVISLE
-----------	------------	---

TOTAL INSTRUMENTS: 003
UR FILE #: RON/WALKIN

*END OF SEARCH *

SR# - J692153 /AR0824

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT

R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 10/12/1997

S LINC	SHORT LEGAL	TITLE NUMBER
022 467 237	4;27;38;11;SE	862 091 370

LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 11

QUARTER SOUTH EAST

EXCEPTING THEREOUT ALL MINES AND MINERALS

AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

C.T. ISSUED: NO

REGISTRATION	DATE(DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
022 091 370	05/05/1986			NIL

OWNERS

88 RESOURCES MANAGEMENT LTD..
OF 200, 10020 - 101 A AVENUE, EDMONTON
ALBERTA
TO AN UNDIVIDED 1/9 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2583LQ	16/10/1959	CAVEAT CAVEATOR - CANADIAN 88 RESOURCES CORP.. 700, 400-3 AVE SW CALGARY ALBERTA T2P4H2 "DATA UPDATED BY: TRANSFER OF CAVEAT NO.S 852067392 & 872086689" (DATA UPDATED BY: TRANSFER OF CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
862 091 370REGISTRATION
NUMBER DATE (D/M/Y) PARTICULARS
-----952142068)
(DATA UPDATED BY: TRANSFER OF CAVEAT
962000488)TOTAL INSTRUMENTS: 001
YOUR FILE #: RON/WALKIN

*END OF SEARCH *

SR# - J692153 /AR0824

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT
R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 10/12/1997

S INC 122 467 237	SHORT LEGAL 4;27;38;11;SE	TITLE NUMBER 862 124 656
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LEGAL DESCRIPTION

MERIDIAN 4 RANGE 27 TOWNSHIP 38
SECTION 11
QUARTER SOUTH EAST
EXCEPTING THEREOUT ALL MINES AND MINERALS
AREA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

C.T. ISSUED: NO

REGISTRATION	DATE (DMY)	REGISTERED OWNER(S) DOCUMENT TYPE	VALUE	CONSIDERATION
2 124 656	17/06/1986			SEE INSTRUMENT

OWNERS

ARK INVESTMENTS LTD.
OF 301, 10117 JASPER AVENUE
EDMONTON
ALBERTA T5J 1W8
INTEREST TO AN UNDIVIDED 1/9 INTEREST
(DATA UPDATED BY: CHANGE OF ADDRESS 962124743)

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTSPAGE 2
862 124 650

REGISTRATION

NUMBER

DATE (D/M/Y)

PARTICULARS

& 872086689"

(DATA UPDATED BY: TRANSFER OF CAVEAT
952142068)(DATA UPDATED BY: TRANSFER OF CAVEAT
962000488)TOTAL INSTRUMENTS: 001
OUR FILE #: RON/WALKIN

*END OF SEARCH *

SR# - J692153 /AR082.

A. L. T. A.

NORTH ALBERTA LAND REGISTRATION DISTRICT
R E M O T E L A N D T I T L E S E A R C H

SEARCH DATE: 08/07/1997

S - - NC 22 467 237	SHORT LEGAL 4;27;38;11;SE	TITLE NUMBER 862 119 483
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LEGAL DESCRIPTION

1 RIDIAN 4 RANGE 27 TOWNSHIP 38
- - CTION 11
QUARTER SOUTH EAST
- - CEPTING THEREOUT ALL MINES AND MINERALS
- - EA: 64.7 HECTARES (160 ACRES) MORE OR LESS

ESTATE: FEE SIMPLE

MUNICIPALITY: CITY OF RED DEER

1 C.T. ISSUED: YES

	REGISTERED OWNER(S)			
1 GISTRATION	DATE(DMY)	DOCUMENT TYPE	VALUE	CONSIDERATION
1 2 119 483	10/06/1986			SEE INSTRUMENT

OWNERS

1 LEGHENY HOLDINGS LTD.
OF 202-9644 - 54 AVENUE, EDMONTON
ALBERTA T6E 5V1
1 TO AN UNDIVIDED 1/9 INTEREST

ENCUMBRANCES, LIENS & INTERESTS

REGISTRATION

NUMBER	DATE (D/M/Y)	PARTICULARS
2583LQ	16/10/1959	CAVEAT CAVEATOR - CANADIAN 88 RESOURCES CORP.. 700, 400-3 AVE SW CALGARY ALBERTA T2P4H2 "DATA UPDATED BY: TRANSFER OF CAVEAT NO.S 852067392 & 872086689" (DATA UPDATED BY: TRANSFER OF CAVEAT

(CONTINUED)

ENCUMBRANCES, LIENS & INTERESTS

PAGE 2
862 119 483

GISTRATION NUMBER	DATE (D/M/Y)	PARTICULARS
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952142068)

(DATA UPDATED BY: TRANSFER OF CAVEAT

962000488)

TOTAL INSTRUMENTS: 001
YOUR FILE #: WALKIN

*END OF SEARCH *

SR# - J077563 /AR0534

APPENDIX 'B'

177



Environmental Service

4th Floor, 9820-106th Street
Edmonton, Alberta
Canada T5K 2J6Telephone (780) 427-5883
Fax (780) 422-4182

RECLAMATION CERTIFICATE NO. 00147827-00-00

EUB LICENSE NO. 17788

This reclamation certificate is issued pursuant to section 123 of the Environmental Protection and Enhancement Act, following an inquiry on

April 24, 2001 . (Date)

This certifies that the surface of the land held by BelAir Energy Corporation within SE Sec. 11 Tp. 038 Rge. 27 W4M

in connection with or incidental to FINA CAN SUP RED DEER 2-11-38-27 WELL, as shown outlined in yellow on the attached plan, complies with the conservation and reclamation requirements of Part 5 of the Act.

Issued this 1st day of May, 2001

F. Want Femke Want

Inspector(s)

Operator/Agent:

BelAir Energy Corporation
1500 777 8 AVE SW
Calgary, Alberta
T2P 3R5

Section 84 of the Environmental Protection and Enhancement Act may provide a right of appeal against this decision to the Chair, Environmental Appeal Board. There may be a strict time limit for filing such an appeal. For further information contact the Board Secretary of the Environmental Appeal board at 2nd Floor, Peace Hills Trust Tower, 10011 - 106 Street, Edmonton, Alberta T5J 8S8; telephone (780) 427-6207; fax (780) 427-4893

TERM OR CONDITION ATTACHED: ☐ YES ☐ NO

BYLAW NO. 3156/X-2004

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

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

1. That "Use District Map L6" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2004 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2004.

READ A SECOND TIME IN OPEN COUNCIL this day of 2004.

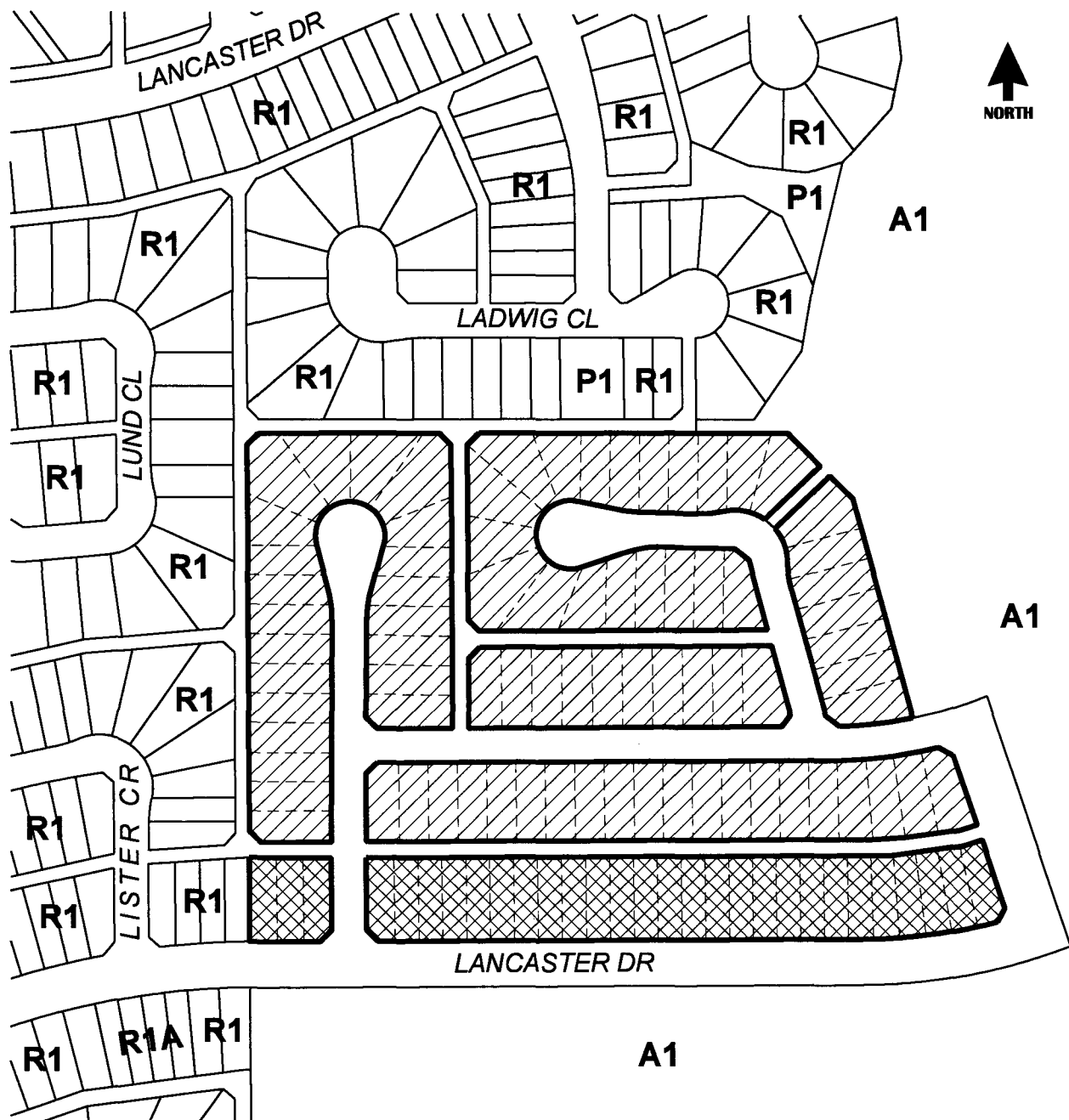
READ A THIRD TIME IN OPEN COUNCIL this day of 2004.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2004.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1N - Residential (Narrow Lot)

Change from :

A1 to R1 

A1 to R1N 

MAP No. 16 / 2004
BYLAW No. 3156 / X - 2004



COUNCIL MEETING OF JULY 26TH , 2004

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: RIVERLANDS COMMUNITY PLAN
AREA REDEVELOPMENT PLAN &
DEVELOPMENT DESIGN CRITERIA**

Riverlands Community Plan

Area Redevelopment Plan & Development Design Criteria



FINAL REPORT

Prepared for:

The City of Red Deer
4808 Ross Street, Suite 404
Red Deer, Alberta T4N 1X5

June 16, 2004

Prepared by:



John Hull
Architect
and
Urban Plans Inc

In Association With:
Carlisle & Associates
Grandview Consulting
Infrastructure Systems Ltd

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1.0 INTRODUCTION

1.1 PURPOSE AND OBJECTIVES

The purpose of this long range planning document is to guide future growth and development in the Riverlands area of downtown Red Deer. This Community Plan is consistent with the City of Red Deer Greater Downtown Action Plan (2000) and the Red Deer Community Culture Master Plan (2001) which presented new visions and planning concepts for the Riverlands area.

In following up on the Greater Downtown Action Plan, the City of Red Deer's Senior Management Team initiated a process to prepare an Area Redevelopment Plan and a set of urban design guidelines for Riverlands. The preparation of the plan is based on the following planning and development objectives, as outlined in the terms of reference for the study:

1. A Guide for Redevelopment of the Riverlands Area

To establish land use patterns and redevelopment guidelines for future overall neighbourhood development, redevelopment and/or infill projects envisioned to occur within the next 15 to 20 years.

2. A Sustainable Community

To develop a sustainable community based on long term growth decisions in relation to balanced economic, financial, social and environmental elements.

3. A Mix of Housing Forms and Commercial Uses

To create a unique urban environment with a mixture of housing forms appealing to a range of income levels and lifestyles blended with commercial uses that provide employment opportunities.

4. An Efficient Road Network and Access

To provide an efficient internal road network and provide efficient neighbourhood access to the city's adjacent external transportation system.

5. Pedestrian and Open Space Linkages

To provide significant pedestrian and open space linkages to the city's existing park/trail system and accommodate the envisioned 48th Street promenade concept.

6. Culture District

To provide for a community culture hub that includes extending cultural activity, programming, artist's displays and performances into the entire Riverlands area.



One major way to create sustainable communities is to build compact, mixed use neighbourhoods.

7. Architectural and Urban Design Criteria to Enhance the Quality of Development

To enhance redevelopment of this area through the provision of architectural and urban design criteria that will guide new and/or redevelopment projects. The design criteria will establish building and streetscape regulations that address the following elements, amongst others:

- coordinated street lighting,
- parking and signage,
- pedestrian environment and walkway linkages,
- street furniture and landscaping, and
- visual appearance/aesthetics of buildings and public spaces.

1.2 PLAN AREA

The Riverlands area is a light industrial / commercial area in the southwestern sector of the Greater Downtown area. It has sometimes been referred to as Downtown West, and is more commonly known as Cronquist Business Park and the City's West Yards. The area occupies a strategic location, directly west of the downtown commercial core, on the banks of the Red Deer River.

The Plan Area is defined by the Red Deer River on the west, Taylor Drive on the north and east, and 43 Street and the West Park neighbourhood on the south. (see Map 1: Plan Area).

1.3 MANDATE

The Riverlands Area Redevelopment Plan (ARP) is a statutory plan, as defined by the Province of Alberta Municipal Government Act. The ARP is to be adopted by City Council by Bylaw.

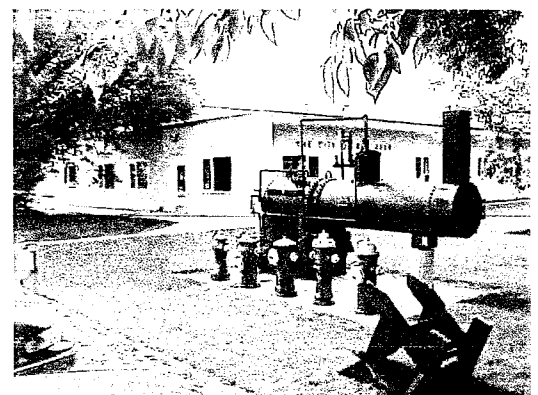
Both the Greater Downtown Action Plan and the Riverlands ARP must conform to Red Deer's Municipal Development Plan which is the overriding statutory planning document governing land use and development in the city as a whole.

The mandate to prepare the Riverlands ARP stems from policy 2.8 in the Greater Downtown Action Plan, which states:

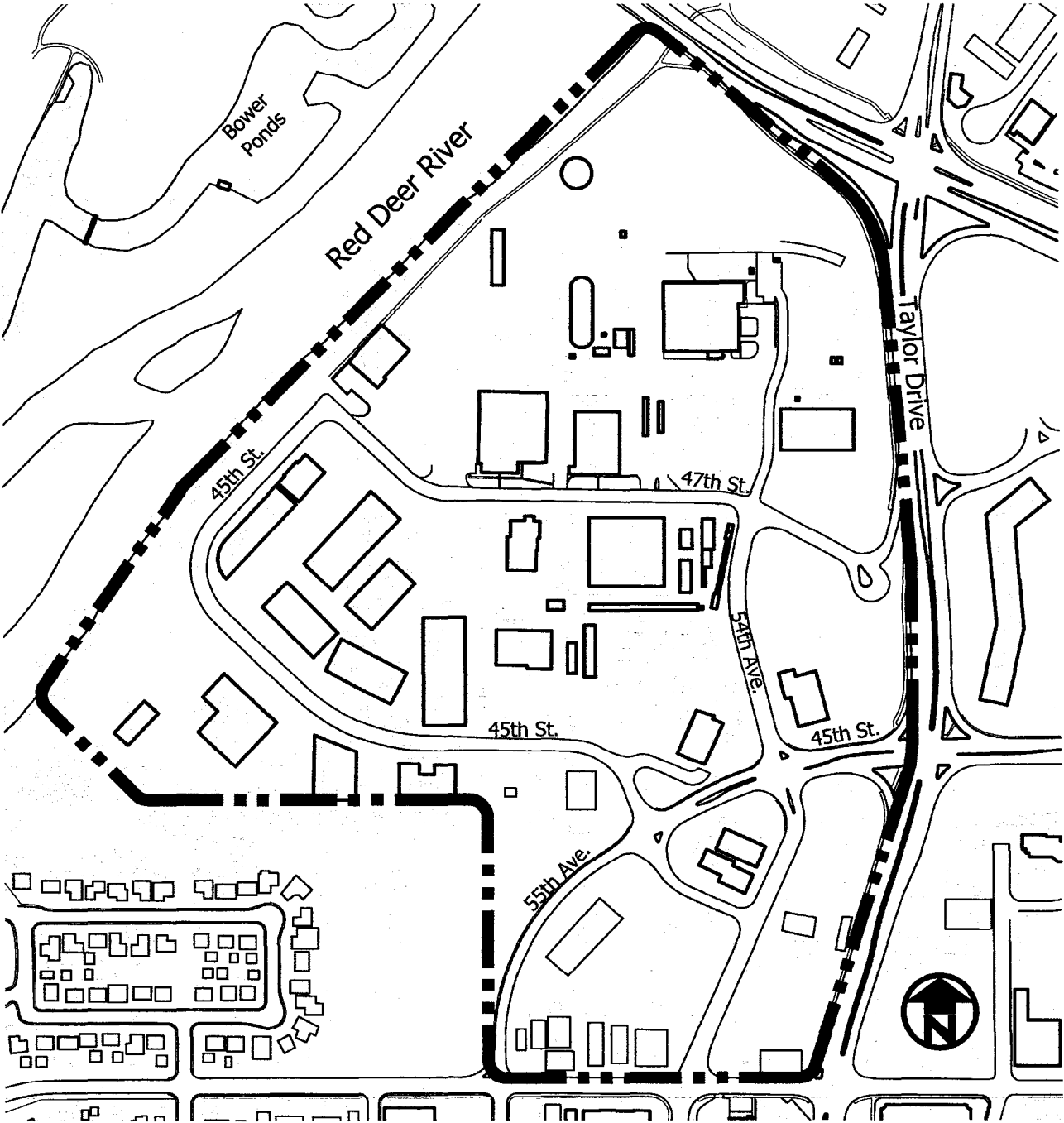
“Adopt a new vision and planning concept for the Riverlands area; prepare a comprehensive redevelopment plan and phased implementation



One of the best views in Red Deer – looking across the river from Riverlands to Bower Ponds.



