



## AGENDA



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, FEBRUARY 11, 2008*

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, January 28, 2008 and the Budget Meeting of Wednesday January 23, 2008

- (2) **UNFINISHED BUSINESS**

1. Environmental Services Manager – *Re: Additional Background Information on Utility Bylaw Changes Recommended from 2008 Environmental Services Department Service Plan – Utility Bylaw Amendment 3215/A-2008 / Changes to Schedules A, B & D – Effective March 1, 2008*

(Consideration of 3rd reading of the Bylaw)

..1

- (3) **PUBLIC HEARINGS**

(4) **REPORTS**

1. Parkland Community Planning Services – *Re: Inglewood West Phase 2B*
  - a) *Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/A-2008 / Melcor Developments* ..22
  - b) *Land Use Bylaw Amendment No. 3357/B-2008* ..36(Consideration of 1<sup>st</sup> Reading of the Bylaws)
2. Acting Corporate Controller, Finance & Budgeting – *Re: Short Term Borrowing Bylaw* ..42  
(Consideration of 3 readings of the Bylaw)
3. Environmental Services Manager, Environmental Planning Superintendent, Environmental Services Technologist – *Re: Request for Additional Funds for Waste Water Treatment Plant Hazard Control Contract* ..44
4. Greater Downtown Coordinator – *Re: Greater Downtown Action Plan – Proposed Time Lines* ..48

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

- |    |   |               |
|----|---|---------------|
| 1. | <b>3215/A-2008</b> – Utility Bylaw Amendment<br>(3rd Reading)   | ..1<br>..53   |
| 2. | <b>3217/A-2008</b> – Inglewood West Neighbourhood Area<br>Structure Plan Bylaw Amendment<br>(1 <sup>st</sup> Reading) | ..22<br>..67  |
| 3. | <b>3357/B-2008</b> – Land Use Bylaw Amendment Inglewood West<br>Phase 2B<br>(1st Reading)                             | ..36<br>..98  |
| 4. | <b>3406/2008</b> – Short Term Borrowing Bylaw<br>(3 Readings)   | ..42<br>..100 |



**Environmental Services Department**

**Date:** January 31, 2008

**To:** Legislative and Administrative Services Manager

**From:** Environmental Services Manager

**Re: Additional Background Information on Utility Bylaw Changes  
Recommended from 2008 Environmental Services Department Service Plan**

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The Environmental Services Department's 2008 Service Plan indicated that rate changes would be required to provide the services included in the Plan. At the January 28 Council meeting, the proposed rate changes to Bylaw 3215/98 were presented and were given first and second reading. During second reading, three items from Schedule A were raised that required further clarification. Schedule A has been attached for reference. The first item concerned the cost increases in the extra charges for large water services (Section 1 on page 2 of 7). The second item concerned the temporary water supply for construction purposes (Section 6 on page 5 of 7). The third item concerned the permit fees for use of a designated fire hydrant to obtain water (Section 13 on page 6 of 7).

**Cost Increases in the Extra Charges for Large Water Services (Section 1 on page 2 of 7)**

The concern raised was that the increases in the costs for the larger water service installations did not increase in a uniform manner. The rates included in the revised Schedule A were determined based on cost estimates for each size of service. The non uniformity of the cost increases was due to the amount of labour and materials required not being directly related to the pipe size. For example, the amount of equipment time to complete a 150 mm service and a 200 mm service may be quite similar, but the cost of the materials required for the two different sized services vary significantly.

**Temporary Water Supply for Construction Purposes (Section 6 on page 5 of 7)**

The large amount of water (1,400 m<sup>3</sup>) that was included with the temporary 16 mm meter for construction purposes for the proposed flat fee of \$65.00 was raised as a concern. Unfortunately, an error was made in converting the imperial units to metric units when Schedule A was revised. The correct amount of water to be included with the temporary meter for construction purposes should have been 115 m<sup>3</sup>. The revised Schedule A attached reflects this change.

**Permit Fees for Use of a Designated Fire Hydrant to Obtain Water**

A concern was raised about the amount of water that could be obtained with the proposed \$35 permit fee for use of a designated fire hydrant to obtain water. The permits are issued annually to contractors who are developing subdivisions or completing City projects such as landscaping, sidewalk repair and installation, pavement rehabilitation, and pipe re-lining. The permit is an oval sticker, placed on the window of the vehicle. The permit fee covers the cost of inspecting the vehicles used to draw water from the fire hydrants to ensure that they are properly equipped



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with an air gap to prevent contamination of the water distribution system. There is currently no limit on the volume of water that can be obtained with these permits. With private bulk water stations able to provide most non-City bulk water needs, efforts have been made to limit the number of permits issued. In 2007 a pilot study was undertaken to meter the water removed at a single hydrant location, with the cost of the water consumed being billed to the contractor. As part of the Water Reduction Committee's work, metering of and charging for the water obtained using these permits was selected as an initiative that we will move forward with over the time of the Water Conservation Strategy.

### **Recommendation**

It is recommended that Council give third reading to the Bylaw amendments at this time:

- 1) Amend the bylaw by: deleting 1,400 M<sup>3</sup> (cubic metres) in Schedule 'A' Section 6 on Page 5 of 7, and replacing it with 115 M<sup>3</sup> (cubic metres)
- 2) Proceed with third (3<sup>rd</sup>) reading of the Bylaw as amended

Tom Marstaller, M.Sc., P.Eng.  
Environmental Services Manager

/lls

Att.

c      Director of Development Services

Originally Submitted to Council  
January 28, 2008



Path: Environmental Services\Environn

Environmental Services Department

Date: January 15, 2008

To: Legislative and Administrative Services Manager

From: Environmental Services Manager

Re: **Utility Bylaw Changes Recommended from 2008 Environmental Services Department Service Plan**

The Environmental Services Department's 2008 Service Plan indicated that rate changes would be required to provide the services included in the Plan. The proposed rate changes to Bylaw 3215/98 fall into five different categories: Utility Billing Fees, Miscellaneous Rates, Water Rates, Wastewater Rates, and Waste Management Rates. The following sections describe the recommended rate changes, provide a history of rate changes, and give the rationale for the changes.

#### **Utility Billing Fees**

Utility billing fees include application fees and service call fees. An increase of .5% is recommended to items 4 and 5 in Schedule A to offset adjusted labour and equipment operating costs.

#### **Miscellaneous Rates**

The miscellaneous rates relate to the Water and Wastewater Utilities. They include water and wastewater service connection fees, water kills, fire hydrant and valve installation, clearing plugged sewers, and numerous other items.

The changes to Miscellaneous Water and Wastewater Rates in Schedule A are a result of an analysis of the 2007 revenues and expenditures. Increases are recommended to most rates, but some remain the same. The recommended changes are generally a result of adjusted labour, material, and equipment costs. Item 8 is being deleted as we no longer perform this service. The remaining items have been re-numbered accordingly.

Table 1 is an example of the impact of the Miscellaneous Water and Wastewater Rate changes from Schedule A for a typical installation of water and wastewater services. The recommended changes would result in an increase of approximately 15%.

**Table 1 - 25mm Water and 150mm Sanitary Service Connection and Restoration Costs**

|                 | 2007 Rates        | 2008 Rates         |
|-----------------|-------------------|--------------------|
| Service         | \$5,960.00        | \$6,430.00         |
| Asphalt repair  | \$1,425.00        | \$1,730.00         |
| Concrete repair | \$1,700.00        | \$2,300.00         |
| Turf repair     | \$ 135.00         | \$ 140.00          |
| <b>Total</b>    | <b>\$9,220.00</b> | <b>\$10,600.00</b> |

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### **Water Rates**

The sales projections for water are based on a 4.4% residential growth and a 2.2% commercial growth in annual sales volume above the 2006 estimated actual. The rate forecasts use a deemed debt to equity ratio of 60/40, a deemed debt interest rate of 4.9%, and a return on equity of 8.44%. Based on utilizing the Council-approved utility rate model, the required rate increase is 13% in 2008. The rate increase from 2007 is mainly due to increases in depreciation and increases in return. Table 2 indicates the trends in water rate changes since 2004. The recommended residential water rate will be the second lowest when compared to the 2007 average of 17 Alberta cities. The attached Schedule "A" indicates all of the recommended changes to the Water Rates.

**Table 2**  
**Rate Increase in Water Treatment Fees 2004 – 2008**

|   | 2004     | 2005     | 2006     | 2007     | 2008     |
|---|----------|----------|----------|----------|----------|
| Fee per Cubic Metre   | \$0.4270 | \$0.4419 | \$0.4463 | \$0.4642 | \$0.5245 |
| Fixed Monthly Fee (16 mm meter)                             | 11.27    | 11.66    | 11.78    | 12.25    | 13.84    |
| Typical Bill Monthly (based on 25m <sup>3</sup> /household) | 21.95    | 22.71    | 22.94    | 23.86    | 26.95    |
| % Increase  | 5.0%     | 3.5%     | 1.0%     | 4.0%     | 13%      |

### **Wastewater Rates**

The sales projections for wastewater are based on a 4.4% growth in residential and 2.2% growth in commercial annual sales volumes above 2006 estimated actual. The rate forecasts use a deemed debt/equity ratio of 60/40, a deemed debt of 5.31% and a rate of return on equity of 8.44%. The Council-approved utility rate model was applied to develop the required revenues. The recommended rate increase is 15% in 2008. The main reasons for increased rates from 2007 are return, depreciation, and cash expenses.

The recommended residential wastewater rate will be the third highest when compared to the 2007 average of 17 Alberta. Table 3 indicates the rate changes since 2004. The attached Schedule "B" indicates all of the recommended changes to the Wastewater Rates.

**Table 3**  
**Rate Increase in Wastewater Treatment Fees 2004 – 2008**

|                           | 2004    | 2005    | 2006    | 2007    | 2008    |
|---------------------------|---------|---------|---------|---------|---------|
| Residential fee per month | \$18.49 | \$19.69 | \$21.46 | \$23.82 | \$27.39 |
| % increase                | 5.0%    | 6.5%    | 9.0%    | 11.0%   | 15.0%   |

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### Waste Management Rates

Required collection rate changes are based on assumed 4.2% growth in house count and a 10.8% landfill rate increase. A residential rate increase of 4.0% is recommended. Based on the typical commercial garbage service (three cubic yard bin collected once per week) the commercial rate will increase by 4.3%. The primary reasons for the increases are increases in the collection contract and utility billing allocations.

Table 4 indicates sample rate changes since 2004.

**Table 4**  
**Rate Increase in Solid Waste Collection Fees 2004 – 2008**

|   | 2004    | 2005    | 2006    | 2007    | 2008    |
|---|---------|---------|---------|---------|---------|
| Residential Monthly Fee                       | \$7.05  | \$7.20  | \$7.29  | \$7.59  | \$7.89  |
| % residential increase                        | 0.4%    | 2.1%    | 1.3%    | 4.1%    | 3.95%   |
| Typical Collection Rate 3y <sup>3</sup> /week | \$55.79 | \$57.93 | \$58.39 | \$60.26 | \$62.83 |
| % commercial increase/ decrease               | <3.5%>  | 3.8%    | .8%     | 3.2%    | 4.3%    |

The attached Schedule "D" shows the entire recommended rate changes for residential and commercial solid waste collection.

The recycling rates are proposed to increase this year. A rate increase of 2.5% for single family customers and 2.9% for multi-family customers is recommended. The primary reasons for the increase are increases in collection contract costs and utility billing allocations.

Table 5 indicates the rate changes to recycling fees since 2004.

**Table 5**  
**Rate Increase in Recycling Fees 2004 – 2008**

|                                    | 2004   | 2005   | 2006   | 2007   | 2008   |
|------------------------------------|--------|--------|--------|--------|--------|
| Single family dwelling monthly fee | \$3.32 | \$3.59 | \$3.75 | \$3.95 | \$4.05 |
| % increase                         | 13.3%  | 8.1%   | 4.5%   | 5.3%   | 2.5%   |
| Multi-family dwelling monthly fee  | \$2.94 | \$3.10 | \$3.24 | \$3.45 | \$3.55 |
| % increase                         | 20.0%  | 5.4%   | 4.5%   | 6.5%   | 2.9%   |

Landfill revenue projections are based on a volume increase of 4.0% from 2007 estimated actual due to estimated population growth. An increase of 10.8% is recommended for landfill tipping fees.

Table 6 indicates the rate changes since 2004.

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**Table 6**  
**Rate Increase in Landfill Tipping Fees 2004 – 2008**

|                       | 2004 | 2005 | 2006 | 2007 | 2008  |
|-----------------------|------|------|------|------|-------|
| Tipping fee per Tonne | \$36 | \$36 | \$36 | \$37 | \$41  |
| % increase            | 2.9% | 0%   | 0%   | 2.8% | 10.8% |

The tipping fee for disposal of special waste is proposed to increase from \$55/tonne to \$60/tonne.

**Detailed Rate Changes**

Attached is a copy of the Utility Bylaw showing the current rates with the recommended rates as ***bold, italicized text***. The rates are intended to come into effect March 1, 2008.

**Recommendation**

It is respectfully recommended that Council approve the recommended rates and give three readings to the Bylaw amendments at this time. Budgeted revenue is based on the rates becoming effective March 1, 2008.



Tom Marstaller, M.Sc., P.Eng.  
 Environmental Services Manager

SM/SB/CB/blm

Att.

- c Director of Development Services
- Corporate Controller – Financial Accounting & Reporting
- Environmental Services Office Supervisor
- Public Works Services Clerk

**SCHEDULE "A"<sup>1</sup>****Effective for all consumption, estimated or actual, on or after March 1, 2007****UTILITY BILLING FEES**

|   |   |                        |
|---|---|------------------------|
| 1 | Application fee for utility billing                         | \$15.00                |
| 2 | Installation of more than one meter                         | \$21.00/meter          |
| 3 | Requested meter reading                                     | \$21.00                |
| 4 | Service call during regular hours                           | \$42.00 <b>44.50</b>   |
| 5 | Service call after regular hours                            | \$142.00 <b>150.00</b> |
| 6 | Disconnection service charge                                | \$45.00                |
| 7 | Reconnection service charge                                 | \$45.00                |
| 8 | Non-application fee<br>(open a new account in owner's name) | \$30.00                |

**MISCELLANEOUS WATER AND  
WASTEWATER RATES**

|   |   |                                 |                                 |
|---|---|---------------------------------|---------------------------------|
| 1 | New service connection:   |                                 |                                 |
|   |   | From Main In<br>Street          | From Main<br>In Lane            |
|   | (a) Basic charge for 25 mm (1") water<br>and 150 mm (6") sanitary | \$5,960.00<br><b>\$6,430.00</b> | \$5,010.00<br><b>\$5,350.00</b> |
|   | (b) Basic charge for 25 mm (1") water                             | \$5,060.00<br><b>\$5,520.00</b> | \$4,160.00<br><b>\$4,450.00</b> |
|   | (c) Basic charge for 150 mm (6")<br>sanitary sewer                | \$5,060.00<br><b>\$5,520.00</b> | \$4,160.00<br><b>\$4,450.00</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006), 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>**

|  |                                 |                                 |
|--|---------------------------------|---------------------------------|
| (d) Basic charge for 100 mm (4") storm sewer   | \$5,060.00<br><b>\$5,520.00</b> | \$4,160.00<br><b>\$4,450.00</b> |
| (e) Basic charge for 25 mm (1") water main, 150 mm (6") sanitary and 100 mm (4") storm sewer | \$6,225.00<br><b>\$6,790.00</b> | \$5,260.00<br><b>\$5,625.00</b> |
| (f) Dual service upon approval   | \$6,870.00<br><b>\$7,465.00</b> | N/A<br><b>N/A</b>               |
| (g) Water service renewal upon approval  | \$5,070.00<br><b>\$6,125.00</b> | N/A<br><b>N/A</b>               |

## Extra charge for:

## Larger water service:

|        |        |          |                 |
|--------|--------|----------|-----------------|
| 38 mm  | (1.5") | 260.00   | <b>275.00</b>   |
| 50 mm  | (2")   | 705.00   | <b>750.00</b>   |
| 100 mm | (4")   | 2,705.00 | <b>3,000.00</b> |
| 150 mm | (6")   | 3,350.00 | <b>3,710.00</b> |
| 200 mm | (8")   | 4,680.00 | <b>5,000.00</b> |
| 250 mm | (10")  | 5,900.00 | <b>6,510.00</b> |
| 300 mm | (12")  | 7,690.00 | <b>8,090.00</b> |

## Larger sanitary or storm sewer:

|        |       |               |
|--------|-------|---------------|
| 200 mm | (8")  |               |
| Ribbed |       | 115.00        |
| DR35   |       | <b>205.00</b> |
|        |       | 205.00        |
|        |       | <b>285.00</b> |
| 250 mm | (10") |               |
| Ribbed |       | 230.00        |
| DR35   |       | <b>310.00</b> |
|        |       | 390.00        |
|        |       | <b>465.00</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>**

|   |   |                          |
|---|---|--------------------------|
|   | 300 mm (12")  |                          |
|   | Ribbed  | 355.00 <b>430.00</b>     |
|   | DR35  | 600.00 <b>675.00</b>     |
|   | 375 mm (15")  |                          |
|   | Ribbed  | 525.00 <b>605.00</b>     |
|   | DR35  | 905.00 <b>965.00</b>     |
|   | 450 mm (18")  |                          |
|   | Ribbed  | 900.00 <b>970.00</b>     |
|   | DR35  | 1,390.00 <b>1,450.00</b> |
|   | 600 mm (24")  |                          |
|   | Ribbed  | 1,655.00 <b>1,715.00</b> |
| 2 | Disconnection of service (water kill)                                   |                          |
|   | up to 50 mm in size   | 2,130.00 <b>2,415.00</b> |
|   | up to 50 mm in size, same dig at time of basic service                  | 1,000.00 <b>1,060.00</b> |
|   | over 50 mm in size  | 3,755.00 <b>4,110.00</b> |
| 3 | Additional fee for winter construction of service<br>(Nov. 15 – May 15) |                          |
|   | Lane  | 1,265.00 <b>1,335.00</b> |
|   | Street  | 1,790.00 <b>2,000.00</b> |
| 4 | Other Charges   |                          |
|   | Construction of manhole to 3.1 metres in depth                          | 3,160.00 <b>3,615.00</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)



**SCHEDULE "A"**<sup>1</sup>

- |   |                      |
|---|----------------------|
| (a) Additional cost per vertical metre in excess of 3.1 metres in depth | 463.00 <b>489.00</b> |
|---|----------------------|

|                    |                 |
|--------------------|-----------------|
| Inspection Chamber | 2,025.00        |
|                    | <b>2,110.00</b> |

|                                     |                 |
|-------------------------------------|-----------------|
| Fire Hydrant and Valve Installation | 4,630.00        |
|                                     | <b>5,100.00</b> |

## Cutting and replacing pavement:

- |   |                 |
|---|-----------------|
| (a) Single or double service 75 mm (3") and under | 1,425.00        |
|   | <b>1,730.00</b> |
| (b) Single or double service over 75 mm (3")      | 1,850.00        |
|   | <b>2,200.00</b> |
| (c) Triple service 75 mm (3") and under           | 2,000.00        |
|   | <b>3,000.00</b> |
| (d) Triple service over 75 mm (3")                | 2,475.00        |
|   | <b>3,200.00</b> |
| (e) For service kill 75 mm (3") and under         | 780.00          |
|   | <b>1,200.00</b> |
| (f) For service kill over 75 mm (3")              | 815.00          |
|   | <b>1,300.00</b> |
| (g) For water service renewal                     | 702.00          |
|   | <b>1,100.00</b> |

## Replacing sidewalks:

- |  |                 |
|--|-----------------|
| (a) Single or double service residential | 1,700.00        |
|  | <b>2,300.00</b> |
| (b) Single or double service commercial  | 2,260.00        |
|  | <b>3,000.00</b> |
| (c) Triple service residential           | 2,100.00        |
|  | <b>2,400.00</b> |
| (d) Triple service commercial            | 3,080.00        |
|  | <b>3,500.00</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>**

Replacing curb only:

|     |                          |                             |
|-----|--------------------------|-----------------------------|
| (a) | Single or double service | 1,500.00<br><b>1,600.00</b> |
| (b) | Triple or dual service   | 1,650.00<br><b>1,700.00</b> |

|   |                      |
|---|----------------------|
| Landscaping Repairs (boulevard area)      | 135.00 <b>140.00</b> |
| Landscaping Repairs (utility lot/reserve) | 470.00 <b>500.00</b> |

|              |   |                    |
|--------------|---|--------------------|
| 5            | Turn water off or on for repairs or line testing  |                    |
|              | (a) during regular working hours  | 42.00 <b>44.50</b> |
|              | (b) after regular working hours   | 77.25 <b>81.50</b> |
| 6            | Temporary water supply for construction purposes includes 16 mm (5/8") water meter  |                    |
|              | with up to <b>115 1,400-cubic metres</b> 4,000 cubic feet consumption.<br>(Consumption in excess of <b>115 1,400-cubic metres</b> 4,000 cubic feet will be billed at current rate.) | 60.00 <b>65.00</b> |
| 7            | Meter Test  | 55.00 <b>58.00</b> |
| <del>8</del> | <del>Replace valve at water meter at time of water meter replacement</del>  | <del>50.00</del>   |
| 9            | Repairs to water meters   | at cost            |
| 10           | Thawing water service   | at cost            |
| 11           | Repair to damaged standpipe   | at cost            |
| 12           | Private fire hydrant maintenance  |                    |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>**

|     |                                      |                             |
|-----|--------------------------------------|-----------------------------|
| (a) | Spring inspection (Mar. 2 – June 30) | 30.00 <b>31.75</b> /hydrant |
| (b) | Fall inspection (Aug. 1 – Oct. 31)   | 30.00 <b>31.75</b> /hydrant |
| (c) | Winter inspection (Nov. 1 – Mar. 1)  | 55.00 <b>58.00</b> /hydrant |
| (d) | Damage evaluation                    | 30.00 <b>31.75</b> /hydrant |
| (e) | Paint                                | 64.00 <b>67.50</b> /hydrant |

**13** Bulk Water

Use of designated fire hydrant to obtain water, \$30.00 **35.00** per permit (job)

**14** Clearing plugged sewer

|     |                              |                      |
|-----|------------------------------|----------------------|
| (a) | During regular working hours | 90.00 <b>96.00</b>   |
| (b) | After regular working hours  | 150.00 <b>160.00</b> |

**15** Televiser sewer lines

|     |                              |                      |
|-----|------------------------------|----------------------|
| (a) | Service (regular hours only) | 140.00 <b>150.00</b> |
| (b) | Mains (regular hours only)   | at cost              |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.4642 **0.5245** for each cubic metre (\$1.3145 **1.4852** for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

| METER SIZE |          | FIXED MONTHLY CHARGE     |
|------------|----------|--------------------------|
| 16 mm      | (5/8")   | 12.25 <b>13.84</b>       |
| 19 mm      | (3/4")   | 19.61 <b>22.16</b>       |
| 25 mm      | (1")     | 35.70 <b>40.34</b>       |
| 38 mm      | (1 1/2") | 83.32 <b>94.15</b>       |
| 50 mm      | (2")     | 201.16 <b>227.31</b>     |
| 75 mm      | (3")     | 339.63 <b>383.78</b>     |
| 100 mm     | (4")     | 718.98 <b>812.45</b>     |
| 150 mm     | (6")     | 1,347.32 <b>1,522.47</b> |
| 200 mm     | (8")     | 2,380.91 <b>2,690.43</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "B"<sup>1</sup>****Effective for all rates, estimated or actual, on or after March 1, 2008****WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$23.82 **27.39** per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$0.9608 **1.1049** per cubic metre (\$2.7242 **3.1328** per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$23.82 **27.39** per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.6064 **0.6974** per cubic metre (\$1.7171 **1.9747** per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:
 

B.O.D.: \$0.5294 **0.6088** per kg

Suspended Solids: \$0.5721 **0.6579** per kg

Grease: \$0.1635 **0.1880** per kg

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004), 3215/A-2005 (Effective March 1, 2005), 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "B"<sup>1</sup>**

- 4 For the purpose of calculating the wastewater charge payable by a customer, the volume of wastewater contributed by the customer to the wastewater works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the wastewater service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.
- 5 Liquid waste disposal at Wastewater Treatment Plant disposal station:
- |                             |                            |
|-----------------------------|----------------------------|
| Single axle load            | \$20.29 <b>23.33</b>       |
| Tandem axle load            | \$33.83 <b>38.90</b>       |
| Multi-axle load             | \$86.44 <b>99.41</b>       |
| Vans (carpet cleaning unit) | \$33.66 <b>38.71/month</b> |

Note: See Schedule "A" for Miscellaneous Wastewater Rates

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<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004), 3215/A-2005 (Effective March 1, 2005), 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "C"<sup>1</sup>**

**(Deleted by authority of Bylaw 3215/D-2000,  
Effective January 1, 2001)**

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<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/A-2000, 3215/B-2000 (Effective March 20, 2000),  
3215/D-2000 (Effective January 1, 2001)

**SCHEDULE "D"<sup>1</sup>***Effective for all rates, on or after March 1, 2007***SCHEDULE OF SOLID WASTE COLLECTION RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

| SOLID WASTE COLLECTION RATES<br>FOR<br>COMMERCIAL FRONT-END CONTAINERS |  |  |  |  |
|--|--|--|--|--|
| Type of Service  | Monthly Rate                                 |  |  |  |
|  | 1.529 m <sup>3</sup><br>(2 yd <sup>3</sup> ) | 2.294 m <sup>3</sup><br>(3 yd <sup>3</sup> ) | 3.058 m <sup>3</sup><br>(4 yd <sup>3</sup> ) | 4.587 m <sup>3</sup><br>(6 yd <sup>3</sup> ) |
| <u>Service on Demand:</u>  |  |  |  |  |
| Container rental   | 22.86 23.83                                  | 30.51 31.81                                  | 38.12 39.74                                  | 45.78 47.72                                  |
| Lift charge  | 22.86 23.83                                  | 30.51 31.81                                  | 38.12 39.74                                  | 45.78 47.72                                  |
| <u>Scheduled Service:</u>  |  |  |  |  |
| 1 lift per month   | 24.69 25.74                                  | 29.41 30.66                                  | 34.12 35.58                                  | 43.55 45.40                                  |
| 1 lift every 2 weeks   | 34.12 35.58                                  | 43.55 45.40                                  | 53.01 55.27                                  | 71.89 74.94                                  |
| 1 lift per week  | 40.18<br>41.88                               | 60.26<br>62.83                               | 78.35<br>81.68                               | 105.47<br>109.95                             |
| 2 lifts per week   | 80.38<br>83.80                               | 120.56<br>125.68                             | 156.71<br>163.37                             | 195.27<br>203.57                             |
| 3 lifts per week   | 120.56<br>125.68                             | 180.82<br>188.51                             | 221.81<br>231.24                             | 285.69<br>297.83                             |
| 4 lifts per week   | 160.75<br>167.58                             | 241.10<br>251.35                             | 289.33<br>301.63                             | 385.74<br>402.14                             |
| 5 lifts per week   | 200.90<br>209.44                             | 301.36<br>314.18                             | 361.66<br>377.03                             | 480.69<br>501.13                             |
| 6 lifts per week   | 241.10<br>251.35                             | 361.66<br>377.03                             | 434.00<br>452.45                             | 578.64<br>603.24                             |
| Extra lift for scheduled service                                       | 22.86 23.83                                  | 30.51 31.81                                  | 38.12 39.74                                  | 45.78 47.72                                  |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004), 3215/A-2005 (Effective March 1, 2005) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)



**SCHEDULE "D"<sup>1</sup>****SCHEDULE OF SOLID WASTE COLLECTION RATES**

Charges for special container services in addition to the above rates will be as follows:

**RATES PER CONTAINER**

Standard Lid

No charge

Castors on Containers

\$ 6.08 **6.34** per month

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

| MONTHLY SOLID WASTE COLLECTION RATES FOR<br>COMMERCIAL HAND PICK-UP |                               |                         |                         |                         |                         |                         |                                     |
|---|-------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------------------|
| Volume<br><br>per<br>Pick-Up  | Frequency of Pick-Up per Week |                         |                         |                         |                         |                         | Cost<br>per<br>Extra<br>Pick-<br>Up |
|   | 1                             | 2                       | 3                       | 4                       | 5                       | 6                       |                                     |
| $\leq 0.4 \text{ m}^3$<br>( $\leq .5 \text{ yd}^3$ )                | 6.49<br><b>6.77</b>           | 12.98<br><b>13.54</b>   | 19.48<br><b>20.30</b>   | 25.97<br><b>27.07</b>   | 32.46<br><b>33.84</b>   | 38.95<br><b>40.61</b>   | 6.67<br><b>6.95</b>                 |
| $> 0.4 - 0.8 \text{ m}^3$<br>( $\geq 5-1 \text{ yd}^3$ )            | 12.98<br><b>13.54</b>         | 25.97<br><b>27.07</b>   | 38.95<br><b>40.61</b>   | 51.93<br><b>54.14</b>   | 64.92<br><b>67.68</b>   | 77.90<br><b>81.21</b>   | 13.33<br><b>13.90</b>               |
| $.765 > 0.8 - 1.5 \text{ m}^3$<br>( $\geq 1-2 \text{ yd}^3$ )       | 25.97<br><b>27.07</b>         | 51.93<br><b>54.14</b>   | 77.90<br><b>81.21</b>   | 103.87<br><b>108.28</b> | 129.83<br><b>135.35</b> | 155.80<br><b>162.42</b> | 20.00<br><b>20.85</b>               |
| $\geq 1.5 - 2.3 \text{ m}^3$<br>( $\geq 2-3 \text{ yd}^3$ )         | 38.95<br><b>40.61</b>         | 77.90<br><b>81.21</b>   | 116.85<br><b>121.82</b> | 155.80<br><b>162.42</b> | 194.75<br><b>203.03</b> | 233.70<br><b>243.64</b> | 26.66<br><b>27.79</b>               |
| $> 2.3 - 3.1 \text{ m}^3$<br>( $\geq 3-4 \text{ yd}^3$ )            | 51.93<br><b>54.14</b>         | 103.87<br><b>108.28</b> | 155.80<br><b>162.42</b> | 207.73<br><b>216.57</b> | 259.67<br><b>270.71</b> | 311.60<br><b>324.85</b> | 33.33<br><b>34.74</b>               |
| $> 3.1 - 3.8 \text{ m}^3$<br>( $\geq 4-5 \text{ yd}^3$ )            | 64.92<br><b>67.68</b>         | 129.83<br><b>135.35</b> | 194.75<br><b>203.03</b> | 259.67<br><b>270.71</b> | 324.59<br><b>338.38</b> | 389.50<br><b>406.06</b> | 39.99<br><b>41.69</b>               |
| $> 3.8 - 4.6 \text{ m}^3$<br>( $\geq 5-6 \text{ yd}^3$ )            | 77.90<br><b>81.21</b>         | 155.80<br><b>162.42</b> | 233.70<br><b>243.64</b> | 311.60<br><b>324.85</b> | 389.50<br><b>406.06</b> | 467.40<br><b>487.27</b> | 46.66<br><b>48.64</b>               |
| $> 4.6 - 5.3 \text{ m}^3$<br>( $\geq 6-7 \text{ yd}^3$ )            | 90.88<br><b>94.75</b>         | 181.77<br><b>189.50</b> | 272.65<br><b>284.24</b> | 363.54<br><b>378.99</b> | 454.42<br><b>473.74</b> | 545.30<br><b>568.49</b> | 53.32<br><b>55.59</b>               |

Note:  $0.383 \text{ m}^3$  ( $1/2 \text{ yd}^3$ ) is approximately equal to 3 units (bags or cans) of garbage

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000); 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "D"<sup>1</sup>****SCHEDULE OF SOLID WASTE COLLECTION RATES**

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$7.59 **7.89** per month per dwelling unit for the collection of a maximum of 5 units of solid waste per week year round and once a week collection of yard waste for six months per year. The charge for solid waste tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$3.95 **4.05** per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$3.45 **3.55** per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Solid Waste and Refuse

|     | <i>Description</i>  | <i>Rate</i>                           |
|-----|---|---------------------------------------|
| (1) | Residents hauling residential refuse from their own residences                | \$37.00 <b>41.00</b> per metric tonne |
| (2) | Private companies or commercial haulers with commercial or residential refuse | \$37.00 <b>41.00</b> per metric tonne |
| (3) | Demolition, concrete, asphalt and tree rubble                                 | \$37.00 <b>41.00</b> per metric tonne |
| (4) | Special Waste   | \$55.00 <b>60.00</b> per metric tonne |
| (5) | Asbestos  | \$55.00 <b>60.00</b> per metric tonne |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "D"<sup>1</sup>****SCHEDULE OF SOLID WASTE COLLECTION RATES**

| <i>Description</i>  | <i>Rate</i>  |             |                             |             |          |        |          |           |          |                 |          |  |              |
|---|--|-------------|-----------------------------|-------------|----------|--------|----------|-----------|----------|-----------------|----------|--|--------------|
| (6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by prorating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 shall apply for item 5 (5). |  |             |                             |             |          |        |          |           |          |                 |          |  |              |
| (7) Cover Material as defined in The City of Red Deer Waste Management Facility Disposal Guidelines   | No Charge  |             |                             |             |          |        |          |           |          |                 |          |  |              |
| (8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)   |  |             |                             |             |          |        |          |           |          |                 |          |  |              |
| 6. Dry Waste Disposal Site  |  |             |                             |             |          |        |          |           |          |                 |          |  |              |
|   | <table> <tr> <th><i>Dirt</i></th><th><i>Concrete and Asphalt</i></th></tr> <tr> <td data-bbox="264 1413 423 1446">Single Axle</td><td data-bbox="1114 1413 1219 1446">\$ 32.00</td></tr> <tr> <td data-bbox="264 1449 380 1482">Tandem</td><td data-bbox="1114 1449 1219 1482">\$ 32.00</td></tr> <tr> <td data-bbox="264 1484 428 1518">End Dumps</td><td data-bbox="1114 1484 1219 1518">\$ 64.00</td></tr> <tr> <td data-bbox="264 1520 500 1554">Pups and Trucks</td><td data-bbox="1114 1520 1219 1554">\$ 64.00</td></tr> <tr> <td data-bbox="264 1598 761 1669">Service charge for opening the gate<br/>(If special trip is required)</td><td data-bbox="1114 1633 1260 1669">\$15.00/trip</td></tr> </table> | <i>Dirt</i> | <i>Concrete and Asphalt</i> | Single Axle | \$ 32.00 | Tandem | \$ 32.00 | End Dumps | \$ 64.00 | Pups and Trucks | \$ 64.00 | Service charge for opening the gate<br>(If special trip is required) | \$15.00/trip |
| <i>Dirt</i>   | <i>Concrete and Asphalt</i>  |             |                             |             |          |        |          |           |          |                 |          |  |              |
| Single Axle   | \$ 32.00   |             |                             |             |          |        |          |           |          |                 |          |  |              |
| Tandem  | \$ 32.00   |             |                             |             |          |        |          |           |          |                 |          |  |              |
| End Dumps   | \$ 64.00   |             |                             |             |          |        |          |           |          |                 |          |  |              |
| Pups and Trucks   | \$ 64.00   |             |                             |             |          |        |          |           |          |                 |          |  |              |
| Service charge for opening the gate<br>(If special trip is required)  | \$15.00/trip   |             |                             |             |          |        |          |           |          |                 |          |  |              |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-99, 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004), 3215/A-2005 (Effective March 1, 2005) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

***Comments:***

We recommend that Council proceed with third (3<sup>rd</sup>) reading of the Utility Bylaw.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Council Decision – February 12, 2008

Legislative & Administrative Services

**FILE**

**DATE:** February 12, 2008  
**TO:** Tom Marstaller, Environmental Services Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Additional Background Information on Utility Bylaw Changes  
Recommended from 2008 Environmental Services Department Service Plan  
Utility Bylaw Amendment 3215/A-2008

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*Reference Reports:*

Environmental Services Manager, dated January 15, 2008  
Environmental Services Manager, dated January 31, 2008

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Environmental Services Manager, dated February 1, 2008 Re: Additional Background Information on Utility Bylaw Changes Recommended from 2008 Environmental Services Department Service Plan – Utility Bylaw Amendment 3215/A-2008 / Changes to Schedules A,B&D – Effective March 1, 2008, hereby, amends the bylaw by deleting 1,400 M<sup>3</sup> (cubic metres) in Schedule A Section 6 on Page 5 of 7, and replacing it with 115 M<sup>3</sup> (cubic metres)."

*Bylaw Readings:*

Utility Bylaw Amendment 3215/A-2008 was given two (2) readings on January 28, 2008. The same bylaw was given third (3<sup>rd</sup>) and final reading on February 11, 2008. This office will update the consolidated bylaw in due course.

*Report Back to Council:* No.

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

Kelly Kloss  
Manager

attchs.



**Environmental Services Department**

**Date:** January 31, 2008

**To:** Legislative and Administrative Services Manager

**From:** Environmental Services Manager

**Re: Additional Background Information on Utility Bylaw Changes  
Recommended from 2008 Environmental Services Department Service Plan**

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The Environmental Services Department's 2008 Service Plan indicated that rate changes would be required to provide the services included in the Plan. At the January 28 Council meeting, the proposed rate changes to Bylaw 3215/98 were presented and were given first and second reading. During second reading, three items from Schedule A were raised that required further clarification. Schedule A has been attached for reference. The first item concerned the cost increases in the extra charges for large water services (Section 1 on page 2 of 7). The second item concerned the temporary water supply for construction purposes (Section 6 on page 5 of 7). The third item concerned the permit fees for use of a designated fire hydrant to obtain water (Section 13 on page 6 of 7).

**Cost Increases in the Extra Charges for Large Water Services (Section 1 on page 2 of 7)**

The concern raised was that the increases in the costs for the larger water service installations did not increase in a uniform manner. The rates included in the revised Schedule A were determined based on cost estimates for each size of service. The non uniformity of the cost increases was due to the amount of labour and materials required not being directly related to the pipe size. For example, the amount of equipment time to complete a 150 mm service and a 200 mm service may be quite similar, but the cost of the materials required for the two different sized services vary significantly.

**Temporary Water Supply for Construction Purposes (Section 6 on page 5 of 7)**

The large amount of water (1,400 m<sup>3</sup>) that was included with the temporary 16 mm meter for construction purposes for the proposed flat fee of \$65.00 was raised as a concern. Unfortunately, an error was made in converting the imperial units to metric units when Schedule A was revised. The correct amount of water to be included with the temporary meter for construction purposes should have been 115 m<sup>3</sup>. The revised Schedule A attached reflects this change.

**Permit Fees for Use of a Designated Fire Hydrant to Obtain Water**

A concern was raised about the amount of water that could be obtained with the proposed \$35 permit fee for use of a designated fire hydrant to obtain water. The permits are issued annually to contractors who are developing subdivisions or completing City projects such as landscaping, sidewalk repair and installation, pavement rehabilitation, and pipe re-lining. The permit is an oval sticker, placed on the window of the vehicle. The permit fee covers the cost of inspecting the vehicles used to draw water from the fire hydrants to ensure that they are properly equipped

with an air gap to prevent contamination of the water distribution system. There is currently no limit on the volume of water that can be obtained with these permits. With private bulk water stations able to provide most non-City bulk water needs, efforts have been made to limit the number of permits issued. In 2007 a pilot study was undertaken to meter the water removed at a single hydrant location, with the cost of the water consumed being billed to the contractor. As part of the Water Reduction Committee's work, metering of and charging for the water obtained using these permits was selected as an initiative that we will move forward with over the time of the Water Conservation Strategy.

**Recommendation**

~~It is respectfully recommended that Council give third reading to the Bylaw amendments at this time. Budgeted revenue is based on the rates becoming effective March 1, 2008.~~

Tom Marstaller, M.Sc., P.Eng.  
Environmental Services Manager

/lls

Att.

c Director of Development Services

1) Amend the Bylaw by  
2) proceed with the third reading  
of the Bylaw as amended



Council Decision – January 29, 2008

Legislative & Administrative Services

**FILE**

**DATE:** January 29, 2008  
**TO:** Tom Marstaller, Environmental Services Manager  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Utility Bylaw Changes Recommended from 2008 Environmental Services Department Service Plan

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*Reference Report:*

Environmental Services Manager, dated January 15, 2008.

*Bylaw Readings:*

Utility Bylaw amendment 3215/A-2008 was given two (2) readings.

*Report Back to Council:* Yes, February 11, 2008.

*Comments/Further Action:*

A number of questions were asked by Council members regarding the fees charged under the bylaw. Please submit a report back to this office by Friday February 1, 2008 addressing questions related to the following:

- 1) Rationale for charging a fixed monthly fee for water Section 1
- 2) Page 2 of Section 1, of Schedule A, charges related to larger water services
- 3) Page 5 of 7, Section 6 of Schedule A
- 4) Page 6 of 7, Section 13 of Schedule A
- 5) Other comments you feel are appropriate

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

Kelly Kloss  
Manager

Cc: Director of Development Services  
Corporate Controller – Finance & Budget



**SCHEDULE "A"<sup>1</sup>**

Effective for all consumption, estimated or actual, on or after March 1, 2007

**UTILITY BILLING FEES**

|   |   |                        |
|---|---|------------------------|
| 1 | Application fee for utility billing                         | \$15.00                |
| 2 | Installation of more than one meter                         | \$21.00/meter          |
| 3 | Requested meter reading                                     | \$21.00                |
| 4 | Service call during regular hours                           | \$42.00 <b>44.50</b>   |
| 5 | Service call after regular hours                            | \$142.00 <b>150.00</b> |
| 6 | Disconnection service charge                                | \$45.00                |
| 7 | Reconnection service charge                                 | \$45.00                |
| 8 | Non-application fee<br>(open a new account in owner's name) | \$30.00                |

**MISCELLANEOUS WATER AND  
WASTEWATER RATES**

|   |   |                                 |                                 |
|---|---|---------------------------------|---------------------------------|
| 1 | New service connection:   |                                 |                                 |
|   |   | From Main In<br>Street          | From Main<br>In Lane            |
|   | (a) Basic charge for 25 mm (1") water<br>and 150 mm (6") sanitary | \$5,960.00<br><b>\$6,430.00</b> | \$5,010.00<br><b>\$5,350.00</b> |
|   | (b) Basic charge for 25 mm (1") water                             | \$5,060.00<br><b>\$5,520.00</b> | \$4,160.00<br><b>\$4,450.00</b> |
|   | (c) Basic charge for 150 mm (6")<br>sanitary sewer                | \$5,060.00<br><b>\$5,520.00</b> | \$4,160.00<br><b>\$4,450.00</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006), 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>**

|  |                                 |                                 |
|--|---------------------------------|---------------------------------|
| (d) Basic charge for 100 mm (4") storm sewer   | \$5,060.00<br><b>\$5,520.00</b> | \$4,160.00<br><b>\$4,450.00</b> |
| (e) Basic charge for 25 mm (1") water main, 150 mm (6") sanitary and 100 mm (4") storm sewer | \$6,225.00<br><b>\$6,790.00</b> | \$5,260.00<br><b>\$5,625.00</b> |
| (f) Dual service upon approval   | \$6,870.00<br><b>\$7,465.00</b> | N/A<br><b>N/A</b>               |
| (g) Water service renewal upon approval  | \$5,070.00<br><b>\$6,125.00</b> | N/A<br><b>N/A</b>               |

Extra charge for:

Larger water service:

|              |                          |
|--------------|--------------------------|
| 38 mm (1.5") | 260.00 <b>275.00</b>     |
| 50 mm (2")   | 705.00 <b>750.00</b>     |
| 100 mm (4")  | 2,705.00 <b>3,000.00</b> |
| 150 mm (6")  | 3,350.00 <b>3,710.00</b> |
| 200 mm (8")  | 4,680.00 <b>5,000.00</b> |
| 250 mm (10") | 5,900.00 <b>6,510.00</b> |
| 300 mm (12") | 7,690.00 <b>8,090.00</b> |

Larger sanitary or storm sewer:

|              |                      |
|--------------|----------------------|
| 200 mm (8")  |                      |
| Ribbed       | 115.00 <b>205.00</b> |
| DR35         | 205.00 <b>285.00</b> |
| 250 mm (10") |                      |
| Ribbed       | 230.00 <b>310.00</b> |
| DR35         | 390.00 <b>465.00</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>**

|   |   |                          |
|---|---|--------------------------|
|   | 300 mm (12")  |                          |
|   | Ribbed  | 355.00 <b>430.00</b>     |
|   | DR35  | 600.00 <b>675.00</b>     |
|   | 375 mm (15")  |                          |
|   | Ribbed  | 525.00 <b>605.00</b>     |
|   | DR35  | 905.00 <b>965.00</b>     |
|   | 450 mm (18")  |                          |
|   | Ribbed  | 900.00 <b>970.00</b>     |
|   | DR35  | 1,390.00 <b>1,450.00</b> |
|   | 600 mm (24")  |                          |
|   | Ribbed  | 1,655.00 <b>1,715.00</b> |
| 2 | Disconnection of service (water kill)                                   |                          |
|   | up to 50 mm in size   | 2,130.00 <b>2,415.00</b> |
|   | up to 50 mm in size, same dig at time of basic service                  | 1,000.00 <b>1,060.00</b> |
|   | over 50 mm in size  | 3,755.00 <b>4,110.00</b> |
| 3 | Additional fee for winter construction of service<br>(Nov. 15 – May 15) |                          |
|   | Lane  | 1,265.00 <b>1,335.00</b> |
|   | Street  | 1,790.00 <b>2,000.00</b> |
| 4 | Other Charges   |                          |
|   | Construction of manhole to 3.1 metres in depth                          | 3,160.00 <b>3,615.00</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>**

|  |                      |
|--|----------------------|
| (a) Additional cost per vertical metre in excess<br>of 3.1 metres in depth | 463.00 <b>489.00</b> |
|--|----------------------|

|                    |                             |
|--------------------|-----------------------------|
| Inspection Chamber | 2,025.00<br><b>2,110.00</b> |
|--------------------|-----------------------------|

|                                     |                             |
|-------------------------------------|-----------------------------|
| Fire Hydrant and Valve Installation | 4,630.00<br><b>5,100.00</b> |
|-------------------------------------|-----------------------------|

## Cutting and replacing pavement:

|   |                             |
|---|-----------------------------|
| (a) Single or double service 75 mm (3") and under | 1,425.00<br><b>1,730.00</b> |
| (b) Single or double service over 75 mm (3")      | 1,850.00<br><b>2,200.00</b> |
| (c) Triple service 75 mm (3") and under           | 2,000.00<br><b>3,000.00</b> |
| (d) Triple service over 75 mm (3")                | 2,475.00<br><b>3,200.00</b> |
| (e) For service kill 75 mm (3") and under         | 780.00<br><b>1,200.00</b>   |
| (f) For service kill over 75 mm (3")              | 815.00<br><b>1,300.00</b>   |
| (g) For water service renewal                     | 702.00<br><b>1,100.00</b>   |

## Replacing sidewalks:

|  |                             |
|--|-----------------------------|
| (a) Single or double service residential | 1,700.00<br><b>2,300.00</b> |
| (b) Single or double service commercial  | 2,260.00<br><b>3,000.00</b> |
| (c) Triple service residential           | 2,100.00<br><b>2,400.00</b> |
| (d) Triple service commercial            | 3,080.00<br><b>3,500.00</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>**

Replacing curb only:

|     |                          |                             |
|-----|--------------------------|-----------------------------|
| (a) | Single or double service | 1,500.00<br><b>1,600.00</b> |
| (b) | Triple or dual service   | 1,650.00<br><b>1,700.00</b> |

|   |                      |
|---|----------------------|
| Landscaping Repairs (boulevard area)      | 135.00 <b>140.00</b> |
| Landscaping Repairs (utility lot/reserve) | 470.00 <b>500.00</b> |

|              |   |                    |
|--------------|---|--------------------|
| 5            | Turn water off or on for repairs or line testing  |                    |
|              | (a) during regular working hours  | 42.00 <b>44.50</b> |
|              | (b) after regular working hours   | 77.25 <b>81.50</b> |
| 6            | Temporary water supply for construction purposes includes 16 mm (5/8") water meter with up to <b>1,400 cubic metres</b> 4,000 cubic feet consumption. (Consumption in excess of <b>1,400 cubic metres</b> 4,000 cubic feet will be billed at current rate.) | 60.00 <b>65.00</b> |
| 7            | Meter Test  | 55.00 <b>58.00</b> |
| <del>8</del> | <del>Replace valve at water meter at time of water meter replacement</del>  | <del>50.00</del>   |
| 9            | Repairs to water meters   | at cost            |
| 10           | Thawing water service   | at cost            |
| 11           | Repair to damaged standpipe   | at cost            |
| 12           | Private fire hydrant maintenance  |                    |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>**

|     |                                      |                             |
|-----|--------------------------------------|-----------------------------|
| (a) | Spring inspection (Mar. 2 – June 30) | 30.00 <b>31.75</b> /hydrant |
| (b) | Fall inspection (Aug. 1 – Oct. 31)   | 30.00 <b>31.75</b> /hydrant |
| (c) | Winter inspection (Nov. 1 – Mar. 1)  | 55.00 <b>58.00</b> /hydrant |
| (d) | Damage evaluation                    | 30.00 <b>31.75</b> /hydrant |
| (e) | Paint                                | 64.00 <b>67.50</b> /hydrant |

**13** Bulk Water

Use of designated fire hydrant to obtain water, \$30.00 **35.00** per permit (job)

**14** Clearing plugged sewer

|     |                              |                      |
|-----|------------------------------|----------------------|
| (a) | During regular working hours | 90.00 <b>96.00</b>   |
| (b) | After regular working hours  | 150.00 <b>160.00</b> |

**15** Televiser sewer lines

|     |                              |                      |
|-----|------------------------------|----------------------|
| (a) | Service (regular hours only) | 140.00 <b>150.00</b> |
| (b) | Mains (regular hours only)   | at cost              |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

**SCHEDULE "A"<sup>1</sup>****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.4642 **0.5245** for each cubic metre (\$1.3145 **1.4852** for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

| METER SIZE |          | FIXED MONTHLY CHARGE     |
|------------|----------|--------------------------|
| 16 mm      | (5/8")   | 12.25 <b>13.84</b>       |
| 19 mm      | (3/4")   | 19.61 <b>22.16</b>       |
| 25 mm      | (1")     | 35.70 <b>40.34</b>       |
| 38 mm      | (1 1/2") | 83.32 <b>94.15</b>       |
| 50 mm      | (2")     | 201.16 <b>227.31</b>     |
| 75 mm      | (3")     | 339.63 <b>383.78</b>     |
| 100 mm     | (4")     | 718.98 <b>812.45</b>     |
| 150 mm     | (6")     | 1,347.32 <b>1,522.47</b> |
| 200 mm     | (8")     | 2,380.91 <b>2,690.43</b> |

<sup>1</sup> 3215/A-99 (Effective March 17, 1999), 3215/B-2000 (Effective March 20, 2000), 3215/A-2001 (Effective March 15, 2001), 3215/A-2002 (Effective March 15, 2002), 3215/A-2003 (Effective March 3, 2003), 3215/A-2004 (Effective March 1, 2004) 3215/A-2005 (Effective March 1, 2005) 3215/B-2005 (Effective January 1, 2006) 3215/A-2006 (Effective March 1, 2006), 3215/A-2007 (Effective March 1, 2007)

*Comments:*

If Council approves the budget prior to the January 28, 2008 Council meeting we recommend that three readings of Utility Bylaw 3215/A-2008 proceed. If the budget has not been approved we recommend only first reading be given.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



## **BYLAW 3215/A-2008**

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

- 1           Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 2           Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".
- 3           Deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 4           This bylaw will come into full force and effect March 1, 2008.

READ A FIRST TIME IN OPEN COUNCIL this                   day of                   2008.

READ A SECOND TIME IN OPEN COUNCIL this                   day of                   2008.

READ A THIRD TIME IN OPEN COUNCIL this                   day of                   2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this           day of                   2008.

\_\_\_\_\_  
MAYOR

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

## SCHEDULE "A"

Effective for all consumption, estimated or actual, on or after March 1, 2008

### UTILITY BILLING FEES

|   |   |               |
|---|---|---------------|
| 1 | Application fee for utility billing                         | \$15.00       |
| 2 | Installation of more than one meter                         | \$21.00/meter |
| 3 | Requested meter reading                                     | \$21.00       |
| 4 | Service call during regular hours                           | \$44.50       |
| 5 | Service call after regular hours                            | \$150.00      |
| 6 | Disconnection service charge                                | \$45.00       |
| 7 | Reconnection service charge                                 | \$45.00       |
| 8 | Non-application fee<br>(open a new account in owner's name) | \$30.00       |

### MISCELLANEOUS WATER AND WASTEWATER RATES

|   |   |                        |                      |
|---|---|------------------------|----------------------|
| 1 | New service connection:   |                        |                      |
|   |   | From Main In<br>Street | From Main<br>In Lane |
|   | (a) Basic charge for 1" (25 mm) water<br>and 6" (150 mm) sanitary | \$6,430.00             | \$5,350.00           |
|   | (b) Basic charge for 1" (25 mm) water                             | \$5,520.00             | \$4,450.00           |
|   | (c) Basic charge for 6" (150 mm)<br>sanitary sewer                | \$5,520.00             | \$4,450.00           |

**SCHEDULE "A"**

|   |            |            |
|---|------------|------------|
| (d) Basic charge for 4" (100 mm)<br>storm sewer   | \$5,520.00 | \$4,450.00 |
| (e) Basic charge for 1" (25 mm)<br>water main, 150 mm sanitary<br>and 4" (100 mm) storm sewer | \$6,790.00 | \$5,625.00 |
| (f) Dual service upon approval  | \$7,465.00 | N/A        |
| (g) Water service renewal upon<br>approval  | \$6,125.00 | N/A        |

Extra charge for:

Larger water service:

|      |          |          |
|------|----------|----------|
| 1.5" | (38 mm)  | 275.00   |
| 2"   | (50 mm)  | 750.00   |
| 4"   | (100 mm) | 3,000.00 |
| 6"   | (150 mm) | 3,710.00 |
| 8"   | (200 mm) | 5,000.00 |
| 10"  | (250 mm) | 6,510.00 |
| 12"  | (300 mm) | 8,090.00 |

Larger sanitary or storm sewer:

|     |          |        |
|-----|----------|--------|
| 8"  | 200 mm   |        |
|     | Ribbed   | 205.00 |
|     | DR35     | 285.00 |
| 10" | (250 mm) |        |
|     | Ribbed   | 310.00 |
|     | DR35     | 465.00 |

**SCHEDULE "A"**

|   |   |  |                    |
|---|---|--|--------------------|
|   | 12"   | (300 mm)<br>Ribbed<br>DR35   | 430.00<br>675.00   |
|   | 15"   | (375 mm)<br>Ribbed<br>DR35   | 605.00<br>965.00   |
|   | 18"   | (450 mm)<br>Ribbed<br>DR35   | 970.00<br>1,450.00 |
|   | 24"   | (600 mm)<br>Ribbed   | 1,715.00           |
| 2 | Disconnection of service (water kill)                                   |  |                    |
|   | up to 50 mm in size   |  | 2,415.00           |
|   | up to 50 mm in size, same dig at time of basic service                  |  | 1,060.00           |
|   | over 50 mm in size  |  | 4,110.00           |
| 3 | Additional fee for winter construction of service<br>(Nov. 15 – May 15) |  |                    |
|   | Lane  |  | 1,335.00           |
|   | Street  |  | 2,000.00           |
| 4 | Other Charges   |  |                    |
|   | Construction of manhole to 3.1 metres in depth                          |  | 3,615.00           |
|   | (a)   | Additional cost per vertical metre in excess<br>of 3.1 metres in depth | 489.00             |

**SCHEDULE "A"**

Inspection Chamber 2,110.00

Fire Hydrant and Valve Installation 5,100.00

Cutting and replacing pavement:

|     |   |          |
|-----|---|----------|
| (a) | Single or double service 3" (75 mm) and under | 1,730.00 |
| (b) | Single or double service over 3" (75 mm)      | 2,200.00 |
| (c) | Triple service 3" (75 mm) and under           | 3,000.00 |
| (d) | Triple service over 3" (75 mm)                | 3,200.00 |
| (e) | For service kill 3" (75 mm) and under         | 1,200.00 |
| (f) | For service kill over 3" (75 mm)              | 1,300.00 |
| (g) | For water service renewal                     | 1,100.00 |

Replacing sidewalks:

|     |                                      |          |
|-----|--------------------------------------|----------|
| (a) | Single or double service residential | 2,300.00 |
| (b) | Single or double service commercial  | 3,000.00 |
| (c) | Triple service residential           | 2,400.00 |
| (d) | Triple service commercial            | 3,500.00 |

Replacing curb only:

|     |                          |          |
|-----|--------------------------|----------|
| (a) | Single or double service | 1,600.00 |
| (b) | Triple or dual service   | 1,700.00 |

Landscaping Repairs (boulevard area) 140.00

Landscaping Repairs (utility lot/reserve) 500.00

5 Turn water off or on for repairs or line testing

(a) during regular working hours 44.50

(b) after regular working hours 81.50

**SCHEDULE "A"**

|    |   |               |
|----|---|---------------|
| 6  | Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 1,400 cubic metres consumption. (Consumption in excess of 1,400 cubic metres will be billed at current rate.) | 65.00         |
| 7  | Meter Test  | 58.00         |
| 8  | Repairs to water meters   | at cost       |
| 9  | Thawing water service   | at cost       |
| 10 | Repair to damaged standpipe   | at cost       |
| 11 | Private fire hydrant maintenance  |               |
|    | (a) Spring inspection (Mar. 2 – June 30)  | 31.75/hydrant |
|    | (b) Fall inspection (Aug. 1 – Oct. 31)  | 31.75/hydrant |
|    | (c) Winter inspection (Nov. 1 – Mar. 1)   | 58.00/hydrant |
|    | (d) Damage evaluation   | 31.75/hydrant |
|    | (e) Paint   | 67.50/hydrant |
| 12 | Bulk Water  |               |
|    | Use of designated fire hydrant to obtain water, \$35.00 per permit (job)  |               |
| 13 | Clearing plugged sewer  |               |
|    | (a) During regular working hours  | 96.00         |
|    | (b) After regular working hours   | 160.00        |

**SCHEDULE "A"**

|    |                                  |         |
|----|----------------------------------|---------|
| 14 | Televise sewer lines             |         |
|    | (a) Service (regular hours only) | 150.00  |
|    | (b) Mains (regular hours only)   | at cost |

## **SCHEDULE "A"**

### **WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.5245 for each cubic metre (\$1.4852 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

| METER SIZE    | FIXED MONTHLY CHARGE |
|---------------|----------------------|
| 5/8" ( 16 mm) | 13.84                |
| 3/4" ( 19 mm) | 22.16                |
| 1" ( 25 mm)   | 40.34                |
| 1½ " ( 38 mm) | 94.15                |
| 2" ( 50 mm)   | 227.31               |
| 3" ( 75 mm)   | 383.78               |
| 4" (100 mm)   | 812.45               |
| 6" (150 mm)   | 1,522.47             |
| 8" (200 mm)   | 2,690.43             |



## **SCHEDULE "B"**

**Effective for all rates, estimated or actual, on or after March 1, 2008**

### **WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$27.39 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$1.1049 per cubic metre (\$3.1328 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$27.39 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.6974 per cubic metre (\$1.9747 per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.6088 per kg

Suspended Solids: \$0.6579 per kg

Grease: \$0.1880 per kg

**SCHEDULE "B"**

4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

5 Liquid waste disposal at Wastewater Treatment Plant disposal station:

|                             |               |
|-----------------------------|---------------|
| Single axle load            | \$23.33       |
| Tandem axle load            | \$38.90       |
| Multiaxle load              | \$99.41       |
| Vans (carpet cleaning unit) | \$38.71/month |

Note: See Schedule "A" for Miscellaneous Wastewater Rates

**SCHEDULE "D"**

***Effective for all rates, on or after March 1, 2007***

**SCHEDULE OF SOLID WASTE COLLECTION RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

| SOLID WASTE COLLECTION RATES<br>FOR<br>COMMERCIAL FRONT-END CONTAINERS |  |  |  |  |
|--|--|--|--|--|
| Type of Service  | Monthly Rate                                 |  |  |  |
|  | 1.529 m <sup>3</sup><br>(2 yd <sup>3</sup> ) | 2.294 m <sup>3</sup><br>(3 yd <sup>3</sup> ) | 3.058 m <sup>3</sup><br>(4 yd <sup>3</sup> ) | 4.587 m <sup>3</sup><br>(6 yd <sup>3</sup> ) |
| <u>Service on Demand:</u>  |  |  |  |  |
| Container rental   | 23.83  | 31.81  | 39.74  | 47.72  |
| Lift charge  | 23.83  | 31.81  | 39.74  | 47.72  |
| <u>Scheduled Service:</u>  |  |  |  |  |
| 1 lift per month   | 25.74  | 30.66  | 35.58  | 45.40  |
| 1 lift every 2 weeks   | 35.58  | 45.40  | 55.27  | 74.94  |
| 1 lift per week  | 41.88  | 62.83  | 81.68  | 109.95                                       |
| 2 lifts per week   | 83.80  | 125.68                                       | 163.37                                       | 203.57                                       |
| 3 lifts per week   | 125.68                                       | 188.51                                       | 231.24                                       | 297.83                                       |
| 4 lifts per week   | 167.58                                       | 251.35                                       | 301.63                                       | 402.14                                       |
| 5 lifts per week   | 209.44                                       | 314.18                                       | 377.03                                       | 501.13                                       |
| 6 lifts per week   | 251.35                                       | 377.03                                       | 452.45                                       | 603.24                                       |
| Extra lift for scheduled service                                       | 23.83  | 31.81  | 39.74  | 47.72  |

**SCHEDULE "D"**  
**SCHEDULE OF SOLID WASTE COLLECTION RATES**

Charges for special container services in addition to the above rates will be as follows:

**RATES PER CONTAINER**

Standard Lid

No charge

Castors on Containers

\$ 6.34 per month

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

| MONTHLY SOLID WASTE COLLECTION RATES FOR<br>COMMERCIAL HAND PICK-UP |                               |        |        |        |        |        |                                     |
|---|-------------------------------|--------|--------|--------|--------|--------|-------------------------------------|
| Volume<br><br>per<br>Pick-Up  | Frequency of Pick-Up per Week |        |        |        |        |        | Cost<br>per<br>Extra<br>Pick-<br>Up |
|   | 1                             | 2      | 3      | 4      | 5      | 6      |                                     |
| $\leq 0.4 \text{ m}^3$<br>( $\leq .5 \text{ yd}^3$ )                | 6.77                          | 13.54  | 20.30  | 27.07  | 33.84  | 40.61  | 6.95                                |
| $> 0.4 - 0.8 \text{ m}^3$<br>( $> 5-1 \text{ yd}^3$ )               | 13.54                         | 27.07  | 40.61  | 54.14  | 67.68  | 81.21  | 13.90                               |
| $.765 > 0.8-1.5 \text{ m}^3$<br>( $\geq 1-2 \text{ yd}^3$ )         | 27.07                         | 54.14  | 81.21  | 108.28 | 135.35 | 162.42 | 20.85                               |
| $\geq 1.5-2.3 \text{ m}^3$<br>( $\geq 2-3 \text{ yd}^3$ )           | 40.61                         | 81.21  | 121.82 | 162.42 | 203.03 | 243.64 | 27.79                               |
| $> 2.3-3.1 \text{ m}^3$<br>( $\geq 3-4 \text{ yd}^3$ )              | 54.14                         | 108.28 | 162.42 | 216.57 | 270.71 | 324.85 | 34.74                               |
| $> 3.1-3.8 \text{ m}^3$<br>( $> 4-5 \text{ yd}^3$ )                 | 67.68                         | 135.35 | 203.03 | 270.71 | 338.38 | 406.06 | 41.69                               |
| $> 3.8-4.6 \text{ m}^3$<br>( $\geq 5-6 \text{ yd}^3$ )              | 81.21                         | 162.42 | 243.64 | 324.85 | 406.06 | 487.27 | 48.64                               |
| $> 4.6-5.3 \text{ m}^3$<br>( $\geq 6-7 \text{ yd}^3$ )              | 94.75                         | 189.50 | 284.24 | 378.99 | 473.74 | 568.49 | 55.59                               |

Note:  $0.383 \text{ m}^3$  ( $1/2 \text{ yd}^3$ ) is approximately equal to 3 units (bags or cans) of garbage

## **SCHEDULE "D"**

### **SCHEDULE OF SOLID WASTE COLLECTION RATES**

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$7.89 per month per dwelling unit for the collection of a maximum of 5 units of solid waste per week year round and once a week collection of yard waste for six months per year. The charge for solid waste tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4.
  - (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$4.05 per month per dwelling unit.
  - (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$3.55 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Solid Waste and Refuse

|     | <i><b>Description</b></i>   | <i><b>Rate</b></i>       |
|-----|---|--------------------------|
| (1) | Residents hauling residential refuse from their own residences                | \$41.00 per metric tonne |
| (2) | Private companies or commercial haulers with commercial or residential refuse | \$41.00 per metric tonne |
| (3) | Demolition, concrete, asphalt and tree rubble                                 | \$41.00 per metric tonne |
| (4) | Special Waste   | \$60.00 per metric tonne |
| (5) | Asbestos  | \$60.00 per metric tonne |

**SCHEDULE "D"**

**SCHEDULE OF SOLID WASTE COLLECTION RATES**

| <i>Description</i>   | <i>Rate</i> |                             |
|--|-------------|-----------------------------|
| (6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by pro-rating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 shall apply for item 5 (5). |             |                             |
| (7) Cover Material as defined in The City of Red Deer Waste Management Facility Disposal Guidelines  | No Charge   |                             |
| (8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)  |             |                             |
| 6. Dry Waste Disposal Site   |             |                             |
|  | <i>Dirt</i> | <i>Concrete and Asphalt</i> |
| Single Axle  | \$ 10.00    | \$ 32.00                    |
| Tandem   | \$ 10.00    | \$ 32.00                    |
| End Dumps  | \$ 20.00    | \$ 64.00                    |
| Pups and Trucks  | \$ 20.00    | \$ 64.00                    |
| Service charge for opening the gate<br>(If special trip is required)   |             | \$15.00/trip                |



**Environmental Services Department**

**Date:** January 31, 2008

**To:** Legislative and Administrative Services Manager

**From:** Environmental Services Manager

**Re: Additional Background Information on Utility Bylaw Changes  
Recommended from 2008 Environmental Services Department Service Plan**

---

The Environmental Services Department's 2008 Service Plan indicated that rate changes would be required to provide the services included in the Plan. At the January 28 Council meeting, the proposed rate changes to Bylaw 3215/98 were presented and were given first and second reading. During second reading, three items from Schedule A were raised that required further clarification. Schedule A has been attached for reference. The first item concerned the cost increases in the extra charges for large water services (Section 1 on page 2 of 7). The second item concerned the temporary water supply for construction purposes (Section 6 on page 5 of 7). The third item concerned the permit fees for use of a designated fire hydrant to obtain water (Section 13 on page 6 of 7).

**Cost Increases in the Extra Charges for Large Water Services (Section 1 on page 2 of 7)**

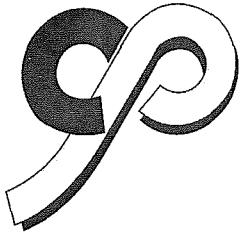
The concern raised was that the increases in the costs for the larger water service installations did not increase in a uniform manner. The rates included in the revised Schedule A were determined based on cost estimates for each size of service. The non uniformity of the cost increases was due to the amount of labour and materials required not being directly related to the pipe size. For example, the amount of equipment time to complete a 150 mm service and a 200 mm service may be quite similar but the cost of the materials required for the two different sized services vary significantly.

**Temporary Water Supply for Construction Purposes (Section 6 on page 5 of 7)**

The large amount of water (1,400 m<sup>3</sup>) that was included with the temporary 16 mm meter for construction purposes for the proposed flat fee of \$65.00 was raised as a concern. Unfortunately, an error was made in converting the imperial units to metric units when Schedule A was revised. The correct amount of water to be included with the temporary meter for construction purposes should have been 115 m<sup>3</sup>. The revised Schedule A attached reflects this change. Using the per cubic metre charge for water for 2008 of \$0.5245, the 115 m<sup>3</sup> of water would generate \$60.32. This amount was rounded to \$65.00.

