

Comments August 14, 2006 re:
Water Contract – Gasoline Alley
Discontinuance of Red Deer County use of City of Red Deer landfill

Recently, it has been suggested¹ that The City of Red Deer has threatened to discontinue providing water to the businesses in Gasoline Alley. For the sake of clarity, I want to make the following statement.

I want to state categorically that the City of Red Deer will always meet the obligations of any contract it enters into. A deal is a deal. Period. In this instance, the obligation is to provide a defined volume of water to a limited and defined area of The County. A map which forms part of the contract defines the area. At the same time, The City expects the other party to the contract, namely Red Deer County, to honor all the conditions and limitations of that contract, including delivering City water only to the agreed upon area defined by the map.

Our neighbors who operate businesses in Gasoline Alley should feel completely confident that their water supply from The City of Red Deer is secure assuming, of course, that The County will honor their end of the agreement.

Secondly, I would like to clarify the circumstances resulting in the discontinuance of use of The City of Red Deer's landfill by Red Deer County.

First, we must understand that there were two contracts in place relating to access to The City of Red Deer's solid waste facility. The first was an agreement to accept waste from areas of the County surrounding The City of Red Deer. This agreement dating back to the early 90's had a six-month cancellation clause. The second agreement responded to the difficult situation Red Deer County found itself in when the Ridgeview landfill was shut down. This was a time specific agreement which, upon request of Red Deer County, The City of Red Deer renewed on a number of occasions. The last renewal expired on December 31, 2005. We waited for a request to extend this contract; in fact, on four occasions Red Deer's mayor requested a letter from the reeve of Red Deer County so that the request could be put on a Council agenda. No letter requesting an extension ever came. Informally, we were lead to believe that Red Deer County had "a plan" in place in the event that they could no longer access the The City of Red Deer landfill.

Decision time came. In light of the accelerated rate The City of Red Deer's landfill was filling up, considering that there had been no request for an extension of access to our landfill, and believing that Red Deer County had "a plan" for handling its own garbage, we decided to do two things:

- to activate the six-month cancellation clause in the longstanding agreement
- to extend the second contract by six months even though there had been no request for an extention.

This decision resulted in the discontinuance of Red Deer County access to The City of Red Deer solid waste facility effective July 7, 2006.

¹ The Reeve's Message, Red Deer County News August, 2006



A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, AUGUST 14, 2006

COMMENCING AT 3:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, July 31, 2006
- (2) **UNFINISHED BUSINESS**
 1. Parkland Community Planning Services - *Re: Review of Parking Standards and Requirements*
 - a) *Land Use Bylaw Amendment 3156/K-2006*
(Consideration of 2nd Reading of the Bylaw) . .1
 - b) *Land Use Bylaw Amendment 3156/AA-2006 – Parking Standards and Requirements - Includes New Parking Standards for Commercial Sites*
(Consideration of 1st Reading of the Bylaw) . .1
 2. Parkland Community Planning Services – *Re: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .27

(3) **PUBLIC HEARINGS**

(4) **REPORTS**

1. EL & P Manager – *Re: Market Surveillance Administrator / 2006 – Q2 Compliance Report* . .47
2. Environmental Services Manager – *Re: Wastewater Utility Reserve Fund Transfer, Additional Work, Wastewater Treatment Plant Anaerobic Digester Tank* . .51
3. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/Y-2006 – Johnstone Park Neighbourhood Phase 9 / Rezoning of Approximately 0.66 ha (1.63 ac) of Land from A1 Future Urban Development District to R1N Residential Narrow Lot District / Carolina Homes Inc.*
(Consideration of 1st Reading of the Bylaw) . .53

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3156/K-2006** – Land Use Bylaw Amendment / Review of
Parking Standards and Requirements
(2nd Reading) . .56
. .1
2. **3156/AA-2006** – Land Use Bylaw Amendment / Review of
Parking Standards and Requirements Including New Parking
Standards for Commercial Sites. . .58
(1st Reading) . .1
3. **3156/Y-2006** – Land Use Bylaw Amendment - Johnstone Park
Neighbourhood Phase 9 / Rezoning of Approximately 0.66
ha (1.63 ac) of Land from A1 Future Urban Development
District to R1N Residential Narrow Lot District / Carolina
Homes Inc. . .61
(1st Reading) . .53
4. **3357/2006** – Adoption of Newly Formatted City of Red Deer
Land Use Bylaw / Repeal of Land Use Bylaw 3156/96
(2nd & 3rd Readings) (See Attachment Submitted with the June 19, 2006 Agenda)
. .27



Legislative & Administrative Services

DATE: August 9, 2006
TO: City Council
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/K-2006
Review and Update of Parking Standards and Requirements

History

At the April 24, 2006 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3156/K-2006. At that time, Council requested additional information regarding parking stall width standards and church parking ratio standards. At the May 23, 2006 Council Meeting, a Public Hearing was held. Council tabled consideration of second and third readings of the Land Use Bylaw Amendment to the July 4, 2006 Council meeting to allow Administration additional time to consult with stakeholders. At the July 4, 2006 Council meeting, Council again tabled consideration of second and third readings of the Land Use Bylaw Amendment for an additional six weeks to return to Council no later than Monday, August 14, 2006.

Discussion

After consultation with stakeholders, Parkland Community Planning Services, in their attached report, recommends changes to Land Use Bylaw Amendment 3156/K-2006 as well as the introduction of new parking standards for commercial sites. As a result, Council will be asked to defeat second reading of Land Use Bylaw Amendment 3156/K-2006. Council will then be presented with a new Land Use Bylaw Amendment, 3156/AA-2006, which incorporates the changes recommended by Administration.

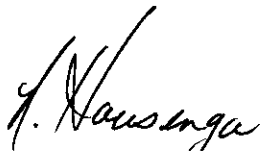
Public Consultation Process

A Public Hearing will be advertised for Land Use Bylaw Amendment 3156/AA-2006 to be held on Monday, September 11, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting

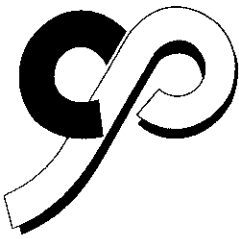
Recommendation

That Council proceed with:

- a) Defeating second reading of Land Use Bylaw Amendment 3156/K-2006,
- b) Giving first reading to Land Use Bylaw Amendment 3156/AA-2006.



Nona Housenga
Deputy City Clerk



DATE: August 8, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: **Amended Land Use Bylaw Amendment No. 3156/K-2006
Review and update of Parking Standards and Requirements**

On April 24, 2006, Parkland Community Planning Services (PCPS) presented a planning report and draft Land Use Bylaw Amendment No. 3156/K-2006 to Council recommending changes to certain parking standards and related definitions. Although Council granted first reading to this bylaw; Council requested that PCPS return with additional information regarding parking stall width standards and to further examine church parking ratio standards. Council passed the following resolution:

- "2. That Administration prepare a report for the May 23, 2006 Public Hearing to address:
- (a) if present parking stall widths are inadequate (introduce wider stall requirements)
 - (b) further options for church parking"

At the May 23, 2006 public hearing for Bylaw 3156/K-2006, Council discussed and considered the additional information provided by PCPS however, Council tabled the proposed bylaw amendment this time requesting further research and analysis be undertaken regarding parking ratios and floor area definitions as they relate to shopping centre developments. Council passed the following resolution:

"Resolved that Council of the City of Red Deer agrees to table consideration of second reading of Land Use Bylaw Amendment 3156/K-2006 to the July 4, 2006 Council meeting at 6:00 p.m. or as soon thereafter as Council may determine, to allow Administration additional time to consult with stakeholders."

At the July 4, 2006 Council meeting, the following resolution was passed in order to allow Administration additional time to further research the proposed bylaw amendment:

"Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated June 23, 2006, re: Land Use Bylaw Amendment 3156/K-2006 - Review of Parking Standards and

Requirements, hereby agrees to table consideration of Land Use Bylaw Amendment 3156/K-2006 for an additional six weeks to return to Council no later than Monday, August 14, 2006."

Planning staff, in consultation with other City departments, has completed the requested additional research and analysis and is now bringing back for Council's consideration, a proposed revised bylaw amendment. This revised bylaw examines parking ratio standards of the following land uses:

- places of worship,
- senior high schools,
- regional and district shopping centres (C2 and C4 districts), and
- parking stall and driving aisle widths.

Background

The purpose of this Bylaw amendment is to ensure that parking standards and parking lot design criteria meet the needs of both the development industry and the public at large in a manner that provides for sufficient, effective and efficient vehicular parking. Furthermore, the provision of adequate parking standards are aimed to ensure that adjacent land uses are not adversely impacted by inadequate and/or overflow parking situations caused by insufficient provision of parking.

The review of parking standards and requirements in the City's Land Use Bylaw (LUB) stems from a general Administrative consensus and awareness that over time existing parking standards and regulations may no longer meet all public, landowner and development industry needs and aspirations. The provision of adequate parking is fundamental to the issue of relating parking supply to demand. If a particular use does not provide sufficient parking, the viability and desire to utilize that business, service, etc. is reduced. Furthermore, a shortage of parking on a particular site can lead to the creation of potential problems for adjacent properties as the demand for parking is fulfilled in ways that were never intended, are inappropriate and have negative impacts. In these types of situations, the very core of land use utilization, compatibility and viability come into question.

Calculation of parking is very complex. There are a wide range of options in terms of setting a parking ratio. There are no uniform parking standards or terminology amongst municipalities. The estimation of parking demand or parking needs for a particular land use is often based on the "*peak parking demand*" approach, which is based on the aggregated variables of a number of parking characteristics. Parking ratios can be based upon usage statistics of individual land use categories or alternatively, combined land uses. Elements such as transit ridership, climate and local City policy are inherently incorporated into determination of parking ratios which seek to ensure that the maximum possible parking demand is covered. Parking issues, impacts, concerns and complaints often surface after a development is in place so care must be taken in setting parking standards at the appropriate levels.

In order to maintain parking standards that are current with changes and trends within the community and development industry, land use bylaw regulations require review and possible updating from time to time. As parking standards, related regulations and definitions often vary

amongst municipalities, common parking standards often do not exist. Through research, one is able to analyze a range or averaging of standards and their applicability. While specialized consultants, stakeholder interest groups, etc. may embark upon detailed parking studies, etc. many municipalities in the end combine these statistics with policy deemed best for their local situation, the greater public good, public consensus and experience gained by their own development authority.

Throughout this parking standards review, various parking studies and other municipal land use bylaws were referenced. Alberta municipalities similar in size to Red Deer, such as Medicine Hat, Grande Prairie, and Lethbridge, were used for comparison, as well as Calgary and Edmonton in order to obtain a wider perspective of municipal parking requirements. Administration also consulted with all of these municipal planning staffs to specifically discuss parking ratios, related definitions and application of parking standards and regulations. Information obtained and analysis thereof was then used for comparison with City LUB requirements. Information was also gathered and analyzed on parking lot appearance, configuration and parking stall widths with the intent to enhance vehicular and pedestrian circulation and landscaping within city parking lots.

1. Places of Worship (churches)

Background & Research

The basis for review of parking standards for places of worship is due to past concerns expressed from adjacent land owners regarding church overflow parking, particularly onto adjacent residential streets. Consideration throughout the review was given to place of worship facilities having fixed seating versus non-fixed seating, simultaneous activities that occur within a worship facility and determining a suitable overall parking standard.

The following table provides a City comparison with the existing standards of municipalities consulted. The base example used for comparative purposes is a place of worship facility containing a primary congregation/sanctuary area for 400 persons.

Municipality	Ratio (stalls)	Sample Size	Required Stalls
Red Deer	1.0 per 8 seats	400 seats	50
Edmonton	1.0 per 4 seats	400 seats	100
Calgary	1.0 per 5 seats	400 seats	80
Lethbridge	1.0 per 5 seats	400 seats	80
Medicine Hat	1.0 per 5 seats	400 seats	80

Within Red Deer, past development approvals for St. Mary's Catholic Church, The Church of Latter Day Saints, Oriole Park Missionary, and Deer Park Alliance Church were considered.

These places of worship provide an actual parking ratio range of 1.0 space per 5.2 seats to 1 space per 10 seats. Parking requirements for places of worship are assessed and calculated on the maximum number of persons that can be accommodated in the main sanctuary/worship area of the place of worship facility.

The City of Calgary, as part of its current LUB review, is considering increasing its current parking ratio to 1 space per 4 fixed seats or 4 persons based on maximum occupancy of the worship facility. In the event that the maximum occupancy is not stated by the applicant, Calgary would calculate the capacity as being 1 person per 0.75 square metres and thus the parking ratio becomes 1 space per 3.0 square meters. The other consulted municipalities apply their required parking ratio to the main sanctuary space only.

On June 14, 2006, PCPS staff attended a meeting with Red Deer's Ministerial Association in order to further discuss parking requirements for places of worship. The Association indicated that not all areas of a place of worship facility are utilized concurrently and therefore neither would there be a need for duplicate parking calculations. Some places of worship provide seating in a non-fixed form, such as moveable chairs or standing/kneeling areas and therefore assigning a parking ratio based on "seats" may be impractical. Following the meeting, PCPS received correspondence indicating that the Ministerial Executive wishes for "places of worship to be exempt from any regulation regarding parking due to the limited use of 2 hours on days of worship per week. The Ministerial Association had previously (May 2006) sent correspondence to the City indicating support for a parking ratio of 1 stall per 6 seats.

Analysis

Administration seeks to establish a parking ratio suitable to all places of worship regardless of seating arrangements. A parking ratio applied only to the main or primary congregation/sanctuary area is practical in that the availability of parking will be tied directly to the maximum number of persons that can be accommodated within the main facility. All other activities (church education, meeting rooms) and space (pastoral offices, etc.) within a place of worship are an accessory function of the total persons contained within the main sanctuary area. It is anticipated that the main congregation area would accommodate the greatest amount of users at one time and that concurrent use of other areas within the place of worship would reduce the amount of users within the main congregation/sanctuary area. There is little evidence to suggest that evening use of a place of worship facility would exceed the maximum occupancy of the main sanctuary facility. A parking ratio based on maximum occupancy would address parking requirements regardless of seating type or religious denomination.

As parking complaints have been received by the City from landowners and land uses adjacent to some existing place of worship sites, Administration believes that the existing 1 space per 8 seat/person parking ratio is insufficient. Parking standards need to keep pace with changes that have occurred in society. As the city has expanded, individual churches now serve a larger geographical area meaning more people need to drive rather than being able to walk to church. At the same time family size has decreased requiring more vehicles to get the same number of people to church as was the case ten years ago. Analysis of parking ratios from the surveyed communities indicates that the City's parking standard is by far the lowest (30-50% lower). To increase the City's existing parking ratio by approximately 25% would appear reasonable and bring the City much closer to the average of other municipalities. It does however need to be

recognized that place of worship spill-over parking complaints do not happen often and then only exist for short periods of time.

Recommendation

Administration recommends that the current parking ratio of 1 space per 8 seats be changed to 1 space per 6 persons, based on maximum occupancy of the primary congregation/sanctuary area of the place of worship facility. Furthermore, the term “church” should be replaced with “place of worship” throughout the entire Land Use Bylaw to ensure consistency with the Bylaw. The Ministerial Association had in the past supported the proposed 1 parking stall per 6 person standard.

Impact

As a result of the recommended increased parking ratio standard, development of future new place of worship facilities will be required to provide more on-site parking in comparison to those worship facilities built in the past. This will reduce the amount of potential future overflow parking conflicts onto adjoining streets and neighbourhoods. For existing place of worship facilities that may wish to redevelop, expand, etc. in the future, being able to meet the higher parking standard would have to be evaluated by the Development Authority on a case by case basis at the development permit application stage. One solution that is already being used to overcome parking shortages at some existing places of worship is the use of stacked and/or tandem parking. This appears to be a workable solution. Another solution may be to provide for chartered transit.

Based on the 400 seat place of worship example used previously in this section, the proposed “1 space per 6 person” parking ratio would impact a future city place of worship as follows:

Place of Worship Size	Parking Required	
	Existing Bylaw (1 stall per 8 seats)	Proposed Bylaw (1 stall per 6 persons)
400 person occupancy	50 stalls	67 stalls

2. Senior High Schools

Background & Research

The City currently assesses and calculates high school parking provisions based on school student capacity numbers provided by the applicable school authority. The current parking ratio for *Public or Private Senior High Schools* is “0.3 parking space per 1 student”.

The following table contains a municipal comparison of a senior high school containing 30 classrooms with an estimated 900 person student capacity, 50 day staff, a 300-seat auditorium, and a 100-seat gymnasium.

Municipality	Ratio (parking stalls)	Applied Factor	Required Stalls
Red Deer	0.3 per 1.0 student	900 students	270
Calgary	1.0 per 5 students + 1.0 per 1.2 staff	900 students; 50 staff	240
Medicine Hat	1.0 per day staff + 1.0 per 10 students + 1.0 per 5 assembly seats	900 students; 50 staff; 80 assembly seats	220
Edmonton	1.4 per classroom + 1.0 per 12 students	30 classrooms; 900 students	117
Lethbridge	3.0 per classroom + 1.0 per 5 m ² assembly area + 4.5 per 100 m ² office/admin.	*	*
Grande Prairie	0.75 per classroom + 1.0 per 5 m ² of classroom + 1.0 per 5 m ² assembly area + 2.8 per 100 m ² office/admin.	*	*

*unable to calculate due to a required floor area to complete parking calculation

Analysis

Notwithstanding that the City's current parking ratio is at the highest range of those municipalities surveyed, Administration believes the existing parking requirement can be justified considering that more students today have cars, students who in previous years would have taken the bus are now driving to school and Red Deer's high school student draw from rural areas has increased over previous years. While parking calculations are based on maximum student capacity of the high school facility, there is the potential for error when reference is sometimes made to student enrollment figures. As student enrollment numbers can fluctuate from year to year, it is important to clarify that parking calculations are to be based on maximum occupancy so as to not create any misunderstanding on what criteria the parking ratio is to be based.

Recommendation

Administration recommends that the intent of the current parking ratio of "0.3 parking spaces per 1.0 student" continue however, it is recommended that the parking ratio be reworded (for ease of use) to read "1.0 space per 3.3 students, based on maximum occupancy". The maximum occupancy rate would be the total number of students that the building could contain based on Alberta Safety Code regulations (number of classrooms, etc.).

Impact

With the proposed change to add "based on maximum occupancy" to the existing parking ratio, the required parking for all of the total potential students that could be accommodated in the school facility would be provided up front regardless of actual initial student enrollment numbers.

3. Regional and District Shopping Centres

Background & Research

Consumer demands, retail shopping trends/patterns and the face of commercial development has significantly changed in recent years. Increased hours of operation, new and expanded retail stores and services and the recent introduction of big box and power centre developments have expanded the availability of shopping opportunity and choices for consumers. Also increasing in size and impact is the local trade area and area population, thereby resulting in not only a larger consumer base but also more choices for the consumer.

Specific parking studies referenced in reviewing commercial parking ratios were the 2004 *City of Calgary Land Use By-Law Parking Study: Final Report* by Bunt & Associates Engineering (Alberta) Ltd. and the 1999 *Parking Requirements for Shopping Centers: Summary Recommendations and Research Study Report, Second Edition* by the Urban Land Institute (ULI). Both documents provided assistance in the review; the Bunt & Associates Study also included parking comparisons with other municipalities, while the ULI Study provided similar review along with case studies. The Bunt & Associates Study was undertaken to provide input and direction into review of the City of Calgary Land Use Bylaw. The purpose of the study was to identify existing parking demands and policies for specific land uses based on actual observed conditions within Calgary. Review of their parking standards is still in progress. The ULI Study focused on regional shopping centres in the United States with the primary goal to recommend commercial parking ratios based upon observations of parking conditions at existing shopping centres. Planning staff have also had discussions and consultation with City traffic and transportation staff and Parkland and Bower Place Mall representatives and their consultants.

The planning practice of using a combination of:

- a definition to describe the floor area for which parking is required, and
- application thereto of a specific parking ratio to that resulting floor area

is widely accepted by the development industry. It is therefore the details contained within the definition plus application of an appropriate parking ratio to the applicable floor space that become the two variables that come into play. The challenge is to create a clear, concise and interpretable definition of floor space and provide a fair and adequate parking ratio for all businesses and consumers. Research indicates that determination of the applicable floor space definition to which a parking ratio would be applied is generally undertaken using one of the following two basic methods:

1. a development's gross leasable floor area (GLA), or
2. a development's gross floor area (GFA).

Information from the ULI study and their Association's handbook utilizes the term "gross leasable area" (GLA). Their definition attempts to base parking calculations solely on the net amount of floor area that is actually "leased or rentable" by tenants in a commercial development. No parking calculation is required for those floor spaces "deemed" to be common areas such as entry ways, corridors and washroom areas. This type of definition is more

complicated as it tries to state what floor spaces/areas and uses are or are not included in the parking requirement calculation.

Prior to the 1990's The City parking standard was 5.5 parking spaces per 93m² of GLA (gross leasable area) for large shopping centres and 4 parking spaces per 93m² of GLA for the smaller neighbourhood convenience centres. Based upon local parking surveys and requests from the developers of the smaller neighbourhood centres for more parking (owners felt the 4 spaces per 93m² was insufficient), a uniform parking standard of 5.1 spaces per 93m² GLA was introduced. It was deemed important to have one uniform parking standard for all shopping centre developments whether large or small, enclosed or not, providing for equal calculation and application of commercial parking requirements. The GLA definition in effect at that time was:

"Gross Leasable Floor Area" means that floor area expressed in square metres designed for tenant occupancy and exclusive use, including basements, mezzanines and upper floors, if any."

While the City's current LUB still contains the one parking ratio standard (5.1 parking spaces per 93m²), which is applicable to all local convenience, regional and district shopping centres found within the City's C2, C3 and C4 Commercial Districts, the definition of gross leasable floor area was amended in 2003 to:

"Gross Leasable Floor Area" or "GLA" means the sum all areas of all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewalls, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

The reason for the definition change in 2003 related to changes in the amount of office, health and medical services space allowed in a mall however, it is not clear as to why the floor space definition effectively went from a GLA calculation to a GFA calculation. Notwithstanding that the current floor space definition is still labeled "gross leasable area (GLA)", its interpretation and application essentially makes it a GFA definition based on the total building footprint as there are no floor area exclusions to which the parking ratio is not applicable.

Of the surveyed and consulted municipalities (see table below) all, with the exception of Calgary, apply their required parking ratio to the gross floor area (GFA) of a commercial centre. Generally speaking, parking ratios calculated on a gross floor area (GFA) based definition are usually numerically lower than parking ratios used on gross leasable floor area (GLA) definitions. It appears that regardless of the floor area definition used, often the end result is calculation of similar parking requirements. Many municipalities prefer to use the GFA method simply for ease of use and to avoid complicated calculations and any discrepancies in interpretation around what constitutes leasable and non-leasable floor areas. Seemingly, more and more typically "common" areas, which are usually deemed to be "non-leasable" within enclosed shopping centres end up as leased floor space that contributes to increased consumer traffic and parking demand.

The following table provides a comparison of the type of floor area definition and parking ratios used in surveyed municipalities using a $\pm 46,500\text{m}^2$ (500,000 sq. ft.) shopping centre to calculate their parking requirement:

Municipality	Ratio (stalls)	Type of floor area definition	Parking Stall Requirement
Red Deer	5.1 per 93 m ²	GFA (100%)	2,550
Lethbridge*	5.6 per 93 m ²	GFA (100%)	2,800
Medicine Hat	4.7 per 93 m ²	GFA (100%)	2,350
Grande Prairie	4.3 per 93 m ²	GFA (100%) + 2 per lease area (80 units)	2,310
Calgary	5.0 per 93 m ²	GLA (85%)	2,150
	(equal to 4.3 per 93m ² when applied to GFA)		
Edmonton	3.7 per 93 m ²	GFA (100%)	1,850

GFA = gross floor area

GLA = gross leasable area

* composite rate based on 3.7 spaces/93m² for first 10,000m² of floor space, then 6.2 spaces/93m² for remainder

The average ratio for the consulted municipalities is 4.5 spaces per 93 m² (GFA).

The ULI study of various shopping centres within the United States recommended a parking ratio range of 4.0 to 4.5 parking spaces per 93 m² of gross leasable area (GLA) for shopping centres comparable in size to Red Deer's Parkland Mall and Bower Place shopping centres. However, it needs to be noted that the recommended ULI parking ratios cannot automatically be applied to Red Deer as there are local variables at any specific location that factor into determining suitable parking ratios for shopping centres, such as:

- the method of consumer travel to a shopping centre influences parking demand,
- level of, and accessibility to transit services,
- parking demands of shopping centre employees (in some locations this amounts to use of up to 20% of available parking during peak periods),
- climate (i.e. vehicle orientated and/or pedestrian friendly, walkable environments, snow storage on site),
- regional trade area,
- mix of tenants and parking usage statistics of individual categories of land uses (i.e. department stores, restaurants),
- convenience and location of parking and surrounding land uses.

Many of the ULI examples are American cities that would have geographical characteristics different from Red Deer, for instance, with Red Deer being a winter city, there is a greater

reliance on the private automobile for transportation. Snow stored and/or windrowed within parking lots also reduces availability of parking spaces in comparison to shopping centres in warmer southern climates. Our major shopping centres while they all have nearby transit stops and overall city transit ridership is increasing, transit service to shopping centres in Red Deer is not being utilized as well as it could and certainly not to the degree that it is used in larger urban centres where there is a deterrent to use individual motorized transportation due to traffic congestion and parking issues.