The presence of the City's Public Works Yards in Riverlands provides the City with a significant redevelopment opportunity.



LEGEND

Plan Boundary 



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program for the river's edge pathway system, the significant City land holdings in the area and for the connecting public spaces."

Other policies from the Greater Downtown Action Plan relating to the development of Riverlands area and its connection to the downtown core and to Bower Ponds, are policies 7.2 and 7.3 respectively, which state:

"Develop the 48 Street Promenade – a major new east-west pedestrian route through the Greater Downtown area, linking the downtown core with the Riverlands area."

"Prepare conceptual plans and (over the medium/long term), construct a pedestrian bridge connecting the Downtown to Bower Ponds – as an extension to the 48 Street Promenade."

Greater Downtown Action Plan policies which provide the direction to prepare urban design criteria and physical improvement concepts for the Riverlands area are policies 2.2 and 2.3 respectively:

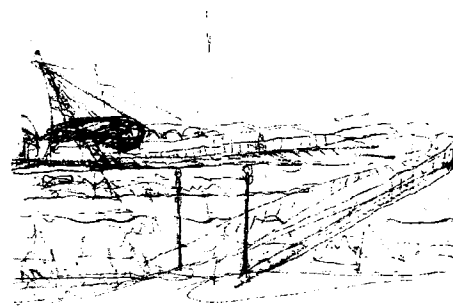
"Develop architectural and urban design guidelines for each distinct downtown neighbourhood."

"Develop a five year program of physical improvements for all nine downtown neighbourhoods; highlight the different characters of each area through neighbourhood signs, distinctive street name signs, street furniture, streetlamps, colours, landscaping and other features."

1.4 PLANNING PROCESS

The process to prepare this plan was initiated by the Greater Downtown Action Plan implementation group which has been actively pursuing the priority projects and initiatives contained in the Greater Downtown Action Plan, since the adoption of the Plan in August 2000.

The City of Red Deer Senior Management Team approved the terms of reference for the preparation of the Riverlands ARP and urban design criteria in the spring of 2002. The Senior Management Team appointed Parkland Community Planning Services to coordinate the overall planning process at this time.



This sketch of a pedestrian bridge linking Riverlands to Bower Ponds was provided in The Greater Downtown Action Plan (2000).



Architectural design criteria for buildings and design criteria for the public realm can result in beautiful, people friendly urban spaces.

In June 2002, a Steering Committee was established to guide the planning process. The Steering Committee members represent the following areas of interest:

- Community Services Division
- Engineering Services
- Inspections and Licensing Department
- Parkland Community Planning Services
- Downtown Business Association
- Riverlands area
- Parkvale Community Association

The public participation process began in June 2002 with the City of Red Deer distributing Community Newsletter # 1 to Riverlands area landowners and businesses. This newsletter informed area stakeholders of the process to be followed, proposed timelines, the objectives of the plan and the opportunities for public involvement.

Consultants were engaged to undertake the study in August, 2002 and the first of a series of monthly meetings between the consultants and the Steering Committee was held.

In October 2002 approximately 35 Downtown and Riverlands community members attend a Workshop conducted by the consultants to discuss ideas, issues and possibilities for the Riverlands area. Based on the feedback from this public workshop the consultants begin preparing the first draft of the Riverlands ARP and design guidelines.

In February 2003 the consultant team held a focus group workshop of Riverlands stakeholders to discuss the draft proposals for the area. Stakeholders expressed their strong support for, and indeed excitement regarding the draft redevelopment concept at the workshop.

Some new ideas emerged from the discussion at the February workshop, which were subsequently incorporated into the redevelopment plan. One key idea was incorporation of a multi-purpose culture/arts facility into a major civic park and open space area near the rivers edge. This idea is contained in the Community Culture Master Plan which identifies Riverlands as one of three primary culture hubs in the downtown. The suggested options included converting (and perhaps adding on to) the bus barns, the Purchasing Building and/or constructing a new culture facility by the river's edge.

The Riverlands redevelopment concept and draft design criteria were presented to the general Red Deer public in March 2004 as part of a public exhibit of current civic projects by the City of Red Deer. The one day exhibit was

conducted in a Red Deer shopping mall and was visited by many Red Deer and area residents.

A further presentation on the proposed plan was made to a joint meeting of the community, Culture Link (community organization responsible for implementation of the Culture Master Plan) and the Red Deer College in March. The Red Deer College representatives were enthused about the redevelopment concept and expressed interest in the possibility of having off-campus student housing in the Riverlands area at some time in the future. They felt this idea had considerable merit, given the closeness of Riverlands to the College, both via the road system and the walking / cycling trails.

A Public Meeting and Open House was held in April 2003 to present the Riverlands Redevelopment Concept and Design Criteria to the general public of Red Deer. Area landowners and the public were invited to attend.

At the meeting a physical model was unveiled, along with several panels outlining the redevelopment plan in detail. Presentations were made by the consultant team, explaining the proposed redevelopment plan and design guidelines. The meeting was well attended, and from the comments received from those in attendance, there was considerable interest and enthusiasm for the redevelopment concept and the policies and guidelines being proposed in the plan.

In written responses provided on the comment sheets from the Public Meeting and Open House, meeting attendees supported the following features of the proposed redevelopment plan:

- the street layout which accommodates existing buildings
- the mixture of proposed uses
- the integration of affordable housing into the housing mix
- 48 Street Promenade, (with a suggestion that part of it be closed for special events)
- the design of the 48 Street Promenade, with a treed boulevard and space for benches and planters
- the cultural centre proposal, with broad public uses eg. natural and human history interpretation and river oriented leisure activities
- the new system of sidewalks throughout the area
- a pedestrian bridge across the river to Bower Ponds
- a pedestrian bridge or some form of improved pedestrian crossing of Taylor Drive
- the proposed right-out turn onto Taylor Drive at 47 Street, and
- the removal of the overhead power lines.

Some of the written comments on the presentation of the draft Riverlands Redevelopment Plan at the April 15, 2003 Public Meeting and Open House are presented here:

"The Plans look great and it is good to see some plans carrying on."

"We are pleased to see a proactive approach being taken in the downtown area. We have visited many cities where the downtown area has essentially died – where there are many vacant buildings and the area is run down. Embarking on a revitalization plan now when the downtown area is still vibrant should help ensure that the area remains vibrant."

"Conceptually it is good to see a plan for Riverlands."

"A good plan. We like it. We'll be looking at buying a condo there in about 10 years."

"Thanks for the efforts and the visions. May we be able to carry it all out. The future goals are what keeps us moving on in the present."

"There is much to do to bring the present downtown core up to the level it should be and keep growth happening..."

The concerns most often expressed at the public meeting were related to the potential parking and traffic issues that could arise from the redevelopment of the area. Other concerns related to the need to undertake a marketing study on the costs and benefits of relocating the City's West Yards so that the redevelopment plan could proceed as soon as possible. In early 2004 the City initiated an *Evaluation and Market Assessment* study for the West Yards area.

Also in early 2004 the City's Senior Management Team reviewed the draft Riverlands Area Redevelopment Plan recommending several minor changes including a stronger emphasis on the use of green energy and sustainability principles. In March the draft Riverlands Area Redevelopment Plan and 3D model were displayed at a local shopping centre as part of a broader initiative of City Council to meet with, and inform the community of major projects to be undertaken in the City.

The draft Riverlands Plan was forwarded to the Culture Link group (Cultural Development Association of Red Deer) for their review and input regarding the initiatives that the Red Deer Community Culture Master Plan has regarding the proposed culture hub in Riverlands.

A final open house to view the proposed Riverlands Area Redevelopment Plan was held in late May.

The Riverlands Plan will be [was] reviewed by the Municipal Planning Commission and following this review, the Plan will be [was] submitted to City Council for adoption. The public process will culminate with a Public Hearing, providing the public with a final opportunity to present their comments on the Plan directly to Red Deer City Council.

2.0 BACKGROUND

2.1 HISTORY

Riverland's known history dates back to the late 1800's when it existed as a natural area on the western edge of the settlement of Red Deer.

The area began to change in 1891 when Henry Reinholt built a sandstone quarry adjacent to the river, immediately south of where Taylor Bridge now stands. The quarry was the first commercial-scale quarry in the region. Sandstone from the quarry was used in the construction of several of Red Deer's prominent buildings over the years.

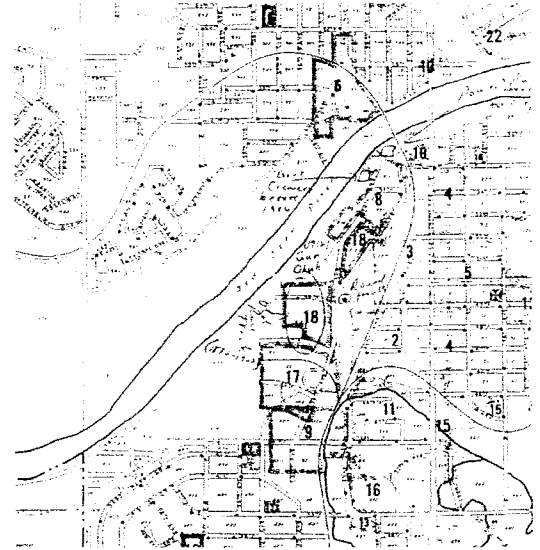
Most of the land around the quarry was in farmland for a number of decades. The area was generally known as Reinholt Landing during these years.

The second significant change in the area occurred when the CP railway line and central yards were built on the eastern edge of the area in the 1910's. The area remained as a mixture of farmland and light industrial use for a number of years, being relatively cut off from the rest of the Downtown by the railway yards.

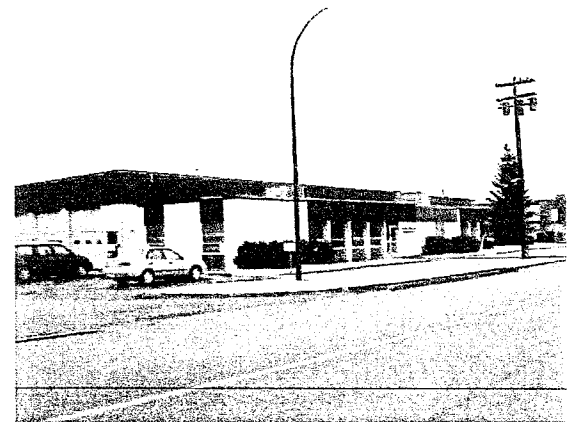
It wasn't until the 1950's that the area was opened up somewhat by the construction of a roadway system, with 54 Avenue running north-south along the western side of the CP rail line. Spur lines were built to the west of the railway tracks to serve the small industrial storage yards and facilities. It was at this time that the City's Public Works Yards started to move into the area.

In the early 1960's the area was further subdivided and extended westward. Several industrial and commercial operations with large storage yards occupied the area during this period. Cronquist Business Park was established in the 1970's and the area began to fill out as new commercial office buildings were constructed in the area.

Major changes were again initiated in the 1980's when the CP railway tracks were removed and the area became more connected to the Downtown through the extension of Ross Street to the west and the construction of Taylor Drive and Taylor Bridge on the area's boundaries.



This 1955 map of Downtown Red Deer shows 54 Avenue and the railway spur lines connecting into the Riverlands area.



The Bus Barns building is located along 47 Street. This building, built in the 1960's, is one that could be adapted and reused through a redevelopment scheme for the area.

2.2 AREA CONTEXT

Riverlands is situated in a prime central Red Deer location, on the western edge of Downtown. One of its greatest assets is the fact that it borders the Red Deer River, facing a major city resource – Bower Ponds and Great Chief Park. (refer to Map 2: Area Context)

There are some special civic places in the Downtown, such as the City Hall Park, Rotary Recreation Park and Ross Street where major civic celebrations can take place. However, none of these has the natural advantages, nor the potential to develop as a world-class gathering place or celebration place as the City owned riverfront land in the City Yards.

The success of the Riverlands plan will largely be judged by the ability of those implementing the plan to capitalize on this very special opportunity.

The potential of Riverlands is further enhanced by the fact that it is linked to the downtown core by a major pedestrian connector – the 48 Street Promenade. This pedestrian corridor will pass directly through the middle of Riverlands and meet the river at a point where it could bridge the river to join up with the very centre of the Bower Ponds area.

The Riverlands area is bordered on two sides by natural amenities, the river on the west and the forested escarpment on the south. The Waskasoo Park trail system runs along both the western and southern boundaries. The potential exists to enhance the trail system and extend it to the southeast to connect up with the trail as it runs along Waskasoo Creek.

Above the escarpment on the southern boundary lies the West Park residential area. Any future development below the escarpment, on the south side of 45 Street, should be compatible with the residential neighbourhood to the south.

Taylor Drive, which borders Riverlands on the north and east, represents a physical barrier to the merging of Riverlands with the rest of Downtown.

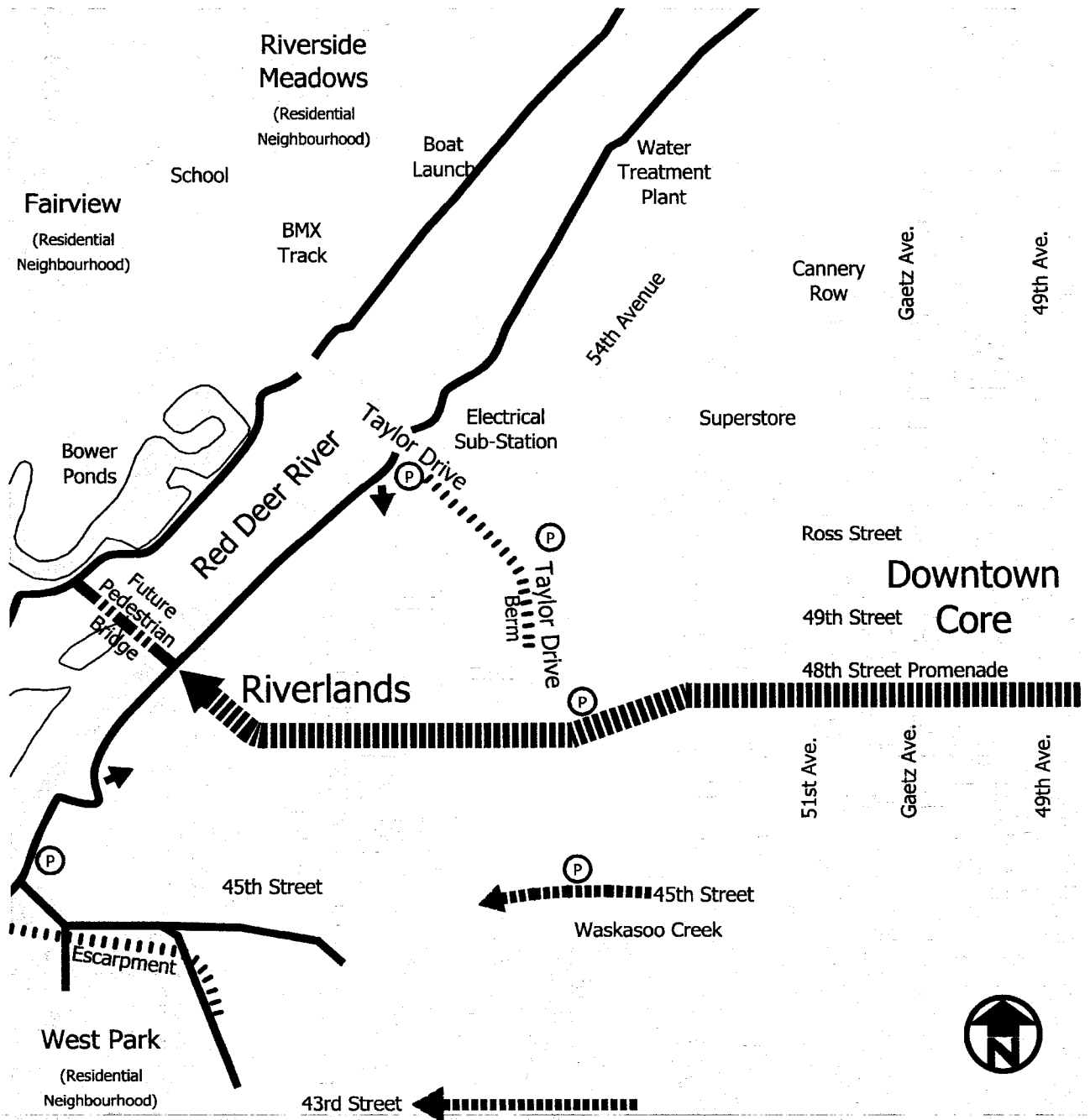
While it poses issues of access, the presence of Taylor Drive serves to contain the area, and if appropriate design and planning improvements can be implemented, the issues may be mitigated over time. For example, the landscaped berm along the northern border of Riverlands is a barrier that could be improved upon by removing the fence and creating pedestrian openings at strategic locations.



Looking westward down 47 Street – the proposed extension of the 48 Street Promenade. The City's Public Works Yards are on the right, Sentinel Storage on the left.