**Permit Fees for Use of a Designated Fire Hydrant to Obtain Water**

A concern was raised about the amount of water that could be obtained with the proposed \$35 permit fee for use of a designated fire hydrant to obtain water. The permits are issued annually to contractors who are developing subdivisions or completing City projects such as landscaping, sidewalk repair and installation, pavement rehabilitation and pipe relining. The permit is an oval sticker placed on the window of the vehicle. The permit fee covers the cost of inspecting the vehicles drawing water from the fire hydrants to ensure that they are properly equipped with an air gap to prevent contamination of the water distribution system. There is currently no limit on the volume of water that can be obtained with these permits. With private bulk water stations



**DATE:** January 31, 2008

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

**FROM:** Martin Kvapil, Planning Assistant

**RE:** **Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/A-2008**  
**Inglewood West**  
**Melcor Developments Ltd.**

---

### Proposal

A proposal has been received by The City of Red Deer to amend the *Inglewood West Neighbourhood Area Structure Plan* (NASP). The current NASP (development concept shown on Figure 1) was adopted by Council in 2004, and therefore, this proposed amendment is being considered and reviewed in accordance with the *Neighbourhood Planning Guidelines and Standards*.

The applicant, Stantec Consulting Ltd., on behalf of Melcor Developments Ltd., is seeking to amend the NASP in order to:

- Obtain a relaxation to the Provincially-required 300m closed former landfill setback in order to allow for future residential use for a specific site; and
- Rezone the southwest portion of the plan area affected by the landfill setback from A1 Future Urban Development District to future R1N Narrow Lot Residential District.

Proposed NASP text changes and NASP figures will reflect the proposed Development Concept as shown on Figure 2. Attached are also figures illustrating the existing and required landfill setbacks and the developer's proposed subdivision.

The amendments are being proposed by the developer in order to create 15 narrow residential lots to complete the existing Ireland Crescent. Concurrent rezoning to R1N Narrow Lot Residential District is being sought with the proposed NASP amendment. The relevant subdivision application would then follow any successful bylaw first readings. The site is currently vacant, owned by the developer, and has been seeded to grass (Level 1 City landscaping standard).

The subject lands are located within the Provincially-required setback distance from a closed landfill, as per the provincial *Subdivision and Development Regulation*. This City landfill was closed in the summer of 2006. The closure of the landfill reduced the required setback from 450



metres to 300 metres. The developer is seeking a further variance to 240 metres in order to accommodate the proposed R1N lots.

### **Referrals**

Engineering Services indicated no objection to the requested landfill setback relaxation provided the relaxation is firstly supported by Environmental Services and ultimately approved by Alberta Environment.

Land and Economic Development recommended against the proposed amendment as it is its understanding that The City may be exposed to potential future liability by allowing residential development within the required landfill setback.

Community Services' comments primarily indicated that the proposed amendment does not meet the land use concept policies of the current NASP. The current NASP indicates that no residential development will occur in the subject area and that the area is to be developed as a Level 1 landscaped open space until a suitable land use is found for this area. Community Services further indicated that Table 1 within the NASP should be revised to outline density information in "dwelling units per hectare" rather than "persons per hectare".

Upon review of submitted geological data and monitoring measures for the subject area, Environmental Services provided no objection to the proposed setback relaxation; however, the Department requested that each lot created within the affected area have a caveat registered against its title which states its presence within the relaxed closed landfill setback.

The City Solicitor did not object to the proposed amendment provided proper indemnification measures are implemented. These measures would be addressed during any applicable subdivision approval through caveats and agreements to ensure that the City remains non-labile and that any future landowners within the varied landfill setback distance are made aware of such a variance.

All other City departments indicated no objection to the proposed amendment.

Upon referral to Red Deer County, the County had no objection to the proposed amendment.

### **Public Consultation**

On January 24, 2007, at Living Stones Church, a neighbourhood meeting was conducted by Parkland Community Planning Services (PCPS). At the meeting, a presentation was provided by the applicant in order to offer information regarding the proposed amendment. Notification of the public meeting was provided by flyer delivery within the neighbourhood. The meeting attendance register indicated that 8 residents attended (all of which reside on Ireland Crescent).

At the meeting, concerns were raised and comments were presented. The majority of the meeting's discussion focused on the issues of:

- Landfill proximity;
- Local traffic;
- On-street parking.

Written comments were received from 1 resident/landowner via a comment sheet. These comments received by PCPS indicated opposition to the proposed amendment due to the above-mentioned concerns.

#### *Closed Landfill*

The attending residents objected to the removal of the existing private open space for loss of recreational space reasons, as it was felt that this area is being well-used by local residents. As well, the attending residents expressed concern regarding the proximity of the subject area to the closed landfill with respects to possible environmental hazards and possible City liabilities – primarily, the possibility of ground water contamination and release of methane gases from the landfill. Parkland Geotechnical was present at the meeting and indicated that ongoing geotechnical testing concludes that the possibility of contamination within the subject is categorized as “low risk”.

#### *Traffic*

Residents expressed concerns regarding additional vehicular traffic that could be generated by the proposed additional residential development - primarily, the added number of vehicle trips along Ireland Crescent and the possible traffic congestions along it. From the NASP's inception, the original street layout of Ireland Crescent anticipated residential development along its entire frontage.

#### *On-Street Parking*

Comments were made regarding the amount of vehicles presently parked along Ireland Crescent. Primarily, these parked vehicles are associated with the existing R1N residential developments on Ireland Crescent. Residents raised concerns regarding on-street parking with respect to vehicle and pedestrian safety and attributing to traffic congestion. Much of the on-street parking is due to the residents' lack of use of required and provided rear parking areas.

### **Planning Analysis**

#### *Density*

The table below compares the approved density of the Inglewood West neighbourhood with various neighbourhoods within the city of similar age that accommodate similar housing types. This information is collected from existing neighbourhood area structure plans.

The density of Inglewood West may be categorized as mid-range in comparison to similar neighbourhoods within the city. The proposed NASP amendment, considering the original plan text and actual built-out figures, would result in a total of 819 dwelling units and a density increase from 13.8 units per hectare to 14.2 units per hectare. This minor increase continues to meet the City's required density range of 12.35 to 17.3 units per hectare.

| Neighbourhood         | Year Originally Adopted | Developable Area (ha) | Anticipated Dwelling Units | Anticipated Units Per Hectare |
|-----------------------|-------------------------|-----------------------|----------------------------|-------------------------------|
| Westlake              | 2002                    | 58.71                 | 692                        | 11.79                         |
| Kingsgate             | 1998                    | 45.91                 | 515                        | 12.48                         |
| <b>Inglewood West</b> | <b>2004</b>             | <b>57.74</b>          | <b>798</b>                 | <b>13.80</b>                  |
| Lonsdale              | 1997                    | 60.71                 | 875                        | 14.41                         |
| Johnstone Park        | 1999                    | 49.93                 | 814                        | 16.30                         |

With a built-out capacity of 819 dwelling units as proposed, the neighbourhood would achieve a density of 14.2 units per hectare, and would continue to be within the City's required density range of 12.35 to 17.3 units per hectare. Including the proposed amendment, the original 2004 NASP would achieve an increase of 21 low density dwelling units. Although the proposed amendment is for the inclusion of only 15 additional lots, the other 7 lots are reflective of the total actual built-out units resulting from detailed subdivision and lotting design.

| Neighbourhood  | Year NASP Adopted/amended   | Developable Area (ha) | Anticipated Dwelling Units | Anticipated Units Per Hectare |
|----------------|-----------------------------|-----------------------|----------------------------|-------------------------------|
| Inglewood West | 2004                        | 57.74                 | 798                        | 13.8                          |
| Inglewood West | 2007<br>(current amendment) | 57.74                 | 819                        | 14.2                          |

Higher than average volumes of on-street parking is characteristic of R1N developments within the city. However, some measures have been implemented to encourage on-site parking, such as the requirement for paved lanes adjacent to R1N lots. The existing crescent configuration of Ireland Crescent would accommodate the proposed residential lots.

During the original Inglewood West NASP approval process, an environmental site assessment regarding the former landfill site was conducted for the subject area, which assigned the area with a rating of "low" for environmental risk. Section 2.2 of the NASP further states:

*"The regulated setback of 450m for the active landfill extends into the southwest corner of the Inglewood quarter. No development will occur within the 450m setback area until the remaining active landfill cell is closed. When the entire landfill is closed, the 450m active landfill setback will be reduced to a 300m closed landfill setback requirement. The closed landfill setback criteria still encroaches into the southwest corner of the Inglewood ¼ section. No residential development will occur within the 300m setback unless there*

*are reductions in the Provincial setback requirements for non-operating landfills in which case the City of Red Deer will be approached for an amendment to this plan.*

*Until a suitable non-residential land use, in accordance with the applicable provision of the Subdivision and Development Regulation (43/2002), is proposed for the site the area will be left as open greenspace complete with Level I landscaping."*

In accordance with the *Subdivision and Development Regulation*, a waiver from Alberta Environment of the required setback from a non-operating landfill was sought by PCPS on behalf of The City. Alberta Environment has consented to the requested setback relaxation from 300 metres to 240 metres for the proposed development of 15 low density residential lots. This consent is based on the understanding that no further development will occur within the reduced setback distance and is pursuant to:

- The variance only applying to the proposed development;
- The City of Red Deer shall address any complaints which may arise from the variance;
- The variance shall be communicated to all those affected landowners and clearly identified in all applicable municipal bylaws and plans;
- Methane monitoring and facilities to be conducted and installed as specified by David Thompson Health Region.

Based on 1) the present road configuration of Ireland Crescent, 2) that the amendment complies with the City's *Neighbourhood Planning Guidelines and Standards*, and 3) Alberta Environment, based on provided geotechnical data, has consented to the requested landfill setback relaxation, Parkland Community Planning Services supports the proposed Inglewood West NASP amendment.

### **Municipal Planning Commission**

At the Municipal Planning Commission meeting of August 27, 2007, the proposal to amend the NASP was presented, where the proposed amendment was tabled in order to allow Administration to further review and address the following resolution items:

1. *Whether the waiver from Alberta Environment grants a landfill variance or whether it just permits the municipality to grant the variance;*
2. *How indemnity agreements can be used to mitigate liability; and*
3. *Determination of responsibility for implementation and payment of monitoring on a long-term basis."*

The proposed NASP amendment was then presented again to MPC at its September 10, 2007 meeting with additional information.

To clarify, Alberta Environment, in accordance with the *Subdivision and Development Regulation*, does not grant variance waivers for municipalities, but only grants variance waiver consents. In rendering a decision, the subdivision authority or development authority may then vary the required setback, as per the written consent of the Deputy Minister of Environment.

Such written consent may apply to subdivision or development generally or to a specific application or proposal. Ultimately, any possible liability would rest with the approving authority.

City Environmental Services reviewed the proposed development and landfill setback relaxation. Considering the report *Phase 2 Environmental Site Assessment Inglewood West Subdivision Setback Relaxation SW 03-38-27 W4M Red Deer, Alberta - July 2003*, the department recommended that the following condition be accommodated by the proposed NASP amendment in order to allow the setback variance to proceed:

*"The Developer shall enter into an indemnification agreement to the satisfaction of the City Solicitor. The indemnification agreement shall include testing to the satisfaction of the Environmental Services Manager. As a minimum, annual groundwater and gas monitoring on the three monitoring wells indicated in Figure 4 of the Phase 2 ESA report will be required. Ground water shall be monitored for pH, chloride, sodium and sulphate while the head space of the wells shall be monitored for methane. The results of the testing shall be submitted annually to The City for their review."*

This requirement would be accommodated within Section 4.2.2 of the NASP, *Smaller Lot Residential (R1N)*, so that it may become a requirement of subdivision approval by way of an agreement between the developer and the City. At present, Stantec Consulting has a monitoring program in place for the closed municipal landfill. This program has been in operation for several years, and anticipated to continue for several more.

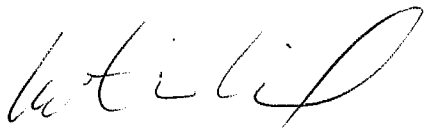
Section 4.2.2 addresses the subdivision approval requirement for a caveat to be registered against the title of all lots created within the varied landfill setback to acknowledge such variance.

The Municipal Planning Commission supports the proposed amendment and recommends that Council proceed with first reading of Neighbourhood Area Structure Plan Amendment Bylaw No. 3217/A-2008 and the applicable concurrent Land Use Bylaw amendment.

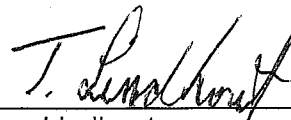
### **Recommendation**

That City Council proceed with first reading of Neighbourhood Area Structure Plan Amendment Bylaw No. 3217/A-2008.

Respectfully submitted,



Martin Kvapil  
PLANNING ASSISTANT



Tony Lindhout  
CITY PLANNING MANAGER

Attachments

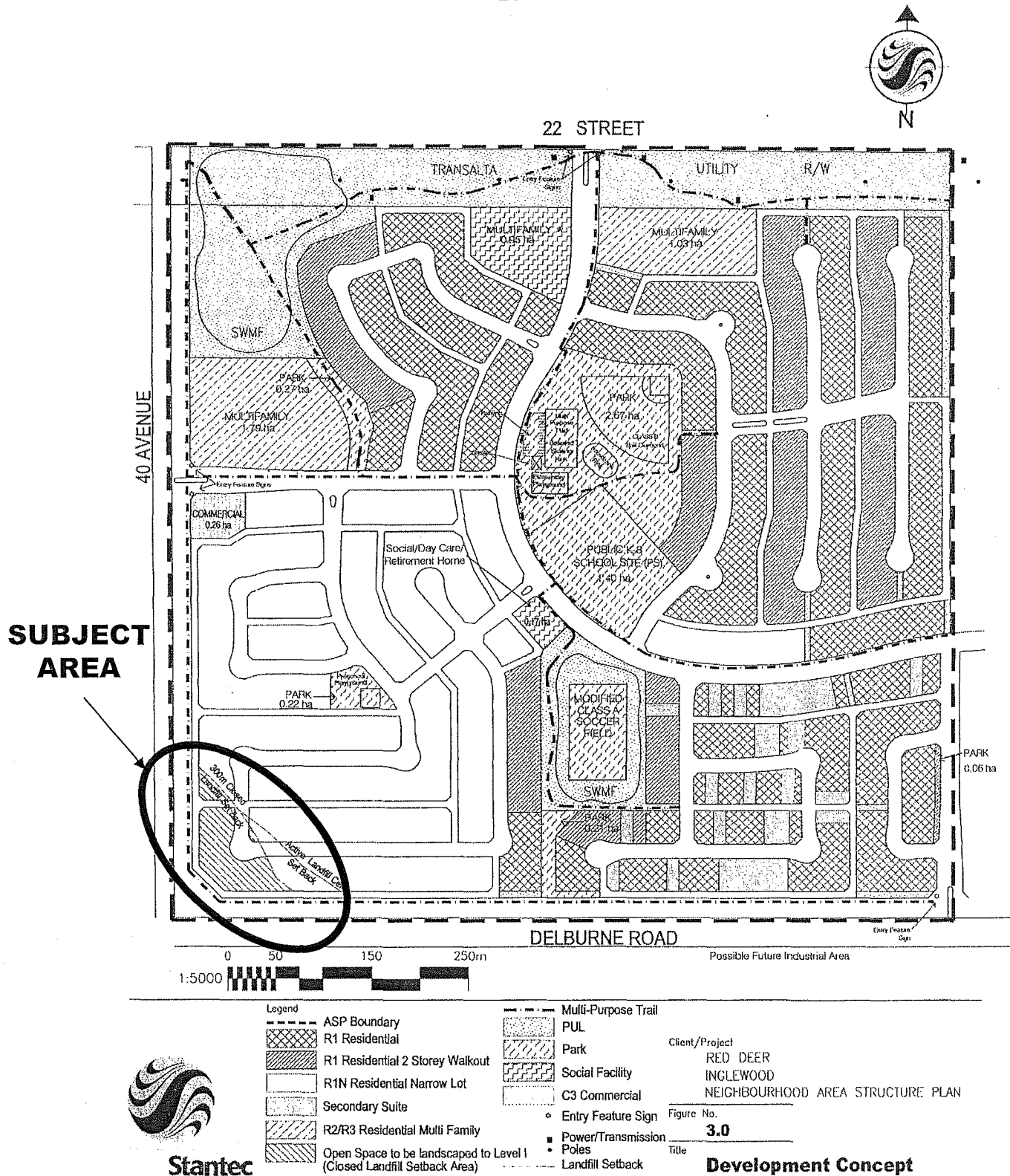
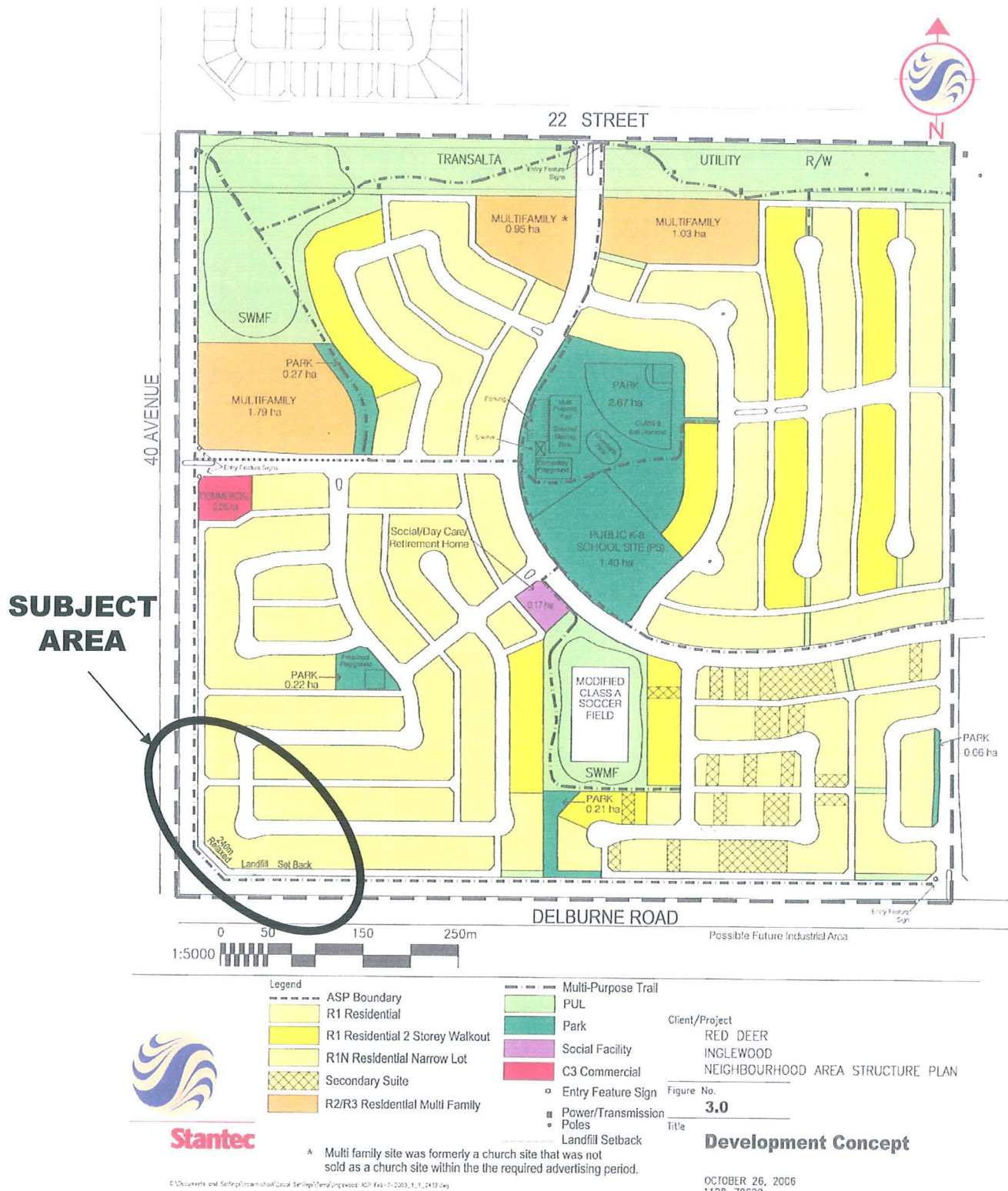


Figure 1 – Existing NASP & Subject Site

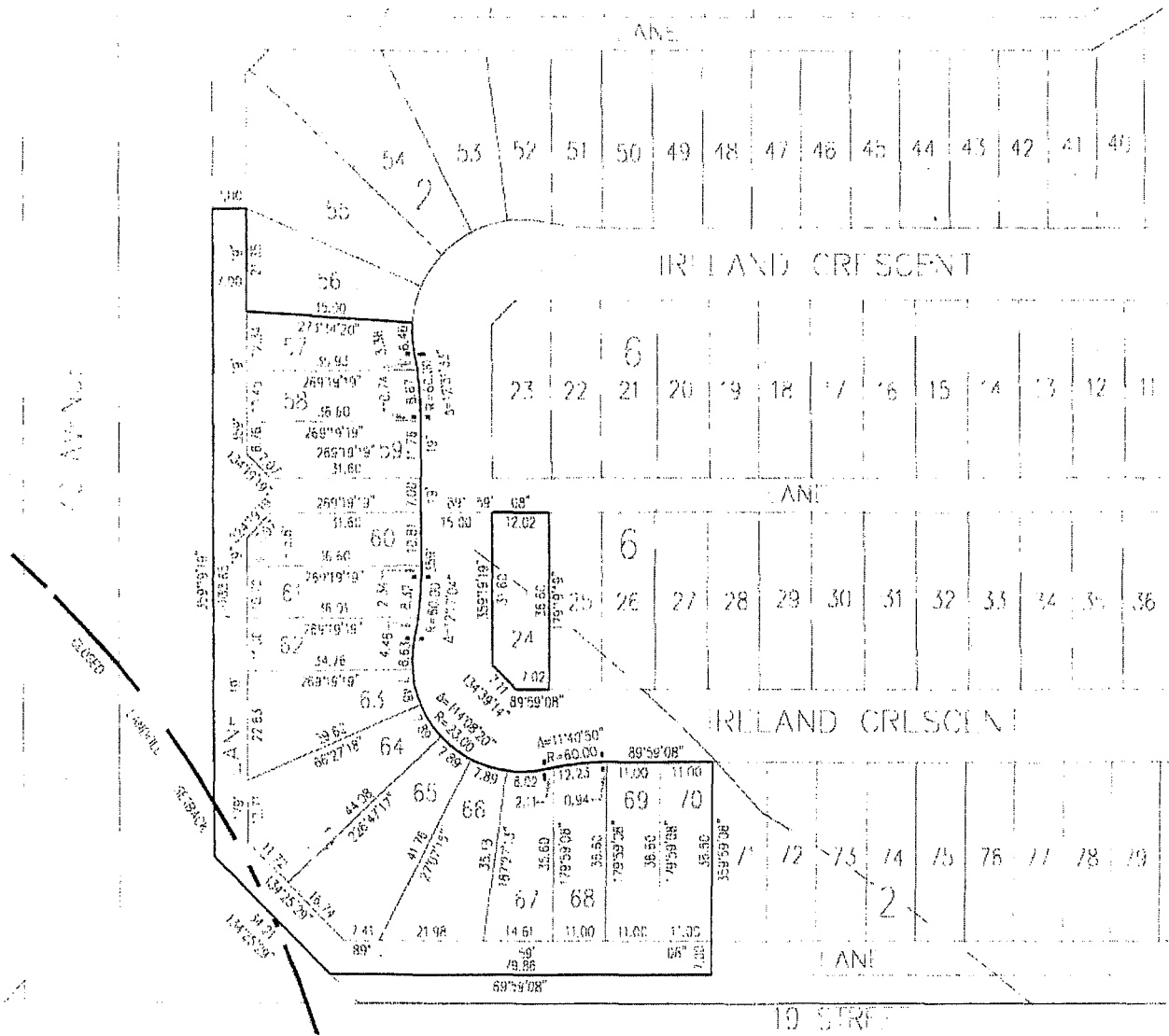


**Figure 2 – Proposed NASP with Landfill Setback Variance**



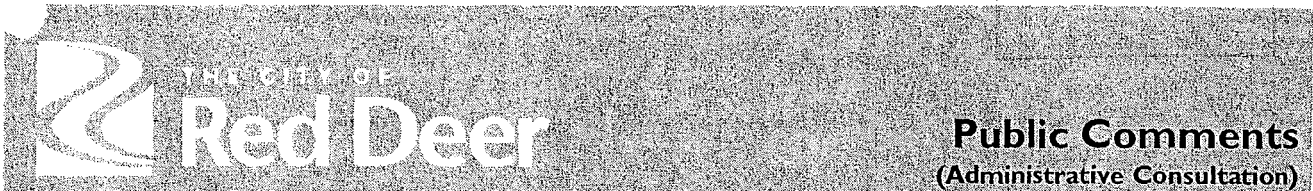
### Figure 3 – Landfill Setbacks





**Figure 4 – Proposed Subdivision**

FEB 16 2007



**Date:** Wednesday, January 24, 2007

**Meeting:** Proposed Amendment to the Inglewood West Neighbourhood Area Structure Plan

Please Print

**Your comments are important!**

The personal information on this form is collected under the authority of the Municipal Government Act and is protected under the provisions of the Freedom of Information & Protection of Privacy (FOIP) Act. It is used solely for the purpose of providing input and assisting in the evaluation of existing or proposed programs, services and/or plans in the city of Red Deer. This comment sheet may be provided confidentially to City Council, administration, or affected council committees to assist in deliberations. Comments may also be circulated publicly; however, any personal information provided will be withheld. If you have any questions about the collection and use of this information, contact Martin Kvapil at Parkland Community Planning Services, 404, 4808 Ross Street, Red Deer, AB, T4N 1X5; fax: (403) 346-1570; e-mail: pcps@pcps.ab.ca

**Contact Information:**

Name (required):

Mailing Address & Postal Code (optional: will allow administration to respond to you if necessary):

Phone #:

**Comments:**

MY WIFE, [REDACTED] AND I ARE VERY MUCH OPPOSED TO RESIDENTIAL DEVELOPMENT WITHIN THE 300 METRE CLOSED LANDFILL SETBACK IN SOUTHWESTERN INGLEWOOD. PLEASE STICK TO ALBERTA ENVIRONMENT REGULATIONS WHICH PROHIBIT SUCH DEVELOPMENT. THIS IS FOR THE FUTURE SAFETY OF OUR CHILDREN AND GRANDCHILDREN. NO RISK SHOULD BE TAKEN. RESIDENTS OF THIS AREA HAVE ALWAYS BEEN TOLD THAT THIS PART OF INGLEWOOD WOULD BECOME A GREEN AREA. I PERSONALLY HAVE BEEN ASSURED OF THIS BY MAYOR FLEWELLING AND BY JOHANN (FORMERLY WITH COMMUNITY PLANNING IN RED DEER). PLEASE, RED DEER CITY COUNCIL, DO NOT EVEN CONSIDER SUCH AN AMMENDMENT. I UNDERSTAND THAT RES. DEVELOPMENT IN THIS AREA WOULD MEAN FINANCIAL GAIN FOR MEHCOR DEVELOPMENTS, AND FOR THE CITY AS WELL. IS IT WORTH →

THE RISK? EVEN IF ENGINEERS TESTS AT PRESENT DO NOT SUGGEST ANY DANGER, THERE IS NO GUARANTEE FOR THE FUTURE.

IF YOU ARE GOING TO ERR, ERR ON THE SIDE OF CAUTION.

WOULD THE CITY OF RED DEER BE WILLING TO ACCEPT LIABILITY IN THE FUTURE? I THINK NOT.

PLEASE READ THE ABOVE AT YOUR COUNCIL MEETING. THANKYOU.

[REDACTED]

|   |           |
|---|-----------|
| THE CITY OF RED DEER<br>Legislative & Administrative Services |           |
| RECEIVED  |           |
| TIME  | 3:35      |
| DATE  | FEB 13/06 |
| BY  | CKeegan   |



Regional Services

Central Region

3<sup>rd</sup> Floor Provincial Building  
4920 – 51 Street  
Red Deer, Alberta  
Canada T4N 6K8

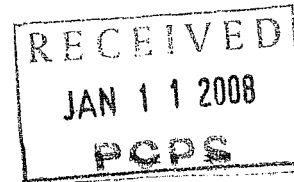


Telephone: (403) 340-7052

Fax: (403) 340-5022

December 21, 2007

Martin Kvapil  
Planning Assistant  
Parkland Community Planning Services  
Suite 404, 4808 Ross Street  
Red Deer, Alberta  
T4N 1K5



Re: Inglewood West – Request for Setback Variance from Non-Operating Landfill

Dear Mr. Kvapil:

Alberta Environment has considered the request by Parkland Community Planning Services for consent to vary the three hundred (300) meters setback requirement between the City of Red Deer Non-operating landfill and the following proposed project located at SW-3-38-27-W4M in the City of Red Deer:

- Proposed Inglewood West Development.

In accordance with Section 13(5) of the *Subdivision and Development Regulation* under the *Municipal Government Act*, and based on the information provided, I hereby consent to the reduction of the setback distance from three hundred (300) metres from the non-operating City of Red Deer landfill to two hundred and forty (240) metres, pursuant to the following conditions:

- The variance only applies to the currently proposed Inglewood West development located at SW-3-38-27-W4M within the City of Red Deer:
- The City shall address any complaints arising from the reduction of the setback distances from the non-operating landfills.
- The change in the required distance from the non-operating City of Red Deer landfill must be communicated in writing to all affected landowners, and the variance must be clearly marked/described in all applicable municipal bylaws and plans that are affected.
- Methane monitoring shall be conducted as specified in David Thompson Health Region letters dated February 26, 2007
- Installation of a methane interceptor trench between the former landfill and the residential development within the three hundred metre setback, as specified in David Thompson Health Region letter dated February 26, 2007, and the updated letter dated September 25, 2007. The City of Red Deer shall ensure that this trench is

designed and installed such that methane gas from previous and current landfill activity does not migrate to the residential development.

This consent is based on:

- The City's and Parkland Community Planning Services understanding of the nature and extent of the condition of the site; and
- The City's and Parkland Community Planning Services undertaking to ensure that no further development will take place within the reduced setback distance and will ensure all necessary municipal steps are taken to ensure that this takes place and all affected parties are aware of this.

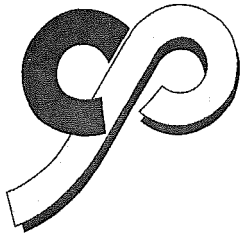
If you would like to discuss this matter further, please contact Mr. Pervez Sunderani, Municipal Approvals Engineer, Central Region, at (403) 340-7742.

Sincerely,



David Helmer  
A/Regional Approvals Manager

cc: Pervez Sunderani  
Environment



**DATE:** January 31, 2008

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

**FROM:** Martin Kvapil, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3357/B-2008  
Inglewood West Neighbourhood – Phase 2B  
Melcor Developments Ltd.

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**Proposal**

Melcor Developments Ltd. is proposing to develop Phase 2B of the Inglewood East neighbourhood. Rezoning is being sought for approximately 0.88 ha (2.18 ac.) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District in order to create 15 residential lots. The proposed uses would conform with a concurrently-proposed amendment to the Inglewood West Neighbourhood Area Structure Plan (NASP). Please refer to Parkland Community Planning Services' staff report regarding Inglewood West NASP Amendment 3217/A-2008 for additional background information.

The subject lands are located within the Provincially-required setback distance from a closed landfill, as per the provincial *Subdivision and Development Regulation*. This City landfill was closed in the summer of 2006. The closure of the landfill reduced the required setback from 450 metres to 300 metres. The developer is seeking a further variance to 240 metres in order to accommodate the proposed R1N lots. In accordance with the *Subdivision and Development Regulation*, a waiver from Alberta Environment of the required setback from a non-operating landfill was sought by PCPS on behalf of The City. Alberta Environment has consented to the requested setback relaxation from 300 metres to 240 metres for the proposed development of 15 low density residential lots. The relaxation to 240 metres would allow for the complete development of Ireland Crescent. This consent is based on the understanding that no further development will occur within the reduced setback distance and is pursuant to:

- The variance only applying to the proposed development;
- The City of Red Deer shall address any complaints which may arise from the variance;
- The variance shall be communicated to all those affected landowners and clearly identified in all applicable municipal bylaws and plans;
- Methane monitoring and facilities to be conducted and installed as specified by David Thompson Health Region.

In accordance with the concurrently-proposed NASP amendment, indemnification and gas and ground water monitoring, would be addressed through the conditions of subdivision approval. The relevant subdivision application would follow first reading the proposed bylaw. The site is currently vacant, owned by the developer, and has been seeded to grass (Level 1 City landscaping standard).

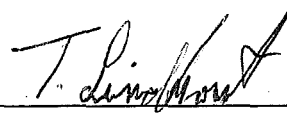
In accordance with the City and Red Deer County Intermunicipal Development Plan, the proposed bylaw amendment has been referred to the County, which had no comment.

**Staff Recommendation**

It is recommended that City Council, subject to first reading of Neighbourhood Area Structure Plan Amendment Bylaw 3217/A-2008, proceed with first reading of Land Use Bylaw Amendment No. 3357/B-2008.



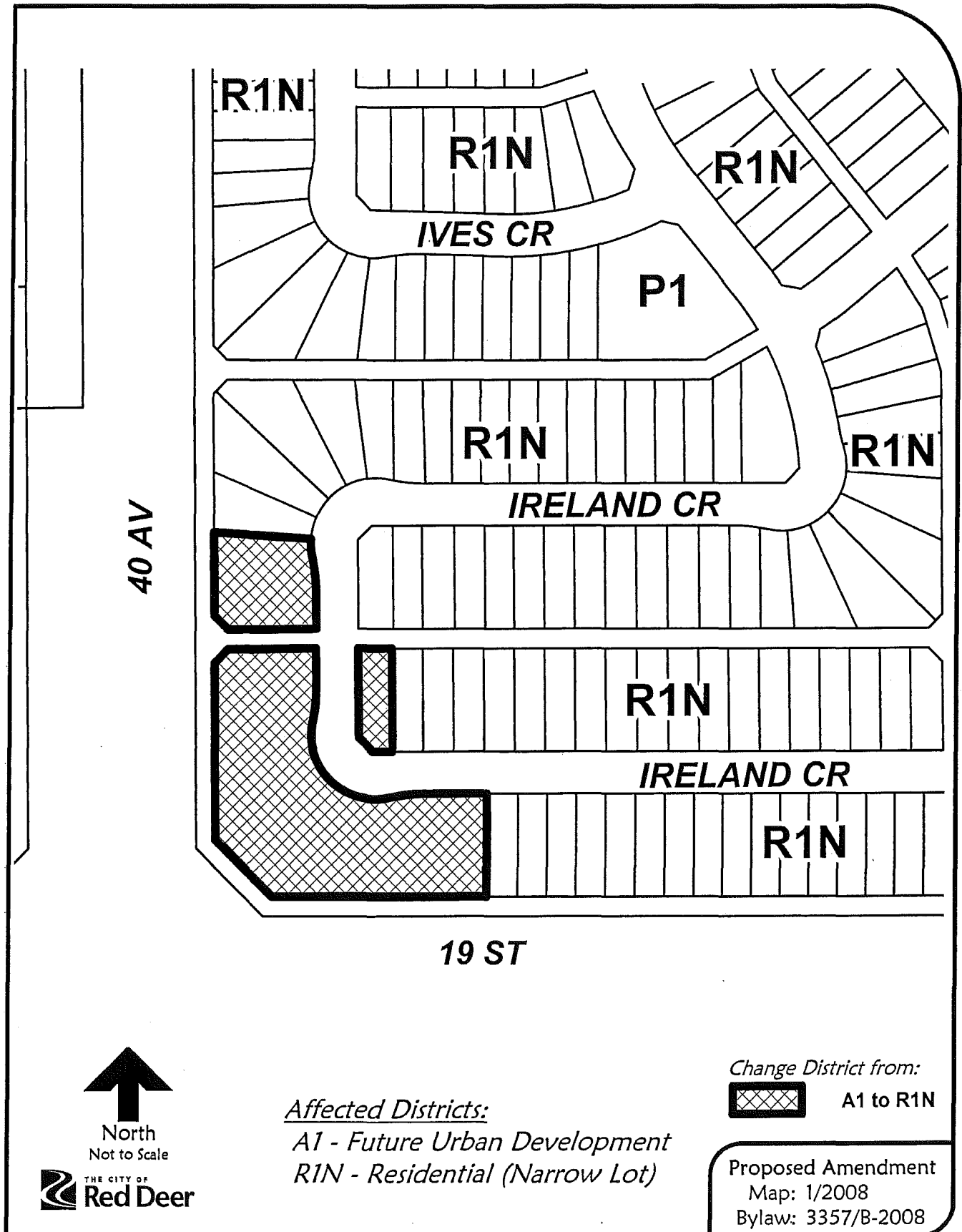
Martin Kvapil  
PLANNING ASSISTANT



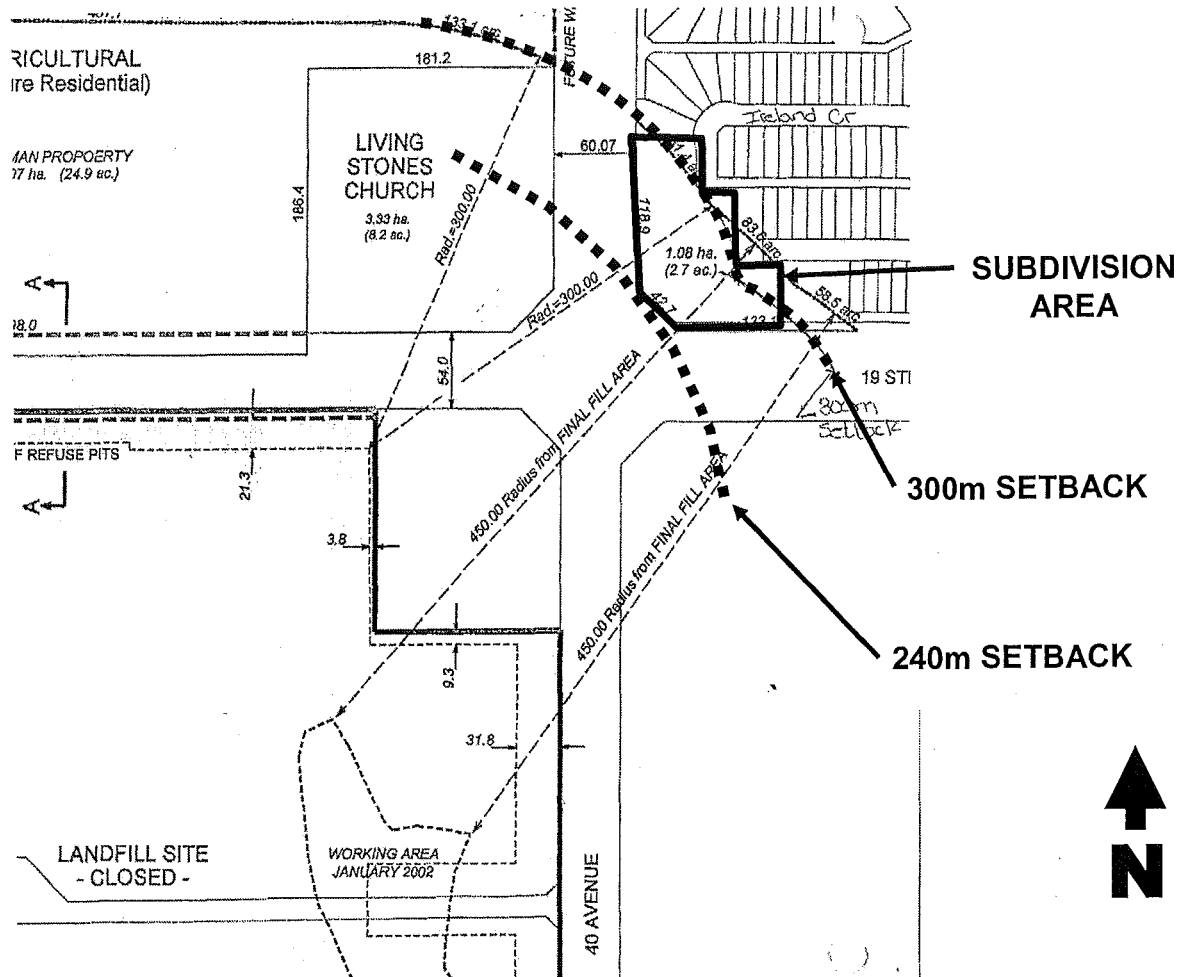
Tony Lindhout  
CITY PLANNING MANAGER

Attachments

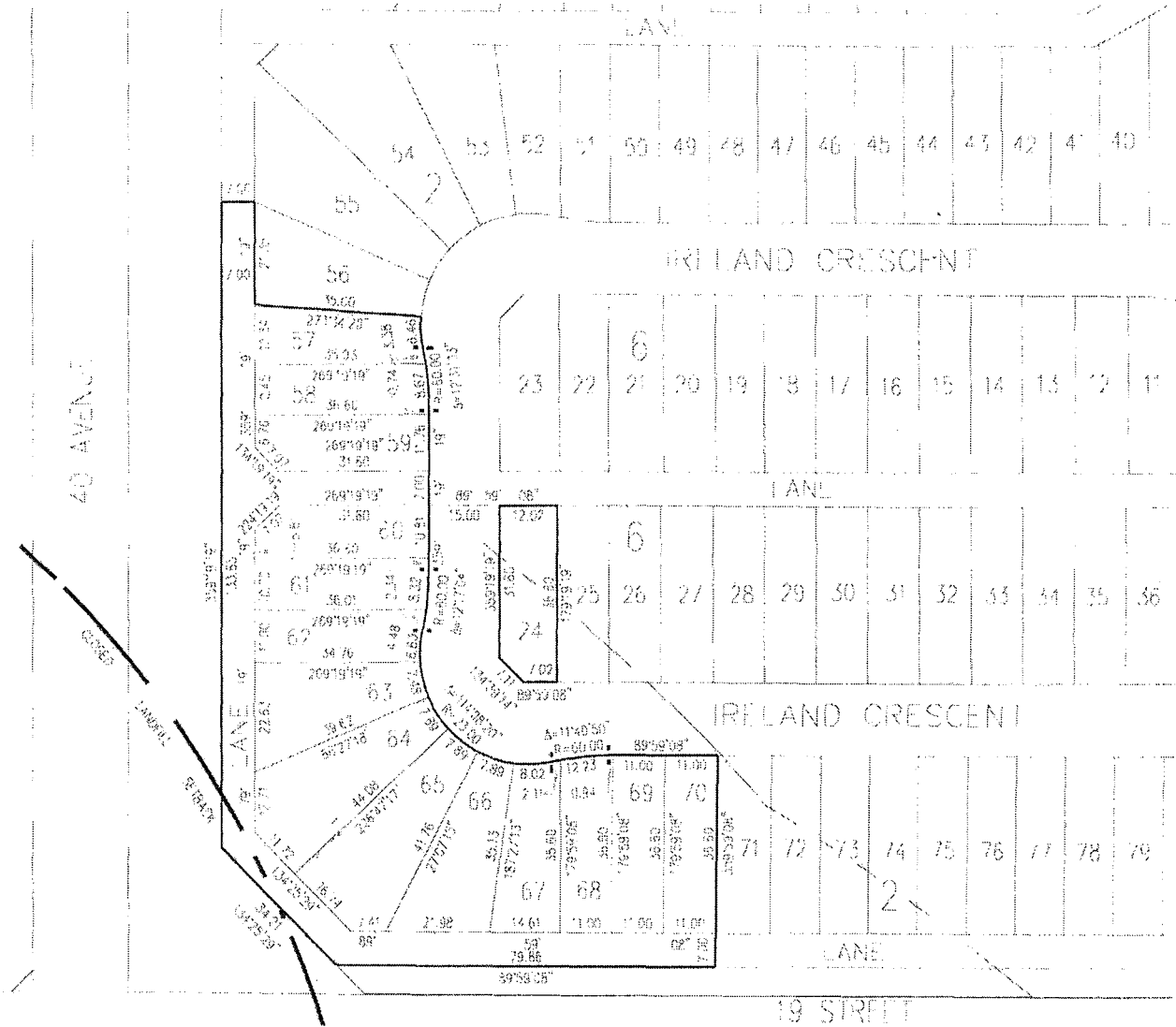
*Proposed Amendment to Land Use Bylaw 3357/2006*







**Figure 1 – Landfill Setbacks**



**Figure 2 – Proposed Subdivision**

***Comments:***

We support the recommended Area Structure Plan and rezoning, subject to the liability issues being addressed to the satisfaction of the City Solicitor.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Council Decision – February 12, 2008

Legislative & Administrative Services

**DATE:** February 12, 2008

**TO:** Martin Kvapil, Parkland Community Planning Services  
Tom Marstaller, Environmental Services Manager

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

**SUBJECT:** Inglewood West  
Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2008  
Land Use Bylaw Amendment 3357/B-2008

---

**FILE**

*Reference Report:*

Parkland Community Planning Services, Neighbourhood Area Structure Plan Amendment 3217/A-2008, dated January 31, 2008.

Parkland Community Planning Services, Land Use Bylaw Amendment 3357/B-2008, dated January 31, 2008.

*Bylaw Readings:*

Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2008 was given first (1<sup>st</sup>) reading.

Land Use Bylaw Amendment 3357/B-2008 was given first (1<sup>st</sup>) reading.

*Report Back to Council:* Yes.

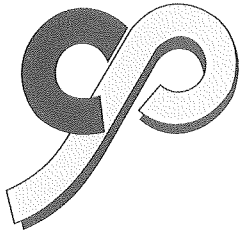
*Comments/Further Action:*

- 1) A Public Hearing will be held on Monday March 10, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting. This office will now proceed with advertising for the public hearing. The cost of this advertising will be charged to the developer.
- 2) When the matter comes back please provide additional information related to:
  - a) Other landfill setbacks within the city and related rationale.
  - b) A summary of the geotechnical information related to this setback.

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

Kelly Kloss  
Manager

Cc: Director, Development Services



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

*Backup.*

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

**DATE:** January 31, 2008  
**TO:** Kelly Kloss, Legislative and Administrative Services  
**FROM:** Martin Kvapil, Parkland Community Planning Services  
**RE:** **Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/A-2008  
Inglewood West  
Melcor Developments Ltd.**

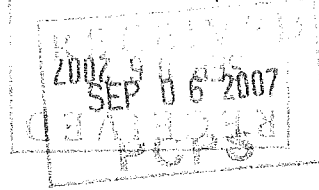
Please find attached for Council, the collected comment sheets, public meeting attendance register and referral comments pertaining to the above proposed amendment.

Respectfully submitted,

Martin Kvapil  
PLANNING ASSISTANT

Attachments

*Back-up.*



**Environmental Services Department**

**Date:** September 05, 2007  
**To:** Martin Kvapil, Planning Assistant  
**From:** Environmental Services Manager  
**Re:** **Proposed Inglewood West Subdivision Landfill Setback Relaxation**

---

The Environmental Services Department has reviewed the Landfill Setback Relaxation application and the report entitled Phase 2 Environmental Site Assessment Inglewood West Subdivision Setback Relaxation SW 03-38-27 W4M Red Deer, Alberta dated July 2003. We recommend that the following conditions be put in place to allow the relaxation to proceed:

1. The Developer shall enter into an indemnification agreement to the satisfaction of the City Solicitor. The indemnification agreement shall include testing to the satisfaction of the Environmental Services Manager. As a minimum, annual groundwater and gas monitoring on the three monitoring wells indicated in Figure 4 of the report will be required. Ground water shall be monitored for pH, chloride, sodium and sulphate while the head space of the wells shall be monitored for methane. The results of the testing shall be submitted annually to The City for their review.

If you have any questions please call me at (403)342-8750.

A handwritten signature in black ink, appearing to read 'T. Marstaller'.

Tom Marstaller, M.Sc., P.Eng.  
Environmental Services Manager

TM/lls

c Environmental Planning Superintendent



**Environmental Services Department**

**Date:** December 14, 2006

**To:** Martin Kvapil, Planning Assistant

**From:** Environmental Services Manager

**Re:** **Proposed Plan Amendment  
Inglewood West Neighbourhood Area Structure Plan**

DEC 20 2006  
F0000

The Environmental Services Department has reviewed the above-mentioned proposed plan amendment and has the following comments.

For determination of setback relaxation, the following information is required:

1. The types of receptors that are located near the landfill.
2. The following hydrological information:
  - direction of flow;
  - surface bodies; and
  - location of aquifer.
3. Gradient factors.
4. Servicing factors.
5. Gas management systems that may be being contemplated.

Jeff Miller, the Environmental Planning Superintendent, will be in contact with Parkland Community Planning Services directly with regards to these requirements.

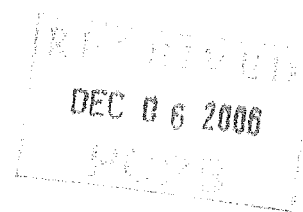
If you have any questions please call me, or Jim Chase, at 342-8750.

A handwritten signature in black ink, appearing to read 'T. Marstaller'.

Tom Marstaller, M.Sc., P.Eng.  
Environmental Services Manager

JC/blm

c     Engineering Services Manager  
       Environmental Planning Superintendent



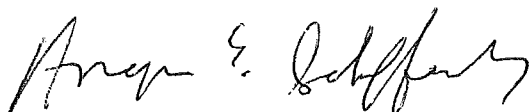
**Date:** December 5, 2006  
**To:** Martin Kvapil, Parkland Community Planning  
**From:** Angus Schaffenburg, Major Projects Planner  
**Subject:** Inglewood West Amendment of November 2006

---

As I understand it Melcor is requesting that the setback requirement for residential development from the closed landfill be reduced from 300 meters, which is the numeric value set out in the Subdivision and Development Regulation under the Municipal Government Act, to 240 meters. Such a variance is permitted under the Regulations where there is "written consent of the Deputy Minister of Environment." No guidance is provided in the Regulation as to the conditions under which a variance should be granted.

Melcor does not provide any statement, arguments, or technical information that would enable any judgement to be made on the impact of a reduction on the proposed residential development. Instead of providing such arguments, they have chosen to amend the entire Inglewood West NASP to show the map and text changes to implement such a setback reduction. No position for support for such a reduction can be made until there has been a determination that there would not be any adverse impact on the proposed new residences. Until such evidence is provided I am not able to support such a reduction. I would note that the City and County of Red Deer Intermunicipal Development Plan in Section 8.2.3 states: "The distance between non-compatible land uses such as landfills, intensive livestock operations, sour gas areas and pipelines shall be guided by the provisions of the applicable Provincial Acts".

I would also like the applicant to address the issue of why they are requesting a reduction of the setback requirement when the adopted Plan states in a number of places that uses other than residential would be found for this area affected by the landfill setback. An example is found on page 4.3: "As noted previously, no residential development will occur within the closed landfill setback and the area will be developed as a green-space as shown on Illustration I.0 (following page 2.1) until a suitable land use is found for this area." Table I should also be redone to show the overall density of dwelling units/hectare instead of persons per hectare to conform to the Neighbourhood Planning and Design Guidelines.





**Martin Kvapil**

**From:** Russell Crook  
**Sent:** December 14, 2006 1:37 PM  
**To:** Martin Kvapil  
**Subject:** Inglewood West NASP

Dear Martin,

The land and Economic Development Department recommends against the proposed amendments to the above captioned NASP as it is our understanding that the City may be exposed to potential future liability associated with allowing residential development within a landfill setback.

Thank you,

Russell Crook  
Land Coordinator  
City of Red Deer  
(403) 342-8292

2006/12/14

**Martin Kvapil**

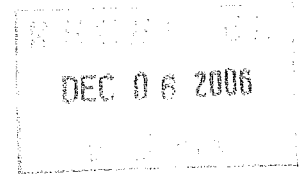
**From:** Paul Meyette  
**Sent:** November 14, 2006 8:20 AM  
**To:** Martin Kvapil  
**Cc:** Paul Goranson  
**Subject:** Inglewood West Area Structure plan

Martin

Just some brief comments on the Inglewood West Area Structure Plan. I usually have Joyce comment but as this involves the old landfill setback, I wanted to make a few comments:

1. On Page 2.1, the text indicates that Illustration #1 contains both the 300 metre setback prescribed under the regulations and the 240 metre setback that Melcor is seeking. However illustration #1 only shows the 240 metre setback.
2. What is the status of the 240 metre setback? The text reads as if the setback has been or will be granted. I would suggest that the 240 metre setback be removed from the plan until permission to vary the setback is received from Alberta Environment. Has the City made a decision to even apply for the setback?

***Paul Meyette***  
***Inspections and Licensing Manager***  
***City of Red Deer***  
***403-342-8195***



**Date:** December 5, 2006  
**To:** Martin Kvapil, Planning Assistant – Parkland Community Planning Services  
**From:** Dale Kelly, Chief Fire Prevention Officer  
**Subject:** PROPOSED PLAN AMENDMENT  
JOHNSTONE PARK NEIGHBOURHOOD AREA STRUCTURE PLAN

---

The proposed development is acceptable to this department.

A handwritten signature in cursive script that reads "Dale Kelly".

Dale Kelly  
Chief Fire Prevention Officer

/ch

**Date:** December 4, 2006

**To:** Tara Lodewyk, Planner  
Parkland Community Planning Services

**From:** Tom Warder, P.Eng.  
Engineering Services Manager

**Re:** **Proposed Plan Amendment**  
**Inglewood West Neighbourhood Area Structure Plan Amendment**  
**(Requested relaxation to Landfill Setback Distance)**

---

In response to your letter of November 6, 2006, Engineering has no objection to the proposed landfill setback relaxation.

We would comment however that the relaxation must first be supported by The City of Red Deer Environmental Services Department and ultimately approved by Alberta Environment. Geotechnical investigations may also be required in support of this request.

Please give myself or Vaughan Bechthold a call if you need any additional information.



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

VRB/ldr

c. Tom Marstaller – Environmental Services



DEC 12 2006

PLANNING & DEVELOPMENT SERVICES  
38106 Rge. Rd. 275  
RED DEER COUNTY, ALBERTA T4S 2L9  
PHONE: 350-2170 FAX: 346-9840

Attention: Mr. Tony Lindhout, City Planning Manager  
Parkland Community Planning Services  
404, 4808 Ross Street  
Red Deer, AB  
T4N 1X5

December 8, 2006

**RE: Intermunicipal Referral – SW3-38-27-4  
Inglewood West NASP – Relaxation of Landfill Setback Distance**

Dear Tony

On December 5, 2006, the above intermunicipal referral was presented to County Council for comments. At that time, the following motion was carried:

“Moved that Red Deer County advise the City of Red Deer that Red Deer County has no objections to the City’s proposed plan amendment to the Inglewood West Neighborhood Area Structure Plan.”

Thank you for the opportunity to comment on this plan amendment.

Yours sincerely,

**Johan van der Bank, ACP, MCIP**  
Planning Manager – Urban  
jvanderbank@reddeercounty.ab.ca

**Kim Woods**

**From:** Kelly Kloss  
**Sent:** February 29, 2008 6:47 AM  
**To:** Kim Woods  
**Subject:** FW: Inglewood NASP & Re-zoning  
**Attachments:** Phase 2 ESA-Parkland.pdf

Kim

For backup on the public hearing in Inglewood

Kelly

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

*Kim  
There is  
backup stored  
in DM  
after Inglewood  
Public Hearing*

**From:** Tara Veer [mailto:tara.veer@reddeer.ca]  
**Sent:** February 28, 2008 11:55 PM  
**To:** Kelly Kloss  
**Subject:** FW: Inglewood NASP & Re-zoning

Hi Kelly,

I'm not sure if you received this or not, but we recently received this as a w. aring.  
 Thanks.

Tara

**From:** Guy Pelletier [mailto:gpelletier@melcor.ca]  
**Sent:** Tuesday, February 12, 2008 4:37 PM  
**To:** Mulder, Lynne; 'buck.buchanan@reddeer.ca'; 'cindy.jefferies@reddeer.ca'; 'frank.wong@reddeer.ca'; 'gail.parks@reddeer.ca'; 'larry.pimm@reddeer.ca'; 'lornawz@reddeer.ca'; 'tara.veer@reddeer.ca'; 'mayor@reddeer.ca'  
**Cc:** Peter Daly  
**Subject:** Inglewood NASP & Re-zoning

Good Afternoon Mayor & City Councillors;

Thank you for the opportunity provided to me yesterday to address Council and provide a bit of context to our request to revise the Inglewood NASP and re-zone the outstanding parcel. I wanted to congratulate you on the quality of the discussion that took place around the issue. I believe it showed that we have a council that cares about the City and takes their role as Councillors seriously.

A significant portion of the discussion revolved around the science behind the due diligence that was conducted as the background to our request. I would like to provide you with a portion of the Phase #2 Environmental Site Assessment conducted in 2003 by Parkland Geotechnical. I trust that this will provide you with an additional level of comfort that all of the necessary precautions have been taken to determine the impact of the City landfill on the area in question. The conclusion of the study is that there is no measurable impact and it is safe to reduce the setback to allow the completion of the subdivision.

I have arranged for our Geotechnical Engineer, Mark Brotherton P.Eng, to attend the public hearing portion of the process to address any questions that you may have. Mr. Brotherton can be reached at Parkland Geotechnical in Red Deer at 343-2428 if you have any questions in advance of March 10<sup>th</sup>.

I can assure you that Melcor would not be seeking the reduction of the landfill setback if we did not feel it was 100% safe for the future residents as well as the existing residents that fall just outside the setback distance. I would like to reiterate that the 300 meter distance is a somewhat random number provided by Alberta Environment designed to indicate to developers and municipalities that a specific area requires an additional level of due diligence. The City went through a lengthy process several years ago to design a

2008/03/01

process and decision matrix under which review of these types of sites could occur. The application that is currently before you is the result of this process. The process is thorough and complete and the diligence concluded that there are no issues of concern. We commenced our original application on this issue in 2002 and have worked very hard in cooperation with the City Engineering and Environmental Services departments as well as the legal group to resolve all issues of concern.

This process has been a very lengthy one for our company and we look forward to a positive conclusion on March 10<sup>th</sup>. I would be pleased to meet with any of you in person to review the history of this issue and answer any questions you may have.

Guy Pelletier  
Vice President, Red Deer Region  
Melcor Developments Ltd.

**Kim Woods**

*Back-up  
March 10/08  
Agenda*

**From:** Kim Woods  
**Sent:** March 03, 2008 9:04 AM  
**To:** 'gpelletier@melcor.ca'  
**Cc:** Kelly Kloss  
**Subject:** Inglewood West Proposed amendments to the NASP & LUB Re email dated February 12 2008

**Importance:** High

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Good Morning:

It is our understanding that the following information was sent to the Councillors and the Mayor, pertaining to the Public Hearing on the proposed Inglewood West Amended Neighbourhood Area Structure Plan 3217/A-2008 and the Land Use Bylaw amendment 3357/B-2008.

We are planning on putting this information in the March 10, 2008 Council Agenda for the Public, Media and Council's consideration.

If you have any questions please call.

Thank you,

**Kim Woods**

Council Services Coordinator  
The City of Red Deer  
Legislative & Administrative Services  
Phone: 403.342.8201  
Email: kim.woods@reddeer.ca  
Website: [www.reddeer.ca](http://www.reddeer.ca)

**From:** Guy Pelletier [<mailto:gpelletier@melcor.ca>]  
**Sent:** Tuesday, February 12, 2008 4:37 PM  
**To:** Mulder, Lynne; 'buck.buchanan@reddeer.ca'; 'cindy.jefferies@reddeer.ca'; 'frank.wong@reddeer.ca'; 'gail.parks@reddeer.ca'; 'larry.pimm@reddeer.ca'; 'lornawz@reddeer.ca'; 'tara.veer@reddeer.ca'; 'mayor@reddeer.ca'  
**Cc:** Peter Daly  
**Subject:** Inglewood NASP & Re-zoning

Good Afternoon Mayor & City Councillors;

Thank you for the opportunity provided to me yesterday to address Council and provide a bit of context to our request to revise the Inglewood NASP and re-zone the outstanding parcel. I wanted to congratulate you on the quality of the discussion that took place around the issue. I believe it showed that we have a council that cares about the City and takes their role as Councillors seriously.

A significant portion of the discussion revolved around the science behind the due diligence that was conducted as the background to our request. I would like to provide you with a portion of the Phase #2 Environmental Site Assessment conducted in 2003 by Parkland Geotechnical. I trust that this will provide you with an additional level of comfort that all of the necessary precautions have been taken to determine the impact of the City landfill on the area in question. The conclusion of the study is that there is no measurable impact and it is safe to reduce the setback to allow the completion of the subdivision.

I have arranged for our Geotechnical Engineer, Mark Brotherton P.Eng, to attend the public hearing portion of the process to address any questions that you may have. Mr. Brotherton can be reached at Parkland Geotechnical in Red Deer at 343-2428 if you have any questions in advance of March 10<sup>th</sup>.

I can assure you that Melcor would not be seeking the reduction of the landfill setback if we did not feel it was 100% safe for the future residents as well as the existing residents that fall just outside the setback distance. I would like to reiterate



that the 300 meter distance is a somewhat random number provided by Alberta Environment designed to indicate to developers and municipalities that a specific area requires an additional level of due diligence. The City went through a lengthy process several years ago to design a process and decision matrix under which review of these types of sites could occur. The application that is currently before you is the result of this process. The process is thorough and complete and the diligence concluded that there are no issues of concern. We commenced our original application on this issue in 2002 and have worked very hard in cooperation with the City Engineering and Environmental Services departments as well as the legal group to resolve all issues of concern.

This process has been a very lengthy one for our company and we look forward to a positive conclusion on March 10<sup>th</sup>. I would be pleased to meet with any of you in person to review the history of this issue and answer any questions you may have.

Guy Pelletier

Vice President, Red Deer Region

Melcor Developments Ltd.

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

## Kim Woods

**From:** Kelly Kloss  
**Sent:** March 03, 2008 7:50 AM  
**To:** Craig Curtis  
**Cc:** Kim Woods  
**Subject:** RE: Inglewood NASP & Re-zoning

*Back-up  
March 10/08  
Agenda*

Guy did not send it to me to be put on the agenda. The email was sent only to members of Council so I did not plan to include it.

Kelly

---

**From:** Craig Curtis  
**Sent:** March 03, 2008 6:42 AM  
**To:** Kelly Kloss  
**Subject:** RE: Inglewood NASP & Re-zoning

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Should this be part of the agenda?  
C

---

**From:** Kelly Kloss  
**Sent:** February 29, 2008 6:46 AM  
**To:** Craig Curtis  
**Subject:** FW: Inglewood NASP & Re-zoning

Hi Craig,

Not sure if you had seen this related to the upcoming public hearing. FYI

Kelly

---

**From:** Tara Veer [mailto:tara.veer@reddeer.ca]  
**Sent:** February 28, 2008 11:55 PM  
**To:** Kelly Kloss  
**Subject:** FW: Inglewood NASP & Re-zoning

Hi Kelly,

I'm not sure if you received this or not, but we recently received this as a way to clear up any questions prior to the public hearing.  
Thanks.

Tara

---

**From:** Guy Pelletier [mailto:gpelletier@melcor.ca]  
**Sent:** Tuesday, February 12, 2008 4:37 PM  
**To:** Mulder, Lynne; 'buck.buchanan@reddeer.ca'; 'cindy.jefferies@reddeer.ca'; 'frank.wong@reddeer.ca'; 'gail.parks@reddeer.ca'; 'larry.pimm@reddeer.ca'; 'lornawz@reddeer.ca'; 'tara.veer@reddeer.ca'; 'mayor@reddeer.ca'  
**Cc:** Peter Daly  
**Subject:** Inglewood NASP & Re-zoning

Good Afternoon Mayor & City Councillors;

2008/03/03

Thank you for the opportunity provided to me yesterday to address Council and provide a bit of context to our request to revise the Inglewood NASP and re-zone the outstanding parcel. I wanted to congratulate you on the quality of the discussion that took place around the issue. I believe it showed that we have a council that cares about the City and takes their role as Councillors seriously.

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This process has been a very lengthy one for our company and we look forward to a positive conclusion on March 10<sup>th</sup>. I would be pleased to meet with any of you in person to review the history of this issue and answer any questions you may have.

Guy Pelletier  
Vice President, Red Deer Region  
Melcor Developments Ltd.



Legislative & Administrative Services

Council Decision – February 12, 2008

**FILE**

**DATE:** February 12, 2008

**TO:** Martin Kvapil, Parkland Community Planning Services  
Tom Marstaller, Environmental Services Manager

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

**SUBJECT:** Inglewood West  
Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2008  
Land Use Bylaw Amendment 3357/B-2008

---

*Reference Report:*

Parkland Community Planning Services, Neighbourhood Area Structure Plan Amendment 3217/A-2008, dated January 31, 2008.

Parkland Community Planning Services, Land Use Bylaw Amendment 3357/B-2008, dated January 31, 2008.

*Bylaw Readings:*

Neighbourhood Area Structure Plan Bylaw Amendment 3217/A-2008 was given first (1<sup>st</sup>) reading.

Land Use Bylaw Amendment 3357/B-2008 was given first (1<sup>st</sup>) reading.

*Report Back to Council:* Yes.

*Comments/Further Action:*

- 1) A Public Hearing will be held on Monday March 10, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting. This office will now proceed with advertising for the public hearing. The cost of this advertising will be charged to the developer.
- 2) When the matter comes back please provide additional information related to:
  - a) Other landfill setbacks within the city and related rationale.
  - b) A summary of the geotechnical information related to this setback.

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

Kelly Kloss  
Manager

Cc: Director, Development Services



LEGISLATIVE & ADMINISTRATIVE SERVICES

**FILE**

March 11, 2008

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

Dear Sir:

**Re: Inglewood West Phase 2B  
Neighbourhood Area Structure Plan Amendment 3217/A-2008  
Land Use Bylaw Amendment 3357/B-2008**

At the City of Red Deer's Council Meeting held March 10, 2008, Public Hearings were held with respect to *Inglewood West Phase 2B, Neighbourhood Area Structure Plan Bylaw 3217/A-2008 and Land Use Bylaw Amendment 3357/B-2008*. Following the Public Hearings, the resolution as noted below was introduced and passed:

***"Resolved* that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated February 28, 2008 Re: Inglewood West – Melcor Developments Ltd. Neighbourhood Area Structure Plan Amendment 3217/A-2008 / Land Use Bylaw Amendment 3357/B-2008, hereby amends the bylaw by deleting the 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs in Section 4.2.2 on page 4.3 and replacing it with: "**

The City of Red Deer has, with the consent of Alberta Environment, approved a relaxation of the 300m Subdivision and Development Regulation setback requirement from a closed landfill site respecting development of R1N residential lots in the extreme southwest corner of the Inglewood West Neighbourhood. The landfill setback distance was varied from 300m to 240m based on City evaluation of geotechnical and Phase 2 environmental site assessments (ESA) regarding the potential development of up to 15 R1N lots on Ireland Crescent. These lands may be approved for a residential subdivision, provided that the landowner enter into an indemnification to the satisfaction of the City Solicitor."

**BYLAW NO. 3357/B-2008**

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

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

1. That "Use District Map O10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 1 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 11<sup>th</sup> day of February 2008.

READ A SECOND TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2008.

READ A THIRD TIME IN OPEN COUNCIL this 10<sup>th</sup> day of March 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10<sup>th</sup> day of March 2008.

