



## AGENDA

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

*TUESDAY, AUGUST 2, 2005*

COMMENCING AT 4:30 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, July 18, 2005

- (2) **UNFINISHED BUSINESS**

1. Senior Project Consultant – *City of Red Deer Strategic Plan Renewal 2005 – 2008*

. .1

- (3) **PUBLIC HEARINGS**

1. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/T-2005 - Rezoning of Land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N – Residential Narrow Lot District, R2-D23 – Residential (Medium Density) District, R3-D81 Residential (Multiple Family) District and PS Public Service District / Inglewood East – Phase 5 / Melcor Developments Ltd.*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw)

. .27

2. Legislative & Administrative Services Manager – Re: *P & S Investments / Multi-Family Development / 60<sup>th</sup> Street and 51<sup>st</sup> Avenue / Riverside Meadows / Convent Park Area* . .32

Public Hearings:

- (a) *Disposal of Municipal Reserve / Portion of Convent Park*
- (b) *Road Closure Bylaw 3348/2005 / Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and Various Lanes*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings)
- (c) *Land Use Bylaw Amendment 3156/U-2005 / Redesignation for Multi-Family Development / 60<sup>th</sup> Street and 51<sup>st</sup> Avenue / Riverside Meadows / Convent Park Area*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings)

Reports:

- (a) Parkland Community Planning Services - Re: *Land Use Bylaw Amendment 3156/Z-2005 / Rezoning to Direct Control District No. 20 / 60<sup>th</sup> Street and 51<sup>st</sup> Avenue, and Rezoning to A2 Environmental Preservation District / Escarpment / Convent Park Area / Riverside Meadows*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .45
- (b) Recreation, Parks & Culture Manager / Community Development & Planning Coordinator - Re: *Riverside Meadows Convent Park Development – Sale of Parkland / Recreation & Parks Board Recommendations* (Supplementary Report Information) . .54
- (c) Land & Economic Development Manager – Re: *Sale of Part of Convent Park – Lot R-1 (Reserve) Block 27, Plan 792 1058* . .58

Public Comments Received: . .59

*(Note: Reports that appeared on the July 4, 2005 Council Agenda  
are submitted as an attachment to this Agenda)*

4) **REPORTS**

1. Director of Community Services – Re: *Heritage Management  
Plan Funding Request* . .76
2. EL & P Manager – Re: *Market Surveillance Administrator –  
2005 – Q2 Compliance Report* . .92
3. Parkland Community Planning Services – Re: *Land Use  
Bylaw Amendment 3156/Y-2005 / Rezoning of Approx. 0.12  
ha (0.3 ac) of Land from PS-Public Service District to R1  
Residential Low Density District to Create 3 Residential  
Lots / Inglewood East – Phase 1 / Melcor Developments Ltd.  
(Consideration of 1<sup>st</sup> Reading of the Bylaw)* . .96

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3156/T-2005** – Land Use Bylaw Amendment / Rezoning of Land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N – Residential Narrow Lot District, R2-D23 – Residential (Medium Density) District, R3-D81 Residential (Multiple Family) District and PS Public Service District / Inglewood East – Phase 5 / Melcor Developments Ltd.  
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3. **3348/2005** – Road Closure Bylaw / Closure of Parts of 60 and 61 Streets, 51 Avenue and Various Lanes / Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District / Riverside Meadows / Convent Park Area  
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4. **3156/Y-2005** – Land Use Bylaw Amendment / Rezoning of Approx. 0.12 ha (0.3 ac) of Land from PS-Public Service District to R1 Residential Low Density District to Create 3 Residential Lots / Inglewood East – Phase 1 / Melcor Developments Ltd.  
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5. **3156/Z-2005** – Land Use Bylaw Amendment / Rezoning to Direct Control District No. 20 / 60<sup>th</sup> Street and 51<sup>st</sup> Avenue, and Rezoning to A2 Environmental Preservation District / Escarpment / Convent Park Area / Riverside Meadows  
(1<sup>st</sup> Reading) . .106  
. .45





**Date:** July 26, 2005  
**To:** Kelly Kloss, City Clerk  
**From:** Barbara Hill, Senior Project Consultant  
**Subject:** City of Red Deer Strategic Plan Renewal 2005 - 2008 – Suggested Amendments

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### **Background**

A draft of the City of Red Deer Strategic Plan 2005-2008 was tabled at the July 18, 2005 meeting of City Council. Once tabled, the Plan, in its draft form, was posted on The City's web site with a feed back form. Any feedback will be brought to Council for its consideration at the meeting on August 02, 2005.

### **Discussion**

Administration was asked to consider wording changes to the goal statement under Section 3 – Planning (Page 7) and would request that Council consider the following amendment to the draft Plan:

**From current wording:**

To plan and prepare documents that reflect a comprehensive vision of our community's future and identify organizational impacts of the implementation of those plans.

**To revised wording:**

***To plan and prepare documents that reflect a comprehensive vision of our community's future and identify the impact of the implementation of those plans on The City,***

The Strategic Plan Review Committee would also like to offer two other amendments for consideration by Council:

1. In the Strategic Focus area "Serving the Community" the committee recommends the addition of a focus statement as follows:

***We serve our community by aligning City services towards achieving a socially, economically and environmentally sustainable community.***

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2. In the Strategic Focus area "Enabling Organizational Capacity" the committee recommends the addition of a focus statement as follows:

***We serve our community by aligning the organization's resources (people, technology and finances) to provide effective, accessible municipal government that responds to community needs.***

#### **Recommendation**

That Council:

- Consider amending the plan as proposed above and
- Approve the 2005-2008 Strategic Plan and give Administration the authority to make non-substantive editorial changes when the plan is produced.



Barbara Hill  
Senior Project Coordinator

**COMMUNITY SERVICES**

**Date:** July 12, 2005  
**To:** Kelly Kloss, City Clerk  
**From:** Barbara Hill, Senior Project Consultant  
**Subject:** City of Red Deer Strategic Plan Renewal 2005 - 2008

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**Background**

The City of Red Deer's Strategic Plan is the foundation for planning all services and programs for citizens. Inside is found support to all action and planning that will occur during its three year period of influence. It guides department Service Plans and is a catalyst for individual work plans.

Every three years, through the Strategic Plan renewal process The City of Red Deer confirms its organizational values, vision and guiding principles and as well it sets out the strategic focus areas and strategic goals for the ensuing three year period. This year's revision to the plan identifies two strategic focus areas for The City:

- Serving the Community and
- Enabling Organizational Capacity

Included within the section, '**Serving the Community**', the strategic goals, Service Delivery (1), Engagement (2) and Planning (3) are viewed as overarching and applicable to all City departments as they develop service for our citizens. The next three sections – Our Society (4), Our Economy (5) and Our Environment (6) are an initial effort to group The City's service to reflect the Triple Bottom Line – a way of aligning the vision for a sustainable community with the services we provide. While certain strategic goal areas may have various services outlined within a particular section, the principles of social responsibility, environmental sustainability and economic sustainability are intended to thread through the work of the entire organization.

Included within the section '**Enabling Organizational Capacity**' are the three key services which allow The City to provide its front line service to citizens: Developing and Maintaining Human Resources (1), Developing and Maintaining Technology (2) and Developing and Maintaining Financial Capacity (3).

This guide, which will shape municipal programs and services for citizens for the next three years, applies whether it is a service provided directly by The City or a service provided through contracts with partners such as Parkland Community Planning Services, the Normandeau Cultural and Natural History Society and Tourism Red Deer.

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## **Process to Date**

The Strategic Plan Renewal for 2005-2008 began in October 2004, with the appointment of a dedicated review team which represents a cross section of City services and includes two representatives of City Council. This committee has very ably guided the process of review, facilitated input, created the draft plan and will assume responsibility for the launch of the 2005-2008 Plan once it is approved.

This revision to the Strategic Plan is the result of:

1. An extensive environmental scan, which assessed both internal and external factors that may affect The City's service to citizens over the next three years. It included assessment of trends, review of key agencies in municipal service such as the Alberta Urban Municipalities Association, review of department Business Plans and considerations from major planning initiatives undertaken by The City in the past three year period. Some examples include the Growth Study, the Transit Study, the Transportation Study, the Public Works Reorganization report and the Crime Prevention and Policing Strategy.
2. Two workshops with Mayor, Councillors and Administration.
3. Consultation with staff, Department Heads and regional Mayors, Reeves and Chief Administrative Officers.
4. Extensive analysis and discussion among members of the Strategic Plan Review Committee to develop the strategies that were indicated through the workshops, consultations and meetings and the environmental scan.
5. Consultation with staff regarding a revision to The City's guiding principles which has resulted in a closer integration of them to the Cornerstone Values: RISE as outlined on Page 5 in the attachment.

## **Discussion**

The Strategic Plan Review Committee has recommended a shift from the use of "Business Plan and Business Case" to "Service Plan and Cost and Benefit Analysis" in recognition that, while all of our decisions are made in a fiscally responsible manner, they must, in fact, also take into account the need and benefit of any service we are providing. This shift has been included throughout the plan. Other changes to note are:

1. Revisiting community expectations of The City in the provision of service. In this revision there is a strategy that will lead us to explore, in a much broader way, our strategic directions, in preparation for the 2008-2011 planning period.
2. Strengthening 'Consultation' to 'Engagement' in recognition that there is a broader continuum of gaining public opinion and communicating with various publics.
3. Inclusion of strategic goals that direct us to continue our work with Aboriginal residents, youth, new Canadians and other marginalized populations.
4. Developing a new strategic focus area on Disaster Services and disaster preparedness.
5. Identifying Tourism as a strategic focus area and a key aspect of business development and retention that is important to the community.

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Within the draft, there is an attempt to recognize the challenges of growth and the issues that can be expected to follow.

In the service and programs guided by the Strategic Plan, The City is challenged to find an appropriate balance between individual, neighbourhood and broader community interest and need. Department Service Plans and individual staff work plans articulate The City's direct action in this regard.

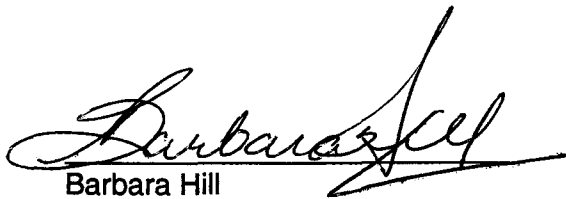
The City of Red Deer's Strategic Plan is not intended to encompass everything that is done by the organization. It sets our focus for the next three years and will evolve as community and organizational priorities shift during the life of the plan. Changes will again be captured when the plan is renewed three years from now.

This plan is the latest in a series that has guided The City of Red Deer since as early as 1994. The strategies identified within the plan represent both a continuation of strategic directions from previous plans as well as new strategic directions. There are revisions proposed in this plan to reflect the evolving nature of the community and the services needed to continue to maintain outstanding service to citizens. In many cases, however, the strategies are included to support the ongoing business of The City and in fact direct Departments to examine both new and existing services on a continuous basis to ensure that the most beneficial and relevant services are provided to citizens.

### **Recommendation**

That Council:

- Receive the Draft Plan for information and refer it to the August 02 meeting of Council for discussion.
- Consider the document for approval at its August 02 meeting
- Give Administration the authority to make non-substantive editorial changes when the plan is produced.

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

Barbara Hill  
Senior Project Coordinator

### **Attachment**

**THE CITY OF RED DEER STRATEGIC PLAN 2005 – 2008**

**DRAFT**

**For review and consideration by  
Red Deer City Council**

## **OUR STRATEGIC PLAN**

### **What is the Strategic Plan?**

The City of Red Deer's Strategic Plan is the guide we use to shape municipal programs and services for the citizens of Red Deer. Inside we find articulated our core organizational values, guiding principles, vision and purpose.

This Plan which will serve us for the next three years, sets out goals and strategies in two key focus areas:

- Serving the Community
- Enabling Organizational Capacity

The 2005-2008 Plan has been organized to align City services with our vision for a sustainable community in the areas of society, economy and the environment. While strategic focus areas may have various services outlined within each section, the principles of social responsibility, environmental sustainability and economic sustainability are intended to thread through the work of the entire organization.

### **Why do we have a Strategic Plan?**

The Strategic Plan steers our organization along the course that has been communicated to us through citizen consultation and planning processes, our assessment of the current environment and trends and our purpose of providing services to citizens. This Plan includes a shift from the use of business language to a more service oriented approach, in acknowledgement that while all of our decisions are made in a fiscally responsible manner, we must, in fact, also take into account the need and benefit of any service we are providing.

### **How does it influence us?**

The City's core values and guiding principles establish a framework that guides us in our relationships with people and in how we will carry out the work that we do. In the Plan we are challenged to find an appropriate balance between individual, neighbourhood and broader community interests and needs.

The Plan sets strategic focus areas, goals and strategies that reflect the vision we have for Red Deer and our organization. Some of these goals will be achieved during this three-year term. Others are longer-term challenges that our organization will strive to address over time.

The Strategic Plan forms the basis of all of our planning. The details that support this Plan are found in a number of corporate and community driven long-range plans, which focus on specific areas of our operation.

Using the Strategic Plan as a foundation, Service Plans are developed annually by each department to set out what and how the department will contribute to our organizational vision and purpose. Individual employees develop work plans, which focus day-to-day activities on key areas of work which help The City achieve its strategic directions. The Strategic Plan also guides the expectations we set when partnering with organizations.

**How does it stay relevant?**

This City of Red Deer Strategic Plan was adopted by City Council on August 02, 2005. It is revised every three years to reflect changing trends, demographics, community needs, opportunities, and expectations. This plan guides us to assess continuation of current service, evaluation of other services and in some cases the development of new service areas, so that The City's services continue to evolve with the community.

**What success will look like?**

We will be successful as an organization when goals and strategies are realized, by both staff and members of Council, who are acting guided by our vision, cornerstone values and guiding principles.



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## **Our Vision**

People committed to providing service and opportunities to enhance the quality of life for all...  
with the spirit to make it happen!

## **Our Purpose**

To provide effective, accessible municipal government that responds to community needs using  
skilled leadership and a progressive, balanced approach.

## OUR CORNERSTONE VALUES AND GUIDING PRINCIPLES

### Our Promise to Each Other and Our Citizens...

#### Respect

Because we respect...

- We treat others as we want to be treated.
- We value ideas and contributions.
- We are good stewards of our environmental, financial, human, and community resources.
- We meet present needs without compromising the ability of future generations to meet their needs.
- We work together to ensure our safety and well-being.

#### Integrity

Because integrity is fundamental...

- We earn trust.
- We behave ethically.
- We are honest in all our dealings.
- We take responsibility for our own actions.
- We follow through on our promises.

#### Service

Because we take pride in our service...

- We strive to serve all in the community equitably.
- We have a positive outlook and work enthusiastically.
- We commit to deliver quality service.
- We communicate timely, relevant information with clarity and accuracy.
- We strive to overcome citizens' barriers to service and participation.
- We volunteer and support volunteerism to enhance our community.

#### Excellence

Because we strive for excellence...

- We plan effectively for the future.
- We build on our strengths.
- We are prepared to lead.
- We explore the potential of partnerships and collaboration.
- We carefully manage risk.
- We learn continuously from our experiences and development, training and educational opportunities.

## **OUR GOALS AND STRATEGIES BY FOCUS AREA**

### **SERVING THE COMMUNITY**

#### **1. Service Delivery**

**Our Goal:** To ensure that each department and work group is able to provide programs and services for our community that address evolving needs.

**Strategies:**

- 1.1. Select from the following, the most effective way of providing service:
  - provide the service ourselves;
  - have other organizations provide the service; or
  - enter joint arrangements with other organizations.
- 1.2. Review the services that we offer and support, to ensure they respond to demographic trends, community diversity, changing needs and available resources, through the service planning process.
- 1.3. Adopt a 'continuous improvement' approach to the regular assessment of programs and service levels, taking advantage of opportunities to improve and/or eliminate those programs and services that no longer serve the needs of the community.
- 1.4. Establish, review, and maintain appropriate standards for providing services, recognizing that the services needed in one area of our city may not be the same as those needed in another area.
- 1.5. Assist contracted agencies, other groups, and individuals, where appropriate, in achieving quality standards of service.

#### **2. Engagement**

**Our Goal:** To learn about community priorities, communicate with citizens, and assess impact of our services, facilities, and programs.

**Strategies:**

- 2.1. Gather and assess information, from a variety of sources and in a variety of ways, in order to evaluate The City's facilities, services, and programs and to address gaps.
- 2.2. Plan and implement regular citywide citizen feedback opportunities that are complementary to other methods used by The City for information gathering.
- 2.3. Provide the timely information that our citizens need to make choices and/or understand our decisions.
- 2.4. Identify opportunities and develop processes directed at engaging Aboriginal residents, youth, new Canadians and other marginalized populations in our community.

### 3. Planning

**Our Goal:** To plan and prepare documents that reflect a comprehensive vision of our community's future and identify organizational impacts of the implementation of those plans.

**Strategies:**

- 3.1. Engage in future oriented planning that sets out goals and strategies to provide quality services in our community.
- 3.2. Regularly review and update our strategic goals through a process of planned engagement with appropriate stakeholders.
- 3.3. Establish a process for re-affirmation of the Red Deer Community Vision for implementation with the next City of Red Deer Strategic Planning Cycle.
- 3.4. Prepare annual Department Service Plans, to recommend annual service levels, allocation of resources, and actions required, based on various changes in the community that may affect programs and services.
- 3.5. Anticipate and plan for service changes through monitoring of legislation, standards and regulations that will impact The City.
- 3.6. Update annually, and implement long-term infrastructure development, maintenance, and replacement plans, with a focus on maintaining and extending the life of existing infrastructure, and identifying and planning for future investments.
- 3.7. Forecast for land, facility, and operational impacts of major developments as an ongoing aspect of infrastructure planning.
- 3.8. Support planning at the community level by working in partnership with organizations and people who contribute to our citizens' quality of life.

### 4. Our Society

We ensure that the City's social responsibilities are considered in the planning, development, and delivery of its programs and services that support individuals, families and a healthy community.

#### 4.1. Social, Cultural and Leisure Development

**Our Goal:** All citizens have the opportunity to live in a caring, healthy, and attractive community, and to participate in and benefit from social, cultural and leisure development initiatives.

**Strategies:**

- 4.1.1. Set priorities, standards and service levels by determining community needs through relationships with community organizations, analysis of demographics and trends, and evaluation of community and municipal resources.

- 4.1.2.** Support and facilitate community organizations in their development and delivery of social, cultural and leisure initiatives and services.
- 4.1.3.** Emphasize community inclusion, prevention and entry-level services when developing and planning social, cultural and leisure initiatives.
- 4.1.4.** Maintain a commitment to preventive social programs.
- 4.1.5.** Engage in continual assessment of The City's role in addressing social needs in relation to and with other orders of government and community organizations.
- 4.1.6.** Engage in continual assessment of The City's role in addressing cultural and leisure needs in relation to other orders of government and community organizations.

#### **4.2. Volunteerism**

**Our Goal:** To encourage and support volunteerism in the community.

**Strategies:**

- 4.2.1.** Partner with groups in the community to develop and celebrate volunteerism.
- 4.2.2.** Provide meaningful opportunities for citizens to volunteer in our organization and celebrate their contributions.
- 4.2.3.** Provide training opportunities and support for volunteers who volunteer with The City.
- 4.2.4.** Consider the community's capacity to volunteer and the ability of our organization to support volunteerism, when recommending volunteer-based programs, services, and events.
- 4.2.5.** Encourage youth to volunteer as part of a commitment to their community.

#### **4.3. Community and Land Use Planning**

**Our Goal:** To ensure that land use plans, bylaws, policies and development guidelines support sustainability and a vision focused on quality of life for Red Deer now, and for the next 50 years.

**Strategies:**

- 4.3.1.** Ensure land use planning and development that considers fiscal, environmental, and social sustainability.
- 4.3.2.** Design communities to ensure that Red Deer remains an attractive city in urban form, safety and mobility.
- 4.3.3.** Plan in order to effectively manage the issues that are associated with growth, such as new and aging infrastructure, urban sprawl, increased traffic, noise and others.

- 4.3.4.** Plan for an appropriate mix of parks, natural areas, residential, commercial, industrial, and institutional land uses.
- 4.3.5.** Develop and monitor policies and guidelines to support revitalization of existing areas where feasible.
- 4.3.6.** Continue to support the development of the Greater Downtown as a vibrant and attractive focal point of the community.
- 4.3.7.** Plan for community and economic growth, while providing a balance in preserving and maintaining environmentally sensitive areas, historic resources, and other significant features.
- 4.3.8.** Work with elected and administrative officials in Red Deer County to ensure a coordinated approach to land use planning.
- 4.3.9.** Ensure that the Waskasoo Park system continues to expand proportionately with the growth of the city.

#### **4.4. Protective and Emergency Services**

**Our Goal:** To provide our citizens with a safe and healthy living environment, through the cooperative efforts of our police, fire, ambulance, E911, inspections, disaster service providers, and community members.

**Strategies:**

- 4.4.1.** Monitor changing emergency service and response needs to maintain appropriate levels of service as our city grows.
- 4.4.2.** Incorporate community-based policing and other recommendations as identified in the Crime Prevention and Policing Strategy (2004).
- 4.4.3.** Continue to offer protective inspections in areas for which The City has responsibility for regulating including the building code, the fire code, taxis and business licensing.
- 4.4.4.** Develop and implement public education and prevention programs in protective and emergency services.
- 4.4.5.** Work with, respond to, and contract with, community agencies and surrounding municipalities, to deliver effective, regional protective and emergency services, where appropriate.

#### **4.5. Disaster Services**

**Our Goal:** To provide Red Deer with competent and well-trained leadership that is prepared to manage disaster response.

**Strategies:**

- 4.5.1.** Develop a strong internal Disaster Services approach that ensures emergency preparedness for The City and assists in coordination of efforts in the community and the Region.

- 4.5.2.** Develop a service continuity plan that will protect the integrity of technological systems and our ability to carry on business in the event of an emergency or disaster.

#### **4.6. Utilities**

**Our Goal:** To provide safe, adequate, and reliable utility systems to meet ongoing community needs, while exploring environmentally proactive alternatives.

**Strategies:**

- 4.6.1.** Provide a safe, adequate and efficient water supply, wastewater management system, solid waste management system and electrical distribution system to meet the needs of the community as it grows.
- 4.6.2.** Provide public education about conservation and wise usage of utilities.
- 4.6.3.** Establish policies and regulations that require the community to follow conservation methods.

#### **4.7. Regional Role**

**Our Goal:** To develop and maintain strong, mutually respectful, and productive relationships with urban and rural municipalities in Central Alberta so to enhance the quality of life for our citizens and those in the Region.

**Strategies:**

- 4.7.1.** Maintain effective communication with Central Alberta municipalities.
- 4.7.2.** Take a leadership role in facilitating, coordinating or directing projects and submissions of mutual interest to The City and the Region, and in collectively lobbying the provincial and federal governments for fair responses to the regional needs of Central Alberta.
- 4.7.3.** Respond to or develop opportunities for cost-effective cooperation with other communities in the Region to share assets and expertise, where appropriate.
- 4.7.4.** Respond to or develop opportunities for regional utility planning and management including areas such as water supply, wastewater management, solid waste management and transportation where appropriate.
- 4.7.5.** Collaborate with regional interests for initiatives and policies that will support environmental protection.



## 5. Our Economy

We ensure our citizens have access to diverse opportunities enabling citizens to earn a living in a community that values sustainable growth.

### 5.1. Land Development

**Our Goal:** To play a key role in ensuring a timely supply of serviced residential, commercial and industrial land, to support the economic and community development goals for Red Deer and the Region.

**Strategies:**

- 5.1.1. Maintain The City's market share of residential lot sales up to a maximum of 25 percent annually, and actively encourage private sector participation in the needs assessment, development, marketing, and sale of all land uses.
- 5.1.2. Sell City land at market value and, where appropriate, make land available to developers based on approved land use plans.
- 5.1.3. Continue to work with Red Deer County, to achieve mutually acceptable growth patterns and compatible infrastructure.

### 5.2. Transportation

**Our Goal:** To maintain an effective, sustainable and integrated transportation system that responds to the changing needs of our community.

**Strategies:**

- 5.2.1. Analyze the transportation needs of our city, considering the impact of growth and how best to plan for all forms of transportation.
- 5.2.2. Provide roadway, trail, and other systems that address the need for safe mobility in our city.
- 5.2.3. Maintain a safe and effective roadway and public transit system and promote their benefits to citizens.
- 5.2.4. Support methods of special transportation that respond to the needs of our citizens.
- 5.2.5. Develop a municipal parking strategy that clearly identifies philosophy and business expectations of the enterprise.
- 5.2.6. Work with the Red Deer Regional Airport Authority partners to support and promote effective air transportation in the Region.
- 5.2.7. Maintain ongoing relationships with stakeholders developing a High Speed Rail system to ensure that Red Deer's transportation needs are well integrated into provincial plans.

### **5.3. Business Development and Retention**

**Our Goal:** To foster local economic development and business retention so to encourage and attract diverse, long term economic growth.

**Strategies:**

- 5.3.1.** Develop and maintain partnerships with municipalities, the Province, business, community organizations and other stakeholders, to facilitate new economic development initiatives and investment in Red Deer and across the Region.
- 5.3.2.** Identify service gaps and create opportunities to fill those gaps by marketing the Red Deer Region as a place well suited for business and industry.
- 5.3.3.** Assess our regulations, protocols, and practices, and facilitate business development by minimizing obstacles, where practical and appropriate.
- 5.3.4.** Work with Red Deer County and other municipalities along the Queen Elizabeth II Highway corridor, to develop and maintain a coordinated economic development strategy.
- 5.3.5.** Continue to support the Central Alberta Economic Partnership to maintain a coordinated economic development approach in Central Alberta.
- 5.3.6.** Foster an understanding and awareness of Community Economic Development as it relates to the economic, social, environmental and cultural well-being of our community.

### **5.4. Tourism**

**Our Goal:** To support the development of Red Deer as a tourist destination for people attending meetings, conferences, trade shows, conventions as well as sporting, cultural, arts and heritage events and amenities in our community.

**Strategies:**

- 5.4.1.** Clarify the role of The City and other stakeholders in relationship with Tourism Red Deer.
- 5.4.2.** Facilitate the provision of infrastructure and programs that will attract and support visitors in enjoying their visit to our community.
- 5.4.3.** Promote our amenities, including recreation facilities, parks, heritage, culture, and other attractions in Red Deer and Central Alberta, as assets to support a quality lifestyle, the growth of tourism, and economic development.
- 5.4.4.** Encourage and support activities, including trade shows, conventions, cultural, sporting, and other events that promote tourism.

## **6. Our Environment**

**Our Goal:** The City of Red Deer develops and sustains an attractive, clean, healthy, and ecologically sound environment, both natural and built, while providing a climate for community and economic growth.

**Strategies:**

- 6.1.** Adopt a conservation and reduction philosophy throughout all levels of the organization in order to reduce The City's impact on the environment.
- 6.2.** Continue to look to other municipalities, opportunities for partnerships, grants and funding programs to support environmental initiatives, in order to build on environmental achievements.
- 6.3.** Support community education by communicating examples of The City's environmental commitment, current City priorities and future direction.
- 6.4.** Establish an environmental coordination function to facilitate business units' move toward genuine environmental stewardship and to act as a contact point for members of the public, corporate partnerships and City committees.
- 6.5.** Continue to support environmental initiatives by considering project funding through the operating budget process and where applicable through the Environmental Incentives Program.
- 6.6.** Work with neighbouring municipalities, provincial and federal agencies, community and other appropriate groups, to respect and manage our resources within the Red Deer River Basin.

## **ENABLING ORGANIZATIONAL CAPACITY**

### **1. Develop and Maintain Human Resource Capacity**

We will develop and maintain a highly effective workforce by attracting, retaining and developing the right people in an environment that encourages and contributes to their effectiveness.

#### **1.1. Staffing**

**Our Goal:** To recruit, attract and retain talented and capable people to serve in our organization.

**Strategies:**

- 1.1.1.** Develop a corporate human resources plan.
- 1.1.2.** Hire talented people that are capable of growing to meet the changing knowledge, skill, and leadership needs of the organization.
- 1.1.3.** Maintain a succession plan to identify candidates who could undertake increasing levels of responsibility in the organization.
- 1.1.4.** Market our organization as a positive place to work in a community that offers distinctive lifestyle amenities.
- 1.1.5.** Work in partnership with schools and colleges in Alberta to attract graduates by increasing the understanding of our organization's employment opportunities.
- 1.1.6.** Work toward increasing diversity in our workforce to reflect the increasing diversity in our community.
- 1.1.7.** Identify and implement specific strategies to respond to anticipated shortages of staff.

#### **1.2. Total Compensation**

**Our Goal:** To have corporate compensation, benefits, and recognition programs that support us in achieving our strategic objectives.

**Strategies:**

- 1.2.1.** Review and maintain roles, responsibilities and associated salaries to provide internal salary equity.
- 1.2.2.** Regularly review external salary fairness to maintain necessary competitiveness.
- 1.2.3.** Balance internal salary equity with external salary fairness.
- 1.2.4.** Provide a salary program, premised on fairness and equity, which allows staff to focus on the work at hand.

- 1.2.5. Provide increasing flexibility in benefits programs while ensuring benefit costs can be contained and afforded.
- 1.2.6. Acknowledge and value staff accomplishments and contributions through the use of recognition programs.

### **1.3. Learning**

**Our Goal:** To be an organization, with employees that pride themselves on professional and personal development, in a continuous learning environment.

**Strategies:**

- 1.3.1. Work together with employees to identify and provide opportunities for them to learn new skills and gain knowledge that enhances their ability to contribute to our organization and community.
- 1.3.2. Periodically review the learning needs of our staff and, as appropriate, support training opportunities to address these needs as resources permit.
- 1.3.3. Clearly communicate the competencies required to grow in the organization and provide the opportunities to develop them.
- 1.3.4. Prepare development plans together with those employees who choose to learn and grow within our organization.
- 1.3.5. Ensure that our corporate training and development policy is aligned with our Strategic Plan.
- 1.3.6. Make opportunities available for staff secondment, task force participation, and special projects.
- 1.3.7. Encourage our staff to take on volunteer roles in the community that contribute to both their professional and personal development.

### **1.4. Work Environment**

**Our Goal:** To have an enabling work environment that keeps our staff productive and motivated.

**Strategies:**

- 1.4.1. Provide staff with the authority, resources, and support they require to carry out their roles effectively.
- 1.4.2. Provide staff with clear expectations and the associated accountability that ensues.
- 1.4.3. Provide staff with the timely information they require to understand decisions, make choices, and take action.
- 1.4.4. Explore flexible work arrangements to assist staff in achieving a reasonable work/life balance and to maximize their effectiveness, including arrangements for phased retirements.

- 1.4.5. Provide an ethical, harassment-free work environment.
- 1.4.6. Monitor and adjust our organization's structure on an ongoing basis to ensure that it supports our strategic direction.
- 1.4.7. Regularly assess and adjust, as needed, our roles and workloads, as the city grows and service demands change.

## 2. Technology

**Our Goal:** To enable the use of a broad range of technology in improving the efficiency and effectiveness of Red Deer's municipal services.

**Strategies:**

- 2.1. Explore, invest in, and support the technology required to carry out our organizational roles effectively.
- 2.2. Conduct a cost and benefit analysis including a risk assessment and operational impact assessment to determine the value of changing from current practices, before implementing new technology.
- 2.3. Focus on technology that has been adequately tested and proven sound, while keeping the leading edge in sight.
- 2.4. Invest in new technology that complements existing technology and fits with current standards.

## 3. Developing Financial Capacity

We will develop a comprehensive and integrated financial management system that will support The City in delivering on excellent customer service, work management and accountability.

### 3.1. Financial Planning

**Our Goal:** To prepare and approve financial plans and budgets which reflect our strategic directions and operational needs.

**Strategies:**

- 3.1.1. Prepare Service Plans as a framework for budget planning and service delivery using risk management as one decision filter.
- 3.1.2. Review the budget with Council, focusing on high-level policy decisions, including programs and services to be funded, service levels and standards to be achieved, and the extent of risk to be accepted.
- 3.1.3. Provide departments with the authority, flexibility and accountability to manage and allocate their approved resources within the service level and budget guidelines approved by Council.

- 3.1.4.** Develop and annually update a financial plan to support long-term infrastructure development, maintenance, and replacement, while considering impacts on operating costs.
- 3.1.5.** Examine a variety of budget strategies for their applicability to Red Deer and our organizational needs, including multi-year budgeting and shifting the timing of the capital budget process.

### **3.2. Financial Management**

**Our Goal:** To ensure adequate funds are secured and sustained in a fiscally responsible manner to support the program and service delivery levels established by Council.

**Strategies:**

- 3.2.1.** Conduct cost and benefit analyses, including risk and operating impact assessments, to evaluate new programs and initiatives requiring major capital or other expenditures.
- 3.2.2.** Review and, where appropriate, strengthen The City's financial policies to maintain the development of adequate controls that enable managers to provide programs and services as approved by Council.
- 3.2.3.** Consider standardization, compatibility and integration when developing and improving financial and other management systems, controls and policies.
- 3.2.4.** Consider the tools, or combination of tools, to be used for capital financing including:
  - Grants, where available;
  - Operational funds, where feasible to "pay-as-we-go";
  - Reserves; and
  - Debt financing, used cautiously, when a cost and benefit analysis indicates it is warranted.
- 3.2.5.** Use debt financing for utility capital and business enterprises in accordance with generally accepted accounting practices for utility and business enterprise financing.
- 3.2.6.** Avoid volatile tax and fee changes while continuing to provide effective services to business and citizens.

### **3.3. Financial Sustainability**

**Our Goal:** To develop reliable and sustainable funding that will ensure the long-term success of Red Deer's programs and services.

**Strategies:**

- 3.3.1.** Monitor the city's growth and its pressure on financing of our increasing program, service, infrastructure, facility and human resource demands and related needs.
- 3.3.2.** Develop long-term financial plans that enable The City to anticipate and manage financial issues, both operational and capital.

- 3.3.3.** Develop and strengthen strategic alliances through municipal associations, with other municipalities, to research and articulate municipal funding needs and appropriate directions.
- 3.3.4.** Support Council as it takes an active and persistent approach to lobbying other orders of government, to encourage and maintain appropriate roles and financial partnerships, and to remove legislative barriers.
- 3.3.5.** Inform citizens of our financial plans and decisions in an appropriate, clear and timely manner.



## **OUR THANKS**

The revisions to the Strategic Plan would not be as successful without the assistance and input of many people:

- The staff, of The City of Red Deer and our partners, who assisted in identifying trends and issues for the plan to address.
- The Senior Management Team and Department Heads, who assisted in synthesizing issues into draft strategies and who were readily available to answer questions and provide input to the initial drafts.
- The Mayor and Councillors who provided the vision for the quality of life issues that are most important to the citizens of Red Deer, and
- The Mayors, Reeves and Chief Administrative Officers of neighbouring communities, who worked with us to identify strategies that will benefit all citizens in the Region.

And especially to the members of the 2005 Strategic Plan Review Committee that guided the process. Their enthusiasm and talent, combined with a collective good sense of humour, ensured that discussions, while at times intense, were always fruitful. The 2005-2008 Strategic Plan reflects the commitment of the committee to plan for the best interests of serving the citizens of Red Deer and enabling our organization's capacity.

### **Members of the 2005 Strategic Plan Review Committee:**

Scott Cameron, Social Planning  
 Barbara Hill, Chair  
 Angela Kazcmar, Information Technology Services  
 Greg Leblanc, Personnel  
 Tom Marstaller, Public Works  
 Barb McKee, Recreation, Parks and Culture (4 months)  
 Payl Meyette, Inspections and Licensing  
 Lynne Mulder, City Council  
 Joanne Parkin, Financial Services (Treasury)  
 Karen Parsley, Land and Economic Development  
 Larry Pimm, City Council  
 Greg Sikora, Engineering  
 Norbert Van Wyk, City Manager  
 Jilaire Wagner, Communications and Corporate Planning

*Comments:*

We acknowledge with appreciation the work of the Strategic Planning Committee, a Committee that is drawn from all across the organization in the review and preparation of the Strategic Plan. The Strategic Plan is the overarching document that provides the foundation for The City's planning and all of the other work that is undertaken by each department and division across the organization. The Strategic Plan is reviewed and renewed every three years. We recommend that Council proceed to pass a resolution to approve the Plan.

"Morris Flewwelling"  
Mayor

"Colleen Jensen"  
Acting City Manager



Council Decision – August 2, 2005

Legislative & Administrative Services

**DATE:** August 3, 2005  
**TO:** Barbara Hill, Senior Project Consultant  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** City of Red Deer Strategic Plan Renewal 2005 – 2008

---

*Reference Report:*

Senior Project Consultant, dated July 26, 2005

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Senior Project Consultant, dated July 26, 2005 re: City of Red Deer Strategic Plan Renewal 2005 – 2008, hereby:

1. Approves the following amendments to the draft City of Red Deer Strategic Plan Renewal 2005 – 2008:
  - (a) Amend Section 3 – Planning (Page 7) to read as follows:

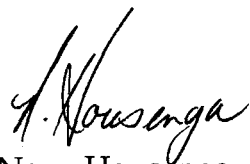
*"To plan and prepare documents that reflect a comprehensive vision of our community's future and identify the impact of the implementation of those plans on The City."*
  - b) Amend the Strategic Focus area "Serving the Community" by adding the following focus statement:

*"We serve our community by aligning City services towards achieving a socially, economically and environmentally sustainable community."*
  - (c) Amend the Strategic Focus area "Enabling Organizational Capacity" by adding the following focus statement:

*"We serve our community by aligning the organization's resources (people, technology and finances) to provide effective, accessible municipal government that responds to community needs."*
2. Approves the amended draft as The City of Red Deer Strategic Plan 2005 – 2008.
3. Authorizes Administration to make non-substantive editorial changes when the Plan is produced."

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

***Comments/Further Action:***

A handwritten signature in black ink, appearing to read 'N. Housenga', written in a cursive style.

Nona Housenga  
Deputy City Clerk

/chk



**Legislative & Administrative Services**

**DATE:** July 26, 2005  
**TO:** City Council  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/T-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 5  
Melcor Developments Ltd.