MAP 2 AREA CONTEXT

SCALE 1:8000



LEGEND

Pedestrian Link Issues (P)

48th Street Promenade

Pedestrian Trails

Vehicular Access

Pedestrian Access

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The pedestrian crossing issues that exist along Taylor at Ross Street, 48 Street and 45 Street will have to be addressed as the area evolves over time from an auto-oriented commercial area to a pedestrian-oriented residential mixed use community of over 2,500 residents.

The recent development of the lands immediately to the east of Riverlands along Taylor Drive to medium density residential and commercial is a sign that there is a strong market for this type of quality urban redevelopment in the Downtown West area.

2.3 EXISTING CONDITIONS AND ISSUES

2.3.1. General Character / Built Form

Riverlands at present is a relatively attractive, low density commercial industrial area. It consists primarily of commercial office and industrial enterprises, public works facilities, warehouse operations, merchandise sales businesses, professional offices and storage facilities. The area was mostly built out in the 1960's and 1970's.

It is an auto-oriented commercial business park with extensive parking provided throughout the area. There are no sidewalks along the roadways within the interior part of the area. While some of the buildings have grass boulevards or landscaping in front, there are no pedestrian amenities or parks within the area. The only facilities for pedestrians or cyclists occur along the edges of the area - Waskasoo Park trail at the river's edge and the sidewalk adjacent to Taylor Drive.

Three predominant forms of development characterize the central part of the area:

- the public works yards with its three low scale, cinder block warehouse / office buildings spread out along 47 Street, and its large expansive, well used storage yard in behind;
- one storey office/commercial strip buildings set well back from the street, with ample surface parking in front and some minimal landscaping on the site (eg. Cronquist Business Park area);
- industrial buildings set far back from the street with large storage yards and facilities on the site (eg. the UFA site)

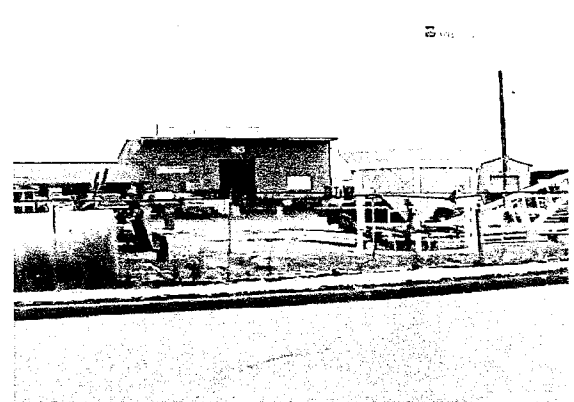
The area between Taylor Drive and 54 and 55 Avenues is characterized by a variety of commercial buildings, mostly low scale buildings, along with a number of vacant lands.



Looking eastward from the Carnival Cinema's parking lot across Taylor Drive towards 48 Street.



There are several one storey business complexes like this one in Cronquist Business Park.



The UFA site took up a large portion of the industrial land in the central part of Riverlands, prior to its relocation from the area in 2003.

Included amongst the commercial buildings are a cinema complex and a gas bar/convenience store.

The public works yards with their large piles of sand and gravel and piles of various industrial materials provide somewhat of a landmark or interesting focal point, especially as you enter the Downtown from the west. However, the area is obviously, and understandably, off limits to the public – this point is driven home by the expanse of frost fence encircling the site.

At the west end of Cronquist Business Park, overlooking the river, are two residential condominium buildings each containing ground floor commercial uses. These residential developments are quite unique to Red Deer, given their location within a predominately commercial industrial area. In one respect they are harbingers of things to come – as the intent of the Riverlands Plan is to convert the entire area to an eclectic, diverse mixed use community.

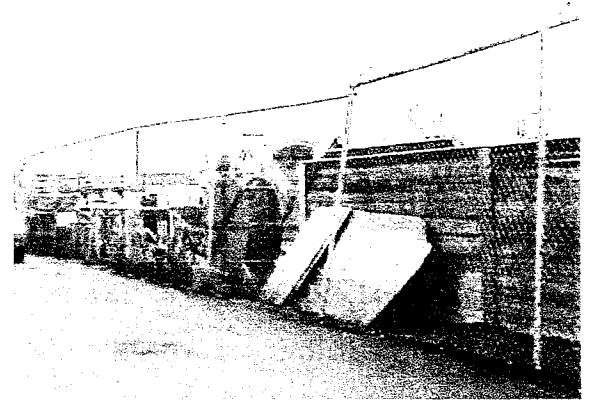
2.3.2 Natural Features / Site Analysis

Natural Features

One look at a map of the natural features and environmental conditions of Riverlands and surrounding area demonstrates how little remains of nature within the built up portion of Riverlands (see Map 3: Natural Features). However it also shows that Riverlands is blessed with an exceptional natural setting, with a forested escarpment on its southern boundary and the Red Deer River on its western boundary including the natural setting of the Bower Ponds and Great Chief Park recreational areas across the river.

The area is situated on the plateau approximately 12 metres above the river. Most of the indigenous vegetation has been stripped from the central part of the area over the years due to quarrying, farming, industrial development and riverbank stabilization projects.

There has been some erosion of the south bank of the river over the years. Bank stabilization and re-introduction and preservation of the natural species of the area - Aspen Parkland species needs to be explored. The bank adjacent to the Public Works Yards should require an environmental assessment and measures to mitigate any damage that has occurred over the years as a result of the industrial activity in the vicinity.



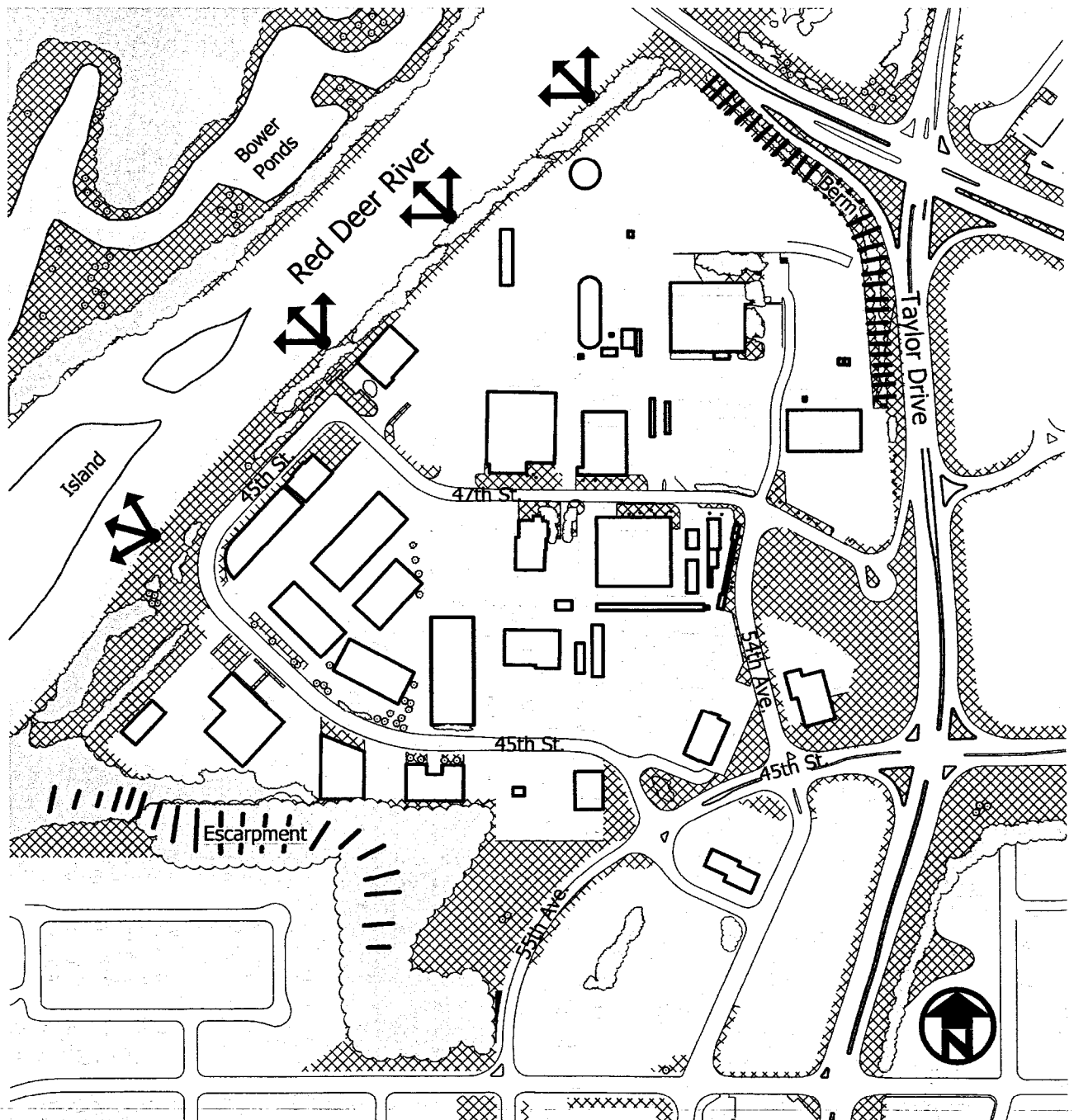
A view of the Public Works Yards from outside the fence. Some of the materials used in the maintenance and upkeep of the city can be seen stored here.



There are some beautiful stands of trees scattered throughout the Riverlands area – especially along the perimeter of the area.

MAP 3 NATURAL FEATURES

SCALE 1:5000



LEGEND

Green Space 

Trees 

Escarpment & Berm 

Views to Valley 



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The entire length of the riverbank should be examined to determine the best strategy to naturalize and upgrade the slope. This will take on extra importance since the Riverlands redevelopment scheme calls for a more active park space in the area, with a portion of the riverside area slated to become a major civic space, a city “gathering place”.

The landscaped berm along Taylor Drive is an attractive feature for the area that could act as a good natural buffer between the area and the traffic on Taylor Drive. Some of the other landscaping assets that occur along the streets in the area include the boulevard tree planting along 55 Ave and at the row of trees at 45 Street and the river’s edge.

Several of the businesses in the area have some form of landscaping on their private property, in front of their businesses. Of particular interest for preservation under any redevelopment scheme is the stand of possible heritage trees by Public Works Yards building.

As a result of the significant grade difference between the Riverlands side of the river and the Bower Ponds side, there are spectacular views across the river from the area.

One of the most prominent views looking toward the site is the view from Taylor Bridge as you travel eastward on the bridge. From the bridge one is drawn to two landmarks in the area – the interesting piles of industrial materials stacked up in the Public Works Yards, and the attractive new riverside condominium project – The Quarry.



The Quarry is a high quality riverside condominium project built in 2002 – it is a sign of things to come based on the Riverlands redevelopment scheme proposed in this planning document.

2.3.3 Land Use and Zoning

The predominant land uses in the Riverlands area are public industrial, private industrial and commercial, as shown on Map 4: Existing Land Use. There are two residential properties in the area, making up a small portion of the overall area.

The open space / recreational lands occur along the river, below the escarpment, along part of Taylor Drive and 55 Avenue. All of these areas are in passive recreation use, with pedestrian trails running along the river and below the escarpment on the south side of the area.

Most of the area is covered by Direct Control - DC(3) or Commercial (City Centre West) Districts. The open space areas are zoned A2 - Environmental Preservation or P1 - Parks and Recreation (see Map 5: Existing Zoning).

MAP 4 EXISTING LAND USE

SCALE 1:5000



LEGEND

Medium
Density
Residential



Private
Industrial



Commercial



Open Space/
Recreation



Public
Industrial



Vacant/
Undeveloped
Land

V

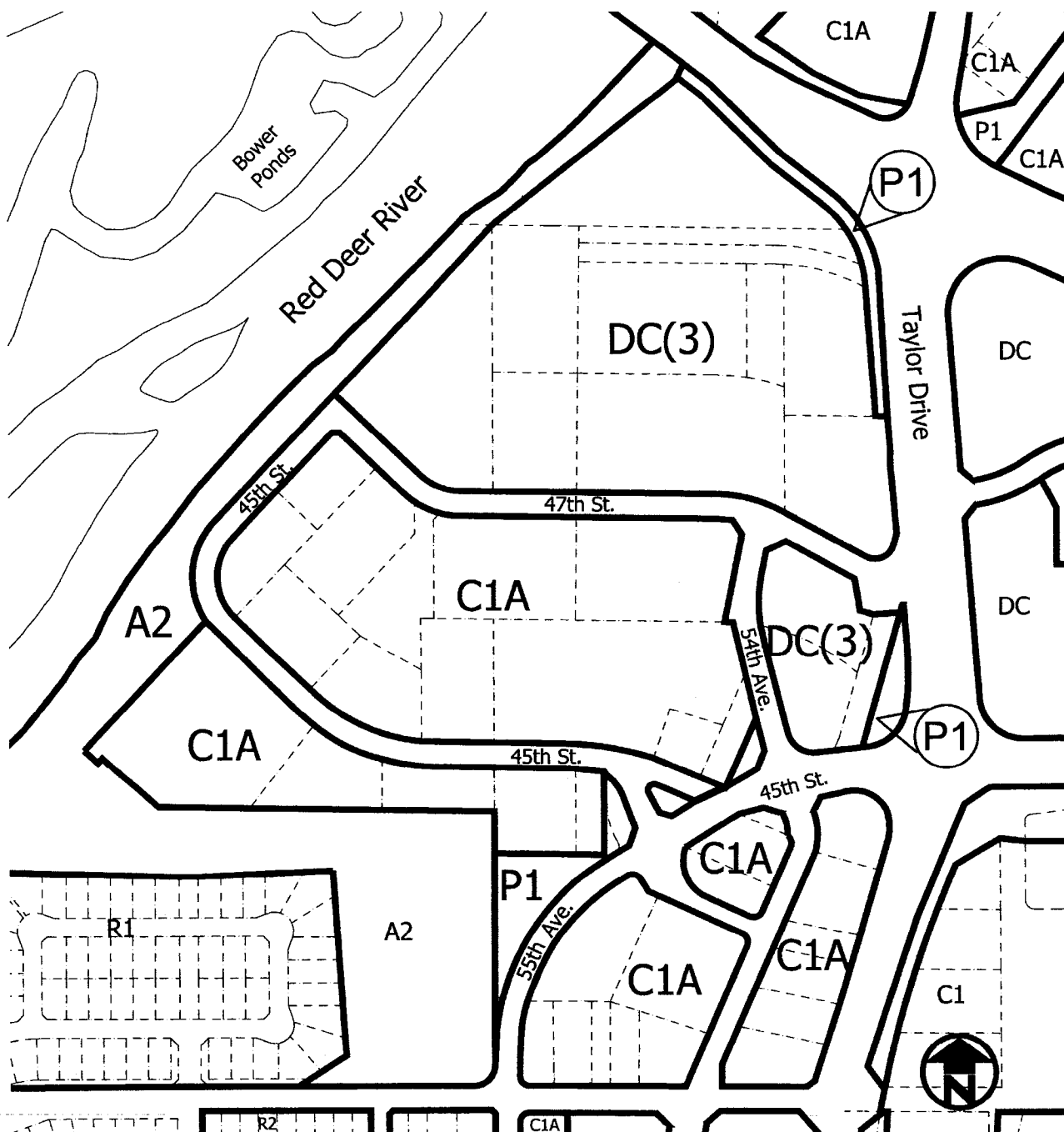


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MAP 5 EXISTING ZONING

SCALE 1:5000



LEGEND

- ZONE A2: Environmental Preservation
- ZONE C1A: Commercial (City Centre West)
- ZONE DC (3): Direct Control
- ZONE P1: Parks and Recreation



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The DC(3) district covers the Public Works Yards and the land between 45 and 47 Streets, adjacent to Taylor Drive. The C1A District covers all of the remaining commercial and industrial lands in the area.

The general purpose of the Direct Control District is “to provide for innovative developments, which in the opinion of Council, require specific regulations unavailable in other land use districts.”

The land uses allowed under the DC(3) District are:

- “Any use legally within an existing building in the area at the time this use district comes into effect is deemed to be a discretionary use,
- Any use approved by the Council for the land within this use district having regard to the adopted Area Redevelopment Plan.”

The general purpose of the C1A Commercial (City Centre West) District is “to facilitate the development of a unique area of land uses, which includes office, commercial, industrial, institutional, cultural and residential developments, either as sole uses or in various combinations on a single site. Generally, the land uses are to serve the City and the region, as a whole. This district is distinct from, and includes higher standards of development than, the C1 District.”

The C1A District allows for a wide range of permitted and discretionary commercial, institutional, industrial, office, warehouse, retail and multiple family residential uses. It contains site development guidelines requiring buildings to feature street oriented design.

2.3.4 Transportation, Parking and Pedestrian Circulation

The core of Riverlands is served by the 45/47 Street loop road system that acts as a collector road for the area. Vehicle access to the area is from Taylor Drive, southbound access only, at 47 Street, and from 45 Street at the south end.

There are pedestrian trails and sidewalks bordering the area, with the riverside trails along the western boundary, and sidewalks along the northern and eastern boundaries. There are no sidewalks in the interior of the area.

Pedestrian access from the Downtown, at the Ross Street / Taylor Drive intersection, is limited to one crosswalk possibility - pedestrians may only cross north-south on the west side of the intersection near the river. The only other pedestrian access points from the Downtown direction are at 43rd and 45th Streets.



The 45/47 Street roadway provides efficient traffic movement through the area. This is the view looking eastward down 47 Street towards the Medican complex.