"Morris Flewwelling"

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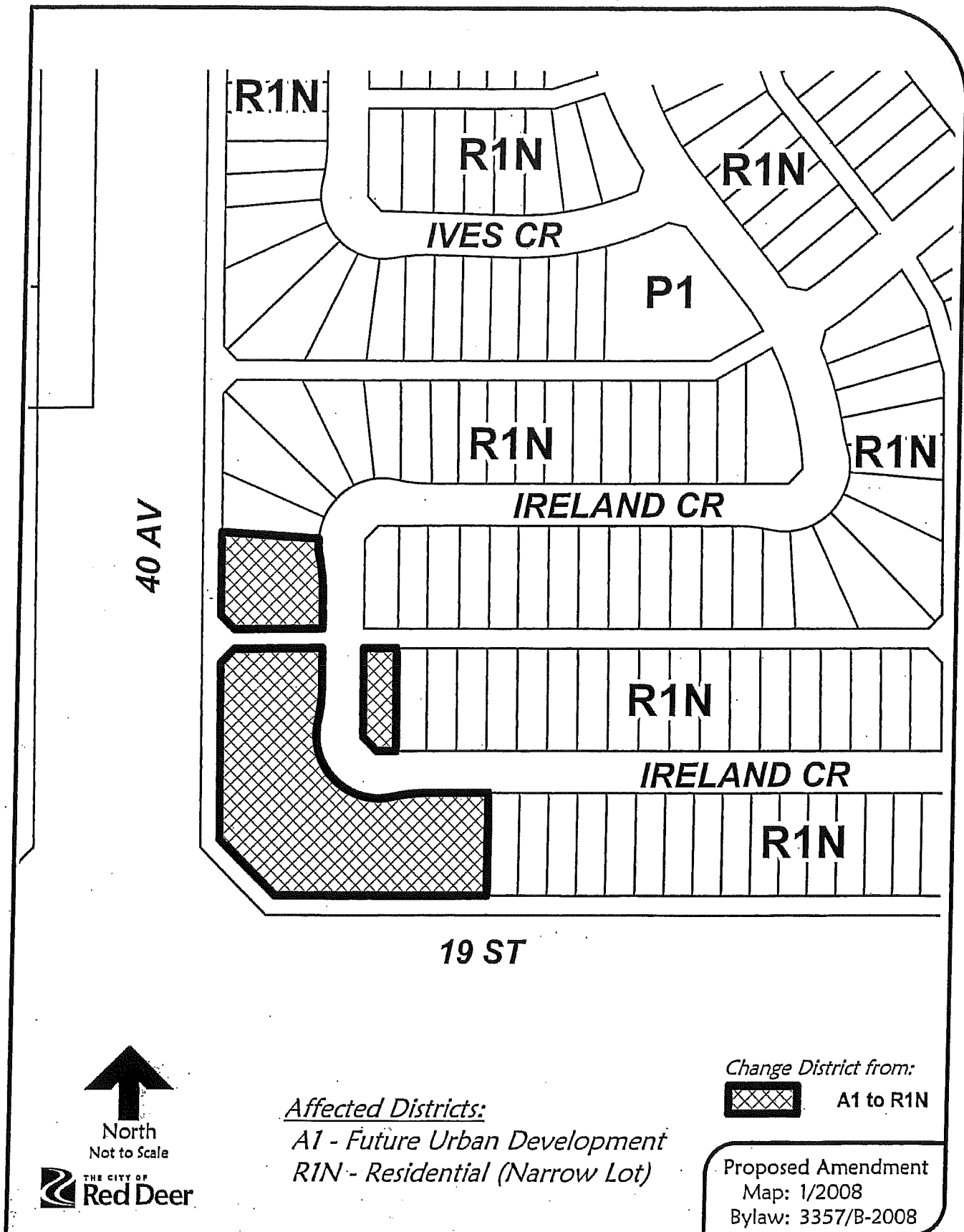
MAYOR

"Kelly Kloss"

---

CITY CLERK

*Proposed Amendment to Land Use Bylaw 3357/2006*



**BYLAW NO. 3217/A-2008**

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 replacing the current Inglewood West Neighbourhood Area Structure Plan (2004) in its entirety with the attached Inglewood West Neighbourhood Area Structure Plan (February 2008).

READ A FIRST TIME IN OPEN COUNCIL this 11th day of February 2008.

READ A SECOND TIME IN OPEN COUNCIL this 10th day of March 2008.

READ A THIRD TIME IN OPEN COUNCIL this 10th day of March 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 10th day of March 2008.

"Morris Flewwelling"

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MAYOR

"Kelly Kloss"

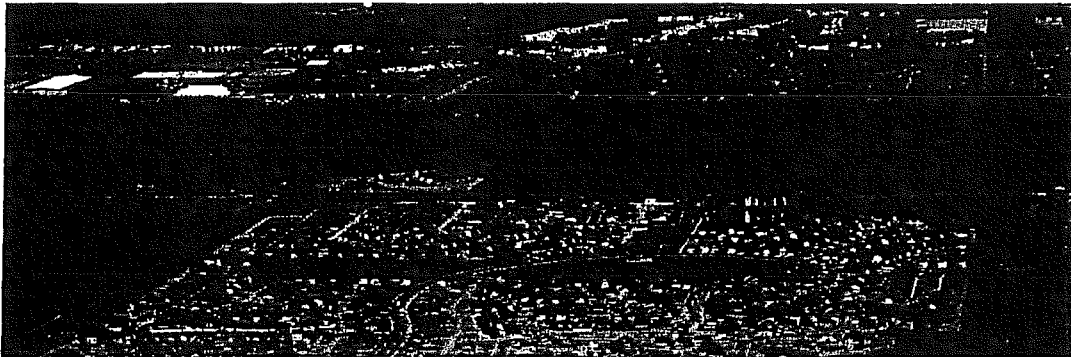
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CITY CLERK



**Inglewood West  
SW ¼ Section 3-38-27-W4**

**Neighborhood Area Structure Plan**



Prepared for:

**Melcor Developments  
Ltd.**

Prepared by:



**Stantec**

**Stantec Consulting Ltd.**

**May 2004**

**Amended February 2008**

## INGLEWOOD - NEIGHBOURHOOD AREA STRUCTURE PLAN

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## 1.0 Introduction

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### 1.1 PURPOSE

The purpose of the Inglewood Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development objectives for the quarter section of land in south Red Deer located north of Delburne Road and east of 40<sup>th</sup> Avenue. Inglewood includes an area of approximately 65.3 hectares (161 acres) and was first contemplated in the East Hill Area Structure Plan (ASP) as one of a number of neighbourhood units accommodating future growth in south Red Deer.

The Inglewood NASP has been prepared by Stantec Consulting Ltd. on behalf of Melcor Developments Ltd.

Melcor's commitment through the Inglewood NASP is to develop a balanced community of residential and recreational opportunities with complimentary land uses. In order to achieve this, Melcor intends to integrate the area with interconnected parks and open space linkages, and the development of high-quality residential opportunities. Together, these aspects will provide the City of Red Deer with a unique area for community development.

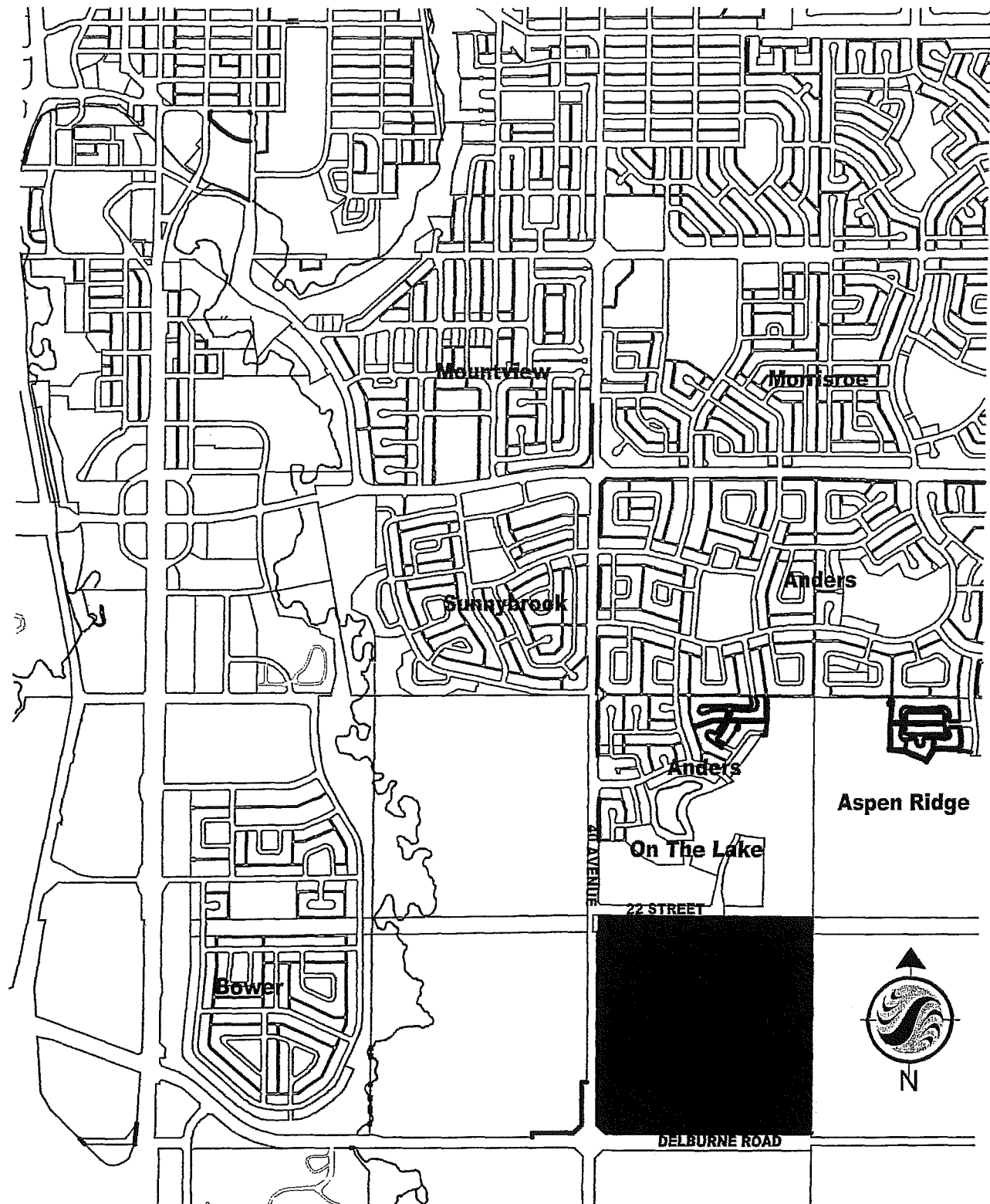
Approval of the Neighbourhood Area Structure Plan will provide the basis for proceeding with Melcor's and the City of Red Deer's vision for this area. The NASP provides the opportunity to develop components of the overall vision in the initial phases of development through recreational amenities, a variety of housing forms and lifestyles, and by beginning the interconnected multi-use trail system incorporated as an integral part of the overall development concept.

The purpose of this document is to describe the land use pattern and development objectives for the Inglewood NASP. The NASP will implement the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. The detailed design of each phase (redistrictings and plans of subdivision) will refine the concept presented by the NASP Bylaw for Inglewood.

### 1.2 DEFINITION OF PLAN AREA

The Inglewood Neighbourhood Area Structure Plan consists of land located within the SW ¼ Section 3-38-27-W4 and includes an area of approximately 65.30 hectares. As shown on Figure 1.0 – Location Context, the NASP is defined by the following boundaries:

- **North Boundary** – 22<sup>nd</sup> Street
- **West Boundary** – 40<sup>th</sup> Avenue
- **East Boundary** – SE ¼ Sec. 3-38-27-W4



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NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**1.0**

Title  
**Location Context**

**INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Introduction

January 21, 2008

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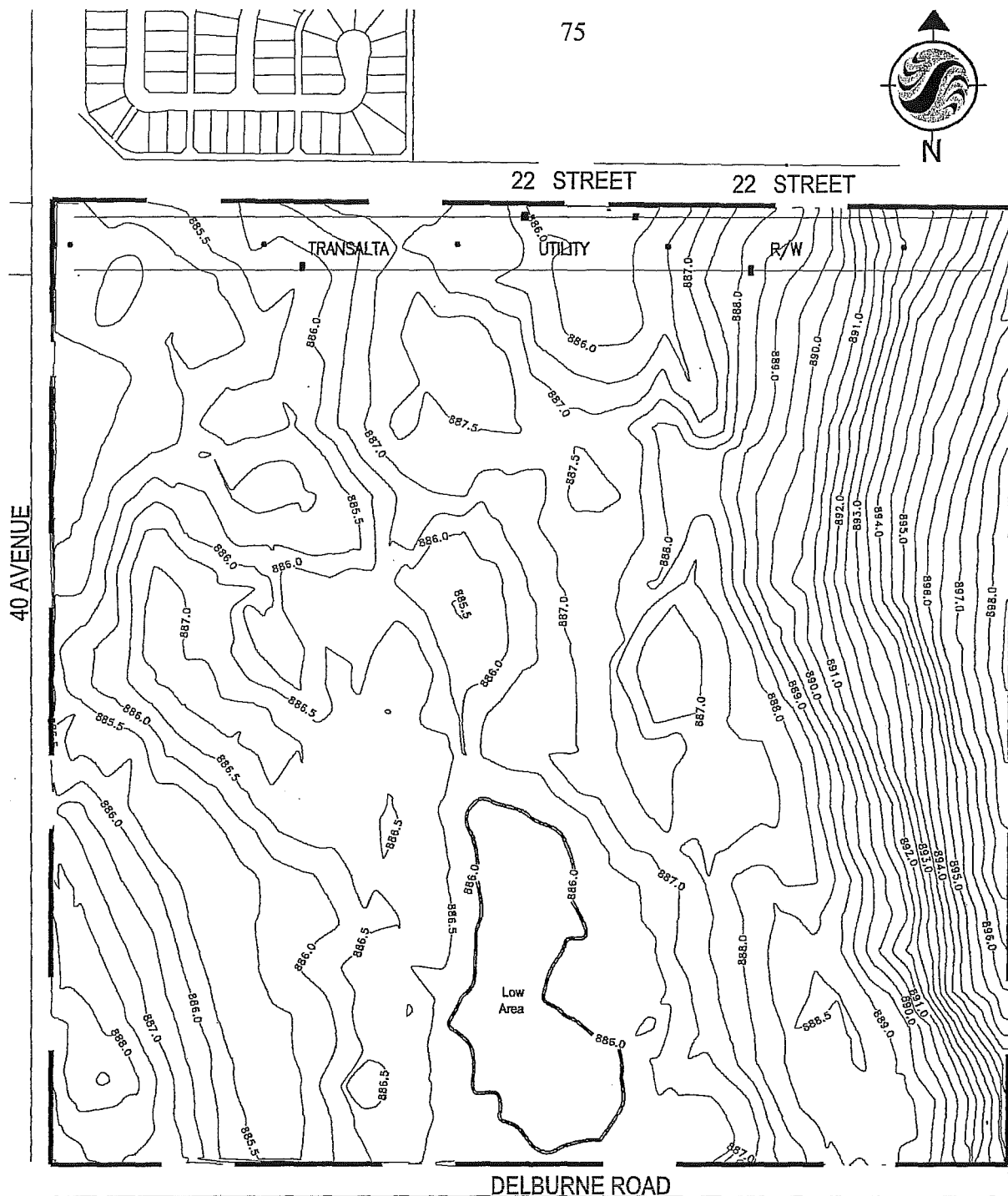
- **South Boundary** – Delburne Road (Secondary Highway 595/19 Street)

The Inglewood NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the East Hill Area Structure Plan.

### **1.3 BACKGROUND**

The Inglewood Neighbourhood Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the City of Red Deer for the development of new areas.

The Intermunicipal Development Plan between the City of Red Deer and the County of Red Deer contains general land uses for areas adjacent to their common boundaries. The City and the County of Red Deer adopted the plan to guide land use and development in a coordinated and efficient manner. Similarly, the City of Red Deer's Municipal Development Plan provides general policies and broad land use categories for areas within the City in order to consider each area distinct and yet connected with all others. The Inglewood NASP Bylaw complies with both of these plans.



**Stantec**

NOTE: CONTOURS ARE SHOWN  
AT 0.5m INTERVALS

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Figure No.  
**2.0**

Title  
**Existing Features**

OCTOBER 26, 2006  
11:29 70620

**INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Site Context &amp; Development Considerations

January 21, 2008

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**2.3 HISTORICAL RESOURCES**

There are no historical resources for this land identified in the current January 2001 publication (2<sup>nd</sup> Edition) of "A Listing of Significant Historical Sites and Areas" from the Alberta Historical Resources Foundation.

**2.4 NATURAL FEATURES**

The Inglewood ¼ is included in the ecological profile for the Anders South and adjacent natural area, proposed by Recreation, Parks & Culture Community Services. This NASP provides for the construction of a stormwater management facility in the south central area that encompasses a portion of the existing low area at this location.

**2.5 EXISTING LAND USE**

The subject area has been vacant agricultural land since the early 1900's. Utility Rights-of-Ways were registered on the land for Calgary Power (TransAlta/Utilicorp) and the Alberta Central Railway.

A small conifer tree farm is located along the north side of the plan within the TransAlta overhead power line right-of-way.

**2.6 SURROUNDING DEVELOPMENT**

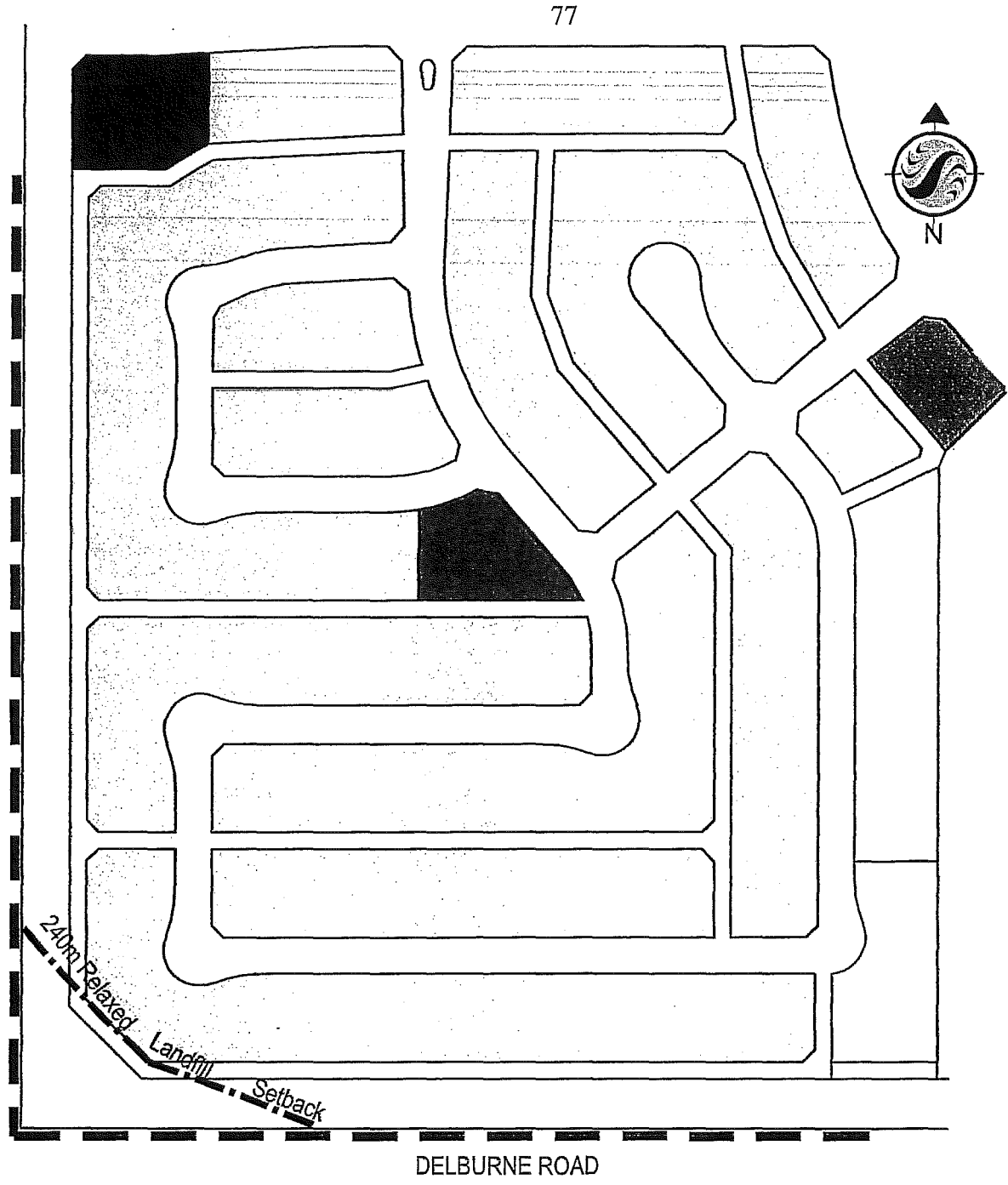
The Anders South neighbourhood is located north of Inglewood across 22<sup>nd</sup> Street. Development in the Anders area has progressed south from approximately 26<sup>th</sup> Street and east of 40<sup>th</sup> Avenue. The area was connected to 22<sup>nd</sup> Street at Austin Drive.

West of 40<sup>th</sup> Avenue is land identified for future residential development in the East Hill ASP. Presently, the area is undeveloped.

The quarter section east of Inglewood was recently developed as residential development (Ironstone).

The adjacent land to the south across Delburne Road has been used for agricultural purposes for many years. Plans to develop the new Red Deer Waste Management Facility for the south end of these lands began in the early 1990's. Construction began in 2000 on this project and the scheduled opening is in 2001. Setback requirements for the new Waste Management Facility do not affect this subdivision.

40 AVENUE










DELBURNE ROAD



**Stantec**

**Legend**

- |   |                                 |   |                   |
|---|---------------------------------|---|-------------------|
|  | Social Facility                 |  | Park              |
|  | R1 Residential                  |  | Landfill Setbacks |
|  | R1 Residential 2 Storey Walkout |   |                   |
|  | R1N Residential Narrow Lot      |   |                   |
|  | Commercial                      |   |                   |

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

**Figure No.**

**ILLUSTRATION 1.0**

**Title**

**ALTERNATE LAND USE FOR  
CLOSED LANDFILL SETBACK**

October 26, 2006  
128 70620



### 3.0 Development Objectives & Principles

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#### 3.1 DEVELOPMENT OBJECTIVES

The Inglewood NASP has been prepared as a comprehensively planned residential neighbourhood taking advantage of the natural topography, utility corridor and locational attributes of the area. The main objectives of the Inglewood NASP are:

- to develop a plan consistent with the general intent and purpose of the City of Red Deer Municipal Development Plan (MDP) and the East Hill Area Structure Plan;
- to provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- to address and accommodate existing uses (i.e. the utility corridor and surrounding transportation routes) affecting the plan;
- to ensure the implementation of the plan takes place on an orderly, phased basis.

#### 3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Inglewood NASP is defined through the following general principles:

##### 3.2.1 Residential

- Encourage a variety of housing types, including single detached housing, row housing and apartments. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the City of Red Deer.
- Encourage pedestrian friendly streetscapes and building siting.
- Establish sufficient overall residential densities within the Inglewood NASP to help support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit in a timely fashion.
- Provide direct and safe pedestrian linkages to the community nodes such as commercial, open space, the school site and transit areas.
- Locate residential development to take advantage of features such as Storm Water Management Facilities, parks/open spaces and utility corridors.
- Orient larger parcels of medium density residential development adjacent to the collector and/or arterial road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads.

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Development Objectives &amp; Principles

January 21, 2008

- Integrate smaller parcels of medium density residential development within the neighbourhoods adjacent to low density residential development to provide alternative housing options within the community.
- Locate concentrations of medium density residential housing next to commercial and transit nodes.

**3.2.2 Commercial**

- Provide for neighbourhood convenience commercial development opportunities within Inglewood to serve area and surrounding residents.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- Integrate commercial developments into the fabric of the neighbourhood to the extent possible without causing negative impacts on surrounding land uses.
- Provide convenient pedestrian linkages to commercial areas and Transit stations.

**3.2.3 Municipal Reserves and Educational Community Facilities**

- Provide a school and park site for educational and community association facilities within the neighbourhood through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within designated catchment areas using accepted methods established by the Public and Separate School Boards, Community Associations and the City of Red Deer.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.
- Where possible and economically viable and sustainable, utilize the existing utility corridor and future Storm Water Management Facilities to provide pedestrian linkages and open space recreational opportunities.

**3.2.4 Transportation**

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit / vehicular transportation needs of residents moving to, from and within the Inglewood NASP as well as the adjacent areas.
- Protect a corridor for the future improvement of roadways along the west side (40 Avenue) and south side (Delburne Road) of the neighbourhood.

**INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Objectives &amp; Principles

January 21, 2008

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- Provide non-vehicular circulation options throughout the Inglewood area with special attention to linkages to the central School/Park site, Storm Water Management Facilities, the existing utility corridor and future developed areas to the east.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.








**3.2.5 Ecological Stewardship**

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the Storm Water Management Facilities and the utility corridor to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the City of Red Deer to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.



**Legend**

|   |                                 |
|---|---------------------------------|
|  | ASP Boundary                    |
|  | R1 Residential                  |
|  | R1 Residential 2 Storey Walkout |
|  | R1N Residential Narrow Lot      |
|  | Secondary Suite                 |
|  | R2/R3 Residential Multi Family  |

 Multi-Purpose Trail PUL  
 Park  
 Social Facility  
 C3 Commercial  
 \* Entry Feature Sign  
 ■ Power/Transmission Poles  
 ■ Landfill Setback

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No. **3.0**  
Title

## Development Concept

\* Multi family site was formerly a church site that was not sold as a church site within the the required advertising period.

OCTOBER 26, 2006  
1128-70620

**Stantec****INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Concept

January 21, 2008

**TABLE 1**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**LAND USE STATISTICS**

|   | Area (ha)    | % of GDA     |
|---|--------------|--------------|
| <b>GROSS AREA</b>                               | <b>65.30</b> |              |
| Road Widening (40 Ave. & Delburne Road)         | 3.18         |              |
| TransAlta Utility R/W                           | 4.75         |              |
| Road Widening in SE 3-38-27-4                   | (0.37)       |              |
| <b>GROSS DEVELOPABLE AREA</b>                   | <b>57.74</b> | <b>100.0</b> |
| Low Density Residential (R1)                    | 20.044       | 34.7         |
| Smaller Lot Residential (R1N)                   | 9.077        | 15.7         |
| Medium Density Residential (R2 /R3)             | 2.816        | 4.9          |
| Institutional/Medium Density Residential(R2/R3) | 0.951        | 1.6          |
| Commercial (C3)                                 | 0.258        | 0.4          |
| Social/Day Care                                 | 0.168        | 0.3          |
| Public Utility Lots (PUL)                       | 3.554        | 6.2          |
| * Storm Water Management                        | 3.133        | 5.4          |
| Municipal Services                              | 0.421        | 0.7          |
| Parks & Open Space                              | 5.856        | 10.1         |
| School/Park Site                                | 4.085        | 7.1          |
| ** Neighbourhood Parks & Walkways               | 1.771        | 3.1          |
| Circulation                                     | 15.016       | 26.0         |
| Roads   | 11.147       | 19.3         |
| 7.0m Lanes                                      | 3.869        | 6.7          |

**TABLE 2**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**RESIDENTIAL UNITS & POPULATION**

| Land Use             | Area (ha) | Density<br>units/ha | Density<br>persons/unit | Population  |
|----------------------|-----------|---------------------|-------------------------|-------------|
| R1                   | 20.044    | 18.3                | 3.4                     | 1247        |
| Secondary Suites     |           |                     | 1.7 x 32 units          | 55          |
| R1N                  | 9.077     | 22.5                | 3.4                     | 678         |
| Existing R2/R3       | 1.026     | 39.0                | 3.0                     | 120         |
| Existing R2/R3       | 1.790     | 83.8                | 3.0                     | 450         |
| Existing Multifamily | 0.951     | 27.3                | 3.0                     | 78          |
| <b>Total</b>         |           |                     |                         | <b>2628</b> |

**Average Population**

45.0 persons per hectare

\* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

\*\* Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF

Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

#### **4.2.2 Smaller Lot Residential (R1N)**

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

The City of Red Deer has, with the consent of Alberta Environment, approved a relaxation of the 300m Subdivision and Development Regulation setback requirement from a closed landfill site respecting development of R1N residential lots in the extreme southwest corner of the Inglewood West neighbourhood. The landfill setback distance was varied from 300m to 240m based on City evaluation of geotechnical and Phase 2 environmental site assessments (ESA) regarding the potential development of up to 15 R1N lots on Ireland Crescent.

These lands may be approved for a residential subdivision, provided that the landowner enter into an indemnification agreement to the satisfaction of the City Solicitor.

#### **4.2.3 Multi – Family Residential (R2 / R3)**

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site help to ensure exposure of these features to many residents. It should be noted, however, that the location of MDR sites still respects that through traffic within low density residential areas should be reduced and/or eliminated wherever possible.

**Stantec****INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Concept

January 21, 2008

These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

### **4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL**

One Institutional / Medium Density Residential site was located in the north part of the plan fronting onto the collector road from the west. The site was intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential.

This site was not purchased by a Church within the required advertising period, it is being developed as its alternate land use of Multi-Family Residential.

### **4.4 PARKS AND OPEN SPACES**

#### **4.4.1 Central Park Site**

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development, Municipal Reserves will be dedicated as adjacent lands are developed.

Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the shelter and multi-purpose pad / boarded skated rink are not completed until a community association for the neighborhood is formed.

#### **4.4.2 Local Park Sites**

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

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Development Concept

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Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

**4.4.5.2 Clay Stockpile**

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site. The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

**4.5 EDUCATIONAL AND COMMUNITY FACILITIES**

As shown on the Illustration 2.0 – Central School/park Site, the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

Located along the internal collector with a direct connection to 40<sup>th</sup> Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

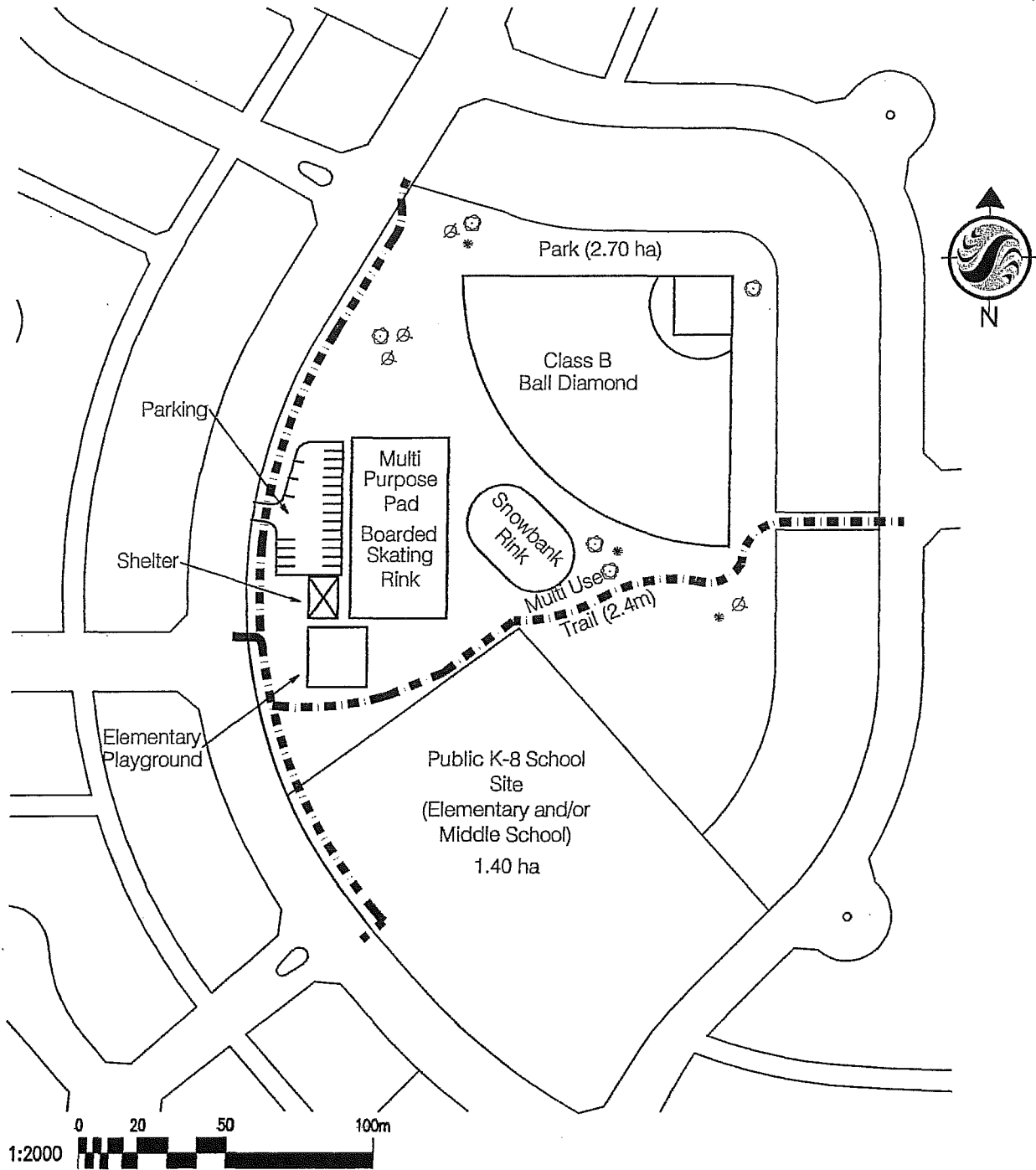
In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and Public School Board.

**4.6 COMMERCIAL**

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40<sup>th</sup> Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40<sup>th</sup> Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.





**Stantec**

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2007-08-25 09:07:01 By: comichan

Legend

■ ■ ■ ■ ■ 2.4m MULTI-USE TRAIL

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

**ILLUSTRATION 2.0**

Title

**CENTRAL SCHOOL / PARK SITE**

October, 2006  
125 70620

**Stantec****INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Concept

January 21, 2008

**4.7 STORMWATER MANAGEMENT FACILITIES**

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector / arterial roadway network.

The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the Land Use Statistics (Table 1) as creditable Municipal Reserve.

**4.8 TRANSPORTATION**

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, traveling public with safe and efficient access for this area of Red Deer.

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Deluburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

**4.8.1 Arterial Roadways**

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadways:

- 40<sup>th</sup> Avenue (west side)
- 22<sup>nd</sup> Street (north side)

In order to accommodate future widening of 40<sup>th</sup> Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40<sup>th</sup> Avenue at approximately the midpoint between 22<sup>nd</sup> Street and Delburne Road.

The required right-of-way for 22<sup>nd</sup> Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.

**Stantec****INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Concept

January 21, 2008

---

**4.8.2 Collector Roadways**

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40<sup>th</sup> Avenue and Delburne Road by the two other collector roads.

The collector road entrances at 40<sup>th</sup> Avenue, 22<sup>nd</sup> Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

**4.8.3 Local Roads**

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way.

**4.8.4 Laneways**

The Inglewood NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces or PUL's. Rear laneways will be designed to the City of Red Deer standards and are shown as 7.0m.

## **5.0 Engineering Services**

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### **5.1 STORMWATER DRAINAGE**

Two Storm Water Management Facilities (SWMF) are incorporated into the layout for Inglewood to properly manage and control major storm events. The larger of the two facilities is located in a low area in the northwest corner of the neighbourhood while the secondary, smaller facility is in the south central area of the plan. The smaller SWMF is situated to provide storage for the area of development north of Delburne Road by using the existing low area. In this way, the overall amount of earth moving associated with development is reduced. The larger SWMF in the northwest corner will provide storage for the balance of this development.

The City of Red Deer has identified that the 1:100 year storm water flows of an area approximately 130m east of the Inglewood quarter section may have to be accommodated in this quarter section's storm water detention facilities. The exact size of the additional area for which the 1:100 year storm flows may be directed to the Inglewood quarter will be finalized during the Engineering Servicing Study for this quarter.

The facility in the northwest corner of the development extends into a portion of the Utilicorp right-of-way to best use the lowest part of the quarter section. The integrity of the right-of-way for the power line is not compromised. The combination of the utility right-of-way and SWMF provides an extensive area of open space and recreational opportunities. The major drainage and the overall storm system are shown in Figure 4.0.

### **5.2 SANITARY SERVICING**

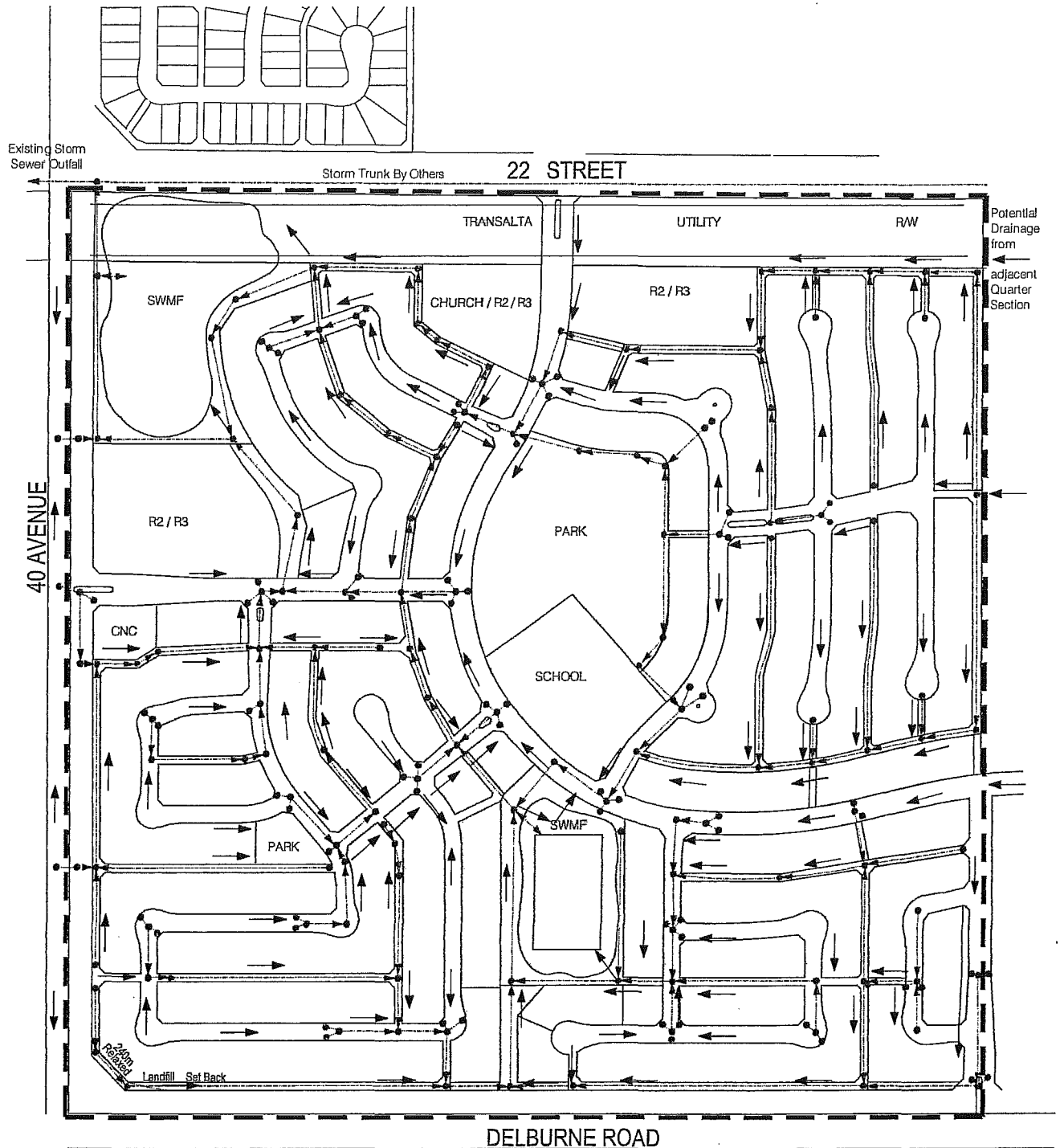
The sanitary sewer system to service this development is presented in Figure 5.0. All flows from within the Inglewood NASP will be directed to the lift station located in the southwest corner of the Anders on the Lake Neighbourhood.

### **5.3 WATER SERVICING**

The overall water distribution system needed to service the Inglewood area is shown in Figure 6.0. A 300mm diameter water main from 22 Street will be extended through Inglewood to the east quarter line with 200mm and 250mm links established throughout the neighbourhood. Another 300mm diameter water main is shown north / south along the western edge of the NASP and water main connections have been shown to the lands west of the Inglewood quarter.

### **5.4 SHALLOW UTILITIES**

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place in adjacent developments.



**Stantec**

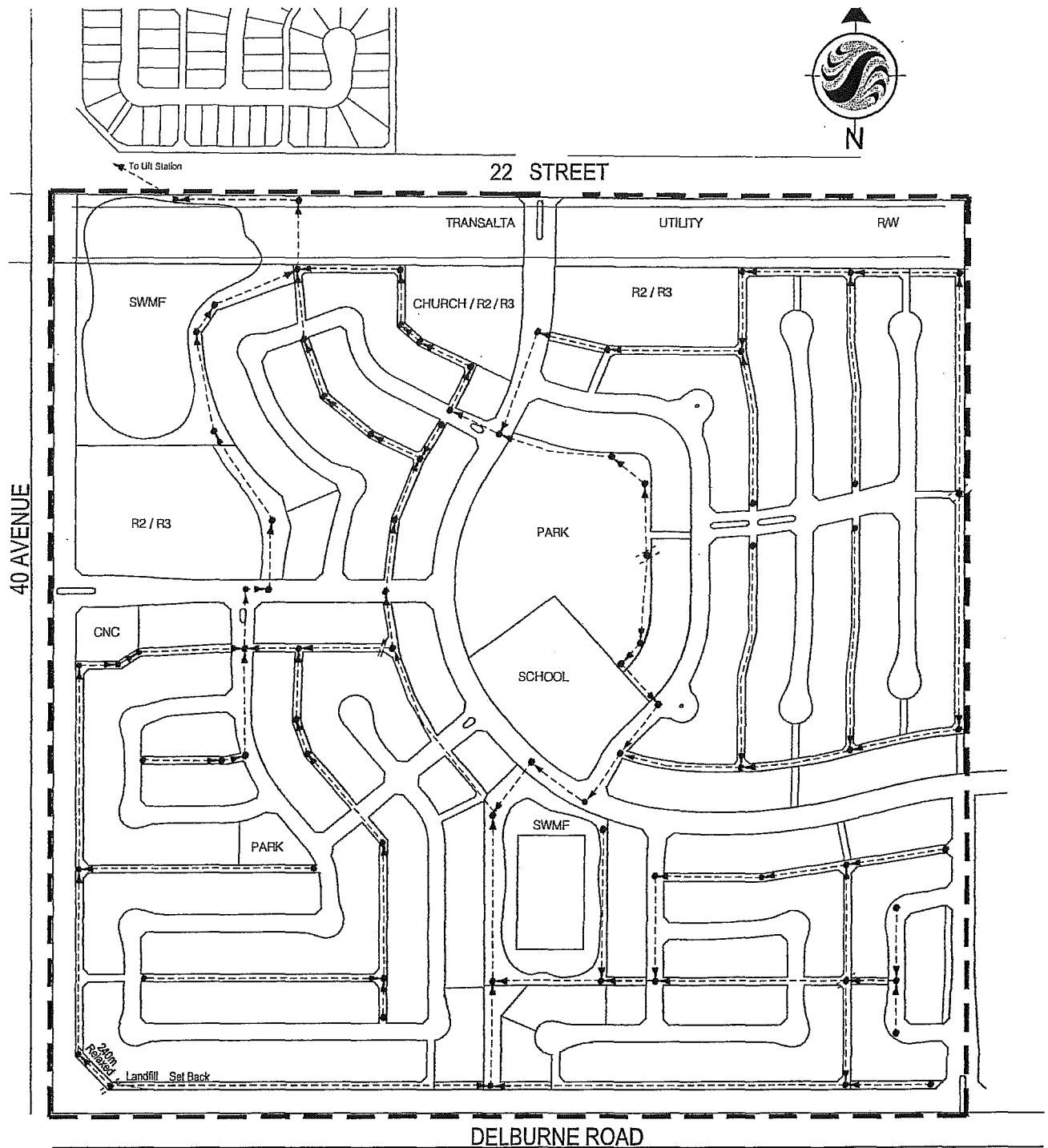
- ASP Boundary
- Manhole
- Direction of Flow
- Major Overland Drainage

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**4.0**

Title  
**Overall Storm Drainage  
Major Drainage**

OCTOBER 28, 2006  
1128-70620



**Stantec**

- ASP Boundary
- Proposed Sanitary Sewer Main
- Proposed Sanitary Sewer Manhole

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

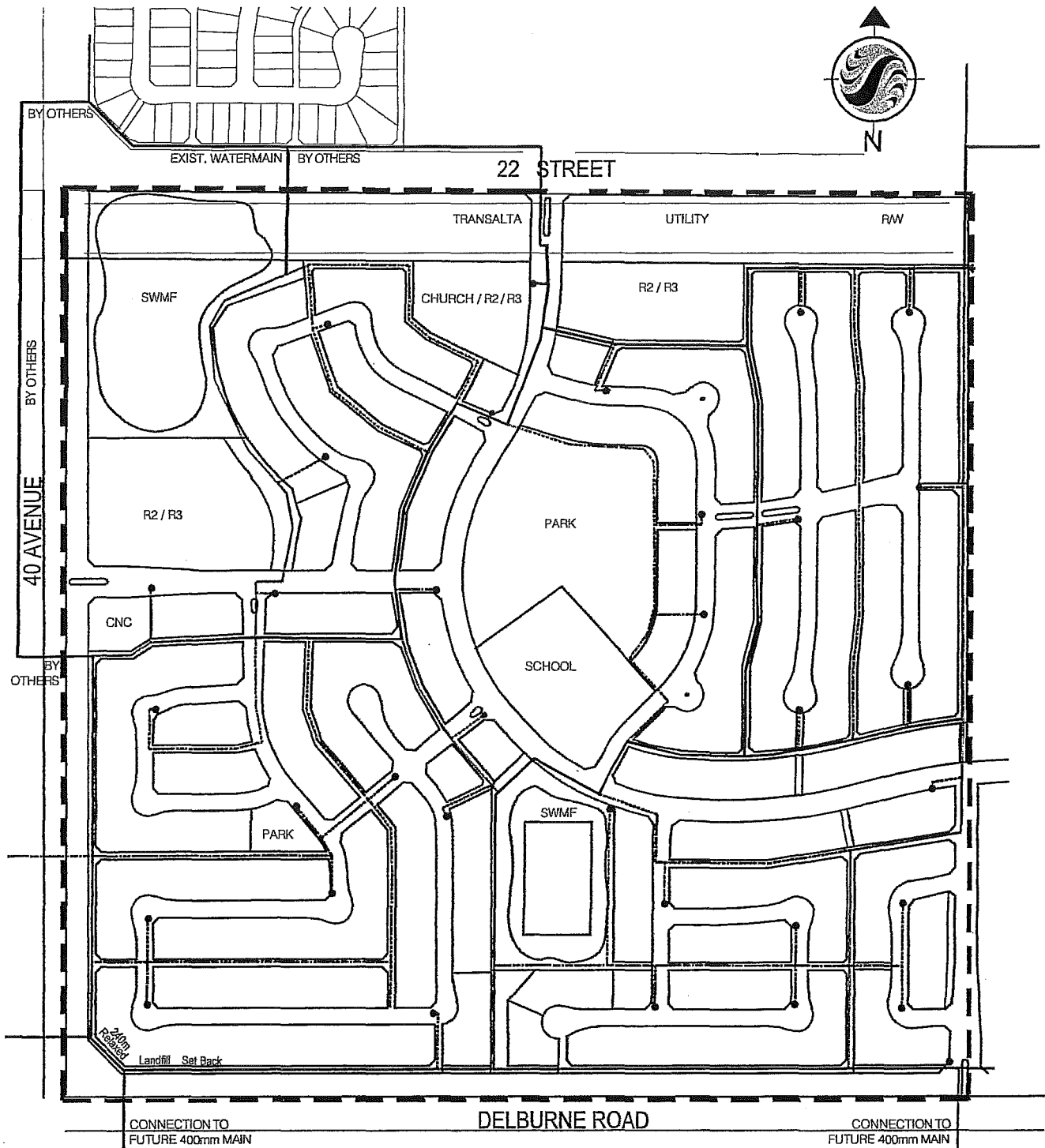
Figure No.

**5.0**

Title

**Sanitary Servicing**

OCTOBER 26, 2006  
1129 70670



**Stantec**

- ASP Boundary
- 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

**6.0**

Title

**Water Servicing**

OCTOBER 26, 2006  
1128 70520

## **6.0 Implementation**

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### **6.1 DEVELOPMENT STAGING**

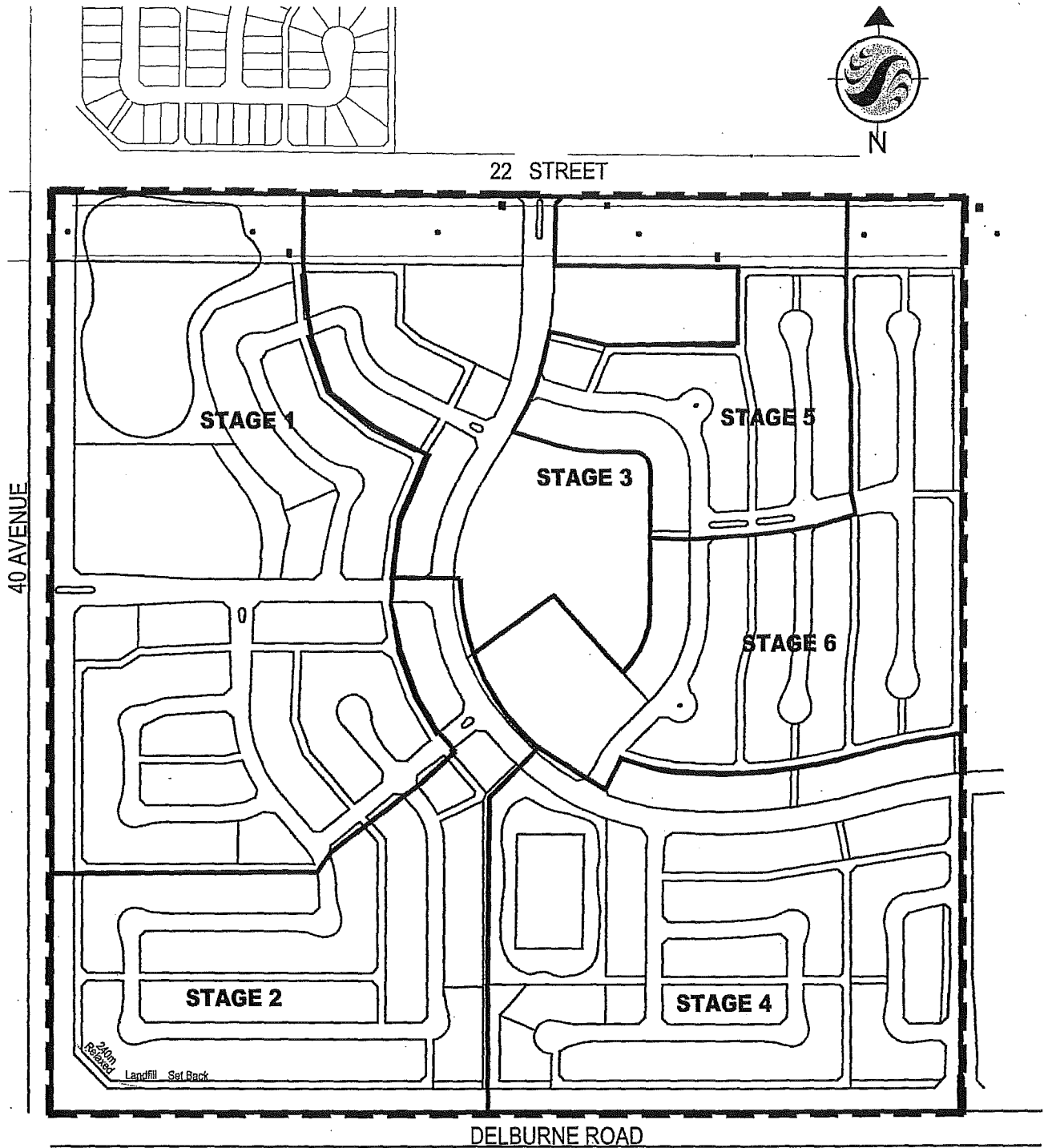
Infrastructure to service the Inglewood NASP will be extended into the neighbourhood from 22 Street and 40 Avenue in the northwest. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on Figure 7.0 - Phasing, development in the first part of Inglewood is anticipated to begin from the access connection at 40 Avenue and proceed to the east towards the central school / park site. The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions of separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

### **6.2 REDISTRICTING & SUBDIVISION**

Redistricting and subdivision applications to conform to the land use designations described in the NASP will be undertaken as necessary. Guided by the City of Red Deer MDP, the East Hill ASP and the Inglewood NASP, redistrictings and subdivisions will be required to adhere to the City of Red Deer Land Use Bylaw and the informational requirements necessary for each application.





**Stantec**

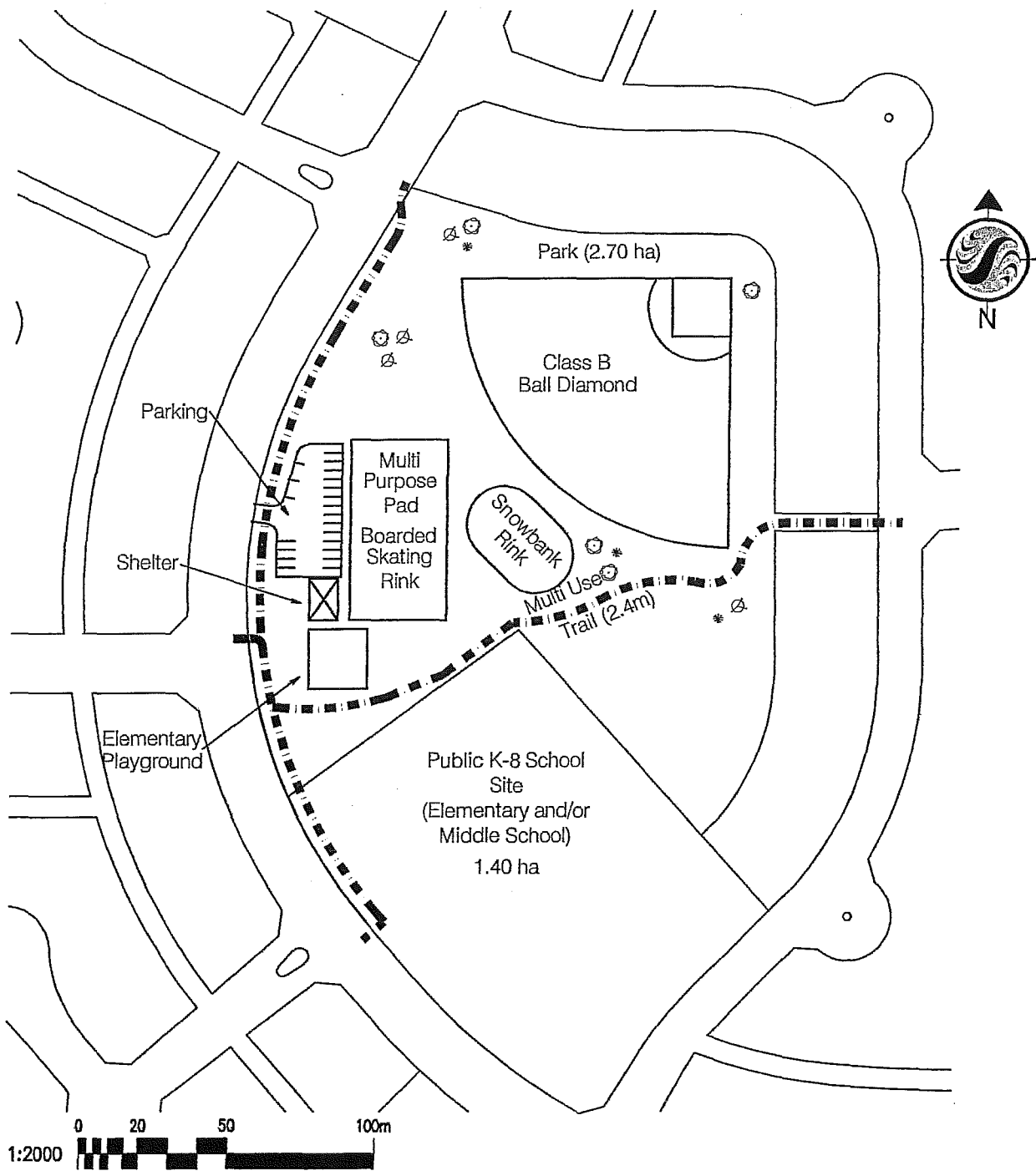
--- ASP Boundary  
 --- Phasing Boundary

Client/Project  
 RED DEER  
 INGLEWOOD  
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**7.0**

Title  
**Phasing**

OCTOBER 28, 2006  
 1128 70620



**Stantec**

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2006-10-25 05:02PM By: jcomstock

Legend

■ ■ ■ ■ ■ 2.4m MULTI-USE TRAIL

Client/Project

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

**ILLUSTRATION 2.0**

Title

**CENTRAL SCHOOL / PARK SITE**

October, 2006  
128 70620

The City of Red Deer  
Bylaw Readings

Moved by Councillor: Mueseler Seconded by Councillor: Wong

That Inglewood West Neighbourhood Area Structure Plan Bylaw No. 3217/A-2008  
being an amendment to the Area Structure Plan Bylaw 3217/98

BE READ A FIRST TIME THIS 11<sup>th</sup> DAY OF Feb, 2008.

BE READ A SECOND TIME THIS 10<sup>th</sup> DAY OF MARCH, 2008.

BE READ A THIRD TIME THIS 10<sup>th</sup> DAY OF MAR., 2008.

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

The City of Red Deer  
Bylaw Readings

Moved by Councillor: Pimm Seconded by Councillor: Jeffries

That Land Use Bylaw 3357/B-2008 being an amendment to the Land Use Bylaw,  
regarding Inglewood West Phase 2B

BE READ A FIRST TIME THIS 11 DAY OF February, 2008.  
BE READ A SECOND TIME THIS 10 DAY OF March, 2008.  
BE READ A THIRD TIME THIS 10 DAY OF March, 2008.

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

February 13, 2008

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2»

Dear Sir/Madam:

**Re: Inglewood West Neighborhood Area Structure Plan Amendment 3217/A-2008,  
Land Use Bylaw Amendment 3357/B-2008**

---

Red Deer City Council is proposing to pass **Bylaw 3217/A-2008** which will amend the **Inglewood West Neighbourhood Area Structure Plan**, as well as **Land Use Bylaw Amendment 3357/B-2008**. The Neighborhood Area Structure Plan and Land Use Bylaw relate to the quarter section of land in south Red Deer located north of Delburne Road and east of 40<sup>th</sup> Avenue.

The City of Red Deer's landfill, located southwest of the Inglewood Neighbourhood, was closed completely in 2006. The closure led to the creation of a landfill setback requirement, which is currently set at 300 meters. Melcor Developments Ltd. is requesting the landfill setback be reduced to 240 meters to allow for the development of residential lots in the southwest corner of Inglewood. In addition Melcor Developments Ltd. is requesting these new residential lots are zoned R1N, the same zoning as existing lots in the area. Please see the enclosed map which details the proposed changes.

As a property owner in the area of proposed changes, you have an opportunity to ask questions and to let Council know your views. The proposed amendments may be inspected at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall. For further details contact Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected on **Monday, March 10, 2008** at 6:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. To have a letter or petition included on the Council agenda it must be submitted by **Tuesday, March 4, 2008**. You may also present a letter or petition at the Council meeting or tell Council your views at the Public Hearing. Each presentation is limited to 10 minutes and any submissions will be public information. Please contact the Legislative & Administrative Services Department at 342-8132 with any questions.

Yours truly,



Kelly Kloss  
Manager, Legislative & Administrative Services  
Enclosure

**FILE**

February 26, 2008

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

Dear Mr. Pelletier:

**Re:   Area Structure Plan Bylaw Amendment 3217/A-2008  
      Land Use Bylaw Amendment 3357/B-2008  
      Inglewood West Neighbourhood Area Structure Plan & Land Use Bylaw  
      Melcor Developments Ltd.**

Red Deer City Council gave first reading to Area Structure Plan 3217/A-2008 & Land Use Bylaw 3357/B-2008 at the City of Red Deer's Council Meeting held Monday February 11, 2008. A copy of both bylaws is attached.

The Land Use Bylaw 3357/B-2008 provides for rezoning of the current landfill setback requirement within the Inglewood West Phase 2 neighbourhood. The Inglewood Neighbourhood Area Structure Plan has been requested to be setback further from 300 metres to 240 metres to allow for further residential lot development.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office has advertised for the Public Hearing to be held on Monday March 10, 2008 at 6:00 p.m in Council Chambers of City Hall during Council's regular meeting.


You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$1,400.00 for both ads. An administrative error occurred and this information should have been communicated to your office

/..2

prior to advertising taking place. However, the bylaw amendments were advertised in the Red Deer Advocate on February 22, 2008 and will be advertised on February 29, 2008.

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

Sincerely,



 Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

February 26, 2008

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

Dear Mr. Pelletier:

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      Land Use Bylaw Amendment 3357/B-2008  
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Please call if you have any questions or require additional information.

Sincerely,

Kelly Kloss  
Manager

/attach.

c Parkland Community Planning Services

## **LAND USE BYLAW AMENDMENT Inglewood West Neighbourhood**

City Council proposes to pass **Land Use Bylaw Amendment 3357/B-2008**, which provides for rezoning of the current landfill setback requirement within the Inglewood West Phase 2 neighbourhood.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2<sup>nd</sup> Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

"MAP" 1/2008

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday March 10, 2008** at 6:00p.m. in Council Chambers, 2<sup>nd</sup> Floor at 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 March 4, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. 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: February 22, 2008 and February 29, 2008)

February 13, 2008

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2»

Dear Sir/Madam:

**Re: Inglewood West Neighborhood Area Structure Plan Amendment 3217/A-2008,  
Land Use Bylaw Amendment 3357/B-2008**

---

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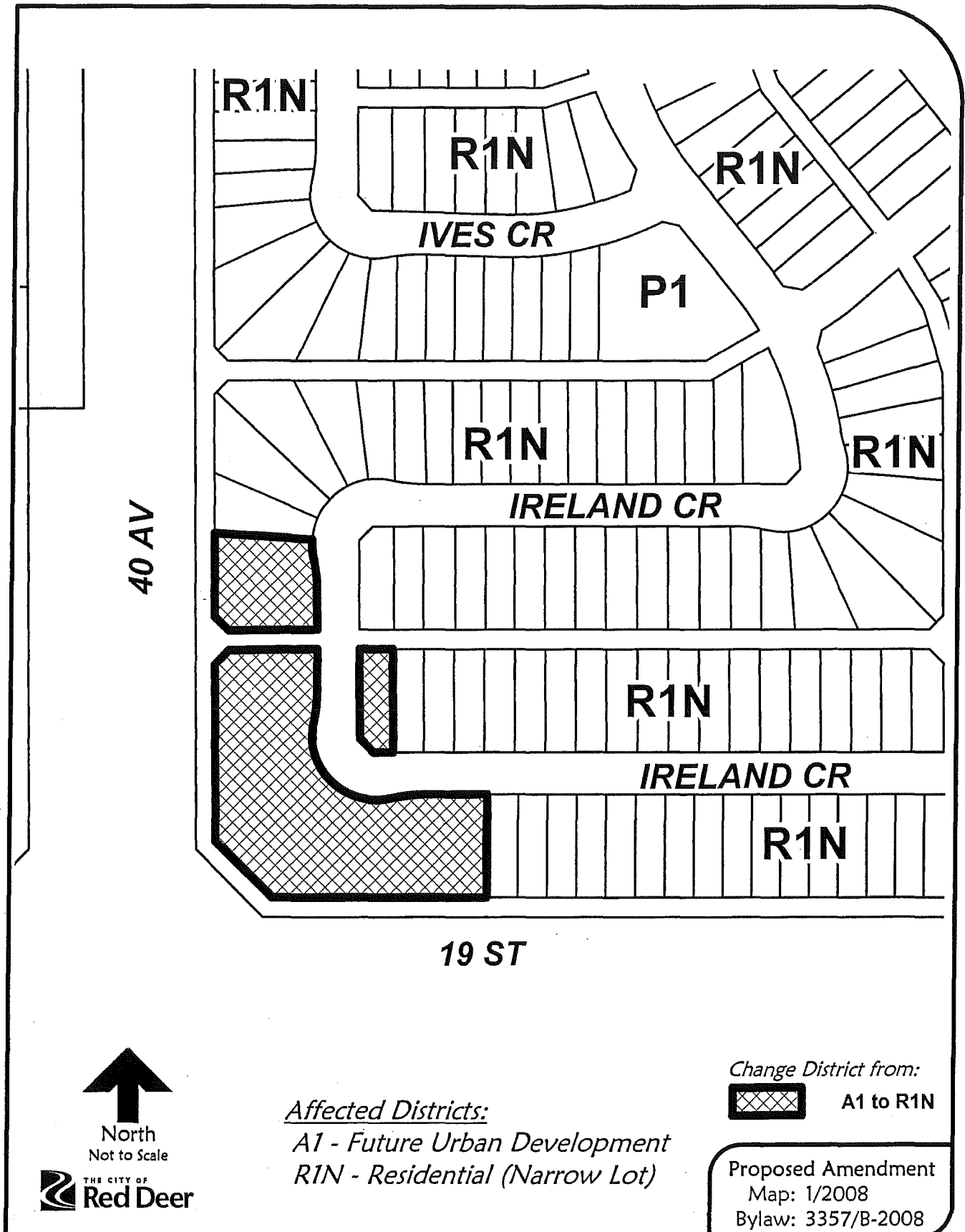
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Yours truly,



Kelly Kloss  
Manager, Legislative & Administrative Services  
Enclosure

*Proposed Amendment to Land Use Bylaw 3357/2006*



North  
Not to Scale



*Affected Districts:*

*A1 - Future Urban Development*

*R1N - Residential (Narrow Lot)*

*Change District from:*



**A1 to R1N**

**Proposed Amendment**

**Map: 1/2008**

**Bylaw: 3357/B-2008**

08-03-10

Proposed development of Ireland Crescent,  
Inglewood Subdivision  
RED DEER, AB.

To whom this may concern,

I am opposed to the development of the area of Ireland Crescent located immediately North of 19<sup>th</sup> Street and East of 40<sup>th</sup> Avenue due to the fact that the land is within 300m of a closed landfill site.

At the time 300m was chosen as the "safe zone", I trust that careful thought and study was used to determine that 300m was the appropriate minimum safe distance for development.

That being said, the 300m distance must now be adhered to. It is not responsible to make an exception because a shorter distance is now more convenient or profitable.

Furthermore, there are liability considerations should problems arise with the lots or houses. As a taxpayer, I do not find the potential for lawsuits to be an acceptable, or financially responsible risk to take.

The only appropriate use for the land is to turn it into a green space.

Respectfully submitted for your consideration,



Sandy DESJARDINS  
Homeowner,  
83 Ireland Crescent  
RED DEER, AB  
T4R 3K7

## Legislative &amp; Administrative Services

**DATE:** March 11, 2008

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

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

**SUBJECT:** Inglewood West Phase 2B  
Neighbourhood Area Structure Plan Amendment 3217/A-2008  
Land Use Bylaw Amendment 3357/B-2008

---

**FILE***- attached bylaws  
in original mailout**Reference Reports:*

Legislative & Administrative Services Manager, dated March 4, 2008.  
Parkland Community Planning Services, dated February 28, 2008.  
Parkland Community Planning Services, dated January 31, 2008.

*Resolution:*

*"Resolved* that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated February 28, 2008 Re: Inglewood West – Melcor Developments Ltd. Neighbourhood Area Structure Plan Amendment 3217/A-2008 / Land Use Bylaw Amendment 3357/B-2008, hereby amends the bylaw by deleting the 2<sup>nd</sup> and 3<sup>rd</sup> paragraphs in Section 4.2.2 on page 4.3 and replacing it with: "

The City of Red Deer has, with the consent of Alberta Environment, approved a relaxation of the 300m Subdivision and Development Regulation setback requirement from a closed landfill site respecting development of R1N residential lots in the extreme southwest corner of the Inglewood West Neighbourhood. The landfill setback distance was varied from 300m to 240m based on City evaluation of geotechnical and Phase 2 environmental site assessments (ESA) regarding the potential development of up to 15 R1N lots on Ireland Crescent. These lands may be approved for a residential subdivision, provided that the landowner enter into an indemnification to the satisfaction of the City Solicitor."