---

***History***

At the Monday, July 4, 2005 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3156/T-2005

Land Use Bylaw Amendment 3156/T-2005 provides for the rezoning of approximately 12.961 ha (32.03 ac) of land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 – Residential (Medium Density) District - with a maximum density of 23 units per hectare, R3-D81 – Residential (Multiple Family) District – with a maximum density of 81 units per hectare, and PS – Public Service District. This will provide 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood.

***Public Consultation Process***

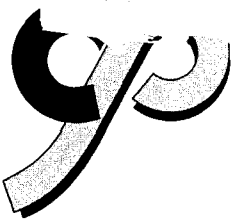
A Public Hearing has been advertised for Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

***Recommendations***

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

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

Kelly Kloss  
Manager



---

**DATE:** June 24, 2005

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

**FROM:** Martin Kvapil, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3156/T-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 5  
Melcor Developments Ltd.

---

**Proposal**

Melcor Developments Ltd. is proposing to develop Phase 5 of the Inglewood East neighbourhood. Phase 5 is located within the southerly portion of the Inglewood East Neighbourhood Area Structure Plan (NASP). The applicant seeks to rezone approximately 12.961 ha (32.03 ac.) of land from A1 Future Urban Development District to R1A - Residential (Semi-Detached Dwelling) District, R1N - Residential Narrow Lot District, R2-D23 - Residential (Medium Density) District with a maximum density of 23 units per hectare, R3-D81 - Residential (Multiple Family) District with a maximum density of 81 units per hectare, and PS – Public Service District for the purpose of 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot.

Density restrictions are being proposed upon the R2/R3 lot and church site, as per the NASP. In the event that the church site is not required for the planned use, the alternate use may be pursued by the developer. Should the alternate use for the church site be approved, the combined density for the identified multiple-unit sites would not exceed the NASP-approved 45 units per hectare.

**Staff Recommendation**

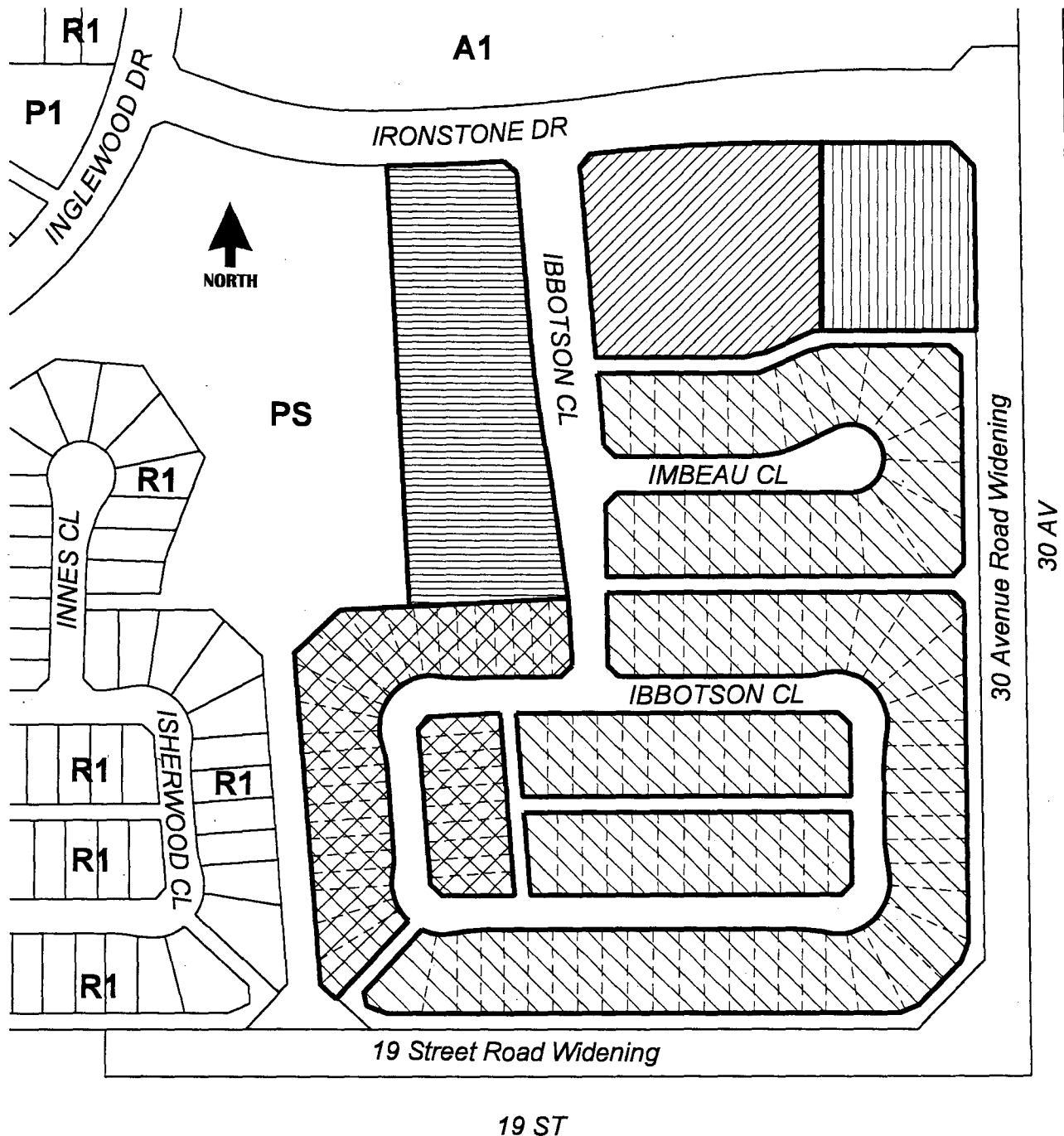
The proposal conforms with the Inglewood East Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/T-2005.

---

Martin Kvapil

Attachments





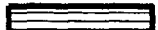
# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



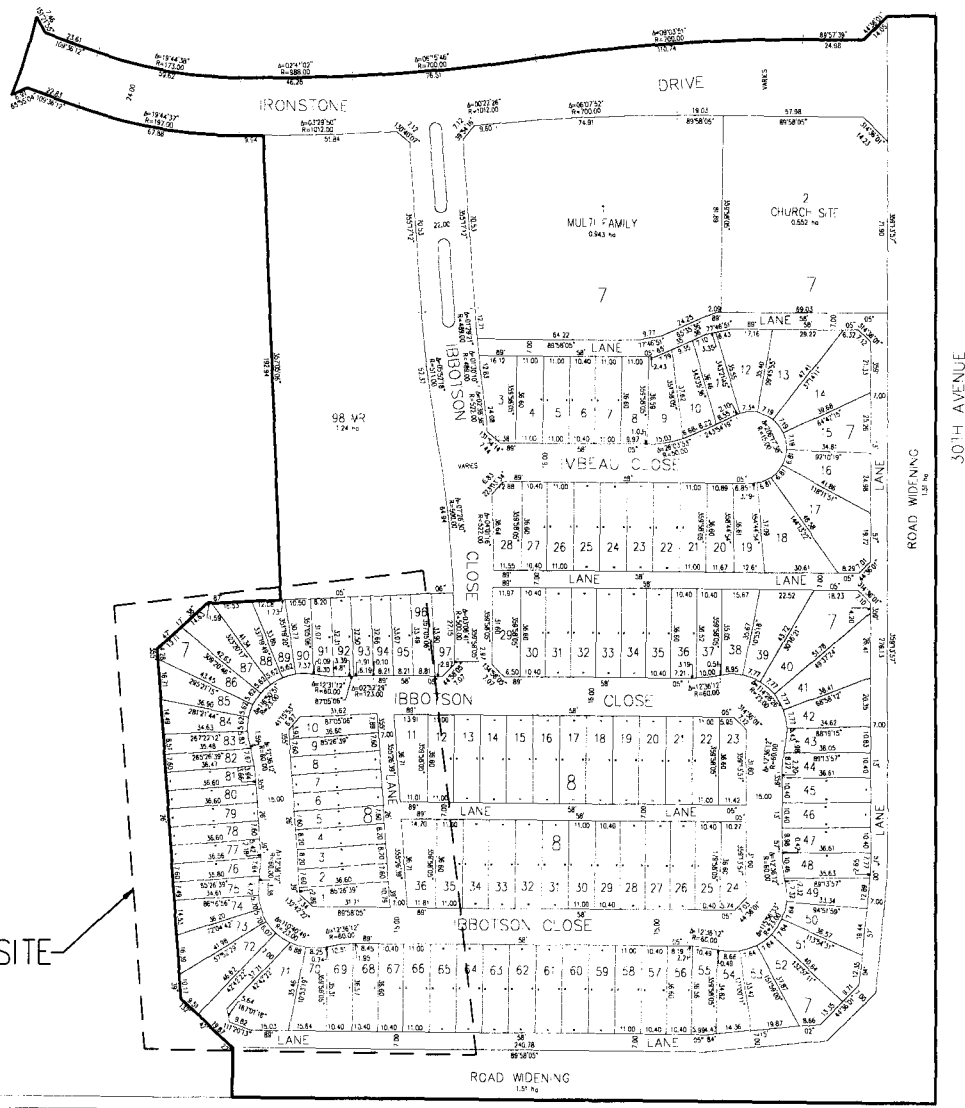
## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- R2-D23 - Residential (Medium Density) 23 dwelling units per hectare
- R3-D81 - Residential (Multiple Family) 81 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)

## Change from :

- A1 to R1A 
- A1 to R1N 
- A1 to R2-D23 
- A1 to R3-D81 
- A1 to PS 

MAP No. 16 / 2005  
BYLAW No. 3156 / T - 2005



EXISTING ACREAGE SITE



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#### Notes

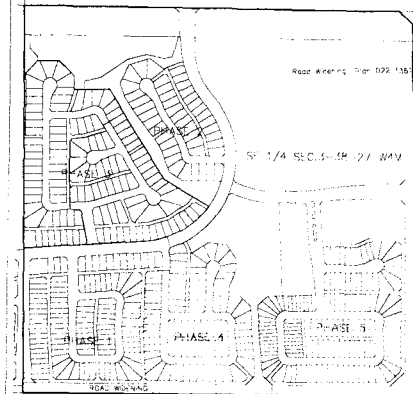
The area to be contained within this subdivision is outlined in blue and contains 12.061 ha.

Legal Description:

St 1/4 Sec. 5, Twp. 18, Rge. 21, W.4.M.

Owner: Macdonald Developments Ltd.

Area: 64.47 c



## IRONSTONE PHASE 5 RED DEER

#### NAME

STREET

CITY

CODE

TEL. TEL

FAX. FAX

www.Stantec.com



Stantec

Client/Project

CLIENT

PROJECT1

PROJECT2

Figure No.

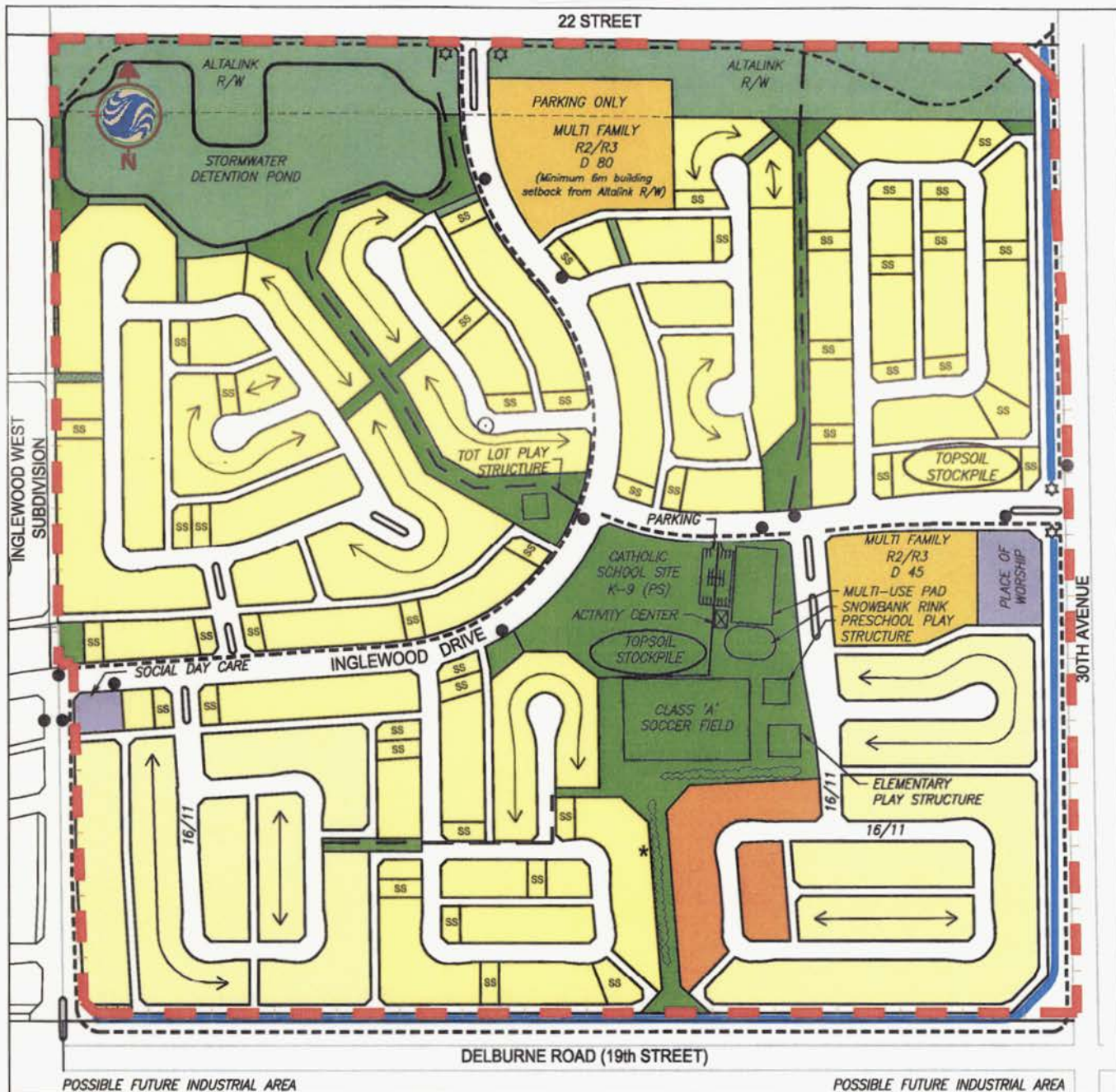
DWG

Title

TITLE1

TITLE2





## LEGEND

- Single Family
- Single Family Narrow
- Semi Detached
- R2/R3 Multi Family

- Public Utility Lot
- Municipal Reserve
- Place of Worship(R2/R3)/ Social Care Facility(R1)
- Berm
- 2 Storey Walkout

- SS Lots Designated for permitted use as Secondary Suites

- Potential Bus Stop
- Entry Feature Sign
- Ex. Spruce Trees to be Preserved

- Multi-Purpose Trail
- Trail
- ASP Boundary

\* At Subdivision, the R.P. and C. dept must be consulted with regards to the location of property lines adjacent to existing trees.

W:\\_ltd\112870925 Inglewood East Servicing Study\dwg\70923-Ing\_East-ASP-BASE.dwg  
2004-09-14 10:02AM By: secampbell

AUG, 2004  
112870923

## Stantec Consulting Ltd.

600, 4808 Ross Street  
Red Deer AB Canada  
T4N 1X5  
Tel. 403.341.3320  
Fax. 403.342.0969  
www.stantec.com

Client/Project

MELCOR DEVELOPMENTS LTD.  
INGLEWOOD EAST NEIGHBORHOOD  
AREA STRUCTURE PLAN

Figure No.

4.0

Title

DEVELOPMENT  
CONCEPT

SCALE

1:5000



Stantec

**LUB AMENDMENT 3156/T-2005**  
**Inglewood East Phase 5**

**DESCRIPTION:** Rezoning for residential development – R1A, R1N, R2-D23, R2-D81, and PS – church/alternate use lot.

FIRST READING: July 4, 2005

FIRST PUBLICATION: July 15, 2005

SECOND PUBLICATION: July 22, 2005

PUBLIC HEARING & SECOND READING: August 2, 2005

THIRD READING: \_\_\_\_\_

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

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

ACTUAL COST OF ADVERTISING:

\$ 348.16 X 2

TOTAL: \$ 696.32

MAP PREPARATION: \$ \_\_\_\_\_

TOTAL COST: \$ 696.32

LESS DEPOSIT RECEIVED: \$ (400.-)

AMOUNT OWING/ (REFUND): \$ 296.32

INVOICE NO.: 167578

(Account No. 180.5901)

Batch # 703857

105 | 07 | 18 |  
Year Month Day

Name: Melcor Developments Ltd. Reference: L.U.B Advertising - Inglewood East.

ITEM	Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	180 50.5901				400.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
GST. REGISTRATION # R119311785					<b>TOTAL</b> 400.00

chg 113151

NOT VALID UNLESS MACHINE PRINTED HERE

City of Red Deer  
MELCOR DEVELOPMENTS LTD

Receipt # 296446  
Initials: JS  
Date 2005-07-18

Type	Account	Amount
General	GL	\$400.00
ADVERTISING RECOVERY INGLEWOOD EAST		

Tax Amount:	\$0.00
	\$400.00
Cash Received:	\$0.00
Cheque Received:	\$400.00
Cheque Number:	113151
Other Received:	\$0.00
	\$400.00
Change:	\$0.00

Mailed Out  
July 12/05

July 12, 2005

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2»

«Owner\_Address\_3»

«Owner\_Address\_4»

Dear Sir/Madam:

**Re: Rezoning Inglewood East Phase 5  
Land Use Bylaw Amendment 3156/T-2005**

---

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/T-2005** which provides for the rezoning of approximately 12.961 hectares (32.03 acres) of land described as a Portion of SE ¼ Section 3-38-27-W4, from A1 Future Urban Development District to R1A Residential (Semi-detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 Residential (Medium Density) District (maximum density of 23 units per hectare), R3-D81 Residential (Multiple Family) District (maximum density of 81 units per hectare), and PS Public Service District. This will provide for 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> 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, August 2, 2005** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, July 26, 2005**. 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  
encl.

3156/T 1005

Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
SETH ANDERS	PO BOX 399	RED DEER, AB T4N 5E9		
R. Y. & ELIZABETH J. MING &	D. & D. SABASCH & 216078 HOLD.	LTD & PETER E. LEYEN	BOX 186	RED DEER, AB T4N 5E8
CANADIAN WESTERN NATURAL (11TH FLR 10035 105 ST		P O BOX 2426 STN MAIN	EDMONTON, AB T5J 2V6	

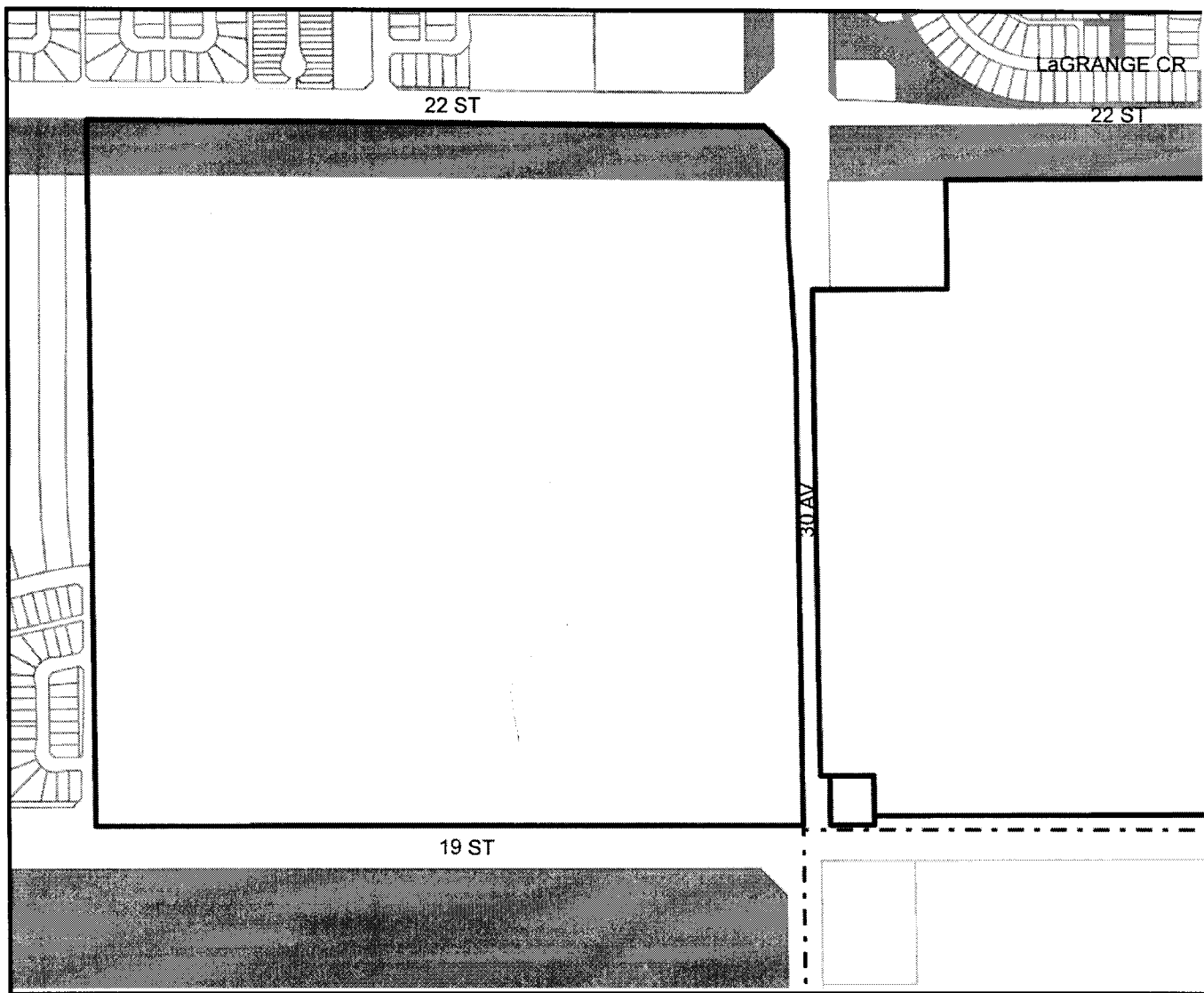
## **INGLEWOOD EAST Phase 5 Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3156/T-2005**, which provides for the rezoning of approximately 12.961 hectares (32.03 acres) of land described as a Portion of SE ¼ Section 3-38-27-W4, from A1 Future Urban Development District to R1A Residential (Semi-detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 Residential (Medium Density) District (maximum density of 23 units per hectare), R3-D81 Residential (Multiple Family) District (maximum density of 81 units per hectare), and PS Public Service District. This will provide for 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood. The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

### **"Map"**

City Council will hear from any person claiming to be affected by the proposed bylaws at a Public Hearing on **Tuesday, August 2, 2005** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> 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 26, 2005**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

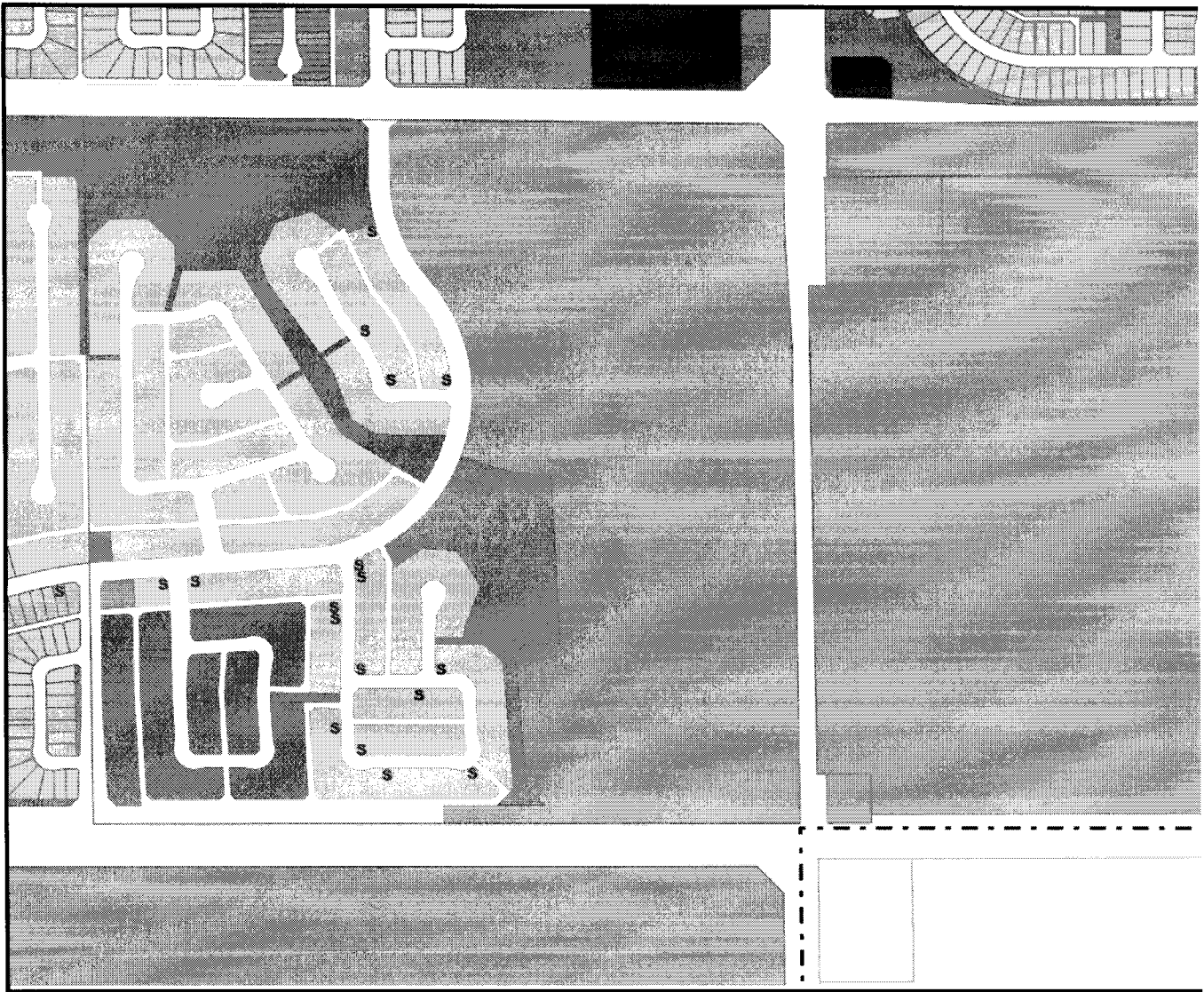
(Publication Dates: July 15 & 22, 2005, 2005)



## LUB Amendment 3156/T-2005

2005/07/07



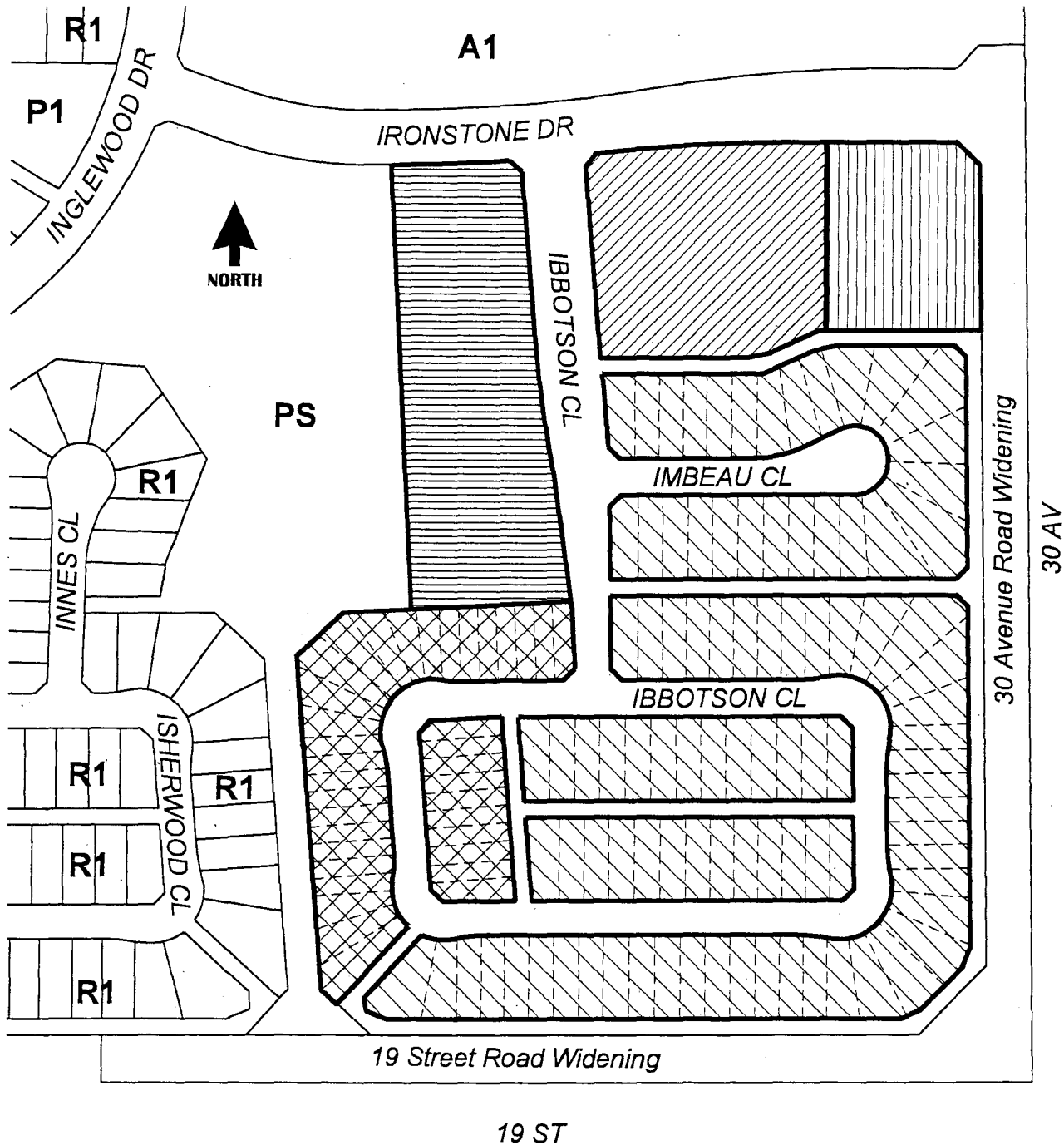


## LUB Amendment 3156/T-2005

2005/07/07



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



## AFFECTED DISTRICTS:

A1 - Future Urban Development

R1A - Residential (Semi-Detached)

R1N - Residential (Narrow Lot)

R2-D23 - Residential (Medium Density) 23 dwelling units per hectare

R3-D81 - Residential (Multiple Family) 81 dwelling units per hectare

PS - Public Service (Institutional or Governmental)

## Change from :

A1 to R1A

A1 to R1N

A1 to R2-D23

A1 to R3-D81

A1 to PS

MAP No. 16 / 2005  
BYLAW No. 3156 / T - 2005



LEGISLATIVE & ADMINISTRATIVE SERVICES

July 5, 2005

Fax: 343-7510

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

Dear Sirs:

***Land Use Bylaw Amendment 3156/T-2005***  
***Portion of SE ¼ Sec. 3-38-27-W4M***  
***Inglewood East – Phase 5***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/T-2005* at the City of Red Deer's Council Meeting held Monday, July 4, 2005. For your information, a copy of the bylaw is attached.

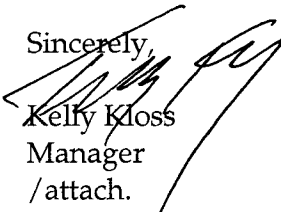
*Land Use Bylaw Amendment 3156/T-2005* provides for the rezoning of approximately 12.961 ha (32.03 ac) of land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 – Residential (Medium Density) District - with a maximum density of 23 units per hectare, R3-D81 – Residential (Multiple Family) District – with a maximum density of 81 units per hectare, and PS – Public Service District. This will provide 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood.

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 Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, July 13, 2005. 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,

  
Kelly Kloss  
Manager  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

**Legislative & Administrative Services**

**DATE:** July 5, 2005

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

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

**SUBJECT:** Land Use Bylaw Amendment 3156/T-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 5  
Melcor Developments Ltd.

---

**Reference Report:**

Parkland Community Planning Services, dated June 24, 2005

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/T-2005 was given first reading. A copy of the bylaw is attached.

**Report Back to Council:** Yes

A Public Hearing will be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/T-2005 provides for the rezoning of approximately 12.961 ha (32.03 ac) of land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 – Residential (Medium Density) District - with a maximum density of 23 units per hectare, R3-D81 – Residential (Multiple Family) District – with a maximum density of 81 units per hectare, and PS – Public Service District. This will provide 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood. This office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising in this instance.



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

**BYLAW NO. 3156/T-2005**

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 J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

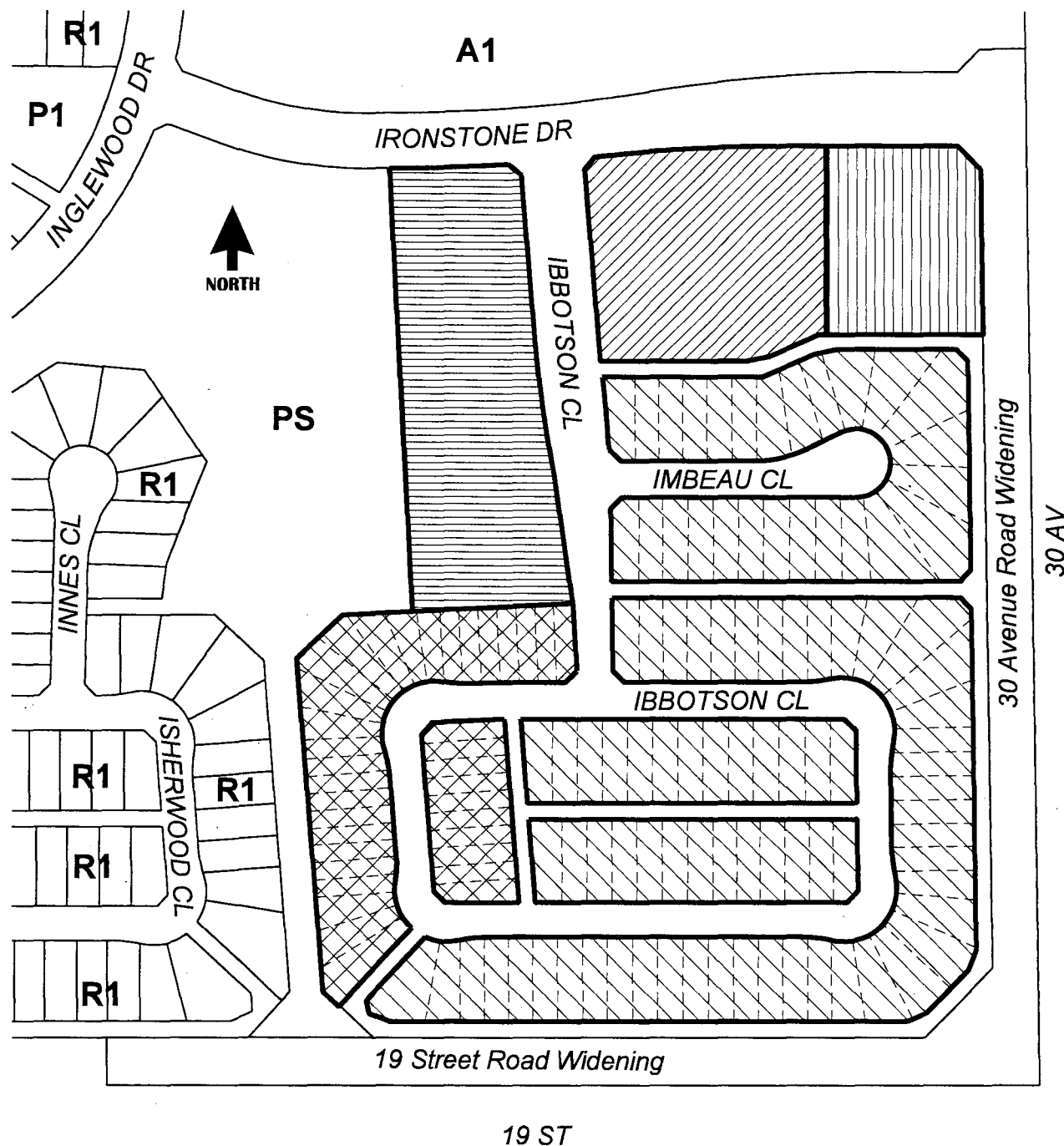
READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

\_\_\_\_\_  
MAYOR

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





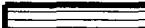
# The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*



## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- R2-D23 - Residential (Medium Density) 23 dwelling units per hectare
- R3-D81 - Residential (Multiple Family) 81 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)

## Change from :

- A1 to R1A 
- A1 to R1N 
- A1 to R2-D23 
- A1 to R3-D81 
- A1 to PS 

MAP No. 16 / 2005  
BYLAW No. 3156 / T - 2005



LAND  
**COMMUNITY  
PLANNING  
SERVICES**

65

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

---

**DATE:** June 24, 2005

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

**FROM:** Martin Kvapil, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3156/T-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 5  
Melcor Developments Ltd.

---

**Proposal**

Melcor Developments Ltd. is proposing to develop Phase 5 of the Inglewood East neighbourhood. Phase 5 is located within the southerly portion of the Inglewood East Neighbourhood Area Structure Plan (NASP). The applicant seeks to rezone approximately 12.961 ha (32.03 ac.) of land from A1 Future Urban Development District to R1A - Residential (Semi-Detached Dwelling) District, R1N - Residential Narrow Lot District, R2-D23 - Residential (Medium Density) District with a maximum density of 23 units per hectare, R3-D81 - Residential (Multiple Family) District with a maximum density of 81 units per hectare, and PS – Public Service District for the purpose of 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot.