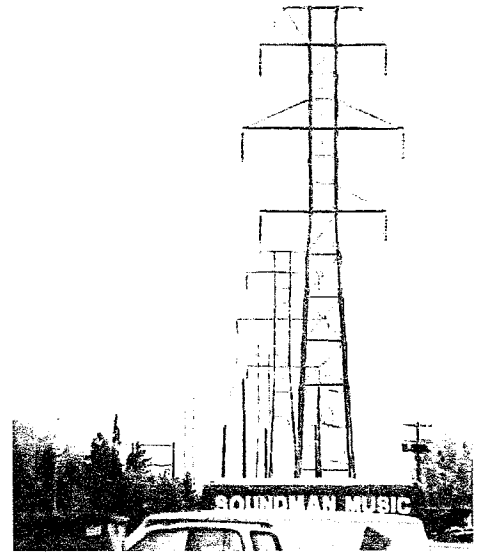
Since the area was planned and developed as an auto-oriented business / industrial area, there is a substantial amount of parking in the area. In addition to the parking provided off-street adjacent to the commercial and industrial buildings, there is on-street parking allowed throughout the area.

The area is served by bus route no. 3, which loops through the area on 45 and 47 Streets. The existing bicycle paths follow the pedestrian trails and sidewalks that encircle the area. The Greater Downtown Action Plan proposed two main new linkages with the Downtown – one via the 48 Street Promenade and the other along 45 Street.

2.3.5 Utilities

The area is well serviced by utilities, with water, sewer, gas and electricity services following the old grid roadway system (see Map 6: Existing Utilities). These utilities require review, upgrading and expansion as part of Plan implementation in order to ensure they will be sufficient to accommodate future projected development.

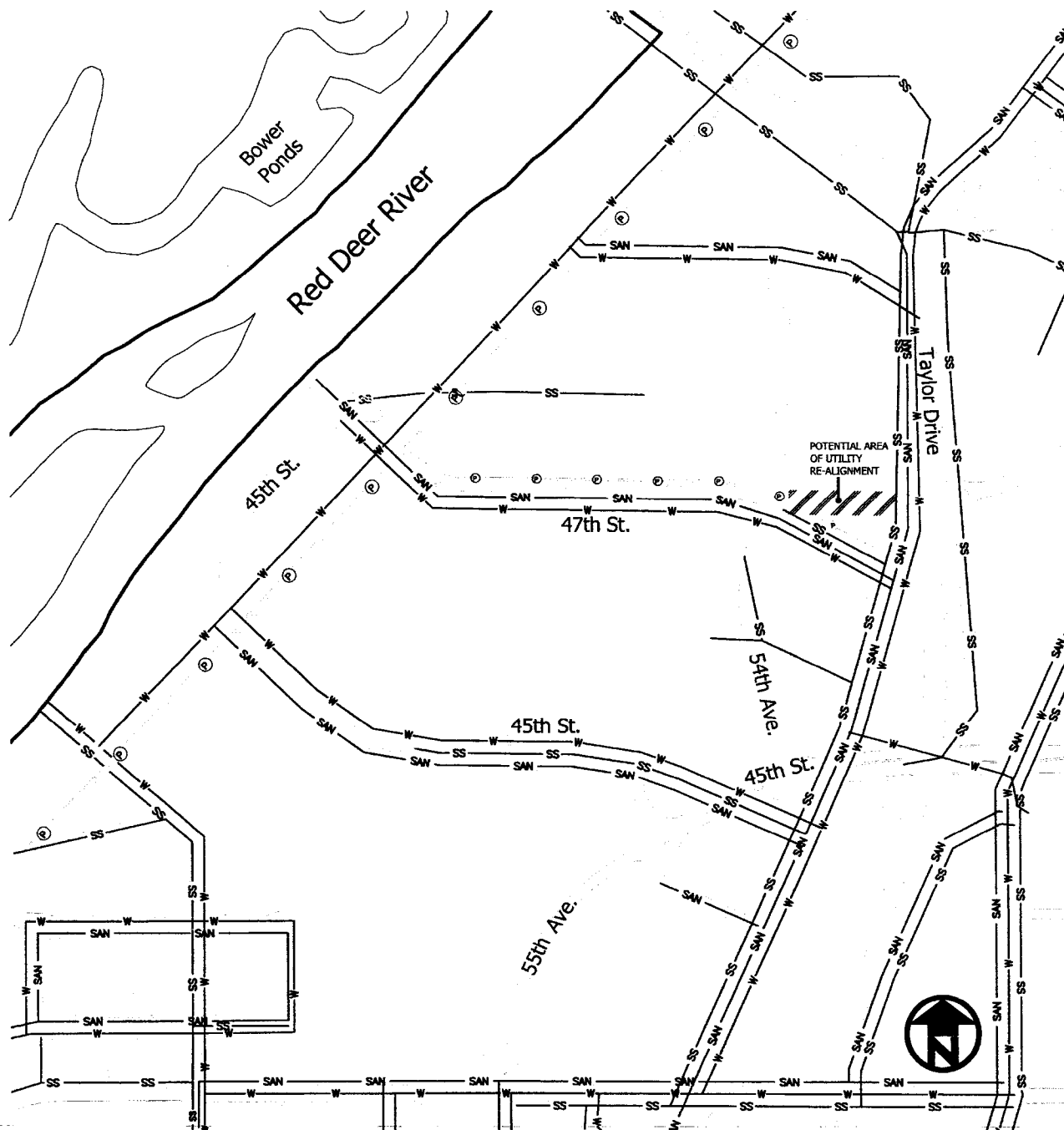
There is a major electrical transmission line passing through the western edge of the area. From a redevelopment and aesthetics perspective, this transmission line is a major constraint, barrier and obstacle to new and redevelopment opportunities for the area.



This existing transmission line is a visual and physical barrier to the redevelopment potential of the area.

MAP 6 EXISTING UTILITIES

SCALE 1:5000



LEGEND

U/G Sanitary Sewer Line	- SAN -	Primary Overhead Power Lines	⊙
U/G Storm Sewer Line	- SS -	Secondary Overhead Power Lines	⊙—
U/G Water Line	- W -		



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3.0 VISION AND DEVELOPMENT CONCEPT

This chapter presents a vision and development concept for the future redevelopment of the Riverlands area. It outlines a series of planning principles that will be used to guide the redevelopment process and it describes the desired physical qualities that are envisioned for the area.

A generalized future land use map (Figure 1) provides a basic concept for the proposed pattern of land uses, while a more detailed conceptual map (Map 7) provides a representation of what Riverlands could look like once it is fully built out. Both of these maps are concepts and are to be used as a guide for the redevelopment of the area, allowing such change to occur over the next 15-20 years.

3.1 VISION OF RIVERLANDS

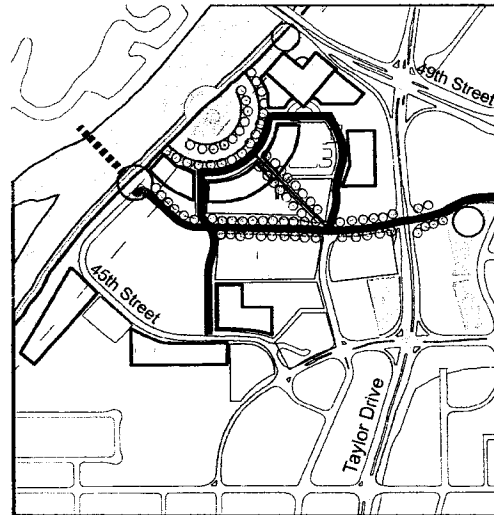
The vision statement for Riverlands articulated in the Greater Downtown Action Plan (2000) captured the excitement that surrounds the potential redevelopment of the area:

“As we cross into Riverlands, we can feel the excitement of new things happening. A phasing plan allowed the City Yards - 25 acres of riverfront property - to be relocated to other locations.

New development and the adaptive reuse of some of the City buildings have allowed a new urbanism to develop. The area is distinctly streetscaped: it is modern with a hint of industrial materials, bright colours, and new architectural forms.

The new developers followed the area concept plan and the City started the public infrastructure along the Promenade years before. The result is a world-class river front development. Local developers also recognized that there was a market in Red Deer to live downtown, on the trails, close to work and close to the excitement of the City. Now Riverlands is home to over a thousand people.

Approaching the River, we meet up with the perimeter river edge trail and look across to Cronquist House. Further to the north, a major park has been developed as part of the new residential and hotel projects and it provides access and views to the river's edge. The trail is more hard-edged along here: a riparian interpretive centre, viewpoints, historical markers (Cronquist, the limestone quarry, the lumber mill, the brick factory), bike rentals, riverboat rides and a teahouse.”



This drawing illustrates the concept proposed in the Greater Downtown Action Plan (2000).

The Red Deer Community Culture Master Plan (2001) picked up on this vision, stating “... it represents an excellent opportunity to undertake long range planning for a major culture area that compliments the culture activity and programming in the river valley and at Bower Ponds. The key element is the potential utilization of institutional and industrial facilities available at The City Yards should City departments move elsewhere...Potential opportunities...include major performance venues, studios and galleries and...extended river based culture programming, multi-cultural development and natural and human heritage appreciation.”

Additionally, the Plan recommended “That the City designate the Riverlands area as a culture development hub and that the area be retained for the purpose of integrated indoor and outdoor culture facility development in line with the Greater Downtown Action Plan.”

3.2 PLANNING PRINCIPLES

The approach to planning for the redevelopment of the Riverlands area was to build on the vision set out in the Greater Downtown Action Plan and the Cultural Master Plan and to address the planning and development objectives as outlined earlier in this Plan (Section 1.1).

The preparation of the Riverlands Community Plan was also guided by a number of widely accepted planning principles:

1. Smart Growth, Green Energy / Environmental Planning and Community Development Principles.
2. Asset Based Planning Principles (area's assets and strengths).
3. "Pedestrian First" Principles.

These planning principles, as they apply to Riverlands redevelopment, are explained below.

Smart Growth, Green Energy, Environmental Planning and Community Development Principles

The Riverlands Area Redevelopment Plan calls for a conversion of the area from a low density commercial-industrial park to a highly urbanized, mixed use community with a rich blend of residential, commercial, cultural, arts, entertainment and park uses.

The Plan will build on the City's commitment to Smart Growth, Green Energy, Environmental Planning and Community Development as these initiatives will not only result in an exciting downtown urban environment, it will respond to the principles contained in the City's "Red Deer Growing Smarter" report. This report calls for development that provides:

- **a diversity of housing types**, including affordable and appropriate housing for all income and age groups including for those with physical disabilities,
- **a mix of uses and activities and a more intense use of land**,
- **a strong sense of community**, based on caring for neighbours and pride in private property,
- **civic and open spaces that serve multiple purposes** including natural preservation, wildlife habitat and a variety of recreational, leisure and cultural pursuits and activities,
- **a series of gathering places**, including multi-purpose arts, cultural and community facilities including outdoor performance areas,
- **visually appealing neighbourhoods** with distinguishing entrance features, edges, focal points, public art and other visual amenities,
- **a safe, accessible transportation system** that caters to several modes of transportation (auto, transit, pedestrian, bicycle) and is integrated to Downtown,
- **a safe community** consisting of well-lit streets, highly visible sidewalks and crosswalks and served by effective community policing programs, and
- **energy efficient infrastructure**, opportunities to convert waste products into energy and "wired" neighbourhoods.

The above statements from the Red Deer Growing Smarter report are all applicable to the Riverlands area. With much of the Riverlands area in City ownership, the City of Red Deer can show leadership in developing the area as a model community in terms of environmental, social, economic and physical planning principles.

Building on the Area's Assets and Strengths

The Riverlands ARP capitalizes on the fact that the City of Red Deer owns over three-quarters of the riverfront property in the area. In fact, the City owns 11.5 hectares (28.4 acres) of land in the area. The City's West Yards site is 10 hectares (24.7 acres) in size and the Red Deer Electric, Light and Power site is 1.5 hectares (3.7 acres) in size. The area is well serviced by existing infrastructure and has a number of exceptional natural and man-made assets. This all adds up to a significant potential for redevelopment for this downtown riverside area.

Much of the City owned land is in low intensity industrial use, with the majority of the land being devoted to storage, parking and impermanent buildings. The five older permanent buildings owned by the City are all one-storey cinder block structures that could either be converted to alternate uses in a redevelopment scheme or replaced with higher density uses.

The redevelopment scheme presented in this ARP actually "works with" these existing City buildings, in recognition that the redevelopment process should build on the industrial history and character of the area. The design of the new street system through the West Yards provides for the retention and conversion of some of the existing buildings to cultural, residential or commercial uses.

Emphasis on the Pedestrian Environment

One of the central planning principles set out in the Greater Downtown Action Plan was that all elements of Downtown development should be based on creating an attractive walking environment. This Plan recommended that a number of actions be taken to establish a "Pedestrian First" environment in the Downtown, including:

- new pedestrian trails should be built to link the existing perimeter trails with the heart of the city,
- sidewalks should be constructed where none exist,
- traffic calming principles should be applied wherever possible,
- the successful streetscape and tree planting improvements undertaken in the 1980's should be continued,
- develop the 48 Street Promenade, connecting the existing Downtown with Riverlands,
- construct a pedestrian bridge over the Red Deer River to Bower Ponds – as an extension to the 48 Street Promenade, and
- implement necessary improvements to the pedestrian environment in terms of persons with physical, sight or hearing handicaps on a systematic, staged basis.

The Riverlands ARP focuses on the walking environment, from recommending the establishment of a much-improved system of sidewalks and pathways to requiring all residential development to have individual entrances at the street level. The new internal street system and the compact form of development in most of the area will create an enhanced pedestrian environment in the Riverlands area.

3.3 DEVELOPMENT CONCEPT

The new development concept for Riverlands is true to the vision set out three years ago in the Greater Downtown Action Plan. This section describes the proposed new development concept in general, qualitative terms. The following figures and map are provided in this section to illustrate the envisioned development concept:

- Figure 1 Generalized Future Land Use Concept
- Figure 2 Proposed 48 Street Promenade Cross Section
- Figure 3 Proposed Local Residential Street Cross Section
- Figure 4 proposed Local Commercial Street Cross Section
- Map 7 Riverlands Future Build-out Concept

3.3.1 Development Concept Overview

The highlights of the proposed development concept for Riverlands are presented here:

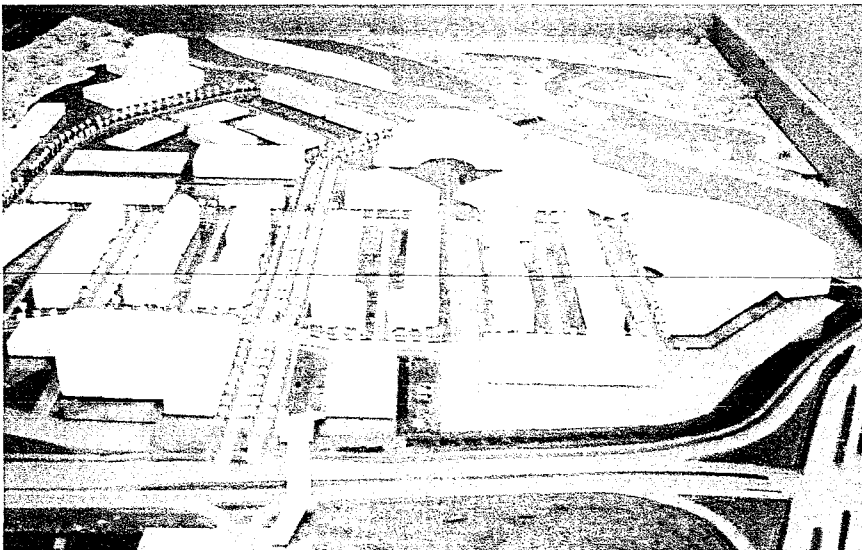
A New Community Structure

- **The 48 Street Promenade** (47 Street in Riverlands) will be designed as a grand pedestrian street, acting as a central spine for the new community.

The street will have wide sidewalks along both sides integrated with a treed boulevard, a bike lane along the north side of the street and have a landscaped treed and grass middle median.

- **A new grid street system** will be introduced to the central part of the area, creating a new community structure for the redevelopment of the area.

The streets will have tree-lined boulevards, sidewalks on both sides, pedestrian lighting and other pedestrian amenities. The roads will allow for travel lanes each way and have parking on both sides.



This aerial view of the model of the Riverlands redevelopment concept (looking west) shows the proposed new community structure, with the 48 Street Promenade (47 Street) running east-west, the new grid street system in the centre of the area and the new major riverside park, civic space and culture hub.

This scenario shows a proposed hotel/convention centre at the north end of the site.

New Residential and Commercial Development

- **Townhouses and high density housing** will be developed on over half of the entire area. Most of this housing will occur in the central areas of the Plan and at the base of the escarpment below West Park Estates.
- **Commercial** uses will be concentrated south of 45 Street along both sides of 54 Avenue, south of the Carnival theatre site, within the existing Cronquist Business Park area and, at the very north end of the Plan area in the form of a possible major commercial anchor (e.g. hotel/convention centre).
- **Mixed use commercial/residential** (commercial on the ground floor and residential above) will be required and concentrated along the 48 Street promenade in the centre of the Plan area. Ground floor commercial will be allowed in all residential areas permitting work/live environments and loft/studio type developments.
- **Commercial office** uses will be concentrated in two areas – in the existing Cronquist Business Park and in the area south of 45 Street, east of 55 Avenue, but will be allowed throughout the Plan area in various combinations with mixed use developments.

Culture, Parks and Pedestrian Trails

- **A major civic space** area will be developed at the river's edge – this will be designed to be sensitive to the natural environment at the river while serving as a multi-functional gathering place for civic events and celebrations. This site will include development of a major culture hub incorporating arts and cultural facilities and activities and will provide opportunity for related public/private commercial and residential partnership developments.
- **An integrated open space and pathway network** will be integrated throughout the entire area to create a connected and walkable community.
- The existing **riverside trail system** will be enhanced with hard edged viewpoints and pedestrian connections to the water's edge. A new **pedestrian bridge** could connect the area to Bower Ponds.
- **A pedestrian structure/crossing** at Taylor Drive and the 48 Street Promenade will be built to facilitate pedestrian and cyclist movements.