Parking ratios are designed to accommodate shopping centre consumer parking on, or near to, their busiest day(s) of the year. Historically the 2nd and 3rd Saturdays before Christmas (at 2:00 p.m.) are deemed to be the busiest of any shopping season and/or event. Another term - the 20th busiest shopping hour of the year, a milestone used by some analysts to calculate parking design ratios, is stated in a recent ULI report as falling within this same period and time. It is acknowledged that parking requirements based on these design periods result in parking lots being half empty 40 percent of the time but that over the ten busiest shopping days of the year, some patrons will be unable to find parking spaces immediately upon entering a commercial centre. The ULI report indicates that 90 to 95% of shoppers arrive by automobile.

As a planning tool to assist City Administration in the analysis of the applicability of existing commercial parking standards, parking availability and demand for city regional and district shopping centres, on Saturday December 10 and 17, 2005, aerial photos were taken of Red Deer's major C2 and C4 commercial shopping centres. These two pre-Christmas weekend periods, which overlap with the potential busiest 20th hour of shopping, were purposefully chosen as they represent the busiest shopping periods of the year. For the purpose of this exercise, the busier December 17th date was used for our analysis. Parked vehicles and vehicles in transit (circulation) in the various shopping centre sites were included in the total counts.

The following table illustrates the parking usage based on interpretation and analysis of the December 17 air photo. The vehicle counts for this day were then applied to the approved gross floor areas to determine the achieved parking ratios at that time.

Shopping Centre	Gross Floor Area	Vehicles Counted in stalls (plus 50% of vehicles in circulation)	Actual Measured Parking Ratio
Bower Place	53,487m ² (Sept/04 prior to renovations)	2210	3.8 per 93m ²
Parkland Mall	51,612m ²	1992	3.6 per 93m ²
Gaetz Avenue Crossing	13,865m ²	533	3.6 per 93m ²
Southpointe Common North	38,173m ²	1144	2.8 per 93m ²

Analysis

Two factors need to be addressed in calculation of commercial parking ratios. One is determination of a suitable definition that explains what floor space within a commercial development is subject to providing parking and secondly, determination of a fair and suitable parking ratio that would be applied to the defined floor space.

Regarding the floor space definition, preference should certainly be given to a definition that is easy to understand, interpret and administer. Based on our research, use of a “gross floor area (GFA)” definition is clearly the choice used by most of the municipalities surveyed. This seems to substantiate the use of GFA. This method is preferred as it eliminates significant floor space calculations by both the developer and municipal staff in that there is no need for discussion or interpretation regarding determination of “leasable” verses “non-leasable” floor space. One needs only to work with the basic area footprint of the commercial building. A definition with no inclusions and/or exclusions is fundamentally practical, as there is nothing to complicate the definition and subsequent interpretation.

The existing City Land Use Bylaw definition term “gross leasable floor area” is not an accurate reflection of how the definition is actually applied in calculating parking requirements. The “gross leasable floor area (GLA)” definition more accurately, in its interpretation, resembles a typical definition for “gross floor area (GFA)”. Based on the simplicity and merits noted above for using a gross floor area definition for parking calculations, the City’s “gross leasable floor area (GLA)” definition name should be renamed “gross floor area (GFA)”.

It appears that when the City amended its “gross leasable floor area” definition in 2003, it simultaneously and inadvertently increased the actual parking requirements for “*Regional and District Shopping Centre*” uses. This is due to the 5.1 spaces per 93m² parking ratio remaining the same while the floor area upon which the parking calculation was based changed from leasable floor area GLA to the higher gross floor area GFA. Effectively what this did was increase the City’s parking requirement by approximately 15% (typical difference between a GLA and GFA based parking ratio calculation) from 5.1 spaces per 93m² GLA to an equivalent 5.86 spaces per 93m² GLA.

The following table summarizes commercial parking ratio/definition changes made to the City LUB in recent years:

Bylaw Date	Ratio (stalls)	Term Used	Actual Area Applied to Ratio
Late 1980's	<u>Changed from:</u> 5.5 per 93 m ² (GLA) for large shopping centres and 4.0 per 93 m ² for neighbourhood convenience centres	Gross Leasable Area	Rentable Space
	<u>To:</u> 5.1 per 93 m ² (GLA) for <u>all</u> shopping centres		
2003	5.1 per 93 m ² for all shopping centres	Gross Leasable Area	<u>Changed from:</u> Rentable Space (GLA)
			<u>To:</u> Building Footprint (GFA) (equal to 5.9 per 93m ² when applied to rentable space)

In reviewing parking ratios, the following is noted:

- City analysis of the Dec. 17, 2005 air photos of commercial parking lots revealed that:
 - at the peak Christmas shopping period, the City's former commercial parking ratio of 5.1 parking spaces per 93m² of gross leasable floor space was providing surplus parking,
 - at both the Bower Place and Parkland Mall shopping centres during this peak shopping event, there were surplus parking spaces in the far corners of the parking lots; these would be the least desirable parking spaces (distance away from actual mall) and would be used only as a last resort by consumers,
 - in the commercial power centres (Gaetz Avenue Crossing and Southpointe Common) there were more noticeable areas of unused parking,
 - there was little, if any, overflow parking occurring onto adjacent roadways,
 - the regional shopping centres demonstrated higher actual parking demands compared to the power centre/big box type of developments; this would validate the use of parking calculations based on GFA indicating that any discounts for mall non-leasable floor space is not warranted.

- the average commercial parking ratio of the consulted Alberta municipalities is 4.5 parking spaces per 93m² GFA,
- the 4.5 parking spaces per 93m² GFA average came from consulted municipalities using the “gross floor area (GFA)” floor space definition and Calgary’s equivalent GFA,
- the City’s previous decision to use just one common parking ratio for all commercial developments has served the City well with few complaints being received regarding parking shortages in commercial shopping centres.

Administration believes that a reduction to the current commercial parking ratio of 5.1 spaces per 93m² (GFA) is warranted in light of:

- the inadvertent parking requirement increase (±15%) that resulted from the change to the City’s “gross leasable floor area” definition in 2003,
- the City’s current 5.1 spaces per 93m², which was originally GLA based, would in reality be equivalent to 4.4 spaces per 93m² GFA,
- shopping centres currently provide sufficient parking to meet peak shopping periods,
- most of the surveyed municipalities have a lower parking ratio than Red Deer,
- changes that have occurred within the retail shopping environment over the past decade such as increased Sunday and holiday store openings, increased hours of shopping particularly evenings, and increased number of retail stores including introduction of big box stores; these factors tend to spread out the number of persons shopping at any one time and provides some relief to when the number and degree of peak parking demands occur,
- the above noted changing trends within the commercial retail industry lends support to why municipal commercial parking ratios and actual parking demands have decreased in recent years,
- Calgary, as part of their LUB parking review, is considering use of a GLA based parking ratio in the range of 4.2 to 4.5 spaces per 93m² GLA (3.6 to 3.8 spaces per 93m² GFA), and
- potential use of shopping centre incentives to encourage mall employees to use public transit during the busy Christmas shopping season (Bower Place Mall had 47 employees participate in a voluntary program to use City transit during December 2005).

In light of the above noted conclusions, it would appear that a reduced City parking ratio, GFA based, within the range of 3.8 spaces per 93m² to 4.4 spaces per 93m² is justifiable. This is rationalized on the basis that the achieved parking ratios from the Dec. 17 shopping centre survey demanded as high as 3.8 parking spaces per 93m² of gross floor area (GFA) and that our unintentional defaulted LUB parking ratio, in light of the 2003 floor area definition change, would be at 4.4 spaces per 93m² GFA if a straight across-the-board GLA to GFA conversion had been undertaken at that time.

Administration therefore recommends that the City of Red Deer Land Use Bylaw parking ratio requirement for “*Regional and District Shopping Centres*” be reduced to “4.1 spaces per 93m² GFA”. This demonstrates an acknowledgement that due to changing trends within the commercial retail market, peak parking demands now are less than they were a decade ago and that our current LUB parking ratio is higher than necessary to provide adequate parking levels.

While Administration acknowledges the results of the Dec. 17 photo analysis, we would not be prepared to support a parking ratio standard as low as the resulting Bower Place Mall 3.8 spaces per 93m² GFA analysis for following reasons:

- as the air photo analysis has only been undertaken once, care must be taken to not give the results an over proportional weighting as there is no solid basis to know if the results would be the same in subsequent years,
- uses and tenants within existing commercial centres can change,
- introduction of possible high parking demand uses such as cinemas, entertainment uses, restaurants, drinking establishments, etc. could significantly increase the parking demand in a commercial centre; it cannot be assumed that the peak demand parking period(s) of these potential alternative uses will be outside of the normal commercial centre peak shopping hour(s), and
- once a parking standard is deleted, it is difficult to re-implement a higher standard if parking problems do arise.

By recommending the 4.1 spaces per 93m² GFA parking ratio standard, the City has some flexibility to accommodate a slightly higher parking demand that could occur from an unforeseen circumstance. The City prides itself as having excellent shopping opportunities and facilities and therefore needs to ensure that continued ample parking is provided. Administration believes that with the proposed 4.1 GFA parking ratio standard, the public can continue to be assured that proper and sufficient parking will be provided at commercial shopping centre sites.

It must be recognized that, in reality, the proposed parking ratio **change is from 4.4 spaces per 93m² GFA to 4.1 spaces per 93m² GFA, and not 5.1 spaces per 93m² GFA to 4.1 spaces per 93m² GFA** (due to the 2003 LUB definition change). Again, this demonstrates the difficulty and complexity in analyzing commercial parking requirements.

In addition to provision of adequate parking spaces, parking lot design is also important. Developers need to focus more on providing larger amounts of parking closer to where high consumer demand exists and reduce the number and amount of “far corner” parking areas. This needs to be accomplished and addressed through parking lot location and design, major tenant location and mall entry points. When a new commercial centre is proposed or an existing mall renovates and/or redevelops, these considerations must be taken into account in order to overcome parking location deficiencies and related patron frustrations. Often mall expansion areas are in the same location as the high demand parking areas.

Recommendation

Administration recommends:

1. that the existing floor space definition upon which the parking ratio is applied remain; however, the definition should be re-named “gross floor area (GFA)”. Accordingly, any references to the existing “gross leasable area” or “GLA” should be replaced with “gross floor area (GFA)”.

2. that the existing 5.1 spaces per 93m² GLA (actually GFA) parking ratio be reduced to 4.1 spaces per 93m² GFA.

Impact

Use of a gross floor area (GFA) definition to determine parking requirements for commercial shopping centres will enable easier parking requirement calculations at the development application stage. Discrepancies in floor area applicability would be avoided as there is no longer any issue regarding leasable and non-leasable floor areas.

The proposed 4.1 spaces per 93 m² GFA parking ratio would result in an overall net parking stall reduction of approximately 4.5%. For a 500,000 sq. ft. shopping centre, this translates into a reduction of about 100 parking stalls on the basis that the current mislabeled 5.1 spaces per 93m² standard is deemed equivalent to 4.4 spaces per 93m² GFA. This allows for an increased efficiency in land development while still ensuring that adequate parking is available. Developers will have reduced development costs (less area in parking) and increased site development opportunities (larger building).

4. Parking Stall Width & Parking Lot Design

Background

Council requested review of the existing parking stall width requirements. Council expressed that Red Deer and area residents overall, due to our close association with the agricultural and oil patch industries, drive larger vehicles than the average personal vehicle used in other geographical areas.

The 2004 Bunt & Associates study reviewed parking stall sizes. The size of parking stalls and driving aisles are determined by the size and turning capabilities of a design vehicle, which represents a vehicle no larger than the 85th percentile vehicle. It was determined that over the past 20 years, the average length of vehicles has remained constant at 5.10m however, the average vehicle width has increased by approximately 10 cm from 1.6m wide to 1.7m wide. Bunt & Associates in their study recommends a universal "one-size-fits-all" stall size of 2.6m x 5.4 m. This approach is also supported by the Urban Land Institute.

The following table provides a comparison of parking stall widths and 90 degree driveway aisle widths of surveyed municipalities. These are all Alberta communities having, as Red Deer does, similar connections to the agricultural and oil patch industries.

Municipality	Parking Stall Width (m)	90° Aisle Width (m)
Red Deer	2.6	6.0
Lethbridge	2.6	7.0
Edmonton	2.6	7.0

Calgary	2.6	7.2
Medicine Hat	2.7	7.0
Grande Prairie	2.7	7.3

Parking lot design is also an important component of any shopping centre site design. Parking aisle layout, driving aisles and incorporation of landscaping and patron walkways all need to be considered in how a parking lot looks and functions. Parking lots need to be inviting to the public. Typically many parking lots have been developed as a “sea” of vehicles with the focus strictly orientated on the automobile. Little thought has been given to the patron who must walk through and along vehicle parking and driving aisles to access shopping facilities. Many municipalities are beginning to require and incorporate more aesthetically pleasing design features into parking areas

Analysis

An objective of the proposed bylaw amendment is to promote and require effective and efficient parking area design. Upon review of existing developments within Red Deer and the requirements of other municipalities, Administration has determined the existing 2.6m parking stall width to be adequate.

Notwithstanding that Red Deer and area likely contains a higher proportion of pickup trucks, vans and SUV's, these would be offset by the increasing trend of automakers towards a focus of providing smaller compact fuel efficient vehicles including such new vehicles as the Smart Car. The mix of both large and small vehicles means it is likely that a large car could be parked next to a small car, providing an additional balanced comfort margin.

As the current 2.6m stall width accommodates the industry design vehicle, Administration believes that any increase to the parking stall width requirement would contribute to excessive and unnecessary increased parking lot development. For example, and subject to other design factors, a 10cm increase in parking stall width to 2.7m could result in a loss of up to 100 parking stalls in an existing 2,000 stall parking lot.

With regard to parking lot driveway aisle widths, research clearly shows that the City's existing 6.0m standard lags behind that used in all other municipalities surveyed. Increasing the driving aisle width would help entering/exiting a parking stall and reduce the potential of contact with other vehicles while maneuvering in and out of a parking stall.

Enhanced parking lot design criteria needs to be added to the land use bylaw. Shorter parking aisles combined with curbed island ends, smaller parking cells, more landscaping and provision of patron walkways within parking lots are recommended. Also, the location and amount of parking must be directly related to the location of major tenants within commercial developments.

Recommendation

Administration recommends:

1. no change to the current parking stall width of 2.6 metres,
2. that the current 6.0 metre minimum driveway aisle width be increased to 7.0 metres, and
3. incorporation of parking lot design features that deal with parking aisle lengths, provision of curbed islands, smaller parking cells, and accommodation of pedestrian movements.

Impact

With a wider 7.0m parking lot driveway aisle width, it is anticipated that more efficient parking would occur with respect to proper and uniform orientation of parked vehicles and less vehicle damage resulting from poor vehicle maneuvering. This increased driveway aisle width would only be applied to new developments. Expansion of any existing parking lot would be permitted using the existing 6.0m standard so that additional driving aisles and parking areas would match existing alignments.

Parking lots will look more aesthetically pleasing and better provision made to accommodate patron walking movements through parking areas.

Summary of Proposed Bylaw Amendments

Administration believes that it has undertaken a comprehensive review of those parking standards and related areas within the land use bylaw that were identified by City staff and commercial industry stakeholder as needing attention. Other municipalities were surveyed, stakeholders were consulted, and information referenced from various parking studies. The proposed changes recommended in this report will bring those land use bylaw sections dealing with parking requirements, ratios and definitions more in line with industry standards and allow Red Deer to be comparable to and within the average range amongst the other surveyed municipalities.

Although some of the proposed parking standards may still be deemed to be excessive by developers, Administration believes these to be in the best interest of the City and its citizens and thereby avoiding potential parking conflicts and situations in the future.

Changes proposed to be incorporated into amended Land Use Bylaw Amendment 3156/K-2006 are summarized as follows:

Item	Existing	Proposed
Place of Worship Parking Ratio	1 parking space per 8 seats	1 parking space per 6 persons based on maximum occupancy of main worship area
Senior High School Parking Ratio	0.3 parking spaces per 1 student	0.3 parking spaces per 1 student based on maximum occupancy
Commercial Shopping Centre floor space definition	Gross leasable floor area (GLA)	Gross floor area (GFA)
Commercial shopping centre parking ratio	5.1 parking spaces per 93m ² (GFA)	4.1 parking spaces per 93m ² (GFA)
Parking lot stall width	2.6 m	No change
Parking lot driveway aisle width	6.0 m	7.0 m
Parking lot design	-	Enhanced parking lot design criteria

Recommendation

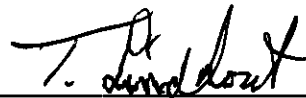
Considering the above report, and in particular the introduction of new parking standards for commercial sites, Parkland Community Planning Services believes that the intent of the original advertised version of Land Use Bylaw Amendment No. 3156/K-2006 has now been altered. The revised bylaw now constitutes a material change. And PCPS feels that such changes would warrant a new public hearing. Parkland Community Planning Services recommends that Council defeat Land Use Bylaw Amendment No. 3156K-2006 on second reading.

Subsequently, it is recommended that Council consider first reading to a renumbered, Land Use Bylaw Amendment No. 3156/AA-2006, which includes all the recommendations in the above report, in order to facilitate a new public hearing on this matter.

Respectfully submitted,



Martin Kvapil
 PLANNING ASSISTANT



Tony Lindhout
 CITY PLANNING MANAGER

Attach.

BYLAW NO. 3156/K-2006

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

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

1. That the definition within Section 2 for "Gross Leasable Floor Area" or "GLA" is hereby deleted.
2. That the following definition is hereby added to Section 2:

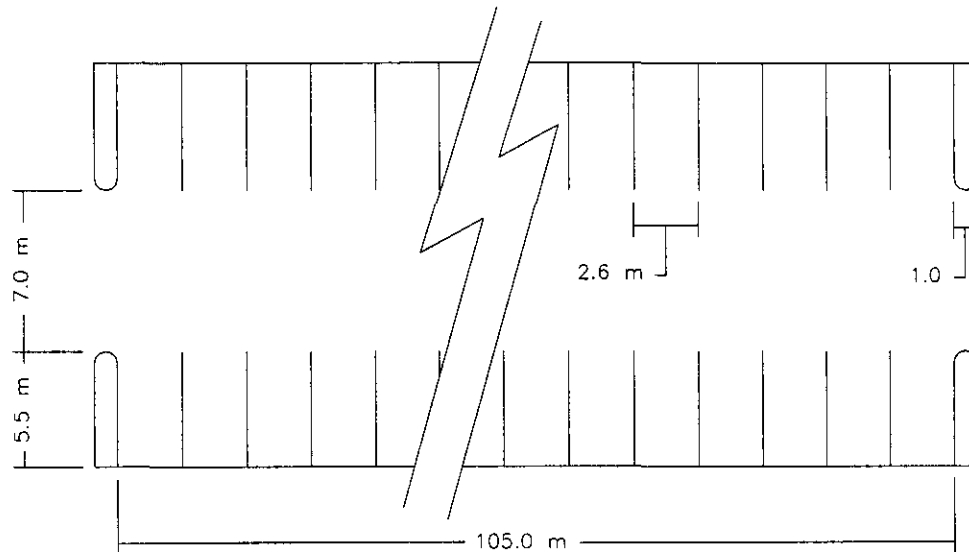
"Commercial Net Floor Area" means the total area of all floors of a commercial building measured from the glass line or the interior wall dimensions, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts, non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, food court seating areas, and storage areas below established grade.
3. That all references to "Gross Leasable Floor Area" within Section 48 are hereby amended to be changed to *"Commercial Net Floor Area"*.
4. That the following parking requirements within Section 48 (1) are hereby amended to read:

Churches	1.0 per 2.5 seats
Hospitals, Social Care Residences	1.0 per 93 m ²
Call Centre	6.0 per 93 m ² (commercial net floor area)
Public or Private Senior High Schools	1.0 space per 1.5 students
5. That Section 48 (4) is hereby amended to read:

(4) *Where there are multiple uses of a site within an enclosed shopping centre, parking shall be calculated on the basis of the total shopping centre parking space requirements at 100% of the commercial net floor area, rather than calculating the parking requirements for each individual use, except for drinking establishments and commercial entertainment facilities, for which parking requirements shall be determined on an individual basis over and above the requirements of the remaining uses of the shopping centre.*
6. That Section 49 (7) is hereby amended to read:

(7) *All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within parking area expansions of existing developments shall be at least 6.0 m in width.*
7. That Section 49 is hereby amended with the addition of:

(8) *Parking aisles shall not be greater than 105.0 m in length.*
(9) *All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*

Minimum Requirements

- (10) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.
- (11) All parking lots containing in excess of 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.
- (12) Pedestrian walkways for parking lots containing in excess of 200 parking spaces shall be a minimum of 1.2 m in width and oriented, to the satisfaction of Development Authority, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.
- (13) All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that development-related traffic will not unduly cause hazard or impede traffic on public roads.
- (14) The allocated parking for each use shall be located conveniently on site, to the satisfaction of the Development Authority, in order to ensure that such parking is provided within the vicinity of the intended building/use entrance.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

BYLAW NO. 3156/AA-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer to modify certain provisions relating to parking requirements.

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

1. In Section 2, by deleting the definition of "Gross Leasable Floor Area" or "GLA" and replacing it with the following new definition:

"Gross Floor Area" means the sum of all areas of all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewalls, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

2. That all references to "Gross Leasable Floor Area" within Section 48 are hereby amended to be changed to "Gross Floor Area".
3. That the following parking requirements within Section 48 (1) are hereby amended as shown:

	<u>"Uses</u>	<u>Parking Spaces</u>
(a) Delete:	Churches	1.0 per 8 seats
Replace with:	Places of Worship	1.0 per 6.0 persons, based on maximum occupancy of the primary congregation/sanctuary area
(b) Delete:	Hospitals and Social Care Residences or similar use	1.0 per 93m ² of gross floor area
Replace with:	Hospitals, Social Care Residences	1.0 per 93 m ²
(c) Delete:	Public or Private Senior High Schools	0.3 spaces for each student
Replace with:	Public or Private Senior High Schools	1.0 per 3.3 students, based on maximum occupancy

(e) Delete:	Regional and District Shopping Centres	5.1 per 93 m ² (gross leasable floor area)
Replace with:	Regional and District Shopping Centres"	4.1 per 93 m ² (gross floor area)

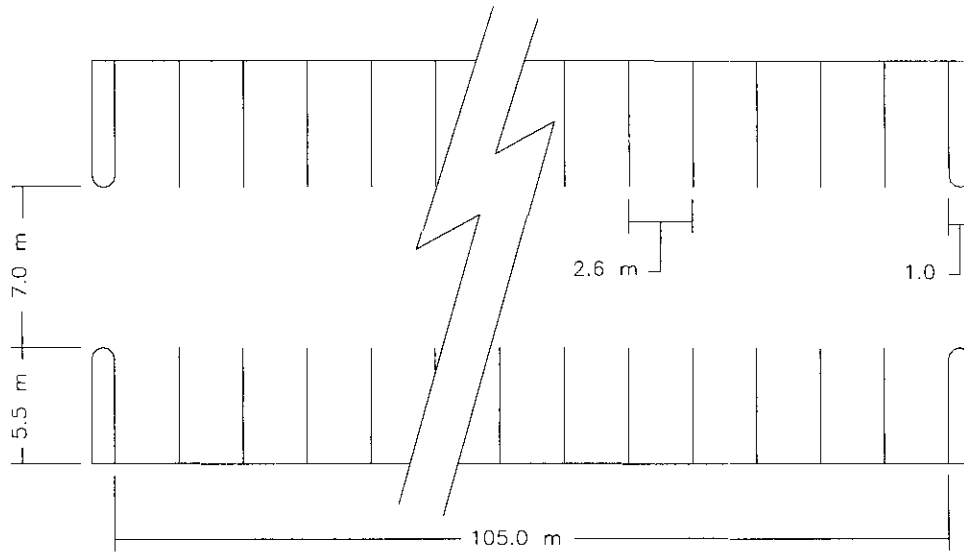
4. Section 49 (7) is deleted and replaced with the following new section 49(7):

"(7) All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within parking area expansions of existing developments shall be at least 6.0 m in width."

5. New subsection 49(8) is added as follows:

"(8) The parking layout of all commercial developments shall be constructed to meet the following standards to the satisfaction of the Development Authority in accordance with the figure below.

- (a) Parking aisles shall not be greater than 105.0 m in length.*
- (b) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*
- (c) All parking lots containing more than 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.*
- (d) Pedestrian walkways for parking lots containing more than 200 parking spaces shall be a minimum of 1.2 m in width and shall be oriented, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.*
- (e) All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that traffic will not unduly cause hazard or impede traffic on public roads.*
- (f) The parking intended for each use shall be located near the entrance of the building containing that use."*



READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

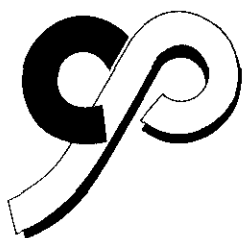
CITY CLERK

Comments:

We concur with the recommendations of Administration.

“Morris Flewwelling”
Mayor

“Rodney Burkard”
Acting City Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

**Report Submitted at the
August 14, 2006 Council Meeting**

e-mail: pcps@pcps.ab.ca
www.pcps.ca

DATE: August 14, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: **Amended Land Use Bylaw Amendment No. 3156/AA-2006**
Review and update of Parking Standards and Requirements

Further to Parkland Community Planning Services' report of August 4, 2006, additional information is being provided.

The mentioned report addresses parking ratios for "Regional and District Shopping Centres" and, furthermore, recommends a parking ratio change for these centres. As Parkland Community Planning Services' research primarily focused on Regional Shopping Centres, it is recommended to City Council that the proposed parking ratio only be applied to Regional Shopping Centres and not District Shopping Centres. The existing parking ratio of 5.1 per 93 m² would remain for District Shopping Centres.

Respectfully submitted,

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attach.

BYLAW NO. 3156/AA-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer to modify certain provisions relating to parking requirements.