***Bylaw Readings:***

Inglewood West Neighbourhood Area Structure Plan Bylaw 3217/A-2008 was given second (2<sup>nd</sup>) and third (3<sup>rd</sup>) readings. A copy of the NASP Bylaw 3217/A-2008 is attached.

Inglewood West Land Use Bylaw 3357/B-2008 was given second (2<sup>nd</sup>) and third (3<sup>rd</sup>) readings. This office will update the Land Use Bylaw in due course.

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



Kelly Kloss  
Manager

attchs.

Cc: Director, Development Services  
Inspections & Licensing Manager  
Land & Economic Development Manager  
City Assessor  
J. Fuller, Graphics designer  
LAS Admn Assistant

To Craig Teal, Director,  
Parkland Community Planning Services.

From: Dorothy Dickson,  
30, Botterill Crescent, Red Deer.  
[grianan@telusplanet.net](mailto:grianan@telusplanet.net)

4<sup>th</sup> March 2008

### MUNICIPAL DEVELOPMENT PLAN UPDATE 2008

p.1 1.1 Role of Plan. Thank you for re-instating a statement on the relationship between this Plan and Provincial legislation.

p. 7 Trends: 2.4 Good.

p.9 Vision and Principles. 3.1 please remove 'enhance' - the idea of people 'enhancing' nature is arrogant because it is beyond human capacity to do so. We just do things to make it look nice to us but don't understand the effects of our actions on nature - and make many mistakes!

3.2.4 Weak and not as specific as in 1998. It creates a big loophole for putting economic considerations before natural system preservation. Add 'biodiversity of' vegetation and wildlife'

p. 10 Please include on this list the following important statements from earlier documents -

1) Vision 20/20 statement that the City shall "develop an effective road system which preserves the integrity of local neighbourhoods" and

2) The 1998 MDP statement that "The Plan is vital to ensuring that the high quality of life valued by City residents is maintained as new growth occurs."

p.11 Land Use - Very good section.

p.14 Growth management should include 'preservation of ecologically important natural areas' as an Objective.

p.15-16 Policies - good changes to 5.8 & 5.9

p. 18-19 Tourism For all our visitors and those I casually chat to when out for walks, our Parks are a very large part of their pleasure in visiting the City - why are they not mentioned as a major tourist attraction? Our natural heritage matters too.

p. 20-21 Urban design - Good section 7.8 Very good addition - well written and more definite.

p.24 - 25 Environment & Ecology 9.1 bullet 3 still weaker than '98 especially re. wildlife corridors. People seem to equate these with corridors in buildings i.e. just passages from one living area to another but they are actually vital linear ecosystems where biodiversity thrives and many species live, feed, breed etc. as well as providing routes to connect to other natural areas.

9.3 please remove "and provide public access" because in many places (especially narrow corridors) encouraging human use is not appropriate - a perfect example being the Piper Creek valley. Re. 'width established by the Subdivision Authority' - at the Sunnybrook hearing it seemed to be only the engineers who were consulted and they based the width required only on whether geotech measurements showed the banks and escarpments to be stable, regardless of effects on the species that make the valley so valuable (and the information on slumping that we gave them!)

9.4 Some areas will not remain natural once incorporated into the trail system which then opens up the adjacent areas to many uses, both inappropriate and illegal.

9.5 - conservation tools now stronger - good.



9.6 - N.B. grasslands are also a good carbon sink and the major component of the natural parkland ecosystem.

9.7, 9.9 "strive to" - weasel words loophole, omit please.

p.26 9.8 urban forestry - Add "preserving natural grasslands" The City (and developers) put too much emphasis on trees, especially spruce trees, which are far less conducive to biodiversity than grass and/or poplars and, naturally, are only a minor part of the parkland ecosystem. As a climax species, they eventually kill off other plant growth - as is obvious in many parts of our park system.

9.10 good. Council and Staff need educating tool

9.11, 9.12 - use "Shall" not just should

p.28 Housing etc. Objectives add - "Facilitate the use of public transit"

p.29 10.7 Delete "be encouraged to" this is *essential* in future planning and needs to be stipulated not optional.

p.31 Downtown 11.8 add (f) restrict (remove?) the use of Gaetz and Ross as routes for heavy and long vehicles. They pollute the downtown air and are a real deterrence to pedestrians and private vehicle use.

p.34 -36 Commercial 12.0 Good Objectives

12.3 'shall' or at least 'should' instead of may

12.5 very good

12.6 'shall'

12.7 good.

p. 37 Industrial 13.0 - good section

p.39 Parks etc 14.0 Goals add - "Preservation of natural areas and species biodiversity". (this should surely be a goal in our parks system)

14.4 include protection of connectivity for wildlife, especially along creek and river valleys. Pathways with human use usually lack privacy so don't work well for them.

p.44 - 45 Transport. Good objectives. 16.1 Very good.

16.6 Change please "The City shall AVOID negative ....."

(Quote "Mitigation is as helpful as putting lipstick on a corpse - it saves the conscience of those who caused the problem but does nothing to solve it")

p.46 16.7 up to 16.13 - all very good.

16.15, 16.16 'shall' needed

16.18 Good

p.47 Utilities. 17.6 I do not think such a guarantee is possible given the uncertainty of the future climate and its effect on water supply. I think wording to the effect that "need to ensure future growth does not exceed the availability of water supply" would be more likely to apply.

*Why is there no mention of applying stricter City building codes re. water and energy conservation?*

p.49 - 50 Regional 18.1, 18.2, 18.5 Good.

p.53 Implementation. 19.8 Good Bullet 4 Yes please!

GENERAL COMMENTS - Good, often very good, on built environment and planning.

Weak, because not explicit enough, on preservation of ecological values.

Lacks emphasis on maintaining quality of life for residents in existing communities.



## OFFICE OF THE MAYOR

DATE: March 4, 2008

TO: Legislative & Administrative Services Manager

FROM: City of Red Deer Municipal Planning Commission

RE: Municipal Development Plan Re: MPC Recommendations/Comments

At the February 4, 2008 Red Deer Municipal Planning Commission meeting, the Commission considered the Municipal Development Plan submitted and presented by the Major Projects Planner, Community Services.

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

*"Resolved* that the Municipal Planning Commission supports the Municipal Development Plan and recommends the plan to City Council with the following recommendations and comments:

1. Page 11, Environmental responsibility – replace 'reduce' with '**minimize**'.
2. Page 26, Point 9.9 replace 'reduce' with '**minimize**'.
3. Point 9.11 include "eco-Retrofit" program of existing buildings as an example of environmental sustainability initiatives and trends.
4. Section 14.0 add (f) 'gardens' inclusive under 15.6 –establishing formal and informal gathering spaces.
5. Page 46, Point 16.13 replace 'for pedestrians in all developments and plans for changes to road and transit facilities', with "**for pedestrians in all new and existing developments and plans for changes to road and transit facilities**'.
6. Page 7, 11, 12 - Smart Growth - use as a footnote.

The above is submitted for Council's consideration.

Mayor Morris Flewwelling  
Chairperson  
City of Red Deer Municipal Planning Commission

c: Major Projects Planner, Community Services



## Red Deer Downtown Business Association

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March 3, 2008

Manager, Legislative & Administrative Services  
The City of Red Deer  
Box 5008  
Red Deer, AB T4N 3C8

### **Re: Municipal Development Plan**

On behalf of the Board and members of the Downtown Business Association, I thank you for sharing the proposed Municipal Development Plan.

Upon review, we note the following:

#### **Emerging Trends:**

Inherent in the concept of sustainable development and smart growth is the resurgence of downtowns as being the vibrant heart of communities. A 2005 Emerging Trends Report notes that a significant group of people are keen to live in downtown areas and avoid the car culture as well as to immerse themselves in the exciting energy and diversity of a thriving downtown culture. While Town Centres are included as an emerging trend, it makes sense to also make mention of the major trend towards bringing Downtowns back to life as a principle of smart growth. This is a relevant and important trend that has been overlooked in the proposed MDP.

We strongly support land intensification and redevelopment initiatives (greyfield and brownfield redevelopment) and are pleased that a plan to undertake a review of potential opportunities in the Greater Downtown area has been specifically identified (5.10).

#### **Economic Development and Tourism:**

We are pleased to see the inclusion of marketing and promotion included as objectives. We look forward to working with The City in promoting business and tourism development and support the aim to increase tourism visitation through promotions, development and enhancement of local tourism products, services and infrastructure (6.6 and 6.7). We see the 'opening up' of the Riverlands area as being a rare opportunity for the development of a major tourism attraction in the Downtown/Greater Downtown area.

#### **Urban Design:**

We, too, understand that the goal of urban design is to create a physical environment that is attractive, safe, functional, vibrant and a source of community pride, where residents and visitors experience a strong sense of place. We have, in fact, incorporated a very similar vision for downtown into our recently drafted strategic plan. As such, we strongly endorse plans to prepare and adopt design guidelines for areas with special characteristics, including the Downtown.

... /2

City centres are a key focal point for vibrancy, community pride and a strong sense of place. We agree that urban design can enhance the distinctiveness of parts of the community and promote social objectives such as a sense of belonging and interaction amongst community members. Certainly, urban design creates character and interest, attractive streetscapes and outdoor spaces and can affect safety. While the section includes promotion of the development of Town Centres, it does not specifically mention Downtown. Given the role of urban design and the goal outlined, Downtown should be specifically mentioned as one of the best places to achieve this.

**Greater Downtown:**

This is a strong section; we are pleased to see it enhanced in the proposed MDP. In keeping with the objectives outlined, we recommend that Role of the Downtown (11.1) be amended to include cultural services and facilities. *(In acting on this policy, The City acknowledges that Greater Downtown provides opportunities to accommodate a variety of social and cultural services and facilities that can serve the needs of the community and provision should be made to accommodate such activities in suitable locations.)*

**Commercial Development:**

We are in support of these policies. In particular, 12.2 and 12.4 which reinforce our priorities. We note that, where appropriate, Greater Downtown has been specifically mentioned along with Town Centres.

**Transportation:**

We appreciate the inclusion of policies that support and encourage alternative transportation.

Overall, the proposed Municipal Development Plan is very exciting and positive. We are pleased with the move to embrace Smart Growth principles. We endorse the goals and policies, with the exception of the three recommended amendments (under Emerging Trends, Urban Design and Greater Downtown) and advocate for their incorporation into the final document.

Sincerely,



Laura Turner  
Executive Director

March 5, 2008

Attn: Mr. Kelly Kloss; Manger  
Legislative and Administrative Services  
City of Red Deer  
PO Box 5008,  
Red Deer, Alberta  
T4N 3T4

Re: **Proposed Municipal Development Plan (MDP) Bylaw 3404/2008**

Dear Mr. Kloss:

I am writing to express my concern for the future of Red Deer with respect to the proposed new Municipal Development Plan Bylaw 3404/2008. In particular, I am concerned with the lack of foresight regarding section **4.0 Land Use and Future Urban Growth Concepts**. The proposed document is supportive of the existing land-use zoning set up and is not a forward thinking document in any fashion. I do support the development of major town centre nodes to create commerce nodes, however, the lack of foresight on the current development pressures of Red Deer are completely ignore and not implemented in any area. I am also extremely concerned regarding the continual protectionism for the Downtown core

It is time to stop the protectionism of the sacred downtown core and look to the future. It is time for Red Deer to start thinking and planning like the size of city it is. As a professional architect and designer, I am greatly concerned that the future direction of our city is being driven by individuals that do not embrace positive change and live in a "what if it doesn't work world". It is time to consider that change is good and positive and our future planning direction should be lead by creative planning, innovative design, environmental urban planning and forethought that will see Red Deer grow in a positive, friendly and responsible manner in the future.

At the current time, a professional in an office setting can only operate business in the small downtown core. This area (the BRZ) was proposed to be expanded a few years back but was not supported by both the community and city administration. It is time to allow businesses to operate in any commercial zoning and not discriminate against professionals, such as architects, accountants, lawyers and other similar professionals. I find it hard to understand how a real estate firm can operate outside the downtown when an architect can't. How can an insurance and financial firm operate on Gaetz Avenue south, when an accountant has to be in downtown? How can a doctor have an office in the South-east when a lawyer has to be in downtown? How are these professionals different, how does a real estate agent operate different from an architect, they are certainly not retail, the last time I bought a home I did not go and pick it up at an office, they provide a service and are much less retail than an architect, lawyer or accountant. Land Use Zoning must be consistent and enforced for it not to discriminate against various occupations.

**Berry Architecture & Associates Ltd.**

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

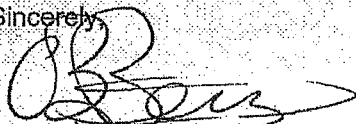
In the City of Lethbridge, Medicine Hat and Grande Prairie; as an architect, I could open my office in any commercially zoned area; the same applies to any professional. How are these three cities different from Red Deer, they are about the same size, and same development pressures, but they are working for the businesses and support local business development and are not into protectionism. Currently several professional businesses are exploring development opportunities outside of Red Deer as the development possibilities in the City of Red Deer are extremely limited and often not practical. There is no real reason or driving force for professional to set up an office in the downtown except for an out of date Land-use By-law and this is the time to correct this inequity.

It is time for the City of Red Deer to be progressive and examine the ways that business operates in 2008. The current proposed Municipal Development Plan (MDP) Bylaw 3404/2008, with regards to Land Use, supports that status quo, and does not support a creative future for professional development in the city. We will see more and more businesses examine other development opportunities and/or find ways around the current by-law and there are many, but that is not the way to a positive future.

I would support a Municipal Development Plan that allows for freedom of business operation, a plan that is creative and forward thinking, not regressive and supportive of the current restrictive regulations. It is the creative mind that will be controlling the future, it is time to use "*A Whole New Mind*", it is time for the City of Red Deer to get creative and support a creative Land-use By-law. The proposed Municipal Development Plan (MDP) Bylaw 3404/2008 needs to be amended to reflect the way that businesses are operating in Red Deer. This continuation of the Status Quo will drive more professionals out of Red Deer.

Today is the time to think with a new, creative, dynamic and progressive approach to development. Thank you for your time and I look forward to attending City Council on Monday, March 10<sup>th</sup> at 6 pm.

Sincerely,

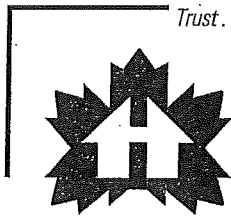


George Berry, MAAA, MRAIC

Architect, Partner

**Berry Architecture & Associates Ltd.**

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



March 10, 2008

Mr. Kelly Kloss  
Manager  
Legislative & Administrative Services  
City of Red Deer  
PO Box 5008  
Red Deer, Alberta  
T4N 3T4

**Re: City of Red Deer Municipal Development Plan**

Dear Mr. Kloss,

In 1943, Abraham Maslow published "*A Theory of Human Motivation*" thus identifying a hierarchy of needs. Represented as a pyramid with the more primitive needs at the bottom, the need for security of shelter is seen as fundamental for human social development: sense of belonging and acceptance whether from family, friends or one's community.

As providers of shelter, directly or indirectly, members of the Canadian Home Builders Association – Central Alberta<sup>1</sup> (CHBA-CA) recognize the importance of statutory planning to guide and direct future growth and development. A document such as a Municipal Development Plan (MDP) provides the necessary framework for long range growth and development whereby Industry and Municipal Governments may work in partnership to fulfill the needs and desires of the community therein.

Although an MDP is general in nature, the amount of research, resources and expertise presented in the 62 pages of this draft is praise worthy and thus sincerely appreciated by the CHBA. Reviewing the inclusive steps of review process undertaken, I would be remiss not to suggest I sincerely appreciate and thank the Steering Committee for the opportunity to provide written comment as due to scheduling difficulties I regret having been unable to attend charette or open house sessions.

Besides being impressed and grateful for the inclusive nature of the review process, we are impressed with the thoughtful consideration to the development objectives and principles, and vision expressed for the MDP. Also impressive is the consideration and inclusion of pedestrian accessibility, transit oriented development, and physically accessibility for all populations in the urban design concept.

Referring to the February 2007, *Broadening Housing Choice for Canadians*<sup>2</sup>, a position statement by the Canadian Home Builders' Association, again I express my gratitude to the Steering Committee on consulting Industry in the MDP review process.

---

<sup>1</sup> The Red Deer-based, not-for-profit, trade association the Canadian Home Builders' Association - Central Alberta is a recognized *Alberta Promise Builder* representing more than 170 member organizations involved in home building, land development, remodeling, multifamily construction, property management, municipal government, post-secondary education, subcontracting, design, housing finance, building product manufacturing and many other aspects of the residential construction industry. It cooperates on an ongoing basis with government agencies such as Canada Mortgage and Housing Corporation, Alberta Municipal Affairs and Housing, Alberta Employment, Immigration and Industry, and the Central Alberta Economic Partnership in seeking innovative responses to growth and development issues.

<sup>2</sup> John Kenward, *Broadening Housing Choice for Canadians: Position Statement by the Canadian Home Builders' Association*, February 2007, page 5.

The CHBA-CA has five suggestions which we encourage serious consideration:

1. Section 5.0 Growth Management and Urban Form, Item 5.18 Infill Development:

| Proposed Changes:  | If Adopted, will read   |
|--|---|
| <ul style="list-style-type: none"><li>▪ After the word "City" change the word "should" to "shall"; and,</li><li>▪ After the word "support" add the words "and provide incentives for".</li></ul> | The City <i>shall</i> support <i>provide incentives for</i> infill residential and commercial development on vacant or underutilized parcels of land in established areas, particularly along major transit routes. |

**Rationale:**

It is essential to keep in mind that the home building industry responds positively to consumer demand, and that this still tends to be dominated by those seeking individual ownership of single-detached homes.

However, changing market trends are occurring largely because of changing demographic and income patterns. Higher density developments are finding expanding markets because of rising home prices, lower incomes for newcomers especially those national and international migrants, the rising costs of urban transportation (single vehicle v. public transit), and the desire to live closer to one's place of work<sup>3</sup>.

A December 2000 report on the *Benefits of Growth* prepared for the Canadian Home Builders' Association even then encouraged the promotion of more compact urban forms and infill development; "Smart Growth" as it is termed in the USA<sup>4</sup>.

CHBA-CA is very concerned about the environment, specifically land use for reasons of:

- Continued municipal and market reliance on suburban sprawl of low-density, single-detached housing at the expense of cultivated farmland;
- Continued municipal and market reluctance to adopt higher density, re-urbanization or infill, and brownfield development;
- Continued, and near exclusive, municipal and market reliance on suburban sprawl to the east of the downtown core, which leads to increased pressures on transportation infrastructure, reliance on single vehicle transportation, and need for new infrastructure development.

CHBA-CA is very concerned about rising costs for new infrastructure development<sup>5</sup> for reasons of:

- Municipalities have been reluctant to finance new infrastructure through their property tax base so they have largely resorted to development cost charges (DCCs or similar charges) – which are payable by the developers of new residential and non-residential projects;
- While DCCs apply to new housing, they are reflected in higher general levels of housing prices – as new and resale homes are related, a rise in the price of new housing (due to DCCs) leads to higher prices for resale housing as well;
- DCCs have a negative effect on affordability for first-time homebuyers and renters - and it goes without saying the region's housing shortage especially for at-risk or low-income earners is acute;

<sup>3</sup> John Kenward, *Broadening Housing Choice for Canadians: Position Statement by the Canadian Home Builders' Association*, February 2007, page 5.

<sup>4</sup> Greg Lampert, *The Benefits of Growth*, prepared for CHBA, December 2000, page 16.

<sup>5</sup> Greg Lampert, *The Benefits of Growth*, prepared for CHBA, December 2000, page 1.



- For existing homeowners, DCCs lead to windfall gains because the market prices for their dwellings increase – which in some jurisdictions and markets can lead to speculation buying/selling and creation of a “false market”;
- Higher housing prices are a deterrent to economic growth. Business site selectors take into account a variety of factors (transportation links to markets, availability of labour, transportation for workers, access inputs, etc.) – housing costs, and the availability of adequate housing for both executives and workers, are factors in their location decision making as well. Similarly, workers seeking to migrate to an area are deterred by housing prices and it also goes without saying the region’s labour shortages remains acute.

2. Section 7.0 Urban Design, Item 7.6 Innovative Neighbourhood Designs:

| Proposed Changes:  | If Adopted, will read  |
|--|--|
| <ul style="list-style-type: none"> <li>▪ After the word “City” change the word “should” to “shall”;</li> <li>▪ After the word “encourage” add the words “and provide incentives for”; and,</li> <li>▪ After the words “responds to” add the word “environmental”.</li> </ul> | <p>The City <i>shall</i> encourage and <i>provide incentives for</i> innovative neighbourhood designs that respond to <i>environmental</i>, economic, demographic and market conditions; and align with the goals, objectives and policies in this design.</p> |

**Rationale:**

A growing opportunity exists for a wide range of residential developments targeted to all income and age groups including the growing market for multiple-unit housing.

CHBA-CA is very concerned about the environment, specifically water issues, waste production, and energy and resource consumption for reasons of:

- Existing water shortages, and increasing population growth leading to competition for available water; and,
- The City’s, region’s and Province’s low ranking in Canada and the developed world with respect to waste reduction and/or diversion, and energy and resource consumption.

3. CHBA-CA suggests the addition, under Section 7.0 Urban Design, Item 7.6 Environmental Performance Implementation Strategy with objectives on:

- Developing principles for the City, Citizens and Industry to adopt in addressing their environmental performance.
- Developing clear environmental performance objectives and potential benefits including policy to support infill and higher density development.
- Developing features of a Community Environmental Performance Strategy reflective of:
  - Clearly identified Water Conservation and Water Efficiency Measures and Incentives;
  - Support for water-use efficiency objectives in the Alberta Building Code 2006 and National Plumbing Code;
  - Permitting innovation in Storm and Waste Water Management and Treatment;
  - Clearly identified Waste and Pollution Prevention Measures and Incentives;
  - Permitting innovation in waste reduction, diversion, recycling, and improving outdoor and indoor air quality;
  - Clearly identified Energy Efficiency Measures and Incentives in Building and Transportation Operations;
  - Permitting innovation in Operational Systems, Energy Production, Transportation Access and Transit Service;
  - Clearly identified Open Space Planning, Landscaping, Vegetation, Sedimentation Measures and Incentives; and,

The CHBA-CA has five suggestions which we encourage serious consideration:

1. Section 5.0 Growth Management and Urban Form, Item 5.18 Infill Development:

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|--|---|
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**Rationale:**

It is essential to keep in mind that the home building industry responds positively to consumer demand, and that this still tends to be dominated by those seeking individual ownership of single-detached homes.

However, changing market trends are occurring largely because of changing demographic and income patterns. Higher density developments are finding expanding markets because of rising home prices, lower incomes for newcomers especially those national and international migrants, the rising costs of urban transportation (single vehicle v. public transit), and the desire to live closer to one's place of work<sup>3</sup>.

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CHBA-CA is very concerned about rising costs for new infrastructure development<sup>5</sup> for reasons of:

- Municipalities have been reluctant to finance new infrastructure through their property tax base so they have largely resorted to development cost charges (DCCs or similar charges) – which are payable by the developers of new residential and non-residential projects;
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<sup>5</sup> Greg Lampert, *The Benefits of Growth*, prepared for CHBA, December 2000, page 1.

5. Section 10.0 Housing and Neighbourhood Design, Item 10.5 Innovative Housing Forms:

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|---|---|
| <ul style="list-style-type: none"><li>▪ After the word "City" change the word "should" to "shall";</li><li>▪ After the word "encourage" add the words "and provide incentives for".</li></ul> | The City <i>shall</i> encourage and <i>provide incentives for</i> innovative or alternative forms of housing which broaden the range of housing choice, as well as address the issues of affordability consistent with policies of this Plan. |

**Rationale:**

There is a case for more compact projects (e.g. infill sites, multiple-unit) that require lower levels of infrastructure investment than other types of development (e.g. single-family homes in suburban locations).

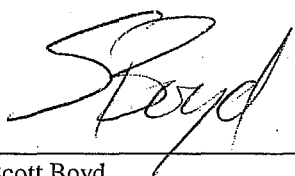
There is also a strong case for all residents of a community, as well as the federal and provincial governments, to share in financing the infrastructure investments necessary to accommodate growth as to impose all (or the bulk) of the costs associated with new infrastructure through DCCs is detrimental to society – it discourages innovative or alternative forms of growth. The whole community benefits from growth – the whole community should make investments necessary to facilitate and support growth<sup>8</sup>.

Once again, thank you for the opportunity to comment on the City of Red Deer Municipal Development Plan.

On behalf of President Laurie Chapman, the Board of Directors, and Members, I look forward to working with the City to collaboratively implement to Municipal development Plan towards municipal sustainability for our collective long-term growth and prosperity.

Sincerely,

*Canadian Home Builders' Association - Central Alberta*



Scott Boyd  
Executive Officer

- c. Colleen Jensen, Community Services Director  
Angus Schaffenburg, ACP, MCIP, Major Projects Planner

---

The program includes mandatory Builder Training (*made possible by a financial contribution from Natural Resources Canada*) and third-party testing, inspections and audits. Successful completion of the Built Green™ Builder Training is required to become a Built Green™ Certified Builder member. Only Built Green™ Certified Builder members can build a Built Green™ home. Built Green™ adds value to new home construction by promoting and recognizing the use of practices and products that represents resource-efficient and environmentally friendly construction.



**FILE**

Legislative & Administrative Services

**DATE:** March 12, 2008

**TO:** City Council

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

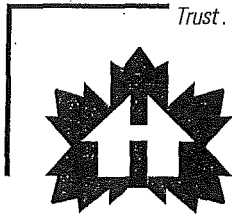
**SUBJECT:** Additional MDP information from March 10, 2008 Council Meeting

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The attached correspondence was received from Scott Boyd with The Canadian Home Builders Association.

This is for your information.

  
Kelly Kloss  
Manager



March 10, 2008

Mr. Kelly Kloss  
Manager  
Legislative & Administrative Services  
City of Red Deer  
PO Box 5008  
Red Deer, Alberta  
T4N 3T4

**Re: City of Red Deer Municipal Development Plan**

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**Rationale:**

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**Rationale:**

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- Existing water shortages, and increasing population growth leading to competition for available water; and,
- The City’s, region’s and Province’s low ranking in Canada and the developed world with respect to waste reduction and/or diversion, and energy and resource consumption.

3. CHBA-CA suggests the addition, under Section 7.0 Urban Design, Item 7.6 Environmental Performance Implementation Strategy with objectives on:

- Developing principles for the City, Citizens and Industry to adopt in addressing their environmental performance.
- Developing clear environmental performance objectives and potential benefits including policy to support infill and higher density development.
- Developing features of a Community Environmental Performance Strategy reflective of:
  - Clearly identified Water Conservation and Water Efficiency Measures and Incentives;
  - Support for water-use efficiency objectives in the Alberta Building Code 2006 and National Plumbing Code;
  - Permitting innovation in Storm and Waste Water Management and Treatment;
  - Clearly identified Waste and Pollution Prevention Measures and Incentives;
  - Permitting innovation in waste reduction, diversion, recycling, and improving outdoor and indoor air quality;
  - Clearly identified Energy Efficiency Measures and Incentives in Building and Transportation Operations;
  - Permitting innovation in Operational Systems, Energy Production, Transportation Access and Transit Service;
  - Clearly identified Open Space Planning, Landscaping, Vegetation, Sedimentation Measures and Incentives; and,

- Permitting innovation in Community Enhancements and Development including Land Use, Density, Green Construction, Site Planning, Unit Orientation, Pedestrian-friendly, and Environmental friendliness of building materials.
- Developing clear, continuous, public education on community environmental performance.
- CHBA-CA's Built Green™ program has a checklist of 179 options to address residential operational systems including among many others water conservation, waste management, indoor air quality, and improved durability<sup>6</sup>.
- CHBA-CA Builder Members lead Canada in research and the production of "Net Zero" homes through the Canada Mortgage and Housing Corporation EQuilibrium Housing for a Healthy Environment Program<sup>7</sup>. Although two of the 12 EQuilibrium Homes are located in Red Deer, the City is not viewed as an environmental leader, but follower with a general reluctance to adopt environmental performance policies unless legislated by provincial or federal regulation.

**Municipal investment must be robust to meet timeframe requirements.** The Subsidiary Body for Scientific and Technological Advice for the 1997 Kyoto Protocol and the United Nations Framework Convention on Climate Change, which Canada ratified, have established specific objectives for achievement by 2010 for urban planning and development including transportation; energy efficiency including industry and residential and commercial end-use; power generation including clean fossil fuels and renewable energy.

4. Section 10.0 Housing and Neighbourhood Design, Item 10.1 Neighbourhood Planning Guidelines and Standards:

| Proposed Changes:  | If Adopted, will read   |
|--|---|
| <ul style="list-style-type: none"> <li>▪ After the word "with" add the words "CHBA-CA and UDI – Red Deer Chapter, and".</li> </ul> | <p>The City shall continue to use the Neighbourhood Planning Guidelines and Standards, as amended from time to time, to provide detailed guidance on the creation of sustainable neighbourhoods. These guidelines and standards shall be reviewed on an ongoing basis in consultation with <b>CHBA-CA and UDI – Red Deer Chapter</b>, and school authorities and other affected stakeholders.</p> |

**Rationale:**

- The Canadian Home Builders' Association - Central Alberta is a recognized *Alberta Promise Builder* representing more than 170 member organizations involved in home building, land development, remodeling, multifamily construction, property management, municipal government, post-secondary education, subcontracting, design, housing finance, building product manufacturing and many other aspects of the residential construction industry. We believe that all Canadians should have the right to a reasonable opportunity to own their own homes. We also believe that all Canadians have the right to decent, safe and appropriate housing.
- Urban Development Institute – Red Deer Chapter's mission is to act as an ambassador for the development industry with municipal governments and their people and to work together as stewards of the land to create sustainable, vibrant communities. Its vision is an industry that positively contributes to the economic and social well-being of residents.

<sup>6</sup> Built Green™ is an industry driven voluntary program that promotes "green" building practices to reduce the impact that building has on the environment. It benefits the homebuyer, the community and the environment and is an opportunity for everyone to choose a "green" future. Built Green™ is owned and managed by the Built Green™ Society of Canada. Membership in Built Green™ is open to all members of participating Home Builders' Associations (HBA's) including builders, renovators, product suppliers or manufacturers, service providers, community developers and municipalities.

Currently Built Green™ offers certification for new single family homes and row homes and is in the process of developing Built Green™ standards for Multi-Story & Residential Towers, Communities and Renovations.



5. Section 10.0 Housing and Neighbourhood Design, Item 10.5 Innovative Housing Forms:

| Proposed Changes:   | If Adopted, will read   |
|---|---|
| <ul style="list-style-type: none"><li>▪ After the word "City" change the word "should" to "shall";</li><li>▪ After the word "encourage" add the words "and provide incentives for".</li></ul> | The City <i>shall</i> encourage and <i>provide incentives for</i> innovative or alternative forms of housing which broaden the range of housing choice, as well as address the issues of affordability consistent with policies of this Plan. |

**Rationale:**

There is a case for more compact projects (e.g. infill sites, multiple-unit) that require lower levels of infrastructure investment than other types of development (e.g. single-family homes in suburban locations).

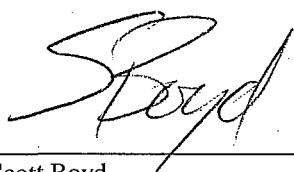
There is also a strong case for all residents of a community, as well as the federal and provincial governments, to share in financing the infrastructure investments necessary to accommodate growth as to impose all (or the bulk) of the costs associated with new infrastructure through DCCs is detrimental to society – it discourages innovative or alternative forms of growth. The whole community benefits from growth – the whole community should make investments necessary to facilitate and support growth<sup>8</sup>.

Once again, thank you for the opportunity to comment on the City of Red Deer Municipal Development Plan.

On behalf of President Laurie Chapman, the Board of Directors, and Members, I look forward to working with the City to collaboratively implement to Municipal development Plan towards municipal sustainability for our collective long-term growth and prosperity.

Sincerely,

*Canadian Home Builders' Association - Central Alberta*



Scott Boyd  
Executive Officer

- c. Colleen Jensen, Community Services Director  
Angus Schaffenburg, ACP, MCIP, Major Projects Planner

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The program includes mandatory Builder Training (*made possible by a financial contribution from Natural Resources Canada*) and third-party testing, inspections and audits. Successful completion of the Built Green™ Builder Training is required to become a Built Green™ Certified Builder member. Only Built Green™ Certified Builder members can build a Built Green™ home. Built Green™ adds value to new home construction by promoting and recognizing the use of practices and products that represents resource-efficient and environmentally friendly construction.

**Kim Woods**

**From:** Kelly Kloss  
**Sent:** March 04, 2008 12:12 PM  
**To:** Morris Flewwelling; Craig Curtis; Kim Woods  
**Subject:** FW: MDP  
**Attachments:** MDP letter (Mar 3, 2008).pdf

*Back-up*

Hi Morris & Craig,

I just received this from the DBA as to comments on the MDP. I wanted to make you aware that we received them as we will put them on the agenda as part of the Public Hearing.

Kelly

kelly.kloss@reddeer.ca

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

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**From:** Laura@DowntownRedDeer.com [mailto:laura@downtownreddeer.com]  
**Sent:** March 04, 2008 10:47 AM  
**To:** Kelly Kloss  
**Subject:** MDP

Kelly,  
Attached please find correspondence from the Downtown Business Association related to the proposed Municipal Development Plan.

Laura Turner  
Executive Director  
Downtown Business Association  
T - 340.8696  
F - 340.8699  
C - 318.0517  
[www.downtownreddeer.com](http://www.downtownreddeer.com)

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

[Please consider the environment before printing this e-mail.]

## Kim Woods

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**From:** Angus Schaffenburg  
**Sent:** February 28, 2008 10:43 AM  
**To:** Craig Teal  
**Cc:** Kim Woods; Angus Schaffenburg  
**Subject:** Proposed MDP

BACKLASH  
NOT SUBMITTED TO COUNCIL

I have spoken to Kelly and Kim today and here is what we require:

1. I need to add an Attachment "C" to the administration report which contains all of the pages of the proposed MDP showing how they will be amended with the use of bold and strikeout (can you bold the additional arrows)?;
2. An amended MDP containing the following: no date on the front cover; the second page (repeat of the cover) adding the bylaw number and the "Adopted by City Council March 10, 2008 (Bylaw 3404/2008), the footers amended to March as well as a new March date on the map, and "clean" revised pages. The entire revised MDP does not need to be available until March 9. Only one copy is necessary for possible signing after the hearing.

Can I pick-up the amended changes early Monday morning so that they can be included in the report for Colleen to sign? Thanks

Feb 28/08  
meeting 9 AM  
Angus/Kelly.

**Date:** February 15, 2008

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

**From:** Colleen Jensen, Community Services Director  
Angus Schaffenburg, ACP, MCIP, Major Projects Planner

**Subject:** Municipal Development Plan: Comments Received & Proposed Revisions

---

**Background**

First Reading of Bylaw 3404/2008 being the City of Red Deer Municipal Development Plan was held on January 28, 2008. The Municipal Planning Commission has provided comments (Attachment B contains an extract from the Minutes of February 4, 2008).

**Discussion**

The Municipal Development Plan of January 2008 is recommended by the administration and the consultants for adoption by Council along with the changes proposed in Attachment A of this report. Attachment A titled: "Summary of Input on Proposed MDP" contains the public and administration comments based on the proposed MDP of January 2008, along with the administration's response. *Attachment C*

**Recommendation**

That Council for The City of Red Deer proceed with second and third readings of Bylaw 3404/2008, as amended, being the City of Red Deer Municipal Development Plan.

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Colleen Jensen  
Community Services Director

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Angus Schaffenburg, ACP, MICP  
Major Projects Planner

/Attachments

## ATTACHMENT "A"

| Reference                 | Issue  | Administrative Response and Amended Policy-Additions are in Bold   |
|---------------------------|--|--|
| Page 2                    | The MDP is not clear that the growth area set out in Red Deer 300,000 has been modified by the IDP. A note should be added to the reference to Red Deer 300,000. | Recommend that the list of studies be amended by adding: <b>as amended by the Intermunicipal Development Plan to reflect the revised growth areas for The City and Red Deer County</b> .to the end of "Future Directions: Red Deer at 300,000-A Growth Strategy (2006)."   |
| Page 3                    | The diagram needs to show that a two-way relationship between the MDP and the Strategic Plan   | Amend the diagram on page 3 titled: <u>Relations Between City Land Use Plans and Documents</u> by adding an arrow head pointing back to the City Strategic Plan and Vision.  |
| Page 11                   | Need to use the word "minimize" in the discussion under Environmental Responsibility instead of reduce.  | Amend the reference to read: Environmental responsibility – communities and development designed to minimize air, water and soil pollution, <del>reduce</del> <b>minimize</b> land consumption and waste, as well as protect natural systems.  |
| Page 14, second paragraph | Need to clarify that the city growth area is as set out in the IDP   | Amend the second paragraph as follows: "Red Deer's future urban form will reflect the concepts of the Intermunicipal Development Plan, Red Deer Growing Smarter, Future Directions: Red Deer at 300,000 - A Growth Strategy <b>as amended by the Intermunicipal Development Plan to reflect the revised growth areas for The City and Red Deer County</b> , and other City documents all of which seek to achieve more sustainable development practices". |
| Page 19- Policy 6.6       | Need to add the agencies the City works with related to economic development   | Amend .Policy 6.6 as follows: "The City should continue to work with stakeholders <b>such as the Central Alberta Economic Partnership (CAEP), Red Deer Regional Economic Development (RDRED), Tourism Red Deer, and Red Deer Chamber of Commerce</b> , in promoting business and tourism development for Red Deer".  |
| Page 26-                  | Use the word "minimize"  | Amend Policy 9.9 as follows:: The City shall strive to enhance its integrated pest   |

|                                     |   |  |
|-------------------------------------|---|--|
| <b>Policy 9.9</b>                   | instead of “reduce”   | management (IPM) program to help <del>reduce</del> <b>minimize</b> the use and reliance on pesticides, fertilizers and other chemicals. This approach shall be encouraged in public and private developments as the city expands in new growth areas, helping to create a healthier environment.   |
| <b>Page 27-<br/>Policy<br/>9.11</b> | Use an example of the desirable retrofit type of program  | Amend Policy 9.11 as follows: “The City should investigate and incorporate environmental sustainability initiatives and trends <b>such as eco-friendly retrofit building programs</b> to help ensure long-term land use and sustainable development in Red Deer”.  |
| <b>Page 43-<br/>Policy<br/>15.6</b> | Suggestion to add community gardens as an objective. The administration agrees that adding reference to community gardens in the second sentence of Policy 15.6 would be helpful. | Amend Policy 15.6 as follows: The City shall promote and favour building forms, site layouts and neighbourhood designs that facilitate a high degree of social interaction possibilities among residents. This includes <b>establishing formal and informal gathering spaces through</b> such concepts as pedestrian friendly streetscapes <del>and establishing formal and informal gathering spaces and through</del> <b>amenities such as community gardens.</b>  |
| <b>Page 46<br/>Policy<br/>16.13</b> | Clarification that this would apply to existing as well as the new communities  | Amend Policy 16.13 as follows: “The City shall encourage walking by requiring appropriate provision for pedestrians in all <b>new</b> developments, <b>in all redevelopment of existing properties</b> , and <del>plans for</del> <b>in all</b> changes to <b>existing or proposed</b> road and transit facilities”.   |
| <b>Page 48-<br/>Policy<br/>17.7</b> | Reference to the Red Deer Municipal User’s Group should be added to the policy  | Amend Policy 17.7 as follows: “Recognizing that the Province is responsible for allocations of water drawn from the Red Deer River, The City shall collaborate with other municipalities and other major stakeholders within the Red Deer River basin <b>such as the Red Deer Municipal User’s Group</b> to ensure that at least 38% of the median annual flow of the Red Deer River is committed for allocation (i.e. use) within the Red Deer River basin in a manner that observes water conservation objectives to maintain the aquatic health of the Red Deer River.” |
| <b>Page 50-<br/>Policy<br/>18.6</b> | Reference should be made to the joint density study which is part of the IDP and the Memorandum of Agreement.   | Amend Policy 18.6 as follows: “The City shall work with Red Deer County in the implementation of the proposals and policies set out in the Intermunicipal Development Plan. <b>To help fulfill the intent of Policy 3.4.3 (a) (ii) of the Intermunicipal Development Plan The City and Red Deer County shall jointly undertake a study to look at ways to achieve higher densities.</b> ”  |
| <b>Glossary<br/>of Terms</b>        | The suggestions was made that “smart growth” be used as a   | Add a new definition to the Glossary of Terms as follows:<br><b>Smart Growth- A collection of land use and development principles that</b>   |

|                          |  |   |
|--------------------------|--|---|
|                          | <p>footnote. Administration determined that a definition for smart growth be added. This definition was modified from: <u>The Smart Growth Toolkit: helping to create more livable communities in British Columbia</u>, Smart Growth BC, 2001.</p> | <p>aim to enhance our quality of life, preserve the natural environment, and save resources over time. These principles ensure that growth is fiscally, environmentally and socially responsible and recognize the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies.</p>   |
| <b>Glossary of Terms</b> | <p>Need to add a definition for Town Centre</p>  | <p>Add a new definition to the Glossary of Terms as follows:<br/> <b>Town Centre-Town Centres</b>, located strategically at major transportation nodes, are envisioned to be large scale mixed use focal points serving a large sector of the city and region in the midst of significant surrounding and integrated residential development. These town centres shall have significant amounts of higher density housing and commercial development, shall have strong pedestrian oriented streetscape elements, and shall be well served by public transit. They may also include mixed use commercial/residential buildings, institutional uses and community elements such as gathering places.</p> |

## ATTACHMENT "B"

### Municipal Planning Commission Minutes

February 4, 2008

#### 3. OLD BUSINESS

##### A. Community Services Major Projects Planner Municipal Development Plan

Angus Schaffenburg provided an overview of the Municipal Development Plan.

The following motion was introduced and passed.

Moved by C. Curtis, seconded by R. Mickaluk

**"Resolved** that the Municipal Planning Commission supports the Municipal Development Plan and recommends the plan to City Council with the following recommendations and comments:

1. Page 11, Environmental responsibility – replace 'reduce' with '**minimize**'.
2. Page 26, Point 9.9 replace 'reduce' with '**minimize**'.
3. Point 9.11 include "eco-Retrofit" program of existing buildings as an example of environmental sustainability initiatives and trends.
4. Section 14.0 add (f) 'gardens' inclusive under 15.6 –establishing formal and informal gathering spaces.
5. Page 46, Point 16.13 replace 'for pedestrians in all developments and plans for changes to road and transit facilities', with "**for pedestrians in all new and existing developments and plans for changes to road and transit facilities**'.
6. Page 7, 11, 12 - Smart Growth - use as a footnote.

MOTION CARRIED



**Kim Woods**

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**From:** Christine Kenzie  
**Sent:** February 19, 2008 2:07 PM  
**To:** Kim Woods  
**Cc:** Angus Schaffenburg; Colleen Jensen  
**Subject:** Feb 15, 2008 Supplementary Report on MDP Comments  
**Attachments:** 730988 - Feb 15, 2008 Supplementary Report on MDP Comments - 2.DOC

Here is a report from Angus for the March 10th Council Agenda regarding changes to the MDP. Angus is away this week. Colleen has reviewed his memo, made a few changes, and has asked that I forward it to you.

*Christine Kenzie*  
*Community Services Senior Admin Assistant*  
Social Planning Department  
City of Red Deer  
Phone: 403.342.8100 Fax: 403.342.8222  
christine.kenzie@reddeer.ca

March 10/08

Resolution  
Doc # 734106.  
March 10/08

**Date:** February 15, 2008

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

**From:** Colleen Jensen, Community Services Director  
Angus Schaffenburg, ACP, MCIP, Major Projects Planner

**Subject:** Municipal Development Plan: Comments Received & Proposed Revisions

---

**Background**

First Reading of Bylaw 3404/2008 being the City of Red Deer Municipal Development Plan was held on January 28, 2008. The Municipal Planning Commission has provided comments (Attachment B contains an extract from the Minutes of February 4, 2008).

**Discussion**

The Municipal Development Plan of January 2008 is recommended by the administration and the consultants for adoption by Council along with the changes proposed in Attachment A of this report. Attachment A titled: "Summary of Input on Proposed MDP" contains the public and administration comments based on the proposed MDP of January 2008, along with the administration's response.

**Recommendation**

That Council for The City of Red Deer proceed with second and third readings of Bylaw 3404/2008, as amended, being the City of Red Deer Municipal Development Plan.

---

Colleen Jensen  
Community Services Director

---

Angus Schaffenburg, ACP, MICP  
Major Projects Planner

/Attachments

## ATTACHMENT “A”

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|                          |  |   |
|--------------------------|--|---|
|                          | <p>footnote. Administration determined that a definition for smart growth be added. This definition was modified from: <u>The Smart Growth Toolkit: helping to create more livable communities in British Columbia</u>, Smart Growth BC, 2001.</p> | <p>aim to enhance our quality of life, preserve the natural environment, and save resources over time. These principles ensure that growth is fiscally, environmentally and socially responsible and recognize the connections between development and quality of life. Smart growth enhances and completes communities by placing priority on infill, redevelopment, and densification strategies.</p>   |
| <b>Glossary of Terms</b> | <p>Need to add a definition for Town Centre</p>  | <p>Add a new definition to the Glossary of Terms as follows:<br/> <b>Town Centre-Town Centres, located strategically at major transportation nodes, are envisioned to be large scale mixed use focal points serving a large sector of the city and region in the midst of significant surrounding and integrated residential development. These town centres shall have significant amounts of higher density housing and commercial development, shall have strong pedestrian oriented streetscape elements, and shall be well served by public transit. They may also include mixed use commercial/residential buildings, institutional uses and community elements such as gathering places.</b></p> |

## ATTACHMENT "B"

### Municipal Planning Commission Minutes February 4, 2008

#### 3. OLD BUSINESS

##### A. Community Services Major Projects Planner Municipal Development Plan

Angus Schaffenburg provided an overview of the Municipal Development Plan.

The following motion was introduced and passed.

Moved by C. Curtis, seconded by R. Mickaluk

**"Resolved** that the Municipal Planning Commission supports the Municipal Development Plan and recommends the plan to City Council with the following recommendations and comments:

1. Page 11, Environmental responsibility – replace 'reduce' with '**minimize**'.
2. Page 26, Point 9.9 replace 'reduce' with '**minimize**'.
3. Point 9.11 include "eco-Retrofit" program of existing buildings as an example of environmental sustainability initiatives and trends.
4. Section 14.0 add (f) 'gardens' inclusive under 15.6 –establishing formal and informal gathering spaces.
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6. Page 7, 11, 12 - Smart Growth - use as a footnote.

MOTION CARRIED



Council Decision – January 29, 2008

Legislative & Administrative Services

**FILE**

**DATE:** January 29, 2008

**TO:** Colleen Jensen, Community Services Director

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

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

**SUBJECT:** Municipal Development Plan

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***Reference Report:***

Community Services, dated January 21, 2007.

***Bylaw Readings:***

The Municipal Development Plan Bylaw 3404/2008 was given first Reading.

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

Public Hearings will be held on Monday March 10, 2008 at 6:00p.m. in Council Chambers, during Council's regular meeting. This office will now proceed with advertising for the Public Hearing.

***Comments/Further Action:***

At the Council Meeting it was suggested that the following be considered and commented on:

- a) Amending the diagram on Page 3 by adding an arrow head pointing back to the City Strategic Plan and Vision 2020
- b) Section 17.7 being amended to include the "Red Deer Municipal User's Group".

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

Kelly Kloss  
Manager

Cc: Parkland Community Planning Services  
Major Projects Planner

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

***Comments:***

We agree with the recommendation of Administration that first reading be given to the Bylaw and a Public Hearing take place in Council Chambers during the regular Council meeting of March 10, 2008, in six weeks. Submitted as an attachment to this agenda is the Municipal Development Plan.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



## Kim Woods

---

**From:** Jennifer Smith  
**Sent:** February 19, 2008 2:52 PM  
**To:** Kim Woods  
**Subject:** RE: Committees and License Bylaw Amendments

If all goes well and Kelly approves it right away. I just wanted to keep you in the loop to let you know what we are hoping / planning for.

---

**From:** Kim Woods  
**Sent:** February 19, 2008 2:49 PM  
**To:** Jennifer Smith  
**Subject:** RE: Committees and License Bylaw Amendments

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Is this for the Feb 25th council meeting?

### *Kim Woods*

Council Services Coordinator  
The City of Red Deer  
Legislative & Administrative Services  
Phone: 403.342.8201  
Email: kim.woods@reddeer.ca  
Website: [www.reddeer.ca](http://www.reddeer.ca)

---

**From:** Jennifer Smith  
**Sent:** February 19, 2008 2:43 PM  
**To:** Paul Meyette; Kelly Kloss; Nick Riebeek; Joyce Boon  
**Cc:** Jackie Kurylo; Kim Woods  
**Subject:** RE: Committees and License Bylaw Amendments

Hi there:

As Paul mentioned, we sat down to discuss this, and I would like to thank Paul for fleshing out the Committees bylaw to address what we believe the concerns to be. I have attached copies of both revised bylaws.

Just to touch on the specific concerns you mentioned, Kelly, the appellant and who can appeal is outlined in the License bylaw amendment in Section 8. Also, when Jackie and I were working on this, we discussed advertising and came to the conclusion that it is unnecessary for an appeal of this nature. In the interest of privacy protection, the appeal will be between the board and the appellant, with no public invited to attend.

On our end, we are ready to present to council. We just need your go-ahead, if you have no further concerns.

Thanks, everyone, for all your work on this.

<< File: Bylaw\_to\_amend\_Committee\_Bylaw\_to\_create\_Appeal\_and\_Review\_Board INS.DOC >> << File: license bylaw amend subcontractors revised\_v7.doc >>

Jennifer

---

**From:** Paul Meyette  
**Sent:** February 19, 2008 9:41 AM  
**To:** Kelly Kloss; Jennifer Smith; Nick Riebeek; Joyce Boon  
**Cc:** Jackie Kurylo  
**Subject:** RE: Committees and License Bylaw Amendments

We are quite anxious to have this bylaw move forward. If Jackie is unavailable this week, Jennifer and I will review the

bylaw to address your concerns Kelly and then forward a copy to both of you. I have asked Jennifer to schedule an hour with me so that we can go through the drafts.

**Paul Meyette ACP MCIP**  
**Inspections and Licensing Manager**  
**Team Leader Red Deer 300,000**  
**City of Red Deer**  
**Box 5008**  
**Red Deer, Alberta**  
**T4N 3T4**  
**Phone: 403-342-8195**

---

**From:** Kelly Kloss  
**Sent:** February 15, 2008 10:27 AM  
**To:** Jennifer Smith; Nick Riebeek; Joyce Boon; Paul Meyette  
**Cc:** Jackie Kurylo  
**Subject:** RE: Committees and License Bylaw Amendments

Hi Jennifer,

I have chatted with Jackie about the changes. There are a number of changes that I feel are required as if you take the changes literally, they cannot just be applied to the new Board. For example who is an appellant, who can appeal (can it be someone other than the contractor), what direction would we give the Board as to if an appeal should be advertised and thus we charge the advertising fee. You may wish to chat with Jackie as I went over in more detail some of the issues I saw.

Thanks

Kelly

---

**From:** Jennifer Smith  
**Sent:** February 06, 2008 12:04 PM  
**To:** Nick Riebeek; Joyce Boon; Paul Meyette; Kelly Kloss  
**Cc:** Jackie Kurylo  
**Subject:** Committees and License Bylaw Amendments

Hello:

Jackie and I have updated the Committees and License Bylaw amendments as per our last meeting. Please have a look and let us know of any changes.

<< File: DMPROD-#726633-v1-  
Bylaw\_to\_amend\_Committee\_Bylaw\_to\_create\_Appeal\_and\_Review\_Board.DOC >> << File: license bylaw  
amend subcontractors revised\_v5.doc >>

Thank you,

Jennifer Smith  
Bylaw Research Coordinator  
City of Red Deer  
Phone: 403.356.8896  
jennifer.smith@reddeer.ca

## Kim Woods

---

**From:** Jennifer Smith  
**Sent:** February 19, 2008 9:55 AM  
**To:** Kim Woods  
**Subject:** License Bylaw Amendment

Hi Kim,

I hope you had a great long weekend. It looks like we are nearly ready to put forward a License Bylaw Amendment to expand on regulating General Contractors. I believe I got a number (3159/A-2007) for this bylaw amendment from Christine back in fall of 2007, but the amendment has been delayed until now. Would you be able to give me a new bylaw amendment number? Also, we are hoping to get it on the agenda for the next council meeting.

Thank you,

Jennifer Smith  
Bylaw Research Coordinator  
City of Red Deer  
Phone: 403.356.8896  
jennifer.smith@reddeer.ca

KIM -

THIS IS THE REVISED BYLAW  
I MENTIONED.

D. 3265/A-2008

and Bylaw No. 3265/2000, the Committees

BERTA, ENACTS AS FOLLOWS:

follows:

replaced with the following:

s payable to each member shall be the  
on."

I HAVE FLAGGED 2 AREAS  
THAT KELLY NEEDS TO  
SEE.

I HAVE NO PROBLEM WITH  
THE DOC - WILL TRY TO  
SAVE AS NEW VERSION  
OF OLD DOC #.

oard

"Board" me

division & De  
the License,

the Board is  
ense Bylaw.

DON CHANGED THE  
HEADING FROM

"MEMBERSHIP"  
TO "LICENCE APPEAL  
& REVIEW BOARD"

(u) in hearing appeals, the procedural rules of the Appeal and Review Board shall be as contained in Sections 23(2) through 23(8) of the Committees Bylaw provided that the Board may establish such other rules of practice as the Board deems necessary to conduct its hearings properly and fairly.

(e) An appeal under the License Bylaw may be commenced by mailing or delivering to the City Clerk at City Hall a notice of appeal in the form established by the Board from time to time accompanied by a fee of \$75.00

deal must be received by the City Clerk within 14 days after of the notice of suspension, revocation, or refusal to renew use under the License Bylaw.

of the Board hearing shall be provided to the appellant and nse Inspector in such form as the Board shall determine e to time and shall include the following information:

(f) —————>

I CHANGED FROM 'WITHIN  
14 DAYS AFTER THE RECEIPT  
BY THE APPELLANT OF  
THE NOTICE'

- (i) name and address of the appellant;
  - (ii) the appeal number;
  - (iii) the date, time, and location of the appeal hearing; and
  - (iv) the reasons for the appeal.
- (h) The Board shall hear an appeal within 30 days of the receipt of an appeal.
- (i) The proceedings and deliberations of the Board must be conducted in public except where the Board deals with information protected from disclosure under the provisions of the *Freedom of Information and Protection of Privacy Act*.
- (j) The Board shall give a written decision together with the reasons for the decision to the appellant and the License Inspector within fifteen (15) days after the conclusion of the hearing."

3. In all other respects, Bylaw No. 3265/2000 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008

\_\_\_\_\_  
MAYOR

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

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

## BYLAW NO. 3383/A-2008

Being a Bylaw to amend Bylaw No. 3383/2007 The Community Standards Bylaw of the City of Red Deer.

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

Bylaw No. 3383/2007 is hereby amended as follows:

1. In Section 2, the definition of "Graffiti" is deleted in its entirety and replaced with the following new definition:

**““Graffiti” means the defacement or disfigurement of any property or object, through the performance of any of the following acts:**

- (i) the application of any substance, including paint, ink, stain or whitewash to any surface; or
- (ii) the affixing of any substance, including paper, fabric or plastic, by any form of adhesion that does not remove cleanly when pulled away from the applied surface; or
- (iii) the marking, scratching, etching or other alteration or disfigurement of any surface.

~~that disfigures or defaces any property or object, as deemed by a Peace Officer, Inspections and Licensing Manager, or Compliance Officer.”~~

2. Section 13 is deleted in its entirety and replaced with the following new section 13:

- “13. (a) No person shall place graffiti or cause it to be placed on any property.
- (b) Every property owner shall ensure that graffiti placed on their premises is removed, painted over, or otherwise permanently blocked from public view.
- (c) A property owner who breaches the provisions of Section 13(b) where, following the issuance of and failure to comply with an Order **under section 545 of the Municipal Government Act**, shall liable to payment of a penalty as prescribed in Schedule “A”.

- (d) In prosecuting for an offence under this Part, the consent of the property owner of any premises to place graffiti shall not be a defense under this bylaw."

3. In Schedule "A", the offence of "Placing Graffiti on property" is deleted in its entirety and replaced with the following new offences:

| <u>"Offence</u>                                | <u>Section</u> | <u>Fine</u>                                      |
|--|----------------|--|
| Placing Graffiti on Property                   | 13(a)          | 2,500.00   |
| a) second offence within 1 year                |                | 5,000.00   |
| b) third and subsequent offences within 1 year |                | 7,500.00   |
| Failure to remove Graffiti                     | 13(b)          | 250.00   |
| a) second offence within 1 year                |                | 500.00   |
| b) third and subsequent offences within 1 year |                | 1,000.00   |
| Failure to comply with Graffiti order          | 13(c)          | 250.00 for each day that the breach continues. " |

4. In all other respects, Bylaw No. 3383/2007 is hereby ratified and confirmed.

READ A FIRST TIME IN OPEN COUNCIL this            day of            2008

READ A SECOND TIME IN OPEN COUNCIL this            day of            2008

READ A THIRD TIME IN OPEN COUNCIL this            day of            2008

AND SIGNED BY THE MAYOR AND CLERK this            day of            2008

-----  
MAYOR

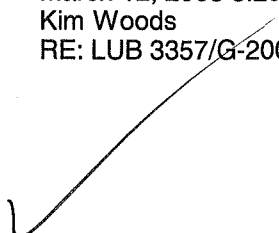
-----  
CITY CLERK

## Kim Woods

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**From:** Emily Damberger  
**Sent:** March 12, 2008 8:25 AM  
**To:** Kim Woods  
**Subject:** RE: LUB 3357/G-2008

L-7 Inc.  
#204, 4929 – 50<sup>th</sup> Street  
Red Deer, AB  
T4n 1X9



BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL

Thank you

---

**From:** Kim Woods  
**Sent:** March 11, 2008 1:38 PM  
**To:** Emily Damberger  
**Subject:** LUB 3357/G-2008

Hi Emily:

Who is the applicant - I need to send them a letter telling them they are paying the advertising.

Thank you,

**Kim Woods**

Council Services Coordinator  
The City of Red Deer  
Legislative & Administrative Services  
Phone: 403.342.8201  
Email: kim.woods@reddeer.ca  
Website: [www.reddeer.ca](http://www.reddeer.ca)



## **BYLAW NO. 3357/G-2008**

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

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

1. The "Land Use District Map 117" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.6/2008 attached hereto and forming part of the bylaw.
2. New sub-section (1) (t) is added to section 8.22 Exceptions Respecting Land Use as follows:
  - (t) Notwithstanding Section 5.6 of this Land Use Bylaw, on Lot 5, Block 1, Plan 972-4056 a combined commercial restaurant and maximum 230 unit assisted living facility shall be a permitted use. This mixed use development requires approval by the Development Authority and is subject to the following development regulations/standards:
    - (i) Floor area minimum within the assisted living facility for a one bedroom unit shall be 46.5 square metres, and for a unit of more than one bedroom 65.0 square metres;
    - (ii) Landscaping area minimum: 30% of site;
    - (iii) Building height maximum: 4 storeys;
    - (iv) Front Yard Minimum: 15.0 m;
    - (v) Side Yard Minimum: 4.5 m;
    - (vi) Rear Yard Minimum: 3.0 m;
    - (vii) Parking: Subject to Section 3.1 and 3.2;
    - (viii) Loading Spaces: One opposite each loading door with a minimum of one;
    - (ix) Site Area Minimum: Existing parcel
    - (x) Site Frontage Minimum: 30.0 m
    - (xi) Any development standard not specifically referred to above including building elevations, shall be subject to approval by the Municipal Planning Commission;



Environmental Services Department

BACK UP INFORMATION  
NOT SUBMITTED TO COUNCIL

**Date:** February 20, 2008  
**To:** Legislative and Administrative Services Manager  
**From:** Environmental Services Manager  
**Re:** Funding for Wastewater Treatment Master Plan

Alberta Environment and Alberta Infrastructure and Transportation have been working with municipalities in Central Alberta to centralize wastewater treatment at The City of Red Deer's Wastewater Treatment Plant (WWTP). To better understand the impact of growth and regionalization, a Master Plan for the WWTP has been funded by Alberta Infrastructure and Transportation under the Water for Life Initiative. The City of Red Deer will receive 100% of the eligible project costs, up to a maximum upper limit of \$245,120. Because this study is fully funded by the Province, it was overlooked by Environmental Services for inclusion in the operating budget.

*was inadvertently excluded from the budget funding sheet*

**Recommendation**

It is respectfully recommended that Council approve the operating budget expenditure and the funding source for this project.

Tom Marstaller, M.Sc., P.Eng.  
Environmental Services Manager

- c Director of Development Services  
Acting Financial Services Manager  
Environmental Services Office Supervisor

*amend the 2008  
operating budget to  
include the development  
of a master plan for the  
WWTP in the amount  
up to \$245,120 with the  
funding source being  
AB Infra*

## Kim Woods

---

**From:** Kelly Kloss  
**Sent:** March 03, 2008 8:39 AM  
**To:** Kim Woods  
**Subject:** FW: recommendations council next week

**Attachments:** DMPROD-#734763-v1-March3\_\_2008  
\_Kelly\_Kloss\_\_adjustments\_to\_funding\_source\_approvals.DOC

For Council & changes to report

BACKUP FILE  
NOT SURE IF IT IS A FILE

Kelly \_\_\_\_\_  
**From:** Pam Ralston  
**Sent:** March 03, 2008 8:33 AM  
**To:** Kelly Kloss  
**Cc:** Scott Cameron; Tracey McKinnon  
**Subject:** recommendations council next week

Hi Kelly please find attached one memo containing two recommendations from soc PI and Fin Services to Council for next week's meeting.



DMPROD-#734763-  
v1-March3\_\_2008...

- waiting on revised  
report  
March 3/08  
12:28pm

**Kim Woods**

---

**From:** Christine Kenzie  
**Sent:** March 03, 2008 11:46 AM  
**To:** Kim Woods  
**Cc:** Pam Ralston  
**Subject:** March 3, 2008 Kelly Kloss, adjustments to funding source approvals  
**Attachments:** 734763 - March 3, 2008 Kelly Kloss, adjustments to funding source approvals - 1A.DOC

Attached is the revised memo from Pam Ralston. I will bring a signed copy to you this afternoon --- need to get Tracey McKinnon's signature yet.

*Christine Kenzie*  
*Community Services Senior Admin Assistant*  
Social Planning Department  
City of Red Deer  
Phone: 403.342.8100 Fax: 403.342.8222  
christine.kenzie@reddeer.ca

Item No. 8



**DATE:** February 29, 2008

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

**FROM:** Colleen Jensen, Community Services Director

**SUBJECT:** Community Services Action Plan

---

### Background

The first Community Services Master Plan was approved by Council December 9, 1991. This document focused only on facilities and open space. At the time the Master Plan was completed a Strategic Plan was not in place nor were Service Plans for each of the Departments. In 1995 – '96 an update was undertaken and the revised Community Services Master Plan included facilities and open space and added the services component to the plan. The Services component brought on stream all parts of the Division, including Transit and RCMP which were added to the Division in 1994 – '95. This revised document was approved by Council on May 21, 1996.

The next revision occurred in 2003. At this time The City had become more sophisticated with its planning process with the Strategic Plan and department Service Plans, and a new approach was taken with the Action Plans. The Community Services Master Plan was very comprehensive and included extensive detail on the inventory and history of facilities and open space. Also it outlined standards for development of open space and neighbourhood district and city play areas. Over a two year consultative process with other departments, advisory boards of the day and staff, three new documents evolved:

- **Community Services Action Plan** – sets out key collaborative program and services strategies for the Division and its contracted agencies which related to the 2002 – 2005 City of Red Deer Strategic Plan
- **Open Spaces and Facilities Action Plan** – provided direction for the Division as it made available and maintained open spaces and facilities
- **Neighbourhood Planning Guidelines and Standards** – sets out standards and guidelines for the planning and design of new neighbourhoods, including parks and public facilities/amenities. (Approved by Council December 16, 2002)

The Community Services Action Plan and Open Spaces and Facilities Action Plan were approved as planning tools by Council August 11, 2003.

**DATE:** February 1, 2008  
**TO:** Kelly Kloss, Legislative & Administrative Services Manager  
**FROM:** Lorianne Marshall, Acting Corporate Controller, Finance & Budgeting  
**SUBJECT:** **Short Term Borrowing Bylaw**

---

### **Legislative History**

The Municipal Government Act (MGA) Section 251 Borrowing bylaw states that, "a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw". It also outlines the other requirements which must be included in the bylaw.

The MGA Section 256 Operating expenditures also states that, "a borrowing bylaw that authorizes the borrowing does not have to be advertised if the term of the borrowing does not exceed 3 years.

Council has traditionally approved a short term borrowing bylaw covering 3-year periods roughly coinciding with the term of the Council. The bylaw covering the fiscal years 2005–2007 inclusive was passed in the amount of \$25 million.

### **Background**

The City generally tries to maximize its investment earnings by estimating cash flows and investing the excess funds. Occasionally, the actual cash flows differ from the estimated cash flows to the point where The City's bank account is in an overdraft position. This overdraft is a short term borrowing from the bank requiring a short term borrowing bylaw to be in place.

In the fiscal years 2005 – 2007 inclusive, The City has used this borrowing capability on 10 occasions with the longest period of time being 3 months. The largest amount borrowed during this 3-year period was \$14.75 million.

The maximum rate of interest has been set at 10 percent to allow for potential interest rate fluctuations during the 3-year period the bylaw will be in effect. The actual rate of interest is the bank's prime rate of interest which fluctuates over time.

### **Recommendation**

That Council approve the short term borrowing bylaw for the fiscal years 2008 – 2010 inclusive.



Lorianne Marshall, CMA  
Acting Corporate Controller, Finance & Budgeting

*Comments:*

We agree with the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Legislative & Administrative Services

Council Decision – February 12, 2008

**FILE**

**DATE:** February 12, 2008  
**TO:** Lorianne Marshall, Acting Corporate Controller, Finance & Budgeting  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Short Term Borrowing Bylaw

---

*Reference Report:*

Acting Corporate Controller, Finance & Budgeting, dated February 1, 2008

*Bylaw Readings:*

Council gave three (3) readings to the Short Term Borrowing Bylaw 3406/2008. Copies of the Bylaw are attached.

*Report Back to Council:* No.

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

Kelly Kloss  
Manager

Cc: Financial Services Manager  
Financial Analyst

attch.



## BYLAW NO. 3406/2008

**Being a bylaw to authorize the borrowing of funds for short-term operating purposes until taxes are collected.**

### **Background**

- A. Council of The City of Red Deer (the "City") deems it necessary to borrow up to the sum of **Twenty-Five Million Dollars** (\$25,000,000.00) from time to time to meet its current year operating expenditures and obligations until such time as the taxes to be levied can be collected.
- B. Section 256 of the Municipal Government Act, RSA 2000, Ch. M-26 permits a municipality to borrow funds for the purpose of financing operating expenditures, provided that the amount of such borrowing does not exceed the amount that the municipality estimates will be raised in taxes in the year of the borrowing.
- C. The amount of the taxes estimated to be levied by The City of Red Deer (the "City") for years 2008, 2009 and 2010 is in excess of **Seventy Million Dollars** (\$70,000,000.00) in each of those years and, therefore; the amount of the proposed temporary borrowing will not exceed the amount of the taxes estimated to be levied.
- D. The proposed borrowing will not cause The City to exceed its debt limit.

NOW THEREFORE the Council of The City of Red Deer enacts as follows:

### **Short Title**

- 1. This Bylaw may be known as the "Short Term Borrowing Bylaw".
- 2. The City Manager is authorized to borrow, from time to time, a sum or sums not exceeding **Twenty-Five Million Dollars** (\$25,000,000.00) in each of the years 2008, 2009 and 2010, which borrowing the Council deems necessary to meet the operating

expenditures and obligations of the Corporation for those years until such time as taxes can be collected.