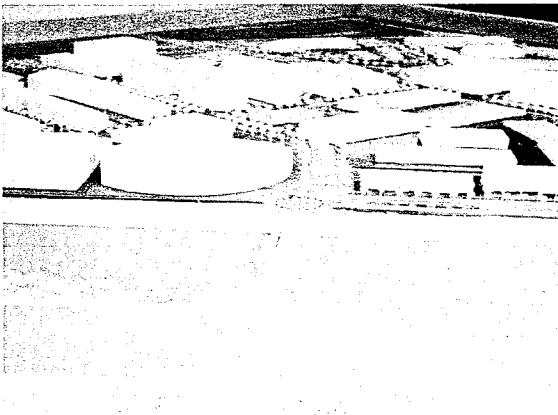
A Diverse Mix of Activities

- **A major commercial development** (hotel / convention centre) could be developed near the river's edge at the north end of the site.

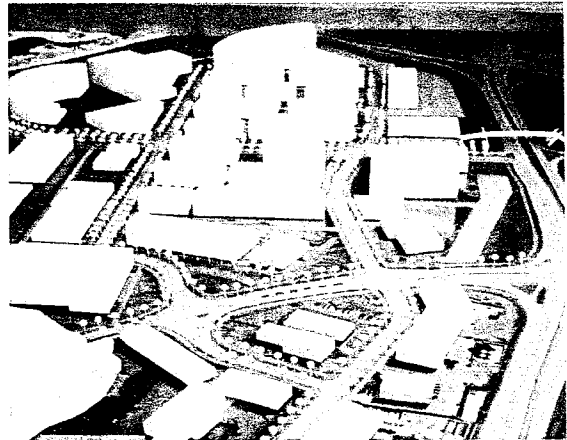
- A **commercial / entertainment area** will allow for theatres, arts and cultural facilities and restaurants/lounges. No large drinking establishments would be allowed.
- **Cultural facilities, civic and recreational uses**, and other such uses can be accommodated in some of the existing west yards buildings.

The Quality of Development

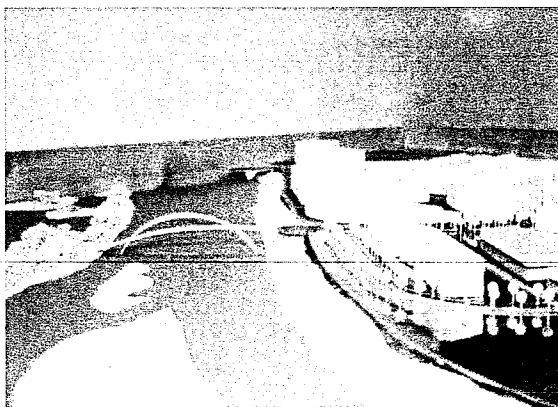
- **Development design criteria** developed through the plan preparation process will be applied to ensure a high quality, new urbanism form of private development.
- **Improvements to the area's streetscape environment** will ensure the public environment (e.g. sidewalks) is built to a standard sufficient to attract the desired quality of urban development.



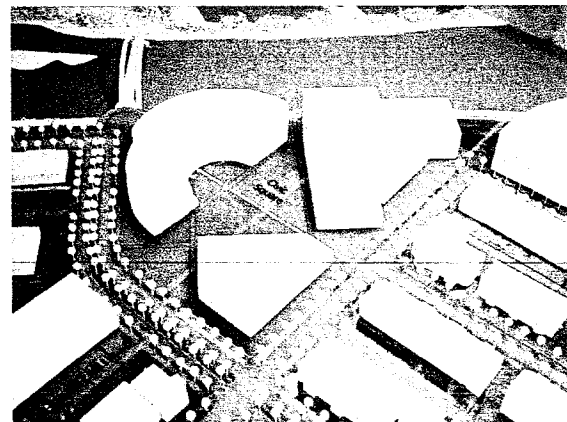
View of Riverlands across the Red Deer River from Bower Ponds. A possible pedestrian bridge would connect up to the 48 Street Promenade.



View from the south, showing the new housing development in the centre of the area and new commercial between 54 Ave and Taylor Drive.



View of the river's edge from the south.



This photo shows one development scenario of the civic area, with a new multi-purpose cultural building, plaza and large open space area.

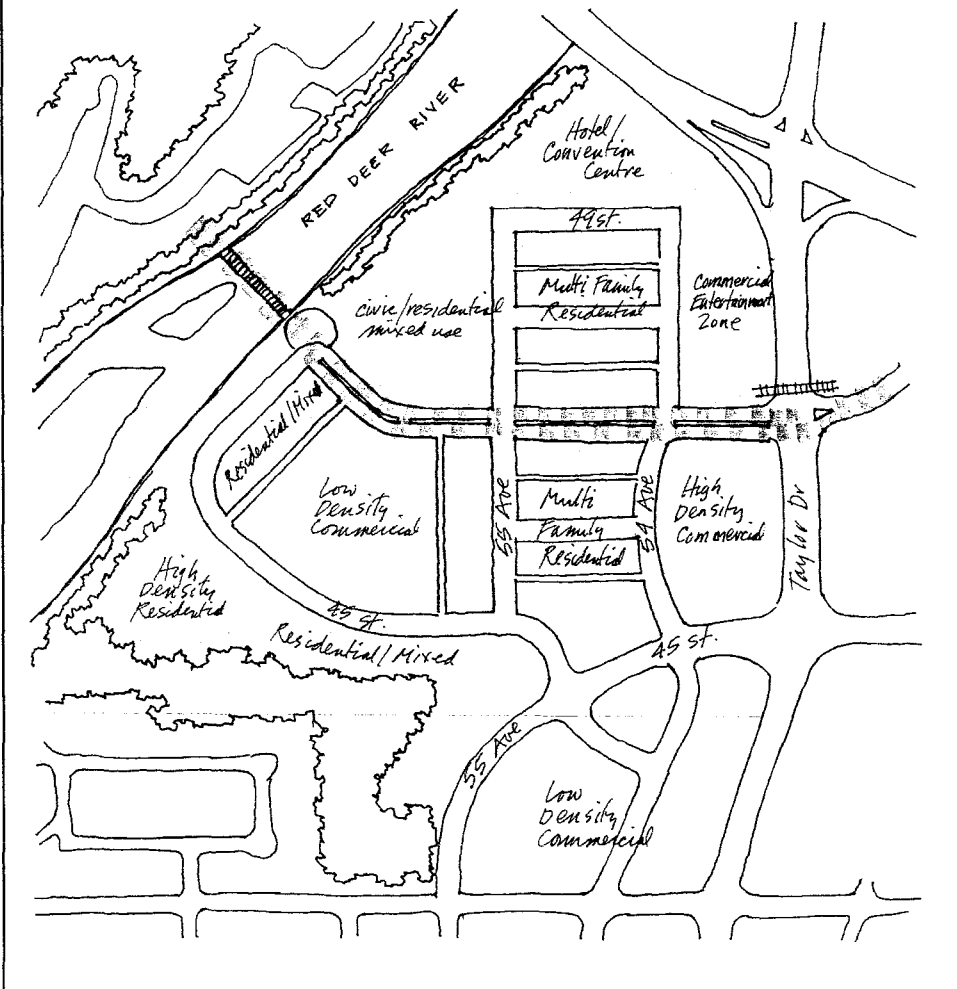
3.3.2 Key Development Principles

Some of the key development principles that should be followed in the development of Riverlands are presented below. These development principles address issues related to overall land use, community structure, redevelopment of the City lands, re-use of buildings and the envisioned design qualities of the area's street environment. Together, they provide a general summary of the development concept.

Mixed Use, Compact Development

Development Principle # 1: A pattern of land uses should be provided for Riverlands in accordance with the general concepts illustrated in Figure 1: Generalized Future Land Use Concept and Map 7: Riverlands Development Build-Out Concept. This will achieve a healthy mix of land uses in a compact urban form with open spaces, public facilities, an arts/cultural district and development catering to the citizens of Red Deer as a whole.

Figure 1: Generalized Future Land Use Concept

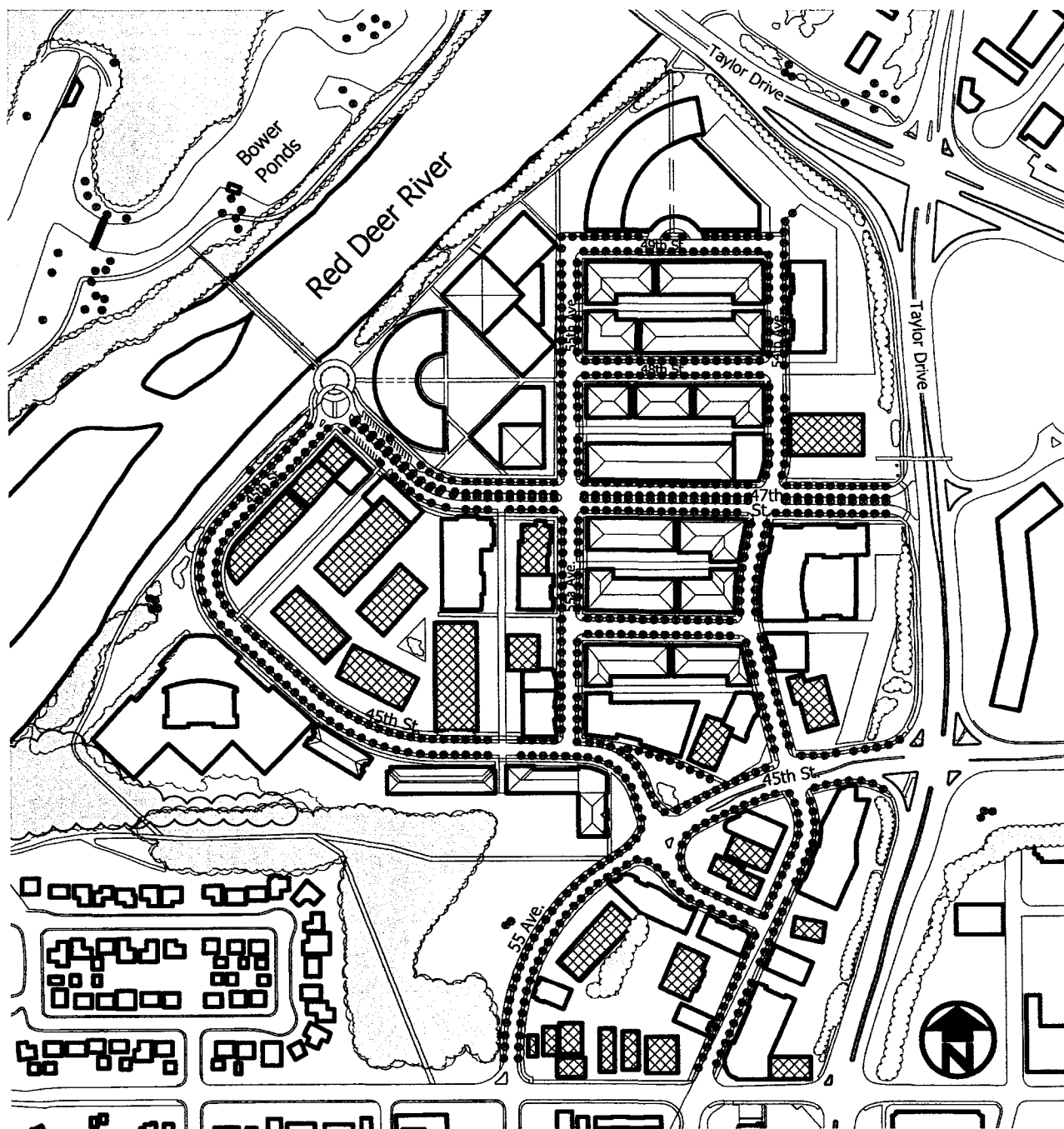


Map 7: (next page)

Riverlands Future Build-Out Concept presents one possible detailed redevelopment scenario based on the key development principles presented in this document.

MAP 7 RIVERLANDS FUTURE BUILD-OUT CONCEPT

SCALE 1:8000



LEGEND

 Infill Building Options	 Existing Buildings
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Note:
This map shows the potential footprint buildout for Riverlands after the relocation of the Public Works Yards and the transmission lines.



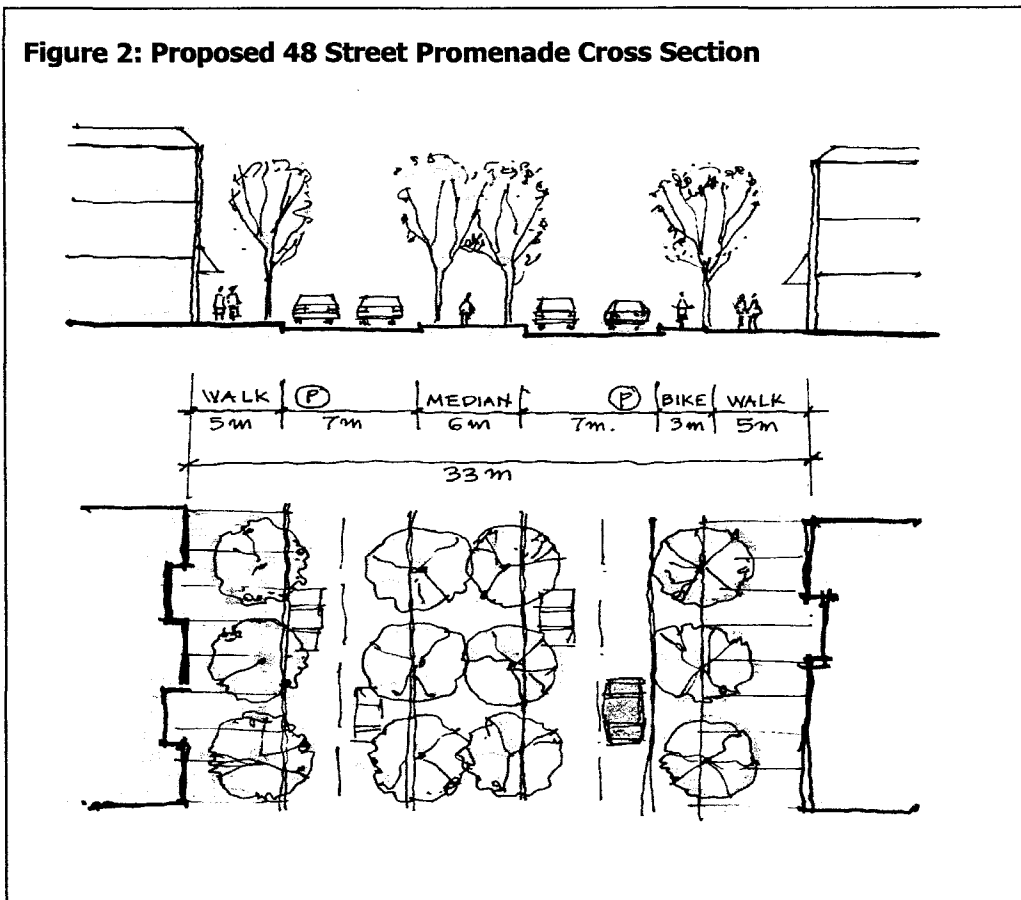
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Grandview Consulting
Infrastructure Systems Ltd**

48 Street Promenade – a Central Pedestrian Street

Development Principle # 2: The 48 Street Promenade (47 Street) as it passes through Riverlands will be designed as the centre piece of the Riverlands community in the form of a major pedestrian activity area connecting to the downtown core. It will be of distinct character and have the following features: wide sidewalks with landscaping, a center treed median, a bicycle lane along one side, one travel lane each way, on-street parking on both sides, pedestrian scale lighting and pedestrian orientated street furniture (see Figure 2: Proposed 48 Street Promenade Cross Section).

Figure 2: Proposed 48 Street Promenade Cross Section

**Relocation of City Facilities from Riverlands**

Development Principle # 3: The City will undertake a study to review the feasibility of relocating the City's West Yards, Transit operations and the Electric, Light and Power operations from the Riverlands area to other sites within Red Deer. The relocation cost benefit study should include an analysis of:

- potential new sites for these facilities,
- the costs of relocation,

- the application of long term financial, social and environmental initiatives in a manner that sustains future redevelopment of the existing Riverlands properties and provides long lasting community benefits, and
- a phasing plan for the orderly relocation of the City's facilities in Riverlands.

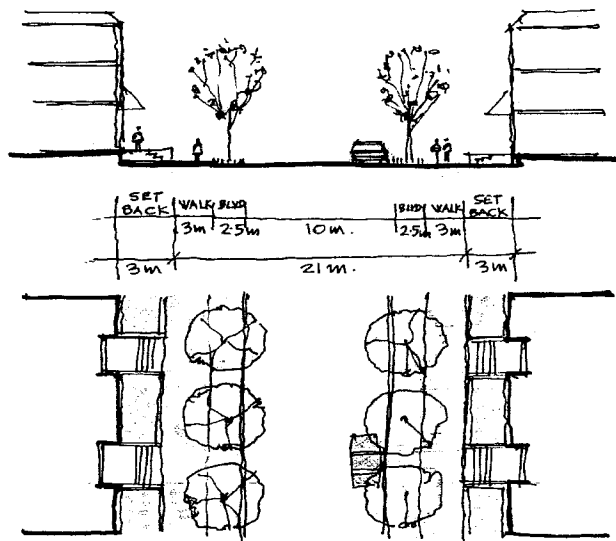
Adaptive Reuse of Industrial Buildings

Development Principle # 4: Adaptive non-industrial reuse of some West Yards buildings on a temporary or permanent basis will be permitted subject to such uses (e.g. cultural/arts facility) not being in conflict with, or detrimentally affecting the overall development scheme envisioned for Riverlands.

Local Residential Streets

Development Principle # 5: Residential streets in the central part of Riverlands will be two way streets with parking on both sides, with treed boulevards separating the street from the sidewalk, pedestrian scale lighting and amenities. (see Figure 3: Proposed Local Residential Street Cross Section).