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

1. In Section 2, by deleting the definition of "Gross Leasable Floor Area" or "GLA" and replacing it with the following new definition:

"Gross Floor Area" means the sum of all areas of all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewalls, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

2. That all references to "Gross Leasable Floor Area" within Section 48 are hereby amended to be changed to "Gross Floor Area".
3. That the following parking requirements within Section 48 (1) are hereby amended as shown:

	<u>"Uses</u>	<u>Parking Spaces</u>
(a) Delete:	Churches	1.0 per 8 seats
Replace with:	Places of Worship	1.0 per 6.0 persons, based on maximum occupancy of the primary congregation/sanctuary area
(b) Delete:	Hospitals and Social Care Residences or similar use	1.0 per 93m ² of gross floor area
Replace with:	Hospitals, Social Care Residences	1.0 per 93 m ²
(c) Delete:	Public or Private Senior High Schools	0.3 spaces for each student
Replace with:	Public or Private Senior High Schools	1.0 per 3.3 students, based on maximum occupancy

(e) Delete:	Regional and District Shopping Centres	5.1 per 93 m ² (gross leasable floor area)
Replace with:	Regional Shopping Centres	4.1 per 93 m ² (gross floor area)
Replace with:	District Shopping Centres"	5.1 per 93 m ² (gross floor area)

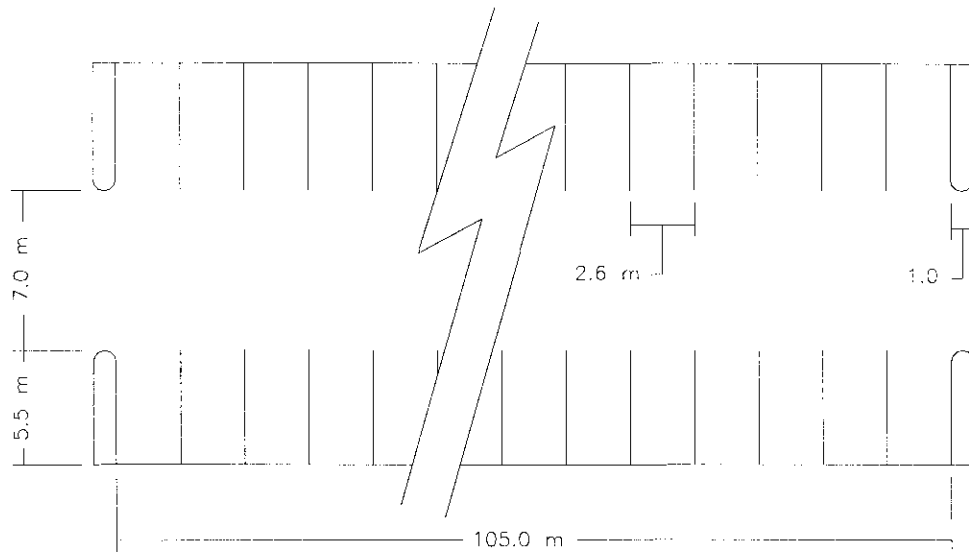
4. Section 49 (7) is deleted and replaced with the following new section 49(7):

"(7) All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within developments approved prior to September 11, 2006 shall be at least 6.0 m in width."

5. New subsection 49(8) is added as follows:

"(8) The parking layout of all commercial developments shall be constructed to meet the following standards to the satisfaction of the Development Authority in accordance with the figure below.

- (a) Parking aisles shall not be greater than 105.0 m in length.*
- (b) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*
- (c) All parking lots containing more than 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.*
- (d) Pedestrian walkways for parking lots containing more than 200 parking spaces shall be a minimum of 1.2 m in width and shall be oriented, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.*
- (e) All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that traffic will not unduly cause hazard or impede traffic on public roads.*
- (f) The parking intended for each use shall be located near the entrance of the building containing that use."*



READ A FIRST TIME IN OPEN COUNCIL this day of 2006.
READ A SECOND TIME IN OPEN COUNCIL this day of 2006.
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

Kelly Kloss

From: Jeffrey Dawson [jeffreydawson@shaw.ca]
Sent: August 13, 2006 9:13 PM
To: Kelly Kloss
Subject: Parking items
Attachments: image001.png

**BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL**

Kelly,

Can we get a copy of the background info presented to council when the decision was made in the late 80's? Also can we get the information that was presented in 2003 when the definition was changed? My recollection was that the change in 2003 was rectifying an error that occurred previously.

Thanks,

Jeffrey Dawson
City Councillor



Work 403-358-4244

Fax 403-358-4233

Jeffrey.Dawson@RedDeer.Ca

[The information contained in this message is confidential and is intended for the addressee only. If you have received this message in error, please notify the sender immediately and delete the message. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden.]

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

2006/08/14



A G E N D A

FOR THE REGULAR MEETING OF RED DEER CITY COUNCIL

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

TUESDAY, APRIL 22, 2003

COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, April 7, 2003.
- (2) UNFINISHED BUSINESS
- (3) PUBLIC HEARINGS
 1. **Parkland Community Planning Services – Re: West Park Extension (Westlake):**
 - (a) **Neighbourhood Area Structure Plan Amendment 3217/B-2003**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .1
 - (b) **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/G-2003 / Rezoning of Public Utility Lots and Municipal Reserve Lot from A1 Future Urban Development to P1 Parks and Recreation District / West Park Extension / Trademark West Park Inc.**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .1

- (c) **Land Use Bylaw Amendment 3156/H-2003 / Rezoning of Land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 Parks & Recreation to R1 Residential Low Density, from R1N Residential Narrow Lot to R1 Residential Low Density and from Road to R1 Residential Low Density to R1A/ Trademark West Park Inc.**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .1

2. **Parkland Community Planning Services – Re: Aspen Ridge Neighbourhood:**

- (a) **Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003 / Melcor Developments Ltd.**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .38

- (b) **Land Use Bylaw Amendment 3156/K-2003 / Rezoning of 10.0 ha of Land From A1 Future Urban Development District to R1 Residential Low Density and R1A Residential (semi-detached) Districts / Phases 12 & 13 / Aspen Ridge Neighbourhood / Melcor Developments Ltd.**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .51

3. **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/M-2003 / Part of the SW ¼ Sec. 3-38-27-4 / Rezoning of 9.36 ha of Land from A1 Future Urban Development District to R1 Residential Low Density, P1 Parks and Recreation Districts and Road / Inglewood Communities Inc.**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .53

- 4. **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/N-2003 – Various Items to Improve Clarity of the Land Use Bylaw**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .57

**City Clerk's Department**

DATE: March 25, 2003
TO: City Council
FROM: Kelly Kloss, City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/N-2003
Various Items to Improve Clarity of the Land Use Bylaw

History

At the Monday, March 24, 2003 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3156/N-2003.

Land Use Bylaw Amendment 3156/N-2003 provides clarification to the Land Use Bylaw for the following:

- Conflict between the Municipal Government Act and the Land Use Bylaw related to Heritage Preservation
- Social Care Residences: Discretionary Use/Addition of Social Care Residences
- Cross Reference to Figure 9 – Vehicle Sight Lines on Corner Lots
- Retirement Homes – Clarification of Discretionary Use in R1 Residential Low Density District
- Places of Worship – Addition to the Land Use Tables
- Prohibiting of Adult Oriented Business in C3 District (Small Neighbourhood Commercial Sites)
- Office Use / Commercial Service Facility – Clarification to General Purpose of C1 District
- Duplicate Uses in the C2 Regional Shopping Centre District
- Remove Office/Add Medical and Health to the C2 District Shopping Centre District
- Exceptions – Two Exceptions no longer required: Security Suite in a Car Wash Facility and Sales & Service of Mobile Homes on the M & K Homes site
- Neighbourhood Commercial District Site Size – Increase maximum site area of the C3 District
- Definitions – Addition of Four New Definitions: Institutional Housing, Day Care Adult, Gross Leasable Area and Hostel
- Vehicle Weight – Increase of Limits on Weight of Commercial Vehicles in Residential Areas


Memo to City Council
Land Use Bylaw Amendment 3156/N-2003
Page 2

Public Consultation Process

A Public Hearing has been advertised for Tuesday, April 22, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations

That following the Public Hearing, Council proceed with second and third readings of the bylaw.

fw: 
Kelly Kloss
City Clerk

/chk

MEMO

DATE: April 15, 2003
TO: KELLY KLOSS
City Clerk
FROM: GREG SCOTT, Manager
Inspections & Licensing Department
RE: MEMO FROM MR. PRESTON PARKS
COMMERCIAL VEHICLE WEIGHT

In response to the memo received from Mr. Preston Parks, dated April 9, 2003, please find the following:

1. Throughout the review of Section 44 of the Land Use Bylaw the "tare" weight of vehicles was considered and it is this weight that is reflected in the report drafted by Joyce Boon, Permits & Licensing Supervisor. The "tare" weight is the basic vehicle chassis weight without equipment add-ons.
2. Regarding Mr. Parks' reference to an email from myself dated April 3, 2003, that indicates the weight allowance within Section 44 be increased from 2040 kg to 4500 kg, this was a communication error. The proposed Land Use Bylaw amendment being recommended to City Council reflects a maximum vehicle "tare" weight of 4000 kg. The Inspections & Licensing Department supports this recommendation.

Kelly, if you have any further questions, please contact me at 8195.



GREG SCOTT
MANAGER
INSPECTIONS & LICENSING DEPARTMENT

GS/kb

cc Bryon Jeffers, Director of Development Services
Joyce Boon, Permits & Licensing Supervisor

10 Orwell Close
Red Deer, Alberta
T4N 5J2
April 9th, 2003

To the Members of City Council
City Hall
Red Deer, Alberta.

Subject -Reading of Changes of By-Law Section #44
Commercial Vehicle weight --April 22,2003

It has now become very difficult for me to be able to go in front of the Council of the City of Red Deer to discuss the above topic on vehicle weights.

As shown Schedule #1 which was read at the Council meeting of March 14th and passed as is states the vehicle weight to be 4000 kilos

As shown in the e-mail Schedule #2 from Greg Scott By-laws in answer to my inquiry it show the weight change from 2040 kilos to 4500 kilos..

To set out the weights to 4500 kilos was only a recommendation.

When there is conflict when by-laws have been passed at first reading then this by-laws amendment should be canceled and the by-law process should start over so anyone that wishes to object has the actual by-law in front of him so he can make a decision based on fact not two different answers.

Thank you



Preston Parks

Cc: <Norbert Van Wyk@dewey2.city.red-deer.ab.ca>, <@dewey2.city.red-deer.ab.ca>;
 <Deb Mann@dewey2.city.red-deer.ab.ca>
 Sent: Thursday, April 03, 2003 7:37 PM
 Subject: Blue Flame Towing

Mr. Van Wyk has asked that I respond back to your e-mail of April 2nd, 2003.

As you are aware the Inspections and Licensing Department is completing a review of section # 44 of the Land Use Bylaw, which states:

"Except for one commercial vehicle of tare weight not exceeding 2,040 kg which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential district for longer than is necessary to load or unload".

Based on this review a Land Use Bylaw amendment is being proposed to City Council to increase the weight allowance within Section # 44, from 2040 kg to 4500 kg. The amendment's first reading was held with Council on March 14th and the public hearing is scheduled for April 23rd. At this time a final decision will be made by City Council.

The City of Red Deer License Inspector issued Blue Flame Towing an interim Home Occupation License extension to April 30th / 2003. The intent of this extension was to allow the appropriate amount of time to complete the review process, allow time for City Council to review any amendments plus provide the License Inspector time to work with Blue Flame Towing and their Home Occupation License.

Mr. Parks I hope this provides you with the information you requested.

Sincerely,

Greg Scott

SCHEDULE #2

4/3/03

100 (7) ~~Site Area in total not to exceed~~
 whole shopping centre"

regarding area of site

- 17 That Section 54 Exceptions Respecting Land Use is amended by deleting Subsections 54(4)(g) and 54(4)(i) in whole.
- 18 That Subsection 117(9) C3 Commercial (Neighbourhood Convenience) District Regulations be deleted and replaced in whole with the following:

"117 (9) Site Area	minimum	378m ²
	maximum	4047m ²

- 19 That Subsection 111(7) C2 Commercial (District Shopping Centre) District Regulations be deleted and replaced in whole with the following:

"111 (7) Health and Medical Services

- 20 That Section 44 be deleted and replaced in whole with the following:

"Except for one commercial vehicle of tare weight, not exceeding 4000 kg which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential district for longer than is necessary to load or unload the same."

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

 MAYOR

 CITY CLERK

SCHEDULE

I

Date: March 13, 2003
To: Kelly Kloss, City Clerk
From: Parkland Community Planning Services
Re: Land Use Bylaw Amendment 3156/N-2003
Various LUB Amendments

Planning, Inspections and Licensing and Legal staff review the Land Use Bylaw on an ongoing basis to identify areas where the clarity of the land use bylaw can be improved and to identify anticipated problems and/or errors. At least once per year these issues are addressed through a land use bylaw amendment which addresses each issue. The following issues are proposed to be resolved in Bylaw 3156/N-2003.

1 Potential Conflict between the Municipal Government Act and the Land Use Bylaw related to Heritage Preservation

The Municipal Government Act requires that a decision on a development permit be issued within 40 days of the application. The Heritage Significance District indicates that an applicant has to wait up to 45 days before comments are received from the Heritage Preservation Committee related to an application to demolish a heritage building.

These two timelines may come into conflict where an applicant applies for a demolition permit and a development permit at the same time. The development authority would be required to issue a decision on a replacement building potentially before hearing from the Heritage Preservation Committee. In order to ensure that the Heritage Preservation Committee has adequate time to respond and to remove the potential conflict with the Municipal Government Act, the Land Use Bylaw is proposed to be amended to require the comments of the Heritage Preservation Committee as part of the information submitted for a development permit, where demolition of a historically significant building or site is proposed. By requiring this information as part of the development permit application, the potential conflict with the Municipal Government Act is avoided.

Bylaw Amendment 3156/N-2003...page 2

2. Social Care Residences-Discretionary Use/Addition of Social Care Residences

Social Care Residences are currently included as a permitted use in the R3 residential district which means that the use would be automatically approved without reference to MPC. This amendment proposes to eliminate Social Care Residences as a permitted use and move it to the discretionary use table. This will allow MPC to review the appropriateness of the location and assess its impact on the density of a neighbourhood. The Social Planning Department is in support of this amendment.

There is no provision for social care residences in the Downtown area. Many of the social care providers are looking for a central location to serve the city. It is proposed to add this use as a discretionary use in the C1 and C1A Districts. By adding the use as discretionary, MPC can review the location to ensure that it would be suitable for the proposed use.

3. Cross reference to Figure 9

Figure 9 in the Land use Bylaw was developed by Engineering Services to ensure that vehicle sight lines are maintained on corner lots. This bylaw amendment will cross reference the sight line diagram in each applicable land use district so that it is more evident to home builders.

4. Retirement Homes

Retirement Homes are included as an individual use within each of the residential districts. This discretionary use is proposed to be amended in the R1 Residential Low Density District to clarify that it will be allowed in a single family dwelling only. This change is supported by the Social Planning Department.

5. Places of Worship

Each Neighbourhood Area Structure Plan is required to have one site for a Place of Worship as well as one site for social care/daycare/retirement home. Place of Worship is not however listed in the Land Use Bylaw's land use table. This amendment will add the use to the land use tables.

Bylaw Amendment 3156/N-2003...page 3**6. Adult Oriented Businesses in Neighbourhood Commercial Sites**

Based upon controversy in the City of Edmonton wherein an adult oriented business moved into a neighbourhood commercial site, Inspections and Licensing, Planning and legal staff have reviewed the C3 zoning in terms of adult oriented business. It was the opinion of all staff that the small C3 sites (0.038 ha – 0.4 ha in size) would not be appropriate for adult oriented businesses. The small size of the C3 centres could easily be dominated by an adult only use, which may impact negatively on the neighbourhood and other tenants. There have been no applications related to locating an adult oriented business in the C3 District. It is proposed that this use be prohibited from the C3 District.

7. Office Use/Commercial Service Facility

In order to clarify Council's intent to maintain the downtown as the primary location for office use, legal counsel has recommended an amendment to the general purpose of the C1 District and an amendment to the definition of commercial service facility. These amendments will provide a better explanation of the land use bylaw's intent if the bylaw is challenged through the legal system. A small change to the definition of office is proposed deleting reference to financial outlets to avoid a conflict with the definition for commercial service facility. The definition for Commercial Service Facility has been combined with the definition for "personal service" and made more explicit in its intent. The term personal service has been deleted from the land use bylaw.

8. Duplicate Uses in the C2 Regional Shopping Centre District

The C2 Regional Shopping Centre District allows up to 5% office to be located in the shopping centre. This office use is duplicated in both the permitted use list and a discretionary use list. This bylaw amendment will eliminate the duplication by deleting the discretionary use and allowing 10% as a permitted use.

9. Remove Office/Add Medical and Health to the C2 District Shopping Centre District

The C2 District Centres have been functioning as a larger scale neighbourhood commercial development with a grocery store, retail and medical facilities. At the request of Save-on Foods, we have reviewed the uses in the district and compared

Bylaw Amendment 3156/N-2003...page 4

them with the commercial demands and function of the centre. After discussions with the shopping centre owners, we are proposing to remove "Office in total, not to exceed 10% of the gross leasable area of the whole shopping centre) and replace it with "Health and Medical Services". This amendment will mean that no non medical or health related offices such as lawyers, accountants or consulting offices may be located in District Shopping Centres however there will be not limit to the number of health and medical Services allowed. This amendment will mean that the District Shopping centres will be treated in the same manner as C3 sites and will serve a multi-neighbourhood function in terms of providing medical services. This amendment has been reviewed for consistency with the Municipal Development Plan and the Greater Downtown Action Plan and would not conflict with either plan.

10. Exceptions

Two of the existing "Exceptions" in the Land Use Bylaw are no longer required. The security suite in a car wash facility is no longer required as the site was acquired by Woody's RV Sales and the former security quarters is now used for storage. The sales and service of mobile homes on the M&K Homes site is no longer required because the site has been rezoned to the C4 Commercial (Major Arterial) District which already allows this use.

11. Neighbourhood Commercial District Site Size

The maximum site area of the C3 District is being increased from 0.25 ha to 0.405 ha. This reflects the new Neighbourhood Planning and Design Guidelines and Standards adopted by the City of Red Deer and reflects market demands of larger commercial sites in neighbourhoods.

12. Definitions

→ ✱ In order to clarify items in the land use bylaw, four new definitions have been added for institutional housing, Day Care Adult, Gross Leasable Area and Hostel. ←

"Institutional Housing" means any public or non profit housing which is designed for the treatment or care of persons who are in an institutional setting such as a monastery, nunnery or religious retreat or for residents incapable of independent living.

Bylaw Amendment 3156/N-2003...page 5

"Hostel" means short term lodging for travelers where patrons pay for accommodation.

"Day Care Adult" means a facility providing care and/or supervision for 7 or more adults for more than three but less than 24 consecutive hours in a day.

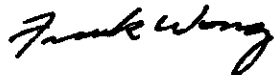
"Gross Leasable Area" or "GLA" means the sum of the areas of the all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewall, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

Based upon the new definition, it is proposed to move "hostel" to a discretionary use in the C1 District.

Day Care Adult will be added to all districts as an optional use for the Day Care, Social Care or Retirement Home site which is designated in a Neighbourhood Area Structure Plan.

13 **Vehicle Weight**

In order to protect city roadways and to preserve the residential character of neighbourhoods, the city has a limitation on the weight of commercial vehicles in residential areas. After a review by the Inspections and Licensing Department and Engineering Services Department, these departments have recommended that the limit be increased from 2040 kilograms to 4000 kilograms. This will bring the city into the mid range of limits in other cities. A memo explaining this change from the Inspections and Licensing Department is attached.



Frank Wong,
Planning Assistant

Attachments



DATE: January 20, 2003

TO: Greg Scott – Manager Inspections & Licensing Department

FROM: Joyce Boon
Permits & Licensing Supervisor

RE: Amendment to Land Use Bylaw commercial vehicle weights

As you are aware we have been considering having City Council review section 44 of the Land Use Bylaw, which states:

Except for one commercial vehicle of tare weight not exceeding 2,040 kg which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential districts for longer than is necessary to load or unload.

History

This weight of 2,040 kg has been in the Land use Bylaw prior to 1980. Since this time permitted as well as discretionary home occupations business have been approved. We presently have ??? home occupations licensed within the City of Red Deer with many varied uses from the home. Many of these business have commercial vehicles associated with the business that weigh more than 2,040,kg
Such as tow trucks, plumbers, electricians, general contractors, courier services, etc..

A vehicle of 2,040 kg is approximately = 4,495 pounds

A number of years ago it was common to have a vehicle that weighed 2,040kg however with the change in the type of vehicles and the construction of vehicles an average vehicle such as:

Four door mid size vehicle such as a Honda weighs	1400 kg
Dodge Diesel Pickup Truck weighs –	3200 kg
Cube Van – Delivery vehicle weighs-	3500kg
Electrical/Plumbing contractor etc van –	3000 kg
¾ ton tow truck-	5000 kg
Ford crew cab -	2200kg (unloaded)

A number of commercial business have been approved as permitted or discretionary uses in residential neighborhoods and it has come to our attention that the commercial

vehicles they use or bring home into the residential area exceed the regulations of the Land Use Bylaw section 44, of 2,40 kg.

Other Municipalities

Upon reviewing the Land Use regulations of various other municipalities it appears that 4000 kg – 4500 kg is a standard weight in residential zonings

Edmonton – section 45(1) – no more than one commercial vehicle of a maximum gross vehicle weight of 4,000 kg in a residential zoned.

Calgary – section 10(c) a commercial vehicle of a gross vehicle weight in excess of 4000 kg shall not be allowed to remain on a lot except while actively engaged in loading or unloading in a residential zone.

City of Medicine Hat – The maximum permitted weight of the vehicle shall not exceed 4000kg. The development authority may allow a vehicle with a maximum weight of 4500kg (discretionary)

City of Grande Prairie – the maximum permitted with of vehicle in a residential area including vehicles related to home occupation shall not exceed 8000kg

Rationale

It would seem that a number of home occupations have been approved and are operating with commercial vehicles that exceed the present Land Use Bylaw. In our opinion by increasing the gross vehicle weight within a residential area will not cause an increase amount of commercial vehicles within the area, it would bring the Bylaw into line with what is actually happening in the residential areas. It would still be the intent of the Inspections and Licensing Department to review each home occupation on its own merit. From the information that we have received 4000kg appears to be a standard weight used within other municipalities in Alberta.

Recommendation

Recommend that we look at amending our Land Use Bylaw, section 44, from 2,040 kg to 4000kg in a residential zone and allowing up to 4500kg be a discretionary use to be approved by the development authority.

BYLAW NO. 3156/N-2003

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

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

- 1 That Section 10 Plans and Information Required is amended by adding the new subsection (1)(d) as follows:

“10 (1)(d) if a building or site is identified in the Heritage Significance District Subsection 221(7), and where the demolition of the existing building or site is proposed, the applicant shall submit the comments of the Heritage Preservation Committee as required under Section 221(5)”
- 2 That Section 199 R3 Residential (Multiple Family) District, Permitted Uses (subject to any Area Structure Plan or Area Redevelopment Plan) is amended by deleting Subsection (4) “Social Care Residences”.
- 3 That Section 200 be amended by adding the following

“200 (16) Social Care Residence”
- 4 That Subsection 177(5) R1 Residential Low Density District Regulations be deleted in whole and replaced with the following:

“177 (5) Side Yard: Detached dwelling: minimum 1.5 m
Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Schedule A Figure 9.”
- 5 That Subsection 176(6) Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan) is amended by deleting “Retirement Home” and replacing it with “Retirement Home in a Single Family Dwelling”.
- 6 That Subsections 176(7), 182(6), 192(11) and 200(13) Discretionary Uses (subject to any applicable Area Structure Plan or Area Redevelopment Plan) are deleted and replaced in whole by the following:

“176 (7) Day Care Facility, Day Care Adult, Social Care Residence, Retirement Home, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.”

“182 (6) Day Care Facility, Day Care Adult, Social Care Residence, Retirement Home, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan.”

"192 (11) Day Care Facility, Day Care Adult, Social Care Residence, Retirement Home, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."

"200 (13) Day Care Facility, Day Care Adult, Social Care Residence, Retirement Home, or Place of Worship or Assembly on sites which are so designated in an Area Structure Plan or Area Redevelopment Plan."

- 7 That Section 115 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan is amended by deleting 115 (1) and replacing it with

"115 (1) Merchandise Sales and/or rental, servicing the neighbourhood only, excluding

- all uses where the primary focus is adult oriented merchandise and/or entertainment
- motor vehicles
- machinery
- fuel and
- liquor, beer or wine sales"

8. That Section 2 is amended by deleting the definitions for "Commercial Service Facility" and "Office" and substituting the following:

"Commercial Service Facility" means a facility in which services are provided commercially to individuals, and without limiting the generality of the foregoing, may include

- services related to the care and appearance of the body such as a massage business, beauty shop, barber shop, tanning salon or fitness centre
- cleaning and repair of personal effects such as shoe repair, dry cleaning or laundering outlet
- care of small animals such as a small animal veterinary clinic or dog grooming salon
- funeral home, financial or insurance services outlet, real estate agency, travel agency commercial school or day care

but does not include office."

"Office" means a development that provides professional, management, administrative, consulting and health care services, such as the offices of doctors, lawyers, accountants, engineers, architects, clerical, secretarial, employment, telephone answering and similar office support services."

- 9 That Section 2 is amended by adding in alphabetical order the following definitions:

"Institutional Housing" means any public or non profit housing which is designed for the treatment or care of persons who are in an institutional setting such as a monastery, nunnery or religious retreat or for residents incapable of independent

living but does not include a social care residence or retirement home.