Density restrictions are being proposed upon the R2/R3 lot and church site, as per the NASP. In the event that the church site is not required for the planned use, the alternate use may be pursued by the developer. Should the alternate use for the church site be approved, the combined density for the identified multiple-unit sites would not exceed the NASP-approved 45 units per hectare.

**Staff Recommendation**

The proposal conforms with the Inglewood East Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/T-2005.

---

Martin Kvapil

Attachments



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 3, 2005

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

Dear Sirs:

***Land Use Bylaw Amendment 3156/T-2005***  
***Portion of SE ¼ Sec. 3-38-27-W4M***  
***Inglewood East – Phase 5***

At the City of Red Deer's Council meeting held August 2, 2005, a Public Hearing was held with respect to *Land Use Bylaw Amendment 3156/T-2005*. Following the Public Hearing, *Land Use Bylaw Amendment 3156/T-2005* was given second and third readings, a copy of which is attached.

*Land Use Bylaw Amendment 3156/T-2005* provides for the rezoning of approximately 12.961 ha (32.03 ac) of land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 – Residential (Medium Density) District - with a maximum density of 23 units per hectare, R3-D81 – Residential (Multiple Family) District – with a maximum density of 81 units per hectare, and PS – Public Service District. This will provide 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood.

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

Sincerely,

Nona Housenga  
Deputy City Clerk

/attach.

c Parkland Community Planning Services



Council Decision – August 2, 2005

**Legislative & Administrative Services**

**DATE:** August 3, 2005  
**TO:** Martin Kvapil, Parkland Community Planning Services  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/T-2005  
Portion of SE ¼ Sec. 3-38-27-W4M  
Inglewood East – Phase 5  
Melcor Developments Ltd.

---

**Reference Report:**

Parkland Community Planning Services, dated June 24, 2005

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/T-2005 was given second and third readings. A copy of the bylaw is attached.

**Report Back to Council:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/T-2005 provides for the rezoning of approximately 12.961 ha (32.03 ac) of land from A1 Future Urban Development District to R1A Residential (Semi-Detached Dwelling) District, R1N Residential Narrow Lot District, R2-D23 – Residential (Medium Density) District - with a maximum density of 23 units per hectare, R3-D81 – Residential (Multiple Family) District – with a maximum density of 81 units per hectare, and PS – Public Service District. This will provide 132 residential lots, 1 church/alternate use lot, and 1 municipal reserve lot for Phase 5 of the Inglewood East neighbourhood. This office will amend the Land Use Bylaw and distribute copies in due course.

  
Nona Housenga

Deputy City Clerk

/chk

/attach.

c     Director of Development Services  
       Inspections & Licensing Manager  
       Land & Economic Development Manager  
       City Assessor  
       D. Kutinsky, Graphics Designer  
       L. Khoshaba, GIS Analyst  
       T. Edwards, Clerk Steno



**BYLAW NO. 3156/T-2005**

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 J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2005 attached hereto and forming part of the bylaw.

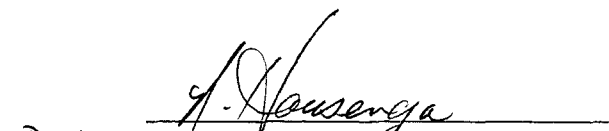
READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of August 2005.

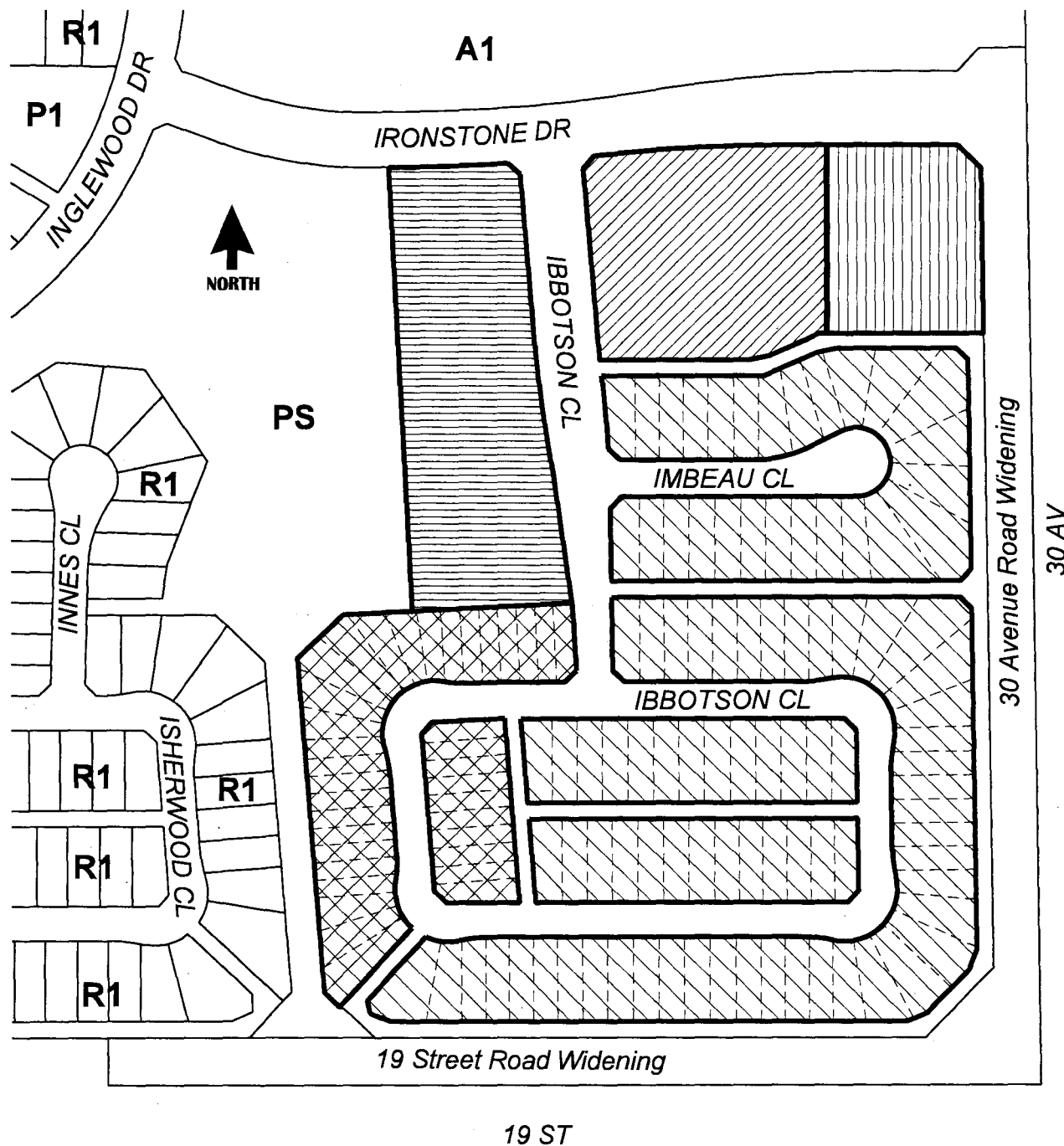
READ A THIRD TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of August 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 2<sup>nd</sup> day of August 2005.

  
MAYOR

  
DEPUTY CITY CLERK

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- R2-D23 - Residential (Medium Density) 23 dwelling units per hectare
- R3-D81 - Residential (Multiple Family) 81 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)

## Change from :

- A1 to R1A
- A1 to R1N
- A1 to R2-D23
- A1 to R3-D81
- A1 to PS

MAP No. 16 / 2005  
BYLAW No. 3156 / T - 2005

**Legislative & Administrative Services**

**DATE:** July 26, 2005

**TO:** City Council

**FROM:** Legislative & Administrative Services Manager

**SUBJECT:** P & S Investments - Multi-Family Development  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue, Riverside Meadows  
Convent Park Area

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**History**

At the Council meeting of July 4, 2005 consideration was given to a proposal by P & S Investments to accommodate a multi-family affordable housing development to consist of a 95 unit apartment building and 7 townhouse units at 60<sup>th</sup> Street and 51<sup>st</sup> Avenue, Riverside Meadows adjacent to Convent Park.

At that meeting Council:

**A. Passed the following resolution related to the sale of land:**

*"Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager / Social Planning Manager dated June 27, 2005 re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees:

1. That The City enter into a Land Sale and Exchange Agreement with P & S Investments for the purchase of 0.209 hectares, more or less, of Lot R-1 (Reserve), Block 27, Plan 792 1058, and various road right of ways, subject to:

City Council  
July 26, 2005  
Convent Park  
Page 2

- (a) The issuance of a Development Permit by The City's Development Authority.
  - (b) The purchase price to be based on \$7.00 per square foot for the reserve area and unencumbered roadways, and \$5.75 per square foot for the encumbered roadways with the areas to be determined by legal survey.
  - (c) The purchase price for the disposed reserve land to be credited to the Public Reserve Trust Fund for use within Riverside Meadows.
  - (d) The purchase price for the net road right of way area to be credited to the Road Right of Way Reserve.
  - (e) Consolidation of the purchased City lands with the P & S Investment lands.
  - (f) The purchaser to be responsible for all associated costs for the legal survey and advertising for the purchased lands.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and an amendment to the Land Use Bylaw to rezone the City lands to R2 – Medium Density Residential.
  - (h) Agreement satisfactory to the City Solicitor.
2. To amend the 2005 Capital Budget to provide a Conditional Grant to P & S Investments in the amount equal to the value of the net road area to be purchased and the outstanding development levies with the one time funding to not exceed \$200,000 from the Capital Project Reserve, subject to:

...3/

City Council  
 July 22, 2005  
 Convent Park  
 Page 3

- (a) P & S Investments entering into a Land Sale and Exchange Agreement and a Development Agreement with The City.
  - (b) The project must remain as affordable housing as defined by Alberta Seniors for a period of not less than 20 years otherwise The City grant becomes repayable with interest on demand.
  - (c) A caveat or charge to be placed on the lands to protect The City's interest.
3. That subject to passage of Land Use Bylaw Amendment 3156/U-2005, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2."

**B. Passed the following resolution related to disposal of municipal reserve:**

*"Resolved* that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees that the following resolution be considered at the Council meeting of Tuesday, August 2, 2005:

City Council  
 July 26, 2005  
 Convent Park  
 Page 4

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058, lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less.”

- C. Gave first reading to Road Closure Bylaw 3348/2005.** This bylaw would close parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and various lanes as follows:
- i. Lane, Plan 2032 RS (0.037 ha)
  - ii. Lane, Block 28, Plan 7604 S (0.092 ha)
  - iii. Part of Lane, Block 8, Plan 2376 AI (0.031 ha)
  - iv. 51 Avenue & 61 Street, Plan 7604 S (0.445 ha)
  - v. Part of Addition to 60 Street, Plan 792 1058 (0.003 ha)
- D. Gave first reading to Land Use Bylaw amendment 3156/U-2005.** This would rezone the lands in question to accommodate the development by P & S Investments.

Map 1 attached displays the preceding actions.

City Council  
 July 26, 2005  
 Convent Park  
 Page 5

## **Consultation**

With regard to the Disposal of Municipal Reserve, the Road Closure Bylaw, and the Land Use Bylaw Amendment, proper notification has occurred to hold a public hearing for each, at the Council meeting of August 2, 2005.

## **New Information**

Since the July 4, 2005 Council meeting, P & S Investments met with the Riverside Meadows Community Association Executive to consider alterations to the proposed development. As a result, an agreement (attached) was reached between the parties. This agreement impacts the original development proposal and as such may require some process changes as noted below. The agreement does not change any of the lands affected but does alter the development proposed on those lands.

Based on the new information, the process would be as follows:

### **Disposal of Municipal Reserve (Portion of Park)**

That Council proceeds with the public hearing for the disposal of municipal reserve following which Council can consider the resolution for disposition. Under the old and new proposal, the municipal reserve designation would need to be removed.

If Council did not proceed with the disposition then the development in either form could not proceed.

### **Road Closure Bylaw**

That Council proceeds with the public hearing for the Road Closure Bylaw following which Council can consider second and third reading of the bylaw. Under the old and new proposal, the roads need to be removed.

If Council did not proceed with the road closures then the development in either form could not proceed.

City Council  
 July 26, 2005  
 Convent Park  
 Page 6

### **Land Use Bylaw Amendment**

With the new agreement in place, the developer is withdrawing his request to rezone the property to R2 (Residential Medium Density) in favor of a Direct Control District. Under a Direct Control District, Council would then be the body issuing the necessary development permits. No appeal can be made from those decisions.

If Council is in agreement with moving to a Direct Control District I recommend that:

- a. First reading be given to a Land Use Bylaw Amendment that designates the area as Direct Control;
- b. Withdraw Land Use Bylaw Amendment 3156/U-2005 from consideration. This would mean that the public hearing, although advertised, would not be held.

### **Resolution for Sale of Land & Allocation of Funds**

As a result of the proposed changes, alterations will need to be made to the resolution passed by Council (as noted earlier) agreeing to enter into a Land Sale and exchange with P & S Investments. A major concern expressed by the Riverside Meadows Community Association Executive was the selling price of the park area. In order to gain greater certainty of its market value, The City has engaged two appraisal companies to appraise the park area. What is proposed is that The City will use the average of the two appraisals as the market value selling price. It is my understanding that the Community Association Executive and P & S Investments are in agreement with this process.

The following outlines the changes that would be needed to the resolution:

...7/



City Council  
 July 26, 2005  
 Convent Park  
 Page 7

1. That The City enter into a Land Sale and Exchange Agreement with P & S Investments for the purchase of 0.209 hectares, more or less, of Lot R-1 (Reserve), Block 27, Plan 792 1058, and various road right of ways, subject to:
  - (a) The issuance of a Development Permit ~~by The City's Development Authority.~~
  - (b) The purchase price to be based on **the average of two private sector appraisals** ~~\$7.00 per square foot~~ for the reserve area and unencumbered roadways, and ~~\$5.75 per square foot~~ for the encumbered roadways **the purchase price to be 75% of the reserve area**, with the areas to be determined by legal survey.
  - (c) The purchase price for the disposed reserve land to be credited to the Public Reserve Trust Fund for use within Riverside Meadows.
  - (d) The purchase price for the net road right of way area to be credited to the Road Right of Way Reserve.
  - (e) Consolidation of the purchased City lands with the P & S Investment lands.
  - (f) The purchaser to be responsible for all associated costs for the legal survey and advertising for the purchased lands.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and **an appropriate** amendment to the Land Use Bylaw ~~to rezone the City lands to R2—Medium Density Residential.~~
  - (h) Agreement satisfactory to the City Solicitor.
2. To amend the 2005 Capital Budget to provide a Conditional Grant to P & S Investments in the amount equal to the value of the net road area to be purchased and the outstanding development levies with the one time funding to not exceed \$200,000 from the Capital Project Reserve, subject to:

City Council  
 July 26, 2005  
 Convent Park  
 Page 8

- (a) P & S Investments entering into a Land Sale and Exchange Agreement and a Development Agreement with The City.
  - (b) The project must remain as affordable housing as defined by Alberta Seniors for a period of not less than 20 years otherwise The City grant becomes repayable with interest on demand.
  - (c) A caveat or charge to be placed on the lands to protect The City's interest.
3. That subject to passage of **the appropriate** Land Use Bylaw Amendment ~~3156~~/U-2005, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2."

### Next Steps

If Council agrees to the above process for the August 2, 2005 Council meeting, the next steps would be:

#### ➤ Council Meeting August 29, 2005

##### Rezoning

- o A public hearing is held to consider rezoning the lands from their current designation to Direct Control.
- o Following the public hearing, second and third reading of the bylaw can be given.

##### Permits

- o If rezoning is completed, Council can then consider the development if all the necessary information has been compiled. For example layout, parking, landscaping, landfill set back, signage, etc.
- o If all development information is not available in time for the August 29 Council meeting then it would be deferred to a subsequent meeting

City Council  
July 26, 2005  
Convent Park  
Page 9

In summary, based on the agreement presented, I recommend that Council:

1. Hold the public hearings for the disposal of municipal reserve and Road Closure Bylaw;
2. Consider passage of the resolution for the disposal of municipal reserve (portion of park);
3. Consider second and third readings of Road Closure Bylaw 3348/2005;
4. Consider first reading of a Direct Control Land Use Bylaw Amendment. A public hearing would be held on Monday August 29, 2005.
5. Pass a resolution withdrawing Land Use Bylaw Amendment 3156/U-2005;
6. Not hold a public hearing for Land Use Bylaw Amendment 3156/U-2005;
7. Pass a resolution amending the July 4, 2005 resolution as noted above, related to The City entering into a Land Sale and Exchange Agreement with P & S Investments.



Kelly Kloss  
Manager

/attach.

**MARTI RYAN** MPE, RFM, CRC & ASSOCIATES  
**GENERAL PRACTICE OF MEDIATION**

PHONE (403) 887-8868 CELL (403) 357-9699

---

**To:** Colleen Jensen, Community Services Director  
 City of Red Deer  
 P.O. Box 5008, 4914 – 48 Ave  
 Red Deer, AB, T4N 3T4

**From:** Marti Ryan, ML Ryan and Associates, Mediation Services  
 Don Dary, Double D Training

**Re:** Mediation/Facilitation of Affordable Housing/ Convent Park Dispute in Riverside Meadows Community

The following meetings took place:

Pre-mediation meeting - Stan Schalk, developer (P and S Investments) on Monday, July 11, 2005 at 1:00 pm

Pre-mediation meeting – Riverside Community Association Executive and Residents (approx. 16) on Wednesday July 13<sup>th</sup>, 2005 at 7 pm

Joint Mediation Session – Monday July 18<sup>th</sup> at 7 pm at the Riverside Meadows Community Building

Joint Mediation Session - Wednesday July 20<sup>th</sup> at 7 pm at the Riverside Meadows Community Building

The initial joint session was attended by Stan Schalk, Trish Turnbull, Gertie Clark representing the developer and Kurt Ternes, Shirley Hocken, Sherri Turpin, Marlene Cowans, Kim Wilson, Darlene Emmons, Diana and Lyle Rowe, Clari Langford, Frances Versluis, Dean, Tony Odenbach, Marian Dietz representing Riverside Meadows.

At the **Monday July 18<sup>th</sup>** meeting, both parties agreed to the following:

- that Riverside Meadows Community welcomes all residents and supports affordable housing
- that safety of community residents and tenants of a new development is a critical consideration
- that people thrive on having a place to call home and quality of life is very important
- that appropriate and long term tenants are most desirable
- that the developer agrees to establish a committee regarding screening and will solicit input from the community association
- that the developer agreed that there would be on-site caretakers for the entire building

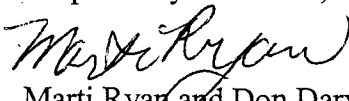

- that Canadian Mental Health (Trish Turnbull) indicated that there would be appropriate support for assisted living tenants
- that both parties would meet again on Wednesday, July 20<sup>th</sup> with the developer's representatives and only the Executive of the Community Association.

At the **Wednesday July 20<sup>th</sup>** Meeting:

The majority of the Riverside Meadows Community Association Executive and Stan Schalk, the developer, agreed to the following concept for the development of affordable housing in Riverside Meadows:

- 4 Storey Apartment Building – 95 Units
- First Floor at grade level
- Building will have an elevator
- Seven townhouses will be part of the total development
- Entire site would be Direct Control (DC) zoning
- Developer (P and S Investments) will purchase up to 43% of Convent Park
- Both parties agree to the relaxation of the parking requirements
- The purchased portion of Convent Park will remain as a park unless the developer is required to make the park area into additional parking space
- The developer agreed to a caveat (on the certificate of title and/or mortgage) that states the park will remain a park. The developer would notify Riverside Meadows Community Association if he is required to convert the park into parking space.
- Stan Schalk does not object to Riverside Meadows Community Association pursuing changing 60<sup>th</sup> Street into a two lane street.
- Both parties agreed that the sidewalk on 60<sup>th</sup> Street would be discussed and decided upon, keeping the Area Redevelopment Plan in mind
- Both parties agreed to foster open communication in the future

Respectfully submitted,

Marti Ryan and Don Dary  
Thursday, July 21, 2005

# CONVENT PARK

OPTION JULY 20, 2005

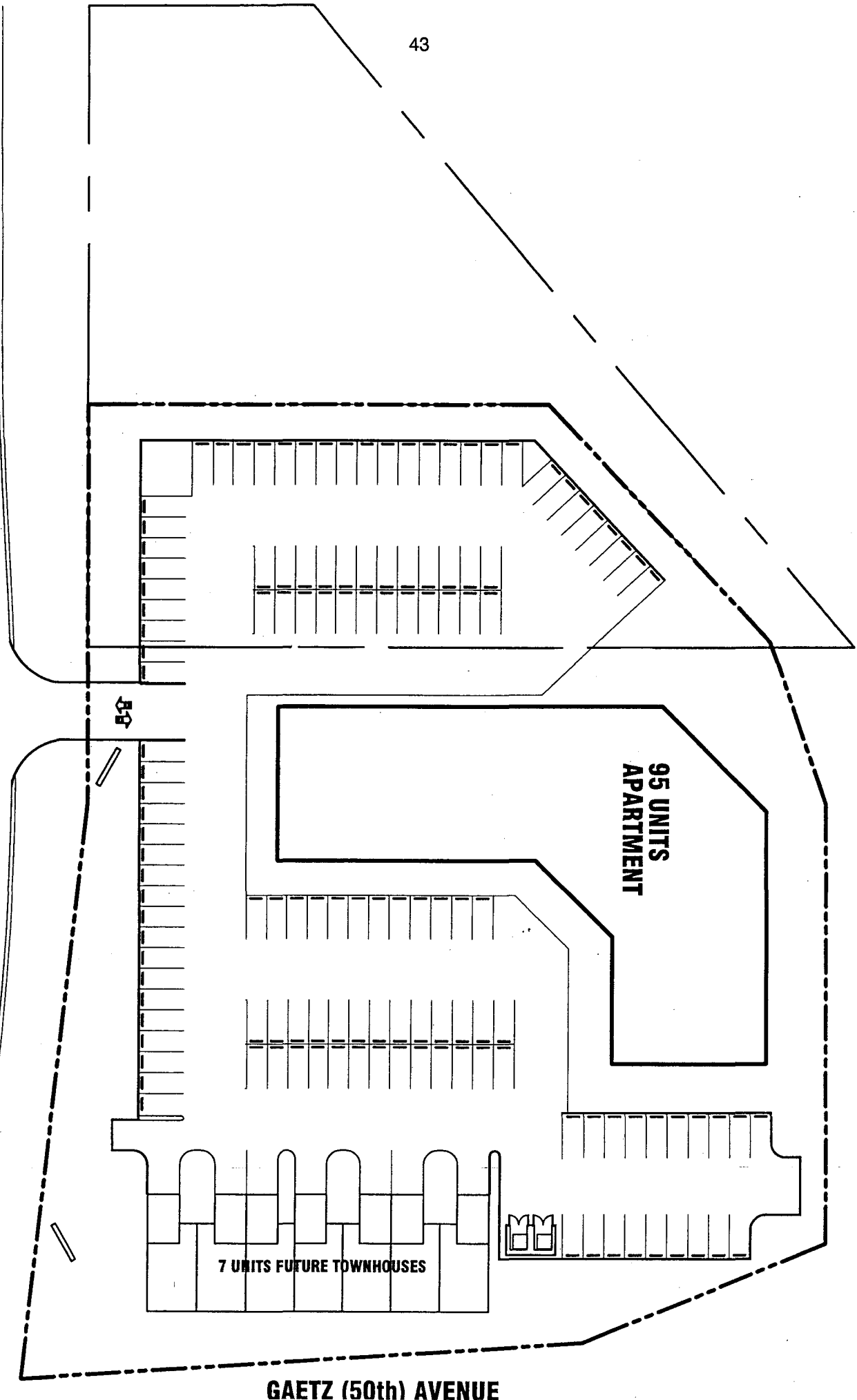
60th STREET

5-9

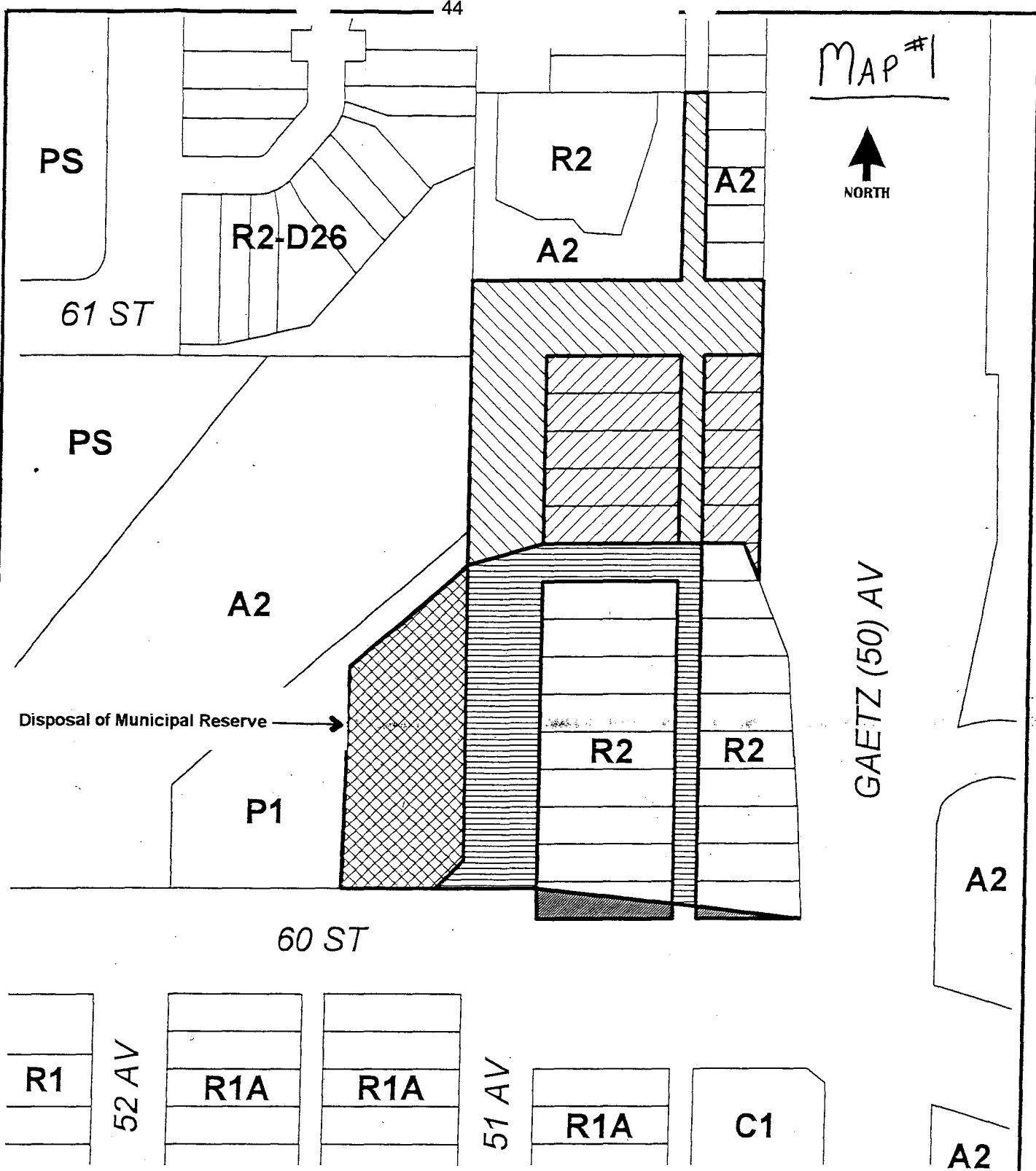
95 UNITS  
APARTMENT

7 UNITS FUTURE TOWNHOUSES

GAETZ (50th) AVENUE



MAP #1



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

**AFFECTED DISTRICTS:**  
 A2 - Environmental Preservation  
 R2 - Residential (Medium Density)  
 P1 - Parks and Recreational

Change from :

R2 to A2	
Road to A2	
P1 to R2	
Road to R2	
R2 to Road	

MAP No. 17 / 2005  
 BYLAW No. 3156 / U - 2005

**LUB AMENDMENT 3156/U-2005**  
**Road Closure Bylaw 3348/2005**  
**Disposal of MR – Riverside Meadows – Convent Park**

**DESCRIPTION:** Sale of MR, Road Closures and LUB Amendment to accommodate a multi-family affordable housing development.

FIRST READING: July 4, 2005  
FIRST PUBLICATION: July 15, 2005  
SECOND PUBLICATION: July 22, 2005  
PUBLIC HEARING & SECOND READING: August 2, 2005  
THIRD READING: \_\_\_\_\_

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ BY: Berry Arch. + Assoc.

ACTUAL COST OF ADVERTISING:

\$ 443.36 X 2

TOTAL: \$ 886.72

MAP PREPARATION:

\$ Ø

TOTAL COST:

\$ 886.72

LESS DEPOSIT RECEIVED:

\$ Ø

AMOUNT OWING/ (REFUND):

\$ 886.72

INVOICE NO.:

167579

(Account No. 180.5901)

Batch # 703857





Mailed Out  
July 12/05

LEGISLATIVE & ADMINISTRATIVE SERVICES

July 12, 2005

«Prime\_Owner\_Name»

«Owner\_Address\_1»

«Owner\_Address\_2»

«Owner\_Address\_3»

«Owner\_Address\_4»

Dear Sir/Madam:

**Re: Riverside Meadows – Road Closures  
Sale of Portion of Convent Park  
Land Use Bylaw Amendment 3156/U-2005**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw that controls the use and development of land and buildings in the city. To accommodate the development, road closures must be considered. As a property owner in the Riverside Meadows area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to dispose of **Municipal Reserve** described as 'all that portion of Lot R-1 (Reserve), Block 27, Plan 792 1058 (5108 – 60 Street) lying within Plan \_\_\_\_\_ and containing 0.209 hectares more or less' (portion of Convent Park).

Council proposes to pass **Road Closure Bylaw 3348/2005** for the purpose of closing parts of 60 and 61 Streets, 51 Avenue and various lanes (noted below), and rezoning of the escarpment to A2 Environmental Preservation District to provide for the sale of Part of Lot R-1 (Reserve), Bloc 27, Plan 792 1058 (5108 – 60 Street) for the development of a multi-family affordable housing development:

Lane, Plan 2032 RS (0.037 ha)  
Lane, Block 28, Plan 7604 S (0.092 ha)  
Part of Lane, Block 8, Plan 2376 AI (0.031 ha)  
51 Avenue & 61 Street, Plan 7604 S (0.445 ha)  
Part of Addition to 60 Street, Plan 792 1058 (0.003 ha)

City Council also proposes to pass **Land Use Bylaw Amendment 3156/U-2005**, which provides for the rezoning and consolidation of three parcels of land to accommodate a multi-family affordable housing development. The description of the areas to be rezoned are described as those noted above and as follows:

Lot R-1 (Reserve), Block 27, Plan 792 1058 (5108 – 60 Street)  
Part of Lots, 1, 21, & 30, Lots 11-20, Block 28, Plan 7604 S (5006 & 5010 – 60 Street, and 6005 & 6025 – 51 Avenue)

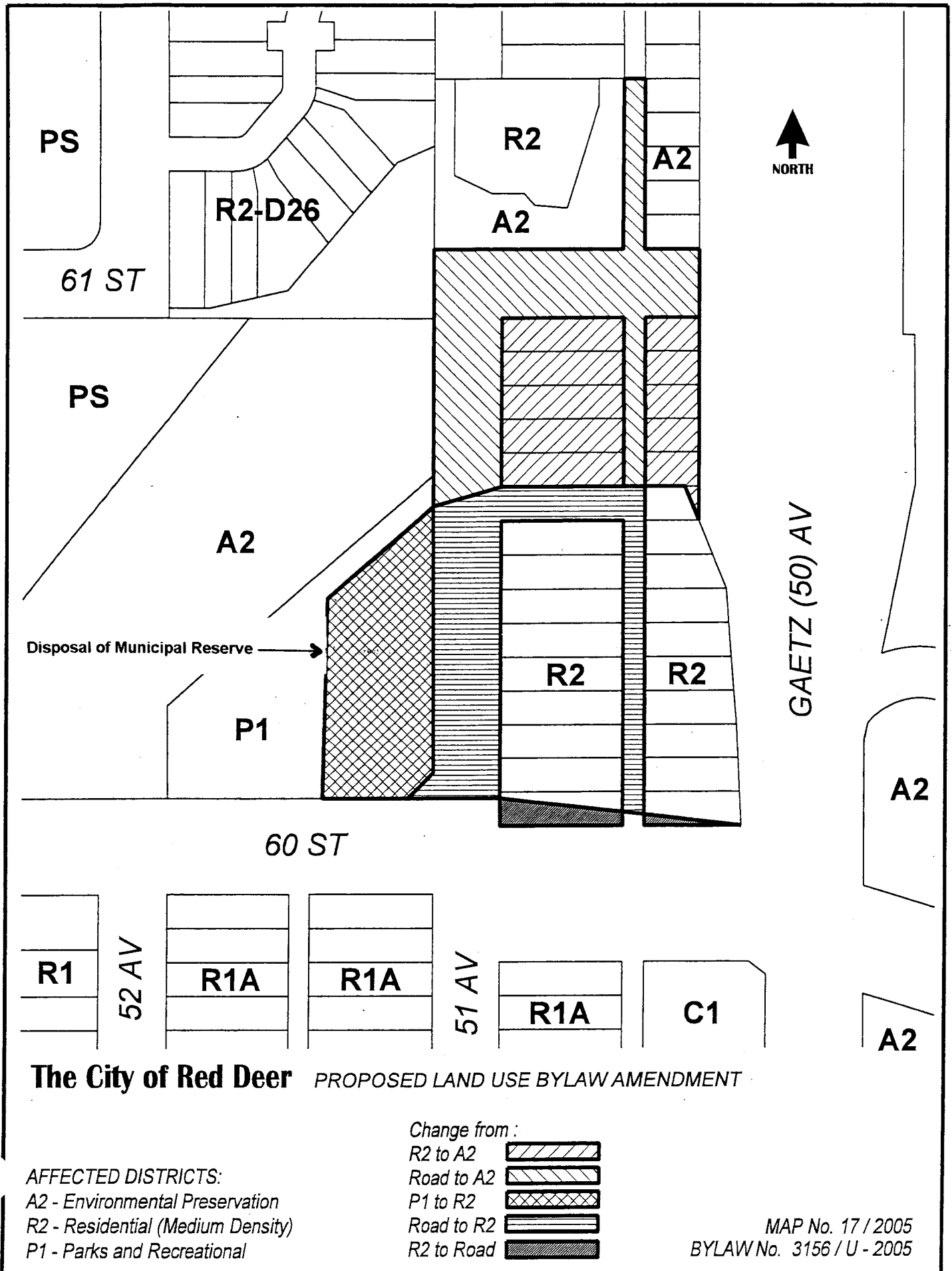
The proposed bylaws may be inspected by the public at Legislative & Administrative Services, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Tuesday, August 2, 2005** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, July 26, 2005**. 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,

A handwritten signature in black ink, appearing to read "Kelly Kloss", written in a cursive style.

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



Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
HILLMAN HOLDINGS INC	107 ALLISON CRES	RED DEER, AB T4R 2G9		
SHIRLEY S ALFORD	9 5125 62 ST	RED DEER, AB T4N 6Y3		
OTTO WILHELM & ELISABETH	HILDEGARD LANDGREBE	8 5125 62 ST	RED DEER, AB T4N 6Y3	
PATRICIA M & WILLIAM J KORNELOVICH	7 5125 62 ST	RED DEER, AB T4N 6Y3		
ANDREA JANET BAIN	6 5125 62 ST	RED DEER, AB T4N 6Y3		
TRUDY VERHAPPEN	5 5125 62 ST	RED DEER, AB T4N 6Y3		
HELEN E & KERRY S &	S DOUGLAS & RODNEY J	& SUSAN H SMITH	4 5125 62 ST	RED DEER, AB T4N 6Y3
ALMA C MANN	3 5125 62 ST	RED DEER, AB T4N 6Y3		
JUDITH ANN MCINTYRE	2 5125 62 ST	RED DEER, AB T4N 6Y3		
JOHN EUGENE & MARGARET LOUISE CLA	13 5125 62 ST	RED DEER, AB T4N 6Y3		
ANGELE YVETTE GILLILAND	12 5125 62 ST	RED DEER, AB T4N 6Y3		
KATHRYN DOMBROSKI	11 5125 62 ST	RED DEER, AB T4N 6Y3		
ARDIS BAUDIN	10 5125 62 ST	RED DEER, AB T4N 6Y3		
IRENE ELVE & GWEN LENORE & KEITH LY	1 5125 62 ST	RED DEER, AB T4N 6Y3		
LES FILLES DE LA SAGESSE	5213 61 ST	RED DEER, AB T4N 6N5		
ABRI HOLDINGS LTD	4676 61 ST APT 4	RED DEER, AB T4N 2R2		
RANDALL ALLAN JESS	5303 60 ST	RED DEER, AB T4N 2P1		
573985 ALBERTA LTD	PO BOX 580 STN POSTAL	RED DEER, AB T4N 5G1		
DANSON PROPERTIES LTD	66 WILTSHIRE BLVD	RED DEER, AB T4N 6L3		
7 ELEVEN CANADA INC	3185 WILLINGDON GR	BURNABY, BC V5G 4P3		
GEORGE M. & MARY C. KIEMELE	6004 53 AVE	RED DEER, AB T4N 4L6		
CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
EDWARD & SHARON TOPPE	5917 53 AV	RED DEER, AB T4N 5J5		
MARVIN PEPPER	5928 52 AVE	RED DEER, AB T4N 4K6		
SHIRLEY MAXINE COVER	4 6103 51 AVE	RED DEER, AB T4N 6N6		
MORRIS J & DORIS WOWK	3 6103 51 AVE	RED DEER, AB T4N 6N6		
JOHN L & E JOYCE WEST	2 6103 51 AVE	RED DEER, AB T4N 6N6		
BETTY STANG	1 6103 51 AVE	RED DEER, AB T4N 6N6		
LD3 ENTERPRISES LTD	4406 53 STREET CRES	RED DEER, AB T4N 2G2		
MARION JEAN HILLS	5921 51 AVE	RED DEER, AB T4N 4J1		
395096 ALBERTA LTD	5920 50 AVE APT 103	RED DEER, AB T4N 4C3		
1102080 ALBERTA LTD	RR 1 SITE 7 BOX 7	LACOMBE, AB T4L 2N1		
ATCO GAS AND PIPELINES LTD	C/O AEC INTERNATIONAL	840-10020 101A AV	PHIPPS-MCKINN	EDMONTON, AB T5J 3G2
JAN-ETTE INVESTMENTS CORP	1 4646 RIVERSIDE DRIVE	RED DEER, AB T4N 6Y5		
TRIPLE A DEVELOPMENTS LTD	6209 46 AV	RED DEER, AB T4N 6Z1		
PARKLAND PARTY & EQUIPMENT RENTAL	5929 48 AV	RED DEER, AB T4N 3V4		



Convent Park, LUB Amendment 3156/U-2005



Scale 1 : 4184

July 12, 2005

**Riverside Meadows Community Association**  
**Kim Wilson, Secretary**  
**5824 – 56 Avenue**  
**Red Deer, AB T4N 4P8**

Dear Sir/Madam:

**Re: Riverside Meadows – Road Closures**  
**Sale of Portion of Convent Park**  
**Land Use Bylaw Amendment 3156/U-2005**

---

Council of the City of Red Deer is considering a change to the Land Use Bylaw that controls the use and development of land and buildings in the city. To accommodate the development, road closures must be considered. As a property owner in the Riverside Meadows area you have an opportunity to ask questions about the intended use and to let Council know your views.