2. The borrowing may be made from the Bank of Montreal or such other lender as the City Manager may from time to time determine.
3. The maximum interest rate for any borrowing under this bylaw shall not exceed 10 percent per annum. If a borrowing is made at a floating rate and the rate exceeds 10 percent per annum, the loan shall thereupon be repaid immediately.
4. The borrowings authorized by this Bylaw shall be repaid from general tax revenue.

READ A FIRST TIME IN OPEN COUNCIL this 11th day of February 2008.

READ A SECOND TIME IN OPEN COUNCIL this 11th day of February 2008.

READ A THIRD TIME IN OPEN COUNCIL this 11th day of February 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 11th day of February 2008.

"Morris Flewwelling"

---

MAYOR

"Kelly Kloss"

---

CITY CLERK

# Red Deer Advocate Supplement

25

ness community saw support from the arts community that it didn't realize was out there. The city and the arts community were looking at the business community saying 'wow, you want to work with us.' It's almost like a great conjunction is on the horizon. It's possible everyone could be on the same page," said Harris.

Harris is concerned that when Red Deer residents consider the proposal

citizens of Red Deer," said Mandrusiak.

Future study and planning will be needed before the exact location of the canal is decided, and before other details are pinned down.

“We don’t know how deep the canal would be, but we know it needs to be deep enough for small shallow boats and for ice skating,” said Kent Stewart, Western Management Consultants. “It would be fairly narrow, perhaps similar to San Antonio’s canals, which are at their narrowest point about 10 or 12 feet across. The smallness is important for the visual appeal of the area. It builds ambiance.”





**Environmental Services Department**

**Date:** January 21, 2008

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

**From:** Jim Chase, Environmental Services Technologist  
Jeff Miller, Environmental Planning Superintendent  
Tom Marstaller, Environmental Services Manager

**Re:** **Request for Additional Funds for Waste Water Treatment Plant  
Hazard Control Contract**

---

**Background**

In 2005, The City hired a safety consulting firm (Arresting You Ltd.) to conduct a rooftop Hazard Assessment and Identification at The City of Red Deer's Wastewater Treatment Plant. The assessment identified that a falling hazard exists to maintenance workers who perform routine tasks on several building roof tops at this site. These routine tasks include such things as maintenance on air handling units near roof edges, changing hard to reach light bulbs, and walking on elevated walkways. Also it was determined that many of the rooftop access ladders and stairways did not meet O.H. & S. standards. It was recommended that engineered controls such as hand rails and proper permanent ladders be installed to meet O.H. & S. standards.

A budget amount of \$100,000.00 (\$50,000 in 2006 and \$50,000 in 2007), taken from the Wastewater Stabilization Reserve, was approved to implement this project which has experienced delays due to staff turnovers and heavy workloads.

**Request For Proposal**

Due to the high risk of safety to workers it was decided that a consultant would be required for this project to:

- conduct a more detailed hazard assessment
- recommend proper controls
- prepare working drawings
- prepare tender package
- provide construction management
- provide final inspections and Construction Completion Certificate

A Request for Proposal went out in June of 2007 and Associated Engineering was selected for this project at a price of \$21,190.00. The next highest bid was \$40,860.00.

Site assessments were performed with Associated Engineering's project manager, structural engineer and safety consultant. The focus of this project was to recommend and implement controls that would put high priority on the safety of the workers, yet keeping in mind that possibly operational procedures could be used in some instances in order to reduce costs. Examples of operational procedures could be the use of a step ladder to change a light bulb in areas not too close to a roof edge while utilizing a second worker to secure the step ladder. Another example would be the use of a man lift, where possible to change light bulbs. While these types of measures were considered and recommended in some instances, O.H. & S. prefers the use of engineered controls wherever possible. These types of controls, even though more costly, have the highest success rates in reducing injuries.

### **Tendering**

A tender for this project went out in December and two bids were submitted from Nason Contracting Group Limited (\$164,671) and Graham Industrial Services Limited (\$290,000). Because of the nature of the work a contingency amount of 10% is recommended.

Based on the tendered prices the project budget breakdown is as follows:

|                                     |           |
|-------------------------------------|-----------|
| Consulting costs                    | \$21,190  |
| Low bid (Nason)                     | \$164,671 |
| Contingency amount (10% of low bid) | \$16,467  |
| Total estimated project cost        | \$202,328 |
| Approved budget for project         | \$100,000 |
| Total additional funds required     | \$102,328 |
| Total additional funds requested    | \$102,500 |

### **Summary**

The safety hazards to the maintenance workers at the WWTP plant was documented in 2005 and has been identified in the latest internal safety audit. At the time the project budget was developed \$100,000.00 was deemed to be sufficient to complete this project. Once the details of the scope of work were completed, the magnitude of this project became larger than originally anticipated. A summary of engineered controls required for this project include:

- 26 separate sections of aluminum handrails for a total of 160 linear meters
- 8 aluminum fixed ladders (some with cages)
- kick plates on stairway landings

- replace one set of corroded steps
- relocate two lights on masts

The Tender bids are only open for acceptance for 60 days from the date of closing of Tenders which was December 14, 2007. Sixty days from that date is February 13, 2008.

### **Recommendation**

It is respectfully recommended that council approve an extra \$102,500.00 to be taken from the Wastewater Stabilization Reserve (2.4317.415) to complete this project in 2008.



Jim Chase, C.E.T.  
Environmental Services Technologist



Jeff Miller, P.Eng.  
Environmental Planning Superintendent



Tom Marstaller, M.Sc., P.Eng.  
Environmental Services Manager

/lls

c     Director of Development Services  
       Corporate Controller – Finance and Budget  
       Environmental Services Office Supervisor

***Comments:***

We agree with the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Council Decision – February 12, 2008

Legislative & Administrative Services

**FILE**

**DATE:** February 12, 2008

**TO:** Tom Marstaller, Environmental Services Manager  
Jeff Miller, Environmental Planning Superintendent  
Jim Chase, Environmental Services Technologist

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

**SUBJECT:** Request for Additional Funds for Waste Water Treatment Plant Hazard Control Contract

---

*Reference Report:*

Environmental Services Manager, dated January 21, 2008.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Environmental Services Manager, Environmental Planning Superintendent and the Environmental Services Technologist, dated January 21, 2008 Re: Request for Additional Funds for Waster Water Treatment Plant Hazard Control Contract, hereby agrees to increase the 2008 Capital Budget by \$102,500 to complete the Waste Water Treatment Plant Hazard Control Contract, with funding to come from the Waste Water Stabilization Reserve."

*Report Back to Council:* No.

A handwritten signature in black ink, appearing to be 'KK' with a stylized flourish.

Kelly Kloss  
Manager

Cc: Environmental Services Office Manager  
Financial Services Manager  
Financial Analyst





**Environmental Services Department**

**Date:** January 21, 2008

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

**From:** Jim Chase, Environmental Services Technologist  
Jeff Miller, Environmental Planning Superintendent  
Tom Marstaller, Environmental Services Manager

**Re: Request for Additional Funds for Waste Water Treatment Plant  
Hazard Control Contract**

---

**Background**

In 2005, The City hired a safety consulting firm (Arresting You Ltd.) to conduct a rooftop Hazard Assessment and Identification at The City of Red Deer's Wastewater Treatment Plant. The assessment identified that a falling hazard exists to maintenance workers who perform routine tasks on several building roof tops at this site. These routine tasks include such things as maintenance on air handling units near roof edges, changing hard to reach light bulbs, and walking on elevated walkways. Also it was determined that many of the rooftop access ladders and stairways did not meet O.H. & S. standards. It was recommended that engineered controls such as hand rails and proper permanent ladders be installed to meet O.H. & S. standards.

A budget amount of \$100,000.00 (\$50,000 in 2006 and \$50,000 in 2007), taken from the Wastewater Stabilization Reserve, was approved to implement this project which has experienced delays due to staff turnovers and heavy workloads.

**Request For Proposal**

Due to the high risk of safety to workers it was decided that a consultant would be required for this project to:

- conduct a more detailed hazard assessment
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- provide final inspections and Construction Completion Certificate

A Request for Proposal went out in June of 2007 and Associated Engineering was selected for this project at a price of \$21,190.00. The next highest bid was \$40,860.00.

Site assessments were performed with Associated Engineering's project manager, structural engineer and safety consultant. The focus of this project was to recommend and implement controls that would put high priority on the safety of the workers, yet keeping in mind that possibly operational procedures could be used in some instances in order to reduce costs. Examples of operational procedures could be the use of a step ladder to change a light bulb in areas not too close to a roof edge while utilizing a second worker to secure the step ladder. Another example would be the use of a man lift, where possible to change light bulbs. While these types of measures were considered and recommended in some instances, O.H. & S. prefers the use of engineered controls wherever possible. These types of controls, even though more costly, have the highest success rates in reducing injuries.

### **Tendering**

A tender for this project went out in December and two bids were submitted from Nason Contracting Group Limited (\$164,671) and Graham Industrial Services Limited (\$290,000). Because of the nature of the work a contingency amount of 10% is recommended.

Based on the tendered prices the project budget breakdown is as follows:

|                                     |           |
|-------------------------------------|-----------|
| Consulting costs                    | \$21,190  |
| Low bid (Nason)                     | \$164,671 |
| Contingency amount (10% of low bid) | \$16,467  |
| Total estimated project cost        | \$202,328 |
| Approved budget for project         | \$100,000 |
| Total additional funds required     | \$102,328 |
| Total additional funds requested    | \$102,500 |

### **Summary**

The safety hazards to the maintenance workers at the WWTP plant was documented in 2005 and has been identified in the latest internal safety audit. At the time the project budget was developed \$100,000.00 was deemed to be sufficient to complete this project. Once the details of the scope of work were completed, the magnitude of this project became larger than originally anticipated. A summary of engineered controls required for this project include:

- 26 separate sections of aluminum handrails for a total of 160 linear meters
- 8 aluminum fixed ladders (some with cages)
- kick plates on stairway landings



**Environmental Services Department**

**Date:** January 21, 2008

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

**From:** Jim Chase, Environmental Services Technologist  
Jeff Miller, Environmental Planning Superintendent  
Tom Marstaller, Environmental Services Manager

**Re:** **Request for Additional Funds for Waste Water Treatment Plant Hazard Control Contract**

---

**Background**

In 2005, The City hired a safety consulting firm (Arresting You Ltd.) to conduct a rooftop Hazard Assessment and Identification at The City of Red Deer's Wastewater Treatment Plant. The assessment identified that a falling hazard exists to maintenance workers who perform routine tasks on several building roof tops at this site. These routine tasks include such things as maintenance on air handling units near roof edges, changing hard to reach light bulbs, and walking on elevated walkways. Also it was determined that many of the rooftop access ladders and stairways did not meet O.H. & S. standards. It was recommended that engineered controls such as hand rails and proper permanent ladders be installed to meet O.H. & S. standards.

A budget amount of \$100,000.00 (\$50,000 in 2006 and \$50,000 in 2007) was approved to implement this project which has experienced delays due to staff turnovers and heavy workloads.

**Request For Proposal**

Due to the high risk of safety to workers it was decided that a consultant would be required for this project to:

- conduct a more detailed hazard assessment
- recommend proper controls
- prepare working drawings
- prepare tender package
- provide construction management
- provide final inspections and Construction Completion Certificate

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Site assessments were performed with Associated Engineering's project manager, structural engineer and safety consultant. The focus of this project was to recommend and implement controls that would put high priority on the safety of the workers, yet keeping in mind that possibly operational procedures could be used in some instances in order to reduce costs. Examples of operational procedures could be the use of a step ladder to change a light bulb in areas not too close to a roof edge while utilizing a second worker to secure the step ladder. Another example would be the use of a man lift, where possible to change light bulbs. While these types of measures were considered and recommended in some instances, O.H. & S. prefers the use of engineered controls wherever possible. These types of controls, even though more costly, have the highest success rates in reducing injuries.

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- 26 separate sections of aluminum handrails for a total of 160 linear meters
- 8 aluminum fixed ladders (some with cages)
- kick plates on stairway landings

- replace one set of corroded steps
- relocate two lights on masts

The Tender bids are only open for acceptance for 60 days from the date of closing of Tenders which was December 14, 2007. Sixty days from that date is February 13, 2008.

**Recommendation**

It is respectfully recommended that council approve an extra \$102,500.00 to complete this project in 2008.



Jim Chase, C.E.T.  
Environmental Services Technologist



Jeff Miller, P.Eng.  
Environmental Planning Superintendent



Tom Marstaller, M.Sc., P.Eng.  
Environmental Services Manager

/lls

c      Director of Development Services



Greater Downtown Coordinator

**Date:** February 1, 2008

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

**From:** Ed Morris, Greater Downtown Coordinator

**Subject:** Greater Downtown Action Plan - Proposed Time Lines

---

***History***

The Greater Downtown Action Plan Review Committee held their inaugural meeting on January 30, 2008, at that time reviewing the 2000 Greater Downtown Action Plan (GDAP) and Terms of Reference for the review and update process. At that time, a proposed time line was presented to the committee for discussion and approval. The committee recommended minor liaison changes between the GDAP Review Committee and the Riverlands Review Committee, these changes have been adopted. Attached as Schedule "A" is the updated time line illustrating the direct and indirect links with the Riverlands Review Committee.

The Riverlands Review will review existing and new concepts and suggestions for the development of the Riverlands Community, including the original concept, the Riverwalk/canal and scheduled opportunities for public participation and input.

***Recommendation***

That City Council approves the timelines for the Greater Downtown Action Plan as recommended by the Greater Downtown Action Plan Review Committee.

Ed Morris  
Greater Downtown Coordinator

Date: January 21, 2008

To: Craig Curtis, City Manager  
Kelly Kloss, Legislative & Administrative Services Manager

From: Howard Thompson, Land & Economic Development Manager  
Ed Morris, Greater Downtown Coordinator

**Re: Report on Canal Review Process for the Riverlands Area**

---

Background:

- Riverlands Community Plan and Area Redevelopment Plan (ARP - Bylaw 3335/2004)
  - Provides framework to create a high quality, comprehensively planned mixed use urban community.
- Riverlands Implementation Committee
  - Decision to move the plan forward with regards to implementing the policies contained in the ARP and review development proposals through an admin team. Projects include land use, traffic study, market study, engineering/infrastructure requirements, parks and culture component, etc.
- Chamber of Commerce: Tourism Development Subcommittee
  - Focus on the potential to create a major tourism attraction or product to act as a driver of tourism to Red Deer over the next 25 to 50 years. This was an independent review of many conceptual ideas with no in depth consultation with City and no limitations or constraints (eg. cost analysis) to encourage outside of box proposals. The result was the committee chose the canal project.
  - Red Deer Advocate advertising supplement released outlining the “Red Deer Riverwalk” concept based on the canal system in San Antonio, Texas and requesting public input. (see Appendix for Overlay map)
  - Other than the physical construction of a canal system there are many similarities in the canal concept to the Riverlands Community Plan and ARP such as:
    - Mixed use commercial and residential opportunities
    - Arts & Cultural area; gathering spaces; potential for water features eg. fountains, pools, etc
    - Alexander Way – grand boulevard – pedestrian friendly scale – special events focus
    - Hotel/Convention center
    - Maximize potential of the Red Deer River; Riverwalk concept in both the ARP and the Waskasoo Park Gathering Places Study
    - Create destination attraction in area

Objective and Proposed Actions:

To review the feasibility of the canal concept in conjunction with the update of the Greater Downtown Action Plan.

- See attached flow chart outlining parallel processes and timelines to update the Greater Downtown Action Plan (GDAP) and the linkages to reviewing the canal concept
- GDAP update: January 2008 to January 2009
  - Includes visioning and public input processes for the greater downtown including the Riverlands area
- Due diligence review of the canal proposal: January 2008 to July 2008
  - Evaluate Chamber proposal “as submitted” as it pertains to the development of the Riverlands community and it’s compatibility with the existing Riverlands plan. Any alternatives (eg. partial implementation or other concepts) to be considered through the GDAP update (including public input) and then if required the feasibility of the alternatives to be reviewed.
  - Step 1: Strike a joint review committee consisting of one City Councillor, one Senior City Administrator and two members from the Chamber Tourism Development Subcommittee (tbd) supported by City Administration to develop a review strategy.
    - Develop terms of reference to conduct the study and hire consultant(s) as required
  - Step 2; Proposed review activities / strategy:
    - Brainstorm for any major constraint or limiting factors eg. any show stoppers such regulatory approvals required eg. water licenses
    - Understand plan vision and compatibility
    - Examine through sustainability lense and determine environmental impacts
    - Determine infrastructure / engineering capital cost estimates plus ongoing operating and maintenance costs
    - Conduct a marketing study, and an economic impacts / cost benefit analysis
    - Feed results into the GDAP update for public input
  - Step 3: Further review of alternatives from GDAP
  - Step 4: Depending on outcome, an amendment to the Riverlands ARP maybe required in the fall of 2008 with the process to run concurrently or just following adoption of the GDAP update
- Funding for the Riverlands Implementation is currently funded through the Land Bank. Should this review require additional funds over and above those required for existing or intended implementation plans then a request will be presented to Council.
- The impact of this review on development timelines may result in delays implementing the infrastructure development and marketing of the West Yards. The best case timelines are as follows:
  - Review through 2008 and ARP amendment adoption, if required, in January 2009
  - Riverlands Implementation Committee to continue their work plan and projects to facilitate redevelopment through 2008 and 2009
  - Infrastructure development and marketing through 2009
  - New development in 2010



# CITY WITH STAKEHOLDERS

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# CITY/CHAMBER

Review and Update  
GDAP

Review Canal/Riverwalk  
Proposal

January

Appoint GDAP Steering  
Committee

Establish Joint Comm.  
City/Chamber

January/  
February

February

Hire Consultant Team

Establish  
Process

Determine Review Strategy

February

May

Review All Downtown  
Initiatives

- Understand Vision  
- Hire Consultant  
- Investigate Cost / Benefit  
- Feasibility

March

June

Public Visioning Session

Study

Complete Feasibility  
Analysis

April/May  
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July

Review Alternatives

August/  
September

Draft Recommendations  
GDAP & Riverlands ARP

Feedback  
Loop  
Recommendation

October

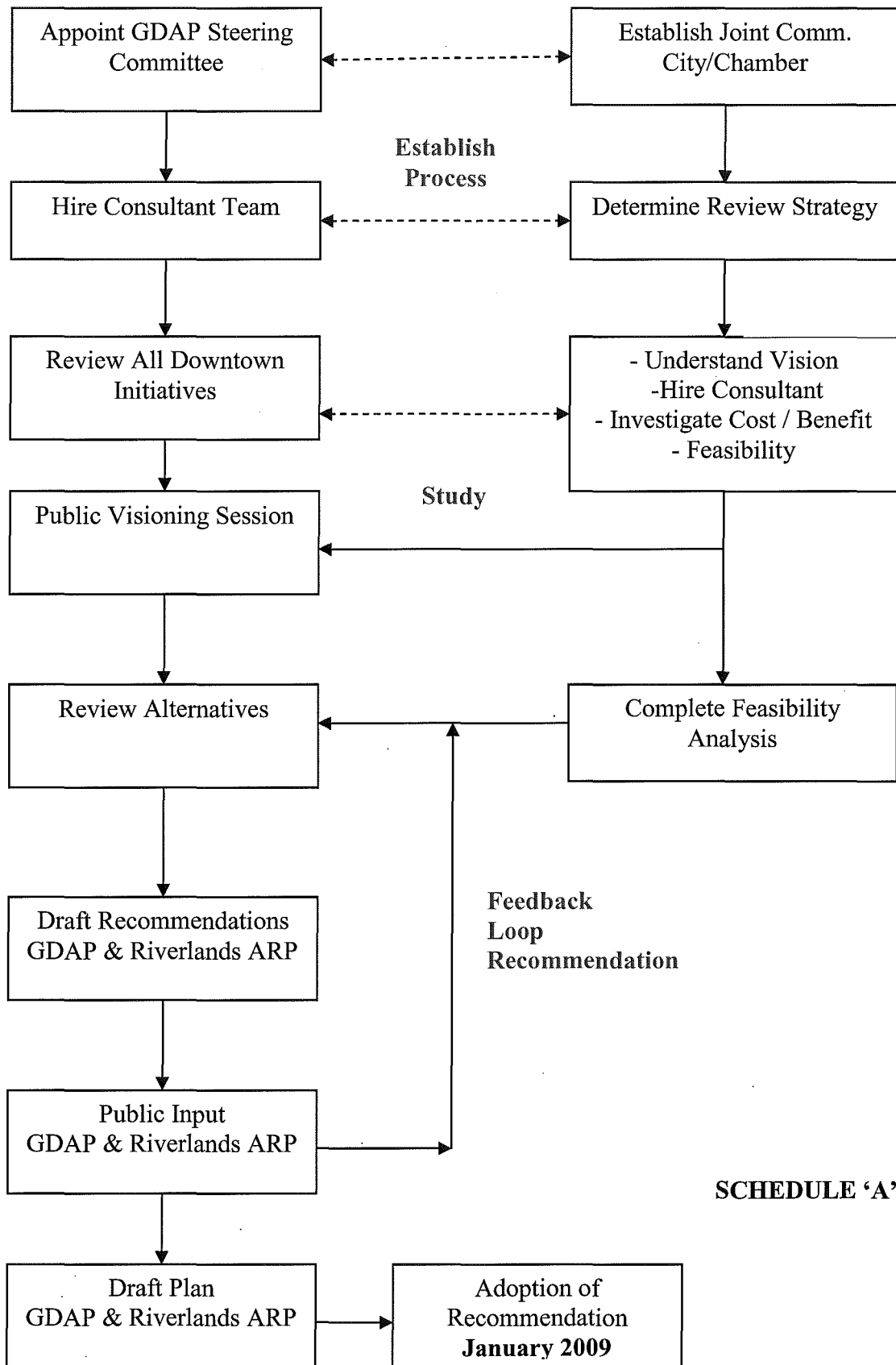
Public Input  
GDAP & Riverlands ARP

November

Draft Plan  
GDAP & Riverlands ARP

Adoption of  
Recommendation  
January 2009

SCHEDULE 'A'



*Comments:*

We recommend that Council approve the process and timelines. It is important to adhere to this timeline in order to proceed with the development of Riverlands in 2009. It is recommended that the Council appointment to the Riverlands Committee be one of the members of the Greater Downtown Action Plan Steering Committee (Cindy Jefferies; Larry Pimm) to ensure continuity.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Council Decision – February 12, 2008

Legislative & Administrative Services

DATE: February 12, 2008  
TO: Ed Morris, Greater Downtown Coordinator  
FROM: Kelly Kloss, Legislative & Administrative Services Manager  
SUBJECT: Greater Downtown Action Plan – Proposed Time Lines

---

**FILE**

*Reference Report:*

Greater Downtown Coordinator, dated February 1, 2008.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Greater Downtown Coordinator, dated February 1, 2008 Re: Greater Downtown Action Plan – Proposed Time Lines, hereby:

- 1) Approves the process and timelines for the Greater Downtown Action Plan Review Committee as outlined in Schedule A of the above noted report;
- 2) Appoints Councillor Jefferies to the Joint City/Chamber review Committee."

*Report Back to Council:* No.

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

Kelly Kloss  
Manager

Cc: Committee Secretary  
GDAP Committee Chair



Legislative & Administrative Services

**CONFIDENTIAL**

**DATE:** January 29, 2008  
**TO:** Craig Curtis, City Manager and Chair of the Greater Downtown Action Plan Ad Hoc Committee  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** January 28, 2008 City Manager's Topics for Discussion – Directives

---

**REMINDER:**

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

**Land & Economic Development Manager – Re: Canal Review Process for the Riverlands Area**

The Land & Economic Development Manager outlined the process.

*City Manager's Directives:* That the process of including a review of the Canal/Riverwalk proposal be incorporated into the review and update of the Greater Downtown Action Plan (GDAP). The proposal will be reviewed by the GDAP Committee and eventually recommendations will be made to Council.



Kelly Kloss  
Manager

Cc: Ed Morris, Greater Downtown Coordinator  
Council Services Coordinator

Date: January 21, 2008

To: Craig Curtis, City Manager  
Kelly Kloss, Legislative & Administrative Services Manager

From: Howard Thompson, Land & Economic Development Manager  
Ed Morris, Greater Downtown Coordinator

**Re: Report on Canal Review Process for the Riverlands Area**

---

Background:

- Riverlands Community Plan and Area Redevelopment Plan (ARP - Bylaw 3335/2004)
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  - Step 1: Strike a joint review committee consisting of two City Admin (Ed Morris and Howard Thompson) plus two from the Chamber Tourism Development Subcommittee ( tbd) to develop a review strategy.
    - Develop terms of reference to conduct the study and hire consultant(s) as required
  - Step 2; Proposed review activities / strategy:
    - Brainstorm for any major constraint or limiting factors eg. any show stoppers such regulatory approvals required eg. water licenses
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  - Infrastructure development and marketing through 2009
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Howard Thompson  
Land & Econ. Dev. Manager

Ed Morris  
Greater Downtown Coordinator

## CITY WITH STAKEHOLDERS

23

## CITY/CHAMBER

Review and Update  
GDAP

Review Canal/Riverwalk  
Proposal

**January**

Appoint GOAP Steering  
Committee

Establish Joint Comm.  
City/Chamber

**January/  
February**

**February**

Hire Consultant Team

**Establish  
Process**

Determine Review Strategy

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Review All Downtown  
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- Understand Vision  
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Public Visioning Session

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Analysis

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Review Alternatives

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September**

Draft Recommendations  
GDAP & Riverlands ARP

**Feedback  
Loop  
Recommendation**

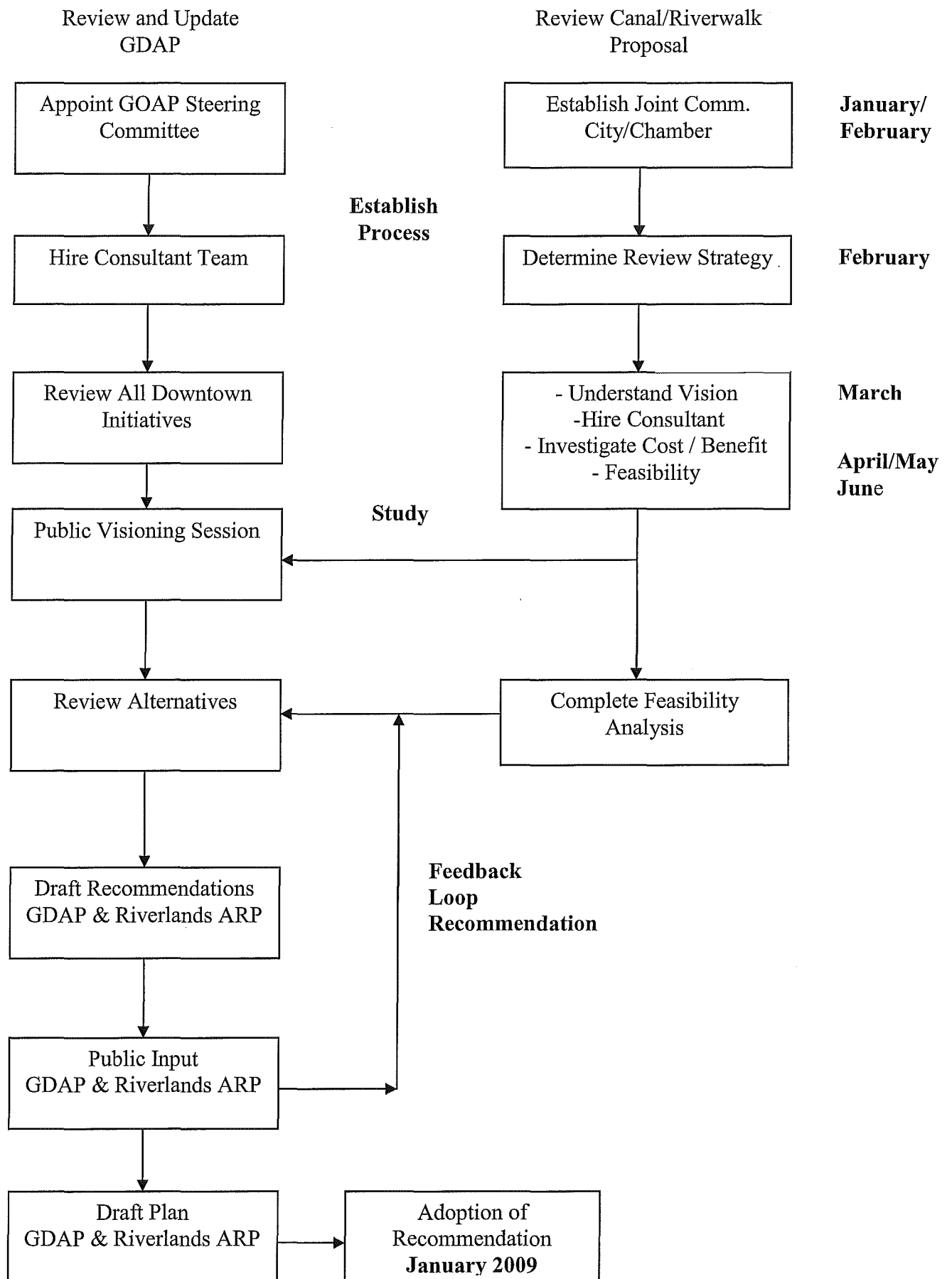
**October**

Public Input  
GDAP & Riverlands ARP

**November**

Draft Plan  
GDAP & Riverlands ARP

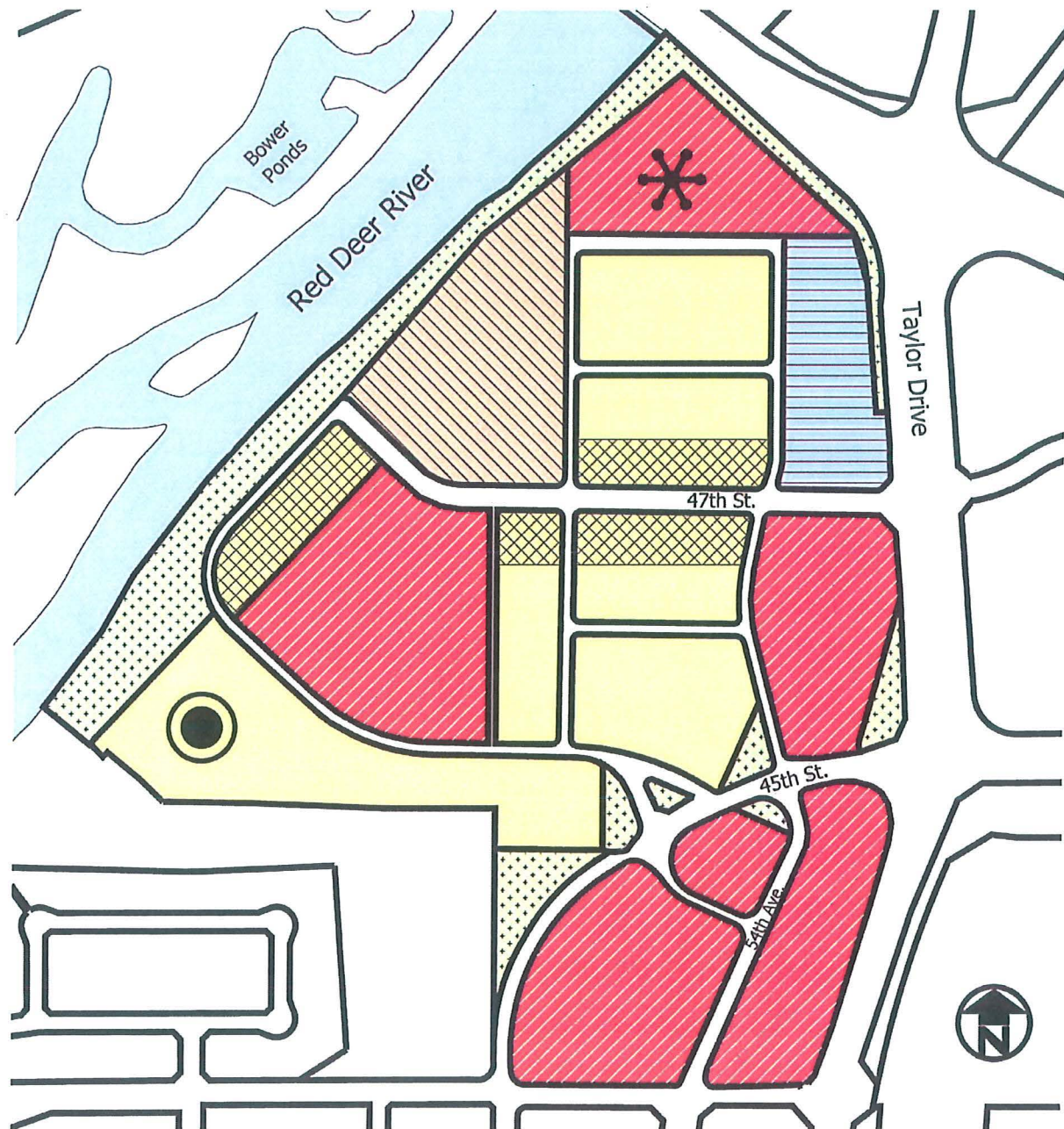
Adoption of  
Recommendation  
**January 2009**



## 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 Site

Commercial

Open Space

Mixed Use Public, Civic and Cultural Space  
(Residential and/or commercial uses may be permitted through private/public partnerships for the purpose of acquiring civic and cultural amenities/facilities)

Commercial Entertainment Zone

Possible Hotel/ Convention Centre Site



John Hull Architect  
and Urban Plans Inc

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



# Red Deer Advocate Supplement

25

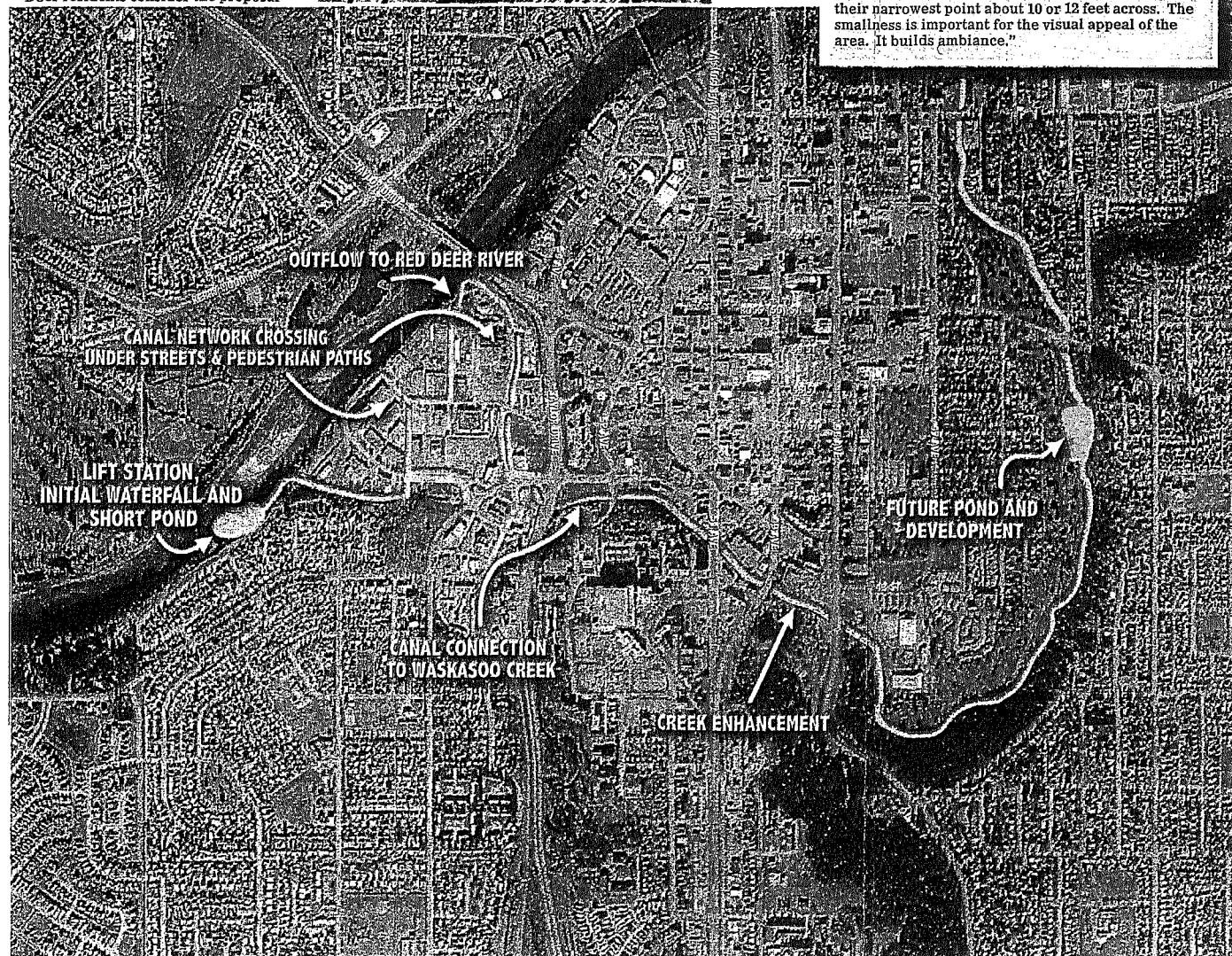
arts community that it didn't realize was out there. The city and the arts community were looking at the business community saying 'wow, you want to work with us.' It's almost like a great conjunction is on the horizon. It's possible everyone could be on the same page," said Harris.

Harris is concerned that when Red Deer residents consider the proposal

citizens of Red Deer," said Mandrusiak.

Future study and planning will be needed before the exact location of the canal is decided, and before other details are pinned down.

"We don't know how deep the canal would be, but we know it needs to be deep enough for small shallow boats and for ice skating," said Kent Stewart, Western Management Consultants. "It would be fairly narrow, perhaps similar to San Antonio's canals, which are at their narrowest point about 10 or 12 feet across. The smallness is important for the visual appeal of the area. It builds ambiance."



Office of the City Manager

**DATE:** January 23, 2008  
**TO:** Topics Meeting  
**FROM:** Craig Curtis, City Manager  
**RE:** Review of the Riverwalk/Canal Concept

---

I enclose material provided by the Chamber of Commerce in relation to the public input received on the Riverwalk/Canal Concept.

Staff have been developing a process for reviewing the Riverwalk/Canal Concept in the context of the update of the Greater Downtown Action Plan (GDAP) and the finalisation of planning for the Riverlands area.

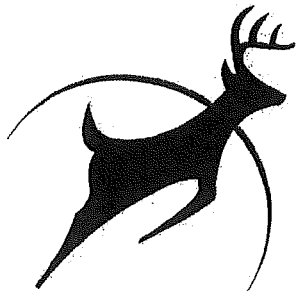
The attached report from Howard Thompson and Ed Morris outlines a draft review process which will be presented to the Greater Downtown Action Plan Steering Committee. The Committee will then make recommendations to Council in this regard.

The draft review process is presented to the Topics Meeting for information at this time. The purpose is to ensure that the Riverwalk/Canal Concept is considered in the context of the whole Greater Downtown area and in conjunction with other ideas put forward by the community.

Craig Curtis  
City Manager

c Senior Management Team

Attach.



**RED DEER CHAMBER  
of COMMERCE**

*Taking Care of Business Together... Since 1894.*

## ***Red Deer Riverwalk***

### **Summary of Public Feedback**

## Introduction

On December 5, 2007 the Red Deer Advocate published a four-page colour supplement on the Red Deer Riverwalk proposal developed by a Red Deer Chamber of Commerce sub-committee on Tourism. The proposal is available at [www.reddeerchamber.com](http://www.reddeerchamber.com)

The supplement invited feedback from Red Deer residents and advised readers that their thoughts and reaction would be compiled and shared with city council as well as the Chamber of Commerce.

## Findings

Fifty-three responses were received via mail, email, and fax. Of those, 41 were supportive of the project (77%) and twelve (23%) were opposed.

Those who did not support the concept raised concerns in the following areas:

- The unknown cost of the development creating tax burden, debt or reallocation of funding from other priorities such as low-income housing
- The cost and ability to maintain clean water in the canals
- The development would attract criminal elements
- Taxpayer resources primarily benefitting commercial or proprietor's interests
- Potential jobs created would not be high paying
- Red Deer's climate not conducive to people using it enough to be successful
- Concept not grand enough to draw tourists
- Environmental concerns including global warming effects, water diversion, energy required to operate a pump
- Too many unknowns at this point

The positive comments are summarized by the following:

- Beautification of city especially as it relates to our already-known natural features
- Visionary project creates long-term benefits and opportunities into the future
- Increase civic pride which may assist in retaining youth and others in our community
- Establish a recognized landmark that will become widely renowned
- Recreation for residents, particularly for families
- Tourist attraction draws visitors to our city
- Add to the diversity of our economic and stimulate economic growth
- Unique and positive environment for student learning, employment, and as a visual and performing showcase for talent

## Excerpts from public feedback\*

The excerpts below are verbatim from the respondents and categorized into

- positive about the project,
- advice for developers,
- cautionary about consideration to be given in its planning and development,
- negative towards the project, and
- other opportunities, ideas and suggestions that may or may not relate to the Riverwalk proposal.

## Positive Comments

*I applaud the initiative to develop Red Deer's river lands and enhance the beauty of Red Deer.*

The concept of going ahead with a RIVERWALK for Red Deer is awesome.

*We believe the plan has so much merit, as it provides an intimate feel to belonging to a naturally beautiful area of our city.*

A fantastic draw to our city.

*The committee certainly has my full support!*

I think Red Deer is of a size now where a step in this direction will determine what kind of city we will be.

*A refreshing idea that must grow! It certainly would compliment and enhance further the beautiful city of Red Deer. I must mention the great job that was done on the retaining ponds at the back of Clearview and the joy it gives me every single day... Now as much and more beauty can be sculpted out of the landscape to create those meandering canals.*

We have a great lack of historical buildings and homes in Red Deer. Our city core is in dire need of a visionary plan and this may be the one.

*I hope that this committee will be able to act quickly to take advantage of the land that is becoming available.*

I would hope that this proposed canal system would draw many more people to the downtown area and therefore push the drug dealers etc. out of the area.

*We should continue to present our strength & heritage through the vision of gathering people in the beautiful setting of our city's river sites and parks.*

No one will understand the concept or the PEACE of an area like this until they experience it. BUILD IT THEY WILL COME

*There is no other facility that I know of like this in Western Canada, and I think that it would definitely be a tourist attraction.*

Riverwalk will bring continued growth to the community not only for employment, but it will also provide a stronger, more secure economy for our families to thrive on!

*If we now add to that a unique cultural and life-style attraction, this City will survive and prosper where others wilt.*

I support the concept of using the former City yards for something other than general commercial development.

*I hope that the provincial government will help to finance this great project which would make Red Deer and Alberta more attractive place to visit because so far there is not much to show to people who visit our city*

Having the Riverwalk, would give these students of various fields, all kinds of opportunities to get that all so necessary work experience, while we the public would benefit from it immensely.

*This plan is a solid one to bring a common core to the city.*

Your committee has been presented with an idea that can combine the best of both of these destinations and leave a lasting legacy for Red Deer and the province.

*This concept addresses many issues like tourism, promotes walking & healthy living, supplies free recreation, it would be supportive of the arts & cultural activities, revitalize downtown and it would beautify our city.*

What a wonderfully, exciting idea to launch the city into a whole new ballgame with respect to tourism, business development, growth and overall beauty of our city.

*A project so forward looking as this deserves consideration.*

We watched Winnipeg develop The Forks over the years and the results speak for themselves. The Forks has become a Destination and this is what central AB needs.

*It would definitely make Red Deer a much more interesting city and a magnet for tourists*

Please don't miss this opportunity.

*No it will not be only the tourist who will enjoy these canals..No..no..we Red Deerians will too. Indeed a wonderful idea!*

The Riverwalk idea is fantastic for Red Deer. I believe it is high time this city moved into the 21st century. We really need something to make the city stand out something grand. We need to put red deer on the map

*My family and I have enjoyed the new fountain by MacDonalds downtown in the summertime and I know we would enjoy skating on the canals in winter..if I'm not too old by then! For the new generation and for the future, I think you should go ahead!!*

Your vision would be a natural progression moving forward for future generations to enjoy and be proud of. I can't express how excited I got reading about the endless possibilities

*Many families, don't find much to do in Red Deer, and this may keep our youth from moving away*

Red Deer is a wonderful place to live but there is just not a lot of family things to do any more

*This is a great opportunity for a unique attraction and will provide a huge economic benefit for Red Deer.*

This is a project to make Red Deer proud. Count on my support.

*I am absolutely 100% in favor of this project. If you want volunteers for this project in the future, count me in.*

## Advisory Comments

*It is important to make use of existing structures ie creeks flowing in Red Deer. In addition, architectural controls and prudent planning are a must!!!!*

Use "Built Green" construction concepts, then we could showcase a new development that was built in an environmentally responsible manner as well. This could be another attraction for others to come and see and learn how to build a large scale development in an environmentally responsible way, as well as showing the community's commitment to environmental issues

*I think a new Concert hall and a new museum, like an arts and cultural center would be great together, maybe downtown near the canals overlooking the river*

Using it as a platform to display our arts and culture is another great idea, and if it helps draw students to the college, then that is another positive aspect as well

*The appearance of a village on the edge of the canal... possibly painted wood, small buildings, painted signs, and of course cheerful merchants*

I would also ask that you consider the width of the canals. I think of the "lakes" in some of our residential subdivisions, they are dwarfed by the buildings around them and, in my view, lose much of their aesthetic impact.

*If we are going to have canals that bring tourists to our city, they are going to have to be wide enough to actually be more than a neighbourhood attraction. The drawings in the insert gave me the impression that they might be rather narrow*

At a time when we should be conserving energy, I am not sure if building a canal that requires a large pump to provide artificial flow would be a good idea. Maybe a canal with natural flow can be built parallel to the Red Deer River

*I hope it will have the following: ethnic cafes and shops, art galleries, places where local musicians or actors can perform.*

People have the option on a weekend to buy a ticket to take a voyager canoe or a raft float down to the Joffre bridge or further to the badlands to enjoy the banks of the beautiful Red Deer River

*I've been to San Antonio & sadly I did notice a fair amount of garbage in the canals. Red Deer would have to adopt a zero tolerance from the beginning with signs & patrols, even cameras with a nice big fine for any offenders.*

After travel in Eastern Canada I saw -so many Federally Funded sites - all related to history-too bad you couldn't link the Canals to something historic

*Perhaps the structural arches of the bridge designs could incorporate different types of architecture, one could be Art Deco, Craftsmen, Aboriginal, Victorian, Goth inspired etc to add interest, variety and it would be educational with interpretive signs.*

The activities promoted for the winter should be given more thought...Perhaps a very large atrium in the area would provide an oasis from the winter

*Please go 'green' every step of the way!*

## Cautionary Comments

*I'm having a hard time supporting an idea that doesn't encourage the use of both sides of the River*

A Riverwalk in Red Deer would be successful only if it is somewhat natural and that means it must continue through Waskasoo Creek.

*We love the idea, the concept and all that pertains to this project. However, we still have some problems with the funding that will be used with this project.*

The potential issues to address, besides costs would be around acceptable standards for ongoing maintenance and for keeping the area safe.

*We don't want any of it to become a new site for our drug addicted population to rendezvous.*

I think it has great potential for the people that live here like my family as long as it is a safe area and maintained as a clean & safe environment.

*Another waterway may be just another dumping ground or urinal in our city*

Our river is already extremely low, diverting more water into a canal would have a greater negative impact on the fragile ecosystem.

*The construction of this project should not be added to our taxes*

The logical route to get to the Riverwalk from the highway seems to be to use 32nd Street, Taylor Drive and 67th Street. There is already considerable traffic on these streets.

*We do not have the climate to ensure the continuous use of these canals.*

## Negative comments

*Cost of this project must not inflict huge debt on the residents of this community*

I don't think we have the atmosphere here to make it a pleasant skate nor a boat ride

*There is no way that there should be taxpayers' money being put into this crazy scheme*

I think the people who are going to benefit from this project should pay for it. All the restaurants, hotels, cafes, etc. For the ordinary guy to have a hefty tax increase because of this is not acceptable.

*Has any one considered the high cost maintenance on this project. Maintain the pumps , cleaning the garbage from the canal its self. Legal aspects of court cases from drowning as the canal was not fenced. This is not a canal of nature is man made and the city would be the one that would be responsible*

I don't like to see facilities built by the taxpayer and then used as a place to do business. The Collicut centre being an example.

*Malaria breeds in stagnant water such as canals.*

By the time Riverwalk is built, energy will be so expensive that we won't be able to operate it.

*The Riverwalk will just be a nice place for the criminals to do business.*

As far as I know, tourist attractions do not generate good paying jobs



*This Riverlands/Venice North project must end right now because it doesn't consider global warming and the way it will affect our area and the world. Therefore, the project is not sustainable into the future. If it is not sustainable into the future it must not be built.*

I don't think someone would holiday here because of a canal (unlike San Antonio or Ottawa).

*According to your diagram, you are planning to flood a section of Barrett Park and create a "future pond and development". As a resident of Parkvale, I am totally opposed to any pond or development in this beautiful natural area of our city.*

### **Other related comments**

*Can we donate to the project? Can we "invest money" at 0.25% interest for 10 years into financing of project*

It would be a great idea to set up some sort of system whereby the citizens of Red Deer could contribute to the construction of this attraction. I'm thinking something along the lines of purchasing paving stones for the walkways or bricks along the walls, etc. The contributor's name could be carved into the stone or brick

*The City must be encouraged to have pedestrian walkway over Taylor drive to connect the downtown to Riverlands*

Has no one thought of any other ideas such as creating an area for a Strafford on the River

*Why not include building a series of dams on the Waskasoo so that all along its route residents can canoe/kayak, etc. and do what we used to do, build rafts and float them.*

Wouldn't it be great if the Red Deer River had enough water in it throughout the summer so people could properly boat on it? How about a weir downstream high enough to raise the water level three to six feet, similar to the weir in Calgary on the Bow River?

*Why do we not just make more use of our existing river? Perhaps a couple of places where someone could rent a canoe, more paths along the edges, maybe even a riverside café???*

Perhaps part of the cost for developers to acquire the land from the City can be that the developers construct a low-cost housing project somewhere in the City that has at least 500 units

*As to a tourist generator I'd suggest we look to what Kamloops has done. They declare themselves to be "The tournament Capital of B.C." We could easily establish ourselves as that because of our location, our parkland beauty, etc*

Before any money is spent on this project please ask for more ideas that will create community input

*Develop Waskasoo/Piper Creeks into a trout fishery. Perhaps an additional concept is a seasonal stocked trout stream for children to learn to fish and appreciate the aquatic environment through education in Red Deer's Parks*

We could encourage more marathons, maybe pedal bike races (tour de Red Deer), skidoo or dog sled races ??

*I would like to see the Chamber of Commerce truly look to the future (anything that exists somewhere now, is the past )and consider a project that will last, that will be a novel tourist destination point and one that will not bankrupt the future taxpayers in this city...the federal government has a few programs for energy efficiency which could be tapped into. The Okotoks project got government funding.*

\*Because statistical validity is not possible, selected excerpts are not representative as to how many times each comment was mentioned. The selected excerpts were chosen to reflect the variety of responses that are unique and are intentionally not weighted. For example, multiple comments are sometimes taken from a single respondent while other times positive and negative comments are included from single respondent.

## **Summary**

The comments from the public are greatly valued for their thoughtfulness and varying points of view. Together, they create a small yet important glimpse into public opinion about this proposed concept.

The Chamber of Commerce appreciates the time taken by Red Deer citizens to read and comment on the proposal. These insights will help shape any further work, exploration or study of this proposed development.

## MEDIA RELEASE

*For immediate release January XX, 2008*

### Red Deer Riverwalk concept popular with citizens

More than three-quarters of the public response to a newspaper supplement describing the Red Deer Chamber of Commerce's proposal to develop a recreational and commercial river attraction for the city were supportive of the project. The full-colour supplement, published December 5, 2007 in the Red Deer Advocate resulted in 53 written responses of which 41 were supportive and 12 were opposed to the development.

Proponents of the pedestrian path and waterway network development, which is proposed for the land west of Taylor Drive to the Red Deer river, identified beautification of the city, recreational opportunities for residents and tourists, economic benefits, and a positive environment for students and the business and community as some of the key positive features of the concept.

Detractors of the development expressed concerns about the unknown cost to develop and maintain the canal system, use of taxpayer funding, environmental and safety concerns, as well as its anticipated ability to attract tourists and be well utilized year round.

Chamber of Commerce President Graham Heron says, "We appreciate hearing and continuing to hear from the community about this proposal. The concept is in the early discussion stage and we look forward to future dialogue with the City and the Province about additional study that would explore and hopefully alleviate concerns as well as better define the project's potential feasibility and benefits to the community."

The project was conceived by a Red Deer Chamber of Commerce tourism sub committee chaired by Ken Mandrusiak, President of the Black Knight Inn. The committee's mandate was to envision a number of possible options for a major tourism attraction that would be significant and unique enough to lure tourists to the city from beyond Alberta and Canada to experience it.

While the committee considered a number of ideas, the Red Deer Riverwalk concept best met the committee's criteria of being appropriate for residents, authentic to the region, compelling, commercially viable over all seasons, collaborative, and adaptable to grow and change over time.

Mr. Mandrusiak emphasizes that "The Red Deer Riverlands concept complements an already well-known feature of our city: its natural beauty. With the City actively moving its city yards from the area, the time is now to start making this exciting new feature a reality."

-30-

*Attachment:* Summary of feedback from the public following publication of the Red Deer Riverwalk supplement.

For more information, please contact:

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**RED DEER RIVERWALK FEEDBACK****Friday, December 14, 2007**

I just wanted to voice my support for the Riverwalk concept proposed. The entire idea for transforming the civic yards is fantantastic. I think the canal proposal is feasible, but I'm wondering if the activities promoted for the winter should be given more thought, since that is such a large part of the year. Might to offer more than just skating for it to be a draw in the winter. Perhaps a very large atrium in the area would provide an oasis from the winter.

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Greetings to all of the Chamber of Commerce Tourism Members,

A Riverwalk in Red Deer.....What an wonderfully, exciting idea to launch the city into a whole new ballgame with respect to tourism, business development, growth and overall beauty of our city. Just the possibility of reclaiming a portion of the river valley back from industrial parks is something to really be proud of!

Do what ever must be done to ensure this project get the green light.

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**Thursday, December 13, 2007**

My name is and I am a new resident of Red Deer.  
My wife and I built a new home in Ironstone Sub. and retired to Red Deer in June of this year.

For me it is the first time that I will have lived outside of B.C. however for my wife it is coming home - my wife, her father, her grandparents were all born and raised in Red Deer.

So although we are new residents we are not new to Red Deer.

The most attractive asset of Red Deer is it's Trail System and Parks. Not very many Cities of this size have this sort of ASSET!

We support the ideas and suggestions around the Canals and Riverwalk!

Yes it will be a lot of work and costly (need to know est. costs) but a project so forward looking as this deserves consideration.

I don't know how I can be of assistance but should you be able to use

my volunteer services please do not hesitate to contact me.

I am not attaching a resume to this note but a copy of an Award that I received from the B.C. Government this year for my contributions to my community.

Once again please include us on your list of supporters:

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We love the idea, the concept and all that pertains to this project. However, we still have some problems with the funding that will be used with this project.

The City of Red Deer still has big projects to look after, one of them being make sure there is proper amount of nursing homes, and seniors homes for those that need it. We do not seem to see where this projects are under way, except the one for Michener Centre. How long will this project take? And for whom will these places be made available for? The number of private places like Victoria Park, Club Sierra are not affordable for so many of us.

There are streets in Red Deer this year that did not even get their potholes and cracks filled, if you do not do this, then the roads will even deteriorate further. You are thinking about lots of future projects that the City is so excited about, but we feel that if you do not look after the everyday citizens of Red Deer, the downtown, the existing Roadways etc. then tourism, as much as that is important, will notice the lack of care in those areas. It is the local residents and business's who are paying the tax dollars, and the citizens of Red Deer should be cared first and foremost. Canals and walkways do nothing for the homeless and hungry, and yes there are projects ongoing, but it does not even cover the basics for these folks as well. The City of Red Deer needs to look after the needs of the Physically challenged, the walkways, parking, swimming pools and any other area where these folks would like to go. When you make major decisions, it should include people of Red Deer in ALL walks of life.

Culture opportunities, cultural districts, future prosperity, tourism, means nothing to those whose needs are today. Future plans means nothing to those who are homeless, hungry, long waiting lists for seniors facilities which are affordable, rents that have almost gone thru the roof, roads that have not been looked after, the constant complaining from the City that there is not enough monies in the budget to clean and remove snow from residential areas(those folks that pay their taxes for these privileges) and the concerns list could go on and on.

These future plans look and sound great, but please look after the today problems first.

Thank you for your time.

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Dear Chamber Members,

Someone has to burst your little fantasia bubble and it might as well be me. I am an environmentalist and in case you have not yet heard about it, the planet is about 7 years away from the tipping point (where nothing we do can prevent catastrophic warming) if the entire global population carries on with 'business as usual' as you seem to be doing.

While both our Tory premier and our federal Tory prime minister have their heads stuck firmly in the tars sands - apparently hoping that if they ignore it, it will go away - many of the world's leaders are in serious discussion at the climate change conference in Bali Indonesia (where the effects of a changing climate are already undeniable).

Actually, the early signs of a changing climate are all around us here in Alberta as well. But instead of implementing water efficiency measures the Alberta government has been spending your tax money and mine to pipeline water from the Red Deer River to various desert regions in our province. If you think this makes as much sense as pouring drinking water down an oil well, you might be able to understand why I am **not** in favour of building canals in the western end of the downtown area.

I really am amazed if you got as few negative comments on this Riverwalk "Venice North" proposal as you say in the expensive Advocate pull-out.

The Red Deer Express (Dec. 12) also reports that the Rotary leaders were impressed with your presentation. It seems rather odd that a group that on page 3 is supporting you, is on page 4, backing water solutions to shortage and contamination problems in Africa.

Does the 'Alberta has an over abundance of water' myth still survive despite recent droughts, crop failures, and water disputes over Red Deer River water? Which planet does the Red Deer Chamber of Commerce or, for that matter, the City of Red Deer come from.

The U.N. Intergovernmental Panel on Climate Change (IPCC) released its summary report for policy makers just before the Bali conference was announced. This report said that warming is occurring even faster than expected and it will affect all parts of the planet. Sea levels will rise and flood major seaport cities all around the Earth (including in Canada). Weather patterns are already shifting. There will be more severe weather events. All

this, taken together, will make some areas wetter and others drier than they were previously.

In Alberta the central, eastern and southern parts of Alberta are already seeing drier conditions. These same areas will get even drier and (depending on whether we start spending now on adaptation, or not) these area will likely become deserts in the near future.

In Red Deer we are fortunate to be situated near a river, but even this won't save us from going thirsty at times and being flooded out in others. Since our population is growing and our water supply is becoming less predictable, there is only one sound, sensible, thing to do and that is **learn to conserve water**.

Building a canal system does not sound like a sustainable thing to do under those circumstances, does it? I say this without considering the enormous engineering nightmare building these canals would be. I am also not going to discuss the rising cost of oil and electricity which will affect the viability of the project or the already dire lack of trades people. Indeed, the travel industry is expected to take a big hit globally as our climate tilts farther out of control. Did anyone think about how disposable incomes will shrink as oil, gas, power and other necessities increase in price?

### **Back to the Science.**

The more water you have which is open to the air (on a hotter planet) the more evaporation there will be. Evaporation is lost water unless it comes back as rain or snow. Unfortunately, hotter air can hold more moisture for longer periods. This may mean that the water that normally would fall on Red Deer may fall elsewhere, depending on how the winds change.

Scientists working for the IPCC are starting to refine their predictions from general trends to pinpointing what it will be like in smaller regional areas. By the time they have figured out how central Alberta will fair, we may already be beyond help, unless we proactively start thinking about how we can do more with less water.

Doing more with less includes using 'gray' water from sinks and bath tubs to flush our toilets. We can also save water run-off from roof tops (cisterns are an old technology which is coming back) to water trees or flush toilets. These are for the most part low tech ways to save water and they are not expensive. What they do require is a change in our attitude towards water.

We live on a finite planet which has finite resources - including water - yet our human population is growing rapidly. We can do nothing - which seems to be the 'plan' of our prime minister - or we can think ahead. Under the PMs do-

nothing plan more than the present 1 to 2 billion people will be living without clean water in the next decade and millions more will die each year from water born diseases. Some of these people will be from Alberta.

While I hear a lot about the Tory Party being so Christian and family oriented, this caring attitude doesn't seem to extend to either our children or grandchildren or to the human race in general, because neither the federal nor the Alberta Tories are making any serious efforts to stop global warming quickly. Global warming is the most serious issue the world faces in the 21st century. It will increase wars and strife, starvation and death, increase the already enormous refugee numbers and it will create major health issues as heretofore unheard of diseases move poleward as the planet warms.

We already have the West Nile virus entrenched in our province, soon other African diseases will become common. Malaria breeds in stagnant water such as canals. Malaria is already a problem in Venice Italy and in Texas. Canal cities have numerous other problems which none of you appears to have considered. I do not have time to list everything in this email. My intent is to stimulate a few brain waves - those not affected by too much food and drink served at Chamber luncheons.

In my view, all this consulting and hiring experts to do feasibility studies and so forth will put some money in a few pockets, but if the project moves forward it will take millions from the province and the people living in Red Deer - mostly from those of us who can't afford all the increases we are seeing now.

Not only that, but in great entrepreneurial form, I notice that you don't plan to use your own money to build this fantastic dreamland. Therefore, if it flops, as several great government schemes from the past have, someone else will suffer. Not fair, I say. This Riverlands/Venice North project must end right now because it doesn't consider global warming and the way it will affect our area and the world. Therefore, the project is not sustainable into the future. If it is not sustainable into the future it must not be built. We've had enough short term gain for the privileged few in this province.

### **My ideas of what is sustainable into the future.**

Okotoks build a sustainable village that produces its own power. When they heard about it, people came from near and far and paid really high prices just to own one of these 'homes of the future.' But no one in Alberta has yet built a sustainable shopping centre and tourist attraction. While some areas in Europe are building sustainable and carbon neutral parts of cities, nothing



similar has been contemplated in Alberta and possibly in Canada. To be honest, I have not had time to do the research I wanted to do in this regard.

There are some architects in Red Deer who have done a bit of experimenting with houses that produce their own power and heat or use very little extra natural gas or power from the grid, but I don't think much interest has been shown regarding commercial structures that can exist off-grid, recycle water and so forth.

I would like to see the Chamber of Commerce truly look to the future (anything that exists somewhere now, is the past) and consider a project that will last, that will be a novel tourist destination point and one that will not bankrupt the future taxpayers in this city.

All the technology is available to build such buildings and yet they have only been built on a 'one -of,' experimental basis. While they are slightly more costly to build, there is less maintenance as well as other expenses, so they pay for themselves over time - often not that long a time.

Just now the federal government has a few programs for energy efficiency which could be tapped into. The Okotoks project got government funding. Perhaps a project such as I describe, would be able to get government funding as well. This would off-set the extra up-front costs.

The Chamber spoke in the Advocate pull-out of need to change city bylaws. This would also be necessary (and has already been a major stumbling block for builders so far) in order to build a self-contained, sustainable business and residential community in the west end of the downtown area.

I hope the Chamber of Commerce will take my criticisms as constructive and also think about that I said about the 'Future World' concept as a replacement for the Venice North idea.

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### **Wednesday, December 12, 2007**

Hello, my name is and I decided to provide my input about the proposed Riverwalk and I would like a chance to win dinner + theater at the BKI. First of all, I'm not totally convinced people will be attracted to Red Deer b/c of a Riverwalk (RW)?? People come here for Agritrade, Gasoline Alley, Tournaments, etc but I don't think someone would holiday here because of a canal (unlike San Antonio or Ottawa). I think it has great potential for the people that live here like my family as long as it is a safe area and maintained as a clean & safe environment. I agree that foresight is important before the lands get developed

into something else but not sure if the canal is the best option. Lastly, for the last 2 (BEAUTIFUL) summers, I have taken my son (6 yo) down the Red Deer river but I have a hard time justifying another trip b/c of the beligerent (swearing/loud/obnoxious), drunk, and messy (garbage litters both the river's edge and riverbottom) groups of people. I appreciate the city, RCMP and volunteers who try to maintain our great parkways, waterways but I worry that another waterway may be just another dumping ground or urinal in our city-it's too bad more citizens can't stop these foolish/irresponsible people that ABuse our public areas....Oh and b/c our river is already extremely low, diverting more water into a canal would have a greater negative impact on the fragile ecosystem.

Well that's all I have to say but you can contact me about winning the dinner/theater at

**Tuesday, December 11, 2007**

Hi Visionaries

We want to say that we think the idea of Riverwalk is fantastic.

We're retired folks living in a single family home but think that we will want to have a condo-like residence in the next few years. We think Riverwalk would be ideal ... appealing to us and to our family, with activities for all ages.

Please let us know what comes to be realistic as you proceed with this futuristic and beautifying idea.

PS Please go 'green' every step of the way!

Deer Tourism Development Subcommittee,

I would like to commend you on your work in bringing the possibility of the Riverwalk to Red Deer. I think it is a great idea. I like the idea of investing in the beauty of the city. The vision to accentuate and expand our park system and the benefits it would bring to the region would make our cities founder, Leonard Gaetz, proud! Remember how he coined the word, "Parklands" and championed the virtues of central Alberta in distant countries. The Riverwalk, I believe, would do the same in promoting Red Deer as a world class destination and community to live in. I believe that the city of Red Deer has much to offer Canada and the world. We should continue to present our strength & heritage

through the vision of gathering people in the beautiful setting of our city's river sites and parks.

---

Early last January my husband and I spent a week in San Antonio for a conference. Our hotel backed onto the riverwalk and we spent many hours wandering along the canal and exploring the downtown area. We ate in the restaurants along the Riverwalk, and did a considerable amount of shopping along there.

I remember thinking, "Wouldn't something like this be wonderful in Red Deer!"

So, I was absolutely thrilled to read in the Advocate supplement about your exploration into the possibility of building a similar attraction in Red Deer! I am VERY much in support of your plans. I would like to be involved, I just don't know what I have, in terms of talent or ability, to contribute at this stage. If you need a body for some sort of job, please keep me in mind.

My finances are limited at the moment, however I think it would be a great idea to set up some sort of system whereby the citizens of Red Deer could contribute to the construction of this attraction. I'm thinking something along the lines of purchasing paving stones for the walkways or bricks along the walls, etc. The contributor's name could be carved into the stone or brick. The cost of these should be reasonable (say \$50) and people encouraged to purchase them regularly. There could be other things people could contribute with increasing value. Of course I'm sure you've thought about how individuals, businesses and organizations could contribute at bronze, silver, gold and platinum levels.

I agree that the construction of this project should not be added to our taxes, but I'm sure there are other people who would feel like me and would like to contribute in some way.

I remember that San Antonio attracts thousands of visitors through conferences. Even though Red Deer gets a fair bit of tourism income through conferences, I'm sure there is potential for even more.

My husband and I arrived there a day early, so we could take a tour (tour company) of the area. We loved it so much, we plan to go back with our children. I would hope this would also be the case for Red Deer. This city does have a fair bit to offer tourists, and we need to make sure there is something here to draw them back again and again.

I hope that this committee will be able to act quickly to take advantage of the land that is becoming available. This sounds so ideal! Cudos to everyone who has been involved so far!

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I recently read the article detailing plans to develop the city owned land near downtown into a "Riverwalk" concept with a canal, small non-franchised shops, theatre, etc. I think that this is an excellent idea. There is no other facility that I know of like this in Western Canada, and I think that it would definitely be a tourist attraction. Using it as a platform to display our arts and culture is another great idea, and if it helps draw students to the college, then that is another positive aspect as well.