"Hostel" means short term lodging for travelers where patrons pay for accommodation.

"Day Care Adult" means a facility providing care and/or supervision for 7 or more adults for more than three but less than 24 consecutive hours in a day.

"Gross Leasable Area" or "GLA" means the sum of the areas of the all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewall, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

10 Section 96(4) is amended by deleting "hostel".

11 Section 97 is amended by adding:

"97 (15) Hostel"

12 That Section 150(4)(b) is amended by deleting the term "personal service".

13 That Section 95 is amended by deleting the "General Purpose" and substituting the following:

"95 General Purpose

This district is located in the central area of the city with excellent road access, access to transit and a good pedestrian environment. In accordance with the Area Redevelopment Plan, this district is intended to act as the main office area for the city and provide a wide range of commercial, institutional, cultural and residential development. Generally, the land uses are to serve the city and region as a whole."

14 That Sections 97 and 104 be amended by adding "Social Care Residence" as a discretionary use;

"97 (16) Social Care Residence

104 (18) Social Care Residence"

15 That Subsection 109(8) "Office in total not to exceed 5% of the gross leasable area of the whole shopping centre" be deleted in whole.

16 That Subsection 108(4) "Office in total not to exceed 5% of the gross leasable area of the whole shopping centre" be deleted in whole and the following use be substituted:

"108 (4) Office in total not to exceed 10% of the gross leasable area of the whole shopping centre"

17 That Section 54 Exceptions Respecting Land Use is amended by deleting Subsections 54(4)(g) and 54(4)(i) in whole.

18 That Subsection 117(9) C3 Commercial (Neighbourhood Convenience) District Regulations be deleted and replaced in whole with the following:

"117 (9) Site Area	minimum	378m ²
	maximum	4047m ² "

19 That Subsection 111(7) C2 Commercial (District Shopping Centre) District Regulations be deleted and replaced in whole with the following:

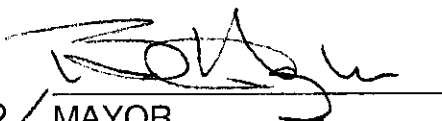
"111 (7) Health and Medical Services

READ A FIRST TIME IN OPEN COUNCIL this 24th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this 22nd day of April 2003.

READ A THIRD TIME IN OPEN COUNCIL this 22nd day of April 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 22nd day of April 2003.


MAYOR


Deputy CITY CLERK

Christine Kenzie

BACKUP INFORMATION
~~NOT SUBMITTED TO COUNCIL~~

From: Martin Kvapil
Sent: August 09, 2006 1:58 PM
To: 'James Murphy'; 'Ralph Bond'; john@vanreal.com; 'Dan Hachey'; Michael Keyes (E-mail); KEN MOFFAT; 'jacqueline.norcross@convergys.com'; 'Ian Hartley'; 'Colin Bain'; 'dbeck@rdpsd.ab.ca'; 'kjaeger@rdcsd.ab.ca'
Cc: Tony Lindhout; Paul Meyette; Christine Kenzie
Subject: City of Red Deer - Land Use Bylaw Amendment No. 3156/K-2006

Good Afternoon,

The City of Red Deer Land Use Bylaw Amendment No. 3156/K-2006, pertaining to parking requirements within the city, will return to City Council at its scheduled meeting of **Monday, August 14, 2006**. The scheduled time for this item is **18:00 MST**.

Due to significant changes in the advertised bylaw amendment, Parkland Community Planning Services will be recommending that Council defeat the current bylaw and initiate a new bylaw to give consideration of first reading to. Further public presentation regarding Bylaw 3156/K-2006 will not be permitted, as the public hearing for it has been closed. In the event of a new bylaw receiving first reading, a new public hearing would then occur 4 weeks later.

The City Council agenda and newly proposed bylaw amendment will be made available on the City's website by the afternoon of Thursday, August 10, 2006.

Please contact me should you have any questions or require additional information.

Martin Kvapil
Planning Assistant
Parkland Community Planning Services
404, 4808 Ross Street
Red Deer, Alberta T4N 1X5
t: (403) 343-3394
f: (403) 346-1570

PARKING STANDARDS & REQUIREMENTS
LUB 3156/K-2006

DESCRIPTION: Parking Standards and Requirements for Commercial Uses
(schools, churches, malls, call centre, etc.).

FIRST READING: April 24, 2006

FIRST PUBLICATION: May 5, 2006

SECOND PUBLICATION: May 12, 2006

PUBLIC HEARING & SECOND READING: May 23, 2006 *July 4/06*

SECOND & August 14, 2006
THIRD READING: *July 4, 2006* _____

School Boards & Churches
LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☒ **BY:** *CITY* _____

ACTUAL COST OF ADVERTISING:

\$ *236.30* X 2 **TOTAL:** \$ *472.60*

MAP PREPARATION: \$ _____

TOTAL COST: \$ *472.60*

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING / (REFUND): \$ _____

INVOICE NO.: _____

(Account No. 180.5901)

*Defeated
coming back
as 3357/A-2006*

Municipal Planning Commission Approvals

On May 8, 2006 the Municipal Planning Commission issued approval of the following applications:

Deer Park

1. Redwoods - a banner sign to be located at 6 Daykin Street.

Edgar Industrial

2. River City Developments - development of a 815 m² industrial building on behalf of SS Inc. to be located at 8026 Edgar Industrial Crescent (Phase 3).

3. A.J. Thompson Group - discretionary use of a 223 m² temporary building (tent structure) to be located at 3,762 Edgar Industrial Drive.

4. Pearl Rose Enterprises - on behalf of Sand Source, construction of a 2,164.6 m² industrial building to be located at 7883 Edgar Industrial Way.

Anders

5. Bella Rosa Developments Ltd. - a 10.51 metre height to a proposed single family dwelling and attached garage to be located at 103 Alexander Crescent.

Kantwood

6. Run N-On Emphy - approval of use for a restaurant to be located at 110, 100 Kent Street.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 26, 2006. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

SAFETY ISSUES IN THE DOWNTOWN PUBLIC MEETING

The City of Red Deer, through the Red Deer City RCMP and Red Deer Policing Committee, is seeking your feedback. Over the last several years, business owners and members of the public identified safety concerns in downtown Red Deer. A number of initiatives were taken to address these concerns and now the City wants to know what is going well and what could be improved.

You are invited to share your views at a Public Meeting to be held in the Small Auditorium, Lower Level of the Red Deer Downtown Public Library on **Tuesday, May 16, 2006** commencing at 7:30 p.m.

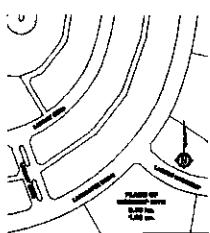
If you are unable to attend the Public Meeting, you can submit your concerns in writing to:

Superintendent Jim Steele
Red Deer City RCMP
4811 - 49 Street
Red Deer, AB T4N 6A1

If you have any questions, please contact Superintendent Jim Steele at 341-2000 or email at jsteele@rcmp.gc.ca.

Accessible transportation will be available through the Citizen's Action Bus at their regular fare per one way trip. To arrange for this service, please call the Citizen's Action Bus at 343-1199 no later than noon the day before the public meeting. The Red Deer Public Library is a barrier free facility.

LOT SALE FOR THE PURPOSE OF A PLACE OF WORSHIP



In accordance with The City of Red Deer Neighbourhood Planning and Design Guidelines & Standards (2002), property located at SE 1/4 14-38-27-4 (lot not registered), on Lonsdale Drive & Lonsdale Crescent in the Lonsdale neighbourhood of Lancaster, has been identified by Lonsdale Land Ltd. for sale for the possible development of a Place of Worship.

Details as to eligibility, conditions of sale, prices, etc., may be obtained from:

Lonsdale Land Ltd.
403-346-7273

If this site is not purchased for any of the purposes listed above by August 31, 2006, it may be utilized for conventional residential development as shown in the Neighbourhood Area Structure Plan.

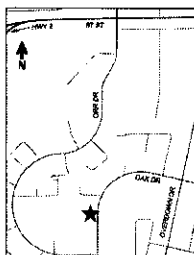
The City of Red Deer will be Smoke Free

June 1, 2006

The Smoke Free Bylaw will prohibit smoking in all work places and indoor public places including drinking establishments, bingo halls, casinos, grandstands, patios, private clubs, public transportation vehicles, restaurants and sidewalk cafes.

For more information visit
www.reddeer.ca/smokefree

LOT SALE FOR THE PURPOSE OF A SOCIAL CARE FACILITY



In accordance with The City of Red Deer Neighbourhood Planning and Design Guidelines & Standards (2002), property located (Lot Description not available) on Oak Drive in the Oak Park neighbourhood has been identified by The City of Red Deer for sale for the possible development of a Social Care Facility.

Details as to eligibility, conditions of sale, prices, etc., may be obtained from:

Land and Economic Development Department
The City of Red Deer
403-342-8166

If this site is not purchased for any of the purposes listed above by September 3, 2006, it may be utilized for conventional residential development as shown in the Neighbourhood Area Structure Plan.

Development Officer Approvals

On May 10, 2006 the Development Officer issued approval for the following applications:

Anders Park

1. Cliff & Kim Rideout - an 8.5 metre front yard to a proposed front porch to be located at 28 Amandus Avenue.

Deer Park

2. Jason Hildebrandt - a 3.0 metre rear yard to an existing deck located at 200 Daniel Crescent.

Eastview Estates

3. Best Surveys Ltd. - a 1.94 metre rear yard to an existing detached garage located at 15 Erickson Drive.

Fairview

4. Andy Carlow - a 4.17 metre front yard to a proposed front addition to an existing single family dwelling located at 20 Forest Close.

Rosedale

5. Best Surveys Ltd. - a 1.17 metre side yard to an existing deck located at 311, 200 Ramage Close.

You may appeal the above decision to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 26, 2006. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8132.

LOT SALE FOR THE PURPOSE OF A PLACE OF WORSHIP



In accordance with The City of Red Deer Neighbourhood Planning and Design Guidelines & Standards (2002), property located at Lot 1, Block 4, Plan 812 1569 on Jordan Parkway in the Johnsons Crossing neighbourhood, has been identified by The City of Red Deer for sale for the possible development of a Place of Worship.

Details as to eligibility, conditions of sale, prices, etc., may be obtained from:

Land and Economic Development Department
The City of Red Deer
403-342-8292

If this site is not purchased for any of the purposes listed above by August 16, 2006, it may be utilized for conventional residential development as shown in the Neighbourhood Area Structure Plan.

PARKING STANDARDS & REQUIREMENTS FOR COMMERCIAL USES Land Use Bylaw Amendment

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3156/K-2006, which provides for parking standards and requirements for a range of land uses. The proposed amendment includes changes to definitions, parking ratios and overall parking area layout and design.

Definition - change gross leasable floor area to commercial net floor area.

Parking Ratio	From	To
Churches	1.0 space / 75 sqm	1.0 space / 2.5 sqm
Hospitals, Social Care	1.0 space / 75 sqm	No Change
Call Centres	8.0 spaces/93 m ²	8.0 spaces/93 m ²
Senior High Schools	1.0 space/2 students	1.0 space/1 student

The proposed amendment provides for upgraded standards related to the design of new parking lots including increased driving aisle widths, provision of curbed islands at end of parking aisles, as well as pedestrian walkways, interior landscaping, and vehicle stacking and queuing lanes.

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

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Tuesday, May 23, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 16, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply call Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

PARKING RV'S IN FRONT YARDS & RESIDENTIAL NARROW LOT SIDE YARDS Land Use Bylaw Amendment

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3156/O-2006, which provides for parking of Residential Vehicles (RV's) on residential front yard parking pads between the first day of April and the thirty first day of October of each year. Trailers such as any commercial transport trailer, tool and equipment trailer, and trailers used for or containing oil road vehicles and watercraft will not be permitted to be parked in residential front yards. The amendment also provides for an increase to the minimum side yard (from 1.2 metres to 1.25 metres) and minimum lot width (from 10.4 metres to 10.5 metres) for development in R1N Residential Narrow Lot Districts. These new requirements would enable more consistent compliance with Alberta Building Code.

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

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Tuesday, May 23, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 16, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply call Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

URGENT! Please call/fax within 1 hour of receiving

RED DEER ADVOCATE
Ph. (403)343-2400 Fax (403) 342-4051

INSERT DATE: **FRI., MAY 12**

AD SIZE: **6 x 228**

AD CODE: **92128CityAds6x2280E1216**

FINAL PROOF. Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.

Sales Rep
BY
Composed by

OK as is
OK with corrections
Approved by

R.D. ADVOCATE - MAY 5, 2006

Development Officer Approvals

On May 3, 2006 the Development Officer issued approval for the following applications:

Deer Park

1. Beta Surveys Ltd. - a 0.27 metre side yard to a hot tub located at 43 Doherty Close.

Fairview

2. The City of Red Deer - a proposed press box to be located at Great Chief Park, 4707 Fountain Drive.

Grandview

3. Bemoco Land Surveying Ltd. - a 0.88 metre rear yard to an existing breezeway and attached garage located at 4102 - 44 Street.

Inglewood

4. Bemoco Land Surveying Ltd. - a 1.20 metre side yard to a cantilever on an existing single family dwelling and attached garage located at 16 Ingle Close.

Johnstone Park

5. Larkun Developments Ltd. - a 7.10 metre rear yard to a proposed single family dwelling and attached garage to be located at 279 Jenner Crescent.

Lancaster

6. Shane Dussault - a 3.17 metre rear yard to a proposed detached garage to be located at 102 Logan Close.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 19, 2006. Appeal forms (outlining appeal fees) are available at the Legislative & Administrative Services Department. For further information, please phone 342-8192.

SAFETY ISSUES IN THE DOWNTOWN PUBLIC MEETING

The City of Red Deer, through the Red Deer City RCMP and Red Deer Policing Committee, is seeking your feedback. Over the last several years, business owners and members of the public identified safety concerns in downtown Red Deer. A number of initiatives were taken to address these concerns and now The City wants to know what is going well and what could be improved.

You are invited to share your views at a Public Meeting to be held in the Snell Auditorium, Lower Level of the Red Deer Downtown Public Library on Tuesday, May 16, 2006 commencing at 7:30 p.m.

If you are unable to attend the Public Meeting, you can submit your concerns in writing to:

Superintendent Jim Steele
Red Deer City RCMP
4811 - 49 Street
Red Deer, AB T4N 6A1

If you have any questions, please contact Superintendent Jim Steele at 341-2000 or email at jim.steele@rcmp-grc.gc.ca.

Accessible transportation will be available through the Citizen's Action Bus at their regular fare per one way trip. To arrange for this service, phone the Citizen's Action Bus at 343-1199 no later than noon the day before the public meeting. The Red Deer Public Library is a barrier free facility.

PARKING STANDARDS & REQUIREMENTS

FOR COMMERCIAL USES Land Use Bylaw Amendment

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3156/K-2006, which provides for parking standards and requirements for a range of land uses. The proposed amendment includes changes to definitions, parking ratios and overall parking area layout and design.

Definition - change gross leasable floor area to commercial net floor area.

Parking Ratio:	From	To
Churches	1.0 space / 8 seats	1.0 space / 2.5 seats
Hospitals, Social Care	1.0 space / 93 m ²	No Change
Call Centres	8.0 spaces/93 m ²	6.0 spaces/93 m ²
Senior High Schools	1.0 space/3 students	1.0 space/1.5 students

The proposed amendment provides for upgraded standards related to the design of new parking lots including increased driving aisle widths, provision of curbed islands at end of parking aisles, as well as pedestrian walkways, interior landscaping, and vehicle stacking and queuing lanes.

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

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Tuesday, May 23, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, May 16, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

LIMOUSINE BYLAW

A public meeting was held on the proposed Limousine Bylaw on Tuesday, April 25, 2006.

Due to overwhelming public response, the Inspections & Licensing Department will be accepting further written comments on the proposed Bylaw until 4:30 p.m., May 15, 2006.

A copy of the draft Bylaw and comment forms are available at the Inspections & Licensing Department, 3rd Floor, City Hall, or on-line at <http://www.reddeer.ca/inspections>.

For more information, please contact:

Deb Mann
License Inspector
The City of Red Deer
(403) 342-8182

Vicki Swainson
Inspections Clerk
The City of Red Deer
(403) 342-8190

Municipal Planning Commission Approvals

On May 1, 2006 the Municipal Planning Commission issued approval of the following applications:

Lancaster Meadows

1. Camdon Construction Ltd. - a 302.4 m² workshop at the McKee Manufacturing Site to be located at 2827 - 30 Avenue

Riverside Light Industrial Park

2. Goodmen Roofing Inc. - location of above ground storage tank for dangerous goods storage to be located at 12, 4621 - 63 Street.

Northland Industrial Park

3. MP Construction Inc. - on behalf of Communication Group a 178 m² office addition to be located at 7434 - 50 Avenue.

South Hill

4. Rona Home Centres Ltd. - temporary use for outdoor storage of goods, consisting of 1,170.54 m², for sheds & outdoor/gardening accessories and a fenced area, consisting of 445.9 m², containing a portable plant display shelter, as a garden centre to be located at 2610 - 50 Avenue (Lot 1A, Block A, Plan 922-1667), zoned C4.

You may appeal the above decisions to the Red Deer Subdivision & Development Appeal Board, Legislative & Administrative Services, City Hall, prior to 4:30 p.m. Friday, May 19, 2006. Appeal forms (outlining appeal fees) are available from Legislative & Administrative Services. For further information, please phone 342-8132.

RED DEER SUBDIVISION & DEVELOPMENT APPEAL BOARD HEARING

TAKE NOTICE the following appeal will go before the Red Deer Subdivision & Development Appeal Board on Thursday, May 11, 2006 in the Council Chambers, 2nd Floor of City Hall, 4914 - 48 Avenue, Red Deer, commencing at 5:00 p.m.

CRONQUIST BUSINESS PARK/RIVERLANDS

1. Bemoco Land Surveying Ltd. - application for reversal of the Municipal Planning Commission decision of April 3, 2006, which denied the proposed subdivision of approximately 0.483 hectares (1.19 acres) of land in order to create two commercial lots in the Cronquist Business Park neighbourhood.

Under Section 679 of the Municipal Government Act, the Board will hear:

- (1) a) the applicant for subdivision approval,
b) the subdivision authority that made the decision,
c) if land that is the subject of the application is adjacent to the boundaries of another municipality, that municipality,
d) any school authority to whom the application was referred,
e) every Government department that was given a copy of the application pursuant to the subdivision and development regulations
- (2) ... owners of land that is adjacent to land that is the subject of the application.

Parties as identified above may appeal in person or give notice in writing to the Red Deer Subdivision & Development Appeal Board on the specified date. Phone 342-8132 for further information.

PARKING RV'S IN FRONT YARDS

&

RESIDENTIAL NARROW LOT SIDE YARDS

Land Use Bylaw Amendment

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3156/O-2006, which provides for parking of Residential Vehicles (RV's) in residential front yards between the first day of April and the thirty first day of October of each year. Trailers such as any commercial transport trailer, tool and equipment trailer, and trailers used for or containing off road vehicles and watercraft will not be permitted to be parked in residential front yards. The amendment also provides for an increase to the minimum side yard (from 1.2 metres to 1.25 metres) and minimum lot width (from 10.4 metres to 10.5 metres) for development in R1N Residential Narrow Lot Districts. These new requirements would enable more consistent compliance with Alberta Building Code.

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

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Tuesday, May 23, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, May 16, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

BETTER BIKING RED DEER
BIKE SAFETY MONTH
MAY 1 - 31
LEARN TO RIDE FOR LIFE



More information 309-8411

May 4, 2006

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

«Owner_Address_3»

Dear Sir/Madam:

**Re: Public Hearing for Land Use Bylaw Amendment 3156/K-2006
Parking Standards and Requirements for Commercial Uses**

A letter was previously sent to you regarding the above proposed Land Use Bylaw Amendment, which provides for parking standards and requirements for a range of land uses. Please note the Public Hearing will be on **Tuesday, May 23, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall, as Monday is the Victoria Day holiday.

Yours truly,



Kelly Kloss
Manager, Legislative & Administrative Services

/te

May 2, 2006

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

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/K-2006
Parking Standards and Requirements for Commercial Uses**

Red Deer City Council proposes to pass Land Use Bylaw Amendment 3156/K-2006, which provides for parking standards and requirements for a range of land uses. The proposed amendment includes a definition change, and changes to parking ratios and overall parking area layout and design. **The amendment will not affect existing buildings; however, will apply to new buildings and to existing buildings proposing expansions.**

Parking Ratio:	From:	To:
Churches	1.0 space/8 seats	1.0 space/2.5 seats
Senior High Schools	1.0 space/3 students	1.0 space/1.5 students

The proposed amendment provides for upgraded standards related to the design of new parking lots including increased driving aisle widths, provision of curbed islands at the end of parking aisles, as well as pedestrian walkways, interior landscaping, and vehicle stacking and queuing lanes. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours, or for more details contact the city planners at Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, May 23, 2006**, at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, May 16, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 342-8132.

Yours truly,



Kelly Kloss
Manager, Legislative & Administrative Services
/te

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3
St. Mary's Church	6 McMillan Avenue	Red Deer, AB T4N 5X8	
Anglican Church of St. Leonards On T	4241 44 ST	Red Deer, AB T4N 1H3	
Anglican Church of St. Luke	4929 54 ST	Red Deer, AB T4N 2G7	
Baha'i Faith	128 Norby Crescent	Red Deer, AB T4P 2C6	
Balmoral Bible Chapel	RR2	Red Deer, AB T4N 5E2	
Baptist Church Parkland	85 Boyce St	Red Deer, AB T4R 1P2	returned to sender
Baptist Church-First	4310 39 St	Red Deer, AB T4N 0Z3	
Bethany Baptist Church	3901 44 St	Red Deer, AB T4N 1G7	
Bible Baptist Church	5414 43 St	Red Deer, AB T4N 1C9	
Church of Christ in Davenport	68 Donlevy Ave	Red Deer, AB T4R 2Y8	
Church Of God Michener Hill	4618 41 Ave	Red Deer, AB T4N 2Y4	
Church Of God Northside	5911 63 St	Red Deer, AB T4N 5N8	
Church Of Jesus Christ of Latter Day	3002 47 Ave	Red Deer, AB T4N 3P1	
Church Of Jesus Christ of Latter Day	18 Keast Way	Red Deer, AB T4P 4A3	R.T.S.
Church Of The Nazarene	3920 57 Ave	Red Deer, AB T4N 4R9	
Church Of The Nazarene	2 Mcvigar St	Red Deer, AB T4N 0M1	
Deer Park Alliance Church	2960 39 St	Red Deer, AB T4R 2G2	
Family Of Faith Church	5833 53 Ave	Red Deer, AB T4N 4L4	
First Christian Reformed Church	16 Mcvigar St	Red Deer, AB T4N 4M1	
Gaetz Memorial United Church	4758 50 St	Red Deer, AB T4N 1X2	
Grace Community Fellowship	4808 50 St # 300	Red Deer, AB T4N 1X4	
International Christian Fellowship	5350 46 Ave	Red Deer, AB T4N 3N4	
Kentwood Alliance Church	4 Kennedy Dr	Red Deer, AB T4P 3M7	
Kingdom Hall Of Jehovah's Witnesses	11 Bennett St	Red Deer, AB T4R 1V3	
Knox Church	4718 50 St	Red Deer, AB T4N 1X4	
Liberty Christian Assembly	1B - 6315 Horn Street	Red Deer, AB T4N 6H5	
Living Stones Church	2020 40 Ave	Red Deer, AB T4N 5E3	
Lutheran Church Mt Calvary	18 Selkirk Blvd	Red Deer, AB T4N 0G2	
Lutheran Church Of The Good Shepa	40 Holmes St	Red Deer, AB T4N 6L6	
Mighty Fortress Evangelical Lutheran	51 Alford Ave	Red Deer, AB T4R 1G9	
Victory Christian Fellowship	98 Oberlin Ave	Red Deer, AB T4N 5A4	
New Apostolic Church	1 Gilbert Cr	Red Deer, AB T4P 3L3	R.T.S.
New Life Tabernacle	4801 48 St	Red Deer, AB T4N 1S6	
New Testament Holiness Church	2, 4814 Ross St	Red Deer, AB T4N 1X4	RTS
Parkland Christian Church	5515 43 St	Red Deer, AB T4N 1E1	
Sacred Heart Catholic Church	5508 48A Ave	Red Deer, AB T4N 3V6	
Saint Nektarios of Aegina Orthodox Ch	6287 67A Street	Red Deer, AB T4P 3V9	
Salah El Deen Mosque	195 Douglas Ave	Red Deer, AB T4R 2G2	
Salvation Army	4837 54 St	Red Deer, AB T4N 2G5	
Streams Christian Church	5350 46 Ave	Red Deer, AB T4N 3N4	
St Vladimir Ukrainian Catholic	3932 46 St	Red Deer, AB T4N 1M1	
Trinity Christian Fellowship	4346 39 St	Red Deer, AB T4N 0Z5	
United Church of Canada Sunnybrook	12 Stanton St	Red Deer, AB T4N 0B8	
Unity Baptist Church	139 Northey Ave	Red Deer, AB T4P 2C7	
Grace Community Fellowship	5850 Kerry Wood Dr	Red Deer, AB T4N 4X6	
Vision Baptist Church	5121 50 Ave	Red Deer, AB T4N 4B3	RTS
New Life Fellowship	20 Kelloway Cr	Red Deer, AB T4P 3S1	
Church of Religious Science	5569 47 St	Red Deer, AB T4N 1S1	
Jesus is Lord Fellowship	25 Duval Cr	Red Deer, AB T4R 2Y6	
Riverside Baptist Church	B1 - 5913 50 Ave	Red Deer, AB T4N 4C4	RTS
Red Deer Public School District	4747 53 St	Red Deer, AB T4N 2E6	
Red Deer Catholic Regional Division	Montfort Centre	5210 61 St	Red Deer, AB T4N 6N8

**PARKING STANDARDS & REQUIREMENTS
FOR COMMERCIAL USES
Land Use Bylaw Amendment**

Red Deer City Council proposes to pass **Land Use Bylaw Amendment 3156/K-2006**, which provides for parking standards and requirements for a range of land uses. The proposed amendment includes changes to definitions, parking ratios and overall parking area layout and design.