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Council proposes to pass **Road Closure Bylaw 3348/2005** for the purpose of closing parts of 60 and 61 Streets, 51 Avenue and various lanes (noted below), and rezoning of the escarpment to A2 Environmental Preservation District to provide for the sale of Part of Lot R-1 (Reserve), Bloc 27, Plan 792 1058 (5108 – 60 Street) for the development of a multi-family affordable housing development:

- Lane, Plan 2032 RS (0.037 ha)
- Lane, Block 28, Plan 7604 S (0.092 ha)
- Part of Lane, Block 8, Plan 2376 AI (0.031 ha)
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Part of Lots, 1, 21, & 30, Lots 11-20, Block 28, Plan 7604 S (5006 & 5010 – 60 Street, and 6005 & 6025 – 51 Avenue)

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

To fulfil legislative requirements, an ad will appear in the Red Deer Advocate July 15 & 22, 2005 under the City Banner. Written notice will be given to each owner of land adjacent to the subject land. Advertising is intended to provide notice to the overall community and therefore The City has no plans to send written notice to the entire Riverside Meadows neighbourhood.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Tuesday, August 2, 2005** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to our office by **Tuesday, July 26, 2005**. 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,

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

## Letter to Riverside Meadows Community Association

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*add to bottom  
of mail out letter.*

*Shirley Hocken,  
same address.*

Kurt Ternes, President  
Riverside Meadows Community Assoc.  
6055 57 Avenue  
Red Deer, AB  
T4N 4S8



# RED DEER

Plan Showing a Proposed Subdivision  
of

LOTS 1 to 9 (Inclusive), BLOCK 28, PLAN 7604 S.  
LANE, PLAN 2032 R.S.

LOTS 11 to 15 (Inclusive), BLOCK 28, PLAN 7604 S.  
Remainder of LOTS 16 to 30 (Inclusive), BLOCK 28, PLAN 7604 S.  
LANE, BLOCK 28, PLAN 7604 S.

51 (PINE) AVENUE & 61 (FIRST) STREET, PLAN 7604 S.

Part of LOT R-1, BLOCK 27, PLAN 792 1058

Part of Addition to 60th STREET, PLAN 792 1058

Part of LANE, BLOCK 8, PLAN 2376 A.I.

LOTS 28 to 36 (Inclusive), BLOCK 8, PLAN 2376 A.I.  
in the

E.1/2 SEC.20-38-27-4

Scale = 1: 750

0 7.5 15.0 30.0 45.0 60.0 75.0 Metres

BY: DOUGLAS J. RUTHERFORD A.L.S.

## GENERAL NOTES

DIMENSIONS ARE BASED ON THEORETICAL PLAN INFORMATION AND ARE SUBJECT TO CHANGE.  
DIMENSIONS ARE IN METRES AND DECIMALS THEREOF.

THE REGISTERED IS OUTLINED THUS

CONTAINS AS FOLLOWS

NOTE: LOTS 1 to 9 (Inclusive), BLOCK 28, PLAN 7604 S.

LANE, PLAN 2032 R.S.

LOTS 11 to 15 (Inclusive), BLOCK 28, PLAN 7604 S.

Remainder of LOTS 16 to 30 (Inclusive), BLOCK 28, PLAN 7604 S.

LANE, BLOCK 28, PLAN 7604 S.

51 AVENUE & 61 STREET, PLAN 7604 S.

Part of LOT R-1, BLOCK 27, PLAN 792 1058

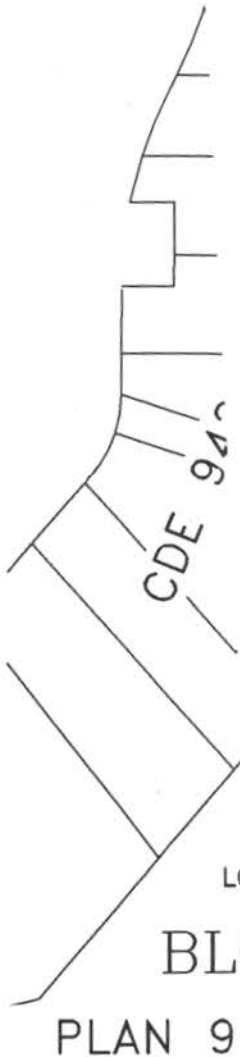
Part of Addition to 60th STREET, PLAN 792 1058

Part of LANE, BLOCK 8, PLAN 2376 A.I.

LOTS 28 to 36 (Inclusive), BLOCK 8, PLAN 2376 A.I.

=	0.330 ha.	( 0.81 Acs.)
=	0.037 ha.	( 0.09 Acs.)
=	0.182 ha.	( 0.45 Acs.)
=	0.326 ha.	( 0.81 Acs.)
=	0.092 ha.	( 0.23 Acs.)
=	0.445 ha.	( 1.10 Acs.)
=	0.209 ha.	( 0.52 Acs.)
=	0.003 ha.	( 0.01 Acs.)
=	0.031 ha.	( 0.08 Acs.)
=	0.145 ha.	( 0.36 Acs.)

TOTAL = 1.800 ha. ( 4.46 Acs.)



LOT R-2

BLOCK 2

PLAN 792 1

### Plan Showing Proposed Road Closures for

LANE, BLOCK 28, PLAN 7604 S.  
Part of 51st (PINE) AVENUE, PLAN 7604 S.  
Part of 61st (FIRST) AVENUE, PLAN 7604 S.

LANE, BLOCK 28, PLAN 2032 R.S.  
Part of Addition to 60th STREET, PLAN 792 1058  
Part of LANE, BLOCK 8, PLAN 2376 A.I.

In the  
E.1/2 SEC.20-38-27-4

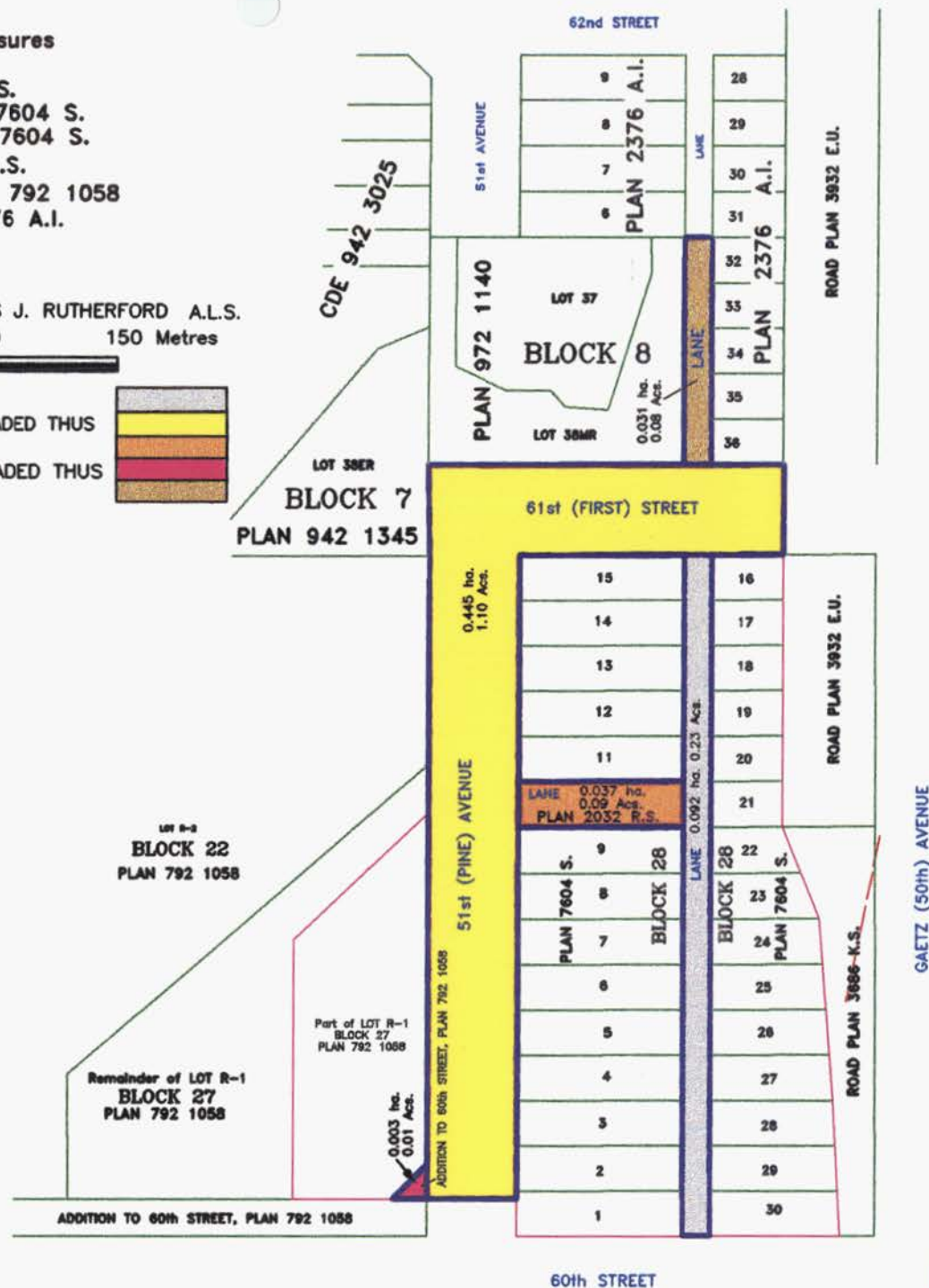
SCALE = 1: 1500

BY: DOUGLAS J. RUTHERFORD A.L.S.

0      15      30                      60                      90                      120                      150 Metres

LANE, BLOCK 28, PLAN 7604 S. IS SHADED THUS  
51st (PINE) AVE. & 61st (FIRST) ST., PLAN 7604 S. IS SHADED THUS  
LANE, BLOCK 28, PLAN 2032 R.S. IS SHADED THUS  
Part of Addition to 60th STREET, PLAN 792 1058 IS SHADED THUS  
Part of LANE, BLOCK 8, PLAN 2376 A.I.

AREAS ARE BASED ON THEORETICAL PLAN INFORMATION  
AND ARE SUBJECT TO CHANGE.



86



JUNE 27, 2005  
JOB No.: 1885-001F  
25-221

Lot/Block/Plan

Address Key	Apt	House	Street	Main Lot	Main Block	Main Plan	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4	Parcel Address
60 ST 5010			5010 60 ST	1 TO 3	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			5010 60 ST
60 ST 5006			5006 60 ST	28-30	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			5006 60 ST
51 AV 6025			6025 51 AV	11 TO 23	28	7604S	CITY OF RED DEER	BOX 5008	RED DEER, AB	T4N 3T4		6025 51 AV
51 AV 6017			6017 51 AV	8 TO 9	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			6017 51 AV
51 AV 6013 MN	MN		6013 51 AV	6 TO 7	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			MN 6013 51 AV
51 AV 6013 BMT	BMT		6013 51 AV	6 TO 7	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			BMT 6013 51 AV
51 AV 6013			6013 51 AV	6 TO 7	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			6013 51 AV
51 AV 6007			6007 51 AV	4 TO 5	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			6007 51 AV
51 AV 6005			6005 51 AV	1 TO 3	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			6005 51 AV
50 AV 6016			6016 50 AV	22-23	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			6016 50 AV
50 AV 6012			6012 50 AV	24-25	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			6012 50 AV
50 AV 6006			6006 50 AV	26-27	28	7604S	573985 ALBERTA LTD	PO BOX 580 STN POSTAL RED DEER, AB	T4N 5G1			6006 50 AV



LEGISLATIVE & ADMINISTRATIVE SERVICES

July 5, 2005

Fax: 314-4477

Mr. George Berry  
Berry Architecture & Associates Ltd.  
3rd Floor, 5301 – 43 Street  
Red Deer, AB T4N 1C8

Dear Mr. Berry:

*P & S Investments – Riverside Meadows Affordable Housing Project  
Land Use Bylaw Amendment 3156/U-2005  
Redesignation for Multi-Family Development  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue  
Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058  
Road Closure Bylaw 3348/2005 – Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets,  
51<sup>st</sup> Avenue and Various Lanes*

Thank you for attending the Red Deer City Council Meeting of Monday, July 4, 2005. Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/U-2005* and *Road Closure Bylaw 3348/2005*. Copies of the bylaws are attached for your information. Council also passed the following resolutions regarding the Sale of Part of Convent Park and the Disposal of Municipal Reserve:

*“Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager / Social Planning Manager dated June 27, 2005 re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees:

1. That The City entering into a Land Sale and Exchange Agreement with P & S Investments for the purchase of 0.209 hectares, more or less, of Lot R-1 (Reserve), Block 27, Plan 792 1058, and various road right of ways, subject to:
  - (a) The issuance of a Development Permit by The City's Development Authority.
  - (b) The purchase price to be based on \$7.00 per square foot for the reserve area and unencumbered roadways, and \$5.75 per square foot for the encumbered roadways with the areas to be determined by legal survey.
  - (c) The purchase price for the disposed reserve land to be credited to the Public Reserve Trust Fund for use within riverside Meadows.
  - (d) The purchase price for the net road right of way area to be credited to the Road Right of Way Reserve.
  - (e) Consolidation of the purchased City lands with the P & S Investment lands.

.. .2/

- (f) The purchaser to be responsible for all associated costs for the legal survey and advertising for the purchased lands.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and an amendment to the Land Use Bylaw to rezone the City lands to R2 – Medium Density Residential.
  - (h) Agreement satisfactory to the City Solicitor.
2. To amend the 2005 Capital Budget to provide a Conditional Grant to P & S Investments in the amount equal to the value of the net road area to be purchased and the outstanding development levies with the one time funding to not exceed \$200,000 from the Capital Project Reserve, subject to:
- (a) P & S Investments entering into a Land Sale and Exchange Agreement and a Development Agreement with The City.
  - (b) The project must remain as affordable housing as defined by Alberta Seniors for a period of not less than 20 years otherwise The City grant becomes repayable with interest on demand.
  - (c) A caveat or charge to be placed on the lands to protect The City's interest.
3. That subject to passage of Land Use Bylaw Amendment 3156/U-2005, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2."

***"Resolved*** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees that the following resolution be considered at the Council meeting of Tuesday, August 2, 2005:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees to the disposal of municipal reserve lands described as:

Berry Architecture & Associates Ltd.  
July 5, 2005  
Page 3

"All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058,  
lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less."

*Land Use Bylaw Amendment 3156/U-2005* provides for rezoning and consolidation of three parcels of land to accommodate a multi-family affordable housing development to consist of a 105 unit apartment building and 7 future townhouse units.

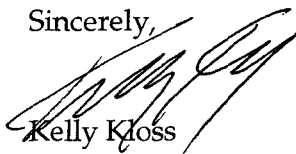
*Road Closure Bylaw 3348/2005* and the Disposal of Municipal Reserve accommodate the sale of part of Convent Park, Lot R-1 (Reserve), Block 27, Plan 792 1058 and the closure of parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and various lanes. A consolidation and rezoning of the escarpment to A2 Environmental Preservation District will also occur. This is to facilitate P & S Investments Riverside Meadows Affordable Housing Project.

Council must hold a Public Hearing before given second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, July 13, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,



Kelly Kloss  
Manager

/attach.

c      Parkland Community Planning Services  
Land & Economic Development Manager  
C. Adams, Administrative Assistant

## Legislative &amp; Administrative Services

**DATE:** July 5, 2005

**TO:** Howard Thompson, Land & Economic Development Manager  
Scott Cameron, Social Planning Manager

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

**SUBJECT:** P & S Investments – Riverside Meadows Affordable Housing Project  
Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058  
Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and Various Lanes -  
Road Closure Bylaw 3348/2005  
Consolidation and Rezoning of the Escarpment to A2 Environmental  
Preservation District

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*Reference Report:*

Land & Economic Development Manager & Social Planning Manager, dated June 27, 2005

*Bylaw Readings:*

Road Closure Bylaw 3348/2005 was given first reading. A copy of the bylaw is attached.

*Resolutions:*

*"Resolved* that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager / Social Planning Manager dated June 27, 2005 re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees:

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- (e) Consolidation of the purchased City lands with the P & S Investment lands.
  - (f) The purchaser to be responsible for all associated costs for the legal survey and advertising for the purchased lands.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and an amendment to the Land Use Bylaw to rezone the City lands to R2 – Medium Density Residential.
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2. To amend the 2005 Capital Budget to provide a Conditional Grant to P & S Investments in the amount equal to the value of the net road area to be purchased and the outstanding development levies with the one time funding to not exceed \$200,000 from the Capital Project Reserve, subject to:
- (a) P & S Investments entering into a Land Sale and Exchange Agreement and a Development Agreement with The City.
  - (b) The project must remain as affordable housing as defined by Alberta Seniors for a period of not less than 20 years otherwise The City grant becomes repayable with interest on demand.
  - (c) A caveat or charge to be placed on the lands to protect The City's interest.
3. That subject to passage of Land Use Bylaw Amendment 3156/U-2005, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2."



***“Resolved*** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees that the following resolution be considered at the Council meeting of Tuesday, August 2, 2005:

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058, lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less.”

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

A Public Hearing will be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers during Council’s regular meeting.

***Comments/Further Action:***

Road Closure Bylaw 3348/2005 and the Disposal of Municipal Reserve accommodate the sale of part of Convent Park, Lot R-1 (Reserve), Block 27, Plan 792 1058 and the closure of parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and various lanes. A consolidation and rezoning of the escarpment to A2 Environmental Preservation District will also occur. This is to facilitate P & S Investments Riverside Meadows Affordable Housing Project. This office will now proceed with the advertising for a Public Hearing. P & S Investments will be responsible for the advertising in this instance.



Kelly Kloss  
Manager

/chk  
/attach.

- c     Director of Corporate Services
- Director of Development Services
- Community Services Director
- Inspections & Licensing Manager
- Recreation, Parks & Culture Manager
- Community Development & Planning Coordinator
- Engineering Services Manager
- M. Bovair, Financial Analyst
- D. Krejci, Controller
- C. Adams, Administrative Assistant
- T. Edwards, Clerk Steno

**BYLAW NO. 3348/2005**

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

- (a) "All that portion of addition to 60 Street, Plan 792-1058 lying within Plan \_\_\_\_\_, and containing 0.003 ha, more or less.
- (b) All that portion of 51 (Pine) Avenue and 61 (First) Street, Plan 7604S lying within Plan \_\_\_\_\_, and containing 0.445 ha, more or less.
- (c) All that portion of Lane, Plan 2032RS lying within Plan \_\_\_\_\_, and containing 0.037 ha, more or less.
- (d) All that portion of Lane, Block 28, Plan 7604S lying with Plan \_\_\_\_\_, and containing 0.092 ha, more or less.
- (e) All that portion of Lane, Block 8, Plan 2376AI lying within Plan \_\_\_\_\_, and containing 0.031 ha, more or less."

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

\_\_\_\_\_  
MAYOR

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



Council Decision – July 4, 2005

Legislative & Administrative Services

**DATE:** July 5, 2005  
**TO:** Nancy Hackett, Parkland Community Planning Services  
**FROM:** Kelly Kloss, Legislative & Administrative Services Manager  
**SUBJECT:** Land Use Bylaw Amendment 3156/U-2005  
Redesignation for Multi-Family Development  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue, Riverside Meadows  
Convent Park Area

---

***Reference Report:***

Parkland Community Planning Services, dated June 27, 2005

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/U-2005 was given first reading. A copy of the bylaw is attached.

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

A Public Hearing will be held on Tuesday, August 2, 2005 at 7:00 p.m. in Council Chambers during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/U-2005 provides for rezoning and consolidation of three parcels of land to accommodate a multi-family affordable housing development to consist of a 105 unit apartment building and 7 future townhouse units. This office will now proceed with the advertising for a Public Hearing. P & S Investments will be responsible for the advertising in this instance.

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

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

**BYLAW NO. 3156/U-2005**

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 The "Use District Map F10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.17/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

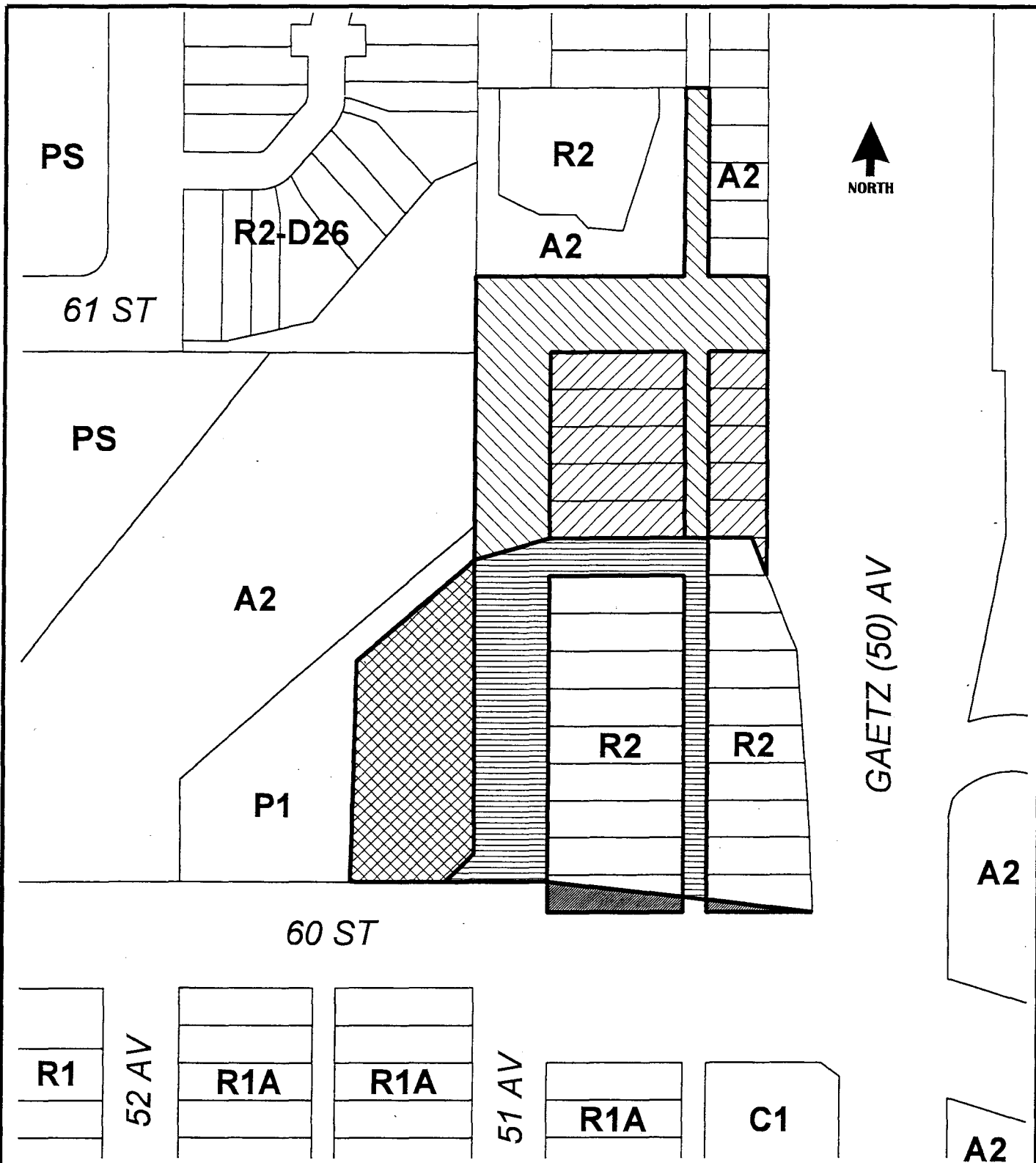
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

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MAYOR

---

CITY CLERK



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

## **AFFECTED DISTRICTS:**

A2 - Environmental Preservation  
R2 - Residential (Medium Density)  
P1 - Parks and Recreational

## **Change from :**

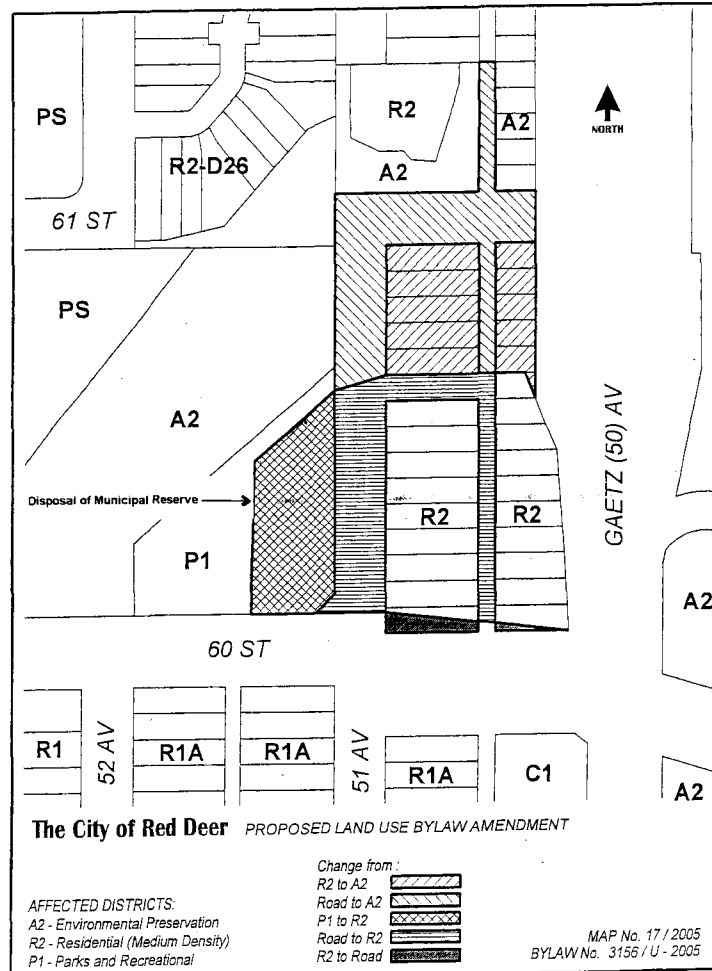
R2 to A2  
Road to A2  
P1 to R2  
Road to R2  
R2 to Road

MAP No. 17 / 2005  
BYLAW No. 3156 / U - 2005



(BOX 5008) 4914 - 48 AVENUE  
RED DEER, AB T4N 3T4

**DISPOSAL OF MUNICIPAL RESERVE**  
**Portion of Lot R-1 (Reserve), Block 27, Plan 792 1058 (5108 – 60 Street)**  
**SALE OF PORTION OF CONVENT PARK**  
**ROAD CLOSURE BYLAW 3348/2005**  
**LAND USE BYLAW AMENDMENT 3156/U-2005**



Council of The City of Red Deer, at its meeting of July 4, 2005, passed a resolution indicating its intention to dispose of a portion of Municipal Reserve, containing 0.209 hectares more or less, (portion of Convent Park) described as 'all that portion of Lot R-1 (Reserve), Block 27, Plan 792 1058 (5108 – 60 Street), in Riverside Meadows. Council also proposes to pass Road Closure Bylaw 3348/2005 for the purpose of closing parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51 Avenue and various lanes, and rezoning of the escarpment to A2 Environmental Preservation District to provide for the sale of Part of Lot R-1 (Reserve) Block 27, Plan 792 1058 (5108 – 60 Street) for the development of a multi-family affordable housing development. Land Use Bylaw Amendment 3156/U-2005 also provides for the rezoning and consolidation of three parcels of land to accommodate the multi-family affordable housing development.

Prior to considering the proposed Disposal of Municipal Reserve, Road Closure Bylaw and Land Use Bylaw Amendment, City Council will hold Public Hearings in Council Chambers, 2<sup>nd</sup> Floor of City Hall on TUESDAY, AUGUST 2, 2005 at 7:00 p.m., for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted at the Public Hearing, or to Legislative & Administrative Services, 2<sup>nd</sup> Floor, City Hall, prior to the Public Hearings. Persons wishing to have their letters or petitions included on the Council agenda must submit them to Legislative & Administrative Services by 4:30 p.m. on TUESDAY, JULY 26, 2005.



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 3, 2005

Fax: 314-4477

Mr. George Berry  
Berry Architecture & Associates Ltd.  
3rd Floor, 5301 – 43 Street  
Red Deer, AB T4N 1C8

Dear Mr. Berry:

*P & S Investments – Riverside Meadows Affordable Housing Project  
Land Use Bylaw Amendment 3156/U-2005  
Redesignation for Multi-Family Development  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue  
Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058  
Road Closure Bylaw 3348/2005 – Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets,  
51<sup>st</sup> Avenue and Various Lanes*

In response to the agreement reached between P & S Investments and the Riverside Meadows Community Association Executive, Red Deer City Council proceeded as follows:

A Public Hearing was held with respect to the Disposal of Municipal Reserve and *Road Closure Bylaw 3348/2005*. Following the Public Hearing, Council gave second and third readings to *Road Closure Bylaw 3348/2005*. A copy of the bylaw is attached. Council also passed the following amended resolution regarding the Sale of Part of Convent Park:

***“Resolved*** that Council of the City of Red Deer agrees to amend the resolution passed on July 4, 2005 regarding P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, as follows:

...2/



1. That sections 1 (a), (b), and (g) be removed and replaced with the following:
  - (a) The issuance of a Development Permit.
  - (b) The purchase price to be based on the average of two private sector appraisals for the reserve area and unencumbered roadways, and for the encumbered roadways the purchase price to be 75% of the reserve area, with the areas to be determined by legal survey.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and appropriate amendment to the Land Use Bylaw.
2. That section 3 be removed and replaced with the following:
3. That subject to passage of the appropriate Land Use Bylaw Amendment, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2."

Council then passed the following resolution regarding the Disposal of Municipal Reserve:

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058, lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less."

Berry Architecture & Associates Ltd.  
August 3, 2005  
Page 3

*Road Closure Bylaw 3348/2005* and the Disposal of Municipal Reserve accommodate the sale of part of Convent Park, Lot R-1 (Reserve), Block 27, Plan 792 1058 and the closure of parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and various lanes. A consolidation and rezoning of the escarpment to A2 Environmental Preservation District will also occur. This is to facilitate P & S Investments Riverside Meadows Affordable Housing Project.

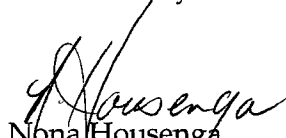
Council also passed the following resolution regarding *Land Use Bylaw Amendment 3156/U-2005*:

***"Resolved*** that Council of the City of Red Deer agrees

1. *That Land Use Bylaw Amendment 3156/U-2005* is withdrawn from further consideration by Council.
2. *That the Public Hearing related to Land Use Bylaw Amendment 3156/U-2005* is cancelled."

A separate letter regarding the rezoning to Direct Control District No. 20, Land Use Bylaw Amendment 3156/Z-2005 is attached.

Please call if you have any questions.

  
Nona Housenga  
Deputy City Clerk

/attach.

c      Parkland Community Planning Services  
Land & Economic Development Manager



Council Decision – August 2, 2005

Legislative & Administrative Services

**DATE:** August 3, 2005

**TO:** Nancy Hackett, Parkland Community Planning Services

**FROM:** Nona Housenga, Deputy City Clerk

**SUBJECT:** Withdrawal of Land Use Bylaw Amendment 3156/U-2005  
And Introduction of Land Use Bylaw Amendment 3156/Z-2005  
Redesignation to Direct Control District No. 20  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue  
Redesignation to A2 Environmental Preservation District  
Escarpment  
Convent Park Area, Riverside Meadows

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*Reference Report:*

Parkland Community Planning Services, dated July 25, 2005

*Resolutions:*

*"Resolved* that Council of the City of Red Deer agrees

1. That Land Use Bylaw Amendment 3156/U-2005 is withdrawn from further consideration by Council.
2. That the Public Hearing related to Land Use Bylaw Amendment 3156/U-2005 is cancelled."

*Bylaw Readings:*


Land Use Bylaw Amendment 3156/Z-2005 was given first reading. A copy of the bylaw is attached.

*Report Back to Council:* Yes

A Public Hearing will be held with respect to Land Use Bylaw Amendment 3156/Z-2005 on Monday, August 29, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/Z-2005 provides for rezoning of land in Riverside Meadows, bottom of the escarpment, north of 60<sup>th</sup> Street between Gaetz Avenue/ 51<sup>st</sup> Avenue/Convent Park to create a direct control district to allow development of multi-family housing. The developer, P & S Investments, would like to construct an apartment building and townhouse units for affordable housing. The rezoning to Direct Control District No. 20 is the result of an agreement reached between the developer and representatives of the Riverside Meadows Community Association. A portion of Convent Park to be purchased by the developer (approx. 43% of the park space) will continue to function as public park/open space unless the developer is required by The City of Red Deer to convert the area into additional parking space. This office will now proceed with the advertising for a Public Hearing. P & S Investments will be responsible for the advertising costs in this instance.

  
Nona Housenga  
Deputy City Clerk

/chk

/attach.

- c      Director of Development Services
- Director of Community Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- Recreation, Parks & Culture Manager
- Cheryl Adams, Administrative Assistant
- T. Edwards, Clerk Steno

## **BYLAW NO. 3156/Z-2005**

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

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

- 1 The "Land Use District Map F10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2005 attached hereto and forming part of the bylaw.
- 2 Addition of the following new DC Direct Control District:

### **"DC (20) DIRECT CONTROL DISTRICT NO. 20 (See Map F10)**

#### **151.5 (1) General Purpose**

This district will allow the development of an apartment building and townhouses in a manner that is compatible with the surrounding neighbourhood and the Riverside Meadows Area Redevelopment Plan. For the purposes of this Direct Control District Council is the development authority.

#### **(2) Permitted Uses**

- (a) Apartment Building to a maximum of 95 Units
- (b) Townhouse Units to a maximum of 7 units

#### **(3) Discretionary Uses**

- (a) As approved by Council

#### **(4) Development Standards**

- (a) All development standards not specifically referred to in this district shall be approved by City Council and shall generally follow the requirements of the R2 Residential (Medium Density) District
- (b) Site Development: the Apartment Building shall be handicapped accessible with an elevator
- (c) Building Height: Apartment building will be four storeys with all dwellings units above grade, the townhouses are to comply to the R2 Residential (Medium Density) District

- (d) Parking Standards: Parking Standards shall be as required in the R2 district, however, Council may defer construction of a portion of the parking if parking research proves that the parking is not required at this time. If part of the parking requirements are deferred, the area on which the parking is deferred (on the west side of the site) will be retained for public park use until such time as the land is required for use as parking.
- (e) Traffic: In order to ensure that any site development meets vehicular and pedestrian traffic needs, the developer shall submit a traffic study for review by the City of Red Deer
- (f) Site area: Minimum site area is to be 1 hectare.