I'm not sure if this has been considered, but I believe that if this area was developed with the environment in mind, using "Built Green" construction concepts, then we could showcase a new development that was built in an environmentally responsible manner as well. This could be another attraction for others to come and see and learn how to build a large scale development in an environmentally responsible way, as well as showing the community's commitment to environmental issues.

I have spoken with several people about the "Riverwalk" concept, and they all had positive things to say about it. I applaud your ideas and effort in developing this project thus far, and look forward to seeing this project move forward.

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**Monday, December 10, 2007**

Dear Members of the Tourism Subcommittee:

I support your proposed canal system with some reservations.

I do not want to see a lot of energy and money spent on a tourist attraction at the expense of dealing with social problems such as homelessness. I believe that we can have a major tourism/recreation project and still adequately address social issues. However, we have to change our thinking to appreciate the value of tax dollars well spent. Perhaps part of the cost for developers to acquire the land from the City can be that the developers construct a low cost housing project somewhere in the City that has at least 500 units. Alternatively if the land is leased from the City, the leasing charges can finance a low cost housing project.

At a time when we should be conserving energy, I am not sure if building a canal that requires a large pump to provide artificial flow would be a good idea. Maybe a canal with natural flow can be built parallel to the Red Deer River. A foot bridge can be built across the river to provide access to Bower Ponds. This might reduce the need to build as many water features in the old city yards area.

The increased traffic flow resulting from the Riverwalk through the City needs to be planned for. The logical route to get to the Riverwalk from the highway seems to be to use 32nd Street, Taylor Drive and 67th Street. There is already considerable traffic on these streets.

I support the concept of using the former City yards for something other than general commercial development. I hope that some imaginative and useful concept can be developed.

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We've read "Red Deer Riverwalk" insert in the paper, and we love the idea! I hope that the provincial government will help to finance this great project which would make Red Deer and Alberta more attractive place to visit because so far there is not much to show to people who visit our city. It's unbelievable that in the rich province like Alberta we would be wondering about where to get funds to make it happened. Governments municipal and provincial should support it all the way, I don't think, we people who live here, should be expected to pay for it. It's should be governments' and tourism industry priority if they want to attract people to visit. Good luck!

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What a wonderful idea! When we first heard about the riverwalk we fell in love with the idea immediately! Both my husband and I have grown up in Red Deer and have lived here over 40 years. As a young kid growing up in upper Fairview, I remember the talk of developing "Salamander Ponds" into what is now known as "Bower Ponds." It was so hard to envision then, but having seen what a beautiful feature the ponds have become, I know that this too can become a reality. There are so many areas in which the riverwalk would have a positive impact on in our city. It will be a wonderful spin-off for the college to be able to offer their students the opportunity to hone their skills while attending college, as well as upon graduating. Having recently had a daughter attend Lethbridge College for 4 years, she found it extremely difficult to find part time employment while attending college, in hopes of obtaining some work experience in her field. Having the riverwalk, would give these students of various fields, all kinds of opportunities to get that all so necessary work experience, while we the public would benefit from it immensely.

We are also strong supporters of the fact that Red Deer needs something different than the oilfield sector to make it an attractive place to live. Although our family has survived on the oil industry for over 30 years, it is now too irregular and undependable for young families to depend on. Whereas the riverwalk will bring continued growth to the community not only for employment, but it will also provide a stronger, more secure economy for our families to thrive on!

We look forward to learning more about this exciting new development!

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The concept of going ahead with a RIVERWALK for Red Deer is awesome. We have been to the San Antonio Riverwalk. We spent a whole day and an evening there. Enjoying the unique shops and the different Jazz Clubs. The Atmosphere was so wonderfully charged, we did not want to leave. The people we met in this area were also upbeat and friendly, from the Clubs to the Restaurants they all seemed to enjoy where they were working. Even the animals were living in Harmony with the people who mingled about. We Vote GO FOR IT. No one will understand the concept or the PEACE of an area like this until they experience it. BUILD IT THEY WILL COME. Let's all look forward to the future and make Red Deer a Destination not just a stop over.

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### **Sunday, December 9, 2007**

I think it looks like a beautiful idea and hopefully we will move ahead with it.

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### **Saturday, December 8, 2007**

I read the proposal for a Riverwalk in Red Deer with a great deal of interest & excitement. I have family in San Antonio and have visited the San Antonio Riverwalk many times. In fact, my brother had an art gallery/studio there before he died. He painted a picture of the walk as a gift for me.

It is a wonderful place and I can easily envision one here in Red Deer. I hope it will have the following: ethnic cafes and shops, art galleries, places where local musicians or actors can perform, please no MacDonald's or Dairy Queen etc, however, several quality coffee shops and bakeries would be nice. I don't recall seeing playgrounds at the San Antonio walk but I wonder if some play areas would be suitable?

These are my initial thoughts. I look forward to following its development.

Thank you so much for pursuing this.

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**Friday, December 7, 2007**

I can definitely see Red Deer as a canal city. It's a great idea! The only thing against it is the high cost, but then you'd think that with the Alberta heritage fund and the huge surplus from last year, that this would be surmountable with the help of the Alberta government. It would definitely make Red Deer a much more interesting city and a magnet for tourists. Going downtown would be fun, not a frustrating experience as it is now. My family and I have enjoyed the new fountain by MacDonalds downtown in the summertime and I know we would enjoy skating on the canals in winter..if I'm not too old by then! For the new generation and for the future, I think you should go ahead!!

Thank-you for letting me express my opinion!

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Before I can endorse the Red Deer Riverwalk idea, I must have more information on environmental impact and cost. I am concerned about the huge demand placed on the relatively small Red Deer River which will be required to send its precious water to an ever-increasing population over an ever-increasing area. How much water will there be available by the time this project would be completed years from now? With regards to cost, how much money will it take to complete this project? Keep in mind there are often huge cost overruns which were not anticipated in the planning stage. Who will bear these costs? As your Chamber of Commerce tourism committee stated in the special promotional section of the Advocate "...the committee is clear that it doesn't want the facility to be a burden on Red Deer taxpayers." Keep in mind that Red Deer's population is still relatively small, making it very difficult to fund megaprojects. Seniors and others on fixed incomes in particular, may be seriously impacted due to increased taxation. Even average working-class families are struggling to make ends meet these days. To conclude, continued thorough research must precede any further action on this project.

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I think this is a fabulous idea and give it my full support. If there is anything I can do to help please let me know.

---

It looks like a great idea. However, I'm concerned about a) initial capital cost, and b) ongoing operating costs. As to the latter, I'm curious if there are any estimates at this point with regard to how many cubic feet per minute (or

equivilant measure) the lift station will have to contend with, and how this might translate into energy usage. My fear is that by the time Riverwalk is built, energy will be so expensive that we won't be able to operate it (natural gas is forecast to get a lot more expensive in the future, and 40% of Alberta's electricity comes from natural gas power plants).

A refreshing idea that must grow! It certainly would compliment and enhance further the beautiful city of Red Deer. I must mention the great job that was done on the retaining ponds at the back of Clearview and the joy it gives me every single day... Now as much and more beauty can be sculpted out of the landscape to create those meandering canals.

Starting in the old city yards, I can imagine these canals with its edges made of brick or rock , steps here, smooth edges there, sharp edges over there... always interesting to the eye and these retaining walls have a few annual rockery plants trailing down here and there.

Above the retaining stone/brick wall is a border of short evergreens that increase beauty in every season and planted along this side are street lamps (same and continuation of the downtown street lamps). In the summer banners and flowerpots hang from them. In the winter banners, ribbons, greenery and/or festive lights and ornaments are hanging from them simply to add joy to the skaters passing by, as well as for the people who have come out for a stroll or a brisk walk during the dark evenings of winter. On this side, possibly, an ornamental fence to keep the children from falling into the water during the summertime.

Next to the edge of the canal, the evergreen border and lamps is a wide brick or stone walkway that rambles along the canal, on both sides, away up and into to the natural forested areas....These sidewalks are promenade trails for people wearing dress shoes as to compare to our magnificent hiking trails in the wilds along the river and creeks where runners or hiking boots must be worn. It is a walkway similar to the one in downtown Saskatoon along their river.

On the far side of the walkway is a generous bluster of annual flowers, in large pots that sit amongst the year-round evergreenery and few interesting perennials on the ground. On this side of the walks there are many alcoves, nooks and islands where you can see and use rather fancy street benches and in each of these areas we see a topiary sculpture(s) (example <http://www.mosaicculture.ca/> ) or <http://www.uvm.edu/pss/ppp/mim2000.htm>



or similar ideas ..sculptures of plant or stone that look good in all seasons and of course its back drop is of majestic trees.

Along the way, there are small businesses, wherever they can be built. There you see casual eating places, skate sharpening, canoe rentals, souvenir shops, artists shops, and the likes. All buildings have similar theme in architectural design and complimentary colours..... It gives the appearance of a village on the edge of the canal... possibly painted wood, small buildings, painted signs, and of course cheerful merchants. The stores are quite unlike the stores found in the malls.. They are refreshing, interesting, unique...

We see little red, yellow and blue canoes floating down the canals in the summer, with people enjoying the view and stopping at any of the gateways. They float up and down until dusk of the warm summer evenings and on the walks are many people walking by ... And in the winter you can hear the ssshey..sssshey of the skates gliding down the ice with gentle music playing in the sidelines and every now and again the skaters stops for hot chocolate or a steaming hot dog and on the sidewalks there are people who came out for their evening walk just to be where action is, where other people are, where the dark of the night is all lit up, and where they know the sidewalk will be clear and ice free or just to listen to the buskers.

Way out at the end of the canals where canal meets river to the east..people have the option on a weekend to buy a ticket to take a voyager canoe or a raft float down to the Joffre bridge or further to the badlands to enjoy the banks of the beautiful Red Deer River.. because those banks are exceptional for a Canadian River..

No it will not be only the tourist who will enjoy these canals..No..no..we Red Deerians will too. Indeed a wonderful idea!

As I see it...

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### **Thursday, December 6, 2007**

I read with interest the insert in the Red Deer Advocate for the development of the Red Deer Riverwalk.

My initial reaction is very positive. I think Red Deer is of a size now where a step in this direction will determine what kind of city we will be.

We have a great lack of historical buildings and homes in Red Deer. Our city core is in dire need of a visionary plan and this may be the one.

While it is a different type of development, I think an analogy may be drawn from the Town of Lacombe. In the middle of the last century, some outstanding homebuilders in the town set a standard by building a lot of quality and imaginative homes. To this day, there is a character of quality to the town. If we set an expectation of quality and make some crucial steps in that direction, I think we can set a similar tone for future development here. The Riverwalk project could be such a step

As identified in the articles, we have a great trail system, our park system is second to none. I remember the early days of its development. It seemed to me that it set a new tone of pride in the city which translated to homeowners developing and landscaping their own properties.

This project could be a similar leap.

The potential issues to address, besides costs would be around acceptable standards for ongoing maintenance and for keeping the area safe.

We don't want any of it to become a new site for our drug addicted population to rendezvous.

I'm sure it will be expensive and that there will be opposition on that basis but a city doesn't become first class without some leaps.

I would also ask that you consider the width of the canals. I think of the "lakes" in some of our residential subdivisions, they are dwarfed by the buildings around them and, in my view, lose much of their aesthetic impact.

If we are going to have canals that bring tourists to our city, they are going to have to be wide enough to actually be more than a neighbourhood attraction. The drawings in the insert gave me the impression that they might be rather narrow.

Congratulations on a fine introduction to, what I hope, becomes our city's next leap in development.

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We have enjoyed the River walk in San Antonio and we think this is an excellent idea for Red Deer. The possibilities are endless and we feel this is a positive initiative for our city. This is a very exciting project and we think the community will come together to make this a reality. Thank you for your forward vision. This is a great opportunity for a unique attraction and will provide a huge economic benefit for Red Deer.

Thank you.

51

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Has any one considered the high cost maintenance on this project.  
Maintain the pumps , cleaning the garbage from the canal its self.  
Legal aspects of court cases from drowning as the canal was not fenced.  
This is not a canal of nature is man made and the city would be the one that  
would be responsible. Who going to pay for this the chamber? I dont think so.  
As a Tax payer I would not vote for having this project started as there is too  
many unanswered questions.  
I am the guy on the street that never gets sked to give an oppinion,  
As this letter does not agree with the chamber it might well be swept under the  
mat  
So I say no to the canal

---

I would speak in favour of the Riverwalk project.

Red Deer is one of the few Canadian cities that has adopted and adhered to a  
long-range view of city beautification through progressive parks and recreational  
projects. It has been this that has been most influential in bringing new  
permanent residents to the City - and causing temporary, industrial residents to  
decide to remain permanently.

This Province is almost entirely dependent on oil/gas activities, which we all  
agree have a finite end. The long promised diversification has not taken  
place. Eventually, diversification and substitution for diminishing oil/gas activity  
will be inevitable and it will be drawn to location(s) that are most attractive.

Red Deer has a unique geographical position: a position that already has proven  
a major attraction to new business. If we now add to that a unique cultural and  
life-style attraction, this City will survive and prosper where others wilt.

Thinking outside the box is, in this instance, a key to survival!

---

I think the idea of a canal system should be scrapped. In one term this council  
put us \$300 million in debt, and that was after getting rid of some of their goofy  
projects such as a new museum. What the TAXPAYERS want is our roads fixed  
and plowed, get rid of the stink on 30 ave., more police, lower taxes and make it  
safe to walk in downtown after dark. The Riverwalk will just be a nice place for  
the criminals to do business.

---

Wow, what a vision. As someone who has resided in Red Deer over forty years, and enjoys our current amazing park and trail system immensely, your vision would be a natural progression moving forward for future generations to enjoy and be proud of. I can't express how excited I got reading about the endless possibilities in the special section in the advocate. Subject to being affordable, you have my support.

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We absolutely need to do Riverwalk. It would add so much, and benefit Red Deer on so many different levels.

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I think this is a terrific idea - I am not sure what your time frame is however I believe this is a project to make Red Deer proud. Count on my support.

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### **Wednesday, December 5, 2007**

I would like to commend the committee on their "planning to think outside the box". The idea of a canal system seems worth considering, depending upon the cost of the project. However, I am very concerned about one aspect of the plan. According to your diagram, you are planning to flood a section of Barrett Park and create a "future pond and development". As a resident of Parkvale, I am totally opposed to any pond or development in this beautiful natural area of our city. I see no need to destroy a beautiful park that is already in existence. Thank you for the opportunity to provide feedback to the committee.

---

I believe the committee and the Chamber are onto a great idea with the Red Deer Riverwalk plan. I've often thought that we just are not utilizing the Red Deer River and the Waskasoo Creek enough. As a boy growing up in Red Deer I, along with friends, spent several summers building rafts and rafting on the Waskasoo and Piper creeks which, it seemed at the time, had much more water in them during the nineteen fifties. Back then we had beavers on the creek building dams and creating ponds which we boys put to good use.

Why not include building a series of dams on the Waskasoo so that all along its route residents can canoe/kayak, etc. and do what we used to do, build rafts and float them. From downtown to its confluence with the Red Deer River the entire Waskasoo Creek runs through public lands so it is readily accessible by anyone wishing to do so.

There's another idea that might go hand in hand with the present proposal, perhaps as a next phase. Wouldn't it be great if the Red Deer River had enough water in it throughout the summer so people could properly boat on it? How about a weir downstream high enough to raise the water level three to six feet, similar to the weir in Calgary on the Bow River? This would raise the water enough so water sports could take place over a great stretch of the river including right through downtown.

It seems to me that as the need for water rises, as populations and businesses in Central Alberta communities increase, we need to consider keeping back more of the water we now allow to simply disappear downstream. The eastern part of Central Alberta needs water, the southeastern portion needs water and both areas are looking to the Red Deer River to provide it. We hear talk about the water presently being taken from the river being all it can provide. But let's take a lesson from the Colorado River in the United States. This river has a number of dams on it holding back spring runoff so that the water is there for use throughout the year.

Anyhow, I wish the Subcommittee and the Chamber success with Riverwalk.

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I'm supportive of the canal system in Red Deer. It will be beneficial in the summer and winter seasons, to locals and visitors. Many families, don't find much to do in Red Deer, and this may keep our youth from moving away. A great asset to our community.

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the riverwalk idea is fantastic for red deer. i believe it is high time this city moved into the 21st century. we really need something to make the city stand out something grand. we need to put red deer on the map. we have a great city and an opportunity to make people want visit and stay. i have been to the san antonio riverwalk and it is quite a site to see. i say lets go for it red deer. lets build something truly fantastic for us and the rest of the world to see.

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Unless I missed it, how much is this going to cost? I think the people who are going to benefit from this project should pay for it. All the restaurants, hotels, cafes, etc. For the ordinary guy to have a hefty tax increase because of this is not acceptable. We will already have the burden of \$120 million or so to pay for in regards to the city yard. Graham Heron makes it sound like Red Deer isn't going to grow and if we don't do something fast to stem that tide, Red Deer will

not be a vibrant city. I am sure this great city will survive without a canal system.

I would appreciate a reply on how much this will cost if you don't mind. Thanks.

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Hello, I was just reading the Red Deer Advocate and i came across the "Red Deer River walk" I got so excited when i saw the idea! Red Deer has very limited things families can do with out spending tons of money! I think the Red Deer River walk is an amazing idea. My family moved here when i was 2, i now have a Three year old daughter Red Deer Is a wonderful place to live but there is just not a lot of family things to do any more. There is now only fire works once a year and NO Santa clause parade!! What are families spouse to do. Not everyone can afford to go to the collicut or to the movies. So i think The River walk would be a wonderful idea!! PLease Help Red Deer Become more of a family place!!

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I am absolutely 100% in favor of this project. If you want volunteers for this project in the future, count me in.

More power to the people behind this project.

Dec. 5<sup>th</sup>, 2007

To the Tourism Development Subcommittee,

There were some facts recently published in the Red Deer Advocate that I feel needs more attention than the building of canals.

It was stated that 29% of Red Deer workers earn \$12 an hour or less, that Red Deer has the highest per capita use of a food bank in Canada, that Red Deer students in high school have a higher percentage of dropouts than the provincial average, that the David Thompson hospital has one of the highest death rates in ~~the~~

Canada.

Building canals and attracting tourists is all very well but the cost of all the construction and the feasibility studies is huge, and even if the province kicks in it is still our tax money that pays for it. How do you expect people that earn so little to come up with extra taxes to pay for all this.

I am retired (on a fixed income) and I would dearly love to stay in my house but will find it impossible if taxes go up much more.

It is said that <sup>this plan</sup> will attract millions to the city. As far as I know, tourist attractions do not generate good paying jobs - but




more in the \$12 an hour range. It is probably okay for the hotel and restaurant owners.

I would rather see my tax money going to encourage firms that pay good wages and to attract good businesses, people are more interested in good schools, excellent hospitals, good infrastructure, etc than canals. Red Dur is starting to sound like a Third World country that encourages tourism, yet their people live in poverty (Mexico, central American countries, Caribbean, etc.)

Thank you for reading this. And by the way, congratulations on your timing of your publication. Right before Christmas when everyone is probably too busy to object.

Yours truly,



**Attn: Tourism Development Subcommittee**

**Fax 343-6188**

HI,

We moved to AB from MB 6 years ago, and we believe this is the most exciting project for Red Deer that we have heard about.

We watched Winnipeg develop The Forks over the years and the results speak for themselves.

The Forks has become a Destination and this is what central AB needs.

If any of the committee has not been to The Forks, we would strongly recommend a visit. The city has made it a year round destination with over 200 public functions a year plus numerous private functions. The web site is "theforks.com".

We have also been to San Antonio and realize what a gem they have created in the Riverwalk - a Destination also.

Your committee has been presented with an idea that can combine the best of both of these destinations and leave a lasting legacy for Red Deer and the province.

Please don't miss this opportunity.

Sincerely,



Welcome to The Forks, an urban oasis for residents and tourists alike. Nestled in the heart of downtown, The Forks is one of Winnipeg's most beloved and pre-eminent meeting spots, at the junction of the Assiniboine River where it meets the mighty Red.

The Forks possesses a rich 6000-year old history. Early

Aboriginal peoples traded at The Forks, followed by European fur traders, Métis buffalo hunters, Scottish settlers, riverboat workers, railway pioneers and tens of thousands of immigrants.

Today, framed by the banks of the two rivers, **The Forks is Winnipeg's number one tourist destination with more than four million visitors annually.**

Winter, spring, summer or fall, The Forks is must for a stunning array of dining experiences, incomparable shopping, a constantly changing slate of entertainment and events, and many unique attractions that encompass the site's natural, historic and man-made features.

One of the loveliest public spaces in Winnipeg and a "must see" for any visitor, The Forks is an expanse of riverside property in the heart of downtown Winnipeg.

**The Forks Today** Today, The Forks is a vibrant downtown Winnipeg setting where people gather for celebrations, recreation and, much like the early Aboriginals, to meet one another. It encompasses an interpretive park, revitalized historic and new buildings and offers a host of year round outdoor and indoor attractions.

There is always something happening at The Forks, Winnipeg's riverside gem. The Forks plays host to an unparalleled array of events and entertainment appealing to visitors of all ages. With over 200 events throughout the year, most of them free, The Forks can always be counted on for quality entertainment, with third party and The Forks' own Signature Events.



The Forks also plays host to over 200 third party events annually. Because of its unique location in downtown Winnipeg, stunning views and one-of-a-kind onsite venues, we are the perfect site for your local, national and international events

## Kim Woods

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**From:** Ed Morris  
**Sent:** February 04, 2008 1:17 PM  
**To:** Kim Woods  
**Subject:** Council Agenda Item

**Attachments:** Report to Council 1 Feb 08.doc

Kim:

I understand that Kelly has talked with you, so, here is my report. I am awaiting a 1 page time line to support it, due this afternoon as well as a 2 page report from Howard Thompson due tomorrow morning. Sorry for the fragmented state, but you will have the other pieces as soon as I get them.



Report to Council 1  
Feb 08.doc...

Thank you.

*Ed*

**BYLAW 3215/A-2008**

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

- 1 Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 2 Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".
- 3 Deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 4 This bylaw will come into full force and effect March 1, 2008.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of January 2008.

READ A SECOND TIME IN OPEN COUNCIL this 28th day of January 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

\_\_\_\_\_  
MAYOR

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

**SCHEDULE "A"****Effective for all consumption, estimated or actual, on or after March 1, 2008****UTILITY BILLING FEES**

|   |   |               |
|---|---|---------------|
| 1 | Application fee for utility billing                         | \$15.00       |
| 2 | Installation of more than one meter                         | \$21.00/meter |
| 3 | Requested meter reading                                     | \$21.00       |
| 4 | Service call during regular hours                           | \$44.50       |
| 5 | Service call after regular hours                            | \$150.00      |
| 6 | Disconnection service charge                                | \$45.00       |
| 7 | Reconnection service charge                                 | \$45.00       |
| 8 | Non-application fee<br>(open a new account in owner's name) | \$30.00       |

**MISCELLANEOUS WATER AND  
WASTEWATER RATES**

|   |   |                        |                      |
|---|---|------------------------|----------------------|
| 1 | New service connection:   |                        |                      |
|   |   | From Main In<br>Street | From Main<br>In Lane |
|   | (a) Basic charge for 1" (25 mm) water<br>and 6" (150 mm) sanitary | \$6,430.00             | \$5,350.00           |
|   | (b) Basic charge for 1" (25 mm) water                             | \$5,520.00             | \$4,450.00           |
|   | (c) Basic charge for 6" (150 mm)<br>sanitary sewer                | \$5,520.00             | \$4,450.00           |

**SCHEDULE "A"**

|   |            |            |
|---|------------|------------|
| (d) Basic charge for 4" (100 mm)<br>storm sewer   | \$5,520.00 | \$4,450.00 |
| (e) Basic charge for 1" (25 mm)<br>water main, 150 mm sanitary<br>and 4" (100 mm) storm sewer | \$6,790.00 | \$5,625.00 |
| (f) Dual service upon approval  | \$7,465.00 | N/A        |
| (g) Water service renewal upon<br>approval  | \$6,125.00 | N/A        |

Extra charge for:

Larger water service:

|      |          |          |
|------|----------|----------|
| 1.5" | (38 mm)  | 275.00   |
| 2"   | (50 mm)  | 750.00   |
| 4"   | (100 mm) | 3,000.00 |
| 6"   | (150 mm) | 3,710.00 |
| 8"   | (200 mm) | 5,000.00 |
| 10"  | (250 mm) | 6,510.00 |
| 12"  | (300 mm) | 8,090.00 |

Larger sanitary or storm sewer:

|     |          |        |
|-----|----------|--------|
| 8"  | 200 mm   |        |
|     | Ribbed   | 205.00 |
|     | DR35     | 285.00 |
| 10" | (250 mm) |        |
|     | Ribbed   | 310.00 |
|     | DR35     | 465.00 |

**SCHEDULE "A"**

|   |  |          |  |
|---|--|----------|--|
|   | 12" (300 mm)   |          |  |
|   | Ribbed   | 430.00   |  |
|   | DR35   | 675.00   |  |
|   | 15" (375 mm)   |          |  |
|   | Ribbed   | 605.00   |  |
|   | DR35   | 965.00   |  |
|   | 18" (450 mm)   |          |  |
|   | Ribbed   | 970.00   |  |
|   | DR35   | 1,450.00 |  |
|   | 24" (600 mm)   |          |  |
|   | Ribbed   | 1,715.00 |  |
| 2 | Disconnection of service (water kill)                                      |          |  |
|   | up to 50 mm in size  | 2,415.00 |  |
|   | up to 50 mm in size, same dig at time of basic service                     | 1,060.00 |  |
|   | over 50 mm in size   | 4,110.00 |  |
| 3 | Additional fee for winter construction of service<br>(Nov. 15 – May 15)    |          |  |
|   | Lane   | 1,335.00 |  |
|   | Street   | 2,000.00 |  |
| 4 | Other Charges  |          |  |
|   | Construction of manhole to 3.1 metres in depth                             | 3,615.00 |  |
|   | (a) Additional cost per vertical metre in excess<br>of 3.1 metres in depth | 489.00   |  |



**SCHEDULE "A"**

|                    |          |
|--------------------|----------|
| Inspection Chamber | 2,110.00 |
|--------------------|----------|

|                                     |          |
|-------------------------------------|----------|
| Fire Hydrant and Valve Installation | 5,100.00 |
|-------------------------------------|----------|

## Cutting and replacing pavement:

|   |          |
|---|----------|
| (a) Single or double service 3" (75 mm) and under | 1,730.00 |
| (b) Single or double service over 3" (75 mm)      | 2,200.00 |
| (c) Triple service 3" (75 mm) and under           | 3,000.00 |
| (d) Triple service over 3" (75 mm)                | 3,200.00 |
| (e) For service kill 3" (75 mm) and under         | 1,200.00 |
| (f) For service kill over 3" (75 mm)              | 1,300.00 |
| (g) For water service renewal                     | 1,100.00 |

## Replacing sidewalks:

|  |          |
|--|----------|
| (a) Single or double service residential | 2,300.00 |
| (b) Single or double service commercial  | 3,000.00 |
| (c) Triple service residential           | 2,400.00 |
| (d) Triple service commercial            | 3,500.00 |

## Replacing curb only:

|                              |          |
|------------------------------|----------|
| (a) Single or double service | 1,600.00 |
| (b) Triple or dual service   | 1,700.00 |

|                                      |        |
|--------------------------------------|--------|
| Landscaping Repairs (boulevard area) | 140.00 |
|--------------------------------------|--------|

|   |        |
|---|--------|
| Landscaping Repairs (utility lot/reserve) | 500.00 |
|---|--------|

## 5 Turn water off or on for repairs or line testing

|                                  |       |
|----------------------------------|-------|
| (a) during regular working hours | 44.50 |
|----------------------------------|-------|

|                                 |       |
|---------------------------------|-------|
| (b) after regular working hours | 81.50 |
|---------------------------------|-------|

**SCHEDULE "A"**

|    |   |               |
|----|---|---------------|
| 6  | Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 1,400 cubic metres consumption. (Consumption in excess of 1,400 cubic metres will be billed at current rate.) | 65.00         |
| 7  | Meter Test  | 58.00         |
| 8  | Repairs to water meters   | at cost       |
| 9  | Thawing water service   | at cost       |
| 10 | Repair to damaged standpipe   | at cost       |
| 11 | Private fire hydrant maintenance  |               |
|    | (a) Spring inspection (Mar. 2 – June 30)  | 31.75/hydrant |
|    | (b) Fall inspection (Aug. 1 – Oct. 31)  | 31.75/hydrant |
|    | (c) Winter inspection (Nov. 1 – Mar. 1)   | 58.00/hydrant |
|    | (d) Damage evaluation   | 31.75/hydrant |
|    | (e) Paint   | 67.50/hydrant |
| 12 | Bulk Water  |               |
|    | Use of designated fire hydrant to obtain water, \$35.00 per permit (job)  |               |
| 13 | Clearing plugged sewer  |               |
|    | (a) During regular working hours  | 96.00         |
|    | (b) After regular working hours   | 160.00        |

**SCHEDULE "A"**

|    |                                  |         |
|----|----------------------------------|---------|
| 14 | Televise sewer lines             |         |
|    | (a) Service (regular hours only) | 150.00  |
|    | (b) Mains (regular hours only)   | at cost |

**SCHEDULE "A"****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.5245 for each cubic metre (\$1.4852 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

| METER SIZE    | FIXED MONTHLY CHARGE |
|---------------|----------------------|
| 5/8" ( 16 mm) | 13.84                |
| 3/4" ( 19 mm) | 22.16                |
| 1" ( 25 mm)   | 40.34                |
| 1½ " ( 38 mm) | 94.15                |
| 2" ( 50 mm)   | 227.31               |
| 3" ( 75 mm)   | 383.78               |
| 4" (100 mm)   | 812.45               |
| 6" (150 mm)   | 1,522.47             |
| 8" (200 mm)   | 2,690.43             |

**SCHEDULE "B"**

**Effective for all rates, estimated or actual, on or after March 1, 2008**

**WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$27.39 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$1.1049 per cubic metre (\$3.1328 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$27.39 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.6974 per cubic metre (\$1.9747 per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.6088 per kg

Suspended Solids: \$0.6579 per kg

Grease: \$0.1880 per kg

**SCHEDULE "B"**

- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.

- 5 Liquid waste disposal at Wastewater Treatment Plant disposal station:

|                             |               |
|-----------------------------|---------------|
| Single axle load            | \$23.33       |
| Tandem axle load            | \$38.90       |
| Multi-axle load             | \$99.41       |
| Vans (carpet cleaning unit) | \$38.71/month |

Note: See Schedule "A" for Miscellaneous Wastewater Rates

**SCHEDULE "D"*****Effective for all rates, on or after March 1, 2007*****SCHEDULE OF SOLID WASTE COLLECTION RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

| SOLID WASTE COLLECTION RATES<br>FOR<br>COMMERCIAL FRONT-END CONTAINERS |  |  |  |  |
|--|--|--|--|--|
| Type of Service  | Monthly Rate                                 |  |  |  |
|  | 1.529 m <sup>3</sup><br>(2 yd <sup>3</sup> ) | 2.294 m <sup>3</sup><br>(3 yd <sup>3</sup> ) | 3.058 m <sup>3</sup><br>(4 yd <sup>3</sup> ) | 4.587 m <sup>3</sup><br>(6 yd <sup>3</sup> ) |
| <u>Service on Demand:</u>  |  |  |  |  |
| Container rental   | 23.83  | 31.81  | 39.74  | 47.72  |
| Lift charge  | 23.83  | 31.81  | 39.74  | 47.72  |
| <u>Scheduled Service:</u>  |  |  |  |  |
| 1 lift per month   | 25.74  | 30.66  | 35.58  | 45.40  |
| 1 lift every 2 weeks   | 35.58  | 45.40  | 55.27  | 74.94  |
| 1 lift per week  | 41.88  | 62.83  | 81.68  | 109.95                                       |
| 2 lifts per week   | 83.80  | 125.68                                       | 163.37                                       | 203.57                                       |
| 3 lifts per week   | 125.68                                       | 188.51                                       | 231.24                                       | 297.83                                       |
| 4 lifts per week   | 167.58                                       | 251.35                                       | 301.63                                       | 402.14                                       |
| 5 lifts per week   | 209.44                                       | 314.18                                       | 377.03                                       | 501.13                                       |
| 6 lifts per week   | 251.35                                       | 377.03                                       | 452.45                                       | 603.24                                       |
| Extra lift for scheduled service                                       | 23.83  | 31.81  | 39.74  | 47.72  |

**SCHEDULE "D"**  
**SCHEDULE OF SOLID WASTE COLLECTION RATES**

Charges for special container services in addition to the above rates will be as follows:

**RATES PER CONTAINER**

Standard Lid

No charge

Castors on Containers

\$ 6.34 per month

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

| MONTHLY SOLID WASTE COLLECTION RATES FOR<br>COMMERCIAL HAND PICK-UP |                               |        |        |        |        |        |                                     |
|---|-------------------------------|--------|--------|--------|--------|--------|-------------------------------------|
| Volume<br>per<br>Pick-Up  | Frequency of Pick-Up per Week |        |        |        |        |        | Cost<br>per<br>Extra<br>Pick-<br>Up |
|   | 1                             | 2      | 3      | 4      | 5      | 6      |                                     |
| $\leq 0.4 \text{ m}^3$<br>( $\leq .5 \text{ yd}^3$ )                | 6.77                          | 13.54  | 20.30  | 27.07  | 33.84  | 40.61  | 6.95                                |
| $> 0.4 - 0.8 \text{ m}^3$<br>( $\geq 5-1 \text{ yd}^3$ )            | 13.54                         | 27.07  | 40.61  | 54.14  | 67.68  | 81.21  | 13.90                               |
| $.765 > 0.8 - 1.5 \text{ m}^3$<br>( $\geq 1-2 \text{ yd}^3$ )       | 27.07                         | 54.14  | 81.21  | 108.28 | 135.35 | 162.42 | 20.85                               |
| $\geq 1.5 - 2.3 \text{ m}^3$<br>( $\geq 2-3 \text{ yd}^3$ )         | 40.61                         | 81.21  | 121.82 | 162.42 | 203.03 | 243.64 | 27.79                               |
| $> 2.3 - 3.1 \text{ m}^3$<br>( $\geq 3-4 \text{ yd}^3$ )            | 54.14                         | 108.28 | 162.42 | 216.57 | 270.71 | 324.85 | 34.74                               |
| $> 3.1 - 3.8 \text{ m}^3$<br>( $\geq 4-5 \text{ yd}^3$ )            | 67.68                         | 135.35 | 203.03 | 270.71 | 338.38 | 406.06 | 41.69                               |
| $> 3.8 - 4.6 \text{ m}^3$<br>( $\geq 5-6 \text{ yd}^3$ )            | 81.21                         | 162.42 | 243.64 | 324.85 | 406.06 | 487.27 | 48.64                               |
| $> 4.6 - 5.3 \text{ m}^3$<br>( $\geq 6-7 \text{ yd}^3$ )            | 94.75                         | 189.50 | 284.24 | 378.99 | 473.74 | 568.49 | 55.59                               |

Note:  $0.383 \text{ m}^3$  ( $1/2 \text{ yd}^3$ ) is approximately equal to 3 units (bags or cans) of garbage



**SCHEDULE "D"****SCHEDULE OF SOLID WASTE COLLECTION RATES**

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$7.89 per month per dwelling unit for the collection of a maximum of 5 units of solid waste per week year round and once a week collection of yard waste for six months per year. The charge for solid waste tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$4.05 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$3.55 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Solid Waste and Refuse

|     | <i><b>Description</b></i>   | <i><b>Rate</b></i>       |
|-----|---|--------------------------|
| (1) | Residents hauling residential refuse from their own residences                | \$41.00 per metric tonne |
| (2) | Private companies or commercial haulers with commercial or residential refuse | \$41.00 per metric tonne |
| (3) | Demolition, concrete, asphalt and tree rubble                                 | \$41.00 per metric tonne |
| (4) | Special Waste   | \$60.00 per metric tonne |
| (5) | Asbestos  | \$60.00 per metric tonne |

**SCHEDULE "D"****SCHEDULE OF SOLID WASTE COLLECTION RATES**

| <b>Description</b>  | <b>Rate</b>                 |
|---|-----------------------------|
| (6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by prorating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 shall apply for item 5 (5). |                             |
| (7) Cover Material as defined in The City of Red Deer Waste Management Facility Disposal Guidelines   | No Charge                   |
| (8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)   |                             |
| 6. Dry Waste Disposal Site  |                             |
|   | <b>Dirt</b>                 |
|   | <b>Concrete and Asphalt</b> |
| Single Axle   | \$ 10.00                    |
| Tandem  | \$ 10.00                    |
| End Dumps   | \$ 20.00                    |
| Pups and Trucks   | \$ 20.00                    |
| Service charge for opening the gate<br>(If special trip is required)  | \$15.00/trip                |

**BYLAW NO. 3217/A-2008**

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 replacing the current Inglewood West Neighbourhood Area Structure Plan (2004) in its entirety with the attached Inglewood West Neighbourhood Area Structure Plan (February 2008).

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this   day of                      2008.

---

MAYOR

---

CITY CLERK

**Inglewood West  
SW ¼ Section 3-38-27-W4**

**Neighborhood Area Structure Plan**



**Prepared for:**

**Melcor Developments  
Ltd.**

**Prepared by:**



**Stantec Consulting Ltd.**

**May 2004**

**Amended February 2008**

## INGLEWOOD - NEIGHBOURHOOD AREA STRUCTURE PLAN

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## 1.0 Introduction

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### 1.1 PURPOSE

The purpose of the Inglewood Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development objectives for the quarter section of land in south Red Deer located north of Delburne Road and east of 40<sup>th</sup> Avenue. Inglewood includes an area of approximately 65.3 hectares (161 acres) and was first contemplated in the East Hill Area Structure Plan (ASP) as one of a number of neighbourhood units accommodating future growth in south Red Deer.

The Inglewood NASP has been prepared by Stantec Consulting Ltd. on behalf of Melcor Developments Ltd.

Melcor's commitment through the Inglewood NASP is to develop a balanced community of residential and recreational opportunities with complimentary land uses. In order to achieve this, Melcor intends to integrate the area with interconnected parks and open space linkages, and the development of high-quality residential opportunities. Together, these aspects will provide the City of Red Deer with a unique area for community development.

Approval of the Neighbourhood Area Structure Plan will provide the basis for proceeding with Melcor's and the City of Red Deer's vision for this area. The NASP provides the opportunity to develop components of the overall vision in the initial phases of development through recreational amenities, a variety of housing forms and lifestyles, and by beginning the interconnected multi-use trail system incorporated as an integral part of the overall development concept.

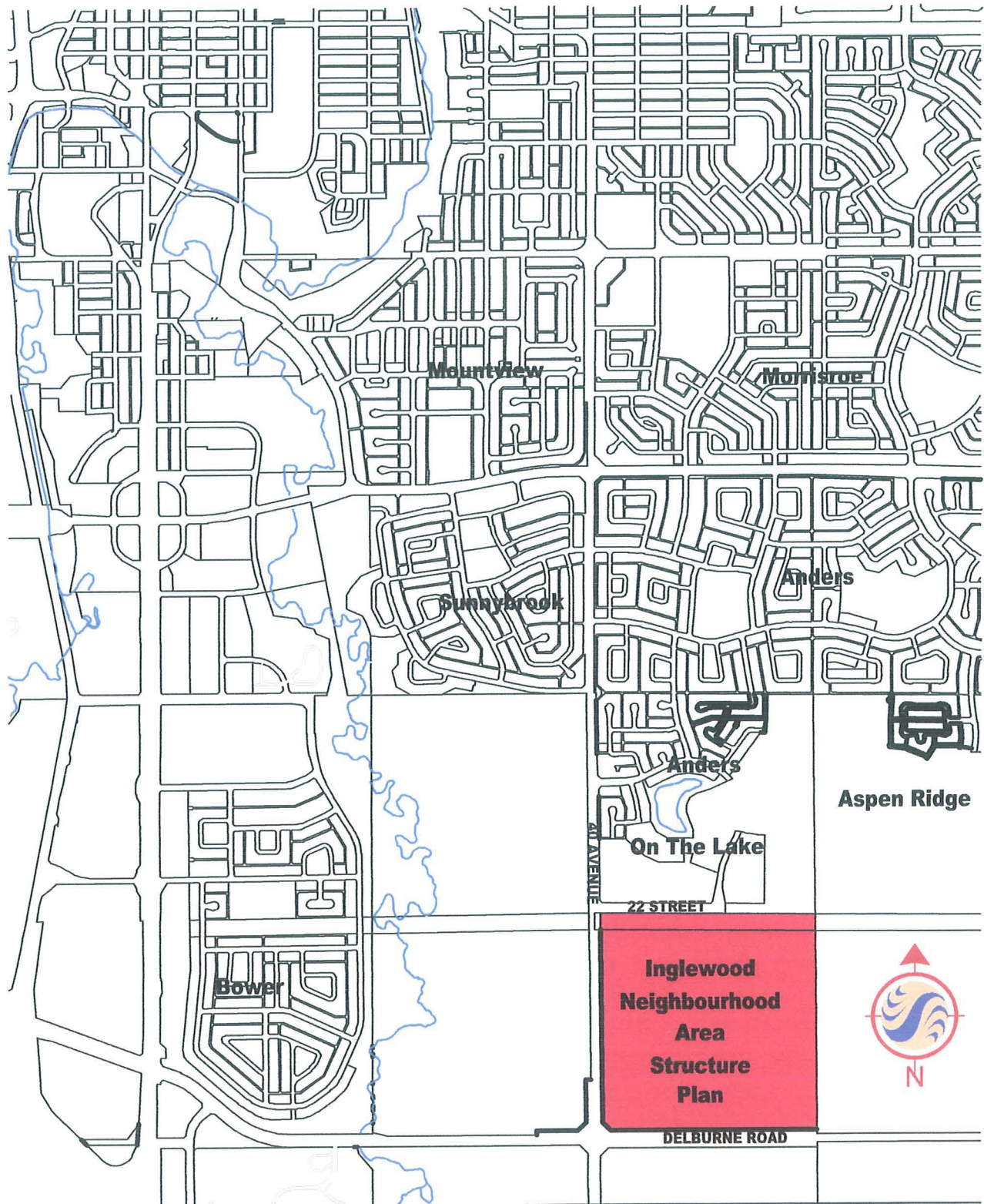
The purpose of this document is to describe the land use pattern and development objectives for the Inglewood NASP. The NASP will implement the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. The detailed design of each phase (redistrictings and plans of subdivision) will refine the concept presented by the NASP Bylaw for Inglewood.

### 1.2 DEFINITION OF PLAN AREA

The Inglewood Neighbourhood Area Structure Plan consists of land located within the SW ¼ Section 3-38-27-W4 and includes an area of approximately 65.30 hectares. As shown on Figure 1.0 – Location Context, the NASP is defined by the following boundaries:

- **North Boundary** – 22<sup>nd</sup> Street
- **West Boundary** – 40<sup>th</sup> Avenue
- **East Boundary** – SE ¼ Sec. 3-38-27-W4







**INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Introduction

January 21, 2008

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- **South Boundary** – Delburne Road (Secondary Highway 595/19 Street)

The Inglewood NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the East Hill Area Structure Plan.

### **1.3 BACKGROUND**

The Inglewood Neighbourhood Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the City of Red Deer for the development of new areas.

The Intermunicipal Development Plan between the City of Red Deer and the County of Red Deer contains general land uses for areas adjacent to their common boundaries. The City and the County of Red Deer adopted the plan to guide land use and development in a coordinated and efficient manner. Similarly, the City of Red Deer's Municipal Development Plan provides general policies and broad land use categories for areas within the City in order to consider each area distinct and yet connected with all others. The Inglewood NASP Bylaw complies with both of these plans.

## 2.0 Site Context & Development Considerations

---

### 2.1 TOPOGRAPHY, SOILS & VEGETATION

As shown on Figure 2.0 – Existing Features, the topography of the Inglewood NASP slopes generally from the highest area along the east boundary down to the west with the lowest areas in the south-central and northwest parts of the plan. Elevations range from 898.5m to 884.5m for a total difference of approximately 14.0m.

Soils in the area consist of a thin layer of topsoil underlain by lacustrine silt, sand, clay and deposits of clay till. Occasional deposits of lacustrine sand may be found near the uppermost layer of clay till. The local clay till is typically underlain by siltstone and clay shale bedrock of the Paskapoo Formation at depths varying from 5.0m to 9.0m below grade. The soil conditions do not present any impediment to urban development.

The area subject to the NASP has remained as vacant agricultural land for a considerable length of time. There is limited vegetation existing on the site aside from a small conifer tree farm located along the north side within the TransAlta Utility Right-of-Way.

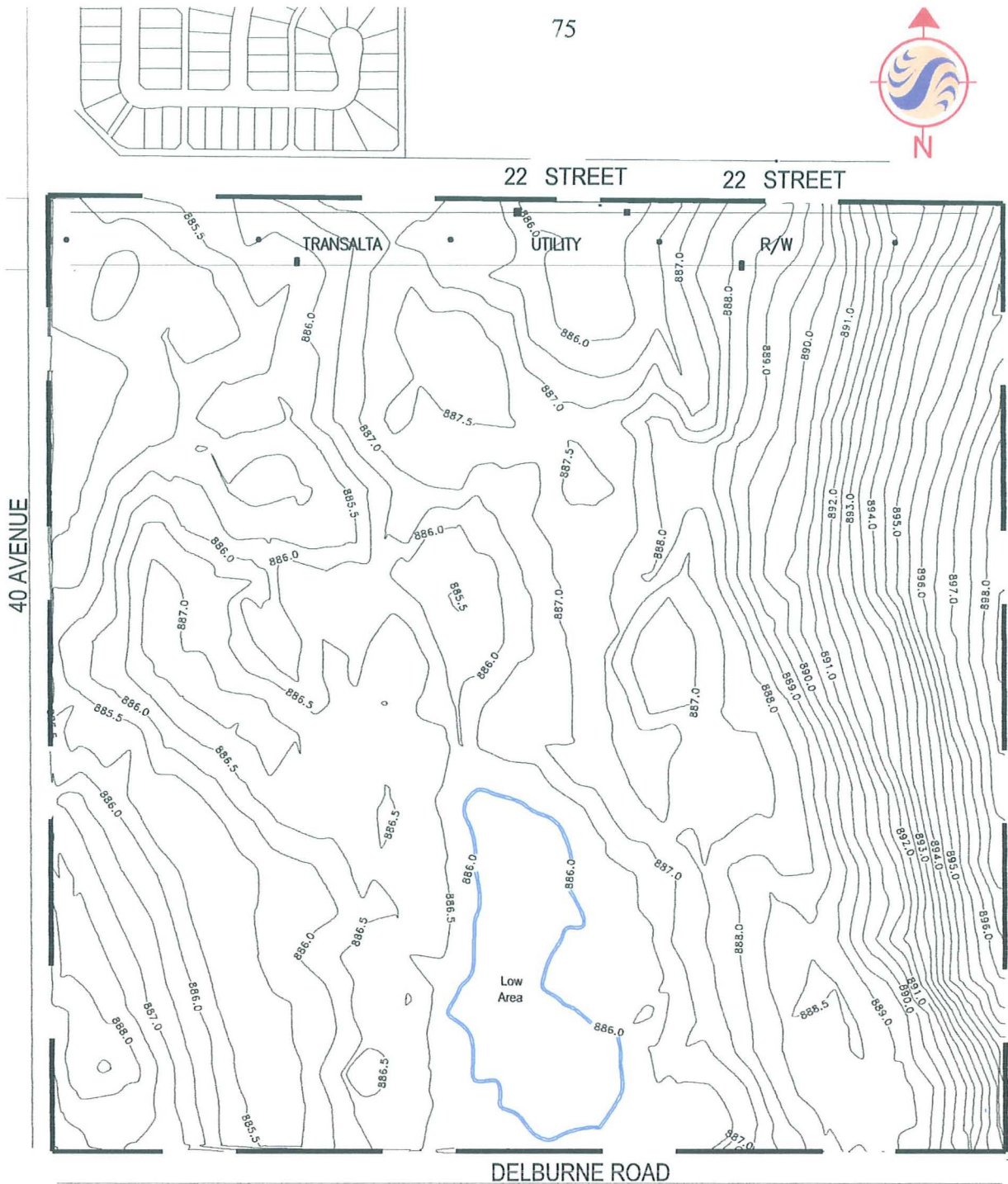
### 2.2 ENVIRONMENTAL SITE ASSESSMENT

An Environmental Site Assessment was conducted for the subject property in April of 2001 and submitted under separate cover. From this report, the Inglewood area has been assigned a rating of “low” for environmental risk.

The City of Red Deer’s landfill located southwest of 40<sup>th</sup> Avenue and Delburne Road was closed completely in the summer of 2006. Because of this closure, the current landfill setback requirement has been reduced to 300 meters. Melcor is requesting a further amendment of this setback requirement from 300 meters to 240 meters to allow for the development of residential lots in the southwest corner of this development.

Illustration 1.0 identifies the proposed setback relaxation of 240 meters.

A new Waste Management Facility was recently constructed in the section directly south of Inglewood, across Delburne Road. The current landfill operations have been set back so that the regulatory setbacks do not impact development on the north side of Delburne Road.



NOTE: CONTOURS ARE SHOWN  
AT 0.5m INTERVALS

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**2.0**

Title  
**Existing Features**

OCTOBER 26, 2006  
1128 70500

**INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Site Context &amp; Development Considerations

January 21, 2008

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**2.3 HISTORICAL RESOURCES**

There are no historical resources for this land identified in the current January 2001 publication (2<sup>nd</sup> Edition) of "A Listing of Significant Historical Sites and Areas" from the Alberta Historical Resources Foundation.

**2.4 NATURAL FEATURES**

The Inglewood ¼ is included in the ecological profile for the Anders South and adjacent natural area, proposed by Recreation, Parks & Culture Community Services. This NASP provides for the construction of a stormwater management facility in the south central area that encompasses a portion of the existing low area at this location.

**2.5 EXISTING LAND USE**

The subject area has been vacant agricultural land since the early 1900's. Utility Rights-of-Ways were registered on the land for Calgary Power (TransAlta/Utilicorp) and the Alberta Central Railway.

A small conifer tree farm is located along the north side of the plan within the TransAlta overhead power line right-of-way.

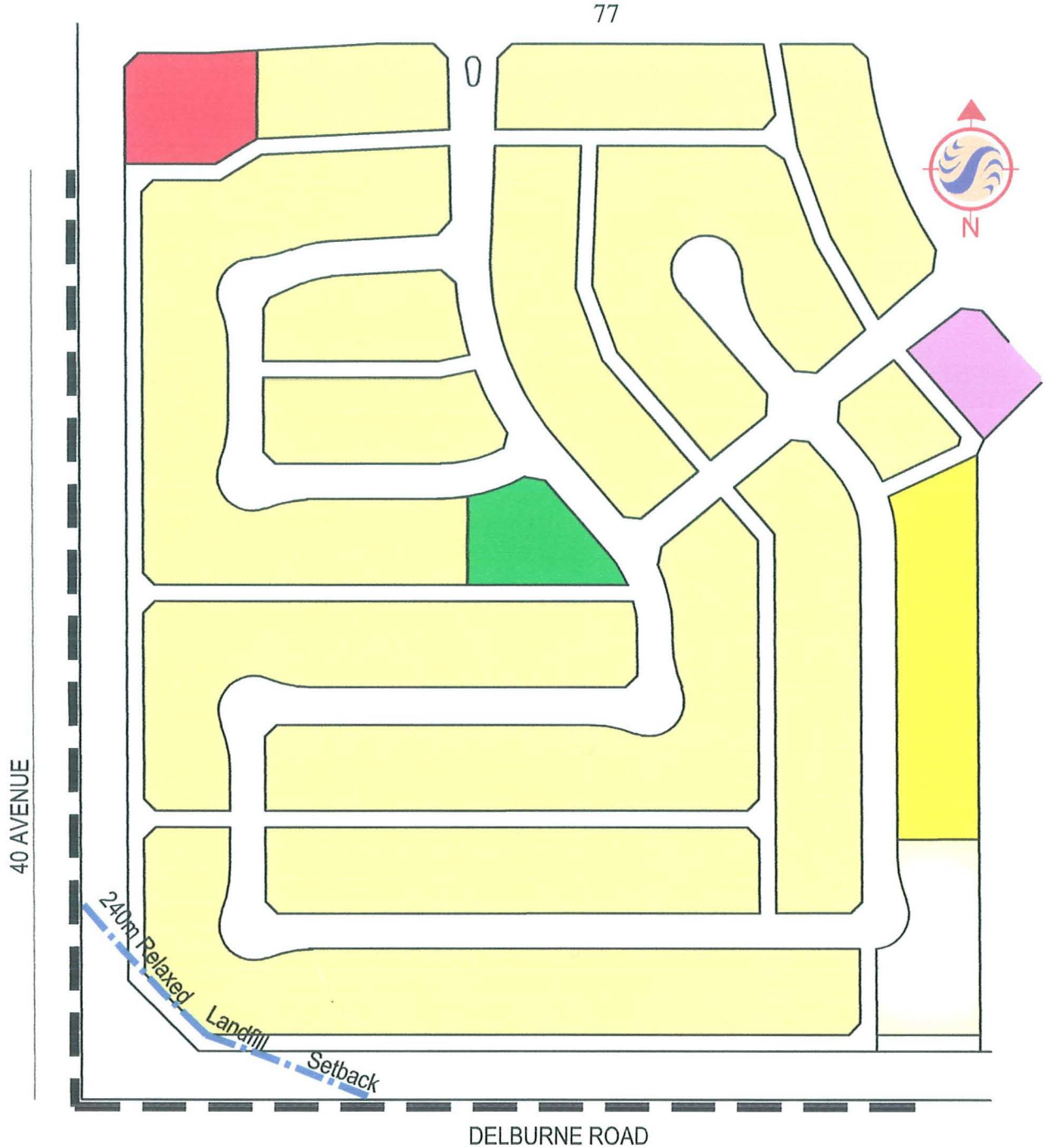
**2.6 SURROUNDING DEVELOPMENT**

The Anders South neighbourhood is located north of Inglewood across 22<sup>nd</sup> Street. Development in the Anders area has progressed south from approximately 26<sup>th</sup> Street and east of 40<sup>th</sup> Avenue. The area was connected to 22<sup>nd</sup> Street at Austin Drive.

West of 40<sup>th</sup> Avenue is land identified for future residential development in the East Hill ASP. Presently, the area is undeveloped.

The quarter section east of Inglewood was recently developed as residential development (Ironstone).

The adjacent land to the south across Delburne Road has been used for agricultural purposes for many years. Plans to develop the new Red Deer Waste Management Facility for the south end of these lands began in the early 1990's. Construction began in 2000 on this project and the scheduled opening is in 2001. Setback requirements for the new Waste Management Facility do not affect this subdivision.



**Stantec**

**Legend**

- Social Facility
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- Commercial

- Park
- Landfill Setbacks

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

**Figure No.**

**ILLUSTRATION 1.0**

**Title**

**ALTERNATE LAND USE FOR  
CLOSED LANDFILL SETBACK**

October 26, 2006  
128 70620

### 3.0 Development Objectives & Principles

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#### 3.1 DEVELOPMENT OBJECTIVES

The Inglewood NASP has been prepared as a comprehensively planned residential neighbourhood taking advantage of the natural topography, utility corridor and locational attributes of the area. The main objectives of the Inglewood NASP are:

- to develop a plan consistent with the general intent and purpose of the City of Red Deer Municipal Development Plan (MDP) and the East Hill Area Structure Plan;
- to provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- to address and accommodate existing uses (i.e. the utility corridor and surrounding transportation routes) affecting the plan;
- to ensure the implementation of the plan takes place on an orderly, phased basis.

#### 3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Inglewood NASP is defined through the following general principles:

##### 3.2.1 Residential

- Encourage a variety of housing types, including single detached housing, row housing and apartments. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the City of Red Deer.
- Encourage pedestrian friendly streetscapes and building siting.
- Establish sufficient overall residential densities within the Inglewood NASP to help support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit in a timely fashion.
- Provide direct and safe pedestrian linkages to the community nodes such as commercial, open space, the school site and transit areas.
- Locate residential development to take advantage of features such as Storm Water Management Facilities, parks/open spaces and utility corridors.
- Orient larger parcels of medium density residential development adjacent to the collector and/or arterial road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads.

- Integrate smaller parcels of medium density residential development within the neighbourhoods adjacent to low density residential development to provide alternative housing options within the community.
- Locate concentrations of medium density residential housing next to commercial and transit nodes.

### **3.2.2 Commercial**

- Provide for neighbourhood convenience commercial development opportunities within Inglewood to serve area and surrounding residents.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- Integrate commercial developments into the fabric of the neighbourhood to the extent possible without causing negative impacts on surrounding land uses.
- Provide convenient pedestrian linkages to commercial areas and Transit stations.

### **3.2.3 Municipal Reserves and Educational Community Facilities**

- Provide a school and park site for educational and community association facilities within the neighbourhood through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within designated catchment areas using accepted methods established by the Public and Separate School Boards, Community Associations and the City of Red Deer.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.
- Where possible and economically viable and sustainable, utilize the existing utility corridor and future Storm Water Management Facilities to provide pedestrian linkages and open space recreational opportunities.

### **3.2.4 Transportation**

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit / vehicular transportation needs of residents moving to, from and within the Inglewood NASP as well as the adjacent areas.
- Protect a corridor for the future improvement of roadways along the west side (40 Avenue) and south side (Delburne Road) of the neighbourhood.

**INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Objectives &amp; Principles

January 21, 2008

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- Provide non-vehicular circulation options throughout the Inglewood area with special attention to linkages to the central School/Park site, Storm Water Management Facilities, the existing utility corridor and future developed areas to the east.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

**3.2.5 Ecological Stewardship**

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the Storm Water Management Facilities and the utility corridor to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the City of Red Deer to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.



## **4.0 Development Concept**

---

### **4.1 NEIGHBOURHOOD UNIT**

The development concept for the Inglewood NASP has been prepared in response to current and anticipated residential market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Inglewood NASP is comprised of 65.30 hectares of land and is bounded on the north, west and south sides by existing / future arterial roadways and on the east side by a future, connecting neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 3.0 – Development Concept. The land use statistics, number of residential units and population are represented in Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.

### **4.2 RESIDENTIAL**

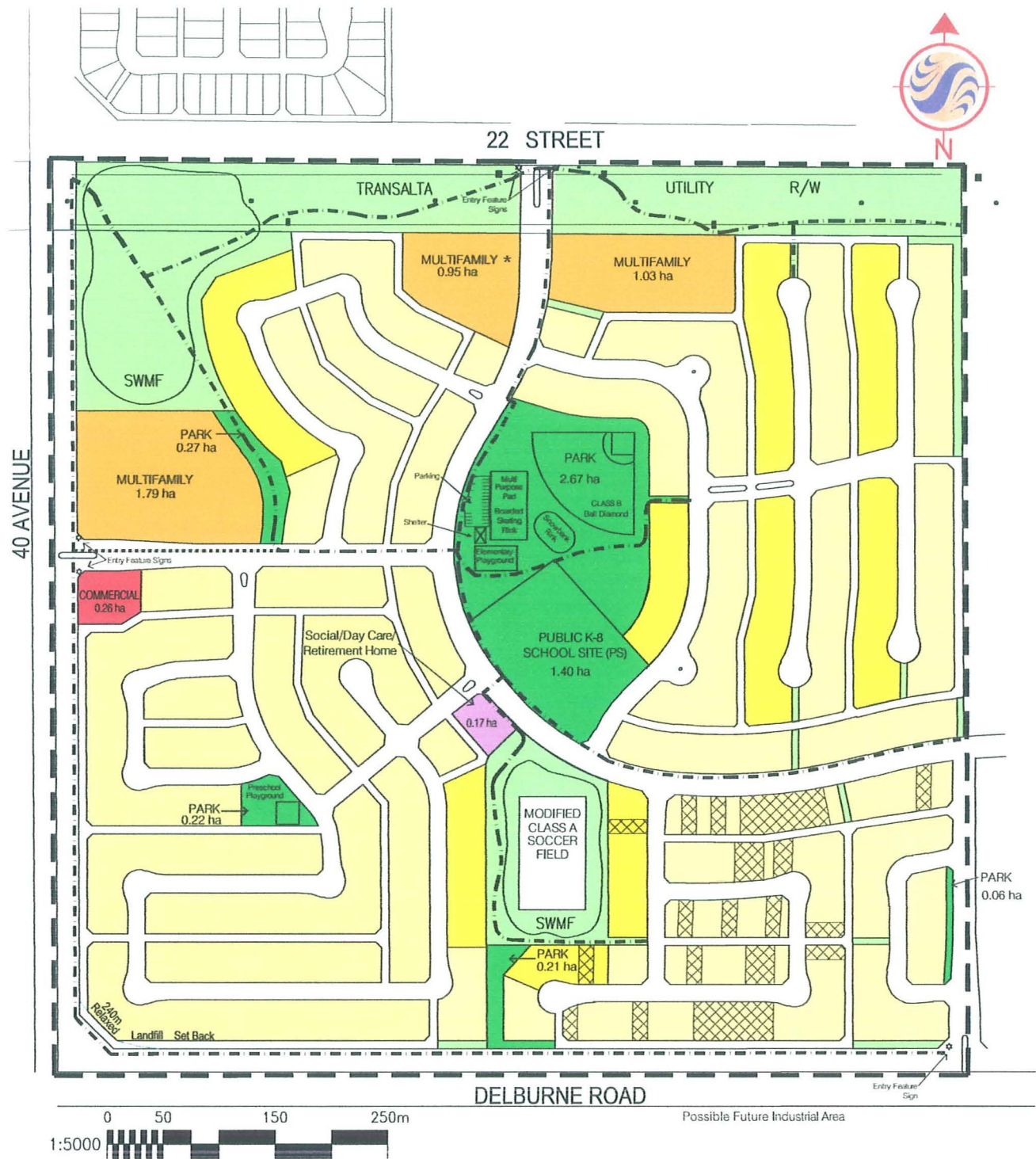
The majority of land within Inglewood is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 18 units per net residential hectare for low density residential, 21.5 units per net hectare for the smaller lot residential and a varying number of units per hectare for the medium density result in approximately 45 people per hectare.

#### **4.2.1 Low Density Residential**

As shown on Figure 3.0 – Development Concept, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the Storm Water Management Facilities, walkways, school / park sites and utility corridors. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

The southwest quadrant of the plan area, aside from a single row of homes backing onto the south-central Storm Water Management Facility, will be planned entirely for smaller lot, single family homes (R1N zoning) as a complimentary sub-unit to the overall neighbourhood.

A total of 32 of the R1 lots in the southeast corner of the quarter section have been designated for secondary suites and will add to the diversity of housing types available. The number of lots with secondary suites (i.e. 32 lots) does not exceed 10% of all R1 lots (i.e. 366 lots) in this quarter section and the lots are identified on Figure 3.0 – Development Concept following page 4.1.



**Stantec**

- Legend**
- ASP Boundary
  - R1 Residential
  - R1 Residential 2 Storey Walkout
  - R1N Residential Narrow Lot
  - Secondary Suite
  - R2/R3 Residential Multi Family

- Multi-Purpose Trail
- PUL
- Park
- Social Facility
- C3 Commercial
- Entry Feature Sign
- Power/Transmission Poles
- Landfill Setback

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**3.0**

Title  
**Development Concept**

\* Multi family site was formerly a church site that was not sold as a church site within the the required advertising period.

OCTOBER 26, 2006  
1128-70620

**Stantec****INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Concept

January 21, 2008

**TABLE 1**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**LAND USE STATISTICS**

|   | Area (ha)    | % of GDA     |
|---|--------------|--------------|
| <b>GROSS AREA</b>                               | <b>65.30</b> |              |
| Road Widening (40 Ave. & Delburne Road)         | 3.18         |              |
| TransAlta Utility R/W                           | 4.75         |              |
| Road Widening in SE 3-38-27-4                   | (0.37)       |              |
| <b>GROSS DEVELOPABLE AREA</b>                   | <b>57.74</b> | <b>100.0</b> |
| Low Density Residential (R1)                    | 20.044       | 34.7         |
| Smaller Lot Residential (R1N)                   | 9.077        | 15.7         |
| Medium Density Residential (R2 /R3)             | 2.816        | 4.9          |
| Institutional/Medium Density Residential(R2/R3) | 0.951        | 1.6          |
| Commercial (C3)                                 | 0.258        | 0.4          |
| Social/Day Care                                 | 0.168        | 0.3          |
| Public Utility Lots (PUL)                       | 3.554        | 6.2          |
| * Storm Water Management                        | 3.133        | 5.4          |
| Municipal Services                              | 0.421        | 0.7          |
| Parks & Open Space                              | 5.856        | 10.1         |
| School/Park Site                                | 4.085        | 7.1          |
| ** Neighbourhood Parks & Walkways               | 1.771        | 3.1          |
| Circulation                                     | 15.016       | 26.0         |
| Roads   | 11.147       | 19.3         |
| 7.0m Lanes                                      | 3.869        | 6.7          |

**TABLE 2**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**RESIDENTIAL UNITS & POPULATION**

| Land Use             | Area (ha) | Density<br>units/ha | Density<br>persons/unit | Population  |
|----------------------|-----------|---------------------|-------------------------|-------------|
| R1                   | 20.044    | 18.3                | 3.4                     | 1247        |
| Secondary Suites     |           |                     | 1.7 x 32 units          | 55          |
| R1N                  | 9.077     | 22.5                | 3.4                     | 678         |
| Existing R2/R3       | 1.026     | 39.0                | 3.0                     | 120         |
| Existing R2/R3       | 1.790     | 83.8                | 3.0                     | 450         |
| Existing Multifamily | 0.951     | 27.3                | 3.0                     | 78          |
| <b>Total</b>         |           |                     |                         | <b>2628</b> |

**Average Population**

45.0 persons per hectare

\* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

\*\* Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF

**INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Concept

January 21, 2008

Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

**4.2.2 Smaller Lot Residential (R1N)**

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

A development setback from the landfill extends into the southwest corner of the neighbourhood approximately 115 meters (300 meters from the land fill site). As noted previously, no residential development will occur within the closed landfill setback and the area will be developed as a green-space as shown on Illustration 1.0 (following page 2.1) until a suitable land use is found for this area.

The Developer shall enter into an indemnification agreement to the satisfaction of the City Solicitor. The indemnification agreement shall include testing to the satisfaction of the Environmental Services Manager. As a minimum, annual groundwater and gas monitoring on the three monitoring wells indicated in Figure 4 of the Phase 2 ESA report will be required. Ground water shall be monitored for pH, chloride, sodium and sulphate while the head space of the wells shall be monitored for methane. The results of the testing shall be submitted annually to The City for their review. Furthermore, at the time of subdivision, a caveat is to be registered against the titles of those residential lots within the varied closed landfill setback.

**4.2.3 Multi – Family Residential (R2 / R3)**

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site help to ensure exposure of these features to many residents. It should be noted, however, that the location of MDR sites still respects that through traffic within low density residential areas should be reduced and/or eliminated wherever possible.

These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

#### **4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL**

One Institutional / Medium Density Residential site was located in the north part of the plan fronting onto the collector road from the west. The site was intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential.

This site was not purchased by a Church within the required advertising period, it is being developed as its alternate land use of Multi-Family Residential.

#### **4.4 PARKS AND OPEN SPACES**

##### **4.4.1 Central Park Site**

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development, Municipal Reserves will be dedicated as adjacent lands are developed.

Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the shelter and multi-purpose pad / boarded skated rink are not completed until a community association for the neighborhood is formed.

##### **4.4.2 Local Park Sites**

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

**4.4.3 Walkways and Multi Use Trail**

The Inglewood NASP has been designed around the concept of a central community recreational node connected to all areas of the neighbourhood by a series of walkways and a 2.4m multi use trail.

The walkway system provided within each development cell / cluster will be designed according to Red Deer standards and will be appropriate for each area with all collector roadway trails being 2.5m wide asphalt / concrete trails.

1.5m wide shale trails will be along the east side of the west multi-family site running north to 22<sup>nd</sup> Street and south from the school / park site around the southern detention pond.

The trails connect all areas of the plan with appealing, safe and direct access to the central node as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The multi use trail is estimated at 2.8 km in length.

Improvements to 40<sup>th</sup> Avenue and Delburne Road will also improve pedestrian connections to other areas by a 3.0m hard surface trail along 40<sup>th</sup> Avenue and Delburne Road. The City will construct these hard surface trails as part of the widening of 40<sup>th</sup> Avenue and Delburne road.