Definitions – change gross leasable floor area to commercial net floor area

Parking Ratio:	From	To
Churches	1.0 spaces/8 seats	1.0 spaces/2.5 seats
Hospitals, Social Care	1.0 spaces/93m ²	No Change
Call Centres	8.0 spaces/93m ²	6.0 spaces/93m ²
Senior High Schools	1.0 space/3 students	1.0 space/1.5 students

The proposed amendment provides for upgraded standards related to the design of new parking lots including increased driving aisle widths, provision of curbed islands at end of parking aisles, as well as pedestrian walkways, interior landscaping, and vehicle stacking and queuing lanes.

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

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Tuesday, May 23, 2006** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday, May 16, 2006**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: May 5 & 12, 2006)

Cheryl Adams

From: Kelly Kloss
Sent: April 25, 2006 2:32 PM
To: Cheryl Adams
Subject: RE: LUB 3156/K - Parking - Letters

I would send it to churches as well. But we need to be clear in the letter that this does not affect them unless they are building a new church or proposing expansion to their existing church, otherwise we could get many calls. We should also send the Planners report to the school boards and the churches.

Thanks

From: Cheryl Adams
Sent: April 25, 2006 1:34 PM
To: Kelly Kloss
Subject: LUB 3156/K - Parking - Letters

Didn't include Planner Report.
Felt it was too much info &
wouldn't be read anyway.

Council requested that letters be sent to the school boards regarding the proposed changes to parking requirements. These changes will greatly affect the churches as well. Should they also receive correspondence? I suggested this to Tony and he felt that only the schools need to receive a letter as that is what Council requested.

Could you please provide your comments on this issue?

Cheryl G. Adams
Legislative & Administrative Services
Community Services
342.8303
cheryl.adams@reddeer.ca

Pls. see me re: letters
to school boards/churches.

10

Legislative & Administrative Services

DATE: July 5, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/K-2006
Review of Parking Standards and Requirements

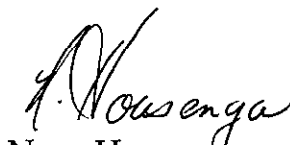
Reference Report:

Parkland Community Planning Services, dated June 23, 2006

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from Parkland Community Planning Services, dated June 23, 2006, re: Land Use Bylaw Amendment 3156/K-2006 – Review of Parking Standards and Requirements, hereby agrees to table consideration of Land Use Bylaw Amendment 3156/K-2006 for an additional six weeks to return to Council no later than Monday, August 14, 2006.”

Report Back to Council: Yes – for the August 14, 2006 Council Meeting.


Nona Housenga
Deputy City Clerk

/chk

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



CHELYC
Council Decision – May 23, 2006

Legislative & Administrative Services

DATE: May 24, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Bylaw Amendment 3156/K-2006
Parking Standards and Requirements for Commercial Uses

Reference Report:

Legislative & Administrative Services Manager, dated May 15, 2006 and Parkland Community Planning Services dated May 15, 2006, and April 13, 2006


Resolutions:

"Resolved that Council of the City of Red Deer agrees to table consideration of second reading of Land Use Bylaw Amendment 3156/K-2006 to the July 4, 2006 Council meeting at 6:00 p.m. or as soon thereafter as Council may determine, to allow Administration additional time to consult with stakeholders."

Report Back to Council: Yes - to the Tuesday, July 4, 2006 Council Meeting

Comments/Further Action:

Please provide a report and any revisions to Land Use Bylaw Amendment 3156/K-2006 for the Tuesday, July 4, 2006 Council Meeting.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
E. Damberger, PCPS
T. Edwards, Clerk Steno

Legislative & Administrative Services

DATE: April 25, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/K-2006
Parking Standards and Requirements for Commercial Uses

Reference Report:

Parkland Community Planning Services, dated April 13, 2006

Bylaw Readings:

Land Use Bylaw Amendment 3156/K-2006 was given first reading. A copy of the bylaw is attached.

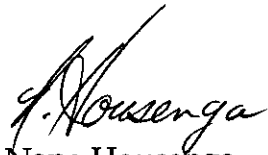
Report Back to Council: Yes

A Public Hearing will be held on Tuesday, May 23, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

1. Land Use Bylaw Amendment 3156/K-2006 provides for changes to existing parking ratios for churches, call centres and public or senior high schools. Also the definition for "gross leasable floor area" is deleted and replaced with "commercial net floor area" This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.
2. That Administration prepare a report for the May 23, 2006 Public Hearing to address:
 - (a) if present parking stall widths are adequate (introduce wider stall requirements)
 - (b) further options for church parking

- (c) That the LAS Department notify the Public and Catholic School Boards of the proposed bylaw changes so that representatives could be present at the May 23, 2006 Public Hearing.

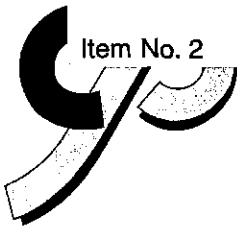


Nona Housenga
Deputy City Clerk

/chk

attchs.

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



Item No. 2

AND
**COMMUNITY
PLANNING
SERVICES**

51

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: April 13, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/K-2006
Parking Standards and Requirements for Commercial Uses

Introduction

Parkland Community Planning Services (PCPS) has undertaken a review of the City's Land Use Bylaw (LUB) with respects to parking standards and requirements. This review was initiated by PCPS, as recent commercial developments and possible future commercial development interests, among other uses, have prompted reconsideration of the existing LUB requirements.

Background

Throughout this review process, various parking studies and Alberta land use bylaws were referenced. More specifically, the studies referenced were the *City of Calgary Land Use By-Law Parking Study: Final Report* by Bunt & Associates Engineering (Alberta) Ltd. in 2004 and *Parking Requirements for Shopping Centers: Summary Recommendations and Research Study Report, Second Edition* by Urban Land Institute (ULI) in 1999. Both documents provided assistance in the review, as the Bunt & Associates Study included requirement comparisons with other municipalities, while the ULI Study provided similar review along with case studies.

The Bunt & Associates Study was undertaken to provide input and direction into review of the City of Calgary Land Use Bylaw. The purpose of the study was to identify existing parking demands and policies for specific land uses based on actual observed conditions within the city.

The ULI Study focused on regional shopping centres within the United States. The primary goal of the study was to recommend parking ratios for centres within the U.S. based upon observations of parking conditions at existing centres.

Amending Bylaw

Upon review of the existing parking standards within the City of Red Deer Land Use Bylaw, it was determined that the focus of the amending bylaw would be directed at **definitions, parking ratios, and overall parking area layout and design.**

Definitions (Bylaw Items 1-2)

Presently, the LUB contains a definition for "gross leasable area". This definition does not exclude areas such as shopping centre hallways or mechanical rooms. Most municipalities do

exclude these common corridors and mechanical area and they are deducted from the floor area used to calculate parking requirements. In order to ensure our parking requirements reflect actual demand and are calculated in a manner consistent with other municipalities, the replacement term "Commercial Net Floor Area" is proposed. This term is defined in more detail to list all areas not included as rentable floor space. Upon replacement, this term and its definition would be consistent with other municipalities in regards to the calculation of commercial floor space.

Parking Space Ratios (Bylaw Items 3-4)

Changes to the existing parking ratios for churches, call centres, and public or senior high schools are proposed.

A higher ratio is proposed for churches from the existing 1.0 space per 8 seats requirement. This proposed 1.0 space per 2.5 seats ratio is based on existing parking space deficiencies and in accordance with the Bunt & Associates Study and the requirements of similar Alberta municipalities.

For hospitals, social care residences, and similar uses, the current parking ratio refers to "gross floor area". It is recommended that the reference to "gross floor area" be deleted, as the required ratio is usually applied to the total floor area of a development unless otherwise stated and the reference to "gross floor area" is not required. The existing parking ratio for these uses would remain the same. Furthermore, a definition for "gross floor area" is presently not contained within the LUB. The term "similar use" is also not presently defined. Considering the vagueness of interpretation of such a listed use, it is recommended that this term be deleted.

During this review, the use of call centres was considered. The Bunt & Associates Study examined stand-alone call centres. These uses are office-like in nature, however at a more intense rate, as the number of employees is highly concentrated. Considering this intensity of use, a slightly higher ratio is anticipated than the existing commercial office ratio; however, not as high as the existing call centre ratio of 8 stalls per 93 m². In accordance with the Bunt & Associates Study, a ratio of 6.0 spaces per 93 m² (commercial net floor area) for stand-alone call centres is proposed.

Recent development proposals for high school expansions have prompted review of the existing senior high school ratio of 0.3 spaces per each student (1.0 space per 3 students). Site inspections of such schools indicate a shortage in student and visitor parking. These shortages may be further experienced after regular school hours due to extension programs and extracurricular activities. It is apparent that more and more students are using personal vehicles as their primary mode of transportation to attend high school. Considering the existing student vehicle parking overflow, a rate 1.0 space per 1.5 students may be a more accurate standard. It is anticipated that such a ratio would accommodate both staff and visitor parking.

During the preparation of this review process, the existing parking ratio for shopping centres was also considered. Presently, the required parking ratio for all shopping centres is 5.1 spaces per 93 m². Similarly sized Alberta municipalities and the Bunt & Associates Study were consulted to determine whether any change would be required in the current ratio. The ULI Study was also considered.

The Bunt & Associates Study indicates that presently the City of Calgary applies a parking ratio of 5.0 spaces per 93 m² for regional shopping centres. However, this study did not perform data

collection in order to provide any recommendation on regional shopping centre parking requirements. The study did however collect data for neighbourhood shopping centres and large neighbourhood commercial, as defined by the Calgary Land Use Bylaw. A reduction in parking requirements for these uses was recommended. Upon discussion with City of Calgary planning staff, it was indicated that, under its current LUB review, it is considering amending its current ratio for regional shopping centres to 4.5 spaces per 100 m² (4.2 spaces per 93 m²). This ratio would continue to exclude restaurants, drinking establishments, and cinemas.

The ULI Study contains 15 case studies of regional shopping centres within the United States. The parking surveys for these cases were typically conducted on the Saturday two weeks prior to Christmas during the 1998 holiday season. It was discovered that during these times that one half of the 15 study centres experienced parking demands higher than the recommended ratios. The parking ratios of the case study centres range from 3.5 to 7.2 spaces per 93 m². It was observed that lower parking ratios could be considered where a public transit system accessed the shopping centre property. The ULI Study recommended a parking ratio range of 4.0 to 5.0 spaces per 93 m², depending on the shopping centre's floor area and accommodation of restaurant and entertainment uses.

In consultation with City Engineering Services, a further parking analysis of regional shopping centres in Red Deer was conducted. On December 10 and 17, 2005, perspective aerial photos were flown for Red Deer's major commercial centres (Parkland Mall, Bower Place). The photos indicated similar numbers of vehicles present on-site at each location for both dates. Approximately 200 more vehicles were observed December 17 at each location in comparison to the December 10 observation (approximate total of 2200 vehicles). However, the majority of this increase in vehicles resulted in additional vehicles to be either in motion or searching for parking spaces. Upon considering the number of vehicles observed and the developments' approved floor areas, ~~the parking ratio achieved/required~~ is determined to be similar to the existing LUB requirement.

Based on the referenced studies, discussions with planning staffs and independent traffic/parking counts, PCPS recommends that the LUB's current parking ratio for regional shopping centres remain unchanged at 5.1 spaces per 93 m². A reduction similar to Calgary's is not recommended considering the difference in the level of public transit service to these centres and the difference in the observed amount of ridership. (greater public transit usage may be determined within Calgary). In the event that an even lower ratio is sought by a developer, a relaxation of the existing ratio may be considered by the development authority. However, when evaluating a relaxation, the development authority should consider any possible adverse affects such as overflow parking onto adjacent residential streets or business properties.

As well, parking ratios for cinemas and movie theatres were reviewed. The Bunt & Associates Study did not recommend any change to Calgary's requirement of 1.0 space per 3 seats (outside the Central Business District), as it was concluded that further data collection was required. Currently, Red Deer's parking ratio for commercial entertainment facilities, including cinemas, is 1.0 space per 5 seats. No change is recommended by PCPS.

Similar to the Calgary Land Use Bylaw, parking requirements for drinking establishments and cinemas within shopping centres would continue to be determined separately, while parking requirements for restaurants within shopping centres, including food court units, would be determined in accordance with the approved commercial net floor area.

Parking Area Layout and Design (Bylaw Items 5-6)

The proposed amendment includes provisions which address overall parking area appearance and configuration. These provisions focus on achieving aesthetically-pleasing and efficient parking areas, as emphasis is placed on the vehicular and pedestrian circulation and landscaping within the areas. A figure is proposed in order to illustrate a typical parking module.

Such requirements would assist in the reduction of unsightly "seas" of pavement. As well, a way of minimizing unused parking areas is to have the development authority require possible redistribution and redesign of parking areas during any shopping centre expansion. Parking areas may be reconfigured in order to predominately provide parking spaces near primary entrances and high-traffic areas, such as near food courts and banks.

Staff Recommendation

Parkland Community Planning Services recommends that City Council proceed with first reading of Land Use Bylaw Amendment 3156/K-2006.



Martin Kvapil
PLANNING ASSISTANT



Tony Lindhout
CITY PLANNING MANAGER

Attach.

BYLAW NO. 3156/K-2006

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

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

1. That the definition within Section 2 for "Gross Leasable Floor Area" or "GLA" is hereby deleted.
2. That the following definition is hereby added to Section 2:

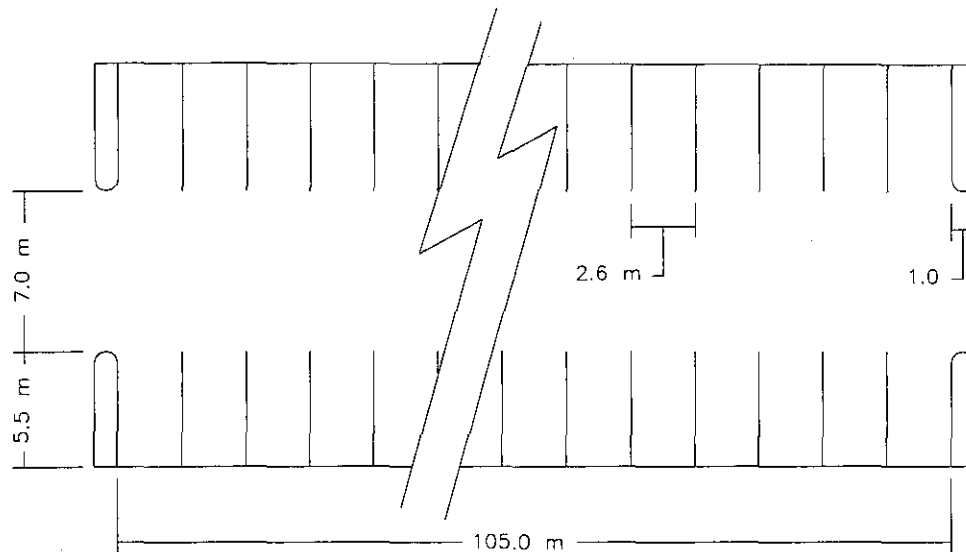
Commercial Net Floor Area, means the total area of all floors of a commercial building measured from the glass line or the interior wall dimensions, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts, non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, food court seating areas, and storage areas below established grade.
3. That all references to "Gross Leasable Floor Area" within Section 48 are hereby amended to be changed to "Commercial Net Floor Area".
4. That the following parking requirements within Section 48 (1) are hereby amended to read:

Churches	1.0 per 2.5 seats
Hospitals, Social Care Residences	1.0 per 93 m ²
Call Centre	6.0 per 93 m ² (commercial net floor area)
Public or Private Senior High Schools	1.0 space per 1.5 students
5. That Section 48 (4) is hereby amended to read:

(4) *Where there are multiple uses of a site within an enclosed shopping centre, parking shall be calculated on the basis of the total shopping centre parking space requirements at 100% of the commercial net floor area, rather than calculating the parking requirements for each individual use, except for drinking establishments and commercial entertainment facilities, for which parking requirements shall be determined on an individual basis over and above the requirements of the remaining uses of the shopping centre.*
6. That Section 49 (7) is hereby amended to read:

(7) *All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within parking area expansions of existing developments shall be at least 6.0 m in width.*
7. That Section 49 is hereby amended with the addition of:

(8) *Parking aisles shall not be greater than 105.0 m in length.*
(9) *All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*

Minimum Requirements

- (10) *All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*
- (11) *All parking lots containing in excess of 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.*
- (12) *Pedestrian walkways for parking lots containing in excess of 200 parking spaces shall be a minimum of 1.2 m in width and oriented, to the satisfaction of Development Authority, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.*
- (13) *All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that development-related traffic will not unduly cause hazard or impede traffic on public roads.*
- (14) *The allocated parking for each use shall be located conveniently on site, to the satisfaction of the Development Authority, in order to ensure that such parking is provided within the vicinity of the intended building/use entrance.*

READ A FIRST TIME IN OPEN COUNCIL this	day of	2006.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2006.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2006.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2006.

MAYOR

CITY CLERK



Council Decision – August 14, 2006

Legislative & Administrative Services

DATE: August 15, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Review and Update of Parking Standards and Requirements
Land Use Bylaw Amendment 3156/K-2006 and
Land Use Bylaw Amendment 3357/A-2006

Reference Report:

Parkland Community Planning Services, dated August 8, 2006

Bylaw Readings:

Land Use Bylaw Amendment 3156/K-2006 was defeated at second reading. Land Use Bylaw Amendment 3357/A-2006 was presented in its place and was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing for Land Use Bylaw Amendment 3357/A-2006 will be held on Monday, September 11, 2006 at 6:00 p.m. during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3357/A-2006 provides for changes to parking standards and related definitions, including parking standards for commercial sites. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

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

Nona Housenga
Deputy City Clerk

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
T. Edwards, Clerk Steno

BYLAW NO. 3357/A-2006

Being a bylaw to amend Bylaw No. 3357/2006, the Land Use Bylaw of the City of Red Deer to modify certain provisions relating to parking requirements.

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

1. In Section 1.3, by deleting the definition of "Gross Leasable Floor Area or GLA" and replacing it with the following new definition:

"Gross Floor Area" means the sum all areas of all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewalls, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

2. That all references to "Gross Leasable Floor Area" within Section 3.1 are hereby amended to be changed to "Gross Floor Area".

3. That the following parking requirements within Table 3.1 are hereby amended as shown:

	<u>"Uses</u>	<u>Parking Spaces</u>
(a) Delete:	Churches	1.0 per 8 seats
Replace with:	Places of Worship	1.0 per 6.0 persons, based on maximum occupancy of the primary congregation/ sanctuary area
(b) Delete:	Hospitals and Social Care Residences or similar use	1.0 per 93m ² of gross floor area
Replace with:	Hospitals, Social Care Residences	1.0 per 93 m ²
(c) Delete:	Public or Private Senior High Schools	0.3 spaces for each student
Replace with:	Public or Private Senior High Schools	1.0 per 3.3 students, based on maximum occupancy
(e) Delete:	Regional and District	5.1 per 93 m ² (gross leasable floor area)

Shopping Centres

Replace with:	Regional Shopping Centres	4.1 per 93 m ² (gross floor area)
Replace with:	District Shopping Centres"	5.1 per 93 m ² (gross floor area)

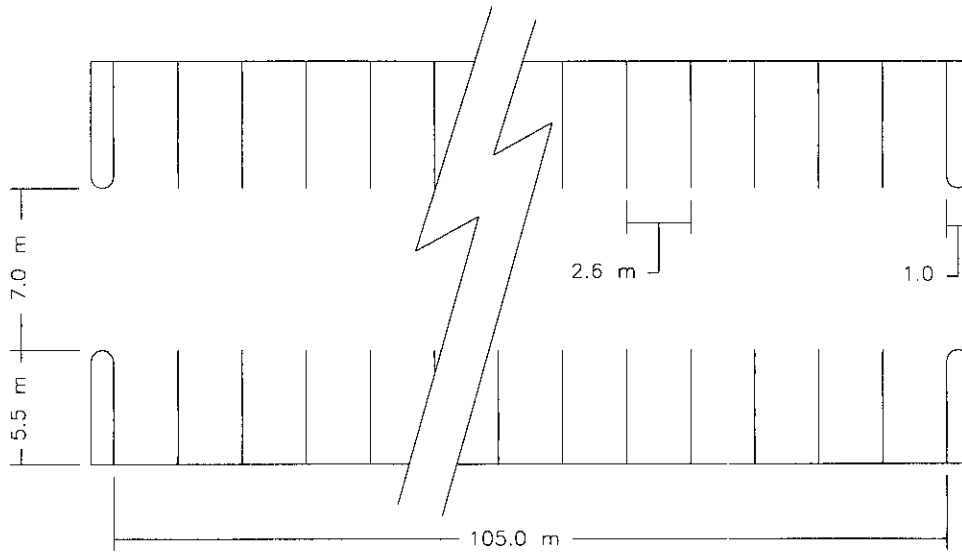
4. Section 3.2 (7) is deleted and replaced with the following new section 3.2 (7):

"(7) All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within developments approved prior to September 11, 2006 shall be at least 6.0 m in width."

5. New section 3.2.1 is added as follows:

"(1) The parking layout of all commercial developments shall be constructed to meet the following standards to the satisfaction of the Development Authority in accordance with the figure below.

- (a) Parking aisles shall not be greater than 105.0 m in length.*
- (b) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*
- (c) All parking lots containing more than 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.*
- (d) Pedestrian walkways for parking lots containing more than 200 parking spaces shall be a minimum of 1.2 m in width and shall be oriented, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.*
- (e) All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that traffic will not unduly cause hazard or impede traffic on public roads.*
- (f) The parking intended for each use shall be located near the entrance of the building containing that use."*



READ A FIRST TIME IN OPEN COUNCIL this 14th day of August 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

Item No. 2



Legislative & Administrative Services

DATE: August 8, 2006
TO: City Council
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006

History:

At the July 17, 2006 meeting of Council, a Public Hearing was held and a resolution was passed to table consideration of second and third readings of Land Use Bylaw 3357/2006 pending the receipt of comments from Red Deer County, as per the Intermunicipal Development Plan.


Land Use Bylaw 3357/2006 is a newly formatted version of the Land Use Bylaw that incorporates changes to improve the general use of the bylaw to make it more user friendly for administration, commercial and general users. The current Land Use Bylaw 3156/96 will be repealed with the adoption of the new Land Use Bylaw 3357/2006.

Discussion:

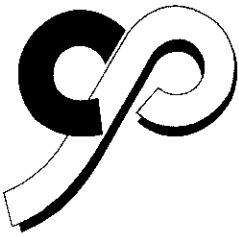
A letter from Parkland Community Planning Services is attached, along with a copy of Red Deer County Council's decision letter of August 1, 2006, indicating that Red Deer County has no concerns regarding the Land Use Bylaw.

Recommendation:

That Council proceed with 2nd and 3rd readings of the bylaw.




Nona Housenga
Deputy City Clerk



DATE: August 3, 2006
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
2nd and 3rd readings

Parkland Community Planning Services has received on behalf of The City, Red Deer County's comments regarding the proposed newly formatted City of Red Deer Land Use Bylaw 3357/2006 including proposed minor amendments.

Red Deer County Council decision of August 1, 2006 states they have no concerns regarding the proposed amendments.



Emily Damberger
Planner

Council Decision - August 1, 2006
--

Date: August 2, 2006

To: Planning & Development Services

Copy:

From: N. Lougheed, Legislative Services Manager

Re: **City of Red Deer Referral – Land Use Bylaw Amendments**

Reference Report: Council Report No. 9.5

Resolution:

Moved that Red Deer County acknowledges that the proposed City of Red Deer bylaw amendments related to outdoor storage, display and sale of goods on retail establishment lots and within landscaped areas and city boulevards are intended to enhance the City's control over these types of development, and that the reformatting of the City's land use bylaw does not introduce major land use changes and that none of these bylaw amendments adversely affect Red Deer County; consequently, Red Deer County has no concerns regarding these proposed amendments.



Legislative & Administrative Services

DATE: July 10, 2006
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Adoption of New Land Use Bylaw Amendment 3357/2006
Repeal of Land Use Bylaw 3156/96

History

At the Monday, June 19, 2006 meeting of Council, Land Use Bylaw 3357/2006 was given first reading.

Land Use Bylaw 3357/2006 is a newly formatted version of the Land Use Bylaw that incorporates changes to improve the general use of the bylaw to make it more user friendly for administration, commercial and general users. The current Land Use Bylaw 3156/96 will be repealed with the adoption of the new Land Use Bylaw 3357/2006.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Discussion

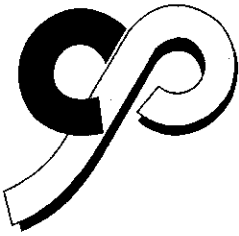
A letter from Parkland Community Planning Services is attached noting some minor changes to the new Land Use Bylaw. Comments are required from Red Deer County regarding the new Land Use Bylaw, in accordance with the Intermunicipal Development Plan.

Recommendations

That following the Public Hearing, Council:

- a) Pass a resolution to amend the new Land Use Bylaw 3357/2006 regarding changes to Section 4.7 (5) (a) (i), and
- b) Table consideration of second and third reading of the bylaw until comments are received from Red Deer County.