READ A FIRST TIME IN OPEN COUNCIL this 2<sup>ND</sup> day of August, 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

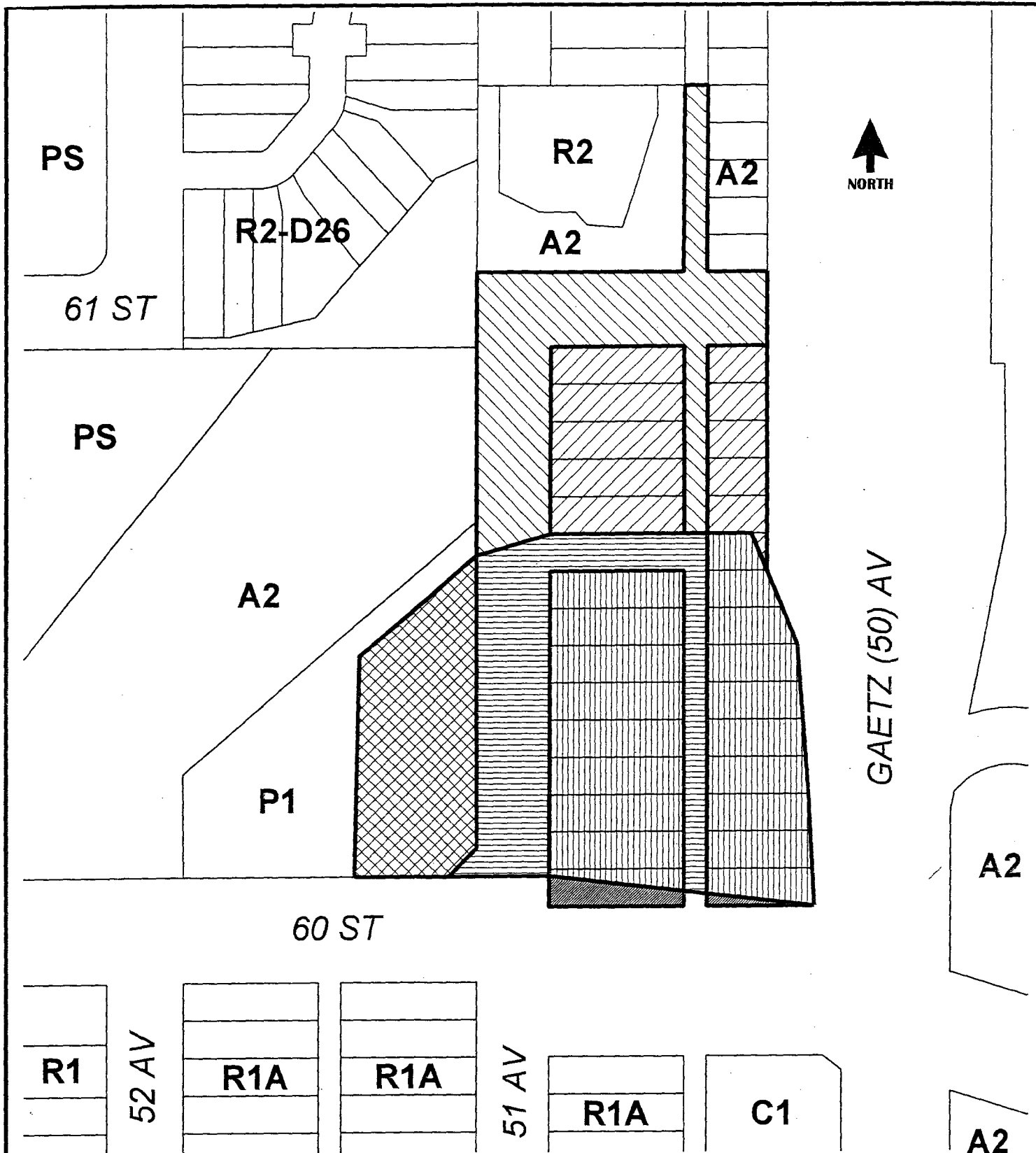
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

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MAYOR

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CITY CLERK



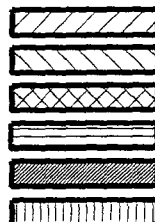
# **The City of Red Deer** PROPOSED LAND USE BYLAW AMENDMENT

## **AFFECTED DISTRICTS:**

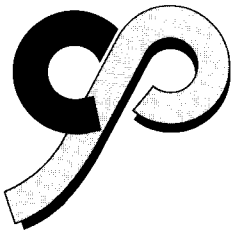
A2 - Environmental Preservation  
R2 - Residential (Medium Density)  
P1 - Parks and Recreational  
DC(20) - Direct Control District No. 20

## **Change from :**

R2 to A2  
Road to A2  
P1 to DC(20)  
Road to DC(20)  
R2 to Road  
R2 to DC(20)



MAP No. 22 / 2005  
BYLAW No. 3156 / Z - 2005



**DATE:** July 25, 2005  
**TO:** Kelly Kloss, Legislative and Administrative Services  
**FROM:** Nancy Hackett, Parkland Community Planning Services  
**RE:** **Proposed Land Use Bylaw Amendment 3156/Z-2005**

**Redesignation to Direct Control District No. 20  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue, Convent Park area, Riverside Meadows**

**Redesignation to A2 Environmental Preservation District  
Escarpment, Convent Park area, Riverside Meadows**

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### **Proposal**

Land Use Bylaw Amendment 3156/Z-2005 proposes to redesignate lands in Riverside Meadows located at the bottom of the escarpment, north of 60<sup>th</sup> Street, between Gaetz Avenue/51<sup>st</sup> Avenue/Convent Park for the purposes of creating a direct control district to allow development of multi-family housing. The developer, P & S Investments, is seeking to construct an apartment building and some townhouse units for affordable housing.

In addition, this Land Use Bylaw Amendment proposes to redesignate lands located on the escarpment to Environmental Reserve/Environmental Preservation (A2) District. These lands are currently designated R2 (Medium Density) Residential but given their location on the escarpment they are more appropriately suited to designation as A2 Environmental Preservation District. These lands are owned by the City of Red Deer. Other surrounding escarpment areas are already designated as A2.

The Land Use Bylaw Amendment also proposes to identify a small area of land along 60<sup>th</sup> Street as "road" for possible future road widening (removing it from R2 residential designation).

### **Background**

At their July 4 meeting, City Council considered several reports relating to the subject lands in Riverside Meadows as well as the corresponding Land Use Bylaw Amendment 3156/U-2005. At that time the developer, P & S Investments, was requesting redesignation to allow for the development of a 105 unit apartment building as well as 7 townhouse units. R2 (Medium Density) Residential zoning was being proposed. The report from Parkland Community Planning Services presented to Council at that time discussed the background information, history of the site, the role of the Riverside Meadows Area Redevelopment Plan



and other statutory planning documents and city policies, the public consultation, and the redesignation process. Please refer to the report dated June 27 for this information.

The June 27 report also identified outstanding issues relating to the request to redesignate lands. These outstanding matters were departmental concerns around the servicing and transportation issues of the site, the Alberta Environment deferral required to develop within 300 metres of a closed landfill, a pending slope stability study and analysis, and unresolved issues identified during public consultation.

Since that time several of these matters have been addressed or are in the process of being addressed and there has been further discussion/mediation between the developer and the Riverside Meadows Community Association Executive. As a result, the proposed development concept has been amended and the developer is now proposing fewer units with an altered site plan. And based on agreement reached during mediation (to be described in greater detail later in this report), the developer now proposes to redesignate the site to Direct Control District rather than R2.

The lands proposed for designation to A2 and those to be identified as road remain unchanged from the previous report and land use bylaw amendment.

### **Subject Site**

As described in the earlier report to Council, the proposed development site currently consists of three separate parcels of land. The first portion of land, which is the area closest to Gaetz Avenue, east of 51<sup>st</sup> Avenue, is owned by the developer. This area of land is currently designated (zoned) R2 Residential (Medium Density) District. As stated in the Land Use Bylaw, the purpose of this district is “to provide a medium density residential area with a mixture of housing types...and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible” with the surrounding neighbourhood and the adjacent sites. Under R2 zoning a multiple family building and multi-attached building are discretionary uses.

The second portion of the proposed development site is land that is comprised of city owned lanes or road right-of-way (undeveloped). As road right-of-way or lane there is no zoning on the land.

The third portion of the development site is a portion of Convent Park. It is owned by The City and is zoned P1 Parks and Recreation District.

It is proposed that all of these parcels be redesignated to Direct Control District Number 20 to accommodate the proposed development. Prior to construction, all of these parcels of land would be consolidated into one development site. This would occur under a separate subdivision/consolidation process handled by the Subdivision Authority.

In addition to these portions of land, some land on the escarpment is designated R2. It is not developable land and not suitable for residential land use. Adjacent hillside lands are designated as A2 Environmental Preservation District. The purpose of the A2 land is to protect environmentally sensitive land by restricting development to minimal and

environmentally compatible uses. It is proposed that the portions of hillside adjacent to the subject site, where not already designated A2, be redesignated as such.

### **Mediation**

Following the July 4 Council meeting the developer and representatives of the Riverside Meadows Community Association Executive chose to enter into mediation. As identified in the attached report from mediators Marti Ryan and Don Dary, agreement has been reached between the developer and the Riverside Meadows Community Association Executive as to the type of development and the type of redesignation for the subject site.

The agreements outlined in the letter from Ms. Ryan and Mr. Dary are reflected in the proposed Direct Control District No. 20.

### **Direct Control District No. 20**

Direct Control District No. 20 has been written to reflect the agreement reached between the developer and the representatives of the Riverside Meadows Community Association during mediation. This district will allow as a permitted use, a four storey 95 unit apartment building and seven townhouses. With regard to site regulations building design, the first floor of the apartment building will be at grade level and the building will have an elevator. The site development standards state that any proposal for this site shall be accompanied by a complete set of elevations for Council approval. These elevations shall feature a high degree of architectural quality for all elevations. All other site regulations, landscaping, parking and all other standards, shall be expected to generally follow the regulations outlined in the R2 district, however a relaxation to the parking requirements may be granted by Council. Although this will be dealt with at the time of a development permit application, for the information of Council, an agreement has been reached by the developer and Community Association Executive in which the portion of Convent Park to be purchased by the developer (approximately 43% of the park space) will continue to function as public park/open space unless the developer is required by The City of Red Deer to convert the area into additional parking space. This agreement will be registered by caveat on the land title. The Riverside Meadows Community Association would be notified by the developer if he is required to convert the park into parking area. Direct Control District No. 20 appears in detail in the attached Land Use Bylaw Amendment.

### **Arising Issues**

#### **Closed Landfills**

Also raised since this matter first appeared at City Council is the issue of additional closed landfills within the proximity of the proposed development site. At this time the City has confirmed one closed landfill located on city park land above the escarpment but within 300 metres of the site. A letter to the City raised the possibility that the site itself or portions of it were once a landfill. In response to this letter research was undertaken by the City of Red Deer Archives. Based on this research, there is evidence that lands at the foot of the North Hill, between the SE quarter of Section 20 and the SW quarter of Section 21 operated as a landfill during or before the 1920s and 1930s (the exact location is being investigated).

There was no indication of this identified in the Level 1 Environmental Assessment nor the Geotechnical report completed for this site. The Level 1 Environmental Assessment does note that some garbage/discarded furniture and appliances/other trash has recently been dumped on part of the site and should be removed and properly disposed of. The developer will be removing this refuse. The City of Red Deer will address any additional requirements or response required as a result of the identification of the 1920s/1930s landfill. This matter will need to be resolved before approval of a development permit.

#### Park Land Value/Selling Price

The second additional issue that has been raised is the value applied to the park land should it be sold. To this point, the value discussed has been \$7.00 per square foot. This value was determined in December of 2004 based on the selling price of surrounding lands. To ensure a fair, up to date, accurate sale price, The City of Red Deer has initiated two formal independent appraisals on this site. This process is further discussed in a report from the Land and Economic Development Department appearing on this agenda.

#### Overall Neighbourhood Density

At the July 4 meeting, a member of Council inquired as to the current density of Riverside Meadows, the comparison with other neighbourhoods, the share of municipal reserve in Riverside Meadows, and the potential of other medium density or multi-family redevelopments to occur in the neighbourhood in the future. Planning staff have completed preliminary research in answer to these questions as noted in the chart and text below.

*Density Comparison Table*

Neighbourhood	Year Established	Population (2005)	Area in Hectares	Density (persons/ha)	Number of Units(1999)	Units per Hectare
Riverside Meadows	1907	2,078	116	17.9	1, 438	12.4
Waskasoo	1912	499	65	7.7	234	3.6
Woodlea	1904	654	32	20.4	317	9.9
Parkvale	1905	852	41.8	20.4	427	10.2
Highland Green	1977	4,042	121	33.4	1,645	13.6
South Hill (East of Gaetz Ave)	1938	1,566	47.3	33	834	17.6
South Hill (West of Gaetz Ave)	1902	1,560	53	29	1,182	22.3

As shown in the table above, the Riverside Meadows neighbourhood is approximately 116 hectares including portions of Waskasoo Park, two school sites, and the escarpment. The 2005 City Census reported 2,078 residents living in Riverside Meadows in 1438 units (1999 figure). This would equate to a density of approximately 18 persons per hectare and approximately 12.4 units per hectare. In comparison, other older neighbourhoods established in the early 1900s such as Parkvale, Woodlea and Waskasoo have densities of 20.4, 20.5, and 7.7 persons per hectare.

For comparison, new neighbourhoods approved after 2002 under the City's Neighbourhood Planning and Subdivision Guidelines, such as Johnstone Crossing or Inglewood are required to have a minimum density of 12.35 units per hectare up to a maximum of 17.3 units per hectare. There are no regulations around the number of persons per hectares, however at current household sizes of 2.39 persons per unit, this would equate to approximately 29.5 to 41.3 persons per hectare.

The South Hill and Highland Green area would be examples of neighbourhoods with higher densities of approximately 29 to 33 persons per hectare.

While there are regulations in place to direct the number of units to be constructed in new neighbourhoods, there are no planning policies to generally preclude older neighbourhoods from increasing in density. And as shown in the table, there is a considerable range in the density among various neighbourhoods in the city.

#### *Open Space*

With regard to municipal reserve or park space, Riverside Meadows contains approximately 34.41 hectares of green space (park, municipal reserve, environmental reserve, school sites). This is approximately 33.8% of the neighbourhood. If the BMX track/Waskasoo Park is excluded from consideration the percentage would decrease. Other older communities such as Woodlea and Waskasoo contain 18.7 % and 70% green space respectively. Newer neighbourhoods such as Inglewood East, Johnstone Park, and Aspen Ridge contain 10% to 12% municipal reserve.

#### *Future Infill Development*

In terms of other possible multi-family development that may occur in Riverside Meadows, the Area Redevelopment Plan identifies four potential locations for possible multi-family housing. These are lands within the I1A/BSR district (includes the Harper property), the Valley Park Manor site (currently being used as a nursing home but zoned R3), 5603 Kerry Wood Drive (vacant site, location of the former Two Small Men Moving Company Site), and the properties in Direct Control District 15 (located along the River and 58 Street allows mixed use commercial and residential). While none of these sites are currently being used for multi-family residential each has zoning which would allow redevelopment to occur in the form of apartments, townhouses or other medium density, multi-family, or mixed residential. In one case, the site at 5603 Kerry Wood Drive, a density limit has been approved at R3 D-95 but in all other cases, the density would be determined at the time of a development application. Should all of these sites redevelop in the coming years the density of the neighbourhood could increase substantially, however until specific plans are approved, planning staff are unable to indicate the number of possible units or persons that might be added to the neighbourhood. The number of units would be affected by several factors

including the design of parking (underground or surface), the amount of landscaping, number of storeys, and any mixture of uses on site (such as commercial and office allowed in the I1A/BSR or DC 15 district) of the individual proposals.

### **Environmental Advisory Board**

The proposed redesignation of P1 (Parks and Recreation District) land to allow residential development and the redesignation of escarpment land to the A2 (Environmental Preservation) District, was presented to the Environmental Advisory Board on June 28. While the minutes of that meeting set out in more detail the discussion and recommendation of the Board, in general, the Board had no objection to/supported the redesignation based on three conditions. Firstly, that the pending slope stability study found no issues of concern or that issues could be mitigated. Secondly, that the landfill setback issue could be satisfactorily resolved and thirdly that any wildlife corridors on the site were not negatively impacted.

In response to these matters, the finalized slope stability study has been submitted to The City of Red Deer and reviewed by Engineering Services staff. The developer has agreed to the recommendation from the slope stability study to set any buildings back 15 metres from the toe of the slope. As well, the request to defer the 300 metre landfill setback has been submitted to Alberta Environment. No response has been received to date. This deferral would be required prior to issuing any development permit approvals.

With regard to the impacts of the proposed development on possible wildlife corridors, Planning staff met with the City's Biological Services Coordinator in July to review this matter. As discussed with the Biological Services Coordinator, the City of Red Deer does not have identified formal wildlife corridors. However, the City does maintain a Wildlife Tracking Program. This program includes the record of all registered public reported sightings of moose and deer to Alberta Environment as well as a record of the observations of City of Red Deer Recreation, Parks and Culture staff/crews throughout the city for various wildlife such as moose, deer, and fox. Recorded data is available for the past several years. Based on these records some deer do appear to be moving along the escarpment and through Riverside Meadows but this area does not appear to be more commonly used by deer than other escarpment areas in the city.

It should be noted that at this time, the data is not sufficient to identify formal wildlife corridors nor to determine explicit impacts on possible corridors. However, from a planning perspective, there are two important points to consider. First, the redesignation of land to A2 Environmental Preservation will cause no change to the existing escarpment area other than to more thoroughly protect it and clarify its role as an environmental reserve area. Second, it is important to recognize that the primary purpose of P1 land is to allow for development of recreation areas and facilities for public use. P1 designation is not primarily intended as a naturalized area or environmental preservation/wildlife area. Therefore, even without zoning changes to allow residential buildings, the P1 area could develop recreation structures, buildings, courts, rinks, pools or other facilities which, just like a residential structure, could deter or interrupt use by wildlife. However, the specific impacts of development of any type of structure at this location are not known and should Council

require any further analysis or information specific to the proposed direct control designation, additional expert study would be necessary.

### **Recreation and Parks Board**

The Recreation and Parks Board met on July 12 to review the proposed land use bylaw amendment. The Board did not support the sale of a portion of Convent Park nor the proposal to rezone (redesignate) the park land to residential (R2 district). The Board explained their rationale that no additional park land within Riverside Meadows has been secured for purchase to replace the portion of park to be sold and that the mediation process between the developer and the community had not concluded at that time. The Recreation, Parks and Culture staff response is discussed within the report also appearing on this agenda.

### **Planning Analysis**

As discussed in the previous report to Council, a proposed redesignation to allow multi-family residential development (whether it be in the form of R2 or now Direct Control District No. 20) complies with the land use recommendations of the Riverside Meadows Area Redevelopment Plan and the other statutory plans of the City.

Previously, there were several unresolved issues identified which impacted possible redesignation. The first is the issue around the landfill setback. The subject property is within 300 metres of a closed landfill and as such requires provincial approval for a relaxation to allow residential development. According to the geotechnical report submitted by the developer there appears a low probability of risk. However Alberta Environment must approve any deferrals to the setback. The necessary materials have been submitted to Alberta Environment by the Inspections and Licensing department. There is no response yet on this matter from Alberta Environment. A response will be required prior to consideration of a development permit. Resolution of how to deal with newly identified landfills in the area will also be required prior to consideration of a development permit.

The second issue identified in the earlier planning report was that of escarpment / slope stability. The developer subsequently submitted a slope stability report to the City which has now been reviewed. Engineering Services reviewed the report and agreed with the report's recommendation to set the building back 15 metres from the toe of the escarpment. Any development permit approvals would need to reflect this setback distance.

The third issue identified was the matter of traffic and/or site servicing analysis. These reports have been submitted to the City and are under review by Engineering Services. Any matters arising from these reports may need to be dealt with at the development permit or subdivision stage.

Lastly, there were some unresolved issues from the community design review and the public meeting. As noted, representatives from the executive of the community association and the developer have recently agreed to a revised development concept as reflected in the proposed designation to Direct Control District No. 20.

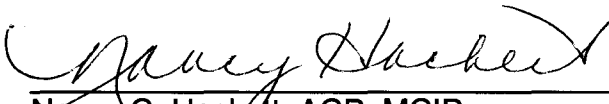
Given that the necessary background reports for redesignation have been submitted to the City and based on the agreement reached during formal mediation and as the proposed

Direct Control District No. 20 complies with the Riverside Meadows Area Redevelopment Plan, planning staff support the redesignation.

**Recommendation**

It is recommended that Council proceed with first reading of Land Use Bylaw Amendment 3156/Z-2005 to redesignate lands on the escarpment for environmental preservation (A2 district) as well as lands located at the toe of the escarpment for residential use under Direct Control District No. 20.

Respectfully Submitted,

  
Nancy C. Hackett, ACP, MCIP  
PLANNER

- c. Stan Schalk, P & S Investments
- George Berry, Berry Architecture
- Shirley Hocken, Riverside Meadows Community Association
- Kurt Ternes, Riverside Meadows Community Association
- Marleen Cowan, Riverside Meadows Community Association
- Sherri Turpin, Riverside Meadows Community Association
- Howard Thompson, Land and Economic Development
- David Matthews/Greg Scott, Recreation, Parks and Culture

**BYLAW NO. 3156/Z-2005**

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

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

- 1 The "Land Use District Map F10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2005 attached hereto and forming part of the bylaw.
- 2 Addition of the following new DC Direct Control District:

**"DC (20) DIRECT CONTROL DISTRICT NO. 20 (See Map F10)**

**151.5 (1) General Purpose**

This district will allow the development of an apartment building and townhouses in a manner that is compatible with the surrounding neighbourhood and the Riverside Meadows Area Redevelopment Plan. For the purposes of this Direct Control District Council is the development authority.

**(2) Permitted Uses**

- (a) Apartment Building to a maximum of 95 Units
- (b) Townhouse Units to a maximum of 7 units

**(3) Discretionary Uses**

- (a) As approved by Council

**(4) Development Standards**

- (a) All development standards not specifically referred to in this district shall be approved by City Council and shall generally follow the requirements of the R2 Residential (Medium Density) District
- (b) Site Development: the Apartment Building shall be handicapped accessible with an elevator
- (c) Building Height: Apartment building will be four storeys with all dwellings units above grade, the townhouses are to comply to the R2 Residential (Medium Density) District



- (d) **Parking Standards:** Parking Standards shall be as required in the R2 district, however, Council may defer construction of a portion of the parking if parking research proves that the parking is not required at this time. If part of the parking requirements are deferred, the area on which the parking is deferred (on the west side of the site) will be retained for public park use until such time as the land is required for use as parking.
- (e) **Traffic:** In order to ensure that any site development meets vehicular and pedestrian traffic needs, the developer shall submit a traffic study for review by the City of Red Deer
- (f) **Site area:** Minimum site area is to be 1 hectare.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      A.D. 2005.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      A.D. 2005.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      A.D. 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 2005.

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MAYOR

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CITY CLERK

PS

R2-D26

R2

A2



61 ST

PS

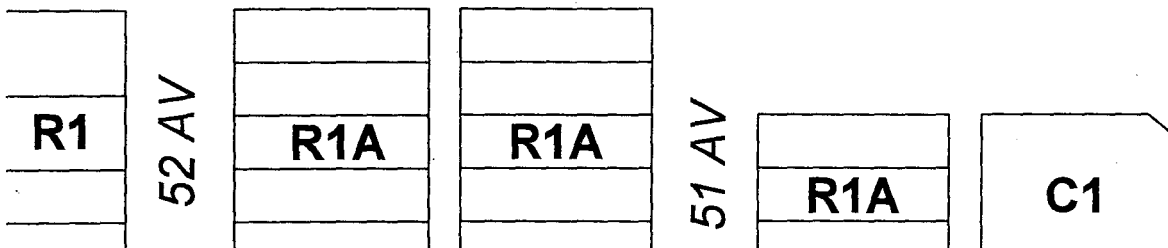
A2

P1

GAETZ (50) AV

A2

60 ST

**The City of Red Deer****PROPOSED LAND USE BYLAW AMENDMENT****AFFECTED DISTRICTS:**

A2 - Environmental Preservation

R2 - Residential (Medium Density)

P1 - Parks and Recreational

DC(20) - Direct Control District No. 20

**Change from :**

R2 to A2

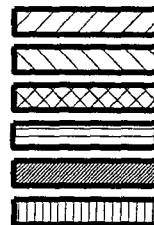
Road to A2

P1 to DC(20)

Road to DC(20)

R2 to Road

R2 to DC(20)


 MAP No. 22 / 2005  
 BYLAW No. 3156 / Z - 2005



RECREATION, PARKS & CULTURE

RPC 05.0061.3010

**Date:** July 21, 2005

**To:** Legislative & Administrative Services Manager

**From:** Greg Scott, Recreation, Parks & Culture Department Manager  
David Matthews, Community Development & Planning Coordinator

**Subject:** **Riverside Meadows Convent Park Development – Sale of Parkland  
Recreation & Parks Board Recommendations  
(Supplementary Report Information)**

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### **Background**

As per the June 27/05 Council Report titled "*Riverside Meadows Convent Park Development (Sale of Parkland)*" and the June 30/05 supplementary Council Report titled "*Riverside Meadows Convent Park Development (Sale of Parkland) - Environmental Advisory Board/Recreation & Parks Board Recommendations*", this report is being provided in order to inform City Council of the results of the presentation to the Recreation & Parks Board.

On July 12<sup>th</sup>, representatives from the Riverside Meadows Community, Parkland Community Planning Services, and the Recreation, Parks & Culture Department had an opportunity to present their positions on the sale and rezoning of a portion of Convent Park from P1 (Parks & Recreation District) to R2 (Residential Medium Density District) to the Recreation & Parks Board. Those speaking on behalf of the Riverside Meadows Community did not support the sale of the park for the following reasons:

- The historical significance of the park, as it relates to the Convent above the escarpment.
- The belief that the sale will result in a reduction of parkland within the neighbourhood.
- The fact that the park acts as an attractive entryway into Riverside Meadows, and the belief that this would be compromised as a result of the sale and redevelopment on the park.
- The belief that the park does in fact receive significant use in its current state.
- The belief that the park would not provide sufficient space for anticipated activities if reduced to the proposed size.

As outlined in Council's June 27/05 report, the Recreation, Parks & Culture Department recommended that the Board support the sale of a portion (43%) of the park for the following reasons:

1. Following extensive public input, the sale of a portion of Convent Park was recommended in the Riverside Meadows Area Redevelopment Plan. This document was approved by Red Deer City Council as a statutory plan in June of 2000.



## RECREATION, PARKS & CULTURE

### **Background (cont'd)**

2. As per the Riverside Meadows Area Redevelopment Plan, the *“proceeds from the sale of any park land should...be used to acquire additional park spaces (within Riverside Meadows)”* (page 60, RMARP). This requirement will help to ensure that the overall park land within Riverside Meadows does not diminish. In fact, one significant location within the Riverside Meadows community currently zoned R2 has been identified for future acquisition and rezoning to park (page 56, RMARP).
3. The reduction in the size of Convent Park is in line with the City's new Neighbourhood Planning and Design Guidelines & Standards, which supports the construction of a central park site along with smaller parkettes. Designing neighbourhood park systems in this way helps to disperse parkland more evenly throughout a community, and at the same time provides a variety of park environments that allow for different types of recreation and leisure uses (i.e., different park settings for different aged children, and for both active and passive types of activities).
4. Due to the fact that Convent Park is 1) immediately adjacent to a busy four lane roadway, 2) that it can only be accessed by crossing this roadway, and 3) because of its current size, the park is not appropriate for major recreational amenities such as sports fields and senior level playgrounds. There are a number of more suitable park spaces within the neighbourhood that currently contain major recreational amenities. The Convent Park location is more suited for a junior playground, which would attract preschool children accompanied by adults. Following the sale of the portion of Convent Park, the remaining area would also provide sufficient open space for free play (i.e., running games, kicking/throwing balls/Frisbees).
5. Following a review by the City's Solicitor of the historical documents, land titles, and legal agreements related to Convent Park, it has been determined that there are no restrictions in place that would hinder City Council from rezoning or disposing of the park area.
6. Administration has considered Council Policy #3108, Leasing and License to Occupy City-Owned Parkland. Although this policy outlines the procedure for the leasing and license to occupy parkland, it also references the process for the sale of parkland. However, in this situation, City Council has approved, through bylaw, the Riverside Meadows Redevelopment Plan and this plan is the governing document for consideration of this request. Clearly, this redevelopment plan recommends that consideration should be given to the sale of a portion of Convent Park and directs that the dollars from this sale should be used to acquire additional park space within the Riverside Meadows Subdivision.

### **Current Situation**

At its July 12<sup>th</sup> meeting, the Recreation & Parks Board did not support the following recommendation of administration:

1. The sale of 43% of Lot R-1, Block 27, Plan 792-1058, representing 2,102 square metres, more or less, of City-owned P1 (Parks & Recreation District), located near 52<sup>nd</sup> Avenue north of 60<sup>th</sup> Street, and
2. The rezoning of the 2,102 square metres, more or less, of park land from P1 (Parks & Recreation District) to R2 (Residential Medium Density District).



RECREATION, PARKS & CULTURE

### **Current Situation (cont'd)**

The Board's rationale for not supporting the recommendation of administration is outlined below:

1. No additional park land within Riverside Meadows has been secured for purchase by The City of Red Deer for the purpose of replacing the 43% of the Convent Park (representing 2,103 square metres) that is being proposed for sale, and
2. The mediation process between the Riverside Meadows Community Association and P & S Developments is still in progress.

In response to the Board's reasons for not supporting administration's recommendation, the following explanation was provided:

1. (a) Only the funds from the sale of a portion of Convent Park have been identified for use in acquiring future park land within Riverside Meadows. As neither the sale of this park land nor the funds from the sale have yet been finalized, The City is not in a position to secure additional park space within Riverside Meadows.  
(b) With the mixed support for the sale of a portion of Convent Park, it would be presumptuous to begin discussions with private landowners in Riverside Meadows around the purchase of future parkland prior to the sale of Convent Park being finalized.
2. The mediation process between the Riverside Meadows Community Association and P & S Developments has been ongoing for a number of months and may continue for sometime; however, much of the negotiation is unrelated to the sale of parkland and therefore it is questionable whether or not it should be used as rationale for not supporting the sale of the Park.

**NOTE:** Since the Recreation & Parks Board Meeting took place, through mediation the Developer and the Riverside Meadows Community Association have reached a consensus. The consensus involves altering the location of the building so that it is not located on existing parkland and identifying the parkland to be sold as future parking. The amount of parkland being proposed for sale has not changed, however it will remain as green space until such time as additional parking is deemed to be necessary. The developer has agreed to allow the Community to use the 43% of parkland as public play space until development of future parking is required.

### **Administrative Recommendation**

Following consideration of the Recreation & Parks Board's position and Council Policy #3108, administration continues to ask that the Council of The City of Red Deer approve the following recommendation of administration, which was previously outlined in the June 27<sup>th</sup> Council Report:

1. The sale of 43% of Lot R-1, Block 27, Plan 792-1058, representing 2,102 square metres, more or less, of City-owned P1 (Parks & Recreation District), located near 52<sup>nd</sup> Avenue north of 60<sup>th</sup> Street, and



RECREATION, PARKS & CULTURE

**Administrative Recommendation (cont'd)**

2. The rezoning of the 2,102 square metres, more or less, from P1 (Parks & Recreation District) to Direct Control.

GREG SCOTT  
Recreation, Parks & Culture Manager

DAVID MATTHEWS  
Community Development & Planning Coordinator

DM

- c. Colleen Jensen, Community Services Director  
Howard Thompson, Land & Economic Development Manager  
Scott Cameron, Social Planning Manager  
Pam Ralston, Community Facilitator, Social Planning  
Nancy Hackett, Planner, PCPS



# Memo

Date: July 22, 2005

To: Kelly Kloss, Legislative and Administrative Services

From: Howard Thompson, Land & Economic Development Manager

Re: **Sale of Part of Convent Park - Lot R-1 (Reserve), Block 27, Plan 792 1058**

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## Background:

Further to my memo of June 27, 2005 regarding the above and discussions with the Riverside Meadows Community Association, Land and Economic Development has commissioned two separate independent appraisals to ensure the current market value is obtained for the sale of parkland. The intent is to apply the average market value from the two reports to the purchase price of the disposed parkland.

## Financial Implications:

A report will be presented at the August 29, 2005 meeting of City Council with the findings of the appraisals and recommendations for amendments, if any, to the purchase price for the various portions of public land, and the amount of the conditional grant for the roadways.

## Recommendation:

That City Council receives this report as information.

A handwritten signature in black ink, appearing to read 'H. Thompson'.

Howard Thompson  
Land & Economic Development Manager

- c. Colleen Jensen, Director of Community Services
- Bryon Jeffers, Director of Development Services
- Scott Cameron, Social Planning Manager
- Greg Scott, Recreation, Parks and Culture Manager
- Tom Warder, Engineering Services Manager
- Paul Meyeette, Inspections & Licensing Manager
- Nancy Hackett, Planner - PCPS

## Land Use Bylaw Amendment Process

Convent Park site,  
Riverside Meadows



## Proposal

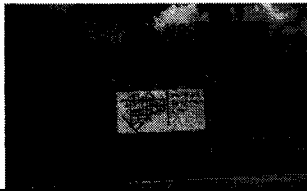
### Proposal

- Proposal received from P&S Investments to redesignate lands in Riverside Meadows to develop a multi-family housing project
- 105 unit apartment building and 7 townhouses
- Developer proposes to construct affordable housing



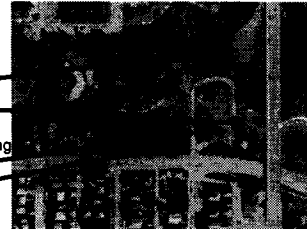
## Proposed Location

- Site is at the bottom the escarpment
- North of 60<sup>th</sup> Street
- Between Gaetz Avenue/51<sup>st</sup> Avenue/Convent Park



## Site

- Currently consists of several parcels including:
  1. Escarpment
  2. Vacant residential site/Former site of several houses/building
  3. Road and lanes
  4. Park Space

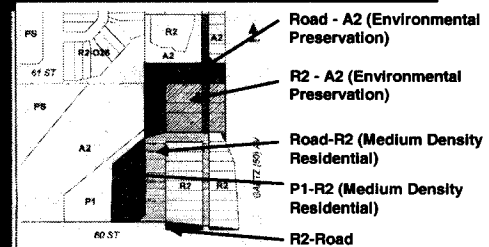


## Redesignation

- Proposal required a series of redesignations, road closures, and sale of some city owned land



## Land Use Bylaw Amendment No 3156/U-2005





## Site Considerations

- Many issues to work through in considering the site:
  - Landfill
  - Cemetery
  - Traffic Analysis
  - Slope Stability
  - Environmental Impacts
  - Public Consultation



## Statutory Plans

- Riverside Meadows Area Redevelopment Plan
  - Adopted by Council in 2000
  - Purpose of the plan was to revitalize the Riverside Meadows neighbourhood
  - Plan dealt with many issues including transportation, safety, parks and land use planning



## ARP – Recommendations

In order to facilitate redevelopment, the Plan recommended:

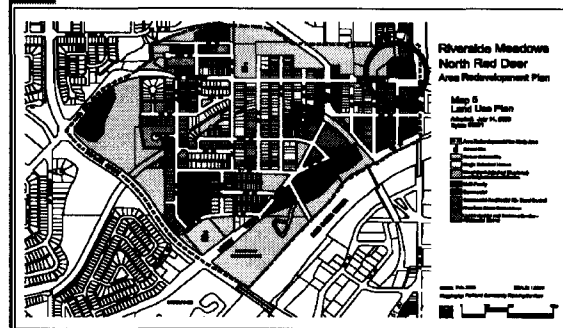
- Portion of Convent Park be sold for development
- Land be consolidated with adjacent lands
- Money from sale of land be reinvested into neighbourhood

Rationale:

- Create a site that would attract new development and new families to the area



## ARP Land Use Plan



## Municipal Development Plan

- Contains policies around encouraging affordable housing in the initial planning and design of residential neighbourhoods



## Provincial Land Use Policies

- Speak to the need for affordable housing
- Also the need to identify in consultation with the local housing industry and local housing associations,
  - the magnitude and scope of the local need
  - and establish land use patterns to respond to that need



### Process to Date

- Community representatives and developer met between November 2004 and April 2005
- Several studies completed/designs submitted
- Public Meeting on June 22
- Environmental Advisory Board June 28



### Process to Date

- On July 2 Council considered the proposal
  - disposal and sale of reserve
  - road closures and sale of road
  - Redesignation to R2 and A2
- All received first reading
- Public hearings were advertised



### Subsequent to July 2

- Slope stability study reviewed and recommendations agreed to
- Landfill Information provided to Alberta Environment, awaiting response
- Revised Traffic Study submitted and under review by Engineering Services
- Developer and Riverside Meadows Community Association Executive meet with a mediator
- Agreement submitted in mediator's report



### Mediator's Report States:

- Riverside Meadows Community welcomes all residents and support affordable housing
- Safety of community residents and tenants of a new development is a key consideration
- People thrive on having a place to call home and quality of life is important
- Appropriate and long term tenants are most desirable



### Mediator's Report States:

- Developer agrees to establish a committee regarding screening and will solicit input from the community association
- Developer agreed that there would be on-site caretakers for the entire building
- Canadian Mental Health will provide appropriate support for assisted living tenants



### Mediator's Report States:

- Development Concept agreed to:
  - 4 storey apartment building, maximum 95 units
  - 7 townhouses
  - First Floor at grade level
  - Building will have an elevator
  - Direct Control zoning
  - Developer to purchase up to 43% of Convent Park



### Mediator's Report States:

- Further agreements:
  - Both parties agree to the deferral of parking requirements
  - The purchased portion of Convent Park will remain as park unless the developer is required to make the park area into additional parking spaces
  - Developer agreed to caveat on park that it will remain park and will notify Community Association if he is required to use the park for parking
  - Developer does not object to Community Association requesting 60 Street be changed to 2 lanes
  - Sidewalk on 60 Street will be discussed
  - Foster open communication in the future



### Changes

- No longer R2 designation, rather Direct Control District No. 20
- No changes to sale of road and park
- Road and park requested for Direct Control District No. 20
- No changes to the hillside being designated A2 (Environmental Protection).



Home > Keeping You Informed > News Releases > Recent > City Council to consider Riverside Meadows affordable housing development

## City Council to consider Riverside Meadows affordable housing development

July 29, 2005

(Red Deer, Alberta) – The City of Red Deer would like to inform residents of public hearings to be held Tuesday, August 2, 2005. The hearings will allow citizens to voice their opinions on a proposed affordable housing development in Riverside Meadows, in the vicinity of 60th Street and 51st Avenue, adjacent to Convent Park.

On July 4, 2005, City Council was presented with a rezoning application from P & S Investments to build an affordable housing development in Riverside Meadows. The application included requests to purchase a portion of a park adjacent to the proposed development and to address some road closure issues.

Although P & S Investments and the Executive of the Riverside Meadows Community reached an agreement on the proposed development on July 20, the issue must still be considered by Council.

"There is some confusion as to whether or not Council will still discuss this on August 2," said Kelly Kloss Legislative & Administrative Services Manager. "We want the public to know that the development will still be considered by Council on this date, and that public feedback is welcome."

The hearing will begin at 7:00 p.m. in City Hall's Council Chambers. All residents are welcome to attend.

-end-

For more information, please contact:

Kelly Kloss  
Manager  
Legislative and Administrative Services  
The City of Red Deer  
(403) 342-8134

## **Tuesday, August 2, 2005 Council Meeting Process to Follow re Convent Park**

### **1. Colleen Jensen**

- Will provide an overview of what is before Council regarding this development, including the history.