**4.4.4 Utility Corridors and Storm Water Management Facilities**

The TransAlta utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the two Storm Water Management Facilities will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the storm water control function for which they are designed.

**4.4.5 Soil Stockpiles****4.4.5.1 Topsoil Stockpile**

A topsoil stockpile is planned for the central school / park site as shown on Figure 3.0. During development of this quarter section both offsite disposal and onsite stockpiling will be utilized to deal with the topsoil generated from the stripping operation. The initial topsoil stockpile will be approximately 25,000 m<sup>3</sup> to ensure that topsoil is available for landscaping of the storm detention pond and residential lots while the remainder of the topsoil will be disposed of offsite. As development of subsequent phases proceeds the topsoil stockpile will be assessed to determine whether additional topsoil will be required in order to provide adequate quantities for landscaping of the newly developed residential lots. Excess topsoil will be disposed of offsite.

The topsoil stockpile will be located along the collector road to provide easy access to builders and homeowners in an effort to encourage utilization of the topsoil and therefore keep the topsoil stockpile as small as possible.

Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

#### 4.4.5.2 Clay Stockpile

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site. The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

### 4.5 EDUCATIONAL AND COMMUNITY FACILITIES

As shown on the Illustration 2.0 – Central School/park Site, the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

Located along the internal collector with a direct connection to 40<sup>th</sup> Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

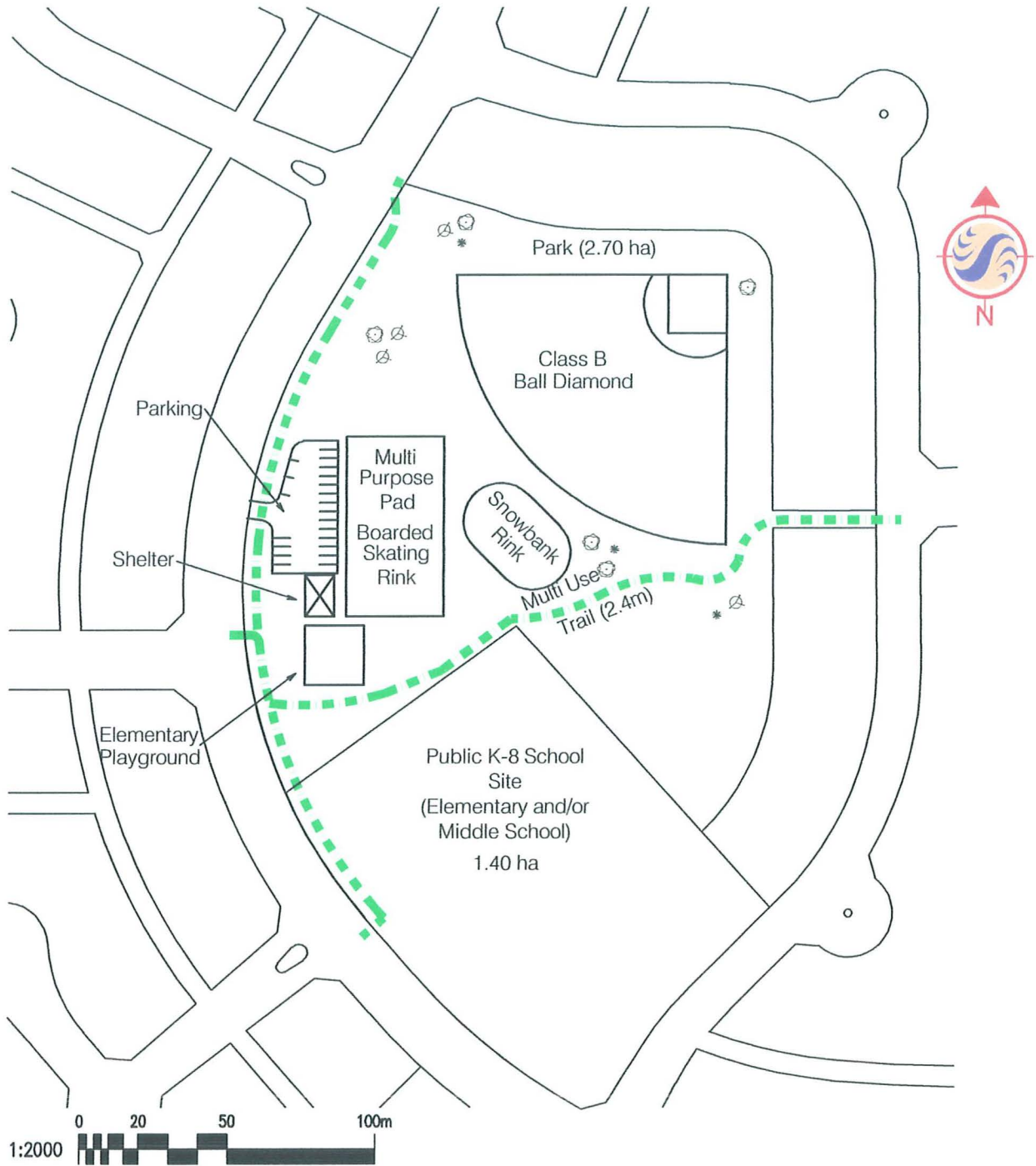
In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and Public School Board.

### 4.6 COMMERCIAL

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40<sup>th</sup> Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40<sup>th</sup> Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.





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Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**ILLUSTRATION 2.0**

Title  
**CENTRAL SCHOOL / PARK SITE**

October, 2006  
128 70620



## **4.7 STORMWATER MANAGEMENT FACILITIES**

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector / arterial roadway network.

The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the Land Use Statistics (Table 1) as creditable Municipal Reserve.

## **4.8 TRANSPORTATION**

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, traveling public with safe and efficient access for this area of Red Deer.

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Deluburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

### **4.8.1 Arterial Roadways**

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadways:

- 40<sup>th</sup> Avenue (west side)
- 22<sup>nd</sup> Street (north side)

In order to accommodate future widening of 40<sup>th</sup> Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40<sup>th</sup> Avenue at approximately the midpoint between 22<sup>nd</sup> Street and Delburne Road.

The required right-of-way for 22<sup>nd</sup> Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.

#### **4.8.2 Collector Roadways**

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40<sup>th</sup> Avenue and Delburne Road by the two other collector roads.

The collector road entrances at 40<sup>th</sup> Avenue, 22<sup>nd</sup> Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

#### **4.8.3 Local Roads**

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way.

#### **4.8.4 Laneways**

The Inglewood NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces or PUL's. Rear laneways will be designed to the City of Red Deer standards and are shown as 7.0m.

## **5.0 Engineering Services**

---

### **5.1 STORMWATER DRAINAGE**

Two Storm Water Management Facilities (SWMF) are incorporated into the layout for Inglewood to properly manage and control major storm events. The larger of the two facilities is located in a low area in the northwest corner of the neighbourhood while the secondary, smaller facility is in the south central area of the plan. The smaller SWMF is situated to provide storage for the area of development north of Delburne Road by using the existing low area. In this way, the overall amount of earth moving associated with development is reduced. The larger SWMF in the northwest corner will provide storage for the balance of this development.

The City of Red Deer has identified that the 1:100 year storm water flows of an area approximately 130m east of the Inglewood quarter section may have to be accommodated in this quarter section's storm water detention facilities. The exact size of the additional area for which the 1:100 year storm flows may be directed to the Inglewood quarter will be finalized during the Engineering Servicing Study for this quarter.

The facility in the northwest corner of the development extends into a portion of the Utilicorp right-of-way to best use the lowest part of the quarter section. The integrity of the right-of-way for the power line is not compromised. The combination of the utility right-of-way and SWMF provides an extensive area of open space and recreational opportunities. The major drainage and the overall storm system are shown in Figure 4.0.

### **5.2 SANITARY SERVICING**

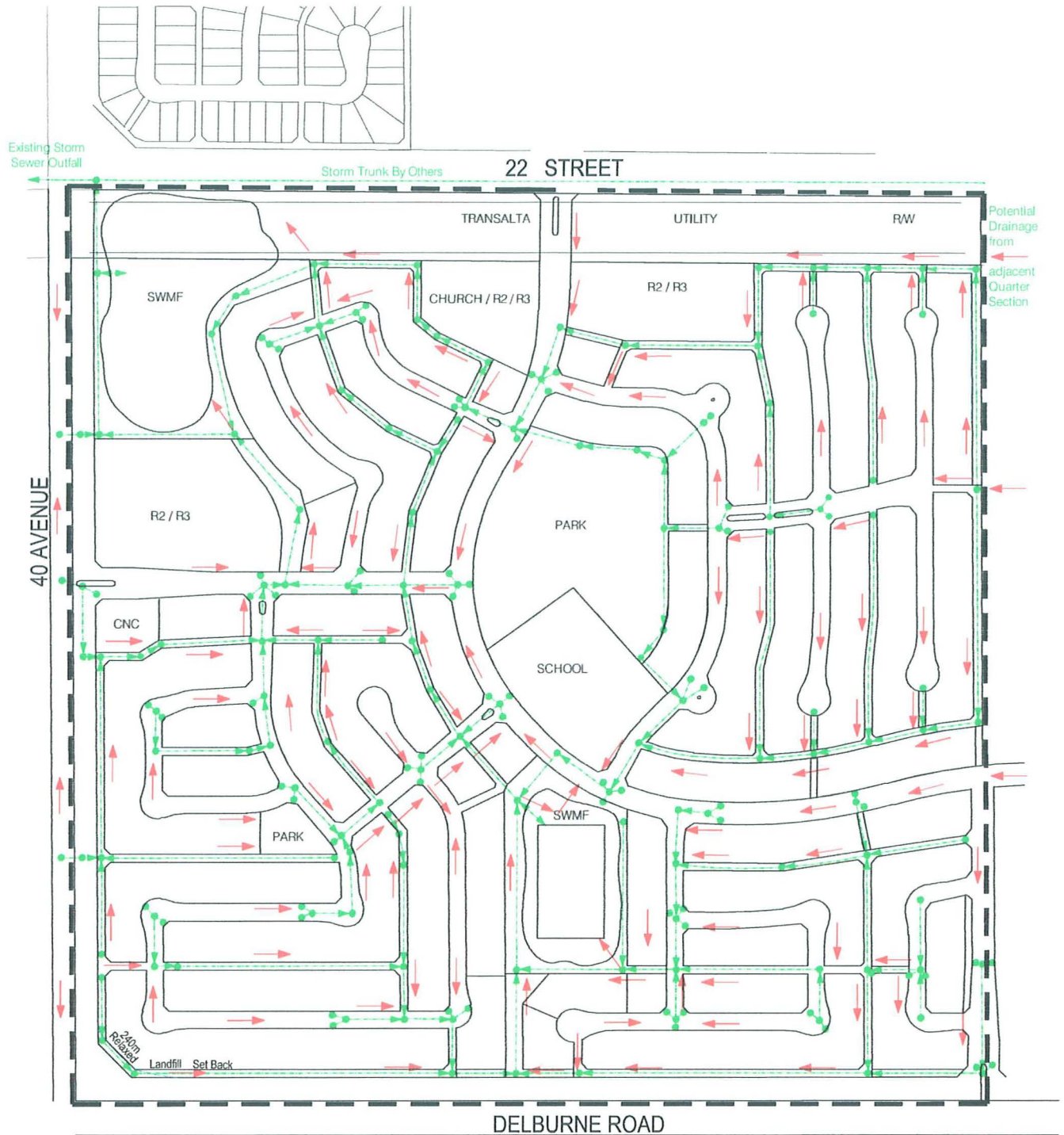
The sanitary sewer system to service this development is presented in Figure 5.0. All flows from within the Inglewood NASP will be directed to the lift station located in the southwest corner of the Anders on the Lake Neighbourhood.

### **5.3 WATER SERVICING**

The overall water distribution system needed to service the Inglewood area is shown in Figure 6.0. A 300mm diameter water main from 22 Street will be extended through Inglewood to the east quarter line with 200mm and 250mm links established throughout the neighbourhood. Another 300mm diameter water main is shown north / south along the western edge of the NASP and water main connections have been shown to the lands west of the Inglewood quarter.

### **5.4 SHALLOW UTILITIES**

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place in adjacent developments.



**Stantec**

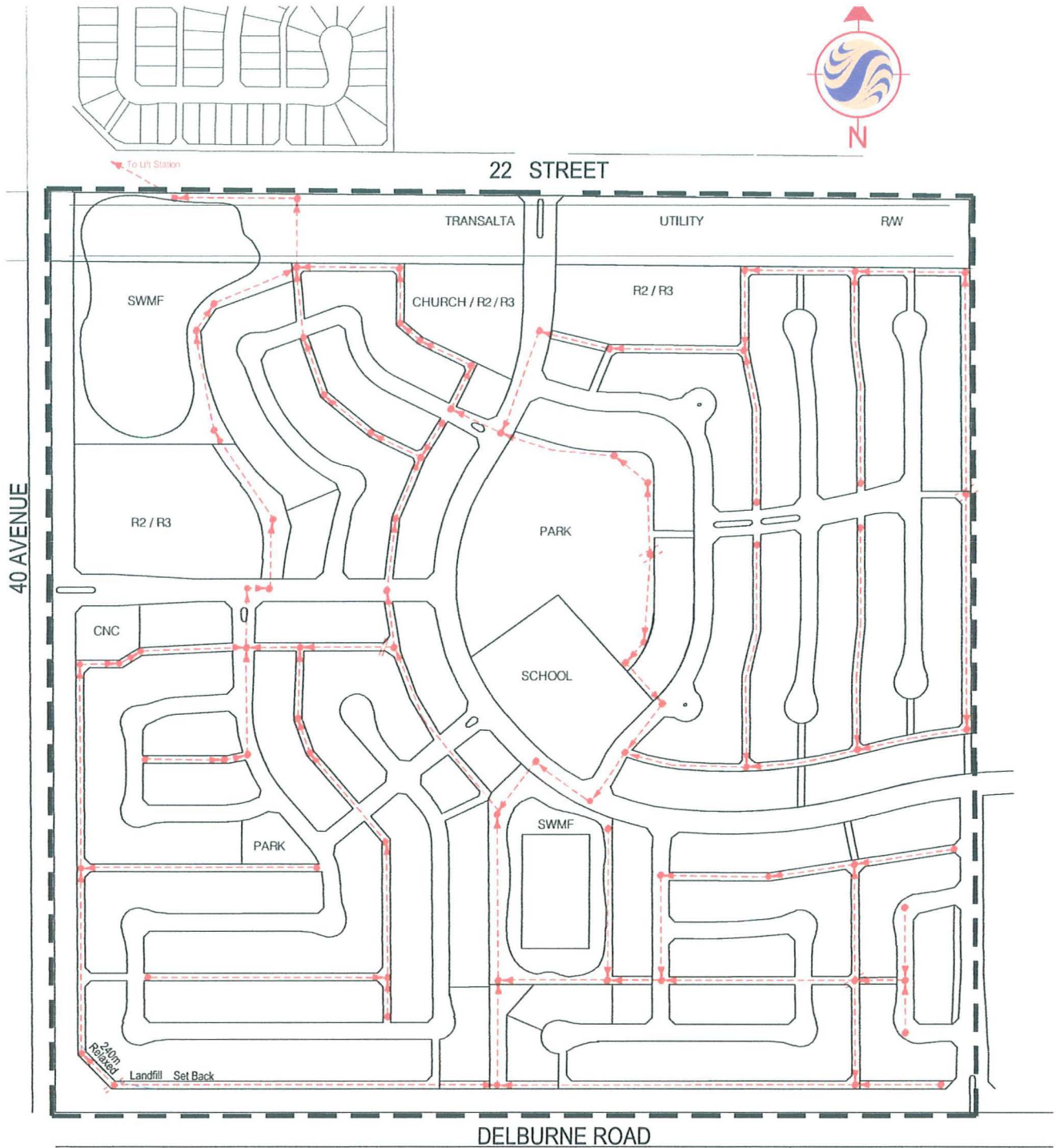
- ASP Boundary
- Manhole
- Direction of Flow
- Major Overland Drainage

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**4.0**

Title  
**Overall Storm Drainage  
Major Drainage**

OCTOBER 26, 2006  
112R-70620



**Stantec**

- ASP Boundary
- - - Proposed Sanitary Sewer Main
- Proposed Sanitary Sewer Manhole

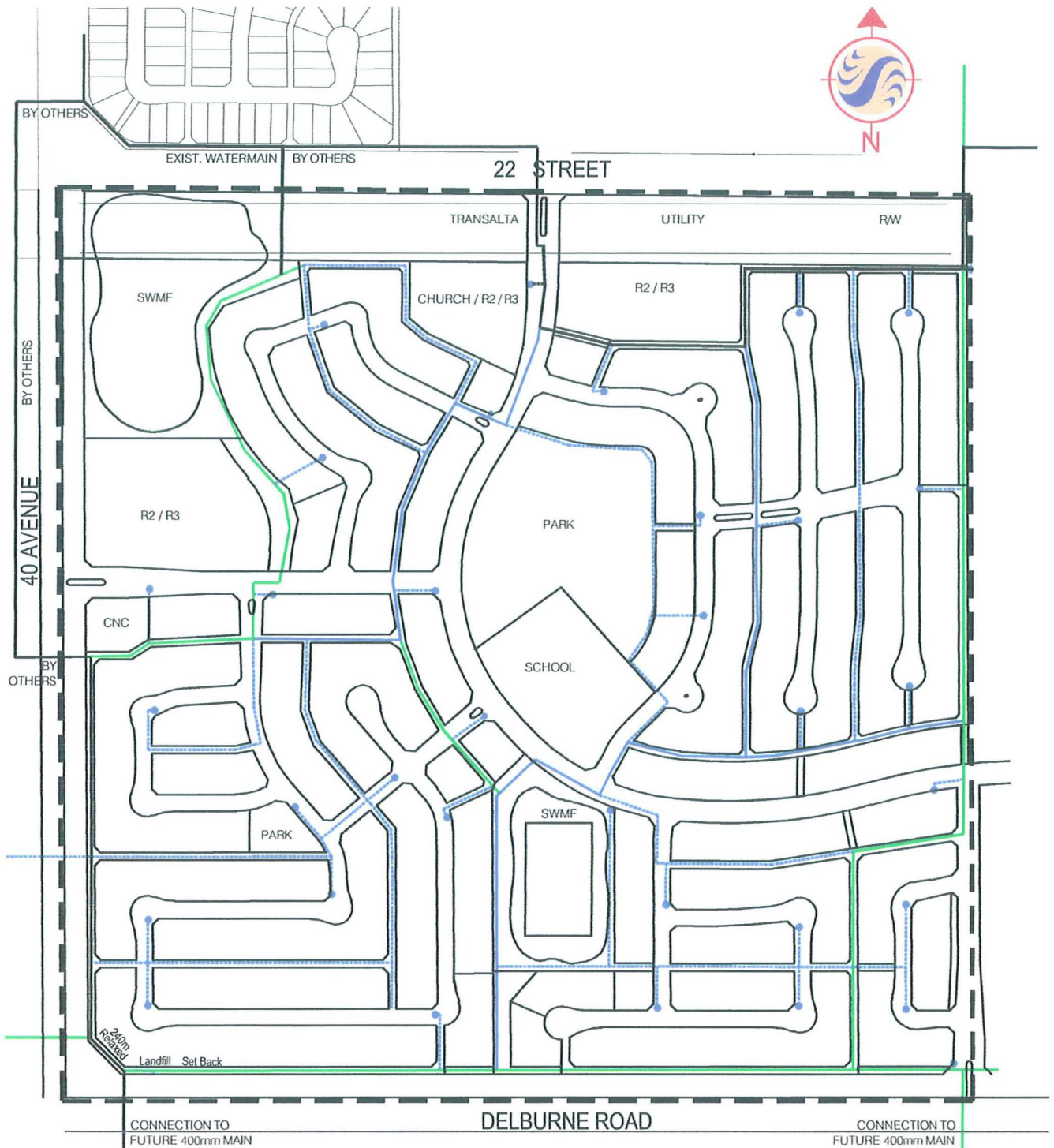
Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**5.0**

Title  
**Sanitary Servicing**

OCTOBER 26, 2006  
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**Stantec**

- ASP Boundary
- - - 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**6.0**

Title  
**Water Servicing**

OCTOBER 26, 2006  
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## 6.0 Implementation

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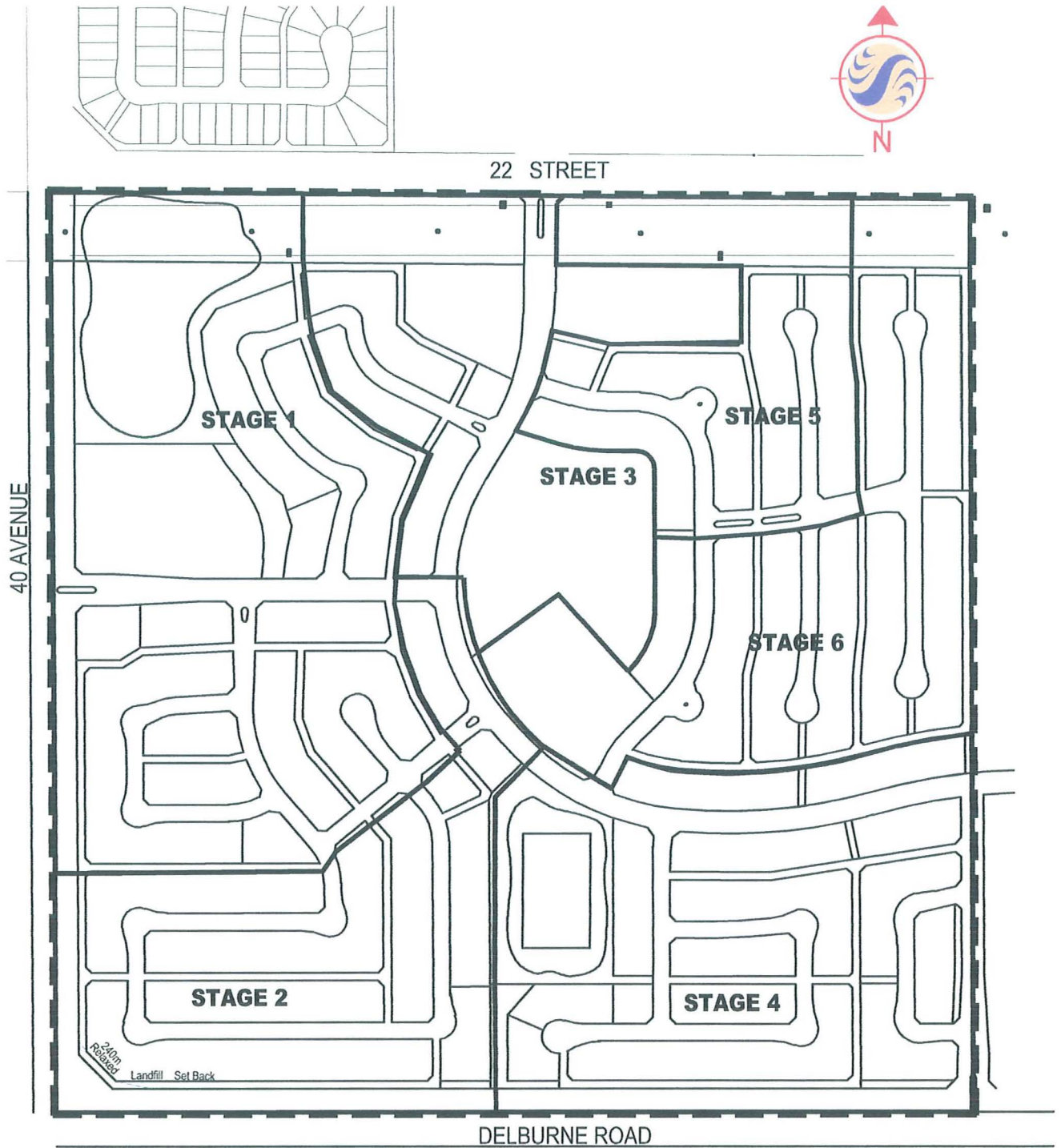
### 6.1 DEVELOPMENT STAGING

Infrastructure to service the Inglewood NASP will be extended into the neighbourhood from 22 Street and 40 Avenue in the northwest. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on Figure 7.0 - Phasing, development in the first part of Inglewood is anticipated to begin from the access connection at 40 Avenue and proceed to the east towards the central school / park site. The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions of separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

### 6.2 REDISTRICTING & SUBDIVISION

Redistricting and subdivision applications to conform to the land use designations described in the NASP will be undertaken as necessary. Guided by the City of Red Deer MDP, the East Hill ASP and the Inglewood NASP, redistrictings and subdivisions will be required to adhere to the City of Red Deer Land Use Bylaw and the informational requirements necessary for each application.



--- ASP Boundary  
 — Phasing Boundary

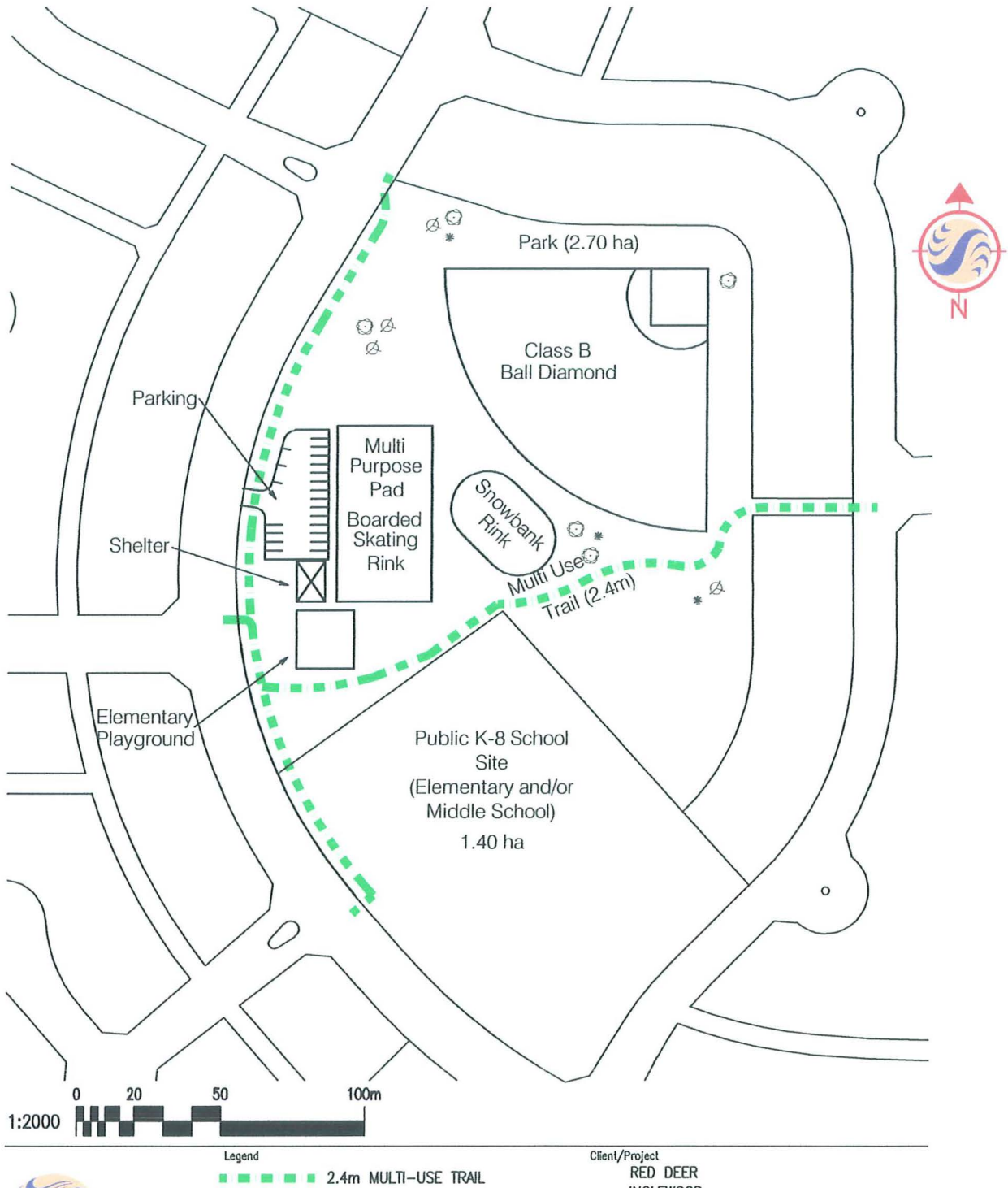
Client/Project  
 RED DEER  
 INGLEWOOD  
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**7.0**

Title  
**Phasing**

OCTOBER 26, 2006  
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Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**ILLUSTRATION 2.0**

Title  
**CENTRAL SCHOOL / PARK SITE**

October, 2006  
128 70620

Item No. 3

**BYLAW NO. 3357/B-2008**

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

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

1. That "Use District Map O10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 1 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008.

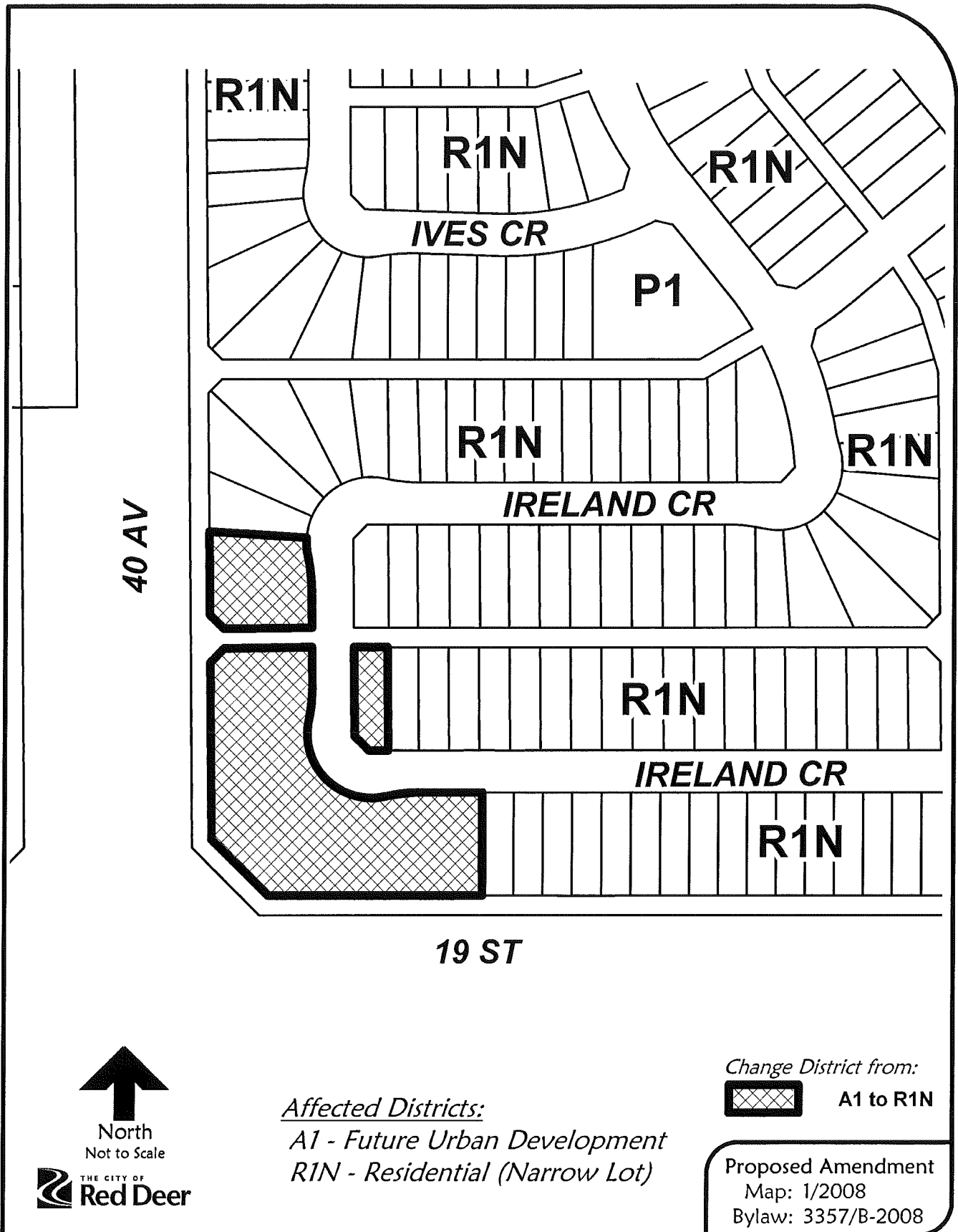
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008.

\_\_\_\_\_  
MAYOR

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

*Proposed Amendment to Land Use Bylaw 3357/2006*



Item No. 4

**BYLAW NO. 3406/2008**

**Being a bylaw to authorize the borrowing of funds for short-term operating purposes until taxes are collected.**

**Background**

- A. Council of The City of Red Deer (the "City") deems it necessary to borrow up to the sum of **Twenty-Five Million Dollars** (\$25,000,000.00) from time to time to meet its current year operating expenditures and obligations until such time as the taxes to be levied can be collected.
- B. Section 256 of the Municipal Government Act, RSA 2000, Ch. M-26 permits a municipality to borrow funds for the purpose of financing operating expenditures, provided that the amount of such borrowing does not exceed the amount that the municipality estimates will be raised in taxes in the year of the borrowing.
- C. The amount of the taxes estimated to be levied by The City of Red Deer (the "City") for years 2008, 2009 and 2010 is in excess of **Seventy Million Dollars** (\$70,000,000.00) in each of those years and, therefore; the amount of the proposed temporary borrowing will not exceed the amount of the taxes estimated to be levied.
- D. The proposed borrowing will not cause The City to exceed its debt limit.

NOW THEREFORE the Council of The City of Red Deer enacts as follows:

**Short Title**

- 1. This Bylaw may be known as the "Short Term Borrowing Bylaw".
- 2. The City Manager is authorized to borrow, from time to time, a sum or sums not exceeding **Twenty-Five Million Dollars** (\$25,000,000.00) in each of the years 2008, 2009 and 2010, which borrowing the Council deems necessary to meet the operating

expenditures and obligations of the Corporation for those years until such time as taxes can be collected.

2. The borrowing may be made from the Bank of Montreal or such other lender as the City Manager may from time to time determine.
3. The maximum interest rate for any borrowing under this bylaw shall not exceed 10 percent per annum. If a borrowing is made at a floating rate and the rate exceeds 10 percent per annum, the loan shall thereupon be repaid immediately.
4. The borrowings authorized by this Bylaw shall be repaid from general tax revenue.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008

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MAYOR

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CITY CLERK

**DATE:** February 1, 2008  
**TO:** Kelly Kloss, Legislative & Administrative Services Manager  
**FROM:** Lorianne Marshall, Acting Corporate Controller, Finance & Budgeting  
**SUBJECT:** Short Term Borrowing Bylaw

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### **Legislative History**

The Municipal Government Act (MGA) Section 251 Borrowing bylaw states that, "a municipality may only make a borrowing if the borrowing is authorized by a borrowing bylaw". It also outlines the other requirements which must be included in the bylaw.

The MGA Section 256 Operating expenditures also states that, "a borrowing bylaw that authorizes the borrowing does not have to be advertised if the term of the borrowing does not exceed 3 years.

Council has traditionally approved a short term borrowing bylaw covering 3-year periods roughly coinciding with the term of the Council. The bylaw covering the fiscal years 2005–2007 inclusive was passed in the amount of \$25 million.

### **Background**

The City generally tries to maximize its investment earnings by estimating cash flows and investing the excess funds. Occasionally, the actual cash flows differ from the estimated cash flows to the point where The City's bank account is in an overdraft position. This overdraft is a short term borrowing from the bank requiring a short term borrowing bylaw to be in place.

In the fiscal years 2005 – 2007 inclusive, The City has used this borrowing capability on 10 occasions with the longest period of time being 3 months. The largest amount borrowed during this 3-year period was \$14.75 million.

The maximum rate of interest has been set at 10 percent to allow for potential interest rate fluctuations during the 3-year period the bylaw will be in effect. The actual rate of interest is the bank's prime rate of interest which fluctuates over time.

### **Recommendation**

That Council approve the short term borrowing bylaw for the fiscal years 2008 – 2010 inclusive.



Lorianne Marshall, CMA  
Acting Corporate Controller, Finance & Budgeting

***Comments:***

We agree with the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager

**Environmental Services Department**

**Date:** January 21, 2008

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

**From:** Jim Chase, Environmental Services Technologist  
Jeff Miller, Environmental Planning Superintendent  
Tom Marstaller, Environmental Services Manager

**Re:** **Request for Additional Funds for Waste Water Treatment Plant  
Hazard Control Contract**

---

**Background**

In 2005, The City hired a safety consulting firm (Arresting You Ltd.) to conduct a rooftop Hazard Assessment and Identification at The City of Red Deer's Wastewater Treatment Plant. The assessment identified that a falling hazard exists to maintenance workers who perform routine tasks on several building roof tops at this site. These routine tasks include such things as maintenance on air handling units near roof edges, changing hard to reach light bulbs, and walking on elevated walkways. Also it was determined that many of the rooftop access ladders and stairways did not meet O.H. & S. standards. It was recommended that engineered controls such as hand rails and proper permanent ladders be installed to meet O.H. & S. standards.

A budget amount of \$100,000.00 (\$50,000 in 2006 and \$50,000 in 2007), taken from the Wastewater Stabilization Reserve, was approved to implement this project which has experienced delays due to staff turnovers and heavy workloads.

**Request For Proposal**

Due to the high risk of safety to workers it was decided that a consultant would be required for this project to:

- conduct a more detailed hazard assessment
- recommend proper controls
- prepare working drawings
- prepare tender package
- provide construction management
- provide final inspections and Construction Completion Certificate



A Request for Proposal went out in June of 2007 and Associated Engineering was selected for this project at a price of \$21,190.00. The next highest bid was \$40,860.00.

Site assessments were performed with Associated Engineering's project manager, structural engineer and safety consultant. The focus of this project was to recommend and implement controls that would put high priority on the safety of the workers, yet keeping in mind that possibly operational procedures could be used in some instances in order to reduce costs. Examples of operational procedures could be the use of a step ladder to change a light bulb in areas not too close to a roof edge while utilizing a second worker to secure the step ladder. Another example would be the use of a man lift, where possible to change light bulbs. While these types of measures were considered and recommended in some instances, O.H. & S. prefers the use of engineered controls wherever possible. These types of controls, even though more costly, have the highest success rates in reducing injuries.

### **Tendering**

A tender for this project went out in December and two bids were submitted from Nason Contracting Group Limited (\$164,671) and Graham Industrial Services Limited (\$290,000). Because of the nature of the work a contingency amount of 10% is recommended.

Based on the tendered prices the project budget breakdown is as follows:

|                                     |           |
|-------------------------------------|-----------|
| Consulting costs                    | \$21,190  |
| Low bid (Nason)                     | \$164,671 |
| Contingency amount (10% of low bid) | \$16,467  |
| Total estimated project cost        | \$202,328 |
| Approved budget for project         | \$100,000 |
| Total additional funds required     | \$102,328 |
| Total additional funds requested    | \$102,500 |

### **Summary**

The safety hazards to the maintenance workers at the WWTP plant was documented in 2005 and has been identified in the latest internal safety audit. At the time the project budget was developed \$100,000.00 was deemed to be sufficient to complete this project. Once the details of the scope of work were completed, the magnitude of this project became larger than originally anticipated. A summary of engineered controls required for this project include:

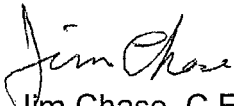
- 26 separate sections of aluminum handrails for a total of 160 linear meters
- 8 aluminum fixed ladders (some with cages)
- Kick plates on stairway landings

- replace one set of corroded steps
- relocate two lights on masts

The Tender bids are only open for acceptance for 60 days from the date of closing of Tenders which was December 14, 2007. Sixty days from that date is February 13, 2008.

### **Recommendation**

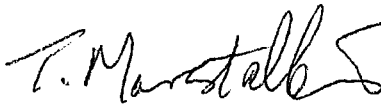
It is respectfully recommended that council approve an extra \$102,500.00 to be taken from the Wastewater Stabilization Reserve (2.4317.415) to complete this project in 2008.



Jim Chase, C.E.T.  
Environmental Services Technologist



Jeff Miller, P.Eng.  
Environmental Planning Superintendent



Tom Marstaller, M.Sc., P.Eng.  
Environmental Services Manager

/lls

- c     Director of Development Services  
        Corporate Controller – Finance and Budget  
        Environmental Services Office Supervisor

***Comments:***

We agree with the recommendation of Administration.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



Greater Downtown Coordinator

**Date:** February 1, 2008

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

**From:** Ed Morris, Greater Downtown Coordinator

**Subject:** Greater Downtown Action Plan - Proposed Time Lines

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***History***

The Greater Downtown Action Plan Review Committee held their inaugural meeting on January 30, 2008, at that time reviewing the 2000 Greater Downtown Action Plan (GDAP) and Terms of Reference for the review and update process. At that time, a proposed time line was presented to the committee for discussion and approval. The committee recommended minor liaison changes between the GDAP Review Committee and the Riverlands Review Committee, these changes have been adopted. Attached as Schedule "A" is the updated time line illustrating the direct and indirect links with the Riverlands Review Committee.

The Riverlands Review will review existing and new concepts and suggestions for the development of the Riverlands Community, including the original concept, the Riverwalk/canal and scheduled opportunities for public participation and input.

***Recommendation***

That City Council approves the timelines for the Greater Downtown Action Plan as recommended by the Greater Downtown Action Plan Review Committee.

Ed Morris  
Greater Downtown Coordinator

Date: January 21, 2008

To: Craig Curtis, City Manager  
Kelly Kloss, Legislative & Administrative Services Manager

From: Howard Thompson, Land & Economic Development Manager  
Ed Morris, Greater Downtown Coordinator

**Re: Report on Canal Review Process for the Riverlands Area**

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Background:

- Riverlands Community Plan and Area Redevelopment Plan (ARP - Bylaw 3335/2004)
  - Provides framework to create a high quality, comprehensively planned mixed use urban community.
- Riverlands Implementation Committee
  - Decision to move the plan forward with regards to implementing the policies contained in the ARP and review development proposals through an admin team. Projects include land use, traffic study, market study, engineering/infrastructure requirements, parks and culture component, etc.
- Chamber of Commerce: Tourism Development Subcommittee
  - Focus on the potential to create a major tourism attraction or product to act as a driver of tourism to Red Deer over the next 25 to 50 years. This was an independent review of many conceptual ideas with no in depth consultation with City and no limitations or constraints (eg. cost analysis) to encourage outside of box proposals. The result was the committee chose the canal project.
  - Red Deer Advocate advertising supplement released outlining the "Red Deer Riverwalk" concept based on the canal system in San Antonio, Texas and requesting public input. (see Appendix for Overlay map)
  - Other than the physical construction of a canal system there are many similarities in the canal concept to the Riverlands Community Plan and ARP such as:
    - Mixed use commercial and residential opportunities
    - Arts & Cultural area; gathering spaces; potential for water features eg. fountains, pools, etc
    - Alexander Way – grand boulevard – pedestrian friendly scale – special events focus
    - Hotel/Convention center
    - Maximize potential of the Red Deer River; Riverwalk concept in both the ARP and the Waskasoo Park Gathering Places Study
    - Create destination attraction in area

Objective and Proposed Actions:

To review the feasibility of the canal concept in conjunction with the update of the Greater Downtown Action Plan.

- See attached flow chart outlining parallel processes and timelines to update the Greater Downtown Action Plan (GDAP) and the linkages to reviewing the canal concept
- GDAP update: January 2008 to January 2009
  - Includes visioning and public input processes for the greater downtown including the Riverlands area
- Due diligence review of the canal proposal: January 2008 to July 2008
  - Evaluate Chamber proposal “as submitted” as it pertains to the development of the Riverlands community and it’s compatibility with the existing Riverlands plan. Any alternatives (eg. partial implementation or other concepts) to be considered through the GDAP update (including public input) and then if required the feasibility of the alternatives to be reviewed.
  - Step 1: Strike a joint review committee consisting of one City Councillor, one Senior City Administrator and two members from the Chamber Tourism Development Subcommittee (tbd) supported by City Administration to develop a review strategy.
    - Develop terms of reference to conduct the study and hire consultant(s) as required
  - Step 2; Proposed review activities / strategy:
    - Brainstorm for any major constraint or limiting factors eg. any show stoppers such regulatory approvals required eg. water licenses
    - Understand plan vision and compatibility
    - Examine through sustainability lense and determine environmental impacts
    - Determine infrastructure / engineering capital cost estimates plus ongoing operating and maintenance costs
    - Conduct a marketing study, and an economic impacts / cost benefit analysis
    - Feed results into the GDAP update for public input
  - Step 3: Further review of alternatives from GDAP
  - Step 4: Depending on outcome, an amendment to the Riverlands ARP maybe required in the fall of 2008 with the process to run concurrently or just following adoption of the GDAP update
- Funding for the Riverlands Implementation is currently funded through the Land Bank. Should this review require additional funds over and above those required for existing or intended implementation plans then a request will be presented to Council.
- The impact of this review on development timelines may result in delays implementing the infrastructure development and marketing of the West Yards. The best case timelines are as follows:
  - Review through 2008 and ARP amendment adoption, if required, in January 2009
  - Riverlands Implementation Committee to continue their work plan and projects to facilitate redevelopment through 2008 and 2009
  - Infrastructure development and marketing through 2009
  - New development in 2010

# CITY WITH STAKEHOLDERS

51

# CITY/CHAMBER

Review and Update  
GDAP

Review Canal/Riverwalk  
Proposal

January

Appoint GDAP Steering  
Committee

Establish Joint Comm.  
City/Chamber

January/  
February

February

Hire Consultant Team

Establish  
Process

Determine Review Strategy

February

May

Review All Downtown  
Initiatives

- Understand Vision  
- Hire Consultant  
- Investigate Cost / Benefit  
- Feasibility

March

June

Public Visioning Session

Study

Complete Feasibility  
Analysis

April/May  
June

July

Review Alternatives

August/  
September

Draft Recommendations  
GDAP & Riverlands ARP

Feedback  
Loop  
Recommendation

October

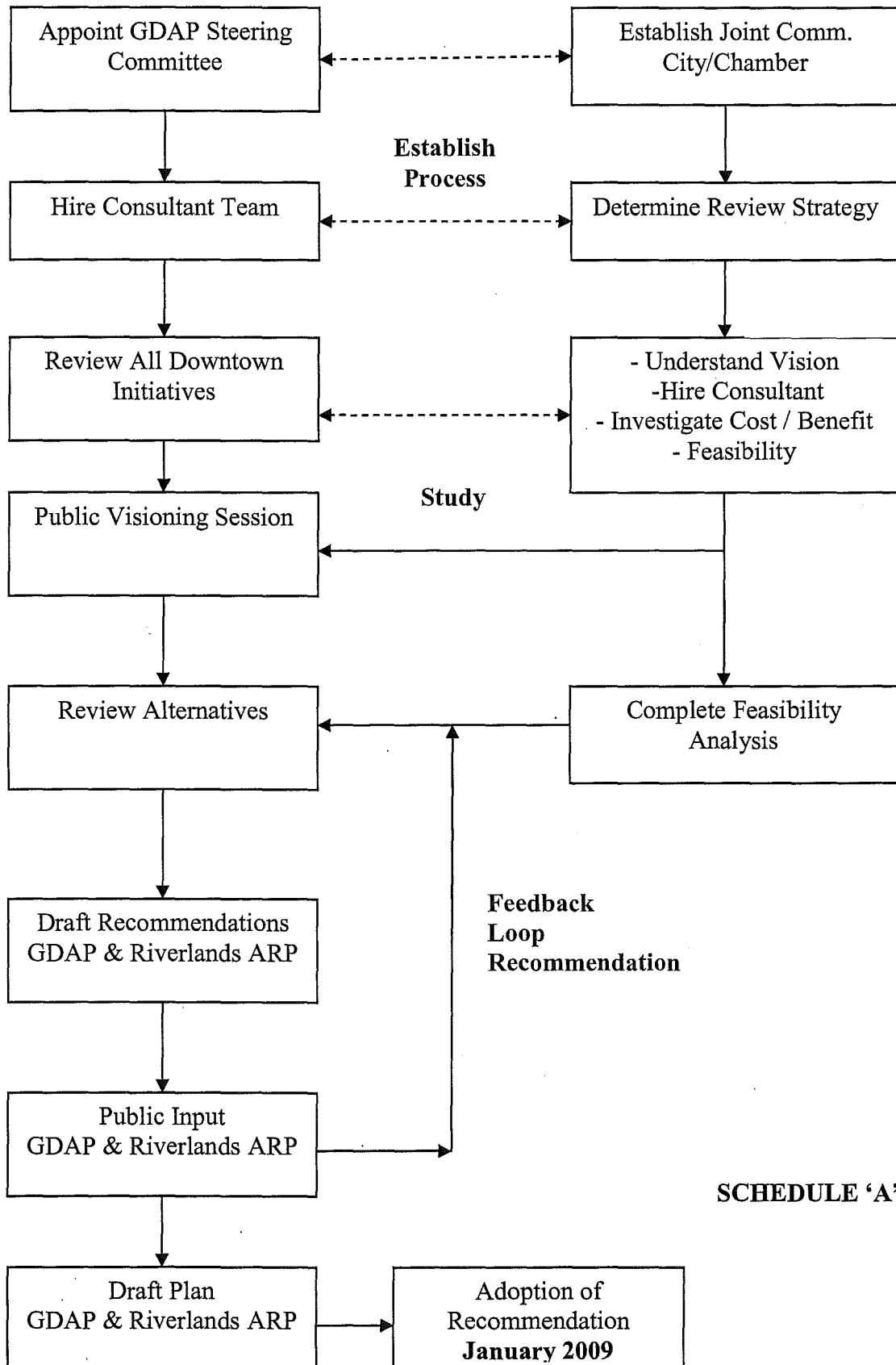
Public Input  
GDAP & Riverlands ARP

SCHEDULE 'A'

November

Draft Plan  
GDAP & Riverlands ARP

Adoption of  
Recommendation  
January 2009



*Comments:*

We recommend that Council approve the process and timelines. It is important to adhere to this timeline in order to proceed with the development of Riverlands in 2009. It is recommended that the Council appointment to the Riverlands Committee be one of the members of the Greater Downtown Action Plan Steering Committee (Cindy Jefferies; Larry Pimm) to ensure continuity.

"Morris Flewwelling"  
Mayor

"Craig Curtis"  
City Manager



**BYLAW 3215/A-2008**

Being a bylaw to amend Bylaw No. 3215/98, the Utility Bylaw of The City of Red Deer.

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

Bylaw No. 3215/98 is hereby amended by:

- 1 Deleting Schedule "A" in its entirety and replacing it with the attached new Schedule "A".
- 2 Deleting Schedule "B" in its entirety and replacing it with the attached new Schedule "B".
- 3 Deleting Schedule "D" in its entirety and replacing it with the attached new Schedule "D".
- 4 This bylaw will come into full force and effect March 1, 2008.

READ A FIRST TIME IN OPEN COUNCIL this 28th day of January 2008.

READ A SECOND TIME IN OPEN COUNCIL this 28th day of January 2008.

READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2008.

\_\_\_\_\_  
MAYOR

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

**SCHEDULE "A"****Effective for all consumption, estimated or actual, on or after March 1, 2008****UTILITY BILLING FEES**

|   |   |               |
|---|---|---------------|
| 1 | Application fee for utility billing                         | \$15.00       |
| 2 | Installation of more than one meter                         | \$21.00/meter |
| 3 | Requested meter reading                                     | \$21.00       |
| 4 | Service call during regular hours                           | \$44.50       |
| 5 | Service call after regular hours                            | \$150.00      |
| 6 | Disconnection service charge                                | \$45.00       |
| 7 | Reconnection service charge                                 | \$45.00       |
| 8 | Non-application fee<br>(open a new account in owner's name) | \$30.00       |

**MISCELLANEOUS WATER AND  
WASTEWATER RATES**

|   |   |                        |                      |
|---|---|------------------------|----------------------|
| 1 | New service connection:   | From Main In<br>Street | From Main<br>In Lane |
|   | (a) Basic charge for 1" (25 mm) water<br>and 6" (150 mm) sanitary | \$6,430.00             | \$5,350.00           |
|   | (b) Basic charge for 1" (25 mm) water                             | \$5,520.00             | \$4,450.00           |
|   | (c) Basic charge for 6" (150 mm)<br>sanitary sewer                | \$5,520.00             | \$4,450.00           |

**SCHEDULE "A"**

|   |            |            |
|---|------------|------------|
| (d) Basic charge for 4" (100 mm)<br>storm sewer   | \$5,520.00 | \$4,450.00 |
| (e) Basic charge for 1" (25 mm)<br>water main, 150 mm sanitary<br>and 4" (100 mm) storm sewer | \$6,790.00 | \$5,625.00 |
| (f) Dual service upon approval  | \$7,465.00 | N/A        |
| (g) Water service renewal upon<br>approval  | \$6,125.00 | N/A        |

Extra charge for:

Larger water service:

|      |          |          |
|------|----------|----------|
| 1.5" | (38 mm)  | 275.00   |
| 2"   | (50 mm)  | 750.00   |
| 4"   | (100 mm) | 3,000.00 |
| 6"   | (150 mm) | 3,710.00 |
| 8"   | (200 mm) | 5,000.00 |
| 10"  | (250 mm) | 6,510.00 |
| 12"  | (300 mm) | 8,090.00 |

Larger sanitary or storm sewer:

|     |          |        |
|-----|----------|--------|
| 8"  | 200 mm   |        |
|     | Ribbed   | 205.00 |
|     | DR35     | 285.00 |
| 10" | (250 mm) |        |
|     | Ribbed   | 310.00 |
|     | DR35     | 465.00 |

**SCHEDULE "A"**

|   |  |                            |                    |
|---|--|----------------------------|--------------------|
|   | 12"  | (300 mm)<br>Ribbed<br>DR35 | 430.00<br>675.00   |
|   | 15"  | (375 mm)<br>Ribbed<br>DR35 | 605.00<br>965.00   |
|   | 18"  | (450 mm)<br>Ribbed<br>DR35 | 970.00<br>1,450.00 |
|   | 24"  | (600 mm)<br>Ribbed         | 1,715.00           |
| 2 | Disconnection of service (water kill)                                      |                            |                    |
|   | up to 50 mm in size  |                            | 2,415.00           |
|   | up to 50 mm in size, same dig at time of basic service                     |                            | 1,060.00           |
|   | over 50 mm in size   |                            | 4,110.00           |
| 3 | Additional fee for winter construction of service<br>(Nov. 15 – May 15)    |                            |                    |
|   | Lane   |                            | 1,335.00           |
|   | Street   |                            | 2,000.00           |
| 4 | Other Charges  |                            |                    |
|   | Construction of manhole to 3.1 metres in depth                             |                            | 3,615.00           |
|   | (a) Additional cost per vertical metre in excess<br>of 3.1 metres in depth |                            | 489.00             |

**SCHEDULE "A"**

|                    |          |
|--------------------|----------|
| Inspection Chamber | 2,110.00 |
|--------------------|----------|

|                                     |          |
|-------------------------------------|----------|
| Fire Hydrant and Valve Installation | 5,100.00 |
|-------------------------------------|----------|

## Cutting and replacing pavement:

|   |          |
|---|----------|
| (a) Single or double service 3" (75 mm) and under | 1,730.00 |
| (b) Single or double service over 3" (75 mm)      | 2,200.00 |
| (c) Triple service 3" (75 mm) and under           | 3,000.00 |
| (d) Triple service over 3" (75 mm)                | 3,200.00 |
| (e) For service kill 3" (75 mm) and under         | 1,200.00 |
| (f) For service kill over 3" (75 mm)              | 1,300.00 |
| (g) For water service renewal                     | 1,100.00 |

## Replacing sidewalks:

|  |          |
|--|----------|
| (a) Single or double service residential | 2,300.00 |
| (b) Single or double service commercial  | 3,000.00 |
| (c) Triple service residential           | 2,400.00 |
| (d) Triple service commercial            | 3,500.00 |

## Replacing curb only:

|                              |          |
|------------------------------|----------|
| (a) Single or double service | 1,600.00 |
| (b) Triple or dual service   | 1,700.00 |

|                                      |        |
|--------------------------------------|--------|
| Landscaping Repairs (boulevard area) | 140.00 |
|--------------------------------------|--------|

|   |        |
|---|--------|
| Landscaping Repairs (utility lot/reserve) | 500.00 |
|---|--------|

## 5 Turn water off or on for repairs or line testing

|                                  |       |
|----------------------------------|-------|
| (a) during regular working hours | 44.50 |
|----------------------------------|-------|

|                                 |       |
|---------------------------------|-------|
| (b) after regular working hours | 81.50 |
|---------------------------------|-------|

**SCHEDULE "A"**

|    |   |               |
|----|---|---------------|
| 6  | Temporary water supply for construction purposes includes 5/8" (16 mm) water meter with up to 1,400 cubic metres consumption. (Consumption in excess of 1,400 cubic metres will be billed at current rate.) | 65.00         |
| 7  | Meter Test  | 58.00         |
| 8  | Repairs to water meters   | at cost       |
| 9  | Thawing water service   | at cost       |
| 10 | Repair to damaged standpipe   | at cost       |
| 11 | Private fire hydrant maintenance  |               |
|    | (a) Spring inspection (Mar. 2 – June 30)  | 31.75/hydrant |
|    | (b) Fall inspection (Aug. 1 – Oct. 31)  | 31.75/hydrant |
|    | (c) Winter inspection (Nov. 1 – Mar. 1)   | 58.00/hydrant |
|    | (d) Damage evaluation   | 31.75/hydrant |
|    | (e) Paint   | 67.50/hydrant |
| 12 | Bulk Water  |               |
|    | Use of designated fire hydrant to obtain water, \$35.00 per permit (job)  |               |
| 13 | Clearing plugged sewer  |               |
|    | (a) During regular working hours  | 96.00         |
|    | (b) After regular working hours   | 160.00        |

**SCHEDULE "A"**

|    |                                  |         |
|----|----------------------------------|---------|
| 14 | Televise sewer lines             |         |
|    | (a) Service (regular hours only) | 150.00  |
|    | (b) Mains (regular hours only)   | at cost |

**SCHEDULE "A"****WATER RATES**

Every customer shall pay for water supplied to him the aggregate of amount determined as follows:

- 1 A consumption charge of \$0.5245 for each cubic metre (\$1.4852 for each 100 cubic feet) of water supplied.
- 2 A fixed monthly charge shall be determined by the size of the meter supplied to each customer as follows:

| METER SIZE    | FIXED MONTHLY CHARGE |
|---------------|----------------------|
| 5/8" ( 16 mm) | 13.84                |
| 3/4" ( 19 mm) | 22.16                |
| 1" ( 25 mm)   | 40.34                |
| 1½ " ( 38 mm) | 94.15                |
| 2" ( 50 mm)   | 227.31               |
| 3" ( 75 mm)   | 383.78               |
| 4" (100 mm)   | 812.45               |
| 6" (150 mm)   | 1,522.47             |
| 8" (200 mm)   | 2,690.43             |



**SCHEDULE "B"**

**Effective for all rates, estimated or actual, on or after March 1, 2008**

**WASTEWATER RATES**

- 1 The cost of wastewater service for residential premises connected to the City sewerage system and which contains not more than two dwelling units shall be a flat fee of \$27.39 per month.
- 2 Where there are more than two dwelling units in residential premises or for other properties served by a single water meter, the customer shall pay at the rate of \$1.1049 per cubic metre (\$3.1328 per 100 cu. ft.) of wastewater calculated in the manner herein set forth with a minimum of \$27.39 per month.
- 3 Where the Director has tested the discharge of wastewater into the sewerage system pursuant to Clause 91 and found that the wastewater exceeds the limits of B.O.D., suspended solids or grease set out therein, then that customer shall pay for wastewater service at the following rates:
  - (a) A volume charge based on \$0.6974 per cubic metre (\$1.9747 per 100 cu. ft.)
  - (b) A treatment charge based on the amount of B.O.D., grease or suspended solids at the following rates:

B.O.D.: \$0.6088 per kg

Suspended Solids: \$0.6579 per kg

Grease: \$0.1880 per kg

**SCHEDULE "B"**

- 4 For the purpose of calculating the sewerage charge payable by a customer, the volume of wastewater contributed by the customer to the sewerage works shall be deemed to be equal to 80% of the water delivered to the customer's premises, whether the water was received from the City or from sources other than the City. Where no meter or other exact means exist to determine the quantity of water consumed by any person, the Director shall make an estimate thereof for the purpose of determining the sewerage service charges. The customer may, at his own expense, install and maintain a meter approved by the Director upon which the service charge shall thereafter be determined.
- 5 Liquid waste disposal at Wastewater Treatment Plant disposal station:
- |                             |               |
|-----------------------------|---------------|
| Single axle load            | \$23.33       |
| Tandem axle load            | \$38.90       |
| Multi-axle load             | \$99.41       |
| Vans (carpet cleaning unit) | \$38.71/month |

Note: See Schedule "A" for Miscellaneous Wastewater Rates

**SCHEDULE "D"*****Effective for all rates, on or after March 1, 2007*****SCHEDULE OF SOLID WASTE COLLECTION RATES**

1. Rates to be applicable for premises when supplied with a container by the contractor engaged by the City. Scheduled Service includes Contractor-provided container.

| SOLID WASTE COLLECTION RATES<br>FOR<br>COMMERCIAL FRONT-END CONTAINERS |  |  |  |  |
|--|--|--|--|--|
| Type of Service  | Monthly Rate                                 |  |  |  |
|  | 1.529 m <sup>3</sup><br>(2 yd <sup>3</sup> ) | 2.294 m <sup>3</sup><br>(3 yd <sup>3</sup> ) | 3.058 m <sup>3</sup><br>(4 yd <sup>3</sup> ) | 4.587 m <sup>3</sup><br>(6 yd <sup>3</sup> ) |
| <u>Service on Demand:</u>  |  |  |  |  |
| Container rental   | 23.83  | 31.81  | 39.74  | 47.72  |
| Lift charge  | 23.83  | 31.81  | 39.74  | 47.72  |
| <u>Scheduled Service:</u>  |  |  |  |  |
| 1 lift per month   | 25.74  | 30.66  | 35.58  | 45.40  |
| 1 lift every 2 weeks   | 35.58  | 45.40  | 55.27  | 74.94  |
| 1 lift per week  | 41.88  | 62.83  | 81.68  | 109.95                                       |
| 2 lifts per week   | 83.80  | 125.68                                       | 163.37                                       | 203.57                                       |
| 3 lifts per week   | 125.68                                       | 188.51                                       | 231.24                                       | 297.83                                       |
| 4 lifts per week   | 167.58                                       | 251.35                                       | 301.63                                       | 402.14                                       |
| 5 lifts per week   | 209.44                                       | 314.18                                       | 377.03                                       | 501.13                                       |
| 6 lifts per week   | 251.35                                       | 377.03                                       | 452.45                                       | 603.24                                       |
| Extra lift for scheduled service                                       | 23.83  | 31.81  | 39.74  | 47.72  |

**SCHEDULE "D"**  
**SCHEDULE OF SOLID WASTE COLLECTION RATES**

Charges for special container services in addition to the above rates will be as follows:

**RATES PER CONTAINER**

Standard Lid

No charge

Castors on Containers

\$ 6.34 per month

2. Rates to be applicable for premises where the owner or agent is charged and such owner or agent provides receptacles for hand pickup of solid waste.

| MONTHLY SOLID WASTE COLLECTION RATES FOR<br>COMMERCIAL HAND PICK-UP |                               |        |        |        |        |        |                                     |
|---|-------------------------------|--------|--------|--------|--------|--------|-------------------------------------|
| Volume<br><br>per<br>Pick-Up  | Frequency of Pick-Up per Week |        |        |        |        |        | Cost<br>per<br>Extra<br>Pick-<br>Up |
|   | 1                             | 2      | 3      | 4      | 5      | 6      |                                     |
| $\leq 0.4 \text{ m}^3$<br>( $\leq .5 \text{ yd}^3$ )                | 6.77                          | 13.54  | 20.30  | 27.07  | 33.84  | 40.61  | 6.95                                |
| $> 0.4 - 0.8 \text{ m}^3$<br>( $> 5-1 \text{ yd}^3$ )               | 13.54                         | 27.07  | 40.61  | 54.14  | 67.68  | 81.21  | 13.90                               |
| $.765 > 0.8-1.5 \text{ m}^3$<br>( $\geq 1-2 \text{ yd}^3$ )         | 27.07                         | 54.14  | 81.21  | 108.28 | 135.35 | 162.42 | 20.85                               |
| $\geq 1.5-2.3 \text{ m}^3$<br>( $\geq 2-3 \text{ yd}^3$ )           | 40.61                         | 81.21  | 121.82 | 162.42 | 203.03 | 243.64 | 27.79                               |
| $> 2.3-3.1 \text{ m}^3$<br>( $\geq 3-4 \text{ yd}^3$ )              | 54.14                         | 108.28 | 162.42 | 216.57 | 270.71 | 324.85 | 34.74                               |
| $> 3.1-3.8 \text{ m}^3$<br>( $\geq 4-5 \text{ yd}^3$ )              | 67.68                         | 135.35 | 203.03 | 270.71 | 338.38 | 406.06 | 41.69                               |
| $> 3.8-4.6 \text{ m}^3$<br>( $\geq 5-6 \text{ yd}^3$ )              | 81.21                         | 162.42 | 243.64 | 324.85 | 406.06 | 487.27 | 48.64                               |
| $> 4.6-5.3 \text{ m}^3$<br>( $\geq 6-7 \text{ yd}^3$ )              | 94.75                         | 189.50 | 284.24 | 378.99 | 473.74 | 568.49 | 55.59                               |

Note:  $0.383 \text{ m}^3$  ( $1/2 \text{ yd}^3$ ) is approximately equal to 3 units (bags or cans) of garbage

**SCHEDULE "D"****SCHEDULE OF SOLID WASTE COLLECTION RATES**

3. For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or a dwelling unit in a multiple family building or multiple family development, the charge for basic residential collection shall be \$7.89 per month per dwelling unit for the collection of a maximum of 5 units of solid waste per week year round and once a week collection of yard waste for six months per year. The charge for solid waste tags for units in excess of the basic residential collection service shall be \$1.00 per garbage tag.
4. (a) For a single family dwelling unit, a semi-detached residential unit, a single family dwelling unit with a basement dwelling unit situated therein, or any dwelling unit otherwise designated as an "R10" or "R63" account in the utility billing system, the charge for one pick-up per week of recyclable material shall be \$4.05 per month per dwelling unit.
- (b) For a multiple family building, designated as either an "R11" or "R62" account in the utility billing system, the charge for one pick-up per week of recyclable materials shall be \$3.55 per month per dwelling unit.
5. Disposal Grounds Rates for Acceptance of Solid Waste and Refuse

| <i>Description</i>  | <i>Rate</i>              |
|---|--------------------------|
| (1) Residents hauling residential refuse from their own residences                | \$41.00 per metric tonne |
| (2) Private companies or commercial haulers with commercial or residential refuse | \$41.00 per metric tonne |
| (3) Demolition, concrete, asphalt and tree rubble                                 | \$41.00 per metric tonne |
| (4) Special Waste   | \$60.00 per metric tonne |
| (5) Asbestos  | \$60.00 per metric tonne |

**SCHEDULE "D"****SCHEDULE OF SOLID WASTE COLLECTION RATES**

| <i>Description</i>  | <i>Rate</i>                 |              |
|---|-----------------------------|--------------|
| (6) When fractional metric tonnes are delivered, the rate charged for the same shall be determined by prorating the above rates per tonne in the same ratio as the weight of such refuse, waste or rubble delivered bears to a metric tonne. In any event, a minimum charge of \$5.00 shall apply for items 5 (1), 5 (2), 5 (3), 5 (4), and a minimum charge of \$55.00 shall apply for item 5 (5). |                             |              |
| (7) Cover Material as defined in The City of Red Deer Waste Management Facility Disposal Guidelines   | No Charge                   |              |
| (8) A surcharge of \$20.00 per load will be applied to unsecured loads as outlined in section 129 (3)   |                             |              |
| 6. Dry Waste Disposal Site  |                             |              |
|   | <i>Dirt</i>                 |              |
|   | <i>Concrete and Asphalt</i> |              |
| Single Axle   | \$ 10.00                    | \$ 32.00     |
| Tandem  | \$ 10.00                    | \$ 32.00     |
| End Dumps   | \$ 20.00                    | \$ 64.00     |
| Pups and Trucks   | \$ 20.00                    | \$ 64.00     |
| Service charge for opening the gate<br>(If special trip is required)  |                             | \$15.00/trip |

**BYLAW NO. 3217/A-2008**

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 replacing the current Inglewood West Neighbourhood Area Structure Plan (2004) in its entirety with the attached Inglewood West Neighbourhood Area Structure Plan (February 2008).

|   |        |       |
|---|--------|-------|
| READ A FIRST TIME IN OPEN COUNCIL this      | day of | 2008. |
| READ A SECOND TIME IN OPEN COUNCIL this     | day of | 2008. |
| READ A THIRD TIME IN OPEN COUNCIL this      | day of | 2008. |
| AND SIGNED BY THE MAYOR AND CITY CLERK this | day of | 2008. |

---

MAYOR

---

CITY CLERK

**Inglewood West  
SW ¼ Section 3-38-27-W4**

**Neighborhood Area Structure Plan**



**Prepared for:**

**Melcor Developments  
Ltd.**

**Prepared by:**



**Stantec**

**Stantec Consulting Ltd.**

**May 2004**

**Amended February 2008**



## INGLEWOOD - NEIGHBOURHOOD AREA STRUCTURE PLAN

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## 1.0 Introduction

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### 1.1 PURPOSE

The purpose of the Inglewood Neighbourhood Area Structure Plan (NASP) is to describe the land use framework and development objectives for the quarter section of land in south Red Deer located north of Delburne Road and east of 40<sup>th</sup> Avenue. Inglewood includes an area of approximately 65.3 hectares (161 acres) and was first contemplated in the East Hill Area Structure Plan (ASP) as one of a number of neighbourhood units accommodating future growth in south Red Deer.