Kelly Kloss
Manager



PARKLAND COMMUNITY PLANNING SERVICES

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

DATE: July 12, 2006
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
Public Hearing
Proposed resolutions, amendment to 1st reading

Background

Administration was requested at the time of first reading to review the proposed amendment to R1N height from 8.5 m to 10.0 m, as well as reviewing the proposed reference table containing web site links including in the "How to Use the Land Use Bylaw" insert.

R1N Building Height

Narrow lots were a test project done by Laebon Developments in Lonsdale (Lancaster Subdivision) prior to R1N being adopted by City Council. The reduced front and side yards allowed for more lots to be created in the neighbourhood as well as bringing back the front veranda to encourage a friendly community neighbourhood feel and take away from having large front garages take over these unique neighborhoods.

At that time it was not anticipated that R1N homes higher than 8.5 metres would be developed. As time has gone on and many of the lots in R1N allow for two story walkouts to be constructed. A two storey walkout cannot be constructed within 8.5 metre height due to the definition of grade.

All other residential districts allow 10.0 metres for height and Inspections and Licensing do not see that this will cause a problem in the future for R1N sites. The houses that have been taken to MPC for relaxation are usually on the two storey walkout lots that are developed in the NASP.

How To Use The Land Use Bylaw – Reference Table

Questions were raised at the time of first reading regarding the reference table included with the "How To Use The Land Use Bylaw" insert. Legislative and Administrative Services will work with Parkland Community Planning Services on a annual basis to ensure the website links are up to date.

The reference table has been revised to reflect The City's current website address as well as to remove any hyperlinks as they would not be available from the PDF version that will appear on The City's web site.

Minor Land Use Bylaw Amendment

Inspections and Licensing is proposing to amend Section 4.7(5)(a)(i) Projection Over Yards.

The current wording is: " Front Yard: An unenclosed veranda, porch, balcony, or chimney, which projects not more than 1.5 m over or on a minimum front yard, "

The proposed amendment is to include bay and bow windows to the list of potential projections into yards to reflect present day architectural styles.

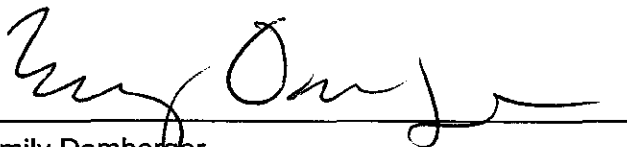
The proposed working is: " Front Yard: An unenclosed veranda, porch, balcony, chimney, **bay or bow window**, which projects not more than 1.5 m over or on a minimum front yard, "

Recommendation

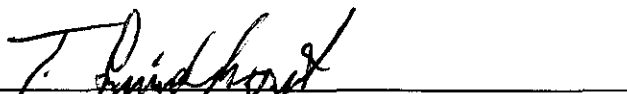
That City Council includes the following resolution:

1. Proposed Land Use Bylaw 3357/2006 having received first reading, to be amended by deleting section 4.7 (5)(a)(i) and replacing it with new section:
4.7(5)(a)(i) Front Yard: An unenclosed veranda, porch, balcony, chimney, bay or bow window, which projects not more than 1.5 m over or on a minimum front yard,

City Council table the proposed amendments to the Land Use Bylaw, following the public hearing, until comments have been received by Red Deer County following the 30 day referral process in accordance with the Intermunicipal Development Plan.



Emily Damberger
Planner



Tony J. Lindhout, ACP, MCIP
City Planning Manager

Attachments

- c. Colleen Jensen, Community Services Director
 Joyce Boon, Inspections and Licensing
 Don Simpson, Chapman Riebeek



LAND COMMUNITY PLANNING SERVICES

**Report Submitted to the
June 19, 2006 Council Meeting**

e-mail: pcps@pcps.ab.ca
www.pcps.ca

DATE: June 14, 2006
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006

Background

Land Use Bylaw 3156/96 is a document that has grown in size through amendments, additional districts, regulations and growth of The City's boundaries. A more user friendly document for administration, subscribers, and the general public was desired.

Project Initiation

Concern from realtors, builders, city administration and the general public with regards to the ease of use of the City's Land Use Bylaw was noted by Parkland Community Planning Services and a reformatting project was proposed to improve the general use of the Land Use Bylaw.

Project Process

The Steering Committee consisted of city department representative of key users of the Land Use Bylaw:

- Legislative and Administrative Services
- Inspections and Licensing
- Land and Economic Development
- Communications
- IT Services
- City Solicitor
- Parkland Community Planning Services

The steering committee reviewed proposed formats, suggested minor amendments, and provided lists of corrections to be made. The steering committee reviewed and is in agreement with the proposed new format for the Land Use Bylaw.

The proposed format was circulated to key departments for a one month trial user test prior to being brought before City Council.

Land Use Bylaw amendments were tracked and imputed throughout the process to ensure the final proposed document was kept up to date.

The newly formatted Land Use Bylaw will be available on The City's website. Communications and IT services are currently working to create a webpage for the Land Use

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

Bylaw that will include a how to page, Land Use Bylaw maps available online in a PDF version as well as linkages to Webmap.

Highlights of New Land Use Bylaw Format

The proposed newly formatted Land Use Bylaw contains the following changes in order to provide a more user friendly document:

- a) How to Use the Land Use Bylaw – directional page inserted but not forming part of the Land Use Bylaw (See Appendix 1)
- b) Reference table included providing information on where to locate documents, groups or departments that are referenced in the Land Use Bylaw (See Appendix 2)
- c) Reordering of sections within the Land Use Bylaw to group similar topics together
- d) Table of Contents for each Part of the Land Use Bylaw (See Appendix 3)
- e) Sections within the Table of Contents listed in an order of sections most frequently referred to
- f) Sign regulations have been moved into the body of the Land Use Bylaw as opposed to appearing in a schedule at the back of the document
- g) Sign graphics added for illustrative purposes (See Appendix 4)
- h) Commercial District Uses quick reference table (See Appendix 5)
- i) Quick reference regulation tables (See Appendix 6)
- j) Symbol for Districts provide for ease of searching (See Appendix 7)
- k) Text is left justified throughout entire document
- l) Figures inserted where applicable text appears in the Land Use Bylaw
- m) Definitions appear in dictionary styles
- n) Tables used throughout document to consolidate information
- o) New numbering format
- p) C2 District split into C2A and C2B
- q) Alphabetized use tables
- r) Land Use Bylaw web page to be improved to link with GIS system and includes a better guide for the user.
- s) Index

Minor Land Use Bylaw Amendments

The following minor Land Use Bylaw text amendments are proposed and have been included in the proposed new Land Use Bylaw format:

1. Removal of the “not permitted list” in I1A -
 - List of not permitted uses was not consistent with the rest of the format throughout the districts within the Land Use Bylaw.
 - All uses that are not listed within the permitted or discretionary uses within a district are already deemed not permitted.
2. Maximum height within C3 District increased from 4.6 m to 6.0 m –

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

- Request for amendment initiated by Inspections and Licensing, their department was receiving many requests for relaxations due to the 4.6 m height limitation, 6.0m maximum height now provide more flexibility for different architectural styles.
3. R1N maximum height increased from 8.5 m to 10 m –
 - All other residential districts within the Land Use Bylaw have a height maximum of 10.0 m, the amendment will make R1N dwellings conform with the other districts.
 4. Section 2.8 (3) from 3357/2006 and corresponding 13(3) from 3156/96 is amended by adding wording of “Notwithstanding any other provisions of this bylaw...”
 - This wording was added to eliminate any possible interpretation of contradiction with another section of the bylaw.
 5. Added new definitions to provide clarity to the interpretation of terms:
 - **Campground** means a place intended to accommodate temporary camping, including the erection of tents or the parking of trailers, holiday trailers, or recreational vehicles.
 - **Frontage** means the length of the front boundary of the lot or the width of the lot at the building line, whichever is greater.
 - **Landscaped Area** means the area of a site not covered by buildings, paving or driveways which is intended to be designed, constructed and laid out by contouring and the planting of vegetation such as trees, shrubs, lawn, plants or flowers or the installation of landscaping rock or other landscaping materials and ornaments.
 6. Additional residential landscaping regulations to reflect current policies and practices of Inspections and Licensing –
 - Section 4.7 (15) Landscaping Regulations (a) An owner of a residential site shall ensure that the landscaping on the landscaped area of the site is completed within two years of the date that a building permit is issued. (b) For the purpose of this section, completion of landscaping shall mean, at a minimum, that the landscaped area is covered by lawn.
 7. Removed “rehabilitation and corrective centre” uses from the Public Service District use tables -
 - uses intended for the rehabilitation and corrective centre can be interpreted or applied to the terms social care facility or institutional facility
 - the term “rehabilitation and corrective centre” only appears under the PS use tables and was intended to serve the Glendale Juvenile Half-Way house that can be a discretionary use within the PS District under social care facility.
 8. Updated Direct Control District and exception numbers in text form and maps.
 - Direct Control Districts 6 and 7 within bylaw 3156/96 were no longer needed and have been deleted.
 - All of the remaining direct control districts have been renumbered in the text and maps of bylaw 3357/2006.
 9. Corrected typographic errors

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

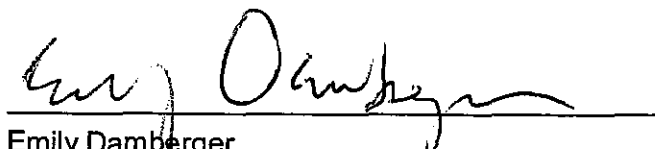
10. Correction of unintentional errors –
 - For example restaurant was listed as both a permitted and discretionary use in the C2 District. Restaurant is now a permitted use in the District.
11. The use of terms “Development Officer” and “Development Authority” throughout the entire Land Use Bylaw was clarified -
 - The entire Land Use Bylaw was reviewed by PCPS and the Inspections and Licensing Manager to ensure the use of terms “Development Officer” and Development Authority” reflected current practices.
12. Wording change to section dealing with “Application to Amend this Bylaw” –
 - Section 2.20 (1) and (4) of Land Use Bylaw and corresponding sections 31 (1) and (4) of Land Use Bylaw 3156/96 have replaced the term “City Clerk” with “Planning Department” to reflect current administrative procedure.
13. Wording change to section dealing with “Notice of Public Meeting and Hearing” -
 - Section 33 (2) of Land Use Bylaw 3156/96 currently reads as follows - “The applicant shall deposit with the City Clerk prior to scheduling a public meeting or any advertising, an amount equal to the estimated cost of the public meeting and any advertising costs.”
 - Corresponding Section 2.21 (2) of Land Use Bylaw 3357/2006 is amended and now reads – “The applicant shall make arrangements satisfactory to the City Clerk for the payment and the estimated cost of the public meeting and any advertising costs, prior to scheduling a public meeting or any advertising.”
 - The amendment was done to provide flexibility in the payment of public hearing fees for frequent clients dealing with City Clerk’s.
14. Addition of Transition and Effective Date clause –
 - A transition clause was added in LUB 3357/2006 for applications proceeding while Land Use Bylaw 3357/2006 is being adopted to ensure applications received prior to adoption will be considered under Land Use Bylaw 3156/96
 - The effective date clause states that Land Use Bylaw 3156 will be repealed following third reading of 3357/2006.
15. Updated and revised Small Quantity Exemptions Dangerous Goods Table – updated information was provided by emergency services and included in the new 3357/2006 Land Use Bylaw.

Planning Analysis

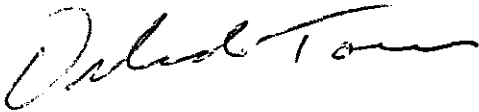
The proposed land use bylaw 3357/2006 is a newly formatted Land Use Bylaw that will be more user friendly for administration, commercial and general users of the Land Use Bylaw.


Recommendation

That City Council proceeds with first reading of Land Use Bylaw 3357/2006.


Emily Damberger
Planner

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006





Tony J. Lindhout, ACP, MCIP
City Planning Manager

Attachments

- c. Colleen Jensen, Community Services Director
- Paul Meyette, Inspections and Licensing Manager
- Don Simpson, Chapman Riebeek
- May Mitchell, Land and Economic Development Services
- Krista Nymark, Communications
- Leigh-Ann Khoshaba, IT Services

Introduction: How to Use the Land Use Bylaw

The *Land Use Bylaw* establishes the regulations of how land may be developed. Regulations vary depending on the location and type of proposed development.

The following areas of the *Land Use Bylaw* will provide development information:

- Land Use Bylaw Maps - divide the city into land use districts *see Schedule A*
- Land Use Districts – lists uses and development standards allowed in each district *see Parts Four through Eight*
- Land Use Regulations – additional or specific requirements in addition to district regulations *see Parts Three through Eight*

Although there may be many reasons to consult the *Land Use Bylaw*, two types of particular situations may arise in which you will need to refer to the *Land Use Bylaw*.

1. You have a specific location you would like to develop:

- Step 1: Locate the property in question on the *Land Use Index Map (Schedule A)*. Turn to the applicable Land Use District Map. Each property has a district designation, for example “C1” Commercial (City Centre) District, note in which district the property is located.
- Step 2: Refer to the *Table of Contents (Parts Four through Eight)* and locate the property’s district and regulations pertaining to the district. In the district you will find a list of permitted and discretionary uses, and any specific regulations.
- Step 3: Review *Part Three, General Regulations Applicable to All Districts* for any additional regulations that may apply to your site, land use, district or building.

2. You have a specific type of development proposed but not a specific location:

- Step 4: Review the districts listed in the Table of Contents for districts that may allow your development proposal or refer to the index for a topic search.
- Step 5: Review the Land Use Bylaw Maps for location of districts or locate the districts using web map from the City of Red Deer’s web page <http://www.city.red-deer.ab.ca>

Discuss your proposal with Parkland Community Planning Services (being the planning agency for The City of Red Deer) and with The City of Red Deer Inspections and Licensing department. *If you have any questions or require assistance please contact Inspections and Licensing (403)342-8190 or Parkland Community Planning Services (403)343-3394, or pcps@pcps.ab.ca .*

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 2

A list of reference materials links is provided to assist you in finding information regarding documents referred to in the *Land Use Bylaw*.

Reference	Location
"Class A" Liquor License	http://www.aglc.gov.ab.ca/pdf/5222.pdf
Alberta Building Code	http://www.municipalaffairs.gov.ab.ca/ss/building.cfm
Area Redevelopment Plans	http://www.pcps.ca/
Area Structure Plans	http://www.pcps.ca/
Business Revitalization Zone	http://www.experiencedowntownreddeer.com/
Canadian Mortgage and Housing Corporation guidelines	http://www.cmhc-schl.gc.ca/en/index.cfm
Canadian Nursery and Landscape Association's publication entitled "Canadian Standards for Nursery Stock"	http://www.canadanursery.com/canadanursery/cnla/publications.lasso & Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
City of Red Deer Cost Shareable Arterial Roadway Transportation System Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
City Utility Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Development Agreement	Engineering Services - http://www.city.red-deer.ab.ca/
Downtown Business Association	http://www.experiencedowntownreddeer.com/
Electrical Protection Act	http://www.qp.gov.ab.ca/index.cfm
Engineering Standards	Engineering Services - http://www.city.red-deer.ab.ca/
Flood Risk Map established by the Canada-Alberta Flood Damage Reduction Program	http://www.ec.gc.ca/water/en/manage/flood/e_alta.htm#R
Municipal Development Plan	http://www.pcps.ca/
Greater Downtown Action Plan	http://www.pcps.ca/
Heritage Business Park	http://www.pcps.ca/
Heritage Preservation Committee	http://www.pcps.ca/
Irrevocable Letter of Credit	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
License to Occupy Agreement	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Local Authorities Election Act	http://www.qp.gov.ab.ca/index.cfm
Local Improvement Bylaw	Engineering Services - http://www.city.red-deer.ab.ca/
Main Street Local Advisory Board	http://www.experiencedowntownreddeer.com/
Municipal Government Act	http://www.qp.gov.ab.ca/index.cfm
National Fire Code	http://www.fireplanning.com/nationalfirecodeofcanada.html
Parkvale Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Red Deer Main Street Programme	http://www.experiencedowntownreddeer.com/
Red Deer Visitor and Convention Bureau	http://www.city.red-deer.ab.ca/
Riverside Meadows Area Redevelopment Plan	http://www.pcps.ca/
Riverside Meadows Community Association	Recreation, Parks & Culture - http://www.city.red-deer.ab.ca/
Safety Codes Act	http://www.qp.gov.ab.ca/index.cfm

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

Taxi Business Bylaw	Inspections and Licensing Department http://www.city.red-deer.ab.ca/
Transportation of Dangerous Goods Control Act	http://www.qp.gov.ab.ca/index.cfm

APPENDIX 3

Part Four: Residential Districts and Regulations

4.1 R1 Residential (Low Density) District

- (1) R1 Permitted and Discretionary Uses Table:
- (2) R1 Residential (Low Density) District Regulations:

4.2 R1A Residential (Semi-Detached Dwelling) District

- (1) R1A Permitted and Discretionary Uses Table:
- (2) R1A Residential (Semi-Detached Dwelling) Regulations.....

4.3 R1N Residential (Narrow Lot) District.....

- (1) R1N Permitted and Discretionary Uses Table:
- (2) R1N Residential (Narrow Lot) Regulations.....

4.4 R2 Residential (Medium Density) District.....

- (1) R2 Permitted and Discretionary Uses Table:
- (2) R2 Residential (Medium Density) Regulations
- (3) R2 Residential (Medium Density) Site Location

4.5 R3 Residential (Multiple Family) District

- (1) R3 Permitted and Discretionary Uses Table:
- (2) R3 Residential(Multiple Family)Regulations.....
- (3) R3 Residential(Multiple Family) Site Development.....

4.6 R4 Residential (Manufactured Home) District

- (1) R4 Permitted and Discretionary Uses Table:
- (2) R4 Residential (Manufactured Home) Regulations

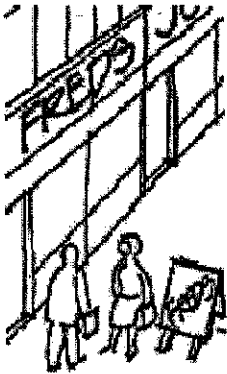
4.7 Residential District Regulations

- (1) General Regulations
- (2) Redevelopment in Existing Neighbourhoods
- (3) Accessory Residential Structures.....
- (4) Objects Prohibited or Restricted in Yards.....
- (5) Projections Over Yards
- (6) Corner Sites Restrictions (Site Lines).....
- (7) Vehicular Access to Lots from Public Roadways.....
- (8) Home Occupations
- (9) Secondary Suites Development Regulations
- (10) Home Music Instructor/Instruction.....
- (11) Bed & Breakfasts
- (12) Temporary Home Stay Accommodations.....
- (13) Garden Suite Building Regulations
- (14) Temporary Building Permits

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 4

A-board means a self supporting
A-shaped local advertising sign which
is set upon the ground and has no
external supporting structure;



A-board sign for illustrative purposes

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 5

USES	C1	C1A	C2A	C2B	C3	C4
Above ground storage tanks	D*		D*		D*	D*
Accessory building or use	D	D	D	D	D*	D
Commercial Entertainment Facility	D		D			
Commercial Recreation Facility	P	D	D	D		P
Commercial Service Facility	P	P	P	P	D*	P
Dangerous Goods Occupancy	D	D		D	D*	D
Drinking Establishment	D*	D*	D*	D*		
Dwelling units about the ground floor	P		D	D	D	
Health and Medical Services						
Home Occupations	D	D	D	D	D	
Hostel	D	D				D
Hotel or Motel	P	D	D			D
Institutional Service Facility	P	D				
Late Night Club	D	D				
Liquor, Beer or Wine Sales			D			
Manufacturing		D				
Merchandise Sales/Rental	P*	P*/D	P*	P*	P*	P*/D*
Motor Vehicle Service and Repair	D*		D*	D*	D*	
Multiple Family Building	D*	D				
Office	P	P	P*			
Office-Medical					D*	
Outdoor Display of Goods						D
Parking Lot	D	D	D	D		
Parking Structure	D	D				
Restaurant	P	P	P	D	D	P
Service and Repair of Goods	P*	D	P*	P*	P*	P*
Signs: a-board	P	P	D	D		
Signs: awning and canopy	P	P	P	P	P	P
Signs: billboards	P*	P*				P*/D*
Signs: fascia	P	P	P	P	P	P
Signs: free standing	P	P	P	P	D	P
Signs: neighbourhood	P	P				
Signs: painted wall	D	D	D	D		P
Signs: projecting	P	P	P	P	P	P
Signs: under canopy	P	P	D	D	D	P
Signs: wall	D	D				
Social Care Residence	D	D				
Transportation, Utility or Communication Facility		D	D	D	D*	D
Warehouse		D*				D
P = Permitted Use D = Discretionary Use Blank = Use Not Allowed						

*refer to district for exceptions and regulations

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 6

General Regulations	C1	C1A	C2 A&B	C3	C4
Floor Area Minimum: Dwelling units	37.0 m ² maximum – 3 times site area	37.0 m ²	55.0 m ²	55.0 m ²	n/a
Floor Area Maximum: Commercial	nil	1/3 of site area (ground floor)	Gross leasable floor area shall not exceed 1/3 of site area	1/3 of site area	1/3 of site area
Building Height Maximum:	Controlled by maximum floor area ratio	As approved by the Commission	3 storeys	1 storey (6.0 m max) unless the approval allows dwelling units above the ground floor , then a 2 nd storey is allowed	3 storeys

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

APPENDIX 7

4.1 R1 Residential (Low Density) District

A black rectangular box containing the white text "R1".

General Purpose

The general purpose of this District is to provide land which will be used for low density residential development.

Comments:

We concur with the recommendations of Administration. Please remember to bring your copy of the new Land Use Bylaw that was previously distributed to Council Members for the August 14, 2006 Council Meeting.

"Morris Flewwelling"
Mayor

"Rodney Burkard"
Acting City Manager

(Account No. 180.5901)

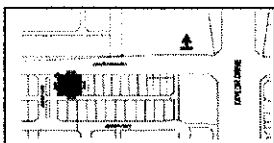
www.reddeer.ca

Reformatted Land Use Bylaw

Red Deer City Council proposes to pass a new Land Use Bylaw 2157/2006. This proposal is for a reformat and updated version of the City's existing Land Use Bylaw. The new Land Use Bylaw will continue to regulate and control the use and development of land and buildings within the city in the same manner as the current Land Use Bylaw. No substantive changes are being proposed to any land use district or development standard. A reformat Land Use Bylaw was desirable in order to have a more user friendly document for ease of interpretation and use by both the general public and City Administration including its availability on the City's web page. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Planning Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, July 11, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 342-8132.

LOT SALE FOR THE PURPOSE OF A SOCIAL CARE FACILITY



In accordance with The City of Red Deer Neighbourhood Planning and Design Guidelines & Standards (2002), property located at Lot 1, Block 4, Plan B12 (349) on Jordan Parkway in the Johnstone Crossing neighbourhood has been identified for sale for the possible development of a Social Care/Retirement Home by The City of Red Deer.

Details as to eligibility, conditions of sale, prices, etc., may be obtained from:

Land and Economic Development Department
City of Red Deer
(403) 342-8292

If this site is not purchased for any of the purposes listed above by August 18, 2006, it may be utilized for conventional residential development as shown in the Neighbourhood Area Structure Plan.

INVITATION TO TENDER

Water Treatment Plant Upgrades, Low Lift Pump Addition (2:00 p.m. July 27, 2006)

The City of Red Deer (City) is seeking a contractor to provide the following work at Red Deer's Water Treatment Plant:

The Work is located at the City of Red Deer Water Treatment Plant, 5408 - 54 Avenue, Red Deer, Alberta and comprises approximately:

- Supply and install one new low lift pump, motor and VFD.
- PLC and HMI Programming.

Potential contractors can obtain an electronic copy of the tender documents by contacting Associated Engineering, #200, 708 - 11 Avenue S.W., Calgary, T2R 0E4. Paper copies of tender documents may be obtained at Edmonton, Calgary, and Red Deer Construction Association offices upon receipt of a \$50 non-refundable fee, in the form of a cheque made payable to The City of Red Deer. Tender documents will also be available for viewing at the Edmonton, Calgary, and Red Deer Construction Association offices after July 7, 2006.

A pre-tender meeting at the Water Treatment Plant is scheduled for 10:00 a.m. on Tuesday, July 18, 2006.

Tenders received before 2:00 p.m. local time on July 27, 2006 will be opened in public immediately thereafter. Tenders received that do not conform to stated guidelines will be returned to the bidder(s) without consideration. Tender documents or Tender amendments received via fax will not be accepted.

Tenders must be accompanied by a bid bond or certified cheque in the amount of 10 percent (10%) of the tender price, Consent of Surety, and Copy of Current Safety Certificate or Temporary Letter of Certification.

The City reserves the right to waive formalities in, reject any or all tenders, or to accept the tender deemed the most favourable in the interest of The City.

Please direct all inquiries for this project to Yajing Li, M.Eng., at (403) 309-8501.

URGENT! Please call/fax within 1 hour of receiving

RED DEER ADVOCATE

Sale Rep: ☐ OK as is
☐ OK with comments

Approved By: ☐

Ph: (403) 343-2400 Fax: (403) 342-4061

INSERT DATE: PTL JULY 7

AD SIZE: 25300

AD CODE: 97020cityfR037

Composed by: do

FINAL PROOF. Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.

www.reddeer.ca

Canada Day Celebrations Road Closure

A complete parking ban is being imposed for the Great Chief Park/Bower Ponds area during Canada Day celebrations Saturday, July 1st. This action is being taken to help manage traffic flow. Harry Wood Drive west of Taylor Drive will be closed and barricades will be erected for the Canada Day Celebrations. No vehicles will be allowed into the area except for valid participants, residents of Fairview and patrons of the Red Deer Golf and Country Club.