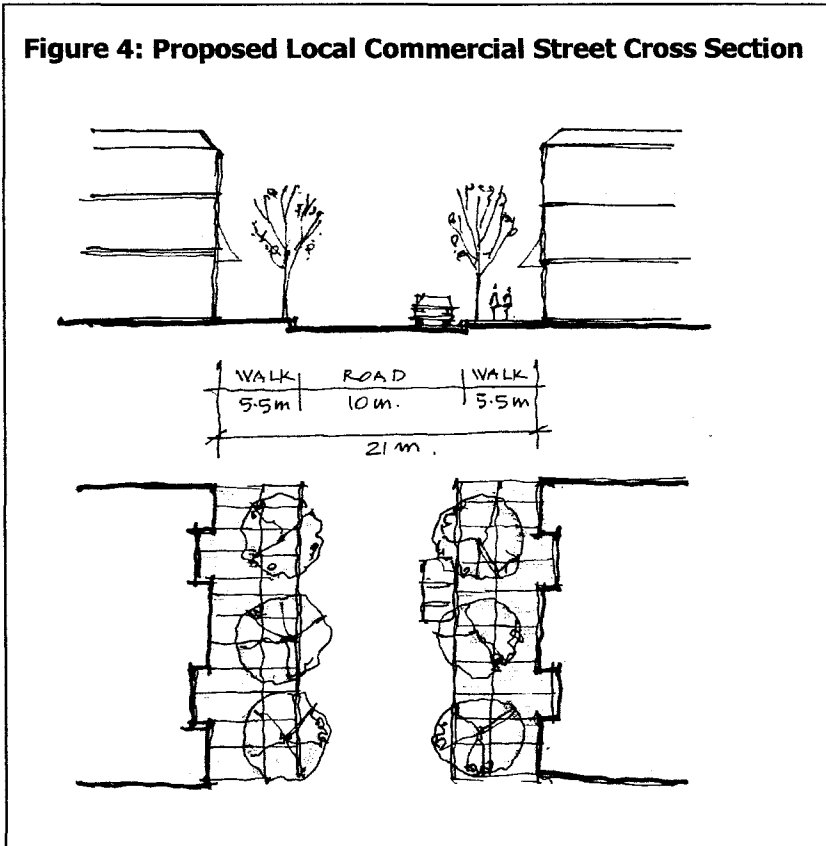
Figure 3: Proposed Local Residential Street Cross Section



Commercial Streets

Development Principle # 6: Commercial streets in the central part of Riverlands should be two way streets with parking on both sides, with wide sidewalks, trees in tree grates or soil trenches, pedestrian scale lighting and amenities. (see Figure 4: Proposed Local Commercial Street Cross Section)

Figure 4: Proposed Local Commercial Street Cross Section



Chapter 4 of The Riverlands Community Plan is the only portion of this document to be adopted under proposed Bylaw 3335/2004 being the Riverlands Area Redevelopment Plan. Chapter 4 is to be the official Statutory Plan approved pursuant to Sections 634-636 of the Municipal Government Act. The remaining Chapters 1-3, 5 and 6 remain outside the "official" adopted Bylaw but provide important context and supportive information.

4.0 RIVERLANDS AREA REDEVELOPMENT PLAN

This chapter constitutes that portion of the Riverlands Community Plan that is adopted as an Area Redevelopment Plan (ARP), an official statutory plan under the Municipal Government Act. It contains policies that will provide the land use, zoning and general implementation framework to create a high quality, comprehensively planned mixed use urban community.

4.1 DEVELOPMENT CONCEPT (LAND USE)

4.1.1 Residential, Commercial, Civic and Public Open Space

Objective

To develop Riverlands as a sustainable, healthy, mixed use community, with a unique blend of residential and retail commercial uses and a significant civic and open space area to accommodate a major cultural hub and provide for public/private sector development partnerships for city-wide attractions..

■ Residential and Commercial Development

New Multi-Family Residential Development

Policy # 1 The pattern of residential land use will be developed in accordance with Map 8: Proposed Land Use. All residential development will be in the form of multiple family, multi-attached or mixed use commercial/residential buildings. Ground floor commercial with residential above will be mandatory along 47 Street (48 Street promenade) and optional in the other residential areas.

A Variety of Multi-Family Housing Forms

Policy # 2 The Riverlands area is to accommodate a range of multi-family housing types. The majority of the area will be zoned to allow medium density housing with a height limit of 5 stories. Higher density housing will be permitted in the south west corner of the Plan area on property now occupied by City of Red Deer Electric, Light and Power.

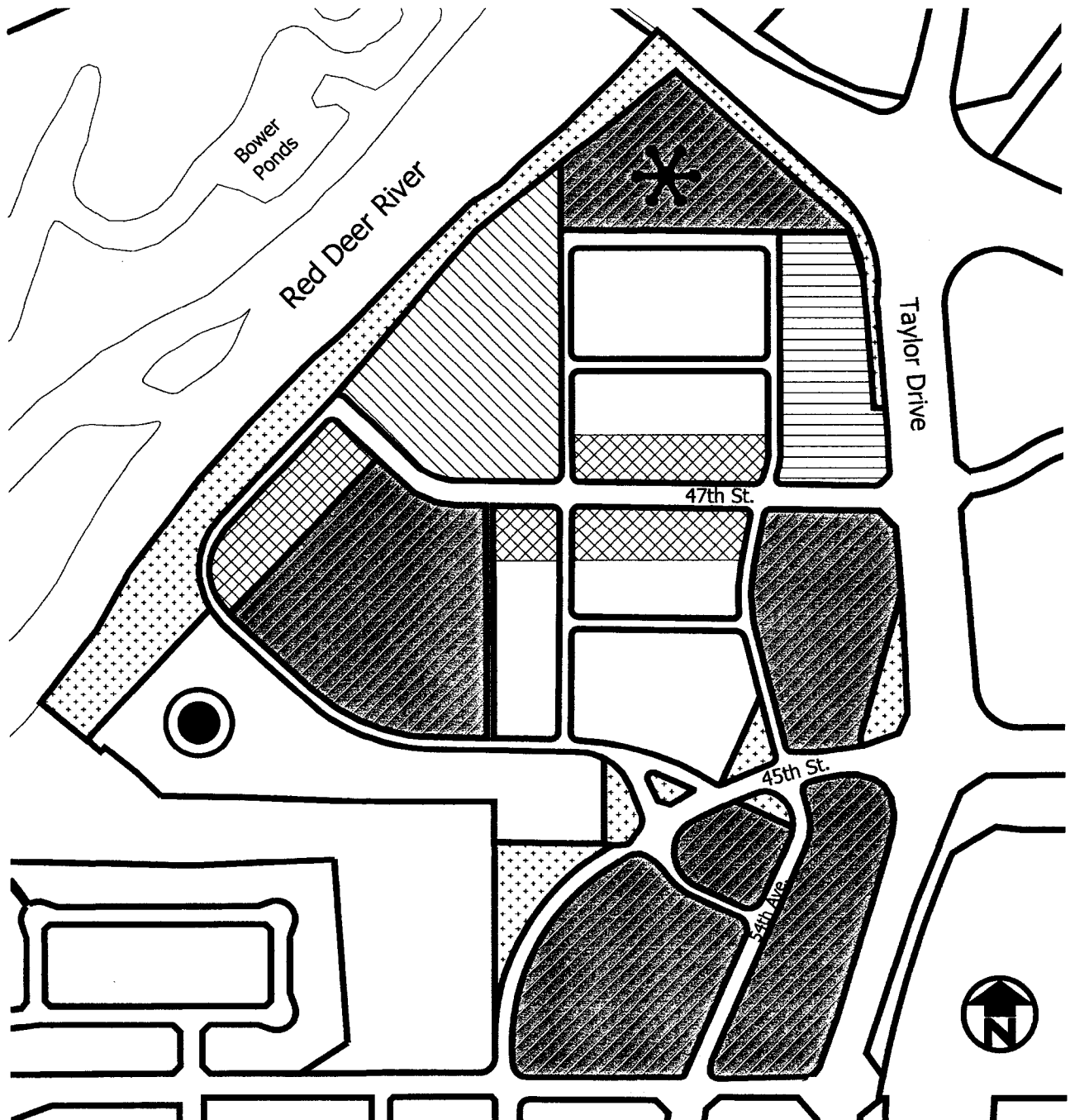
A Mix of Income Levels and Household Types

Policy # 3 Residential development must create a socially and economically diverse community providing for a mix of high, middle and low-income housing, different unit types, sizes and ownership forms and is to include housing opportunities for those with disabilities.









The following initiatives are to be pursued:



The new residential neighbourhood in the centre of the area will have a strong sense of place. Townhouses and apartments of up to 5 stories will be allowed. They will be designed in accordance with pedestrian oriented design principles.



LEGEND

- | | | |
|--|--|--|
|  Medium Density Residential
(could include ground floor commercial) |  Ground Floor Commercial |  Possible High Density Commercial/ Residential/ Mixed Use |
|  Commercial |  Open Space |  Mixed Use/ Civic Space
(partnership development combining cultural services, public outdoor spaces and other civic uses with residential and commercial) |
|  Commercial Entertainment Zone |  Possible Hotel/ Convention Centre | |



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RIVERLANDS AREA REDEVELOPMENT PLAN

- incorporating affordable housing criteria into the process of selling City owned land (for example, 20% of units designated as affordable housing);
- working with Red Deer College to have student housing; and
- working with community groups to establish co-operative housing and artists' work/live housing (artist studios).

New Commercial Development

Policy # 4 Encourage the redevelopment of underutilized and vacant properties in Riverlands in accordance with Map 8: Proposed Land Use. Commercial retail will be developed in the area south of 45 Street, between 54 Avenue and Taylor Drive, facing onto 54 Avenue.

Commercial / Entertainment Area

Policy # 5 A commercial / entertainment area (recreation, art/theatre facilities, restaurants, small neighbourhood pubs, etc.) will be allowed to develop in the area between the proposed hotel / convention centre site and the present Carnival Cinemas site. No large drinking establishments will be allowed.

Commercial Office Development

Policy # 6 Low to medium density commercial office uses will primarily be located in two areas – in the existing Cronquist Business Park area and in the area south of 45 Street, east of 55 Avenue. Infill development and redevelopment will be encouraged in these areas to achieve a more compact, pedestrian-oriented form of development in the Riverlands area. Office development will be permitted in various mixed use combinations throughout the Plan area.

High Density Office Development

Policy # 7 The property between Taylor Drive and 54 Avenue, south of 47 Street will be developed with high density commercial office uses given its location at a key entrance point to Riverlands.

■ Civic, Cultural and Public Open Spaces

Parks and Open Spaces

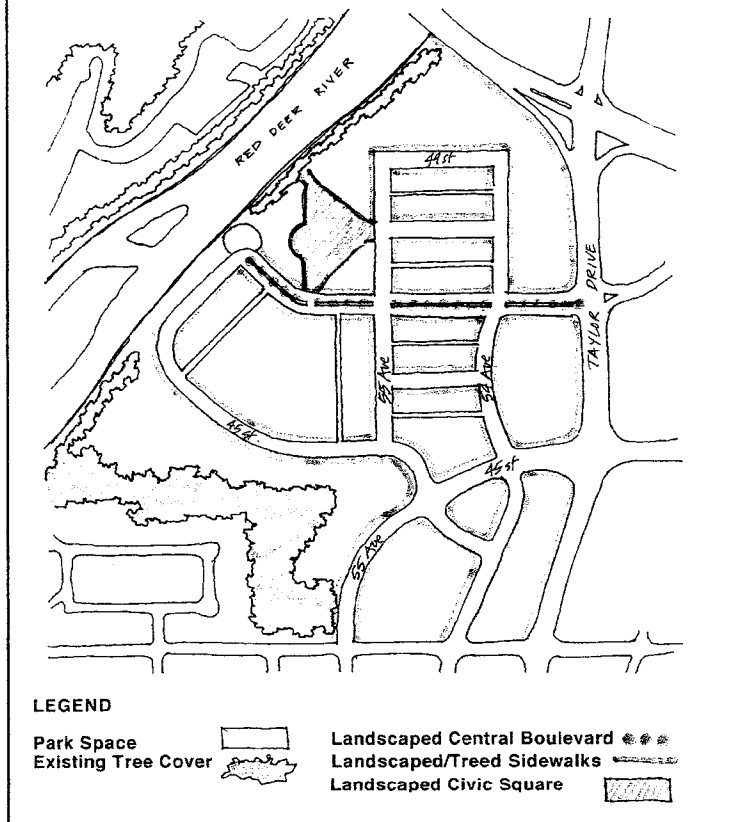
Policy # 8 Develop a parks and open space system in accordance with the concept presented in Figure 5 Parks and Open Space Concept, incorporating a new major riverside park, civic and cultural hub area, upgraded riverside trails, landscaped treed boulevards, and sidewalks throughout the



There are a number of possible community uses, activities and events that could occur at the major park, culture hub and civic area site proposed at the river's edge.

area. The open space system will provide for a variety of passive and active recreational experiences.

Figure 5: Parks and Open Space Concept



Note: The river-edge park and civic square area is to accommodate not only open space but also a variety of arts, cultural, performance areas, parks and recreational uses. Existing City buildings such as the bus barns could be incorporated into the development and/or new facilities could be built.

A detailed Master Plan is required to determine the final design of this important park/civic space.

Arts and Cultural Facilities

Policy # 9 Based upon existing Community and City plans and policies, accommodate a range of arts and cultural uses in the Riverlands area, either through:

- the adaptive reuse of buildings, (e.g. the bus barns);
- development in the culture hub/civic area;
- accommodation in mixed use developments; and/or
- the construction of new facilities.

A Major Riverside Park/Civic Area/Culture Hub

Policy # 10 Develop a major park and culture hub at the river's edge – this civic area will be designed to be sensitive to the natural environment at the river while serving as a multi-functional gathering place for all kinds of civic events, celebrations and cultural activities. Public/private partnerships will be considered to facilitate any related residential and commercial developments on this site. Incorporate the principles of “nature-scaping” into any



There have been many design ideas proposed for the new riverside park/civic area and trail system since the concept was first presented in the Greater Downtown Action Plan (2000). The final design concept may be determined through a design competition.

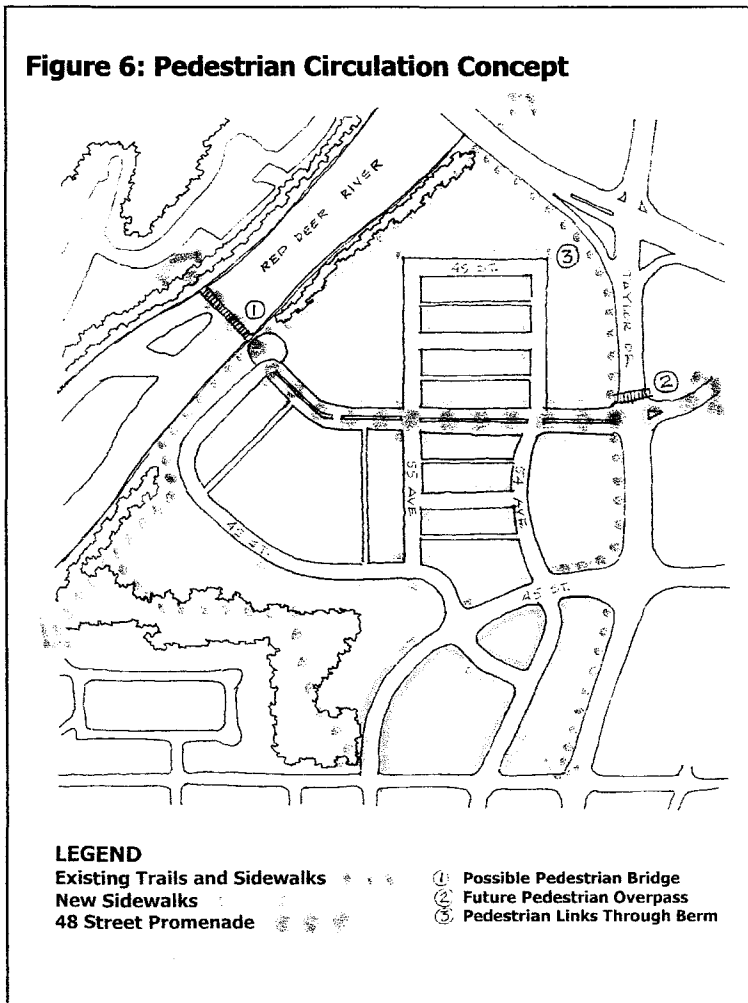
RIVERLANDS AREA REDEVELOPMENT PLAN

improvements made to the river escarpment and into the design of the riverside park and pathway system.

A design competition could be held to generate unique ideas and excitement regarding the project.

■ Pedestrian Circulation

Figure 6: Pedestrian Circulation Concept



A Pedestrian Network

Policy # 11 Develop and implement a pedestrian network as shown in Figure 6: Pedestrian Circulation Concept, providing a variety of walking experiences, in both the natural and urban environments. Develop the riverside trail system in the area as a natural trail with parts of it being a hard-edged promenade with viewpoints and pedestrian connections to the water's edge.

RIVERLANDS AREA REDEVELOPMENT PLAN

Lanes – Service Access and Pedestrian Circulation

Policy # 12 Lanes will be the primary location for service access and deliveries to street-facing businesses and residences. They will also be developed to function as safe and attractive secondary pedestrian routes.

Improved Pedestrian Access from the North

Policy # 13 Provide noise attenuation pathway openings through the berm on the northern boundary of the Riverlands area, to improve accessibility into the area.

A Hotel/Convention Centre at the River's Edge

Policy # 14 Provide for a landmark hotel/convention centre development at the north end of the Plan area, adjacent to the new park/civic and culture hub area and the river's edge. An alternative use of this site would be high density residential.

Design Guidelines for Crime Prevention

Policy # 15 Crime Prevention Through Environmental Design (CPTED) guidelines will be used in the design of public open spaces and pedestrian routes in Riverlands to ensure public safety.