The Inglewood NASP has been prepared by Stantec Consulting Ltd. on behalf of Melcor Developments Ltd.

Melcor's commitment through the Inglewood NASP is to develop a balanced community of residential and recreational opportunities with complimentary land uses. In order to achieve this, Melcor intends to integrate the area with interconnected parks and open space linkages, and the development of high-quality residential opportunities. Together, these aspects will provide the City of Red Deer with a unique area for community development.

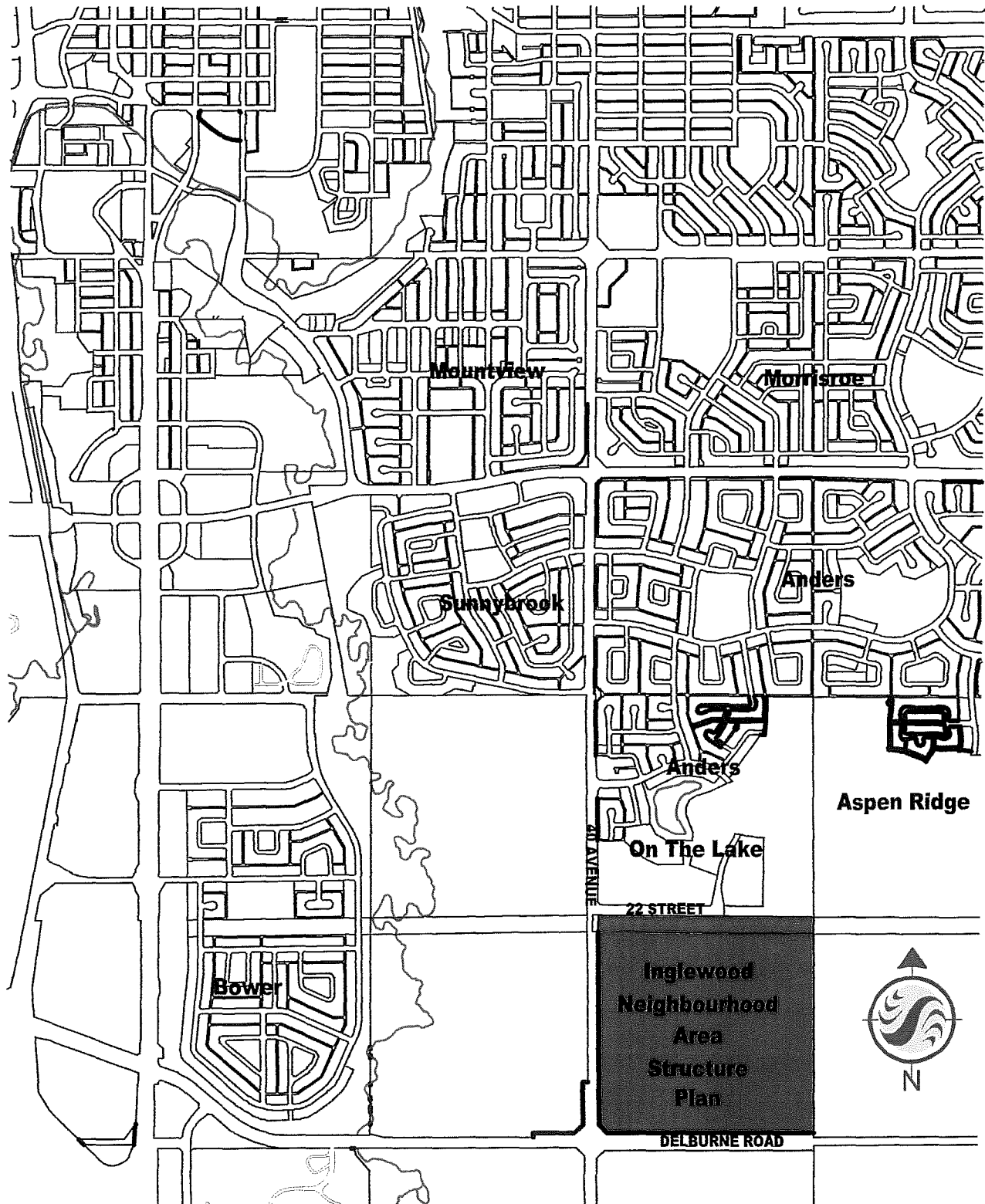
Approval of the Neighbourhood Area Structure Plan will provide the basis for proceeding with Melcor's and the City of Red Deer's vision for this area. The NASP provides the opportunity to develop components of the overall vision in the initial phases of development through recreational amenities, a variety of housing forms and lifestyles, and by beginning the interconnected multi-use trail system incorporated as an integral part of the overall development concept.

The purpose of this document is to describe the land use pattern and development objectives for the Inglewood NASP. The NASP will implement the land use framework and development objectives by identifying the type, size and location of various land uses, density of development, location of major roadways, conceptual servicing designs and sequence of development. The detailed design of each phase (redistrictings and plans of subdivision) will refine the concept presented by the NASP Bylaw for Inglewood.

### 1.2 DEFINITION OF PLAN AREA

The Inglewood Neighbourhood Area Structure Plan consists of land located within the SW ¼ Section 3-38-27-W4 and includes an area of approximately 65.30 hectares. As shown on Figure 1.0 – Location Context, the NASP is defined by the following boundaries:

- **North Boundary** – 22<sup>nd</sup> Street
- **West Boundary** – 40<sup>th</sup> Avenue
- **East Boundary** – SE ¼ Sec. 3-38-27-W4



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Figure No.  
**1.0**

Title  
**Location Context**

- **South Boundary** – Delburne Road (Secondary Highway 595/19 Street)

The Inglewood NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the East Hill Area Structure Plan.

### **1.3 BACKGROUND**

The Inglewood Neighbourhood Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the City of Red Deer for the development of new areas.

The Intermunicipal Development Plan between the City of Red Deer and the County of Red Deer contains general land uses for areas adjacent to their common boundaries. The City and the County of Red Deer adopted the plan to guide land use and development in a coordinated and efficient manner. Similarly, the City of Red Deer's Municipal Development Plan provides general policies and broad land use categories for areas within the City in order to consider each area distinct and yet connected with all others. The Inglewood NASP Bylaw complies with both of these plans.

## **2.0 Site Context & Development Considerations**

---

### **2.1 TOPOGRAPHY, SOILS & VEGETATION**

As shown on Figure 2.0 – Existing Features, the topography of the Inglewood NASP slopes generally from the highest area along the east boundary down to the west with the lowest areas in the south-central and northwest parts of the plan. Elevations range from 898.5m to 884.5m for a total difference of approximately 14.0m.

Soils in the area consist of a thin layer of topsoil underlain by lacustrine silt, sand, clay and deposits of clay till. Occasional deposits of lacustrine sand may be found near the uppermost layer of clay till. The local clay till is typically underlain by siltstone and clay shale bedrock of the Paskapoo Formation at depths varying from 5.0m to 9.0m below grade. The soil conditions do not present any impediment to urban development.

The area subject to the NASP has remained as vacant agricultural land for a considerable length of time. There is limited vegetation existing on the site aside from a small conifer tree farm located along the north side within the TransAlta Utility Right-of-Way.

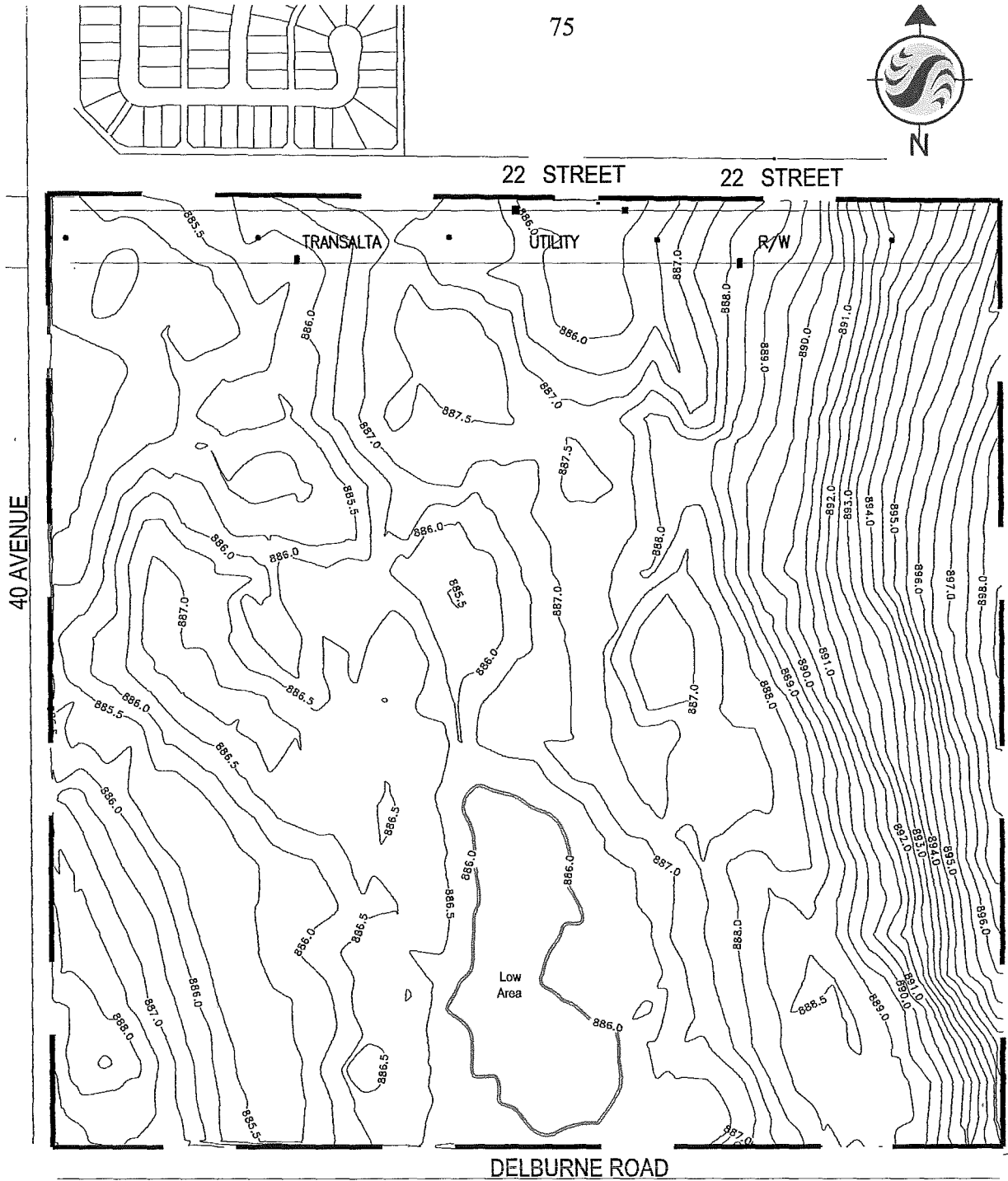
### **2.2 ENVIRONMENTAL SITE ASSESSMENT**

An Environmental Site Assessment was conducted for the subject property in April of 2001 and submitted under separate cover. From this report, the Inglewood area has been assigned a rating of "low" for environmental risk.

The City of Red Deer's landfill located southwest of 40<sup>th</sup> Avenue and Delburne Road was closed completely in the summer of 2006. Because of this closure, the current landfill setback requirement has been reduced to 300 meters. Melcor is requesting a further amendment of this setback requirement from 300 meters to 240 meters to allow for the development of residential lots in the southwest corner of this development.

Illustration 1.0 identifies the proposed setback relaxation of 240 meters.

A new Waste Management Facility was recently constructed in the section directly south of Inglewood, across Delburne Road. The current landfill operations have been set back so that the regulatory setbacks do not impact development on the north side of Delburne Road.



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NOTE: CONTOURS ARE SHOWN  
AT 0.5m INTERVALS

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Figure No.  
**2.0**

Title  
**Existing Features**

OCTOBER 26, 2006  
1129 70620

**INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Site Context &amp; Development Considerations

January 21, 2008

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**2.3 HISTORICAL RESOURCES**

There are no historical resources for this land identified in the current January 2001 publication (2<sup>nd</sup> Edition) of "A Listing of Significant Historical Sites and Areas" from the Alberta Historical Resources Foundation.

**2.4 NATURAL FEATURES**

The Inglewood ¼ is included in the ecological profile for the Anders South and adjacent natural area, proposed by Recreation, Parks & Culture Community Services. This NASP provides for the construction of a stormwater management facility in the south central area that encompasses a portion of the existing low area at this location.

**2.5 EXISTING LAND USE**

The subject area has been vacant agricultural land since the early 1900's. Utility Rights-of-Ways were registered on the land for Calgary Power (TransAlta/Utilicorp) and the Alberta Central Railway.

A small conifer tree farm is located along the north side of the plan within the TransAlta overhead power line right-of-way.

**2.6 SURROUNDING DEVELOPMENT**

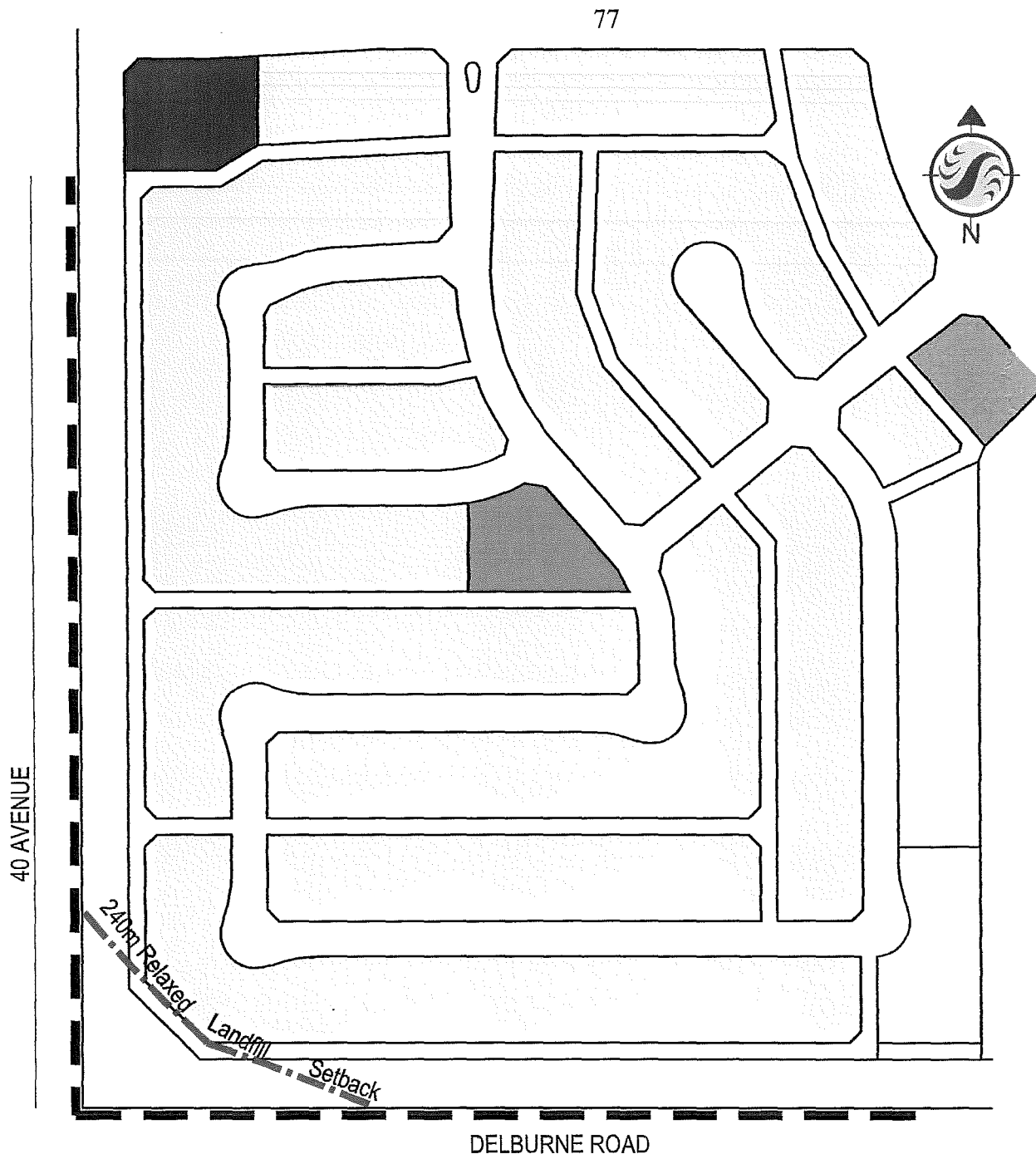
The Anders South neighbourhood is located north of Inglewood across 22<sup>nd</sup> Street. Development in the Anders area has progressed south from approximately 26<sup>th</sup> Street and east of 40<sup>th</sup> Avenue. The area was connected to 22<sup>nd</sup> Street at Austin Drive.

West of 40<sup>th</sup> Avenue is land identified for future residential development in the East Hill ASP. Presently, the area is undeveloped.

The quarter section east of Inglewood was recently developed as residential development (Ironstone).

The adjacent land to the south across Delburne Road has been used for agricultural purposes for many years. Plans to develop the new Red Deer Waste Management Facility for the south end of these lands began in the early 1990's. Construction began in 2000 on this project and the scheduled opening is in 2001. Setback requirements for the new Waste Management Facility do not affect this subdivision.





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**Legend**

- Social Facility
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- Commercial

- Park
- Landfill Setbacks

**Client/Project**

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NEIGHBOURHOOD AREA STRUCTURE PLAN

**Figure No.**

**ILLUSTRATION 1.0**

**Title**

**ALTERNATE LAND USE FOR  
CLOSED LANDFILL SETBACK**  
October 26, 2008  
128 70620

### 3.0 Development Objectives & Principles

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#### 3.1 DEVELOPMENT OBJECTIVES

The Inglewood NASP has been prepared as a comprehensively planned residential neighbourhood taking advantage of the natural topography, utility corridor and locational attributes of the area. The main objectives of the Inglewood NASP are:

- to develop a plan consistent with the general intent and purpose of the City of Red Deer Municipal Development Plan (MDP) and the East Hill Area Structure Plan;
- to provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging;
- to address and accommodate existing uses (i.e. the utility corridor and surrounding transportation routes) affecting the plan;
- to ensure the implementation of the plan takes place on an orderly, phased basis.

#### 3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Inglewood NASP is defined through the following general principles:

##### 3.2.1 Residential

- Encourage a variety of housing types, including single detached housing, row housing and apartments. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the City of Red Deer.
- Encourage pedestrian friendly streetscapes and building siting.
- Establish sufficient overall residential densities within the Inglewood NASP to help support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit in a timely fashion.
- Provide direct and safe pedestrian linkages to the community nodes such as commercial, open space, the school site and transit areas.
- Locate residential development to take advantage of features such as Storm Water Management Facilities, parks/open spaces and utility corridors.
- Orient larger parcels of medium density residential development adjacent to the collector and/or arterial road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads.

**Stantec****INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Objectives &amp; Principles

January 21, 2008

- Integrate smaller parcels of medium density residential development within the neighbourhoods adjacent to low density residential development to provide alternative housing options within the community.
- Locate concentrations of medium density residential housing next to commercial and transit nodes.

**3.2.2 Commercial**

- Provide for neighbourhood convenience commercial development opportunities within Inglewood to serve area and surrounding residents.
- Locate and orient commercial sites along arterial and/or collector roadways to ensure high visibility and to provide convenient access opportunities.
- Integrate commercial developments into the fabric of the neighbourhood to the extent possible without causing negative impacts on surrounding land uses.
- Provide convenient pedestrian linkages to commercial areas and Transit stations.

**3.2.3 Municipal Reserves and Educational Community Facilities**

- Provide a school and park site for educational and community association facilities within the neighbourhood through the dedication of municipal reserves.
- Locate and size these sites to address the student and overall populations generated within designated catchment areas using accepted methods established by the Public and Separate School Boards, Community Associations and the City of Red Deer.
- Allow for the provision of dispersed park space within the neighbourhood to provide open space and opportunities for recreation for residents through the dedication of Municipal Reserves.
- Where possible and economically viable and sustainable, utilize the existing utility corridor and future Storm Water Management Facilities to provide pedestrian linkages and open space recreational opportunities.

**3.2.4 Transportation**

- Provide a logical, safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes, and the transit / vehicular transportation needs of residents moving to, from and within the Inglewood NASP as well as the adjacent areas.
- Protect a corridor for the future improvement of roadways along the west side (40 Avenue) and south side (Delburne Road) of the neighbourhood.

**INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Objectives &amp; Principles

January 21, 2008

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- Provide non-vehicular circulation options throughout the Inglewood area with special attention to linkages to the central School/Park site, Storm Water Management Facilities, the existing utility corridor and future developed areas to the east.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

**3.2.5 Ecological Stewardship**

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses such as the Storm Water Management Facilities and the utility corridor to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the City of Red Deer to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.

## **4.0 Development Concept**

---

### **4.1 NEIGHBOURHOOD UNIT**

The development concept for the Inglewood NASP has been prepared in response to current and anticipated residential market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Inglewood NASP is comprised of 65.30 hectares of land and is bounded on the north, west and south sides by existing / future arterial roadways and on the east side by a future, connecting neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 3.0 – Development Concept. The land use statistics, number of residential units and population are represented in Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.

### **4.2 RESIDENTIAL**

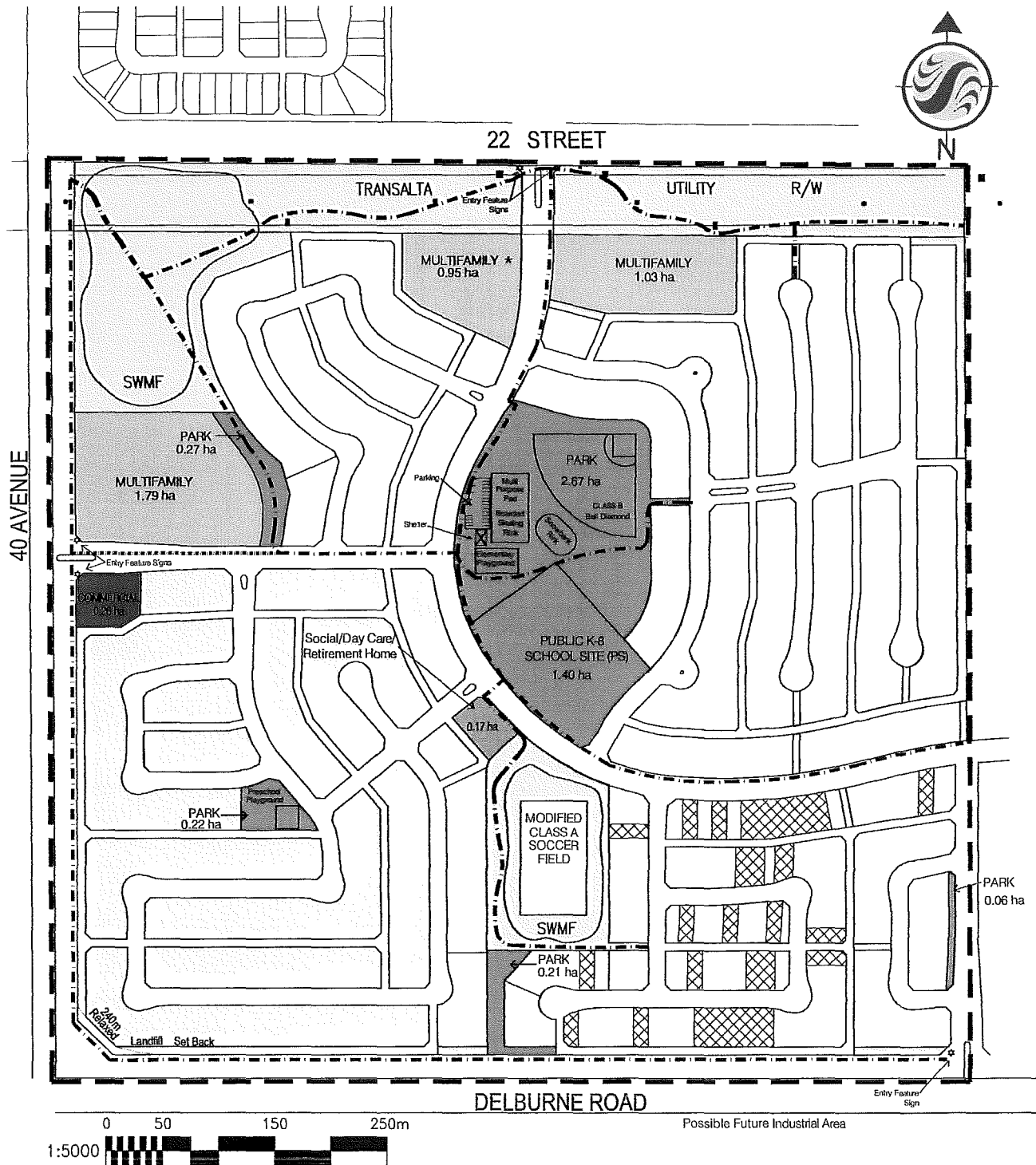
The majority of land within Inglewood is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 18 units per net residential hectare for low density residential, 21.5 units per net hectare for the smaller lot residential and a varying number of units per hectare for the medium density result in approximately 45 people per hectare.

#### **4.2.1 Low Density Residential**

As shown on Figure 3.0 – Development Concept, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the Storm Water Management Facilities, walkways, school / park sites and utility corridors. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

The southwest quadrant of the plan area, aside from a single row of homes backing onto the south-central Storm Water Management Facility, will be planned entirely for smaller lot, single family homes (R1N zoning) as a complimentary sub-unit to the overall neighbourhood.

A total of 32 of the R1 lots in the southeast corner of the quarter section have been designated for secondary suites and will add to the diversity of housing types available. The number of lots with secondary suites (i.e. 32 lots) does not exceed 10% of all R1 lots (i.e. 366 lots) in this quarter section and the lots are identified on Figure 3.0 – Development Concept following page 4.1.



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\* Multi family site was formerly a church site that was not sold as a church site within the the required advertising period.

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OCTOBER 26, 2006  
1128-70620

**Stantec****INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Concept

January 21, 2008

**TABLE 1**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**LAND USE STATISTICS**

|   | Area (ha)    | % of GDA     |
|---|--------------|--------------|
| <b>GROSS AREA</b>                               | <b>65.30</b> |              |
| Road Widening (40 Ave. & Delburne Road)         | 3.18         |              |
| TransAlta Utility R/W                           | 4.75         |              |
| Road Widening in SE 3-38-27-4                   | (0.37)       |              |
| <b>GROSS DEVELOPABLE AREA</b>                   | <b>57.74</b> | <b>100.0</b> |
| Low Density Residential (R1)                    | 20.044       | 34.7         |
| Smaller Lot Residential (R1N)                   | 9.077        | 15.7         |
| Medium Density Residential (R2 /R3)             | 2.816        | 4.9          |
| Institutional/Medium Density Residential(R2/R3) | 0.951        | 1.6          |
| Commercial (C3)                                 | 0.258        | 0.4          |
| Social/Day Care                                 | 0.168        | 0.3          |
| Public Utility Lots (PUL)                       | 3.554        | 6.2          |
| * Storm Water Management                        | 3.133        | 5.4          |
| Municipal Services                              | 0.421        | 0.7          |
| Parks & Open Space                              | 5.856        | 10.1         |
| School/Park Site                                | 4.085        | 7.1          |
| ** Neighbourhood Parks & Walkways               | 1.771        | 3.1          |
| Circulation                                     | 15.016       | 26.0         |
| Roads   | 11.147       | 19.3         |
| 7.0m Lanes                                      | 3.869        | 6.7          |

**TABLE 2**  
**INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN**  
**RESIDENTIAL UNITS & POPULATION**

| Land Use             | Area (ha) | Density<br>units/ha | Density<br>persons/unit | Population  |
|----------------------|-----------|---------------------|-------------------------|-------------|
| R1                   | 20.044    | 18.3                | 3.4                     | 1247        |
| Secondary Suites     |           |                     | 1.7 x 32 units          | 55          |
| R1N                  | 9.077     | 22.5                | 3.4                     | 678         |
| Existing R2/R3       | 1.026     | 39.0                | 3.0                     | 120         |
| Existing R2/R3       | 1.790     | 83.8                | 3.0                     | 450         |
| Existing Multifamily | 0.951     | 27.3                | 3.0                     | 78          |
| <b>Total</b>         |           |                     |                         | <b>2628</b> |

**Average Population**

45.0 persons per hectare

\* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

\*\* Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF

Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

#### **4.2.2 Smaller Lot Residential (R1N)**

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

A development setback from the landfill extends into the southwest corner of the neighbourhood approximately 115 meters (300 meters from the land fill site). As noted previously, no residential development will occur within the closed landfill setback and the area will be developed as a green-space as shown on Illustration 1.0 (following page 2.1) until a suitable land use is found for this area.

The Developer shall enter into an indemnification agreement to the satisfaction of the City Solicitor. The indemnification agreement shall include testing to the satisfaction of the Environmental Services Manager. As a minimum, annual groundwater and gas monitoring on the three monitoring wells indicated in Figure 4 of the Phase 2 ESA report will be required. Ground water shall be monitored for pH, chloride, sodium and sulphate while the head space of the wells shall be monitored for methane. The results of the testing shall be submitted annually to The City for their review. Furthermore, at the time of subdivision, a caveat is to be registered against the titles of those residential lots within the varied closed landfill setback.

#### **4.2.3 Multi – Family Residential (R2 / R3)**

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site help to ensure exposure of these features to many residents. It should be noted, however, that the location of MDR sites still respects that through traffic within low density residential areas should be reduced and/or eliminated wherever possible.



**Stantec****INGLEWOOD – NEIGHBOURHOOD AREA STRUCTURE PLAN**

Development Concept

January 21, 2008

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These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

**4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL**

One Institutional / Medium Density Residential site was located in the north part of the plan fronting onto the collector road from the west. The site was intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential.

This site was not purchased by a Church within the required advertising period, it is being developed as its alternate land use of Multi-Family Residential.

**4.4 PARKS AND OPEN SPACES****4.4.1 Central Park Site**

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development, Municipal Reserves will be dedicated as adjacent lands are developed.

Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the shelter and multi-purpose pad / boarded skated rink are not completed until a community association for the neighborhood is formed.

**4.4.2 Local Park Sites**

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

**4.4.3 Walkways and Multi Use Trail**

The Inglewood NASP has been designed around the concept of a central community recreational node connected to all areas of the neighbourhood by a series of walkways and a 2.4m multi use trail.

The walkway system provided within each development cell / cluster will be designed according to Red Deer standards and will be appropriate for each area with all collector roadway trails being 2.5m wide asphalt / concrete trails.

1.5m wide shale trails will be along the east side of the west multi-family site running north to 22<sup>nd</sup> Street and south from the school / park site around the southern detention pond.

The trails connect all areas of the plan with appealing, safe and direct access to the central node as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The multi use trail is estimated at 2.8 km in length.

Improvements to 40<sup>th</sup> Avenue and Delburne Road will also improve pedestrian connections to other areas by a 3.0m hard surface trail along 40<sup>th</sup> Avenue and Delburne Road. The City will construct these hard surface trails as part of the widening of 40<sup>th</sup> Avenue and Delburne road.

**4.4.4 Utility Corridors and Storm Water Management Facilities**

The TransAlta utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the two Storm Water Management Facilities will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the storm water control function for which they are designed.

**4.4.5 Soil Stockpiles****4.4.5.1 Topsoil Stockpile**

A topsoil stockpile is planned for the central school / park site as shown on Figure 3.0. During development of this quarter section both offsite disposal and onsite stockpiling will be utilized to deal with the topsoil generated from the stripping operation. The initial topsoil stockpile will be approximately 25,000 m<sup>3</sup> to ensure that topsoil is available for landscaping of the storm detention pond and residential lots while the remainder of the topsoil will be disposed of offsite. As development of subsequent phases proceeds the topsoil stockpile will be assessed to determine whether additional topsoil will be required in order to provide adequate quantities for landscaping of the newly developed residential lots. Excess topsoil will be disposed of offsite.

The topsoil stockpile will be located along the collector road to provide easy access to builders and homeowners in an effort to encourage utilization of the topsoil and therefore keep the topsoil stockpile as small as possible.

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Development Concept

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Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

**4.4.5.2 Clay Stockpile**

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site. The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

**4.5 EDUCATIONAL AND COMMUNITY FACILITIES**

As shown on the Illustration 2.0 – Central School/park Site, the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

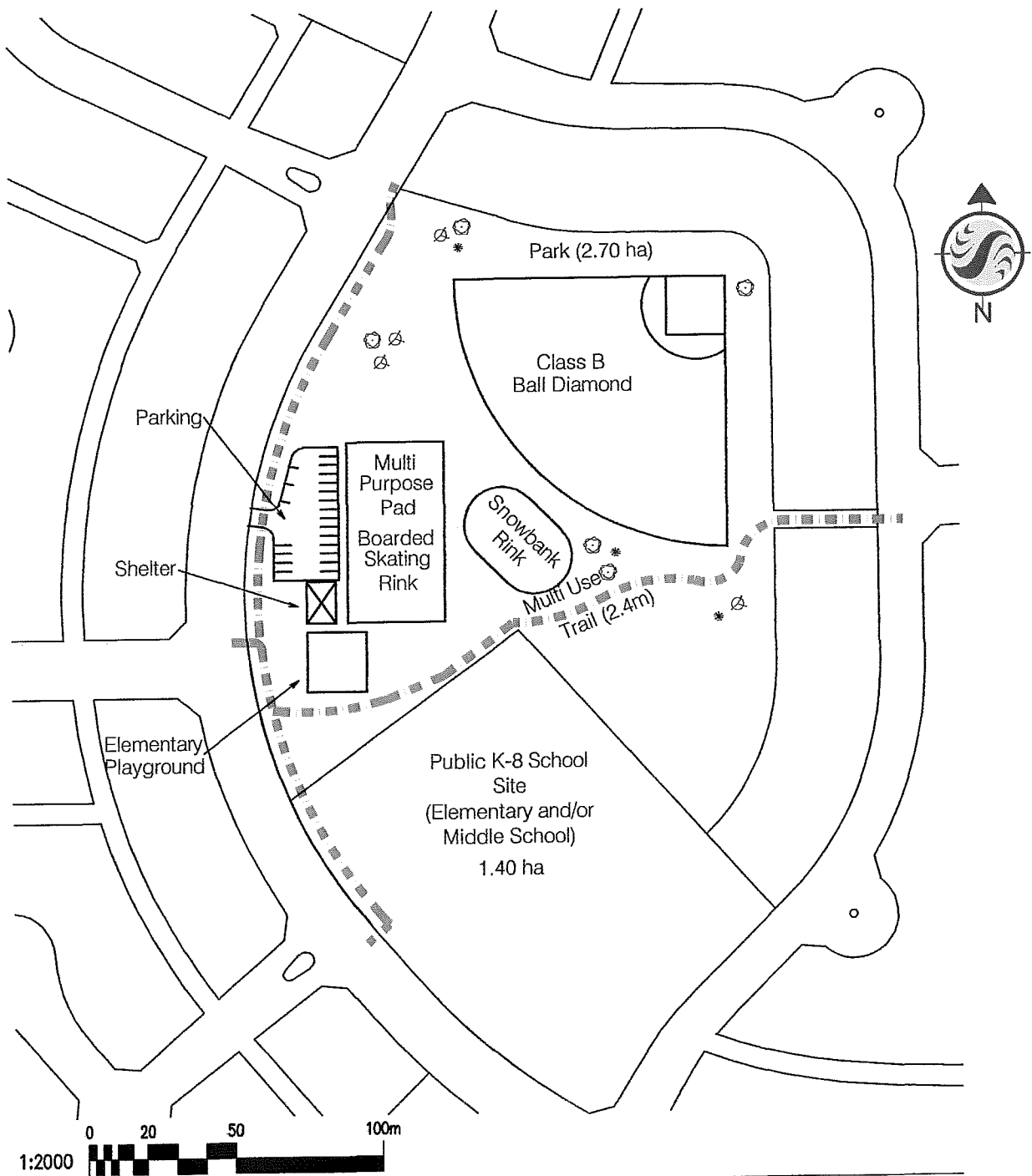
Located along the internal collector with a direct connection to 40<sup>th</sup> Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and Public School Board.

**4.6 COMMERCIAL**

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40<sup>th</sup> Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40<sup>th</sup> Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.



**Stantec**

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RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**ILLUSTRATION 2.0**

Title  
**CENTRAL SCHOOL / PARK SITE**

October, 2006  
128 70620

## **4.7 STORMWATER MANAGEMENT FACILITIES**

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector / arterial roadway network.

The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the Land Use Statistics (Table 1) as creditable Municipal Reserve.

## **4.8 TRANSPORTATION**

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, traveling public with safe and efficient access for this area of Red Deer.

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Delburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

### **4.8.1 Arterial Roadways**

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadways:

- 40<sup>th</sup> Avenue (west side)
- 22<sup>nd</sup> Street (north side)

In order to accommodate future widening of 40<sup>th</sup> Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40<sup>th</sup> Avenue at approximately the midpoint between 22<sup>nd</sup> Street and Delburne Road.

The required right-of-way for 22<sup>nd</sup> Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.

#### **4.8.2 Collector Roadways**

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40<sup>th</sup> Avenue and Delburne Road by the two other collector roads.

The collector road entrances at 40<sup>th</sup> Avenue, 22<sup>nd</sup> Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

#### **4.8.3 Local Roads**

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way.

#### **4.8.4 Laneways**

The Inglewood NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces or PUL's. Rear laneways will be designed to the City of Red Deer standards and are shown as 7.0m.

## **5.0 Engineering Services**

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### **5.1 STORMWATER DRAINAGE**

Two Storm Water Management Facilities (SWMF) are incorporated into the layout for Inglewood to properly manage and control major storm events. The larger of the two facilities is located in a low area in the northwest corner of the neighbourhood while the secondary, smaller facility is in the south central area of the plan. The smaller SWMF is situated to provide storage for the area of development north of Delburne Road by using the existing low area. In this way, the overall amount of earth moving associated with development is reduced. The larger SWMF in the northwest corner will provide storage for the balance of this development.

The City of Red Deer has identified that the 1:100 year storm water flows of an area approximately 130m east of the Inglewood quarter section may have to be accommodated in this quarter section's storm water detention facilities. The exact size of the additional area for which the 1:100 year storm flows may be directed to the Inglewood quarter will be finalized during the Engineering Servicing Study for this quarter.

The facility in the northwest corner of the development extends into a portion of the Utilicorp right-of-way to best use the lowest part of the quarter section. The integrity of the right-of-way for the power line is not compromised. The combination of the utility right-of-way and SWMF provides an extensive area of open space and recreational opportunities. The major drainage and the overall storm system are shown in Figure 4.0.

### **5.2 SANITARY SERVICING**

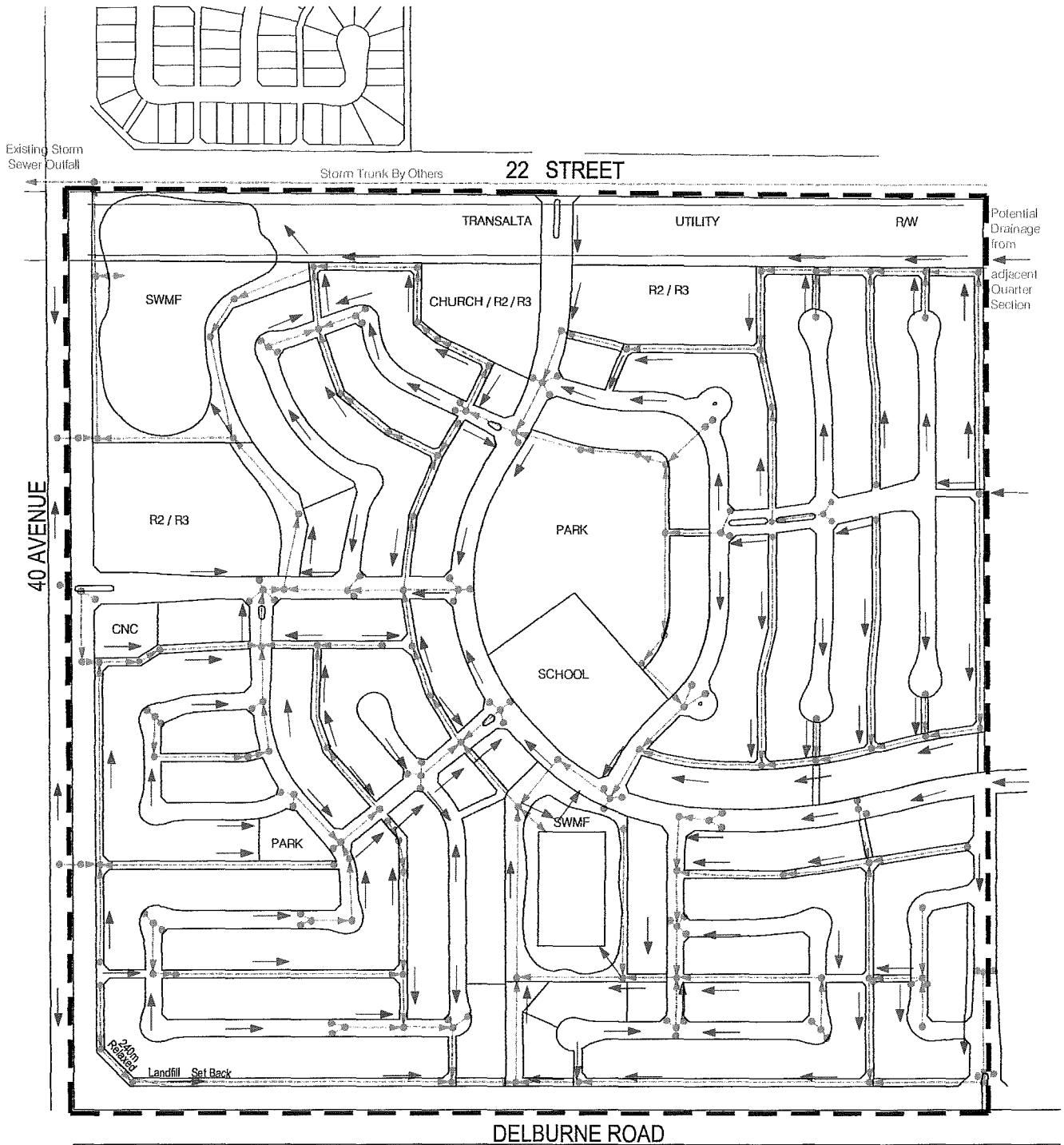
The sanitary sewer system to service this development is presented in Figure 5.0. All flows from within the Inglewood NASP will be directed to the lift station located in the southwest corner of the Anders on the Lake Neighbourhood.

### **5.3 WATER SERVICING**

The overall water distribution system needed to service the Inglewood area is shown in Figure 6.0. A 300mm diameter water main from 22 Street will be extended through Inglewood to the east quarter line with 200mm and 250mm links established throughout the neighbourhood. Another 300mm diameter water main is shown north / south along the western edge of the NASP and water main connections have been shown to the lands west of the Inglewood quarter.

### **5.4 SHALLOW UTILITIES**

There are no major servicing concerns regarding shallow utilities (gas, power, telephone and cable). All shallow utilities will be extensions of those already in place in adjacent developments.



**Stantec**

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- ASP Boundary
- Manhole
- Direction of Flow
- Major Overland Drainage

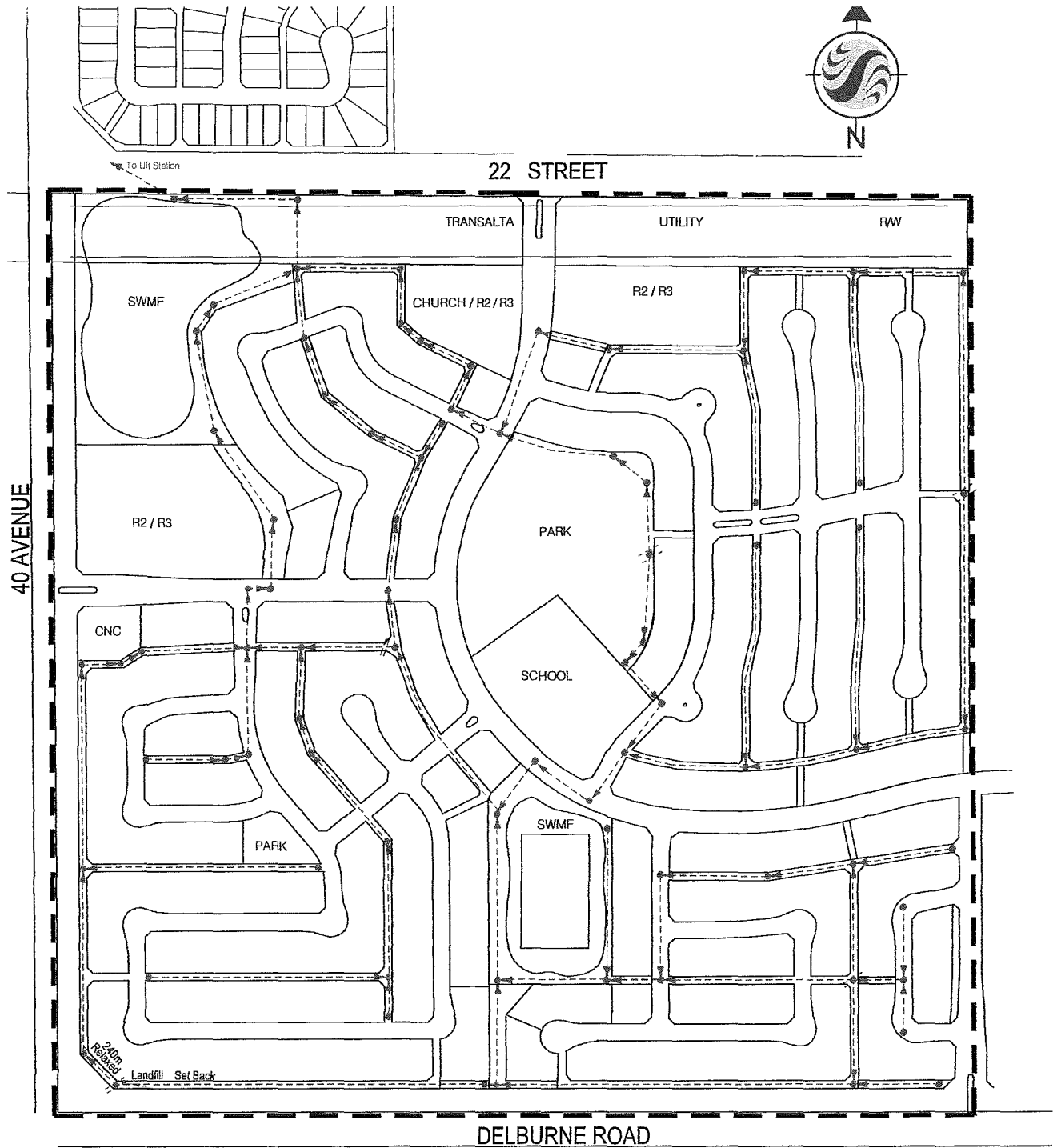
Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**4.0**

Title  
**Overall Storm Drainage  
Major Drainage**

OCTOBER 26, 2006  
112R-70620





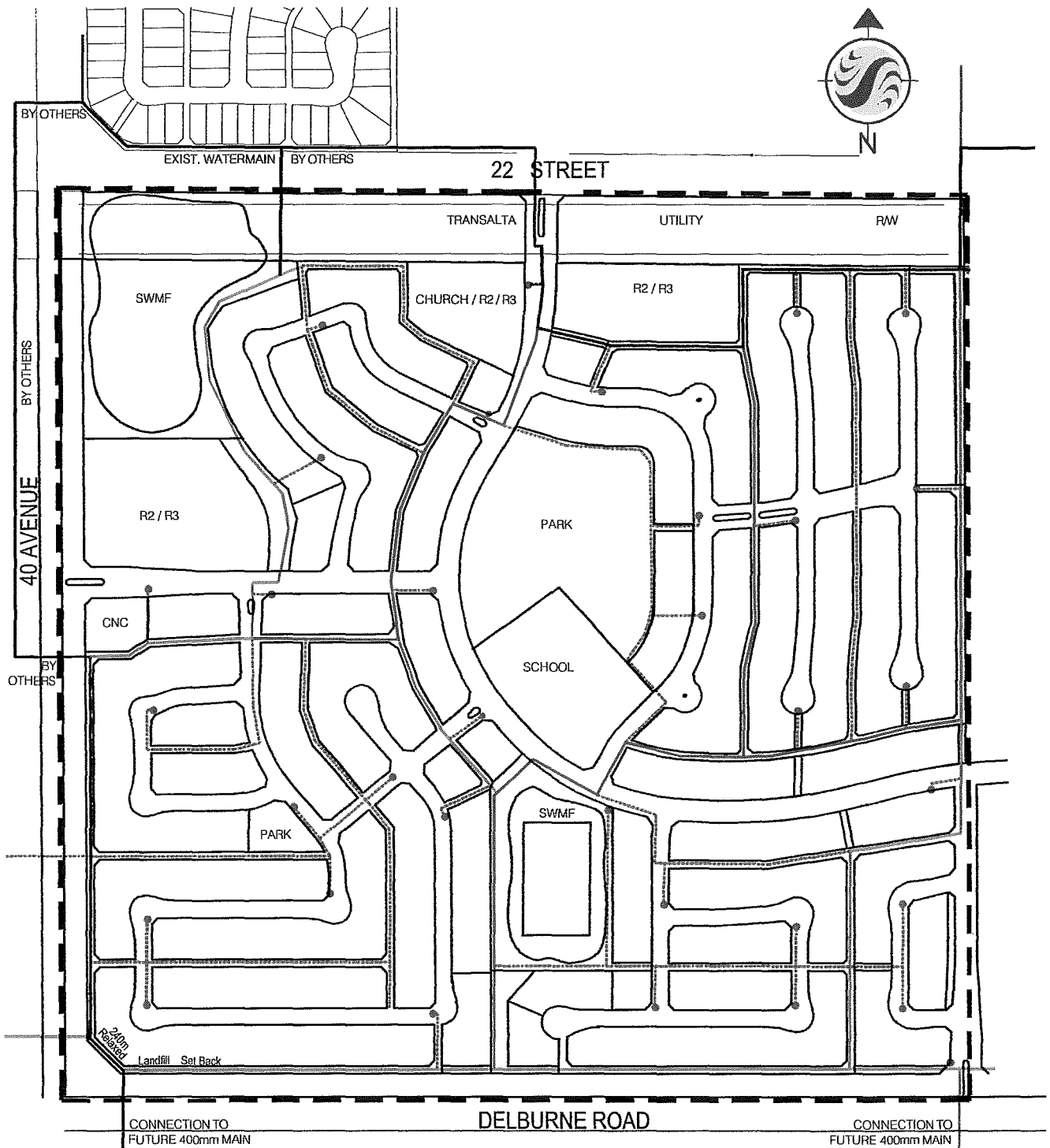
**Stantec**

- ASP Boundary
- Proposed Sanitary Sewer Main
- Proposed Sanitary Sewer Manhole

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NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**5.0**

Title  
**Sanitary Servicing**



**Stantec**

- ASP Boundary
- 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water

Client/Project  
RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.  
**6.0**

Title  
**Water Servicing**

## **6.0 Implementation**

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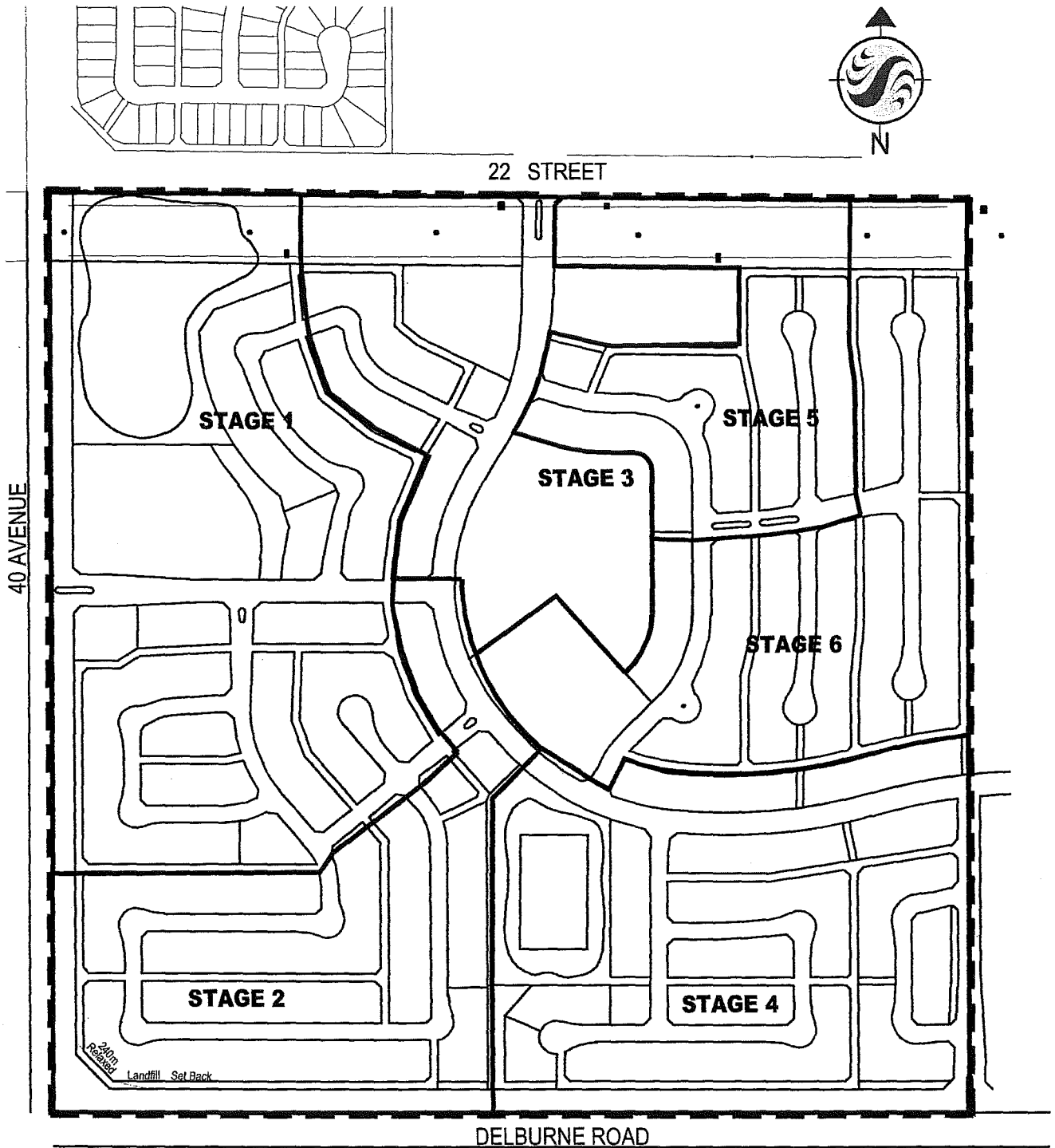
### **6.1 DEVELOPMENT STAGING**

Infrastructure to service the Inglewood NASP will be extended into the neighbourhood from 22 Street and 40 Avenue in the northwest. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on Figure 7.0 - Phasing, development in the first part of Inglewood is anticipated to begin from the access connection at 40 Avenue and proceed to the east towards the central school / park site. The phasing boundaries are shown conceptually and may vary from those of actual redistricting and subdivision applications. As well, portions of separate phases may be developed concurrently if there is sufficient demand and / or if the engineering design is made more efficient as a result.

### **6.2 REDISTRICTING & SUBDIVISION**

Redistricting and subdivision applications to conform to the land use designations described in the NASP will be undertaken as necessary. Guided by the City of Red Deer MDP, the East Hill ASP and the Inglewood NASP, redistrictings and subdivisions will be required to adhere to the City of Red Deer Land Use Bylaw and the informational requirements necessary for each application.



**Stantec**

--- ASP Boundary  
 — Phasing Boundary

Client/Project  
 RED DEER  
 INGLEWOOD  
 NEIGHBOURHOOD AREA STRUCTURE PLAN

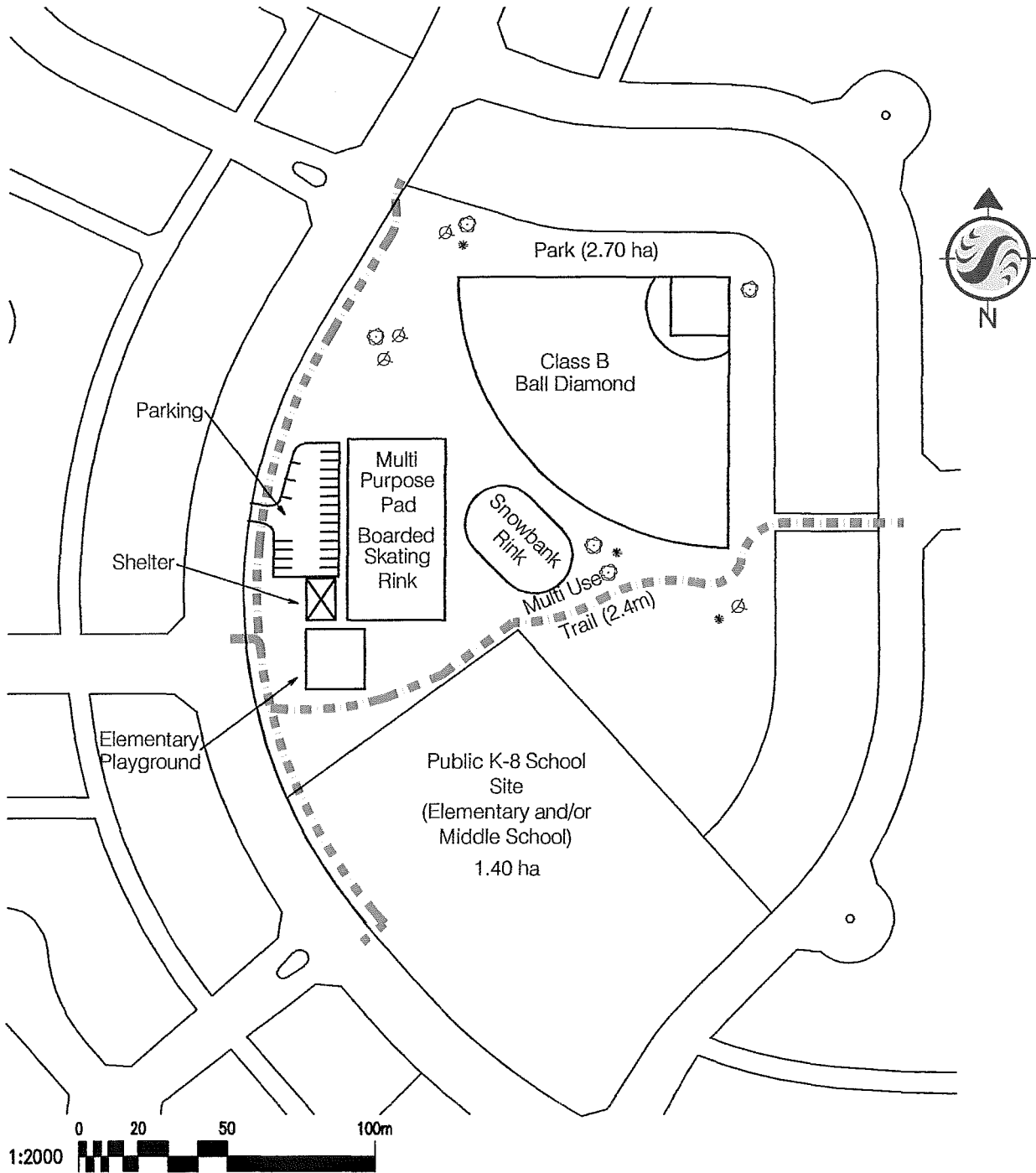
Figure No.

**7.0**

Title

**Phasing**

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**Legend**

■ ■ ■ ■ ■ 2.4m MULTI-USE TRAIL

**Client/Project**

RED DEER  
INGLEWOOD  
NEIGHBOURHOOD AREA STRUCTURE PLAN

**Figure No.**

**ILLUSTRATION 2.0**

**Title**

**CENTRAL SCHOOL / PARK SITE**

October, 2006  
128 70620

Item No. 3

**BYLAW NO. 3357/B-2008**

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

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

1. That "Use District Map O10" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 1 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008.

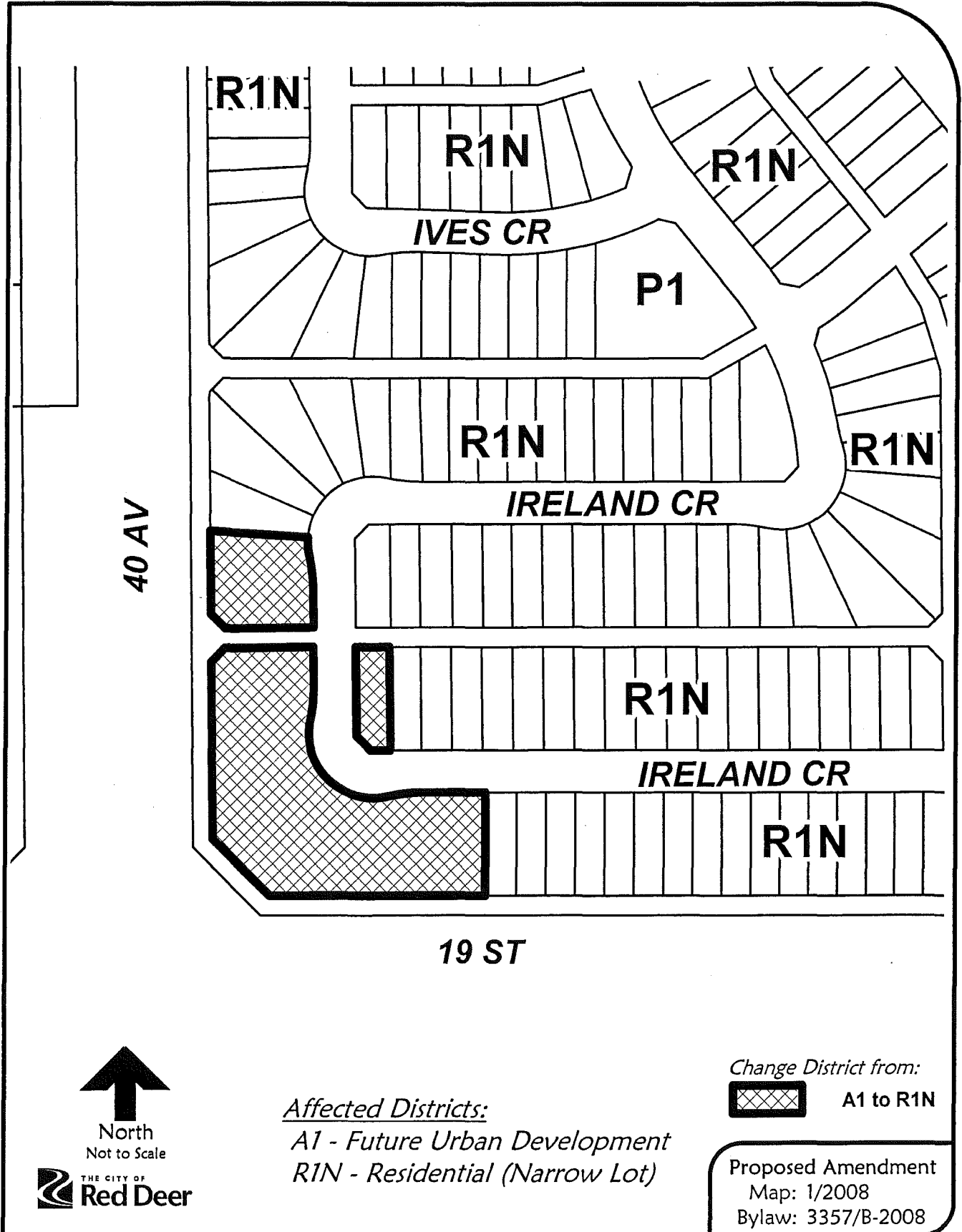
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008.

\_\_\_\_\_  
MAYOR

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

*Proposed Amendment to Land Use Bylaw 3357/2006*



Item No. 4

**BYLAW NO. 3406/2008**

**Being a bylaw to authorize the borrowing of funds for short-term operating purposes until taxes are collected.**

**Background**

- A. Council of The City of Red Deer (the "City") deems it necessary to borrow up to the sum of **Twenty-Five Million Dollars** (\$25,000,000.00) from time to time to meet its current year operating expenditures and obligations until such time as the taxes to be levied can be collected.
- B. Section 256 of the Municipal Government Act, RSA 2000, Ch. M-26 permits a municipality to borrow funds for the purpose of financing operating expenditures, provided that the amount of such borrowing does not exceed the amount that the municipality estimates will be raised in taxes in the year of the borrowing.
- C. The amount of the taxes estimated to be levied by The City of Red Deer (the "City") for years 2008, 2009 and 2010 is in excess of **Seventy Million Dollars** (\$70,000,000.00) in each of those years and, therefore; the amount of the proposed temporary borrowing will not exceed the amount of the taxes estimated to be levied.
- D. The proposed borrowing will not cause The City to exceed its debt limit.

NOW THEREFORE the Council of The City of Red Deer enacts as follows:

**Short Title**

- 1. This Bylaw may be known as the "Short Term Borrowing Bylaw".
- 2. The City Manager is authorized to borrow, from time to time, a sum or sums not exceeding **Twenty-Five Million Dollars** (\$25,000,000.00) in each of the years 2008, 2009 and 2010, which borrowing the Council deems necessary to meet the operating



expenditures and obligations of the Corporation for those years until such time as taxes can be collected.

2. The borrowing may be made from the Bank of Montreal or such other lender as the City Manager may from time to time determine.
3. The maximum interest rate for any borrowing under this bylaw shall not exceed 10 percent per annum. If a borrowing is made at a floating rate and the rate exceeds 10 percent per annum, the loan shall thereupon be repaid immediately.
4. The borrowings authorized by this Bylaw shall be repaid from general tax revenue.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2008

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2008

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2008

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2008

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MAYOR

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CITY CLERK