Paul Goranson
Director of Development Services

City Offices Closed Monday, July 3, 2006

All City of Red Deer Offices will be closed on Monday, July 3rd in recognition of Canada Day.

The Call Centre (358-7529) will be open from 10:00 a.m. until 8:00 p.m. Altered holiday hours will affect regular scheduled drop-in activities; please call ahead to verify drop in times. The Drive Centre Pool (343-2335) will be open holiday hours from 12:00 noon to 10:30 p.m.

Transit buses will be operating on holiday service hours on Saturday, July 1st. The first departure from City Centre Terminal is 6:45 a.m. The last departure from City Centre Terminal is 6:45 p.m.

On Monday, July 3rd, Transit buses will operate on regular weekday service hours. The Transit Customer Service Centre will be closed on Monday, July 3rd.

Lot Sale FOR THE PURPOSE OF A SOCIAL CARE RESIDENCE



In accordance with The City of Red Deer Neighbourhood Planning and Design Guidelines & Standards (2002), property located at SW 1/4 2-38-27-W4 on Vanier Drive in the Vanier Woods neighbourhood has been identified for sale for the possible development of a Social Care Residence by Melcor Development Ltd.

Details as to eligibility, conditions of sale, prices, etc., may be obtained from:

Melcor Development Ltd.

(403) 343-0817

If this site is not purchased for any of the purposes listed above by December 15, 2006, it may be utilized for conventional residential development as shown in the Neighbourhood Area Structure Plan.

Lot Sale FOR THE PURPOSE OF A PLACE OF WORSHIP



In accordance with The City of Red Deer Neighbourhood Planning and Design Guidelines & Standards (2002), property located at SE 1/4 2-38-27-W4 on Vanier Drive in the Vanier Woods neighbourhood has been identified for sale for the possible development of a Place of Worship by Melcor Development Ltd.

Details as to eligibility, conditions of sale, prices, etc., may be obtained from:

Melcor Development Ltd.

(403) 343-0817

If this site is not purchased for any of the purposes listed above by December 15, 2006, it may be utilized for conventional residential development as shown in the Neighbourhood Area Structure Plan.

Reformatted Land Use Bylaw 3357/2006

Red Deer City Council proposes to pass a new Land Use Bylaw 3357/2006. This proposal is for a reformatted and updated version of the City's existing Land Use Bylaw. The new Land Use Bylaw will continue to regulate and control the use and development of land and buildings within the city in the same manner as the current Land Use Bylaw. No substantive changes are being proposed to any land use district or development standard. A reformatted Land Use Bylaw was desirable in order to have a more user friendly document for ease of interpretation and use by both the general public and City Administration including its availability on The City's web page. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda, you must submit it to the Manager, Legislative & Administrative Services by Tuesday, July 11, 2006. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the Manager, Legislative & Administrative Services at 343-8132.

URGENT! Please call/tax within 1 hour of receiving

RED DEER ADVOCATE

Ph: (403) 343-2660 Fax: (403) 342-4651

INSERT DATE: FRI, JUNE 30

AD SIZE: 2 X 300

AD CODE: 97004CITYADS2300F30

FINAL PROOF: Proof read and approve or mark corrections. Proofing is the responsibility of the Advertiser. Thank you for your co-operation.

JUN 30 2006

Legislative & Administrative Services

DATE: June 20, 2006

TO: Emily Damberger, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Adoption of New Land Use Bylaw Amendment 3357/2006
Repeal of Land Use Bylaw 3156/96

Reference Report:

Parkland Community Planning Services, dated June 14, 2006

Bylaw Readings:

Land Use Bylaw 3357/2006 was given first reading.

Report Back to Council: Yes

A Public Hearing will be held on Monday, July 17, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Description:

Land Use Bylaw 3357/2006 is a newly formatted version of the Land Use Bylaw that incorporates changes to improve the general use of the bylaw to make it more user friendly for administration, commercial and general users. The current Land Use Bylaw 3156/96 will be repealed with the adoption of the new Land Use Bylaw 3357/2006.

Comments/Further Action:

- 1) This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.
- 2) A question was raised as to the reason of changing the height regulations for R1N lots from 8.5 m to 10 m. It was suggested that the 10 m was a pilot only and may not have been appropriate. Please review and report for the Public Hearing.
- 3) Review Councillor Dawson's comments, attached, to determine if any amendments are needed.



Kelly Kloss
Manager
/chk

/attach.

c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 C. Adams, Administrative Assistant
 T. Edwards, Clerk Steno

Christine Kenzie

From: Kelly Kloss
Sent: June 18, 2006 8:41 PM
To: Jeffrey Dawson
Cc: Emily Damberger; Emily Damberger; Martin Kvapil; Christine Kenzie; Nona Housenga
Subject: RE: New Bylaw 3357/2006
Attachments: image001.png

Thanks Jeffrey,

I have sent a copy of your notes to Emily and Martin to review before the meeting.

Kelly

From: Jeffrey Dawson [mailto:jeffreydawson@shaw.ca]
Sent: Sun 2006/06/18 4:53 PM
To: Kelly Kloss
Subject: New Bylaw 3357/2006

Kelly,

I really like the idea behind changing our land use bylaw. I have not reviewed the entire document however within our agenda there are sample pages one of which is on page 97 with links for information. I have several comments. 1) Providing links to specific documents is not a great idea, i.e.: "Class A" liquor license document number 5222 may change to any other number just as our bylaw changes from 3156 to 3357 and endings such as ".cfm" change frequently as new software is developed; 2) providing a specific directory within a website which may change with in time is not advisable, i.e.: ".pdfs", ".pdf" is a recognizable and universal format however at one time ".doc", ".txt" and ".rtf" were considered universal formats. There is a good chance in time that ".pdf" will not be the format that these documents are found. My recommendation would be to direct people to the root directory only (i.e.: www.gov.ab.ca) which likely will not change or at least not as often; 3) this refers to the not as often comment, the city website is www.reddeer.ca not www.city.red-deer.ab.ca as shown in the document; 4) some of the websites are hyperlinked (underlined) as shown to the left and others are not. We should be consistent whichever format you choose. 5) for documents from the province you have links to the Queens Printer, I would advise referring to just the root directory without the qp.

I like appendix 5, I would suggest a disclaimer something to the effect that when there is disagreement between this appendix and the text within the bylaw that the bylaw will prevail.

Jeffrey Dawson
City Councillor



Work 403-358-4244

Fax 403-358-4233

Jeffrey.Dawson@RedDeer.Ca

[The information contained in this message is confidential and is intended for the addressee only. If you have received this message in error, please notify the sender immediately and delete the message. The unauthorized use, disclosure, copying or alteration of this message is strictly forbidden.]

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

2006/06/20



PARKLAND COMMUNITY PLANNING SERVICES

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

DATE: June 14, 2006
TO: Legislative & Administrative Services Manager
FROM: Emily Damberger, Planner
RE: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006

Background

Land Use Bylaw 3156/96 is a document that has grown in size through amendments, additional districts, regulations and growth of The City's boundaries. A more user friendly document for administration, subscribers, and the general public was desired.

Project Initiation

Concern from realtors, builders, city administration and the general public with regards to the ease of use of the City's Land Use Bylaw was noted by Parkland Community Planning Services and a reformatting project was proposed to improve the general use of the Land Use Bylaw.

Project Process

The Steering Committee consisted of city department representative of key users of the Land Use Bylaw:

- Legislative and Administrative Services
- Inspections and Licensing
- Land and Economic Development
- Communications
- IT Services
- City Solicitor
- Parkland Community Planning Services

The steering committee reviewed proposed formats, suggested minor amendments, and provided lists of corrections to be made. The steering committee reviewed and is in agreement with the proposed new format for the Land Use Bylaw.

The proposed format was circulated to key departments for a one month trial user test prior to being brought before City Council.

Land Use Bylaw amendments were tracked and imputed throughout the process to ensure the final proposed document was kept up to date.

The newly formatted Land Use Bylaw will be available on The City's website. Communications and IT services are currently working to create a webpage for the Land Use

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

Bylaw that will include a how to page, Land Use Bylaw maps available online in a PDF version as well as linkages to Webmap.

Highlights of New Land Use Bylaw Format

The proposed newly formatted Land Use Bylaw contains the following changes in order to provide a more user friendly document:

- a) How to Use the Land Use Bylaw – directional page inserted but not forming part of the Land Use Bylaw (See Appendix 1)
- b) Reference table included providing information on where to locate documents, groups or departments that are referenced in the Land Use Bylaw (See Appendix 2)
- c) Reordering of sections within the Land Use Bylaw to group similar topics together
- d) Table of Contents for each Part of the Land Use Bylaw (See Appendix 3)
- e) Sections within the Table of Contents listed in an order of sections most frequently referred to
- f) Sign regulations have been moved into the body of the Land Use Bylaw as opposed to appearing in a schedule at the back of the document
- g) Sign graphics added for illustrative purposes (See Appendix 4)
- h) Commercial District Uses quick reference table (See Appendix 5)
- i) Quick reference regulation tables (See Appendix 6)
- j) Symbol for Districts provide for ease of searching (See Appendix 7)
- k) Text is left justified throughout entire document
- l) Figures inserted where applicable text appears in the Land Use Bylaw
- m) Definitions appear in dictionary styles
- n) Tables used throughout document to consolidate information
- o) New numbering format
- p) C2 District split into C2A and C2B
- q) Alphabetized use tables
- r) Land Use Bylaw web page to be improved to link with GIS system and includes a better guide for the user.
- s) Index

Minor Land Use Bylaw Amendments

The following minor Land Use Bylaw text amendments are proposed and have been included in the proposed new Land Use Bylaw format:

1. Removal of the “not permitted list” in I1A -
 - List of not permitted uses was not consistent with the rest of the format throughout the districts within the Land Use Bylaw.
 - All uses that are not listed within the permitted or discretionary uses within a district are already deemed not permitted.
2. Maximum height within C3 District increased from 4.6 m to 6.0 m –

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

- Request for amendment initiated by Inspections and Licensing, their department was receiving many requests for relaxations due to the 4.6 m height limitation, 6.0m maximum height now provide more flexibility for different architectural styles.
3. R1N maximum height increased from 8.5 m to 10 m –
 - All other residential districts within the Land Use Bylaw have a height maximum of 10.0 m, the amendment will make R1N dwellings conform with the other districts.
 4. Section 2.8 (3) from 3357/2006 and corresponding 13(3) from 3156/96 is amended by adding wording of “Notwithstanding any other provisions of this bylaw...”
 - This wording was added to eliminate any possible interpretation of contradiction with another section of the bylaw.
 5. Added new definitions to provide clarity to the interpretation of terms:
 - **Campground** means a place intended to accommodate temporary camping, including the erection of tents or the parking of trailers, holiday trailers, or recreational vehicles.
 - **Frontage** means the length of the front boundary of the lot or the width of the lot at the building line, whichever is greater.
 - **Landscaped Area** means the area of a site not covered by buildings, paving or driveways which is intended to be designed, constructed and laid out by contouring and the planting of vegetation such as trees, shrubs, lawn, plants or flowers or the installation of landscaping rock or other landscaping materials and ornaments.
 6. Additional residential landscaping regulations to reflect current policies and practices of Inspections and Licensing –
 - Section 4.7 (15) Landscaping Regulations (a) An owner of a residential site shall ensure that the landscaping on the landscaped area of the site is completed within two years of the date that a building permit is issued. (b) For the purpose of this section, completion of landscaping shall mean, at a minimum, that the landscaped area is covered by lawn.
 7. Removed “rehabilitation and corrective centre” uses from the Public Service District use tables -
 - uses intended for the rehabilitation and corrective centre can be interpreted or applied to the terms social care facility or institutional facility
 - the term “rehabilitation and corrective centre” only appears under the PS use tables and was intended to serve the Glendale Juvenile Half-Way house that can be a discretionary use within the PS District under social care facility.
 8. Updated Direct Control District and exception numbers in text form and maps.
 - Direct Control Districts 6 and 7 within bylaw 3156/96 were no longer needed and have been deleted.
 - All of the remaining direct control districts have been renumbered in the text and maps of bylaw 3357/2006.
 9. Corrected typographic errors

Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006
June 13, 2006

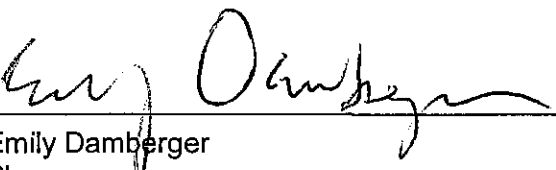
10. Correction of unintentional errors –
 - For example restaurant was listed as both a permitted and discretionary use in the C2 District. Restaurant is now a permitted use in the District.
11. The use of terms “Development Officer” and “Development Authority” throughout the entire Land Use Bylaw was clarified -
 - The entire Land Use Bylaw was reviewed by PCPS and the Inspections and Licensing Manager to ensure the use of terms “Development Officer” and Development Authority” reflected current practices.
12. Wording change to section dealing with “Application to Amend this Bylaw” –
 - Section 2.20 (1) and (4) of Land Use Bylaw and corresponding sections 31 (1) and (4) of Land Use Bylaw 3156/96 have replaced the term “City Clerk” with “Planning Department” to reflect current administrative procedure.
13. Wording change to section dealing with “Notice of Public Meeting and Hearing” -
 - Section 33 (2) of Land Use Bylaw 3156/96 currently reads as follows - “The applicant shall deposit with the City Clerk prior to scheduling a public meeting or any advertising, an amount equal to the estimated cost of the public meeting and any advertising costs.”
 - Corresponding Section 2.21 (2) of Land Use Bylaw 3357/2006 is amended and now reads – “The applicant shall make arrangements satisfactory to the City Clerk for the payment and the estimated cost of the public meeting and any advertising costs, prior to scheduling a public meeting or any advertising.”
 - The amendment was done to provide flexibility in the payment of public hearing fees for frequent clients dealing with City Clerk’s.
14. Addition of Transition and Effective Date clause –
 - A transition clause was added in LUB 3357/2006 for applications proceeding while Land Use Bylaw 3357/2006 is being adopted to ensure applications received prior to adoption will be considered under Land Use Bylaw 3156/96
 - The effective date clause states that Land Use Bylaw 3156 will be repealed following third reading of 3357/2006.
15. Updated and revised Small Quantity Exemptions Dangerous Goods Table – updated information was provided by emergency services and included in the new 3357/2006 Land Use Bylaw.

Planning Analysis

The proposed land use bylaw 3357/2006 is a newly formatted Land Use Bylaw that will be more user friendly for administration, commercial and general users of the Land Use Bylaw.

Recommendation

That City Council proceeds with first reading of Land Use Bylaw 3357/2006.



Emily Damberger
Planner

Council Decision – August 14, 2006

Legislative & Administrative Services

DATE: August 15, 2006

TO: Emily Damberger, Parkland Community Planning Services

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: Adoption of Newly Formatted City of Red Deer Land Use Bylaw 3357/2006

Reference Report:

Parkland Community Planning Services, dated June 14, 2006, July 12, 2006, and August 3, 2006

Bylaw Readings:

Land Use Bylaw 3357/2006 was given second and third readings.

Report Back to Council: No

Comments/Further Action:

With the adoption of the new Land Use Bylaw 3357/2006, Land Use Bylaw 3156/96 is now repealed. This office will continue to update the LAS Department's consolidated version of Land Use Bylaw 3156/96 until all outstanding bylaws have been approved by Council and ensure these amendments are also incorporated into the new Land Use Bylaw 3357/2006. This office will also distribute copies of the new Land Use Bylaw 3357/2006 and incorporate this new bylaw onto the City of Red Deer's website.



Nona Housenga
Deputy City Clerk

/chk

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
T. Edwards, Clerk Steno

DATE: July 26, 2006

TO: Manager, Legislative & Administrative Services

FROM: EL&P Manager

RE: Market Surveillance Administrator
2006 – Q2 Compliance Report

This report is submitted to City Council for the purpose of complying with the reporting requirements pursuant to provincial regulation respecting the manner in which certain aspects of business in the electricity marketplace were conducted by the EL&P utility. The attached report covers the second quarter of 2006. Similar reports have been submitted to Council in the past and further reports will continue to be submitted.

Legislation and Background

The *Electric Utilities Act* SA 2003 cE-5.1 ("Act") established the Market Surveillance Administrator ("MSA") as an independent body to protect the public interest and to ensure fairness, transparency, and balance in Alberta's competitive electricity marketplace. The *Code of Conduct Regulation* AR 160/2003 ("Code"), pursuant to the Act, governs aspects of the retail electricity market such as: conduct of distribution system owners and affiliated retailers, equality of treatment for customers and retailers, confidentiality of customer information, business practices, preventing unfair competitive advantage, records and accounts, compliance plans, and compliance reporting and audits.

As the Owner of an electrical distribution system, the City of Red Deer is regulated under certain sections of the Code. Agreement has been reached with the MSA that there is no useful purpose in duplicating the compliance activities provided by outside parties respecting the specific functions they perform for the City of Red Deer under an agreement. This understanding reduces the scope and volume of reporting required directly by the City of Red Deer. One of the compliance requirements that the City of Red Deer itself must meet is that senior management of the utility must provide City Council with quarterly and annual compliance reports describing various activities and City Council must approve those compliance reports.

Based on its understanding of the City of Red Deer EL&P Department operations, the MSA will:

1. Allow the City of Red Deer to rely upon the compliance plan and audit reporting to be provided by Enmax Power and Enmax Energy related to the functions they perform for the City of Red Deer, and as such, no compliance plan or audit reporting will be required of the City of Red Deer.

2. Require the City of Red Deer to advise the MSA of any material changes relating to the services contracted to the Enmax entities.
3. Require that City Council be provided with quarterly compliance reports describing at least:
 - a. any non-compliance with the Code or the compliance plan,
 - b. the action taken to remedy the non-compliance, and
 - c. any complaints of non-compliance with the Code and the compliance plan and how the complaints have been dealt with.
4. Require the City of Red Deer, by March 31 of the following calendar year, to send the MSA an annual compliance report, approved by City Council, describing for the calendar year the matters referred to in item 3 above.

City Council Request

The 2006 Second Quarter Compliance Report is attached.

Council's approval, designated by appropriate signature and seal, is requested for: "The City of Red Deer EL&P Department 2006 Second Quarter Compliance Report to Council of the City of Red Deer".



Al Roth, P.Eng.
EL&P Manager

**THE CITY OF RED DEER
EL&P DEPARTMENT**

**2006 SECOND QUARTER COMPLIANCE REPORT
To
COUNCIL OF THE CITY OF RED DEER**

This Report is submitted to the Council of the City of Red Deer pursuant to sections 34(1) and 34(2) of the *Code of Conduct Regulation* AR 160/2003 for the period of April 1, 2006 to June 30, 2006.

The City of Red Deer EL&P Department advises that:

- (a) The City of Red Deer had no incidents of non-compliance with the *Code of Conduct Regulation*.
- (b) The City of Red Deer took no action to remedy any non-compliance as there were no incidents of non-compliance.
- (c) The City of Red Deer received no complaints of non-compliance with the *Code of Conduct Regulation*, therefore, no complaints were dealt with.
- (d) Enmax Energy and Enmax Power will report directly to their board of directors on the manner in which they dealt with complaints of non-compliance with the *Code of Conduct Regulation* or their own compliance plans including those complaints respecting the functions performed by those two entities for the City of Red Deer.

Per: _____

A. Roth. P.Eng.
Manager, Electric Light & Power Department

Per: _____

K. Kloss
City Clerk

Date: _____

Comments:

We concur with the recommendations of the EL & P Manager.

“Morris Flewwelling”
Mayor

“Rodney Burkard”
Acting City Manager



Council Decision – August 14, 2006

Legislative & Administrative Services

DATE: August 15, 2006
TO: Al Roth, EL & P Manager
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Market Surveillance Administrator
2006 – Q2 Compliance Report

Reference Report:

EL & P Manager, dated July 26, 2006

Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the EL & P Manager, dated July 26, 2006 Re: Market Surveillance Administrator, 2006 – Q2 Compliance Report, hereby approves the EL & P Department 2006 – Q2 Compliance Report as presented to Council on August 14, 2006.”

Report Back to Council: No

Comments/Further Action:

A signed copy of the 2006 Second Quarter Compliance Report is attached for your use.

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

Nona Housenga
Deputy City Clerk

/chk

c Director of Development Services

**THE CITY OF RED DEER
EL&P DEPARTMENT**

**2006 SECOND QUARTER COMPLIANCE REPORT
To
COUNCIL OF THE CITY OF RED DEER**

This Report is submitted to the Council of the City of Red Deer pursuant to sections 34(1) and 34(2) of the *Code of Conduct Regulation* AR 160/2003 for the period of April 1, 2006 to June 30, 2006.

The City of Red Deer EL&P Department advises that:

- (a) The City of Red Deer had no incidents of non-compliance with the *Code of Conduct Regulation*.
- (b) The City of Red Deer took no action to remedy any non-compliance as there were no incidents of non-compliance.
- (c) The City of Red Deer received no complaints of non-compliance with the *Code of Conduct Regulation*, therefore, no complaints were dealt with.
- (d) Enmax Energy and Enmax Power will report directly to their board of directors on the manner in which they dealt with complaints of non-compliance with the *Code of Conduct Regulation* or their own compliance plans including those complaints respecting the functions performed by those two entities for the City of Red Deer.

Per: _____

A. Roth. P.Eng.
Manager, Electric Light & Power Department

Per: _____

K. Kloss
City Clerk

Date: _____

August 14, 2006

**Environmental Services Department**

Date: August 8, 2006
To: Legislative and Administrative Services Manager
From: Environmental Services Manager
Re: **Wastewater Utility Reserve Fund Transfer**
Additional Work
Wastewater Treatment Plant Anaerobic Digester Tank

In 2005 leakage was discovered at the top of one of the anaerobic digester tanks at the Wastewater Treatment Plant. Subsequent investigation found that the corrosive environment within the digester had caused structural damage to the roof of the digester tank. Once the structural repairs were completed a third party inspector checked the integrity of the coatings on the roof of the digester tank. They found that not only the roof coatings, but the entire coating on the inside of the digester tank needed removal and replacement. The anaerobic digester tank has not been recoated since it was built in 1973. While the replacement of the entire coating was not budgeted for, we recommend that the additional sandblasting and coating work be completed now to maintain the integrity of the digester tank and to take advantage of the scaffolding that is already set up in the tank.

The total cost to complete the work is estimated at \$525,000 which includes engineering fees, constructions costs, and a contingency for repair of the digester tank surface should any damage occur during the sandblasting process. Currently, we have a budget of \$325,000 approved to complete this work.

We are requesting that \$200,000 be funded from the Wastewater Utility Reserve. We have conservatively projected a surplus of \$353,000 by year end for the Wastewater Utility; this would cover this increased cost. The surplus will be due to increased revenue from higher than anticipated growth and reduced salary costs from unfilled positions.

Recommendation

We respectfully recommend that Council approve the transfer of \$200,000 from the Wastewater Utility Reserve to fund the additional work to repair the anaerobic digester tank.

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

/blm

Comments:

We concur with the recommendations of the Environmental Services Manager.

"Morris Flewwelling"
Mayor

"Rodney Burkard"
Acting City Manager



Council Decision – August 14, 2006

Legislative & Administrative Services

DATE: August 15, 2006
TO: Tom Marstaller, Environmental Services Manager
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Wastewater Utility Reserve Fund Transfer
Additional Work
Wastewater Treatment Plant Anaerobic Digester Tank

Reference Report:

Environmental Services Manager, dated August 8, 2006

Resolutions:

"Resolved that Council of the City of Red Deer having considered the report from the Environmental Services Manager, dated August 8, 2006, Re: Wastewater Utility Reserve Fund Transfer, Additional Work, Wastewater Treatment Plant Anaerobic Digester Tank, hereby agrees to increase the 2006 Capital Budget by \$200,000 for additional work to repair the anaerobic digester tank, with funding to come from the Wastewater Utility Reserve."

Report Back to Council: No

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

Nona Housenga
Deputy City Clerk

/chk

c Director of Development Services
Dean Krejci, Corporate Controller – Finance & Budget



**KLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: August 4, 2006

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/Y-2006
Johnstone Park Neighbourhood – Phase 9
Carolina Homes Inc.

Proposal

Carolina Homes Inc. is proposing to develop Phase 9 of the Johnstone Park neighbourhood. Rezoning is being sought for approximately 0.66 ha (1.63 ac.) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District in order to create 13 residential lots. The proposed uses would conform with the Johnstone Park Neighbourhood Area Structure Plan.

Staff Recommendation

It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/Y-2006.