4.1.2 Transportation, Parking and Bicycle Network

Objective

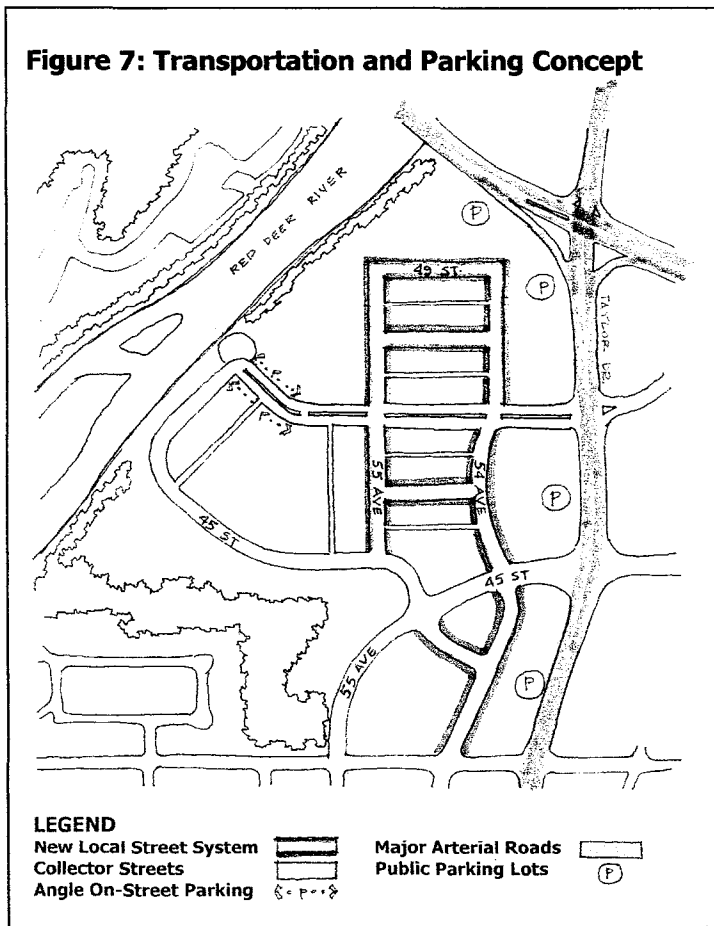
To provide an integrated transportation system in Riverlands which balances the needs of the various transportation modes, including the pedestrian, the motorist, the cyclist, public transit and alternative transportation modes in a safe, convenient, attractive environment. To encourage a shift from an auto oriented to a pedestrian oriented community through modifications to the street system and the provision of a high quality walking environment.

■ The Transportation System

A New Transportation and Parking System

Policy # 16 Establish a new transportation and parking system for Riverlands in accordance with the concept as shown in Figure 7: Transportation and Parking Concept. The major changes to the roadway system include the conversion of 47 Street into a grand pedestrian street and the introduction of a grid street system in the central part of the area. The local residential and commercial streets will be two way streets with parking on both sides, treed boulevards, wide sidewalks, pedestrian lighting and amenities.

Figure 7: Transportation and Parking Concept



Note: Only right in / right out vehicular traffic movements will be permitted to/from Taylor Drive at 47 Street.

A pedestrian structure/crossing will be built at Taylor Drive and 47 Street (48 Street Promenade).

Vehicle access to public parking areas will be from the internal Riverlands roadway network; no access to these areas will be permitted from Taylor Drive.

Traffic and Off-street Parking

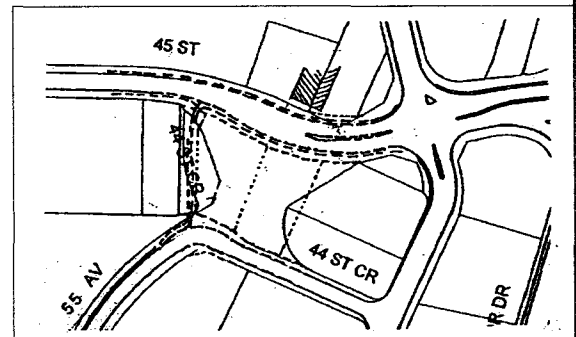
Policy # 17 A safe, convenient and accessible traffic and parking environment is to be achieved through the redevelopment process.

Alternative Design for 55 Avenue / 45 Street Intersection

Policy # 18 As part of the traffic and off-street parking analysis, consider the possibility of an alternative design for the 55 Avenue / 45 Street intersection whereby 45 Street would extend directly westward into Riverlands from the Downtown and the continuous flow of 45 Street into 55 Avenue would be eliminated (as shown in the drawing to the right).

Transit Service

Policy # 19 Maintain existing transit service to the Riverlands area and increase service as population increases warrant.



This sketch shows an alternative design for the 55 Avenue / 45 Street intersection. This design would provide for a more direct entrance into Riverlands from the Downtown while removing the free flowing traffic movement from the Downtown towards the West Park neighbourhood.

RIVERLANDS AREA REDEVELOPMENT PLAN

■ **Parking**

Residential Parking Requirements

Policy # 20 Residential buildings will be required to provide primarily underground parking for their tenants in accordance with the parking requirements contained in the City of Red Deer Land Use Bylaw.

Commercial and Institutional Parking Requirements

Policy # 21 Commercial and institutional land uses will be required to provide parking in accordance with the parking requirements of the City of the Red Deer Land Use Bylaw. This parking could be provided in the form of at-grade, below-grade or above-grade parking spaces.

On-Street Parking throughout the Area

Policy # 22 The roadways will be designed to accommodate on-street parking on both sides of the street throughout the Riverlands area. On-street angle parking will be provided on the 48 Street Promenade, in the section of roadway adjacent to the major park/civic area.

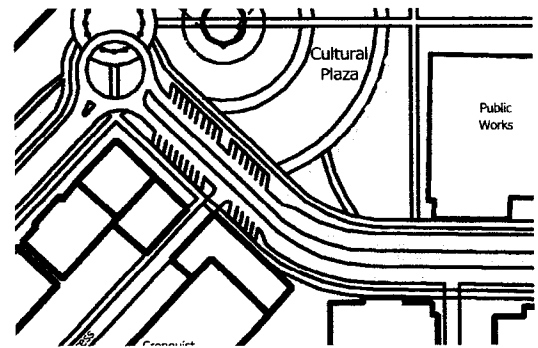
Public Parking for Public Facilities and Areas

Policy # 23 Provide public parking lots in the Riverlands area, to serve those people coming to visit public facilities in the area. Potential locations for these public parking lots are shown in Figure 7: Transportation and Parking Concept.

■ **Bicycle Network**

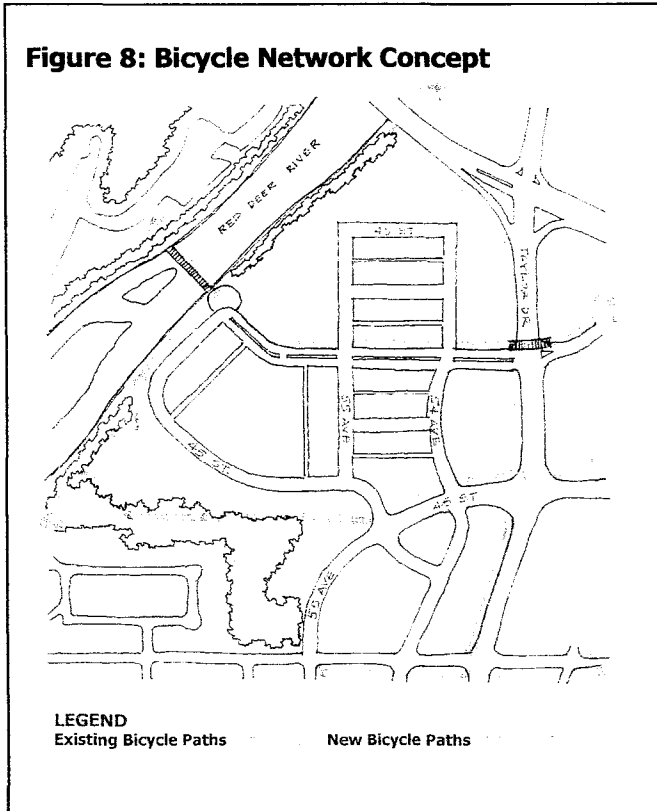
New Bicycle Connections to the Downtown Core

Policy # 24 Develop two new bikeway connections to the Downtown bicycle network (as shown in Figure 8: Bicycle Network Concept). One new bike path is to be built as part of the 48 Street Promenade. It would connect with a pedestrian structure/crossing at Taylor Drive. A second new bike path would connect the trail at the southern boundary of Riverlands with 45 Avenue and run eastward along the sidewalk on the south side of 45 Avenue.



This drawing illustrates the on-street angle parking concept in the vicinity of the riverside park/civic area.

Figure 8: Bicycle Network Concept



The location of these bicycle paths is consistent with the routes recommended in the Greater Downtown Action Plan (2000).

4.1.3 Public Realm Improvements

Objective

To invest in the streetscape environment of Riverlands to ensure the public environment is built to a standard sufficient to attract the desired quality of urban development. To establish design guidelines that encourage livability, social interaction, interesting urban spaces and a distinctive neighbourhood environment.

Continuity of Boulevard Tree Planting

Policy # 25 There is to be a continuity of boulevard tree planting and other landscaping along every street in Riverlands.

Street Furniture in Locations of High Pedestrian Activity

Policy # 26 Street furniture locations in Riverlands will be provided in a manner that groups street furniture strategically, focussing on locations of high pedestrian activity such as intersections, bus stops, open spaces and entries to major commercial and residential developments.

Distinctive Street Signs for Riverlands

Policy # 27 Street signs in Riverlands will be distinctive new signs unique to the area.

RIVERLANDS AREA REDEVELOPMENT PLAN

Coordination of Street Furniture Design

Policy # 28 The design and location of street furniture placed on private property adjacent to the public sidewalk will be complementary to the design and location of the street furniture in the public realm.

Gateways into Riverlands

Policy # 29 Special gateway features will be constructed at the roadway entrances into Riverlands.

Common Theme and Uniform Colors

Policy # 30 A common theme for Riverlands streetscaping items will be reflected in the design, style, uniform color and use of materials for benches, waste/recycle containers, light and traffic light standards and other related street furniture.

Pedestrian Oriented Lighting

Policy # 31 Pedestrian oriented lighting, similar to that in existence in the downtown core, will be provided throughout the area, in accordance with a detailed street lighting concept and the phasing of redevelopment.

Boulevard Landscaping Features

Policy # 32 Major Boulevard landscaping features will be comprised of:

- Grass boulevards with a soil trench; and
- Adjacent raised planters or beds.

Green Energy Efficient Buildings

Policy # 33 Develop and apply green energy efficient building standards for new development in Riverlands, especially for development on lands currently owned by the City of Red Deer.

A District Heating System for Riverlands

Policy #34 Undertake research into a district heating system for new development in Riverlands, considering a variety of approaches, including the construction of one or more district heating plants/systems if economically feasible.



An example of a generous sidewalk width. Its width allows for outdoor display, a clear width for people to easily pass one another and street furniture.

4.2 ZONING

Land use and development in the Riverlands area will be regulated under the City of Red Deer Land Use Bylaw in accordance with the Greater Downtown Action Plan and this Riverlands Area Redevelopment Plan (ARP). The zoning changes that will be required to implement the objectives of the Riverlands ARP are described below. Map 9: Proposed Zoning illustrates the proposed zoning changes.

4.2.1 Residential Zoning

Residential District

Policy # 35 Lands changing from commercial or industrial use to medium density residential use will be rezoned to a new Residential or Direct Control (DC) District. The general purpose of this new District will be to achieve the new vision for Riverlands, which calls for the development of an urban residential precinct in the heart of the area.

The new Residential District will be designed to provide for compact 2 to 5 storey multi-family residential development as the predominant permitted use. Redevelopment of the EL&P site for greater than 5 stories will be a discretionary use. The District will require mandatory ground floor commercial along the 48 Street Promenade but allows ground floor commercial throughout the District and will incorporate development design criteria similar to the C1 Commercial District. Parking will need to be provided primarily underground.

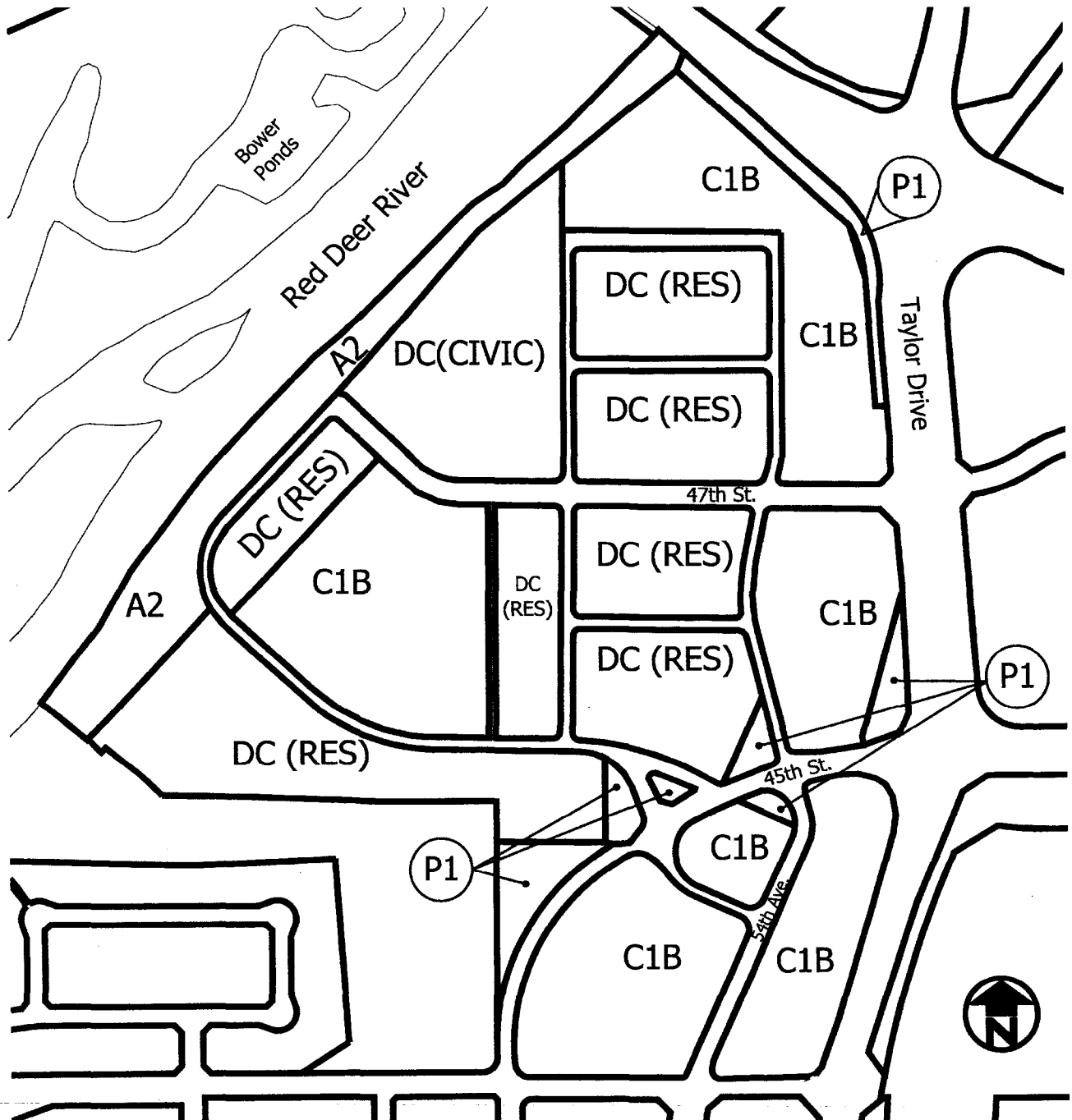
4.2.2 Commercial Zoning

Commercial C1B District

Policy # 36 Commercial lands in Riverlands will be zoned C1B Commercial district. The C1B District will be very similar to the C1A District except that industrial uses and large drinking establishments will not be permitted uses and, development design criteria (as described in Chapter 6 of this Plan) will be incorporated into the new district. All existing industrial uses approved under the C1A District will be made discretionary under the new C1B District so that they will still be legal, but non-conforming under the Land Use Bylaw.

The intent of the new development design criteria is to provide for commercial development that achieves the desirable urban characteristics identified in this Riverlands Plan.

The application of the C1B District to new commercial development will lead to the gradual urbanization of the area, providing for the westward extension of the Downtown commercial core to the Red Deer River.



LEGEND

ZONE A2:	Environmental Preservation
ZONE C1B:	Commercial (Riverlands)
ZONE DC (RES):	Residential
ZONE DC (CIVIC):	Mixed Use Public/ Private development
ZONE P1:	Parks and Recreation



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RIVERLANDS AREA REDEVELOPMENT PLAN

4.2.3 Civic, Parks and Open Space Area Zoning

River's Edge Open Space – A2 Environmental Preservation District

Policy # 37 The natural open space area at the river's edge on the western boundary of Riverlands will be zoned A2 Environmental Preservation in order to preserve the natural qualities of this portion of the Waskasoo Park trail system.

Riverside Park/Civic/Cultural Area – Civic Direct Control District

Policy # 38 The Civic Direct Control District will provide for the development of public and quasi-public uses, passive and active open space areas and, civic/cultural uses, facilities and activities. This zoning will allow for the development of a major riverside park and public square area.

The Civic Direct Control District will also provide opportunity for mixed use developments that could incorporate, through public/private partnerships, residential and/or commercial uses constructed with the purpose of acquiring civic and cultural amenities and facilities.

Miscellaneous Park Spaces – P1 Parks and Recreation District

Policy # 39 The linear landscaped open space buffer on the northern edge of Riverlands and a number of small open space areas in the vicinity of 45 Street will be zoned P1 Parks and Recreation.

4.2.4 Development Design Criteria

Policy # 40 Development design criteria will be applied to all development and redevelopment areas in Riverlands. It is through the application of these design criteria that a high quality urban environment, including the pedestrian environment, will be achieved. Design criteria will provide continuity between adjoining land uses.