### **2. Nancy Hackett**

- Will provide an overview of the rezoning as originally proposed including the park to be sold and roads to be closed.
- Will provide a summary of the Direct Control agreement made between the Riverside Meadows Executive and P & S Investments.

### **3. Riverside Meadows Executive & P & S Investments**

- Ask if a member of the Executive and/ or Stan Schulk would like to address Council on the agreement reached.

### **4. Public Hearing Disposal of Municipal Reserve (Park Area)**

- Ask Greg to comment on his report
- Open the Public Hearing
- Ask if anyone wants to speak
- Close Public Hearing
- Consider Resolution #5. (No bylaw for disposal of reserve)

### **5. Public Hearing Road Closure Bylaw 3348/2005**

- Open the Public Hearing
- Ask if anyone wants to speak
- Close Public Hearing
- Consider 2<sup>nd</sup> & 3<sup>rd</sup> readings of Road Closure Bylaw 3348/2005

### **6. Direct Control Land Use Bylaw Amendment 3156/Z-2005**

- Nancy Hackett presents the bylaw.
- Consider 1st reading of the bylaw.
- If 1<sup>st</sup> reading passes a public hearing held on Monday August 29, 2005 at 7:00 pm. (Then move on to Step #7)

*Process to Follow re Convent Park*  
*Page 2*

**6a. If 1<sup>st</sup> reading of Direct Control Bylaw defeated**

- Hold public hearing for Land Use Bylaw Amendment 3156/U-2005.
- Open public hearing.
- Ask if anyone wants to speak.
- Close Public Hearing.
- Consider 2<sup>nd</sup> & 3<sup>rd</sup> readings of Land Use Bylaw Amendment 3156/U-2005.
- If this Bylaw passes, then MPC will consider the development issues.
- Move to Step #8.

**7. Withdraw Land Use Bylaw Amendment 3156/U-2005**

- If the Direct Control Land Use Bylaw Amendment gets 1<sup>st</sup> reading Land Use Bylaw Amendment 3156/U-2005 can be withdrawn.
- Pass resolution #6 that withdraws the bylaw and indicates that the public hearing is cancelled.

**8. Land Sale and Exchange Agreement with P & S Investments**

- Pass Resolution #7 amending the July 4, 2005 resolution.

**9. Next steps**

- Rezoning to Direct Control: Public Hearing August 29, 2005 7:00 pm
- Consideration of Development Permit:
  - a. At the earliest Council will consider the details on August 29 if the Direct Control Bylaw is approved
  - b. More than likely the development permit details will be not be available until a later Council meeting.

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## City Council to consider Riverside Meadows affordable housing development

July 29, 2005

(Red Deer, Alberta) – The City of Red Deer would like to inform residents of public hearings to be held Tuesday, August 2, 2005. The hearings will allow citizens to voice their opinions on a proposed affordable housing development in Riverside Meadows, in the vicinity of 60th Street and 51st Avenue, adjacent to Convent Park.

On July 4, 2005, City Council was presented with a rezoning application from P & S Investments to build an affordable housing development in Riverside Meadows. The application included requests to purchase a portion of a park adjacent to the proposed development and to address some road closure issues.

Although P & S Investments and the Executive of the Riverside Meadows Community reached an agreement on the proposed development on July 20, the issue must still be considered by Council.

“There is some confusion as to whether or not Council will still discuss this on August 2,” said Kelly Kloss Legislative & Administrative Services Manager. “We want the public to know that the development will still be considered by Council on this date, and that public feedback is welcome.”

The hearing will begin at 7:00 p.m. in City Hall’s Council Chambers. All residents are welcome to attend.

-end-

For more information, please contact:

Kelly Kloss  
Manager  
Legislative and Administrative Services  
The City of Red Deer  
(403) 342-8134

FILE COPY



LEGISLATIVE & ADMINISTRATIVE SERVICES

August 3, 2005

Fax: 314-4477

Mr. George Berry  
Berry Architecture & Associates Ltd.  
3<sup>rd</sup> Floor, 5301 – 43 Street  
Red Deer, AB T4N 1C8

Dear Mr. Berry:

***P & S Investments – Multi-Family Development  
Land Use Bylaw Amendment 3156/Z-2005  
Redesignation to Direct Control District No. 20  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue, Convent Park Area  
Resignation to A2 Environmental Preservation District  
Escarpment, Convent Park Area***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/Z-2005* at the City of Red Deer's Council Meeting held Tuesday, August 2, 2005. For your information, a copy of the bylaw is attached.

*Land Use Bylaw Amendment 3156/Z-2005* provides for rezoning of land in Riverside Meadows, bottom of the escarpment, north of 60<sup>th</sup> Street between Gaetz Avenue/ 51<sup>st</sup> Avenue/Convent Park to create a direct control district to allow development of multi-family housing. The rezoning to Direct Control District No. 20 is the result of an agreement reached between the developer, P & S Investments, and representatives of the Riverside Meadows Community Association. A portion of Convent Park to be purchased by the developer (approx. 43% of the park space) will continue to function as public park/open space unless the developer is required by The City of Red Deer to convert the area into additional parking space. Lands located on the escarpment will be rezoned to Environmental Reserve/Environmental Preservation (A2) District from R2 (Medium Density) Residential. Other surrounding escarpment areas are already designated as A2 District.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, August 29, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

...2/



Berry Architecture & Associates Ltd.

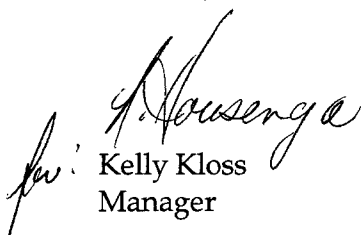
August 3, 2005

Page 2

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 10, 2005. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

 Kelly Kloss  
Manager

/attach.

cc Parkland Community Planning Services  
Land & Economic Development Manager  
C. Adams, Administrative Assistant



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES

August 3, 2005

Kim Wilson, Secretary  
Riverside Meadows Community Association  
5824 – 56 Avenue  
Red Deer, AB T4N 4P8

Dear Ms. Wilson:

*P & S Investments – Riverside Meadows Affordable Housing Project*

At the Tuesday, August 2, 2005 Council Meeting, the matter of the development by P & S Investments in Riverside Meadows and the agreement reached between P & S Developments and the Riverside Meadows Community Association was discussed. At this meeting, Public Hearings were held regarding the Disposal of Municipal Reserve (park area) and Road Closure Bylaw 3348/2005. Following the public hearings, Road Closure Bylaw 3348/2005 was given second and third readings and the following resolution was passed regarding the Disposal of Municipal Reserve.

“Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees to the disposal of municipal reserve lands described as:

“All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058, lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less.”

...2/

Land Use Bylaw Amendment 3156/Z-2005 was also given first reading and provides for rezoning of land in Riverside Meadows, bottom of the escarpment, north of 60<sup>th</sup> Street between Gaetz Avenue/ 51<sup>st</sup> Avenue/Convent Park to create a direct control district to allow development of multi-family housing. The rezoning to Direct Control District No. 20 is the result of the agreement reached between the developer, P & S Investments, and representatives of the Riverside Meadows Community Association. A portion of Convent Park to be purchased by the developer (approx. 43% of the park space) will continue to function as public park/open space unless the developer is required by The City of Red Deer to convert the area into additional parking space. Lands located on the escarpment will be rezoned to Environmental Reserve/Environmental Preservation (A2) District from R2 (Medium Density) Residential. Other surrounding escarpment areas are already designated as A2 District. A Public Hearing for Land Use Bylaw Amendment 3156/Z-2005 will be held on Monday, August 29, 2005 at 7:00 p.m. in Council Chambers. At that time, public will be given an opportunity to comment to Council regarding the amendment and you are invited to attend.

The Public Hearing for Land Use Bylaw Amendment 3156/U-2005 was cancelled and the Land Use Bylaw Amendment withdrawn. The rezoning proposed in this amendment will be dealt with in Land Use Bylaw Amendment 3156/Z-2005.

The following revised resolution was also passed regarding the land sale and exchange agreement with P & S Investments:

***“Resolved*** that Council of the City of Red Deer agrees to amend the resolution passed on July 4, 2005 regarding P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, as follows:

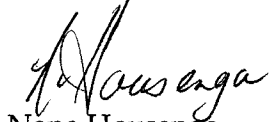
1. That sections 1 (a), (b), and (g) be removed and replaced with the following:
  - (a) The issuance of a Development Permit.
  - (b) The purchase price to be based on the average of two private sector appraisals for the reserve area and unencumbered roadways, and for the encumbered roadways the purchase price to be 75% of the reserve area, with the areas to be determined by legal survey.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and appropriate amendment to the Land Use Bylaw.

Riverside Meadows Community Association  
August 3, 2005  
Page 3

2. That section 3 be removed and replaced with the following:
3. That subject to passage of the appropriate Land Use Bylaw Amendment, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2."

Please call me if you have any questions regarding this process.

Sincerely,



Nona Housenga  
Deputy City Clerk

/attach.

c N. Hackett, Parkland Community Planning Services

Council Decision – August 2, 2005

**Legislative & Administrative Services**

**DATE:** August 3, 2005

**TO:** Howard Thompson, Land & Economic Development Manager

**FROM:** Nona Housenga, Deputy City Clerk

**SUBJECT:** P & S Investments – Multi Family Development  
60<sup>th</sup> Street and 51<sup>st</sup> Avenue, Riverside Meadows  
Convent Park Area  
Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058  
Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and Various Lanes -  
Road Closure Bylaw 3348/2005

---

***Reference Report:***

Legislative & Administrative Services, dated July 26, 2005

***Resolutions:***

"Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated June 27, 2005, re: P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, hereby agrees to the disposal of municipal reserve lands described as:

"All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058,  
lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or  
less."

***“Resolved*** that Council of the City of Red Deer agrees to amend the resolution passed on July 4, 2005 regarding P & S Investments – Riverside Meadows Affordable Housing Project / Sale of Part of Convent Park – Lot R-1 (Reserve), Block 27, Plan 792 1058 / Closure of Parts of 60 and 61 Street, 51 Avenue and Various Lanes Consolidation and Rezoning of the Escarpment to A2 Environmental Preservation District, as follows:

1. That sections 1 (a), (b), and (g) be removed and replaced with the following:
  - (a) The issuance of a Development Permit.
  - (b) The purchase price to be based on the average of two private sector appraisals for the reserve area and unencumbered roadways, and for the encumbered roadways the purchase price to be 75% of the reserve area, with the areas to be determined by legal survey.
  - (g) Passage of the necessary Road Closures, Reserve Disposal and appropriate amendment to the Land Use Bylaw.
2. That section 3 be removed and replaced with the following:
3. That subject to passage of the appropriate Land Use Bylaw Amendment, the 2005 Operating Budget be amended by providing \$5,000 from the Public Reserve Trust Fund to consolidate the titles related to the lands zoned A2.”

***Bylaw Readings:***

Road Closure Bylaw 3348/2005 was given second and third readings. A copy of the bylaw is attached.

***Report Back to Council:*** Yes. A report is to be presented to the August 29, 2005 Council Meeting with findings of appraisals regarding the purchase price of the various portions of public land and the amount of the conditional grant for the roadways.

***Comments/Further Action:***

A certified copy of Road Closure Bylaw 3348/2005 and a Statutory Declaration regarding the Disposal of Municipal Reserve are attached for your reference.

  
Norina Housenga

Deputy City Clerk

/chk

/attach.

- c
- Director of Development Services
  - Director of Community Services
  - Inspections & Licensing Manager
  - Land & Economic Development Manager
  - Recreation, Parks & Culture Manager
  - City Assessor
  - D. Kutinsky, Graphics Designer
  - L. Khoshaba, GIS Analyst
  - T. Edwards, Clerk Steno

**BYLAW NO. 3348/2005**

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

- (a) "All that portion of addition to 60 Street, Plan 792-1058 lying within Plan \_\_\_\_\_, and containing 0.003 ha, more or less.
- (b) All that portion of 51 (Pine) Avenue and 61 (First) Street, Plan 7604S lying within Plan \_\_\_\_\_, and containing 0.445 ha, more or less.
- (c) All that portion of Lane, Plan 2032RS lying within Plan \_\_\_\_\_, and containing 0.037 ha, more or less.
- (d) All that portion of Lane, Block 28, Plan 7604S lying with Plan \_\_\_\_\_, and containing 0.092 ha, more or less.
- (e) All that portion of Lane, Block 8, Plan 2376AI lying within Plan \_\_\_\_\_, and containing 0.031 ha, more or less."

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of August 2005.


READ A THIRD TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of August 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this 2<sup>nd</sup> day of August 2005.

  
MAYOR

  
Deputy CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT  
COPY OF THE ORIGINAL BYLAW

  
Deputy City Clerk

CANADA

PROVINCE OF ALBERTA

TO WIT:

)  
)  
)  
)  
)  
)

IN THE MATTER OF SECTION 674  
OF THE MUNICIPAL GOVERNMENT  
ACT, 1994, CHAPTER M-26.1

I, Nona Housenga, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

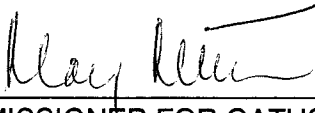
1. THAT I am the duly appointed Deputy City Clerk of The City of Red Deer and its proper designated officer in this behalf.
2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.
3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.
4. THAT the reserve lot is characterized as a municipal reserve under the current Act.
5. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

"All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058, lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less."

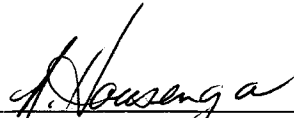
AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at the City of  
Red Deer, in the Province of Alberta,  
this 3<sup>rd</sup> day of August,

A.D. 2005.



A COMMISSIONER FOR OATHS IN AND  
FOR THE PROVINCE OF ALBERTA



NONA HOUSENGA,  
DEPUTY CITY CLERK

May Mitchell, Commissioner for  
Oaths in and for the Province of  
Alberta. My Commission Expires  
the 23 day of May, 2006



## **COMMENTS FROM THE PUBLIC**

### **RE: CONVENT PARK**

**NOTE: Many of the attached comments were submitted to the City of Red Deer, Legislative & Administrative Services Department after we advertised for the Public Hearing, but prior to the agreement reached between the Riverside Meadows Community Association Executive and P & S Investments.**

Marleen Cowan

5909-54 Ave.  
Red Deer, AB.  
T4N 4M7  
July 21/05

To Mayor & Council

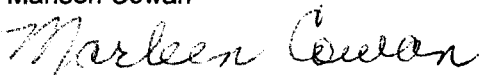
Re: Riverside Meadows Affordable Housing Project

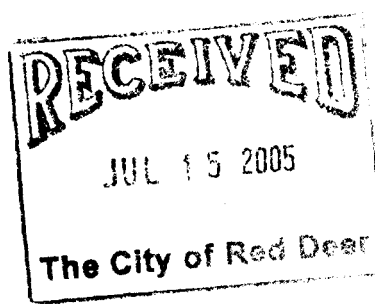
I am very much against the sale of the parkland for this project. It is too big and takes up most of the park, plus it will block the view of the escarpment which has been visible for over 50 years and a part of the community. In the 3 blocks across 60 the street from the park has changed in the last 5 years. There are over 25 kids plus the ones from the project. Where are we to put equipment? A tot lot will not service all ages. My 3 kids used to play in that park 25 years ago.

I think P&S Investments should build on their own land not on the park. I am willing to back in theory the last proposal that P&S Investments showed us with the building on their property, and part of the road with the zoning changed to D.C. and a relaxation in parking.

I believe we would not be having these problems now if the City had included us in the beginning of this process. That was what we agreed to in the Area Redevelopment Plan. Please save our park for the future generations. Thank you for your time on this matter.

Yours sincerley,  
Marleen Cowan





61

5814 – 60 Ave,  
Red Deer, AB  
T4N 4W4

Riverside Meadows  
Community Association

July, 12, 2005

Dear Executive and Members,

Since I am unable to attend the meeting on Wednesday, July 13<sup>th</sup>, 2005 I submit this letter to reflect my thoughts on the proposal submitted to our association and to the city council for approval, by Stan Schalk and George Berry.

I do support the approval of the project. The need for affordable housing is a given. Mr. Schalk and Mr. Berry have presented their plans in good faith with the willingness to accommodate the input and concerns of citizens in the area. I believe they have compromised in several areas, making the project more closely fit the expectations of the community, especially in reducing the number of units to 95.

I do believe that it is important to provide a park, play area for the children who will live in the complex, and I believe that can be provided, even with the sale of part of the Convent Park. I previously signed the petition to oppose the sale of part of the park to the developer. I am now in favour of the plans as presented at City Hall on July 4<sup>th</sup>.

I do want to register my concern about the drop in property values in Riverside Meadows. Having worked through the whole process of Area Re-Development with Healthy Communities Initiative with the David Thompson Health Region, and Parkland Planning representing the City of Red Deer, making innovative improvements and creative upgrades to our area, we now are told our personal properties have a lesser value, rather than a greater value. How does this make sense?

Our community association has participated in a significant study over the last year which explores "resiliency" in a community. I believe that Riverside Meadows can be commended for that resiliency. I am grateful for the leadership demonstrated here and for the opportunity to participate in this process.

Yours truly,

Jane Holmes  
Property Owner and  
Board Member of Riverside Meadow Community Association

cc: Nancy Hackett, Parkland Planning  
Wendy Klassen, Red Deer Housing Committee



Would you like information about a City project or initiative?

Do you have a question on a topic or City service that was not answered at "Let's Talk 2005"?

Let us know. Please provide us with your contact information and we will respond to you.

This is not an entry form for the prize draw. Passports eligible only.

Question:

I would love to volunteer for social programs.  
- I would like to positively vote for the  
CONVENT PARK - Affordable Housing Programme  
at Red Deer.

(Please use back of page for additional space)

Name: Mayures Bhargava Email Address: mayb02@yahoo.com  
Street Address: 3720 52nd Avenue - E-102 City: Red Deer  
Postal Code: T4N 4J5 Phone No. (403) 343-8556

THE CITY OF RED DEER  
Legislative & Administrative Services

RECEIVED	
TIME	
DATE	JULY 22/05
BY	



## LEGISLATIVE &amp; ADMINISTRATIVE SERVICES

July 12, 2005

ATCO GAS AND PIPELINES LTD  
C/O AEC INTERNATIONAL  
840-10020 101A AV  
PHIPPS-MCKINNON BUILDING  
EDMONTON, AB T5J 3G2

Dear Sir/Madam:

Re: Riverside Meadows – Road Closures  
Sale of Portion of Convent Park  
Land Use Bylaw Amendment 3156/U-2005

ATTN: Kelly KlossFAX#: 403 - 346 - 6195

ATCO PIPELINES

Has No Objection

DATE: July 22/05 INITIALS: cc50 Ave & 60<sup>th</sup> StreetATCO Pipelines  
Engineering

2005 JUL 13

Received

AEC

JUL 14 2005

No HP

Council of the City of Red Deer is considering a change to the Land Use Bylaw that controls the use and development of land and buildings in the city. To accommodate the development, road closures must be considered. As a property owner in the Riverside Meadows area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to dispose of **Municipal Reserve** described as 'all that portion of Lot R-1 (Reserve), Block 27, Plan 792 1058 (5108 – 60 Street) lying within Plan \_\_\_\_\_ and containing 0.209 hectares more or less' (portion of Convent Park).

Council proposes to pass **Road Closure Bylaw 3348/2005** for the purpose of closing parts of 60 and 61 Streets, 51 Avenue and various lanes (noted below), and rezoning of the escarpment to A2 Environmental Preservation District to provide for the sale of Part of Lot R-1 (Reserve), Bloc 27, Plan 792 1058 (5108 – 60 Street) for the development of a multi-family affordable housing development:

Lane, Plan 2032 RS (0.037 ha)  
Lane, Block 28, Plan 7604 S (0.092 ha)  
Part of Lane, Block 8, Plan 2376 AI (0.031 ha)  
51 Avenue & 61 Street, Plan 7604 S (0.445 ha)  
Part of Addition to 60 Street, Plan 792 1058 (0.003 ha)

City Council also proposes to pass **Land Use Bylaw Amendment 3156/U-2005**, which provides for the rezoning and consolidation of three parcels of land to accommodate a multi-family affordable housing development. The description of the areas to be rezoned are described as those noted above and as follows:

Lot R-1 (Reserve), Block 27, Plan 792 1058 (5108 – 60 Street)  
Part of Lots, 1, 21, & 30, Lots 11-20, Block 28, Plan 7604 S (5006 & 5010 – 60 Street, and 6005 & 6025 – 51 Avenue)

---

**From:** Shirley Hocken  
**Sent:** July 20, 2005 11:56 PM  
**To:** LASMailbox  
**Subject:** convent park

---

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

2005-07-21

Shirley Hocken  
6005 – 57 Ave.  
Red Deer, Ab.  
T4N 4S8

Legislative Services And Administration  
#3 flr City Hall

Dear Mayor & Council,

Re: Convent Park Development.

As a resident of Riverside Meadows and Community Association member I **can not** support the sale of Convent Park for the large apartment building.

When we were working on the ARP and agreed to sell a portion of Convent Park we never specified what percentage of the park could be sold, that was so that we could develop the park to meet the needs of the community.

We also never understood that 105 or 95 suite apartment could be placed on this site, because if that possibility had been mentioned the sale of the park would have being removed from the discussions.

**In the ARP it clearly states that this park is to be a park for all ages and part of the process was that the community would be given the opportunity to decide how the Park was to be developed.** The City administration is going against our ARP because the size of the park left will only be big enough for a tot lot and we will not even be allowed to put a small set of swings in this park. Why would a parent take children to this park if it doesn't suit the needs of the children?

The Parks department states that this new method of designing parks meets the guidelines of the City Park standards for new neighborhoods.

This community is not a new community and these standards do not fit in our established community. The park was established in 1942. In the past 5 years this part of the community, the neighborhood has been evolving to younger families, many who are just starting out with their first home. Many of these families never thought to question whether the park would be sold, only believed that it would be developed to a park.

**Placing a large building on the park will destroy the essence of the park and the escarpment, the visual appearance of the escarpment is important to the community and there is need to protect it.**

The park space that we considered to be an additional green space in our community, doesn't meet the needs for children to be used as a playground, it is will be more of a passive park.

In 1998 the City Council and administration approved the MDP and in this plan it clearly states public participation will be part of the development from the initial stages, this hasn't happened. I support affordable housing on the P& S Investment site but not on the park.

The ARP was developed to help us develop and create a balance in housing for the community. Encourage pride and sustainability for the future.

We already have more affordable housing in this community than any other community in the City

I ask you to not sell the park for a large development, retain the park for the future generations of the city and our community. The park spaces & playgrounds in our community will be one of the ways we can encourage a more diverse income population to want to live in Riverside Meadows.

Thank you for giving me the opportunity to voice my concerns.

Yours truly,

Shirley Hocken

Yours truly,

Cc. Mayor and City Councillors



---

**From:** Shirley Hocken [  
**Sent:** July 20, 2005 11:58 PM  
**To:** LASMailbox  
**Subject:** convent park

Hi Christine see my attached lette thank you Shirley Hocken

---

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

2005-07-21

Aug 2 Council

Your Worship, Council members, media and guests

I'm here to talk about an issue that has caused a lot of stress in the community, the sale of a portion of Convent Park for A AFFORDABLE HOUSING PROJECT

Let me make it clear I support affordable housing as do all of the members of this community.

I would like to ask if council members that are sitting at this table under a democratic process if they have come with an open mind or a decision already established because of the pressure by administration to follow the mandate to provide affordable housing and the desire to end homelessness, which is important to all citizens of this city, BUT NOT AT THE EXPENSE OF A COMMUNITY THAT IS ALREADY AN AFFORDABLE HOUSING COMMUNITY THAT HAS STRUGGLED TO CHANGE ITS IMAGE BUT IS ONLY GOING FORWARD WITH WINDOW DRESSINGS ,( RIVERSIDE Meadows park and Kerry Wood Dr.)

We have been asked to trust the process.

I do not support the sale of Convent Park

When we developed the ARP WE VOLUNTEERED for 2 years We all shared in the joy of the conclusion in June 2000.

Today there is no joy, we agreed in the ARP to sell a portion of the park but the vision that we had discussed was a complex of townhouses, duplexes and 4 plexes that would be affordable home owner housing.

We never discussed the possibility for a high density apartment, if the large apartment was one of the possibilities, the sale of the park would have been removed from discussion.

I would like to ask if council members that are sitting at this table under a democratic process if they have come with an open mind or a decision already established because of the pressure by administration to follow the mandate to provide affordable housing and the desire to end homelessness, which is important to all citizens of this city, BUT NOT AT THE EXPENSE OF A COMMUNITY THAT IS ALREADY AN AFFORDABLE HOUSING COMMUNITY THAT HAS STRUGGLED TO CHANGE ITS IMAGE BUT IS ONLY GOING FORWARD WITH WINDOW DRESSINGS , RIVERSIDE Meadows park and Kerry Wood Dr.

The City is asking us to stand by the ARP, but the City is not willing to support the ARP for us:

- On page 60 of ARP Pearson Park on 60 St. and 60 Ave. that was to be maintained as a preschool park Was removed without any discussion with the community
- the City developed MDP in 1998 in the MDP there are 2 policies that state that public participation is to be part of the development process policy 8.1 and 11.7 READ 11.7 PAGE 4
- THE PUBLIC PARTICIPATION FROM THE INITIAL STAGES HAS NOT HAPPENED
- WE WERE NOT ASKED TO JOIN THE PROCESS UNTIL AFTER ADMINISTRATION DEVELOPER AND COUNCIL MEMBERS RECEIVED APPROVAL FOR FUNDING from the federal and provincial government FOR a 105 suite apartment and a 12 townhouse development, the size of this development was all decided at a round table discussion without us present in June 2004
- government told the community supported this development on the basis of the ARP NO DISCUSSION WITH US
- WHEN I ASKED at the end of June about this proposal I was told it was a confidential matter
- First discussion was in Sept.
- because the developer had the support of senior administration and council members had been continually updated about the development this developer didn't believe he had to even listen to our concerns

- when we met with the developer, parkland planning the developer made it clear what type of development it was and where the development would be located because they already a plan in place when he presented it to the government.
- Because of the size, density and location of the building on the park the community association made at the decision on Nov25 community association meeting that we could no longer support the sale of the Park
- On Dec. 9 the association housing representatives to the committee took the statement back to the committee we decided to stay at the table because we were told it would look better for us not to appear to walk away from the table
- We believed that maybe the developer would consider moving the development off the park he only moved the garbage site to a more appropriate location.
- We find the building is a barrier to the escarpment
- Size of building will mean the park belongs to the development
- The commitment by the city to the development a park for all ages, suggestions we could establish an imagination park and community gardens (pages 60 )  
amount of park left will only hold a small tot lot, no swings
- Feb 22 we submitted a letter to the parks board to ask for a community meeting to design the park before it was sold for a development so the community could share there concerns and develop a park the could support the needs of this part of Riverside Meadows a small tot lot will not support the needs of this part of Riverside Meadows
- what input could the resident s possibly add to this site if this is all that will be allowed
- The property that has been suggested as possible replacement park for the park been sold is at least 10000 sq. ft smaller and would only serve as a passive park because of the way it is designed and not be a childrens playground
- There are several young families purchasing and renting property in this part of Riverside Meadows since the ARP was developed,
- there is potential for a lot more infill development in the future in this part of Riverside Meadows
- Communities change in 5years
- 60 st. does not need to be 4 LANE COLLECTOR ROAD AS THERE IS NO LONGER A TRUCK ROUTE on street parking could be allowed for better access to the park.
- Story stone that has been put in the park has no reason to remain on this site
- The design of our community is a street front development 51 Ave and laneway should be retained the development placed on the developers property along 51 Ave. facing the park.
- a smaller affordable housing development wouldn't put as much pressure on the community or the services in Riverside Meadows
- residents have fears because of statements that have been made by the developer and loaves and Fishes that there will be a substantial increase in the use of loaves and fishes for meals
- The pressure of this facility on our community is increasing because of the amount of people loitering creating issues for businesses and residents in this community.

We are willing to accept an affordable housing development on the developers property ,

- There has been over a 300 name petition that has been collected that states we don't want to sell the park We have less than a1000 residences including apartments in Riverside Meadows.
- we wish to have the park remain as it is with the possibility to develop the park as stated in the ARP BECAUSE I believe it will better serve the residents of the proposed development and the residents of the community.

Our vision of a community gardens and a park for all ages would also be benefit for the rest of the city. This is all part of our vision statement for our community to protect the parklands, environment and our heritage and **BALANCED HOUSING IN THE COMMUNITY.**

**Were we too visionary to expect that our City Council and administration would SEE WHAT THE COMMUNITY HAD WORKED SO HARD TO DEVELOP( the ARP) could be put aside because they believe that affordable housing is more important than the desires of a community to change and create a better community for all and has always supported affordable housing.**

**We are only asking for a piece of our heritage and our green space please think about this carefully before you make your decision because it will have a huge impact on this small community**

July 19, 2005

To Honorable Members of Red Deer Council,

Regarding: Affordable Housing Project – 60 Street / 51 Avenue (Convent Park) in the Riverside Meadows Community – Red Deer

We, as homeowners in this community for 27 years, believe that the above mentioned project should not be passed by second or third readings as the Municipal rules were not followed. Projects of this size will have an impact on a community and must be made known to the community in question as well as all pertinent departments. This particular project goes against all rules of responsible community planning. The density is much too high for the land owned by the developer. The community will not agree to sell the only park space, in that area of the neighbourhood. The other departments involved in the decision process do not agree with this development.

The developer is not willing to negotiate the three main points of contention:

- 1) Selling a major portion of our historical Convent Park to accommodate his development
- 2) The size of the development – the community wants a smaller project
- 3) The location of the development on the site

The meetings we spent our time, on were meaningless and only suited to give the appearance of listening to our concerns, as the developer made it very clear that the points we were most adamant on, he would not negotiate. Someone suggested the community create their own plan for the site, this was given much thought and discussion resulting in a beautiful plan for that particular area. No one has given this plan a second look. We as a community deserve, the respect to be heard and acknowledged.

Respectfully,  
Marinus and Frances Versluis

July 19, 2005

City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Attention: Mayor and Council Members

Re: Potential Sale – Convent Park – Riverside Meadows

After attending numerous meetings with the Community Association, Parks department, environmental department, the public meeting, City council, and the developers I still feel that no one is listening to our concerns and that this project is being shoved down our throats whether we like it or not.

The issue of whether affordable housing is needed; is not in question, but the size of this building and the sale of park space to accommodate it are. At no time has this community said "not in our back yard", unlike many other communities in Red Deer, but I do object to selling our "back yard".

I feel that there are many issues being ignored, namely a petition with over 300 names requesting that this park not be sold for any purpose, the possibility of a landfill site being on this park, the price this land is potentially being sold at, and the process outlined in the ARP.

I have had no indication that an environmental or geophysical study has been done on this park space to verify if indeed a landfill site does exist, even though it may have been when this area was the Village of North Red Deer, as the city has no records to confirm or deny the possibility.

Had the developer approached the community prior to requesting government and municipal funding for this project, we may have been able to come to a win-win situation that met the needs of all and this development would probably be breaking ground before now. The city has ignored recommendations by its own departments and moved ahead with first reading. The City and the ARP have definite guide lines set up to govern this type of project but failed to heed their own process. As it stands I will continue to object and take this process through all the stages right to appeals, delaying this even further.

After attending the meeting with the parks department and their vote **not** to sell the park space, as no comparable green space is available now or in the foreseeable future to replace this portion, I would hope that the Mayor and City Councillors take their own departments advice and not sell this green space. This existing green space can be developed into an attractive park that meets the needs of all ages and not just a tot-lot that meets the needs of a few and not the community as a whole.

I have an issue with the price the city has put on the portion in question at \$158,000.00, when after discussing the issue with a reputable real estate agency they indicate that the price of \$7.00 per square foot is low and should be anywhere between \$7.83 to \$9.65 per square foot. *That would mean that the price is nearly \$20,000.00 below the lowest value* and the price was ascertained at 2004 values and not at current values. Had this been put on the open market it would sell for much higher, any where from \$200,000.00 to \$300,000.00 and I feel that an independent appraisal be done to substantiate the real market value.

The city departments continue to say that 60<sup>th</sup> street is too busy for kids to cross to reach the park space, but my kids crossed 60<sup>th</sup> street six times a day every day to go to school at North Elementary and to play at the school playground. We also used Convent Park when there was equipment there and crossed 60<sup>th</sup> street to do so. If there are any school age kids living in this project they will have to walk along the north side of 60<sup>th</sup> street with no sidewalk to get to 54<sup>th</sup> Ave to cross at the lights, then cross four lanes of traffic at 59<sup>th</sup> street, walk along to 58 Ave and cross Kerrywood Drive to get to Fairview School, yet the city continues to state that 60<sup>th</sup> street is too busy to cross! We have asked for years to have a sidewalk put in along the north side of 60<sup>th</sup> street and a crosswalk at 52<sup>nd</sup> Avenue to no avail, but you will expect school kids to walk along the north side of 60<sup>th</sup> street in the winter with no sidewalk. Are they to walk on the roadway to reach the set of lights at 54<sup>th</sup> Ave.?

I have issues that the area between the building and the escarpment, with the present design, creating a narrow corridor for people to walk to reach the north hill shopping. As the back side of this building has no doors, should anyone get into any trouble in this corridor they would have a great deal of trouble getting any help from anyone in this building as the existing entry ways are around the front and sides of the building. Though Mr. Schalk states that the safety of this corridor is not an issue, I don't agree and feel that anyone using this corridor are putting themselves at risk to be assaulted with very little chance that help would arrive in time. If someone can be robbed in the middle of the day while mowing grass in an open area, this corridor is a prime spot for anyone with any such intentions.

I was on the steering committee with the ARP and we all worked hard to revitalize Riverside Meadows. Our vision was to make this area more attractive to young families and safe for everyone, but instead we are still getting negative publicity and deterred from our vision. This project will have a negative affect on our neighborhood and on our property values. We have supported Peoples Place, Loaves & Fishes, Habitat for Humanity, Parkland Youth Center, Potters Hands, affordable housing on 57Ave, and more, when is enough, enough!

We will be looking at future development on Harpers property, Valley Park Manor, Two Small Men site, possibly CAPS and Nyman's Trophy Loft. We are already a high-density neighborhood and the future looks to increase that substantially. I hope that the city looks at the whole picture in regards to this current development and the future development of this neighborhood before making any decisions.

Though the developers would incur additional costs to redesign a smaller building on the land they already own, that would meet the needs for affordable housing, zoning, bylaws, and the community vision; ~~then that is what they need to do.~~ The money they would save by not buying the portion of the park, a smaller building and parking lot would more than justify the additional costs. I feel that since our federal, provincial, and municipal taxes are being used for this project that we should have a say in what we want in our community. I, as a homeowner and community member, would help and support to fast track a smaller designed building on his own land, with all the appropriate government and city departments to bring it to an agreeable conclusion.

Though affordable housing is a very political and emotional issue, we only get one chance at this to do it right. Pushing this project through, as is, should not be influenced by costs or timing, but what is best for all concerned. We will have to live with the decisions we make today for a very long time and many are irreversible.



C M Langford  
5901 56 Ave  
Red Deer, Alberta  
T4N 4R1  
403 347 5741

Cc: Parkland Planning – Nancy Hackett



July 13, 2005

City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4




Attention: Howard Thompson  
Land and Economical Development

Re: Potential Sale – Convent Park – 22,626 square feet  
60<sup>th</sup> Street – 51 Ave – Riverside Meadows

In a recent discussion with a real estate agency we were advised that the abovementioned property should sell in the open market for \$7.83 to \$9.65 per square foot as R2 zoning. As this is revenue property that is proposed for the site, that on the open market it should sell for anywhere from \$200,000.00 to \$300,000.00 for the approximate ½ acre.

Based on square footage at the lowest \$7.83 per square foot would be \$177,162.00 and at the highest \$9.65 per square foot \$218,340.00. At the council meeting on July 4<sup>th</sup>, we were advised that this property was assessed at \$7.00 per square foot \$158,000.00 based on the price the adjoining property sold for nearly two years ago.

We feel that an independent appraisal should be done to document the true value of the property in question by the City of Red Deer based on the fact the funds from the potential sale are to be held in reserve for replacement property in Riverside Meadows and that we should be getting the best price possible as we do not know what land prices will be in the future or even if any similar property will ever become available in the future.

  
Clari & Reg Langford  
5901 56 Ave  
Red Deer, Alberta  
T4N 4R1

*copied*

Cc: Mayor and Council Members



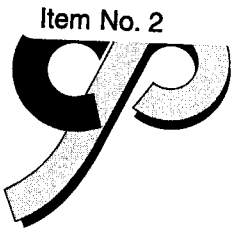
## **COUNCIL MEETING OF AUGUST 2<sup>ND</sup> , 2005**

### **ATTACHMENT**

**DOCUMENT STATUS:        PUBLIC**

**REFERS TO:                P & S INVESTMENTS  
MULTI-FAMILY DEVELOPMENT  
60<sup>TH</sup> STREET AND 51<sup>ST</sup> AVENUE  
RIVERSIDE MEADOWS  
CONVENT PARK AREA**

**REPORTS SUBMITTED  
PREVIOUSLY TO THE JULY 4,  
2005 COUNCIL MEETING**



**DATE:** June 27, 2005  
**TO:** Kelly Kloss, Legislative and Administrative Services  
**FROM:** Nancy Hackett, Parkland Community Planning Services  
**RE:** **Proposed Land Use Bylaw Amendment 3156/U-2005  
Redesignation for Multi-Family development, 60<sup>th</sup> Street and 51<sup>st</sup> Avenue,  
Riverside Meadows, Convent Park area.**

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### **Proposal**

A proposal has been received by the City of Red Deer from P & S Investments to redesignate lands in Riverside Meadows for development of multi-family housing. P & S Investments is proposing to consolidate three parcels of land and construct a multi-family development consisting of a 105 unit apartment building and 7 future townhouse units. The developer indicates that the project will be affordable housing. The proposed location is situated at the bottom of the escarpment, north of 60<sup>th</sup> Street, between Gaetz Avenue/51<sup>st</sup> Avenue/Convent Park as shown in the attached map (Map 1: Site Map).