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

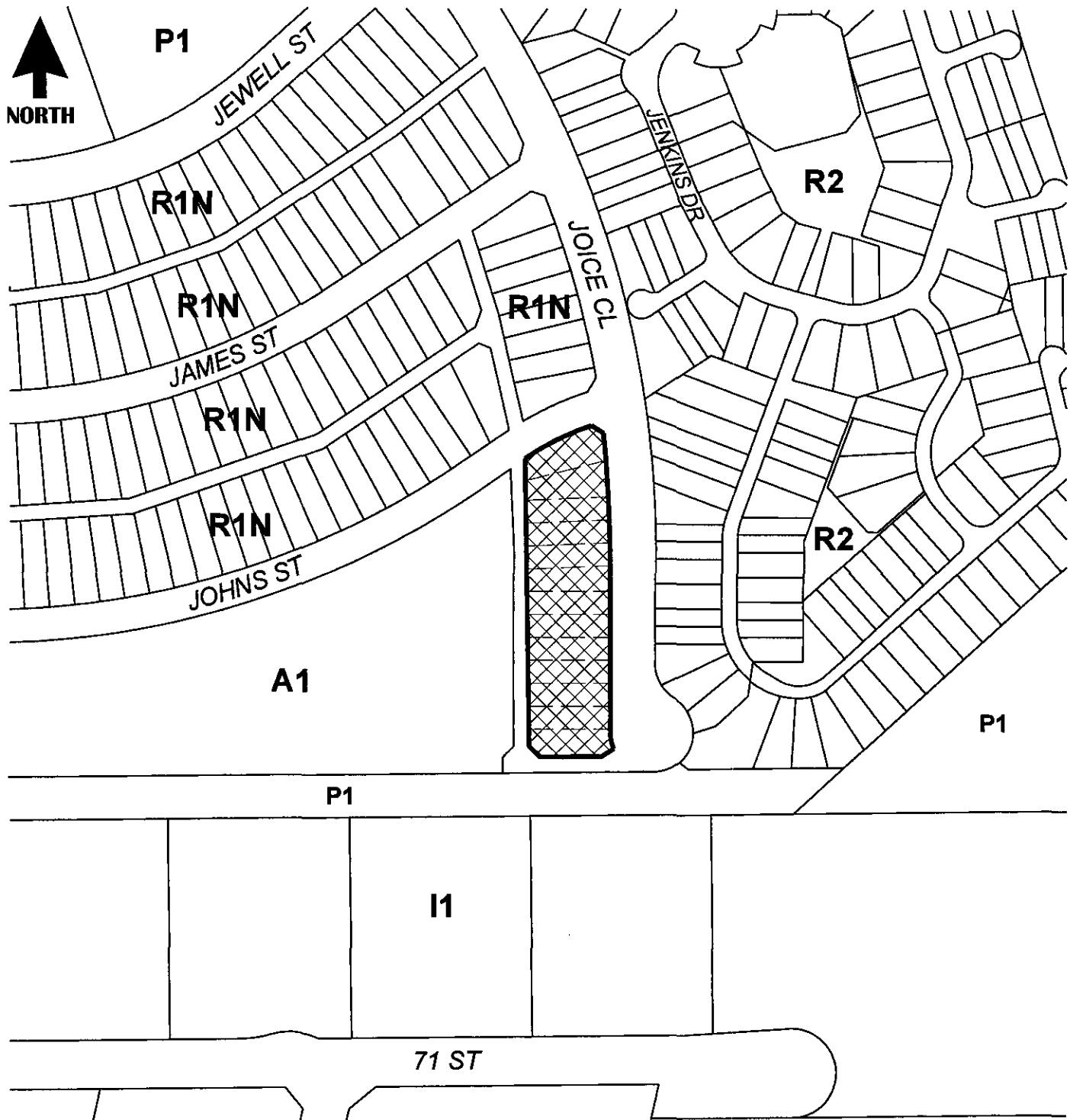
Martin Kvapil
PLANNING ASSISTANT

A handwritten signature in black ink, appearing to read 'T. Lindhout', written over a horizontal line.

Tony Lindhout
CITY PLANNING MANAGER

Attach.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential (Narrow Lot)

MAP No. 20 / 2006
BYLAW No. 3156 / Y - 2006

Comments:

We concur that Council proceed with first reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, September 11, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Rodney Burkard"
Acting City Manager

FILE 001



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 15, 2006

Fax: (403) 256-7991

Carolina Homes Inc.
#215, 340 Midpark Way SE
Calgary, AB T2X 1P1

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/Y-2006
Johnstone Park Neighbourhood – Phase 9
Carolina Homes Inc.**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/Y-2006* at the City of Red Deer's Council Meeting held Monday, August 14, 2006. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/Y-2006 provides for development of Phase 9 of the Johnstone Park neighbourhood. This will involve the rezoning of approximately 0.66 ha (1.63 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District in order to create 13 residential lots.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, September 11, 2006 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$700, is required by Wednesday, August 23, 2006. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

Nona Housenga
Deputy City Clerk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant



Council Decision – August 14, 2006

Legislative & Administrative Services

DATE: August 15, 2006
TO: Martin Kvapil, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/Y-2006
Johnstone Park Neighbourhood – Phase 9
Carolina Homes Inc.

Reference Report:

Parkland Community Planning Services, dated August 4, 2006

Bylaw Readings:

Land Use Bylaw Amendment 3156/Y-2006 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, September 11, 2006 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/Y-2006 provides for development of Phase 9 of the Johnstone Park neighbourhood. This will involve the rezoning of approximately 0.66 ha (1.63 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District in order to create 13 residential lots.

This office will now proceed with the advertising for a Public Hearing. Carolina Homes Inc. will be responsible for the advertising costs in this instance.

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

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Director of Development Services
 Inspections & Licensing Manager
 Land & Economic Development Manager
 C. Adams, Administrative Assistant
 T. Edwards, Clerk Steno

BYLAW NO. 3156/Y-2006

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

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

1. That "Use District Map D13" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 20/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 14th day of August 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

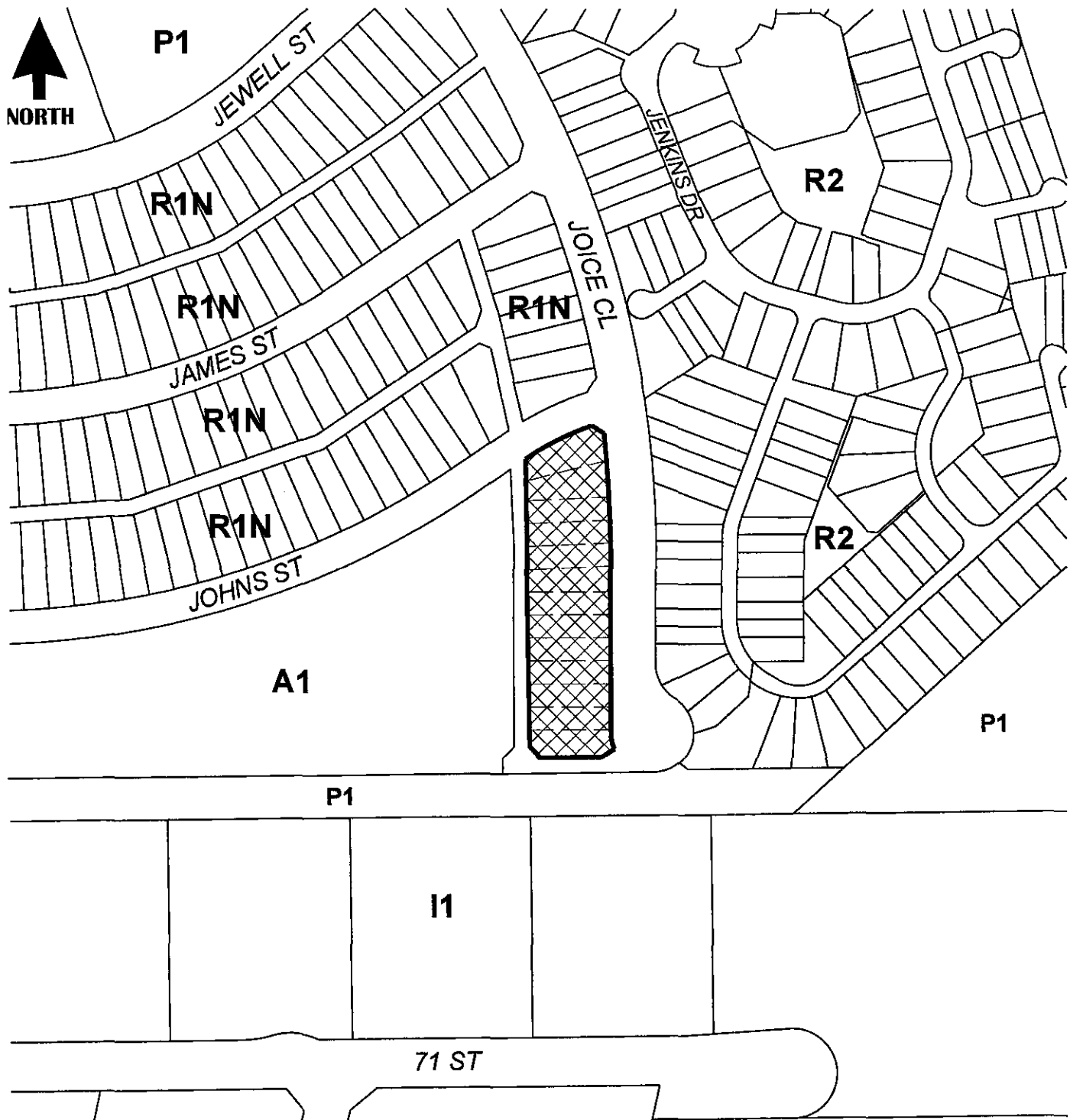
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

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



Change from :

A1 to R1N 

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential (Narrow Lot)

MAP No. 20 / 2006
BYLAW No. 3156 / Y - 2006

Legislative & Administrative Services

DATE: August 15, 2006
TO: Rodney Burkard, Director of Corporate Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Notice of Motion Submitted by Councillor Dawson
Preparation of Budgets

Reference Report:

The Notice of Motion submitted by Councillor Dawson at the August 14, 2006 Council meeting, regarding Preparation of Budgets, is attached.

Report Back to Council: Yes

Comments/Further Action:

The attached Notice of Motion will be presented to Council on Monday, August 28, 2006 for approval and/or direction to City Administration will be given at that time.



Nona Housenga
Deputy City Clerk

/chk
/attach.

c City Manager
 Assessment & Taxation Manager
 City Treasurer

Notice of Motion Preparation of Budgets

Moved by Councillor Dawson Seconded by Councillor _____

Whereas The City of Red Deer is situated within the strongest economic corridor in Canada and likely North America and,

Whereas along with the benefits of growth there have also been created significant financial implications for many in our community and,

Whereas it is desirable to permit as many people as possible to achieve home ownership or remain in their homes for as long as possible and,

Whereas the cost of home ownership is rising at an alarming rate with many cost of living pressures including taxation and,

Whereas the current policy practice of council is to collect any assessment increases in property values and not adjust the tax rate to neutralize this increase and,

Whereas these inflationary increases are unpredictable and may confuse some as to the true tax increase imposed by council and,

Whereas it appears based on home sales in the last twelve months that for the 2007 tax year the inflationary increase may be as high as 40% and,

Whereas council wishes to be transparent and upfront with all tax increases,

Therefore be it resolved that the Council of The City of Red Deer direct administration to prepare future budgets with the inflationary assessment increases backed out and any and all tax rate increases shown in a format as a percentage increase over and above tax revenue received the previous budget period with the exception of new properties or redeveloped properties increases due to redevelopment. and,

Further be it resolved that the Council of The City of Red Deer direct administration to provide a rolling five year average as the inflationary increase in taxation versus an unpredictable annual inflationary increase.

Notice of Motion Preparation of Budgets

Background:

For many years during the preparation of operating budgets the practice of administration and council had been to neutralize inflationary assessment increases and then add on any tax increases. Starting in budget year 2002 (please confirm exact year) administration presented budget documents in a fashion which may have been confusing to some and this practice has lead to many debates at budget time. Many people believe tax increases have been small yet because of assessment growth their tax bills have gone up significantly each year. By reverting back to the previous methodology our citizens would better understand the process of arriving at their tax bill.

If Council were to follow the current practice it will place significant hardship on many people and businesses especially those struggling to survive on fixed incomes and may contribute to homelessness within our city.

A possible alternative solution to this challenge maybe to retain the average of the last five years as part of the base budget therefore providing a greater level of predictability to both The City of Red Deer and citizens alike. By following such a policy tax increases during what might be considered 'hyper active' markets will be minimal and manageable by the majority of homeowners and business people alike and conversely during stagnant years The City of Red Deer can still count on an inflationary increase to help manage budget pressures.

Notice of Motion Preparation of Budgets

Below is an example of how a five year average inflationary assessment growth may look and work on a long-term basis.

*all numbers are representative only and do not reflect any actual period of history nor is it a prediction of the future

	Compounded Assessment Increases		Five Year Rolling Average of Assessment Increases	
	Annual	Cumulative	Annual	Cumulative
Year 1	2.0%	2.0%	No data to provide five year average	
Year 2	2.0%	4.0%		
Year 3	2.0%	6.1%		
Year 4	2.0%	8.2%		
Year 5	2.0%	10.4%	2.0%	10.4%
Year 6	3.0%	13.7%	2.2%	12.8%
Year 7	4.0%	18.3%	2.6%	15.8%
Year 8	6.0%	25.4%	3.4%	19.7%
Year 9	9.0%	36.6%	4.8%	25.5%
Year 10	25.0%	70.8%	9.4%	37.2%
Year 11	20.0%	105.0%	12.8%	54.8%
Year 12	12.0%	129.6%	14.4%	77.1%
Year 13	6.0%	143.3%	14.4%	102.6%
Year 14	-4.0%	133.6%	11.8%	126.5%
Year 15	-7.0%	117.3%	5.4%	138.7%
Year 16	2.0%	121.6%	1.8%	143.0%
Year 17	2.0%	126.0%	-0.2%	142.6%
Year 18	4.0%	135.1%	-0.6%	141.1%
Year 19	8.0%	153.9%	1.8%	145.4%
Year 20	3.0%	161.5%	3.8%	154.8%
Year 21	2.0%	166.7%	3.8%	164.5%
Year 22	2.0%	172.1%	3.8%	174.5%
Year 23	2.0%	177.5%	3.4%	183.8%
Year 24	2.0%	183.1%	2.2%	190.1%
Year 25	2.0%	188.7%	2.0%	195.9%

BYLAW NO. 3156/K-2006

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

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

1. That the definition within Section 2 for "Gross Leasable Floor Area" or "GLA" is hereby deleted.
2. That the following definition is hereby added to Section 2:

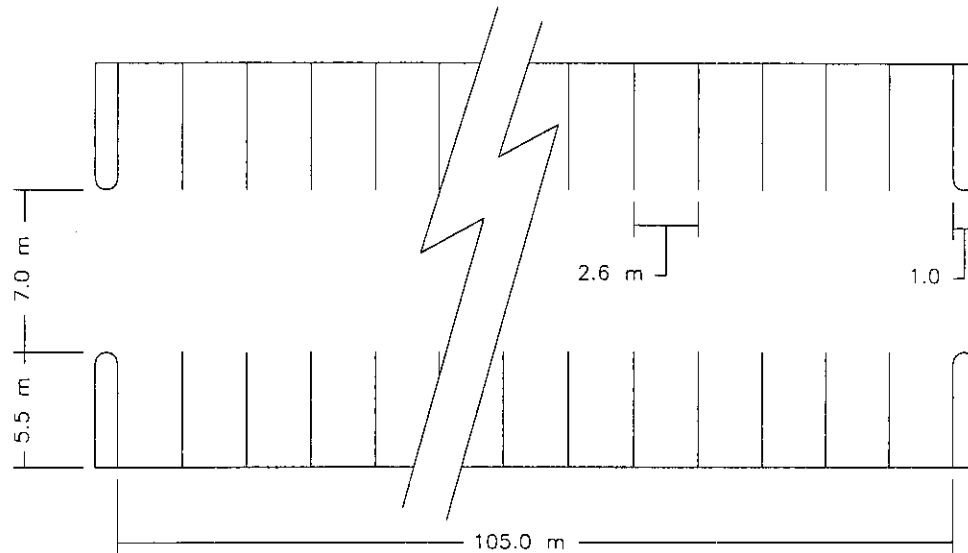
"Commercial Net Floor Area" means the total area of all floors of a commercial building measured from the glass line or the interior wall dimensions, excluding stairwells, elevators, mechanical or electrical rooms, vertical service shafts, non-rentable common corridors, non-rentable lobbies, public washrooms, internal garbage storage, internal parking areas, food court seating areas, and storage areas below established grade.
3. That all references to "Gross Leasable Floor Area" within Section 48 are hereby amended to be changed to *"Commercial Net Floor Area"*.
4. That the following parking requirements within Section 48 (1) are hereby amended to read:

Churches	1.0 per 2.5 seats
Hospitals, Social Care Residences	1.0 per 93 m ²
Call Centre	6.0 per 93 m ² (commercial net floor area)
Public or Private Senior High Schools	1.0 space per 1.5 students
5. That Section 48 (4) is hereby amended to read:

(4) *Where there are multiple uses of a site within an enclosed shopping centre, parking shall be calculated on the basis of the total shopping centre parking space requirements at 100% of the commercial net floor area, rather than calculating the parking requirements for each individual use, except for drinking establishments and commercial entertainment facilities, for which parking requirements shall be determined on an individual basis over and above the requirements of the remaining uses of the shopping centre.*
6. That Section 49 (7) is hereby amended to read:

(7) *All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within parking area expansions of existing developments shall be at least 6.0 m in width.*
7. That Section 49 is hereby amended with the addition of:

(8) *Parking aisles shall not be greater than 105.0 m in length.*
(9) *All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*

Minimum Requirements

- (10) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.
- (11) All parking lots containing in excess of 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.
- (12) Pedestrian walkways for parking lots containing in excess of 200 parking spaces shall be a minimum of 1.2 m in width and oriented, to the satisfaction of Development Authority, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.
- (13) All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that development-related traffic will not unduly cause hazard or impede traffic on public roads.
- (14) The allocated parking for each use shall be located conveniently on site, to the satisfaction of the Development Authority, in order to ensure that such parking is provided within the vicinity of the intended building/use entrance.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of April 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

Item No. 2

BYLAW NO. 3156/AA-2006

Being a bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of the City of Red Deer to modify certain provisions relating to parking requirements.

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

1. In Section 2, by deleting the definition of "Gross Leasable Floor Area" or "GLA" and replacing it with the following new definition:

"Gross Floor Area" means the sum of all areas of all plans of a building measured to the glass line, or where there is no glass line to the outside surface of the exterior walls, or where the buildings are separated by firewalls to the center line of the common firewalls, and includes all floors totally or partially including basements, mezzanines and upper floors and all mechanical equipment areas.

2. That all references to "Gross Leasable Floor Area" within Section 48 are hereby amended to be changed to "Gross Floor Area".
3. That the following parking requirements within Section 48 (1) are hereby amended as shown:

	<u>"Uses</u>	<u>Parking Spaces</u>
(a) Delete:	Churches	1.0 per 8 seats
Replace with:	Places of Worship	1.0 per 6.0 persons, based on maximum occupancy of the primary congregation/sanctuary area
(b) Delete:	Hospitals and Social Care Residences or similar use	1.0 per 93m ² of gross floor area
Replace with:	Hospitals, Social Care Residences	1.0 per 93 m ²
(c) Delete:	Public or Private Senior High Schools	0.3 spaces for each student
Replace with:	Public or Private Senior High Schools	1.0 per 3.3 students, based on maximum occupancy

(e) Delete:	Regional and District Shopping Centres	5.1 per 93 m ² (gross leasable floor area)
-------------	--	---

Replace with:	Regional and District Shopping Centres"	4.1 per 93 m ² (gross floor area)
---------------	---	--

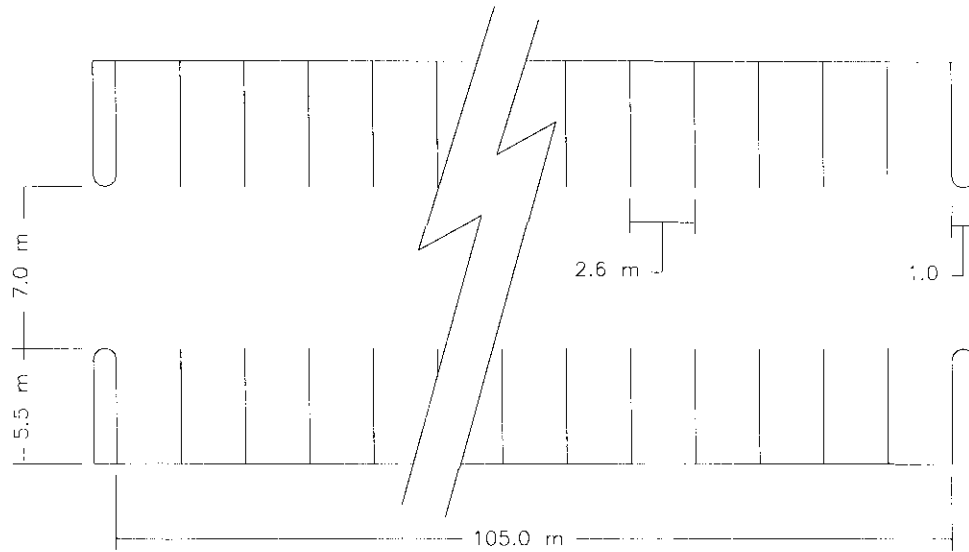
4. Section 49 (7) is deleted and replaced with the following new section 49(7):

"(7) All parking aisles within new developments shall be at least 7.0 m in width. Parking aisles within parking area expansions of existing developments shall be at least 6.0 m in width."

5. New subsection 49(8) is added as follows:

"(8) The parking layout of all commercial developments shall be constructed to meet the following standards to the satisfaction of the Development Authority in accordance with the figure below.

- (a) Parking aisles shall not be greater than 105.0 m in length.*
- (b) All parking aisles shall be provided with curbed islands at each end, measuring no less than 1.0 m in width.*
- (c) All parking lots containing more than 200 parking spaces shall be configured into smaller cells by use of interior landscaping, drive lanes, and pedestrian walkways.*
- (d) Pedestrian walkways for parking lots containing more than 200 parking spaces shall be a minimum of 1.2 m in width and shall be oriented, to ensure safe and efficient pedestrian traffic flow. Such walkways shall be incorporated into any adjoining neighbourhood trail system.*
- (e) All commercial developments shall provide for adequate stacking and queuing lanes for vehicles to ensure that traffic will not unduly cause hazard or impede traffic on public roads.*
- (f) The parking intended for each use shall be located near the entrance of the building containing that use."*



READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

BYLAW NO. 3156/Y-2006

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

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

1. That "Use District Map D13" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 20/2006 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2006.

READ A SECOND TIME IN OPEN COUNCIL this day of 2006.

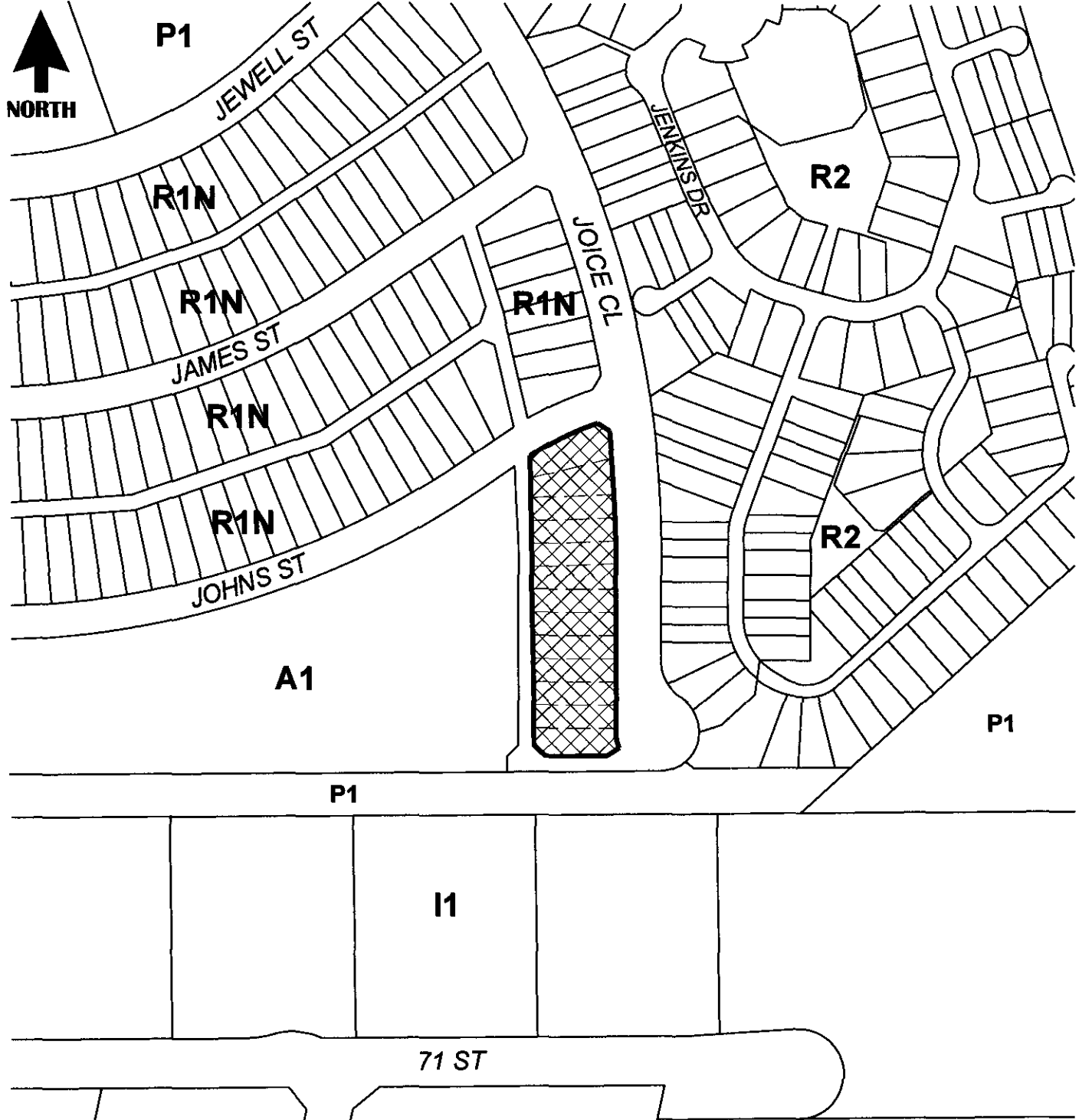
READ A THIRD TIME IN OPEN COUNCIL this day of 2006.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2006.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1N



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1N - Residential (Narrow Lot)

MAP No. 20 / 2006
BYLAW No. 3156 / Y - 2006