The development design criteria is described in Chapter 6 of this Riverlands Community Plan.

4.3 IMPLEMENTATION

The Riverlands Community Plan shall be implemented in accordance with the objectives and policies as contained in Chapter 4. This chapter constitutes the official Riverlands Area Redevelopment Plan and is the only portion of the larger Riverlands Community Plan document adopted as a Statutory Plan under the Municipal Government Act. Notwithstanding that Section 5.1 Implementation Strategy is outside of the official Area Redevelopment Plan, this section is intended to identify and guide additional key initiatives to be undertaken by the City as part of the Riverlands redevelopment process.

Any amendments to the Riverlands Area Redevelopment Plan (Chapter 4) shall follow the process as outlined in the *Municipal Government Act* and the City's *Neighbourhood Planning and Design Guidelines and Standards*. Provided the intent of the Plan is maintained, minor adjustments to proposed land use and zoning boundaries and roadway locations may be made where necessary without amendments to this Plan.

The Riverlands Area Redevelopment Plan should undergo a comprehensive review and update every five years. This way, any changing or emerging land use and development issues can be given appropriate consideration, and the best interests of the Riverlands community can continue to be recognized in the future.

5.0 RIVERLANDS REDEVELOPMENT PROCESS

The implementation of the Riverlands Area Redevelopment Plan (ARP) will require substantial co-operation between various civic departments, community and cultural groups and private sector individuals and organizations. This chapter outlines a number of recommendations for an implementation program whereby the City of Red Deer would act as a primary actor in the redevelopment of the Riverlands area.

Objective

To establish an implementation program for the Riverlands redevelopment project that ensures the project is managed with a high standard of quality control, interdepartmental cooperation, public input, design review, cost effectiveness and accountability. To strive for excellence in the quality of the built environment in Riverlands.

5.1 IMPLEMENTATION STRATEGY

The City as Developer of Riverlands

Implementation Action # 1: It is recommended that the City take a pro-active role in the redevelopment of Riverlands. This will involve the overall management of the redevelopment project, the construction of public infrastructure and the sale of lands through partnership/sales agreements, tendering processes and design competitions.

The City should establish a high profile for the project and market the project to a diverse audience in order to accomplish a number of important strategic City objectives.

The City should actively explore opportunities to acquire public cultural amenity spaces through incentive programs (e.g. amenity bonus system) whereby the City, in partnership with private development, creates affordable public facilities at no cost to taxpayers.

A Comprehensive Development Strategy

Implementation Action # 2: It is recommended that the City prepare its lands for redevelopment through a comprehensive development strategy that builds upon the direction contained in the Area Redevelopment Plan.

The implementation of this multi-million dollar project will involve the City undertaking strategic and detailed design, engineering, financial, marketing and communication studies and initiatives.

A Business Plan and Five Year Financial Plan

Implementation Action # 3: It is recommended that the City prepare and implement a Business Plan for the redevelopment of the City's lands upon adoption of a program for the relocation of the City's facilities from Riverlands.

The Business Plan should include 5 year financial plan/forecasts for the project, with capital funds to be allocated and approved on an annual basis.

Sites and Buildings within City Lands Designated as Special Uses

Implementation Action # 4: It is recommended that the following specific sites within the City owned properties be marketed and sold for the designated uses as illustrated on Map 8.

- a hotel/convention centre in the northwest corner of the plan area, near the river's edge.
- A substantial residential condominium or mixed use office/residential complex in the southwest corner of the area, (on the Red Deer Electric Light and Power property), near the river's edge.

Certain buildings within the City West Yards area (e.g. the Bus Barns, Purchasing Building) could be marketed and sold to the private sector or a cultural group to be used as a single or mixed use development incorporating such possible uses as cultural, civic, residential and commercial uses.

Traffic Calming Measures in Riverlands

Implementation Action # 5: It is recommended that the City carry out, as part of any functional design study for new and/or existing roadways and sidewalks, an analysis identifying appropriate traffic calming designs and measures to be implemented in conjunction with the Riverlands redevelopment process. The purpose of this study will be to help ensure a safe pedestrian environment in Riverlands.

A New Pedestrian Bridge to Bower Ponds

Implementation Action # 6: It is recommended that a feasibility study be undertaken regarding the future construction of a new pedestrian bridge over the Red Deer River connecting Riverlands to Bower Ponds. This could be undertaken in partnership with a community interest group.

A Pedestrian Crossing at Taylor Drive

Implementation Action #7: It is recommended that the City undertake a feasibility study regarding the future construction, type and location of pedestrian crossing at Taylor Drive and the 48 Street Promenade.

Private Landowners in the Redevelopment Process

Implementation Action # 8: It is recommended that the City actively pursue negotiations with owners of industrial sites in the interior of Riverlands to participate with the City in realigning the roadway network in the area and to redevelop their lands in accordance with the Riverlands ARP.

Parking Management in Riverlands

Implementation Action # 9: It is recommended that the City undertake a detailed traffic and parking analysis to determine how to accommodate parking demands of the users of public facilities over different periods of time and under a variety of circumstances.

The analysis should provide recommendations on parking demand management measures and shared parking facilities for users of the riverside trails and proposed public venues such as the major civic space/park and cultural hub. Areas for major public parking are proposed along the easterly boundary of the ARP area as shown on Figure 7. These could be developed in partnership with the private sector and/or private sector developments.

Existing Overhead Power Transmission Line

Implementation Action # 10: It is recommended that the City undertake an evaluation to determine the best and most efficient strategy to remove, relocate or bury the existing major overhead power transmission line. This should be done in the early stages of the redevelopment process to serve as a visible indicator that major change is in the offing for the area and to open up significant development opportunities on the City's West Yards lands.

Tree Lighting on Key Streets

Implementation Action # 11: It is recommended that an electrification and tree lighting program be implemented on key streets in Riverlands.

Management of the Redevelopment Project

Implementation Action # 12: It is recommended that the City establish a special project team to manage the redevelopment process in accordance with a City business plan and implementation strategy.

The project team will provide advice on all matters affecting the design of the built environment. The team will also facilitate the involvement of the design professions, the Riverlands community, the development industry and the arts and cultural community in the redevelopment process.

Federal and Provincial Funding Possibilities

Implementation Action # 13: It is recommended that the City seek funding for the Riverlands redevelopment project from provincial and federal government programs which provide funds for infrastructure, cultural and environmental projects. (e.g. the Infrastructure Canada – Alberta Program and the federal government’s Green Municipal Investment Fund.)

Environmental Assessment and Mitigation

Implementation Action # 14: It is recommended that the City undertake an environmental assessment of the City’s land holdings and also ensure environmental assessments are undertaken on private lands where needed prior to redevelopment. Environmental mitigation is to be undertaken as required.

Implementation Action # 15: It is recommended that the City undertake an environmental assessment of the riverbank within the Riverlands area to assess bank erosion and damage and determine a strategy for bank stabilization and naturalization (plantings).

Infrastructure and Utility Improvements

Implementation Action # 16: It is recommended that the City require that the services and utilities serving the Riverlands area be upgraded, maintained and relocated where necessary to accommodate growth envisioned for the area.

All new and/or upgraded utility and infrastructure systems are to be installed in an environmentally sensitive manner.

Sequential Phasing of Infrastructure Improvements

Implementation Action # 17: It is recommended that the City establish a phasing strategy whereby infrastructure and utility improvements are sequentially provided to support the build-out of the area. This is to be based on a multi-year business plan that includes identification of funding sources.

5.2 THE PROJECT TEAM

Implementation Action # 18: It is recommended that a multi-disciplinary project specific team be established and given a clear mandate to manage the redevelopment process. A manager could be hired or appointed by the City to oversee a project team that consists of representation from the public and private sectors and the culture community.

The project team should report to, and be accountable to, City Administration. The project team should keep Administration apprised of progress on the project through regular reports, key milestones and through seeking ratification of private and public sector proposals for the development of land parcels.

The project team should have expertise in the following areas:

- Project management
- Financial analysis
- Planning, architecture and urban design
- Transportation / municipal engineering
- Community development
- Environmental impact assessment
- Land acquisition, marketing and land sales
- Communications
- Land development, and
- Implementation of the Community Culture Master Plan.

In the early stages of the redevelopment process, the project team should help establish a public participation process providing for the ongoing input of representatives from the design professions, the Riverlands community, the development industry, the arts and cultural community and the City of Red Deer.

5.3 PROJECT SCOPE / TERMS OF REFERENCE

Implementation Action # 18: It is recommended that once the project team is put in place, the team undertake the following initiatives:

- **Financial Planning and Budgeting**
 - Undertake with City Administration, the preparation of a business plan for the project, including a detailed cost-benefit analysis. Establish a 5 year Financial Plan for the project, with funds to be identified, allocated and approved on an annual basis.
 - Undertake an analysis of provincial and federal government funding programs for infrastructure, cultural and environmental projects to determine programs for which the project would be eligible. (e.g. the Infrastructure Canada – Alberta Program and the federal government’s Green Municipal Investment Fund.)
 - Co-ordinate with City Administration the phased relocation of City facilities in the area and a phased strategy for the land development process.
- **Project Management**
 - Prepare terms of reference for the various components of the project, annual budgets, project schedules, progress reports, consultant terms of reference and other such materials related to the management of the overall project.
 - Undertake a land valuation assessment and/or a proposal call to determine the market for different types of development.
- **Design / Acquisition / Site Preparation / Construction**
 - Coordinate with the City, preliminary and final design and engineering studies for the servicing and development of the residential, commercial and open space lands.
 - Undertake preliminary and final design for the streetscape improvements, civic, arts and cultural projects and public amenities.

- Complete land acquisition of private land required for the new roadway network.
 - Undertake an environmental assessment of the area to determine any environmental impacts to be mitigated; undertake environmental mitigation as required.
 - Co-ordinate the construction of public infrastructure for the area.
- **Marketing and Land Sales**
- Manage the marketing, communications and sales activities associated with the project.
 - Market serviced land in both large and small parcels to developers and potential small business entrepreneurs on an individual parcel-by-parcel basis; use a competitive site developer process, involving the establishment of conditions of sale, purchaser qualification, conditional sales agreement, Council ratification and implementation.

6.0 DEVELOPMENT DESIGN CRITERIA

The following development design criteria will be implemented by the City of Red Deer through its Land Use Bylaw whereby the proposed development design criteria will be added to, and become part of the **development regulations** for the new Commercial C1B District and the Residential and Civic Direct Control (DC) Districts to be created for the Riverlands area. The design criteria address building fronts and elevations, the street building edge, parcel access, the sidewalk environment and surface parking lot design.

Although much of the future parking in Riverlands is envisioned to be underground, the design criteria for surface parking lots will be consolidated with the City's existing *Guidelines for Greater Downtown Parking Areas* (Council Policy 4414) and added to the Land Use Bylaw.

The development design criteria for Riverlands will guide new development, redevelopment of existing buildings/areas and infill projects by providing consistent development practices to reflect community interests and creates a planning tool that encourages creativity and vitality in a highly urban environment. Design criteria will be applied to achieve the pedestrian friendly and urban design qualities and objectives identified in the Greater Downtown Action Plan and this Riverlands Area Redevelopment Plan.

It is intended that the Riverlands area be developed with the same pedestrian oriented public realm initiatives as prepared for the downtown C1 Commercial District. Those public environment design initiatives provide the criteria that form the planning basis for future civic improvements that will require considerable City evaluation in terms of cost, timing and setting of priorities.

These development design criteria acknowledge the roles played by the conventional grid of streets and blocks whereby:

- streets and sidewalks are places for circulation and social contact,
- blocks accommodate development and their perimeter edges provide the building frontages that interface with the street and public environment, and
- lanes will provide for site servicing and access to parking.

6.1 BUILDING FRONTS

Vision

The most vital, animated and successful urban streets combine well designed buildings which create a strong edge to a pedestrian-oriented public realm.

BUILDING FRONTS DESIGN CRITERIA (General – all Development)

Design Criteria # 1 The street edge will be defined by continuous development comprised of building faces, doorways, windows, activity zones (i.e. outdoor café), public sidewalks, landscaping, balconies and building entry ways.

Design Criteria # 2 New buildings will be situated parallel to the street including, corner lots and parcels with multiple street frontages.

Design Criteria # 3 The height of the building elevation facing the street will be a minimum of two storeys or 8.5 metres (28 feet) from grade to the eave line.

Design Criteria # 4 Buildings on corner lots will address all street frontages with equal quality architectural treatment given to all elevations.

Design Criteria # 5 Large flat wall surfaces on any building elevation facing a street will not have any single horizontal wall length greater than 5 metres (16 feet) unless it contains distinct architectural elements such as projections, recesses, jogs or windows to provide visual variety and rhythm on the building face.

Design Criteria # 6 Where rear lanes exist, access to building loading and delivery zones and to any on-site surface parking, will be from the lane.

Design Criteria # 7 Any area between a building edge and a public sidewalk will be developed in a manner that provides a visual amenity from the public sidewalk.

Design Criteria # 8 No on-site parking for new developments will be allowed between any street facing building elevation and the property line, including corner lots. For parcels having street frontage along 3 or more sides, no on-site parking will be allowed between a minimum of 2 street facing elevations and the property line.



*An example of a large mixed-use development with individual shop fronts along the street and residential above.
(Design Criteria 1, 2, 3 & 5)*



*An example of a corner development that addresses both street frontages
(Design Criteria 4 & 9)*

Design Criteria # 9 All roof top mechanical equipment will be screened.

Design Criteria # 10 Buildings facing river or escarpment areas will be stepped or terraced to maximize views.

BUILDING FRONTS DESIGN CRITERIA (Commercial Development)

Design Criteria # 11 Building elevations facing a street, including both elevations on corner sites, will be built to the property line unless a setback provides an amenity to the pedestrian environment of Riverlands (i.e. art display, café/patio, landscaped sitting area, etc.).

Design Criteria # 12 Commercial and retail building fronts will have a minimum of 50% of their ground floor street frontage provided with transparent windows.

Design Criteria # 13 Display windows will be provided adjacent to each retail front entrance.

Design Criteria # 14 The minimum ground floor to ceiling height for commercial retail is to be 3.6 metres (12 feet).

Design Criteria # 15 Weather protection for pedestrians will be provided along sidewalk, as a minimum at each building entry but, preferably along the full face of the building. Design of weather protection must be architecturally integrated with the building and must not impact the safety of the sidewalk environment.

Design Criteria # 16 Storefront entrances will be angled and recessed no less than 0.9 metres (3 feet) and no more than 1.5 metres (5 feet) from the face of the storefront.

BUILDING FRONTS DESIGN CRITERIA (Residential Development)

Design Criteria # 17 All main floor residential units, fronting onto a public street, will have an individual front entry that can be accessed directly from the public sidewalk, through a private front yard. Windows from the unit will maintain a view to the street.



*An example of a larger commercial retail and office building-front built up to the property line with individual retail frontages.
(Design Criteria 11, 12, 13, & 15)*



*An example of canopies along a sidewalk that provide weather protection.
(Design Criteria 15 & 16)*



*An example of a residential development with main floor dwelling units having individual front entries accessed directly from the street.
(Design Criteria 17 & 19)*

Design Criteria # 18 The main floor of residential ground units will not be situated higher than 1.5 metres (5 feet) above the grade of the front public sidewalk/curb.

Design Criteria # 19 Front yards for residential units will provide separation from the street/sidewalk. Vertical walls, railings, hedges, gateways or decorative fences will not exceed 1.0 metre (3 feet) in height unless of an open design.

Design Criteria # 20 Architectural design elements such as building projections, balconies, verandas, canopies and bay windows will be incorporated into front building faces.

Design Criteria # 21 Shade or specimen trees will be planted within the minimum residential front set-back area; at least one tree per 7.5 metres (25 feet) of lot frontage.



An example of main floor residential units that achieve a balance of privacy with low street edge open railings and integration of plantings. (Design Criteria 19, 20, 21)

6.2 SURFACE PARKING DESIGN CRITERIA

Vision

Off-street parking lot design will provide a high quality environment integrating elements required for a defined sidewalk edge, quality landscaping, user safety and pedestrian movement.

SURFACE PARKING DESIGN CRITERIA

These development design criteria are intended to complement the City of Red Deer "Guidelines for Greater Downtown Parking Areas" (Council Policy 4414).

Design Criteria # 22 All off-street surface parking areas will provide elements required for a defined sidewalk edge, quality landscaping, user safety and pedestrian movement.

Design Criteria # 23 Parking access will be from the rear lane. Where no lane exists, front street access may be permitted if it does not interfere with boulevard trees or other public realm streetscaping items.

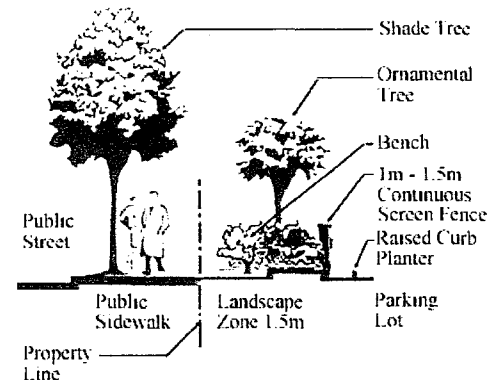
Design Criteria # 24 All off-street surface parking areas will be paved.

Design Criteria # 25 Defined walkways will provide clear pedestrian connections between vehicle parking areas and adjacent public sidewalks and/or building entrances.

Design Criteria # 26 The street edge of any off-street parking area will contribute to the visual continuity of the street by featuring plantings (shade trees), low decorative railings, hedges, gateways, and street furniture.

Design Criteria # 27 Fences, railings, etc. will not exceed 1.0 metre (3 feet) in height unless of open design. All must be decorative in nature.

Design Criteria # 28 Pedestrian-scale lighting will identify pedestrian routes and site entrances to parking lots and buildings.



A typical parking lot / sidewalk cross section. (Design Criteria 20, 24)



An example of parking lot landscaping and pedestrian lighting. (Design Criteria 22, 24, 26 & 28)