Because this site is adjacent to the escarpment, some lands are also being proposed by the City to be redesignated to Environmental Reserve/Environmental Preservation. These lands are already owned by the City.

### **Planning Background**

The proposed development site currently consists of three separate parcels of land. The first portion of land, which is the area closest to Gaetz Avenue, east of 51<sup>st</sup> Avenue, is owned by the developer. Presently, the site contains some boarded up/burned buildings as well as mature trees. This area of land is currently designated (zoned) R2 Residential (Medium Density) District. As stated in the Land Use Bylaw, the purpose of this district is "to provide a medium density residential area with a mixture of housing types...and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible" with the surrounding neighbourhood and the adjacent sites. Under R2 zoning a multiple family building and multi-attached building are discretionary uses.

The second portion of the proposed development site is land that is currently city owned lanes or road right-of-way (undeveloped). As road right-of-way or lane there is no zoning on the land.

The third portion of the development site is a portion of Convent Park. As park land the area is owned by The City and is zoned P1 Parks and Recreation District. The park space currently contains a backstop for a small baseball diamond. Older playground equipment was removed from the park a few years ago and has not been replaced.

To accommodate the apartment building and townhouses proposed by the developer, all of these parcels of land would be consolidated into one development site. The developer has requested Direct Control or other suitable zoning. Redesignation of the road/lane areas and the portion of park land to Direct Control, R2 or R3 zoning would accommodate medium density or multi-family development.

In addition to these portions of land, some land on the escarpment is designated R2. It is not developable land and not suitable for residential land use. Adjacent hillside lands are designated as A2 Environmental Preservation District. The purpose of the A2 land is to protect environmentally sensitive land by restricting development to minimal and environmentally compatible uses. It is proposed that the portions of hillside adjacent to the subject site, where not already designated A2, be redesignated as such.

### **History of the Site**

As Council is aware, Riverside Meadows is one of the oldest neighbourhoods in Red Deer. Prior to being amalgamated into the City in the 1940s, the neighbourhood was an independent municipality known as the Village of North Red Deer. In response to inquiries as to whether any previous agreements around the park space, leasing arrangements or decisions of the Village would have bearing on the sale and rezoning of park, the Archives completed a full historic records search, a historic title search, and report which was submitted to the Recreation, Parks and Culture department. In assessing this material with the assistance of legal counsel, the Recreation, Parks and Culture department has determined that there are no restrictions in place that would prevent the City from disposal of the park or from redesignation of this park.

In addition, for the information of Council, at some time prior to the lands being amalgamated into the City of Red Deer burials occurred on the hill side. Documentation of this burial site, suspected to have approximately 14 graves, is located in the City Archives and with Legislative and Administrative Services (Cemetery Services). Review of the research by Archives staff indicates that there may be Metis graves in this location and possible native artifacts, meaning the burial locations may be an area of cultural sensitivities. Archival records also document previous activities on the hillside leading to exposure of graves. The lands containing the graves belong to the city. The responsibility of the municipality in protecting burial locations from erosion is presently being researched by Legislative and Administrative Services staff. It is believed that the graves are located on the portions of city owned land already designated as A2. The proposed redesignation of additional escarpment lands from R2 to A2 environmental preservation district would not disturb the burial site and in fact is a more appropriate designation as compared with the R2 district which is intended for residential development. Redesignation of lands below the hill side is not anticipated to impact the burial sites or cause any erosion. The slope stability study expected to be provided by the developer will address the stability of the hillside.

## **Area Redevelopment Plan**

### **Background**

The proposed development site and hillside are subject to the Riverside Meadows Area Redevelopment Plan (ARP), Bylaw No. 3261/2000, approved by Council in June 2000. The plan was initiated in 1998. From the outset the Riverside Meadows Area Redevelopment Plan included community involvement and was developed with a steering committee of neighbourhood residents. The purpose of an ARP is to guide redevelopment in an existing neighbourhood or defined area. It is intended to address improvements related to issues such as traffic, land use, zoning, safety, parks, social development, or others as identified by stakeholders/area residents. The intent of the plan was to facilitate revitalization of the Riverside Meadows community. The approved plan contains over 90 recommendations. Many of the recommendations of the plan have already been implemented/continue to be implemented through the collaboration of The City, schools, health region, businesses, developers, and community residents.

### **Multi-Family Housing**

With regard to the Area Redevelopment Plan's Land Use recommendations, it was recognized that there were many kinds of housing in the neighbourhood and that in the future a variety of housing should continue. The plan set out to address issues around creating a blend of housing and allowing for a wide variety of homes ranging from single family to multi-family development. The medium density/multi-family development was recommended for lands around the perimeter of the community and along collector streets (policy 5.2.2). Because of its location on 60<sup>th</sup> Street, at the north end of Riverside Meadows, the subject site meets this criteria.

Occasionally, Area Redevelopment Plans may contain goals/policies related to affordable housing, (e.g. the Greater Downtown Action Plan policy 9.8 and 9.7). The Riverside Meadows Area Redevelopment Plan does not contain any policies specific to the provision, amount, or location of affordable housing in the neighbourhood.

### **Subject Site**

With regard to the portion of the proposed development site that is currently owned by P & S Investments, much consideration was given to this property at the time the plan was being written. The site was comprised of several boarded-up houses which were causing safety concerns among surrounding residents. The property did not make a good entrance to the community and detracted from the appearance of the neighbourhood. The group working on the plan agreed the site should be redeveloped. As the property was already zoned R2 prior to 1998 no changes were recommended to the land use designation.

However, changes were recommended for the adjacent parcel of land, known as Convent Park. At the time the park contained older playground equipment and a small baseball diamond. The plan considered that the park was not well used and that more children might use it if it had better equipment, if it were safe to access, and if more families were within close distance. In order to facilitate redevelopment of these parcels of land, the plan recommended that a portion of the park be sold for development. The rationale of rezoning lands/consolidating land to allow for medium density multi-family development was to clean

up the vacant buildings/site, create a site that would be large enough to attract new development, which could include part of the road and the park, and then to reinvest money from any sale of park back into the neighbourhood. Therefore, both a portion of the park and the road right-of-way/lanes are shown on Map 5 of the Area Redevelopment Plan for future multi-family development and the plan recommends that the size of Convent Park be reduced, that the remaining park be improved/enhanced, and that proceeds from the sale of any park land be used to acquire additional park space within the community (policy 5.7.2.8 ii).

In summary, the proposed redesignation of park P1 land to R2 medium density residential district is consistent with the land use recommendations of the Riverside Meadows Area Redevelopment Plan. The proposed redesignation of hillside lands to A2 is also consistent with the Area Redevelopment Plan. All land uses are shown on Map 5 of the Area Redevelopment Plan (attached).

Several residents who worked on the Area Redevelopment Plan with planning staff have submitted a letter dated June 8, 2005 indicating that they envisioned the possible sale of part of the park as leading to the development of townhouse style units (rather than an apartment building) to be sold to people who would own/live in the neighbourhood. This letter is attached for the consideration of Council.

### **Design Guidelines**

While the proposal is consistent with the Area Redevelopment Plan it is important to note that a related consideration recommended in the plan has not yet been completed. In order to guide redevelopment of this site as well as other major redevelopment sites expected to undergo change in Riverside Meadows, the ARP recommended that Design Guidelines be adopted. Policy 5.2.2 ii, recommends that a committee comprised of residents, planners, city staff, and design professionals be struck to create a set of design guidelines for the more prominent redevelopment sites in the community. The proposed multi-family development at Convent Park is identified as one of the sites requiring design guidelines which would cover landscaping, parking, environmental preservation and development/themeing. The intent was that design guidelines would assist both developers and the city in moving forward with redevelopment of properties. Guidelines would make any expectations around massing, size, materials, site layout, style, and appearance of proposed projects clear and consistent for all involved.

In the case of Riverside Meadows, design guidelines were budgeted as an early success for completion in 2002. It was intended that Parkland Community Planning Services would work with an architectural consultant and the community to create a set of easy to follow, clear design guidelines. A terms of reference was prepared for this initiative. The terms of reference grouped this project together with the design guidelines for downtown neighbourhoods recommended in the Greater Downtown Action Plan. Based on budget constraints, the design guidelines for Riverside Meadows were deleted from the terms of reference. Work on the design guidelines for downtown neighbourhoods and C1 commercial areas has been completed. While redevelopment has continued in Riverside Meadows this has been in absence of comprehensive development guidelines to direct development of key sites. Drafting of these guidelines could prove beneficial in assessing future anticipated redevelopment projects for other sites in Riverside Meadows such as the

Harper property or other larger vacant/redevelopment parcels. Design guidelines would assist Council and the development authority/Municipal Planning Commission in future approvals for redevelopment sites in Riverside Meadows. This may be an issue that Council wishes to consider for future projects or refer to the Policy Group for the Greater Downtown and Riverside Meadows for consideration.

### **Community-Social Development**

In addition to land use recommendations, the Area Redevelopment Plan also contains a section on Community-Social Development relating to overall community well-being and achieving long-term quality of life. The plan states that above and beyond the recommendations presented in the other sections of this plan; it is the expectation that as the policies of this plan are implemented community-social development issues will be given thorough consideration in decision-making. The plan states as policy 5.9.2 (i) that all major development/redevelopment within the community is to be assessed on the basis of the following questions:

#### *i. Safety in the community*

- *How will development contribute to a safe physical environment?*
- *How will partnerships among agencies and the community address security?*
- *How does development deal with the “zone of influence” or contribute to the sense of ownership in the community?*
- *How can lighting be used to improve community safety?*

#### *ii. Clean community*

- *Will development deal with waste disposal in an appropriate manner?*
- *Will development contribute to a clean appearance in the community?*
- *How will partnerships among agencies and the community address litter and garbage clean up?*

#### *iii. Accessibility*

- *How will development address physical accessibility?*
- *Do public spaces including streets, parks, and sidewalks address physical accessibility?*
- *How can the community be made more accessible for those with mobility concerns or for an aging population?*
- *Are facilities (retirement homes, daycare, health and social services) easy to access in terms of transportation and cost?*
- *Will people feel comfortable accessing services or goods in the proposed location?*

#### *iv. Open Space*

- *Are the open space needs of all groups (age groups, socio-economic groups) met?”*
- *How will the open space needs of those living in high-density dwellings be met, as they lack private yards and private green space but still require safe, accessible spaces that create a sense of “symbolic ownership”?*
- *Is there distribution of open space through-out the community?*

- *How well does the design represent high-quality landscaping which creates visual interest and reinforces a sense of community and building-street relationship?*

v. Noise

- *How will noise from development /roads be minimized?*

vi. Interface Between Land Uses

- *Does the development contribute to a mixture of income groups and housing types in the community?*
- *Is the density of the development appropriate?*
- *Is the development compatible with the community particularly in terms of commercial and residential blending, parking, and traffic?*
- *Does landscaping address transition of one land use to another?*

A social impact assessment for this proposal covering some of these issues was completed by Social Planning and is attached for Council's review. At the time of a development permit application, some of these issues such as accessibility, land use interface, and open space may require additional information from the developer.

### **Municipal Development Plan**

The City's Municipal Development Plan provides limited direction as to the siting of affordable housing or multi-family residential development. Policy 5.4 states that "The City will review existing residential development standards to ensure that access to affordable public amenities and community services and housing are encouraged at the initial planning and design stage of residential development. Affordable housing in the context of this plan means a range of housing options which provide shelter for most Red Deer residents, either on an ownership or rental basis." The Municipal Development Plan also contains a policy to ensure that development in the North has approximately the same density and features as neighbourhoods in East Red Deer (policy 10.3). In terms of implementing these policies, some work around balancing and creating a range of housing types has been integrated into the Neighbourhood Planning and Design Guidelines and Standards. However, standards around the mix of housing types apply only to new neighbourhoods. Additionally, regulations for approval of secondary suites in new neighbourhoods have been developed. A land use strategy specific to the needs of affordable housing sites/criteria/development is not in place. Such a strategy would be helpful in defining the amount of affordable housing that each neighbourhood should have, the balance between affordable housing in older and newer neighbourhoods, the balance north and south of the River, suitable massing, design or site issues, how to ensure new sites become available in future, how to appropriately address community issues and consultation or other related matters.

### **Process to Date**

In lieu of having design guidelines or specific land use affordable housing policies in place, the community and the developer attempted to meet on several occasions to agree on the use and design of the proposed site. In September 2004 the developer met with the community and agreed to work through a process of consultation and discussion around the redesignation of lands and development process. Kurt Ternes and Shirley Hocken were appointed by the community association to meet with the developer. Sherri Turpin agreed



to sit on the committee as a professional architect. In addition, Ms. Turpin is a resident of Riverside Meadows. These representatives met with the developer's architects George Berry and Janice Kong as well as planning staff and staff from Inspections and Licensing on several occasions between November 2004 and April 2005 to discuss the proposal. Additional details around the process can be found on the confidential agenda to Council. The following table notes the major issues which this process tried to address. Some issues remain outstanding. Additional information and concerns as well as an alternate proposal for 78 units of affordable housing on the site have been submitted by the community association to Council and appear elsewhere on this agenda. Both planning staff and Inspections and Licensing staff, as well as the community association have indicated a willingness to continue to meet to resolve the outstanding/unresolved issues. Additional time and the use of alternate facilitation methods or an independent facilitator would be required to resolve these issues, reach consensus, and develop a revised zoning proposal (e.g. direct control district) for Council's consideration.

### Design Committee Meetings – Major Issues

Issue	Resolution	Additional Comments
Sale of Park	No resolution.	Alternate designs produced by the community suggest sale of less park based on an alternate site design (40% compared with 46%).
Size of Building / Massing/View of Escarpment What can be done to reduce the size/mass/impact of the building?	No resolution.	Some options have subsequently been explored in meetings between the developer, Social Planning, and the community however, these discussions are not yet reflected in the project submission.
Community Gardens	Resolved	Agreement to discuss at a later date if considered feasible/desired.
Relationship of Private and Public Space	Unresolved.	Some options have subsequently been explored in meetings between the developer, Social Planning, and the community however, these discussions are not yet reflected in the project submission.
Location of Garbage Bins	Resolved	Bins moved to rear of site
CPTED Review Requested	Resolved	Review was completed
Number of Units/Density • Developer proposing 112 units	No resolution. • Alternate proposal by community association	A variety of sized projects has been considered for this site. In May 2004 P & S

	suggesting 78 units	Investments presented a proposed concept to city staff for the subject lands for a 51 unit affordable housing project. The current proposal is for 112 units (including apartment and townhouses). Alternate options submitted by the community association suggest 78 units.
<b>Parking</b> <ul style="list-style-type: none"> <li>Development as proposed would require a relaxation to the R2 requirements</li> </ul>	No resolution. <ul style="list-style-type: none"> <li>No relaxation supported.</li> <li>Alternate design shifts the parking lot location</li> </ul>	
<b>Bike racks</b>	Resolved.	Bike racks are shown
<b>Funding Commitments</b> What commitments have been made?	Resolved.	Information provided by the developer.
<b>Tree Preservation</b> Preserve mature trees where possible	Unknown	
<b>Architectural Design and Exterior Finishes</b>	Extensive discussion has occurred and this matter is largely resolved	
<b>Need to define park space through berm or landscaping</b>	Unknown	
<b>Demolition of existing structures on site</b>	Resolved/agreed to	
<b>Entrance Feature</b> <ul style="list-style-type: none"> <li>Placement/location if such a feature is ever installed.</li> </ul>	Unresolved	

### **Departmental Concerns**

Because of the range of issues involved in this proposal, the proposed redesignation was circulated to applicable city departments for review and comment. The materials circulated included information on the proposed development such as a site plan and description of future buildings. A number of issues and concerns were raised by city departments. The developer was made aware of these concerns in writing on June 3, 2005. He was asked to respond to planning staff as to the resolution of these issues. To date, planning staff have not received a response/resolution on the following concerns:

1. Discrepancy in the land area figures/calculations needs to be resolved. All areas to be confirmed by a legal survey.
2. The escarpment / hillside north of the proposed development site is often intentionally set on fire during dry times of the year. This can be a significant hazard to surrounding development. The proximity of the proposed development to the hillside subjects it to fire exposure. Therefore it is requested that Fire Smart Guidelines prepared by Alberta Environment be used to assess the potential risk. Note: additional discussion between the developer and Emergency Services may have occurred with respect to this concern, however no additional documentation has been provided to Parkland Community Planning Services.
3. The ability of city vehicles to access the base of the hill to conduct fire fighting operations or to complete maintenance of city utilities or property will be impacted by this development. If the north side of the development is to be fenced, access points through gates that would normally be locked is required. A 4 metre wide area/lane designed to carry heavy equipment should be provided between the building and hillside (this would mean some type of hard or suitable surface). Snow clearing of the area/lane would not be required. The design of the area pertaining to width and access should be approved the City of Red Deer.
4. An evaluation of the escarpment slope stability is required.
5. Based on the submitted design and using the figures supplied by the professional survey, the landscaping as proposed will be deficient by 2.67%.
6. Based on the professional survey, the site area will be deficient by 564.02 m<sup>2</sup>. The size and number of suites proposed indicates a minimum site area of 11, 531 m<sup>2</sup>.
7. Parking will be deficient by 17 stalls. No off-street parking available.
8. As the site is within 300 metres of a closed landfill, an application for a request to vary the setback distance from Alberta Environment will be required.
9. Could the 60 Street elevation be enhanced? Would the developer consider internal sidewalks or pedestrian walkways to enhance the site?
10. As the development is proposing to house some persons with disabilities, how does the project accommodate universal design for persons with disabilities? It shows disability parking spaces but what about the dwelling units and accesses?
11. Sidewalk and walkway requirements to be considered for construction along the north side of 60 Street. A sidewalk or walk way will allow residents to walk on the north side of the road towards the school, large playground, bus stop, commercial areas, and towards the controlled pedestrian crossing. The pedestrian route should be identified along the north side of 60<sup>th</sup> Street from the development to Gaetz Avenue south bound.

12. The planned sidewalk on the east side of the site must connect to the existing sidewalk on the west side of Gaetz Avenue and will be the responsibility of the property owner to maintain (i.e. repairs and snow clearing).
13. A signal warrant analysis is required. If the development proceeds, it would be necessary to design and construct an appropriate pedestrian crossing across 60<sup>th</sup> Street.
14. A review of the sanitary, storm, and water main capacity generation peaks to be submitted to for approval.
15. All site plans must show the existing aerial power lines in relationship to the toe and slope, proposed property lines, buildings, fencing and landscaping. A major double circuit primary aerial power line exists along the embankment in the northwest section of the area then north up the 51 Avenue slope. Another primary aerial line runs north/south within the easterly portion of the site. The information requested will help to determine any restrictions the City may place on the building location and landscaping configuration.
16. The development must ensure vehicle access paralleling the aerial power line in the northwest as well as to the line as it runs north up the hillside on the 51 Avenue right of way.
17. The Traffic Study as submitted is deficient in some areas. Note: A revised Traffic Study was submitted in early June. Planning staff have no information from the Engineering Services Department as to whether the revised study addresses concerns/issues adequately.
18. An explanation of what is meant by affordable housing in this particular case would be helpful, as would some information around the length of time that the project is expected to continue to meet this criteria.
19. Is the Developer proposing a community entrance feature? Or providing a location for siting of a future potential entrance feature?

Although some of these matters could be resolved at the time of consideration of a development permit by Municipal Planning Commission; many of these issues including landfill setbacks, slope stability, servicing, and transportation issues impact the suitability of the site for redesignation and should be resolved prior to rezoning.

#### **Accompanying Road Closure Bylaws**

The proposed redesignation requires the closure and sale of road. The Land and Economic Development Department has prepared a report outlining this matter and included road closure bylaws for the consideration of Council. These bylaws and report appear separately on the agenda.

### **Accompanying Park Cancellation**

The proposed redesignation requires the disposal of municipal reserve and sale of park land. The Recreation, Parks and Culture Department has prepared a report outlining this matter for the consideration of Council. This report appears separately on the agenda.

### **Public Meeting**

In order to allow for public input on the proposed redesignation, a neighbourhood meeting was held on the evening of June 22, 2005. Parkland Community Planning Services facilitated the meeting. Area property owners and tenants/residents were notified of the meeting through delivery of flyers. As well, a media release was issued the week preceding the meeting.

The meeting was held at Grace Community Fellowship Church. A total of 109 people registered on the sign-in sheet. The sign-in sheets are available for City Council members' review on the confidential agenda. Staff from Recreation, Parks and Culture, Inspections and Licensing, Land and Economic Development, Emergency Services, Archives, and Social Planning were present at the meeting to answer questions. Representatives of City Council were in attendance.

Mr. Stan Schalk, of P & S Investments and Mr. George Berry, Berry Architecture, presented the proposal for redesignation to allow for the development of an apartment building and townhouses.

### **Public Input**

Parkland Community Planning Services received 53 responses after the public meeting (to clarify there were 48 different parties submitting responses as 3 parties submitted two letters or phone calls each). Of these 53 comment sheets/emails/letters, 5 were from the developer, his family, or his consultants. For analysis purposes these have been submitted directly on the confidential agenda to Council rather than summarized below. Of the other comment forms submitted, 28 were from individuals who identified themselves as residents or business or property owners in Riverside Meadows and 18 were from individuals from other parts of the city, Red Deer County, or other municipalities. Two responses did not identify an address. All comment sheets are included in the confidential agenda for City Council review.

In addition, Parkland Community Planning Services received a 19 page petition against the sale and redesignation of any portion of Convent Park with 315 signatures. Parkland Community Planning Services has been advised that additional pages/signatures may be presented to Council directly. A letter signed by residents who sat on the 1998-2000 Area Redevelopment Plan Steering Committee has also been received which outlines objections to the redesignation and proposed development. These items have been placed on the City Council agenda separately and do not form part of this report. The returned comment sheets/emails/phone calls are summarized as follows:

<b>ISSUE/CONCERN</b>	<b>No.</b>	<b>Response</b>
<b>Supportive of Proposal</b>		
In Favour.	21	For analysis purposes, it is important

		to note that 80% of these respondents were non-residents of Riverside Meadows and in some cases, non-residents of the City of Red Deer.
Proposal will revitalize/enhance this part of Riverside Meadows.	3	
This proposal is attractive and will improve the entrance to Riverside Meadows.	1	
Aware of the community's concerns but this will not be a negative.	1	
<b>Concerns with the Proposal</b>		
Expressed concerns / not in favour.	25	For analysis purposes, it is important to note that 92% of these respondents were residents/property owners in Riverside Meadows.
<b>Comments:</b>		
<b>Building Design/Density/Size</b>		
Reduce the size of the building/too large/too many units.	11	
Keep the right amount of parking/ do not relax parking requirements.	4	
Develop project on the land owned by the developer not on park space.	4	
Increase the floor size of the units/number of bedrooms(more 2 or 3 bedroom units and less bachelor/1 bedroom).	4	
Design is attractive	2	
The preference or expectation for this site was 50 – 60 units.	2	The Area Redevelopment Plan does not set out the number of units to be developed on this site.
Should not be forced to down-size so much that rents can not be kept affordable.	1	
Building size fits the site	1	Inspections and Licensing have indicated that the proposed building exceeds the current density requirements of the R2 district.
Multi-family townhouse development was conveyed as a preference during the Area Redevelopment Plan preparation. There are no other large apartment buildings in this neighbourhood of 105 units. This is overdevelopment of the site.	1	A density check comparison of other R2 or R3 apartment sites in Red Deer was conducted. As proposed this site would have a density of 109 units per hectare (D-109). There are no existing sites that have a density this high. The other built sites range from D-19 to D-95. The average is

		approximately D-51. Therefore, if constructed as proposed, this project would have the highest number of units per hectare in the city. There is one undeveloped site on the south hill which has a higher possible density (D-240) however, it remains undeveloped/vacant.
Density is too large, only allow single family homes.	1	A portion of the site is presently designated for multi-family development. The remainder is identified in the Area Redevelopment Plan for potential multi-family development. Single family residential has not been contemplated for this site.
The community is not against affordable housing, just the size and location.	1	
Need personal space for tenants	1	
<b>Area Redevelopment Plan</b>		
The proposal matches the Riverside Meadows Area Redevelopment Plan, therefore the sale of park land and the development should be supported.	2	
The Area Redevelopment Plan has a strong commitment to a balance in the kind of housing and future development in the community. The proposed development does not give this balance.	1	
The intent of the plan is to improve the quality of living space, therefore development should not be done at the expense of the quality of life of the community.	1	
<b>Location</b>		
In favour of this location, good access to the downtown/public transit/services	5	
The location is a concern because of parking issues and proximity to drainage areas.	1	Engineering Services will be reviewing drainage issues. And the Inspections and Licensing department will review parking requirements at the time of development.
There are available buildings in the downtown that would be a more suitable	1	The Greater Downtown Action Plan (policies 9.7 and 9.8) and the

location for affordable housing.		Riverlands Area Redevelopment Plan both encourage affordable housing.
<b>Park</b>		
Do not sell or rezone Convent Park. Revamp it.	10	
The park is not being used as is.	3	
The neighbourhood already has a large amount of park space.	3	
Concern with monitoring and protecting wildlife. The park serves as part of a wildlife corridor; apartment will impact this.	3	
The park could be better utilized/enhanced and should have a playground structure.	2	The playground equipment was removed from this park a few years ago based on the age of the equipment and safety concerns.
This large building will destroy the essence of the adjacent park.	2	
Do not support sale of park	2	
The park area to be built on is small in comparison to all the park space in Riverside Meadows and will not be missed.	1	
Not against the housing just do not want to lose park land.	1	
When I purchased my unit 4 years ago I thought I had a park in front.	1	Although residents of Highland Green may not have consulted the Riverside Meadows Area Redevelopment Plan, it was passed in 2000 and does identify the potential for cancellation of a portion of the Convent Park for development.
There are many condos/apartments in the area, and people in small spaces need public green spaces.	1	
If the park is sold, I hope that the proposed "other " green space would be purchased promptly.	1	The Recreation, Parks and Culture department has been asked to address this issue in their report to Council.
It seems the park is not what it once was as the playground equipment was removed. New development will enhance use. Barbeque areas could be added to the remaining park.	1	The Recreation, Parks and Culture department has been asked to address this issue in their report to Council.
If the development is going to house children the full park is needed.	1	
I appreciate the concerns about losing park, long range planning can address	1	The Recreation, Parks and Culture department has been asked to



these concerns. The city needs to support this community and buy land to replace the park.		address this issue in their report to Council.
<b>Property Values</b>		
Property values will go down.	3	
<b>Community Input Process</b>		
I support the development but the public input process did not clarify, provide answers or address questions raised by the community association.	2	Parkland Community Planning Services is committed to continuous improvement of the public participation process. This concern will be reviewed.
Kudos to the community association, the developer, architect, and planners for all their work so far on this project.	1	
We need to avoid "Not in my Backyard".	1	
It is impressive that the community association and planners are involved in the plans which should make it possible to address all concerns.	1	
This proposal impacts those living on top of Convent Hill and these residents have not been at the table in previous discussions.	1	
The specifics of the proposed development were so vague. It is hard to respond to such vagueness.	1	
<b>Balance Development</b>		
Willing to look at affordable housing on the site owned by P&S and other possible solutions that fit the current land use bylaws.	3	
Riverside Meadows is already a high density area. Over 100 housing units is too much.	3	
In comparison to other parts of the city, there is already a fair share of affordable housing projects in Riverside Meadows.	2	
The original men who worked to establish this park wanted to have a better place to live, the Riverside Meadows community members are also trying to make the community a better place to live and have always worked hard to have a balance.	1	
There are several other redevelopment sites in Riverside Meadows (ie. Harpers,	1	The Area Redevelopment Plan recommended the development of

Valley Park Manor) which will allow high density residential. All sites need to meet guidelines.		design guidelines for the multi-family/ infill sites in Riverside Meadows. Those guidelines have not yet been undertaken due to budget priorities.
The City is letting a community down in the name of some vague concept of the "greater good" that is excluding a great many people.	1	
<b>Affordable Housing – City Wide</b>		
The City should be looking at the broader planning issues of affordable housing in the city as a whole/planning for the city needs to consider a way to integrate affordable housing through out the city.	8	At this time there is no overall land use strategy/specific plan policies with regard to integration of affordable housing in neighbourhood planning.
<b>Slope Stability/Environment</b>		
Will the hill slide?	1	Engineering Services has requested a slope stability study which has not been provided by the developer to date.
Flood plain	1	The proposed site is not within the identified flood plain.
<b>Special Needs/Wheelchair Access</b>		
Ensure adequate accessibility to wheelchair/walkers etc.	4	This issue was identified by staff during the circulation of this proposal. No written response has been received from the developer.
<b>Suggestions</b>		
Build a suite for a nurse/care giver for 24/7 assistance	1	This suggestion will be provided to the developer.
Make it affordable owned units.	1	This suggestion will be provided to the developer.
Sprinkler systems	1	These will be reviewed by Emergency Services
<b>Traffic/Emergency Access</b>		
Concern about traffic impact/Complete a traffic study of the site	4	A Traffic Study was completed by the developer and provided to the City. Upon review by Engineering Services revisions were required. The revised study has recently been provided to Engineering Services for review. As of the date of this report the review was not complete.

How will the residents of the proposed building access 60 Street safely? Will this create a need for new lights and impact access to Kerry Wood Drive. This street is very busy now.	3	Engineering Services will be reviewing the traffic study for this proposal to determine the impact of residential development.
60 Street is a truck route, housing children near this is unsafe/needs crosswalks/If this is to be approved, decrease speed limit on 60 Street and add crosswalk lights. Look at removing truck route.	3	Engineering Services will be reviewing pedestrian safety related to residential development in this location. A sidewalk, crosswalk or other safety features may be required.
Address the emergency access issues.	1	Emergency Services have reviewed the proposal and will be requiring access /resolution of access issues at the time of development.
<b>Questions</b>		
What are the anticipated demographics for the development?	2	The developer will be asked to respond to this question
What federal and provincial money is involved? How much is involved and what is the money being used for?	1	The developer will be asked to respond to this question.

Although the meeting was intended to discuss this specific redesignation application many of the comments discussed the overall need for affordable housing in Red Deer, including comments such as:

- High need for affordable housing
- The developer has a proven track record as a good landlord in affordable housing / the developer's previous building is award winning,
- This building will help many people end a life of poverty
- As often happens in these situations, the issue gets side tracked. The need for affordable housing was not in dispute. The density of this housing, the loss of green space, adequate parking, design are in debate.
- As a resident of one of the developer's other buildings, supportive of this proposal.
- Many low income people already live in Riverside Meadows in illegal basement suites and garages, this proposal is an improvement.
- The proposal allows for tenants to pay rent which includes utilities. This helps low income people.

### **Environmental Advisory Board and Recreation and Parks Board**

Given that this proposed redesignation involves lands currently zoned as P1 (Parks and Recreation District) and proposes to add land to the A2 (Environmental Preservation) District, this matter was scheduled to be presented to the Environmental Advisory Board on June 28 and the Recreation and Parks Board on June 29 for their review and

recommendations. The recommendations from these boards will be presented directly to City Council at the time of consideration of a Land Use Bylaw amendment.

### **Planning Analysis**

While the requested redesignation complies with the land use recommendation of the Riverside Meadows Area Redevelopment Plan there are several unresolved issues which impact possible redesignation. The first is the issue around the landfill setback. The subject property is within 300 metres of a closed landfill and as such requires provincial approval for a relaxation to allow residential development. According to the geotechnical report submitted by the developer there appears a low probability of risk, however until approved by Alberta Environment, it is not certain that the land is suitable for residential development. Furthermore, several departments have identified concerns that have not yet been resolved these range from design issues to issues directly linked to redesignation. Most notable is the issue of escarpment / slope stability. Until complete studies are provided and there has been sufficient time for analysis by city staff it is not clear that the P1 and road land is suitable for redesignation to residential development.

In addition, there are many unresolved issues from the community design review and the public meeting. In the public meeting of June 22 and in meetings with the community association representatives and the Social Planning Manager, the developer has recently agreed to consider alternate scenarios, a possible reduction in the number of units, and alternate designs. Based on this opportunity the community association has submitted an alternate proposal for consideration. In light of the fact that alternate proposals are now coming forward from the community there may be merit in continuing dialogue to reach further agreement. Both the developer and Riverside Meadows have a proven track record of working to resolve development and planning issues and both have an interest in achieving the best possible development.

Although all involved recognize the broad community need for affordable housing, the comments provided during public consultation raise the point of creating an overall land use strategy for affordable housing across Red Deer. Issues such as how to ensure many neighbourhoods have affordable housing, how to deal with balance of projects, how to integrate development into existing neighbourhoods require further consideration. Until a land use strategy is developed which will address these matters in the long term there is concern that projects may face opposition and may be considered in absence of a broader community strategy for affordable housing. The Province of Alberta Land Use Policies 8.2 and 8.3 speak to the need for affordable housing, and the need to identify in consultation with the local housing industry and local housing associations the magnitude and scope of the housing need and establish land use patterns in response to that need. This broader approach, of looking at how to plan for affordable housing in all neighbourhoods and how to establish the necessary land use tools (as has been done with related issues such as secondary suites) has not yet been completed for affordable housing in Red Deer. As well, The City's Municipal Development Plan contains policies encouraging access to affordable housing, and planning for such at the initial design stage of residential development. Some work around balancing types of housing has been integrated into the Neighbourhood Planning and Design Guidelines and Standards but a land use strategy specific to the needs of affordable housing sites/criteria/development is not in place. Without this type of strategy

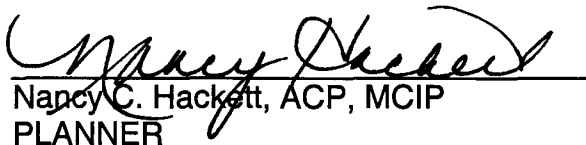
in place, there is no guide or information for Council or Municipal Planning Commission as to the amount of “affordable” housing that each neighbourhood should have, the balance between affordable housing in older and newer neighbourhoods, the balance north and south of the River, the design or site issues, how to ensure new sites become available, and how to address community issues. This type of work would be useful in reviewing future redesignation proposals and in helping Red Deer develop more affordable housing throughout the city.

### **Recommendation**

Given the list of unresolved issues and incomplete information planning staff are unable to support the proposed rezoning at this time. It is recommended that Council table consideration of this matter until such time as:

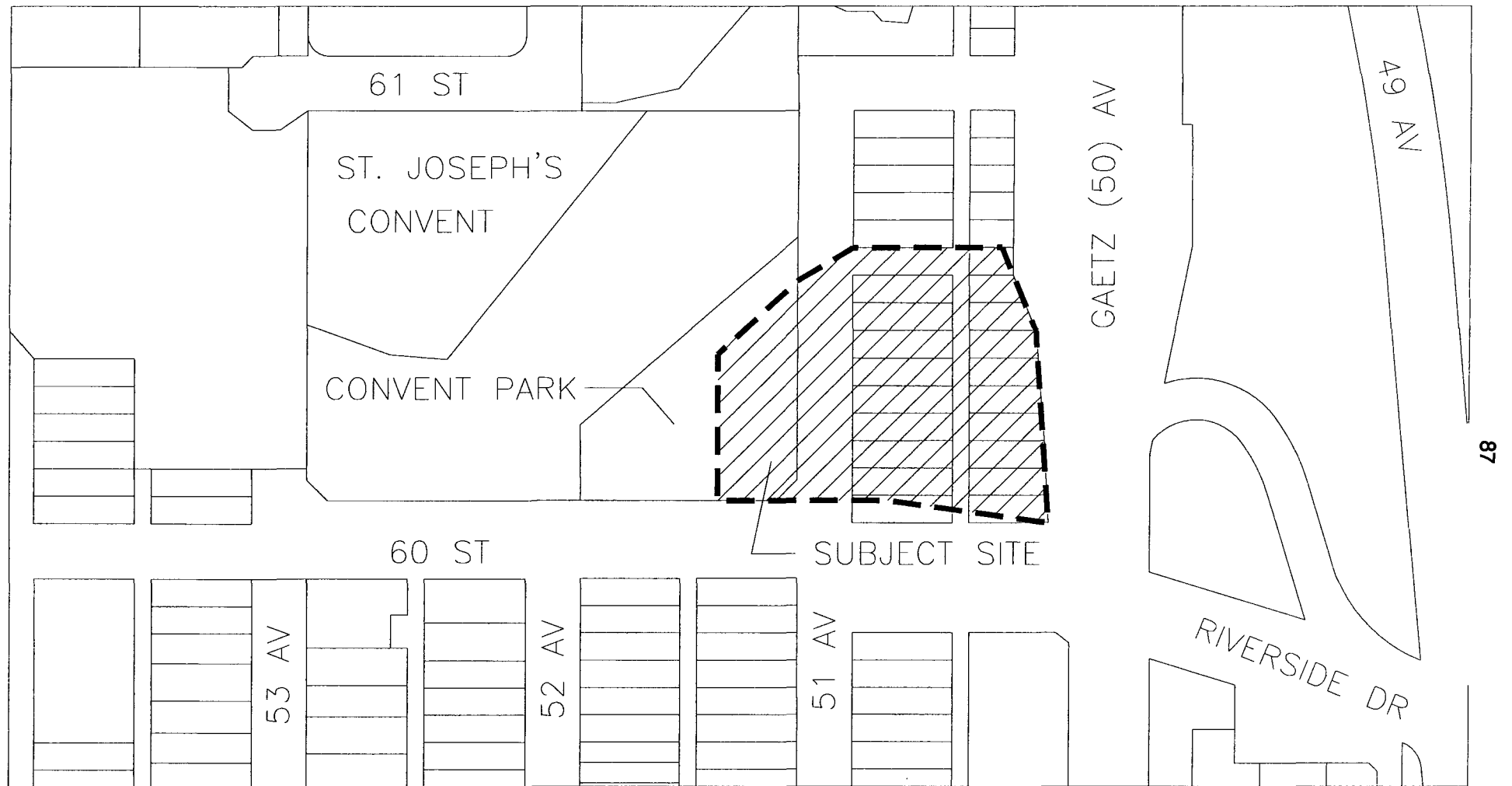
1. the landfill setback is resolved
2. the slope stability has been fully assessed
3. the traffic assessments, warrants, and servicing studies have been reviewed and indicate that a larger residential site is feasible and appropriate
4. the community, planning staff, and the developer can meet to resolve outstanding issues relating to the redesignation of park and the potential outstanding issues (including the number of units) around R2 or direct control district designation.

Respectfully Submitted,

  
Nancy C. Hackett, ACP, MCIP  
PLANNER

- c. Stan Schalk, P & S Investments  
George Berry, Berry Architecture  
Shirley Hocken, Riverside Meadows Community Association  
Kurt Ternes, Riverside Meadows Community Association  
Marleen Cowan, Riverside Meadows Community Association  
Howard Thompson, Land and Economic Development  
David Matthews/Greg Scott, Recreation, Parks and Culture

MAP 1: SITE MAP



CONVENT PARK DEVELOPMENT

JUNE 2005



# Riverside Meadows North Red Deer Area Redevelopment Plan

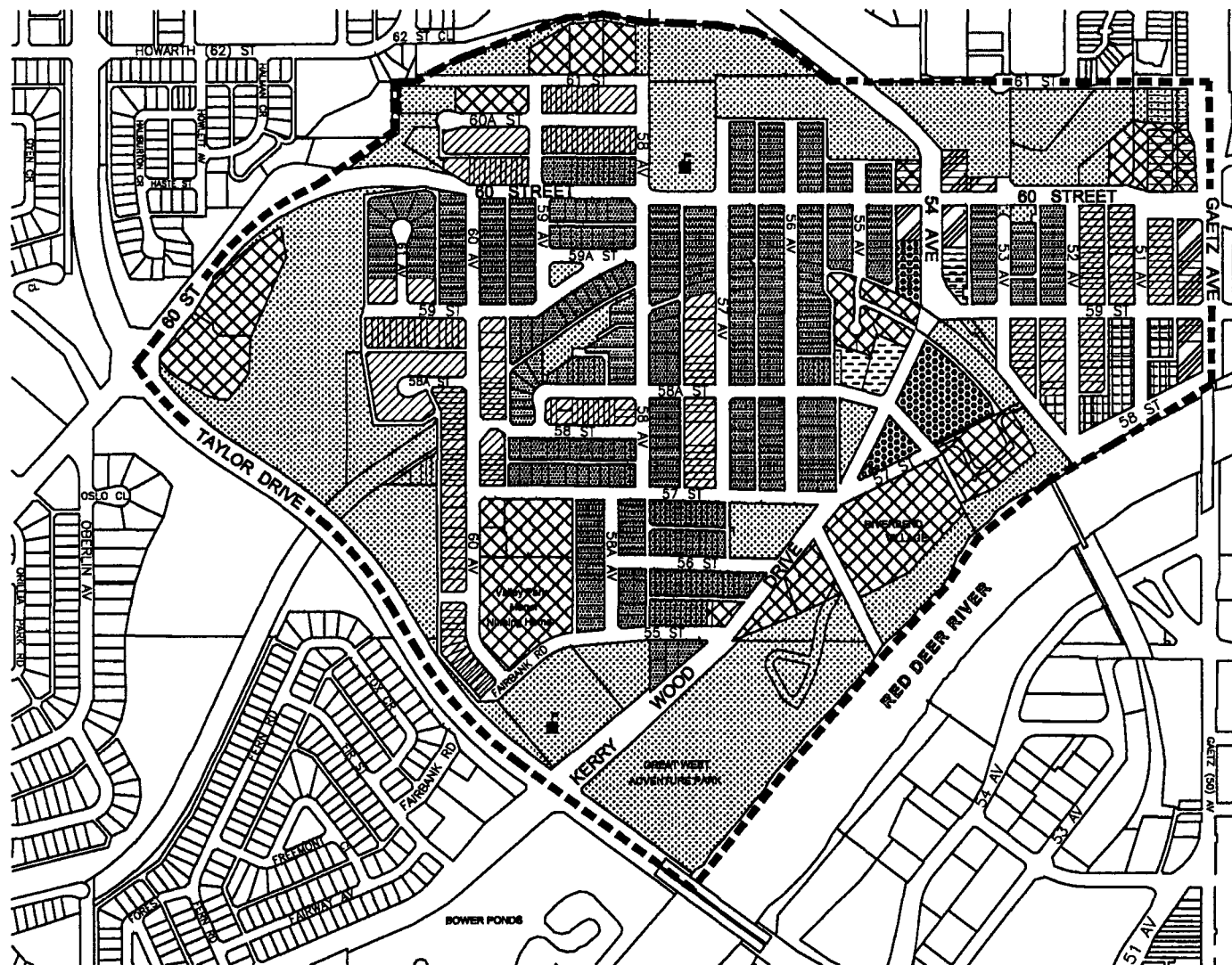
## Map 5 Proposed Land Use

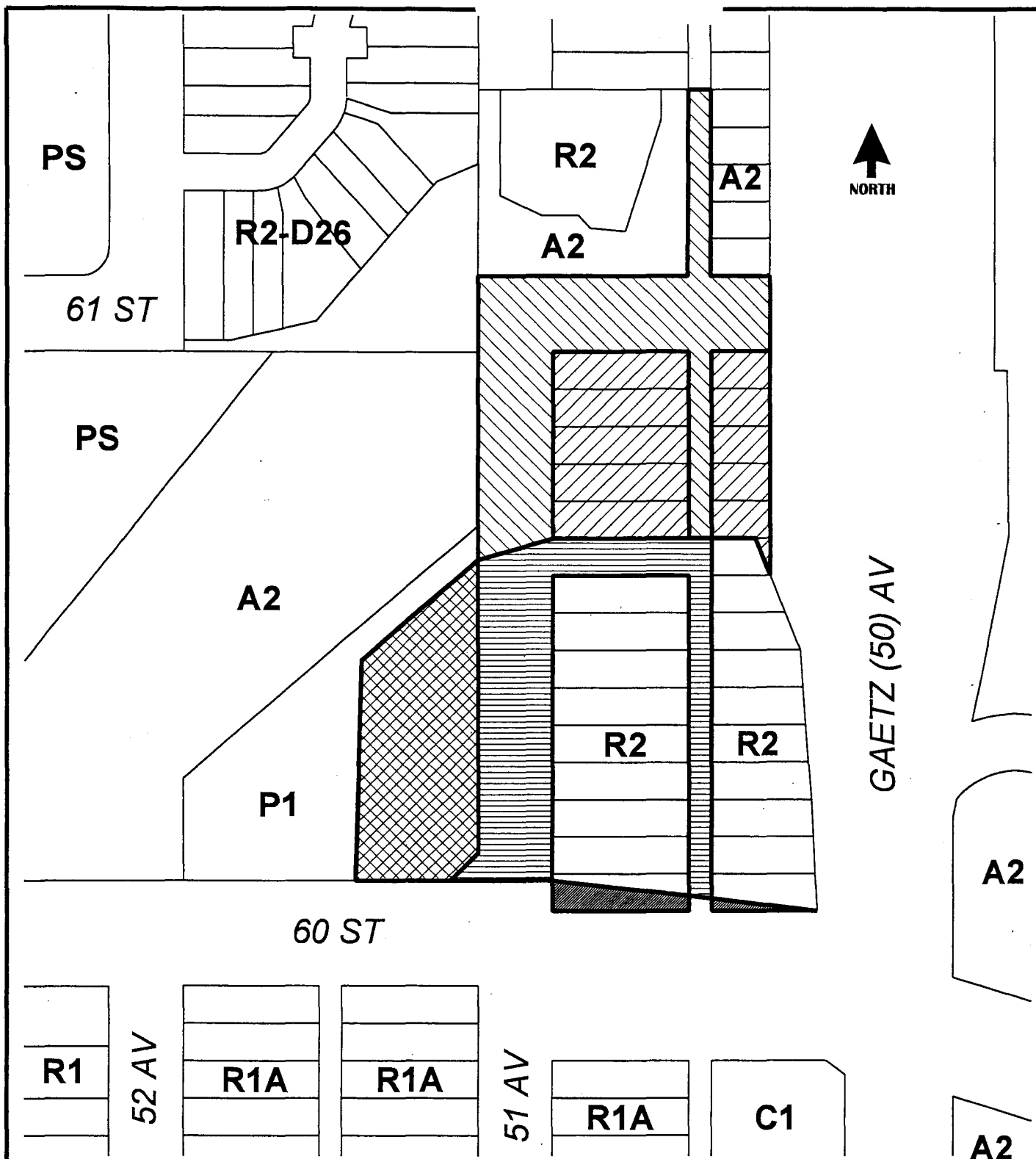
March 2000  
Amended: 2003

- Area Redevelopment Plan Study Area
- School Site
- Green Space, Environmental Reserve, Park or School Site
- Single Detached Homes
- Mix of Semi-detached (Duplexes) and Single Detached Homes
- Multi-Family
- Commercial
- Commercial-Residential Mix Direct Control
- Riverfront Direct Control Area
- Light Industrial and Business Service - Residential District

DATE: May 2000 / April 2003

Mapping by: Parkland Community Planning Services






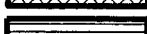



# **The City of Red Deer** PROPOSED LAND USE BYLAW AMENDMENT

## **AFFECTED DISTRICTS:**

A2 - Environmental Preservation  
 R2 - Residential (Medium Density)  
 P1 - Parks and Recreational

## **Change from :**

R2 to A2   
 Road to A2   
 P1 to R2   
 Road to R2   
 R2 to Road 

MAP No. 17 / 2005  
 BYLAW No. 3156 / U - 2005





To: , Planner  
Parkland Community Planning Services  
From: Pam Ralston, Social Planning  
City of Red Deer

Development Initiative: Convent Park

Date: April 27, 2005

### SOCIAL IMPACT ASSESSMENT

Planning Comment Request, Reference No.	Guidelines & Standards Reference	Comments
	1. <b>Social Inclusion</b> – getting to know neighbours, & participate in community	Acknowledging this is a not a social impact assessment for a Major Plan, nor a NASP, the assessment is limited to an infill development in an established neighbourhood. Access for established trails and the existence of the south side sidewalk on 60 St. to a stairway leading to downtown is positive in the encouragement of a “walkable” community and is supported by Social Planning. An eventual community of apartment dwellers and townhouse dwellers provides a “micro community” as well as an increase in potential active community members for the Riverside Meadows community as a whole. As suggested in the ARP, the developer has discussed providing unused land on this development to the community for planning of community gardens, which would involve community planning and inclusion for maintaining, supervising responsibility and working the gardens. Having more people using the adjacent section of park would also provide for more opportunity for neighbours to meet. More “eyes” on the park from the development also attends to inclusion as well as safety for users.
	2. <b>Transportation</b> – safe, convenient access	Both physically active and motorized transportation in this plan are supported. Access by trail or stairway to Gaetz Avenue and transit stop is positive and a transit department comment of providing a transit stop at the development once completed is also positive. For development dwellers the closest stop to travel west is more than a block away.
	3. <b>Diversity</b> – economic, lifestyle & family life-phase	Diversity is seen as a neighborhood planning direction and when considered in light of the total neighbourhood, the issue of economic, lifestyle and family life-phases is balanced. The neighbourhood has a variety of housing that includes the diversity of a healthy neighbourhood. A development such as this will provide, for the community as a whole, an increase in rental housing in a market that has seen a loss of overall rental units according to the Red Deer City census over the past 10 years. According to CMHC forecasting Red Deer’s vacancy rate in rental apartments will drop 1% in 2005, putting pressure on the rental market. This housing could meet the needs of seniors, students, individuals, single parents and working couples requiring rental housing. It is acknowledged that Riverside Meadows as a neighbourhood is comprised of a



To: , Planner  
Parkland Community Planning Services  
From: Pam Ralston, Social Planning  
City of Red Deer

Development Initiative: Convent Park

Date: April 27, 2005

		range of multi family rental and ownership housing. The 2004 census records that six (6) census areas in Red Deer, including Riverside Meadows has 350 or more apartment units in each of the areas. Apartments may be owned (condominium) or rental. It is understood that the townhouses in this development may be owned by the residents, which would further enhance the balance of single-family dwellings in this neighbourhood.
	<b>4. Housing – variety, affordability, location</b>	<p>Again, variety, location and affordability are usually assessed for a NASP so this assessment must view the neighbourhood as a whole. The ARP designates that multi family development is to be located principally around the perimeter of the community and along collector streets and no more than three (3) stories high. This proposed development aligns with this designation.</p> <p>This development proposes apartments and eventually townhouses on the northeast corner of the neighbourhood. This keeps the development close to major roadways, accessible to public transit, and ease of access by motor vehicle. It provides for new, attractive housing in an older established neighbourhood. The neighbourhood has a range of affordability of housing and it is expected this development will continue to support the range of housing options.</p>
	<b>5. Safety – real &amp; perceived personal safety</b>	<p>It is known that there have been perceived safety issues from residents living at the top of the escarpment regarding people partying and camping on the side of the escarpment. Having more “eyes” on the hills from this development might increase a perception of safety by these residents as well as from Riverside Meadows residents who use the trail to access north Red Deer shopping and services. Any time vacant land or poor quality housing is replaced by developed new housing there is less opportunity for “squatters or inappropriate use”. The ARP refers to enforcing City bylaws relating to, among other items, unsightly sites, garbage and litter. Development of this particular site addresses some of these items for this corner of the community with the demolishing of unsightly buildings and cleaning up of the grounds along with the development of new structures.</p> <p>The ARP refers to partnerships being enhanced in the community to increase real and perceived safety. This added development will provide opportunity for partnering in community clean-up, especially of the escarpment. The developer is known to partner and work in partnership successfully with human service organizations both public and non profit, and it is expected will be anxious to manage this</p>

To: , Planner  
Parkland Community Planning Services  
From: Pam Ralston, Social Planning  
City of Red Deer

**Development Initiative: Convent Park**

**Date: April 27, 2005**

		development as a "good neighbour" in the community. The RCMP CEPTED review by the RCMP should identify other potential safety concerns and how they should be addressed.
	6. Other	<p>The process according to the ARP in the Land Use section has been followed with a committee of residents, PCPS, Inspections and Licensing and design professionals along with the developer representative meeting to create design for this development. The developer is requesting direct control district as noted in this section of the ARP (pg. 34, design guidelines).</p> <p>The open space of the escarpment, within the development and in the remaining park area provides openness and perception of extended "yard" space for the individuals living in the development, without the tasks associated with single family dwelling and upkeep issues. The upkeep of the grounds of the development will be the responsibility of the owner and experience has shown that P&amp;S Investments attends to the upkeep and appearance of their properties. The townhouse units, if owned will be responsible for their small portion of yard.</p>

Item No. 2A

Land and Economic Development

# Memo

Date: June 27, 2005

To: Kelly Kloss, Legislative and Administrative Services

From: Howard Thompson, Land & Economic Development Manager  
Scott Cameron, Social Planning Manager

Re: **P&S Investments - Riverside Meadows Affordable Housing Project  
Sale of Part of Convent Park - Lot R-1 (Reserve), Block 27, Plan 792 1058  
Closure of Parts of 60<sup>th</sup> and 61<sup>st</sup> Streets, 51<sup>st</sup> Avenue and Various Lanes  
Consolidation and Rezoning of the Escarpment to A2 Environmental  
Preservation District**

## Background:

P&S Investments has submitted a proposal to develop a 105-unit apartment building and 7 townhouses as an affordable housing project in Riverside Meadows as detailed in the report from Parkland Community Planning Services on this same Council agenda. The Developers are seeking partnership opportunities with the City to allow for the economic assembly of City owned lands with their existing property to assist with their affordable housing development.

The Riverside Meadows Area Redevelopment Plan identified the potential to sell a portion of Convent Park for development as R2 medium density residential use with the sales proceeds to be reinvested back into parkland in Riverside Meadows. The plan also identified the need to clean up the land titles and zoning of the escarpment north of the redevelopment site from Road and R2 to A2 - Environmental Preservation District.

## Affordable Housing

On February 26, 2003 the Social Planning Department conducted a workshop that included the Mayor, Councillors and Administration entitled "Affordable Housing – Who Needs It?" Presenters Barbara Jeffrey, Wendy Klassen and Pam Ralston addressed the new federal/provincial affordable housing program, provided a profile of Red Deer citizens in need of affordable housing, provided examples of incentives used by other municipalities. A working definition of affordable housing by the Red Deer Housing Committee was also communicated:

*"Housing is deemed to be affordable when households below the **median** income have access to appropriate housing at rates **substantially** below average market rents."*

Positive reaction at the workshop to this information encouraged staff from Social Planning to meet with members of Inspections and Licensing and PCPS to discuss perceived barriers relative to development of affordable housing. It was determined that the issue is less about current practices preventing affordable housing development but rather a lack of incentives to encourage such developments. These opportunities might arise on a case-by-case basis until such time as there was trends emerging that could possibly lead to policy changes. The secondary suites zoning is an example of policy support for affordable housing.

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# Memo

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June 27, 2005  
Page 2

In June, 2002 the Province of Alberta signed the Affordable Housing agreement with the Government of Canada. Since this signing, two Red Deer projects have been approved by Alberta Seniors in the amount of \$2.275 Million resulting in the creation of 65 new affordable housing units (apartments). These two projects are now complete and include the Monarch Place development in Kentwood and the apartment redevelopment project by P&S Investments in Riverside Meadows.

P&S's proposed Convent Park project has now been approved by Alberta Seniors for a Canada – Alberta Affordable Housing Program grant in the amount of \$3 million of the total \$6 million estimated cost to assist with building this third housing development in Red Deer. City Administration supported the application due to P&S's demonstrated commitment to the development of affordable housing in past projects and while we were able to access resources from other orders of government, this project presents opportunities to the City that may not have necessarily been appropriate in former projects. This application is also appropriate in light of the following goal:

*Continually assess our organization's appropriate role, as we partner to address social needs, including housing, in the community. (2002-2005 Strategic Plan)*

## **Financial Implications:**

The potential for the City to partner or contribute some form of investment to this project, while being subject to Council approval, was seen as being favorable to P&S receiving their grant. The Canada-Alberta Affordable Housing Program criterion stipulates that contributions by others could be in the form of cash or eligible in-kind contributions from municipalities, the private and voluntary sector, charities and individual donors. These may include the transfer of land and/or buildings at below market prices, waiving of municipal fees, reduced property taxes, donations, a land lease and other similar forms of contributions. In addition, as the federal/provincial grant is conditional, the project must remain as affordable housing for a period of not less than 20 years. This will require that rents must remain at least ten percent or more below average market rents.

Making a direct investment in the project would be an exception to Council Policy, however, Senior Administration felt that assistance may be warranted in this case and could be considered positive from the aspects of serving over ¼ of the city's population with household incomes of less than \$30,000/year (26%; 14% of Red Deer's households earn less than \$20,000/year). Further, development of affordable housing units supports targets identified in the revised Community Housing Plan and the City's Strategic Plan. If approved, Social Planning will use the experience from this project and emerging housing trends to develop future affordable housing policy recommendations.

P&S has offered to purchase 0.21 Ha or 22,600 sq. ft., more or less, portion of the park at the current market value and consolidate it with their adjacent property (Lots 1-9 and 22-30, Block 27, Plan 7604 S), as shown as Area A on the attached plan. The fair market value for the lands in this area has been determined to be \$7.00 per square foot based on the review of recent

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sales of multifamily land including the purchase by P&S of the adjacent private lands. Subject to adjustments based on the land area determined by legal survey, the sale would generate approximately \$158,000 to be credited into the Public Reserve Trust Fund for reinvestment back into parkland in Riverside Meadows.

P&S is also asking for City Council's consideration to gift part of the surplus City road and lane (0.276 Ha. or 29,700 sq. ft. +/-, shown as Area B), and Lot 21 (0.14 Ha. or 1,500 sq. ft. +/-, shown as Area D) into their overall site. The City requires a portion of P&S's Lots 1 and 30 (0.27 Ha. or 2,900 sq. ft. +/-, shown as Area C) for road widening on 60<sup>th</sup> Street. After calculating a partial land swap for Areas D less C, the net area the City requires for road is 0.013 Ha., or 1,400 sq. ft. +/- . All areas are to be confirmed by legal survey.

For valuation purposes, the roads and lanes in Area B are encumbered with existing utilities, of which some will be abandoned and new services provided by P&S to service the site. The City's practice is to discount encumbered lands by 25%. The market value then becomes \$5.25 per square foot for Area B and remains at \$7.00 per square foot for Areas C and D. The net value of road lands that P&S is asking the City to gift; Area B less Area D minus C; subject to adjustments, equals approximately \$146,175. The disposal of roadways should be accounted for by crediting the Road Right of Way Reserve for the acquisition of lands needed for future roads.

Please note that Offsite and Recreation Levies remain payable on these lands over and above the market value. The values of the development levies are approximately \$9,600 for Recreation and in the range of \$40,000 for Offsites based on preliminary 2005 rates. The Urban Developers Institute was asked to waive the levies, meaning all developers would absorb the costs throughout the remainder of the city, and although they view affordable housing as necessary in the community, they are not in favour of forgiving the levies.

P&S would also be responsible for all associated costs for surveys, consolidation, advertising the disposal of Municipal Reserve, road closure and rezoning for the project site while the City will be responsible for costs, approximately \$5,000, associated with cleaning up the titles and zoning of the escarpment with funding to come from the Public Reserve Trust Fund. P&S would also have to enter into a Development Agreement with the City and receive approval from the Municipal Planning Commission. Any development requirements or improvements as outlined in PCPS's report would be the responsibility of the Developer such as the relocation of internal services, service connection charges, levies, etc. Therefore, any City Council approvals should be conditional of the proposed affordable housing development receive approval for a Development Permit.

Should City Council approve an investment in the project, the Administration recommends that it be in a form of a conditional cash grant equal to the value of the net road area and the outstanding development levies with one time funding up \$200,000 from the Capital Projects Reserve. This represents just over a 3% contribution towards this worthwhile project. The condition would match the Canada-Alberta Affordable Housing grant in that the project must remain as affordable housing for a period of not less than 20 years otherwise the City grant

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# Memo

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Page 4

would become repayable with interest. The City would file a caveat or charge on the title protecting our interest.

## **Recommendation:**

That City Council approves the following to accommodate development of the Convent Park Affordable Housing Project:

1. Entering into a Land Sale and Exchange Agreement with P&S Investments for the purchase of 0.209 hectares, more or less, of Lot R-1 (Reserve), Block 27, Plan 792 1058, and various road right of ways, subject to:
  - i. The issuance of a Development Permit by the City's Development Authority.
  - ii. The purchase price to be based on \$7.00 per square foot for the reserve area and unencumbered roadways, and \$5.75 per square foot for the encumbered roadways with the areas to be determined by legal survey.
  - iii. The purchase price for the disposed reserve land to be credited to the Public Reserve Trust Fund with the intent of the Area Redevelopment Plan be that the proceeds to be reinvested back into parkland in Riverside Meadows.
  - iv. The purchase price for the net road right of way area to be credited to the Road Right of Way Reserve.
  - v. Consolidation of the purchased City lands with the P&S Investment lands.
  - vi. The Purchaser to be responsible for all associated costs for the legal survey and advertising for the purchased lands.
  - vii. Passing the necessary Road Closures, Reserve Disposal and an amendment to the Land Use Bylaw to rezone the City lands to R2 – Medium Density Residential.
  - viii. Agreement satisfactory to the City Solicitor.
2. Amending the 2005 Capital Budget to provide a Conditional Grant to P&S Investments in the amount equal to the value of the net road area to be purchased and the outstanding development levies with the one time funding to not exceed \$200,000 from the Capital Project Reserve, subject to:
  - i. P&S Investments entering into a Land Sale and Exchange Agreement and a Development Agreement with the City.
  - ii. The project must remain as affordable housing as defined by Alberta Seniors for a period of not less than 20 years otherwise the City grant becomes repayable with interest on demand.
  - iii. A caveat or charge to be placed on the lands to protect the City's interest.
3. Passing the following reserve disposal and road closures to accommodate the subdivision:

"All that portion of Lot R-1 (Reserve), Block 27, Plan 792-1058, lying within Plan \_\_\_\_\_, and containing 0.209 ha, more or less".

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Page 5

"All that portion of addition to 60<sup>th</sup> Street, Plan 792-1058 lying within Plan \_\_\_\_\_, and containing 0.003 ha, more or less".

"All that portion of 51<sup>st</sup> (Pine) Ave. and 61<sup>st</sup> (First) Street, Plan 7604S lying within Plan \_\_\_\_\_, and containing 0.445 ha, more or less".

"All that portion of Lane, Plan 2032RS lying within Plan \_\_\_\_\_, and containing 0.037 ha, more or less".

"All that portion of Lane, Block 28, Plan 7604S lying within Plan \_\_\_\_\_, and containing 0.092 ha, more or less".

"All that portion of Lane, Block 8, Plan 2376AI lying within Plan \_\_\_\_\_, and containing 0.031 ha, more or less".

4. Proceeding with first reading of a Land Use Bylaw amendment to rezone the escarpment from Road and R2 to A2 - Environmental Preservation District as identified in the Riverside Meadows Area Redevelopment Plan and funding in the amount of \$5,000 from the Public Reserve Trust Fund to consolidate the titles.



Howard Thompson  
Land & Economic Development Manager



Scott Cameron  
Social Planning Manager

Attach

- c. Colleen Jensen, Director of Community Services  
Bryon Jeffers, Director of Development Services  
Rodney Burkard, Director of Corporate Services  
Greg Scott, Recreation, Parks and Culture Manager  
Dave Matthews, Community Development Coordinator  
Tom Warder, Engineering Services Manager  
Paul Meyette, Inspections & Licensing Manager  
Nancy Hackett, Planner - PCPS



# RED DEER

Plan Showing Proposed Road Closures  
for

LANE, BLOCK 28, PLAN 7604 S.  
Part of 51st (PINE) AVENUE, PLAN 7604 S.  
Part of 61st (FIRST) AVENUE, PLAN 7604 S.

LANE, BLOCK 28, PLAN 2032 R.S.  
Part of Addition to 60th STREET, PLAN 792 1058  
Part of LANE, BLOCK 8, PLAN 2376 A.I.

In the  
E.1/2 SEC.20-38-27-4

SCALE = 1: 1500

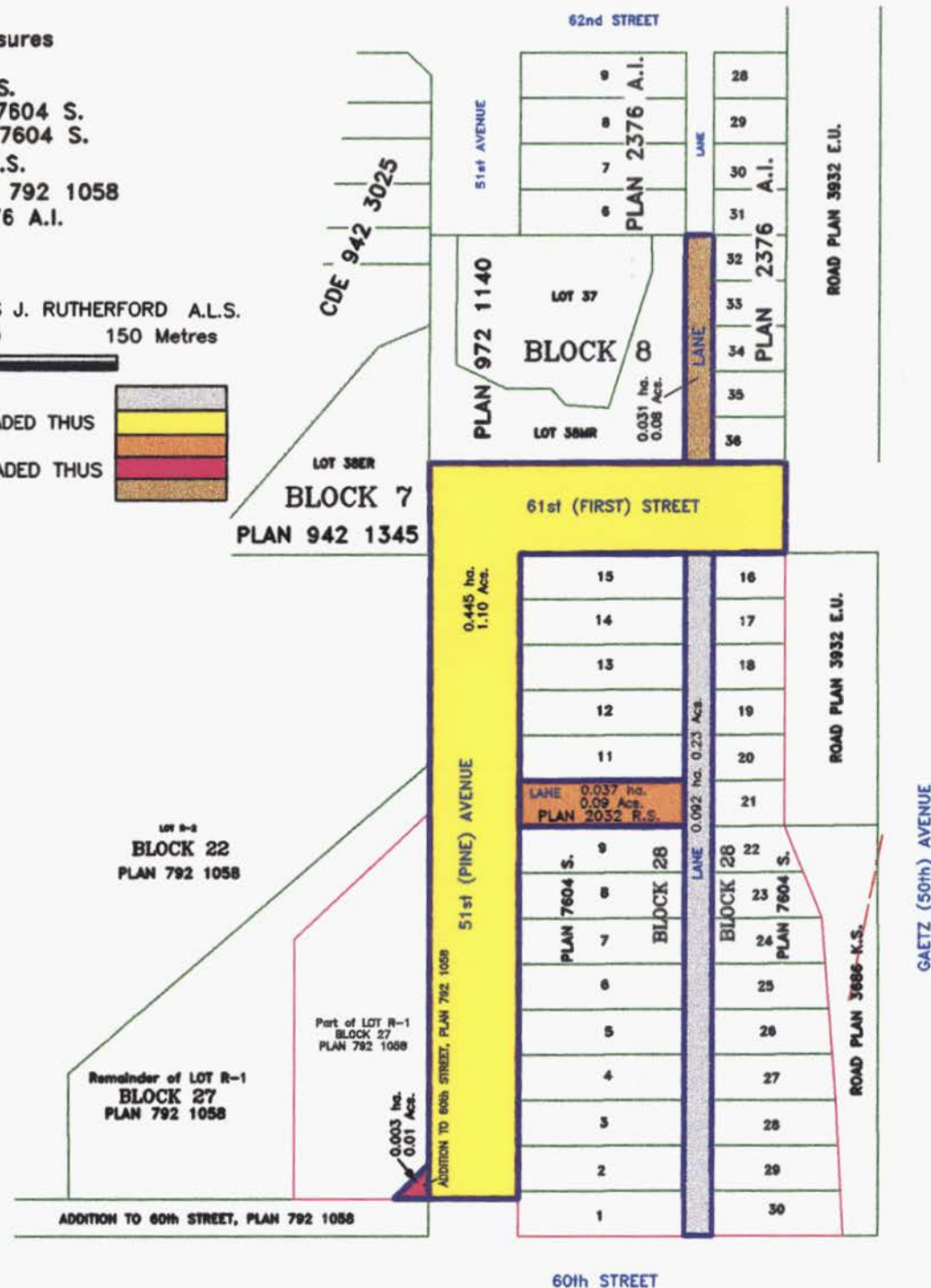
0 15 30 60 90 120 150 Metres

BY: DOUGLAS J. RUTHERFORD A.L.S.

LANE, BLOCK 28, PLAN 7604 S. IS SHADED THUS  
51st (PINE) AVE. & 61st (FIRST) ST., PLAN 7604 S. IS SHADED THUS  
LANE, BLOCK 28, PLAN 2032 R.S. IS SHADED THUS  
Part of Addition to 60th STREET, PLAN 792 1058 IS SHADED THUS  
Part of LANE, BLOCK 8, PLAN 2376 A.I.



AREAS ARE BASED ON THEORETICAL PLAN INFORMATION  
AND ARE SUBJECT TO CHANGE.



JUNE 27, 2005  
JOB No.: 1885-001F  
25-221



LOT R-2  
**BLOCK 22**  
PLAN 792 1058

LOT R-1  
**BLOCK 27**  
PLAN 792 1058

0.209 ha.  
0.52 Acs.

ADDITION TO 60th STREET, PLAN 792 1058

ADDITION TO 60th STREET, PLAN 792 1058

51st (PINE) AVENUE

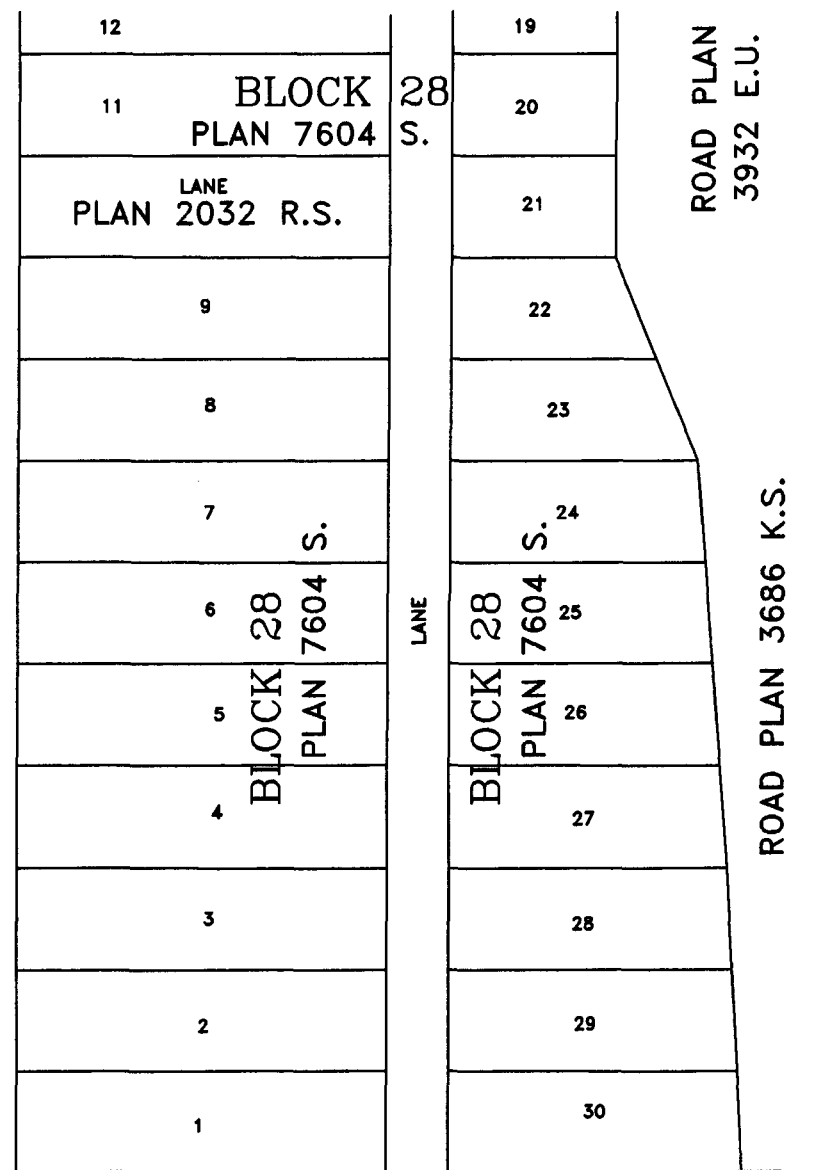
## RED DEER


Plan Showing Proposed Disposal of Reserve  
for  
Part of LOT R-1, BLOCK 27, PLAN 792 1058

SCALE = 1: 750

BY: DOUGLAS J. RUTHERFORD A.L.S.

0 7.5 15.0 30.0 45.0 60.0 75.0 Metres



Part of LOT R-1, BLOCK 27,  
PLAN 792 1058 IS SHADED THUS   
and contains 0.209 ha. (0.52 Acs.)



JUNE 24, 2005  
JOB No.:1885-001E  
25-221

# RED DEER

Plan Showing a Proposed Subdivision of

LOTS 1 to 9 (Inclusive), BLOCK 28, PLAN 7604 S.  
 LANE, PLAN 2032 R.S.  
 LOTS 11 to 15 (Inclusive), BLOCK 28, PLAN 7604 S.  
 Remainder of LOTS 16 to 30 (Inclusive), BLOCK 28, PLAN 7604 S.  
 LANE, BLOCK 28, PLAN 7604 S.  
 51 (PINE) AVENUE & 61 (FIRST) STREET, PLAN 7604 S.  
 Part of LOT R-1, BLOCK 27, PLAN 792 1058  
 Part of Addition to 60th STREET, PLAN 792 1058  
 Part of LANE, BLOCK 8, PLAN 2376 A.I.  
 LOTS 28 to 36 (Inclusive), BLOCK 8, PLAN 2376 A.I.  
 In the  
 E.1/2 SEC.20-38-27-4

SCALE = 1: 750

0 7.5 15.0 30.0 45.0 60.0 75.0 Metres

BY: DOUGLAS J. RUTHERFORD A.L.S.

## LEGEND & NOTES

LOT DIMENSIONS ARE BASED ON THEORETICAL PLAN INFORMATION AND ARE SUBJECT TO CHANGE.  
 DISTANCES ARE IN METRES AND DECIMALS THEREOF.

AREA TO BE REGISTERED IS OUTLINED THUS  
 AND CONTAINS AS FOLLOWS

FROM: LOTS 1 to 9 (Inclusive), BLOCK 28, PLAN 7604 S.	=	0.330 ha. (0.81 Acs.)
LANE, PLAN 2032 R.S.	=	0.037 ha. (0.09 Acs.)
LOTS 11 to 15 (Inclusive), BLOCK 28, PLAN 7604 S.	=	0.182 ha. (0.45 Acs.)
Remainder of LOTS 16 to 30 (Inclusive), BLOCK 28, PLAN 7604 S.	=	0.326 ha. (0.81 Acs.)
LANE, BLOCK 28, PLAN 7604 S.	=	0.092 ha. (0.23 Acs.)
51 AVENUE & 61 STREET, PLAN 7604 S.	=	0.445 ha. (1.10 Acs.)
Part of LOT R-1, BLOCK 27, PLAN 792 1058	=	0.209 ha. (0.52 Acs.)
Part of Addition to 60th STREET, PLAN 792 1058	=	0.003 ha. (0.01 Acs.)
Part of LANE, BLOCK 8, PLAN 2376 A.I.	=	0.031 ha. (0.08 Acs.)
LOTS 28 to 36 (Inclusive), BLOCK 8, PLAN 2376 A.I.	=	0.145 ha. (0.36 Acs.)
<b>TOTAL</b>	<b>=</b>	<b>1.800 ha. (4.46 Acs.)</b>

62nd STREET

51st AVENUE

PLAN 2376 A.I.

ROAD PLAN 3932 E.U.

PLAN 972 1140

LOT 37

BLOCK 8

LOT 38MR

LOT 38ER

BLOCK 7

PLAN 942 1345

LOT 3ER

BLOCK 27

**ESCARPMENT**

LOT R-2

BLOCK 22  
 PLAN 792 1058

ROAD PLAN 3932 E.U.

**CONSOLIDATED  
 R2 HOUSING SITE**

Remainder of LOT R-1  
 BLOCK 27  
 PLAN 792 1058

ADDITION TO 60th STREET, PLAN 792 1058

BLOCK 27

LOT 2

1.031 ha.  
 2.55 Acs.

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

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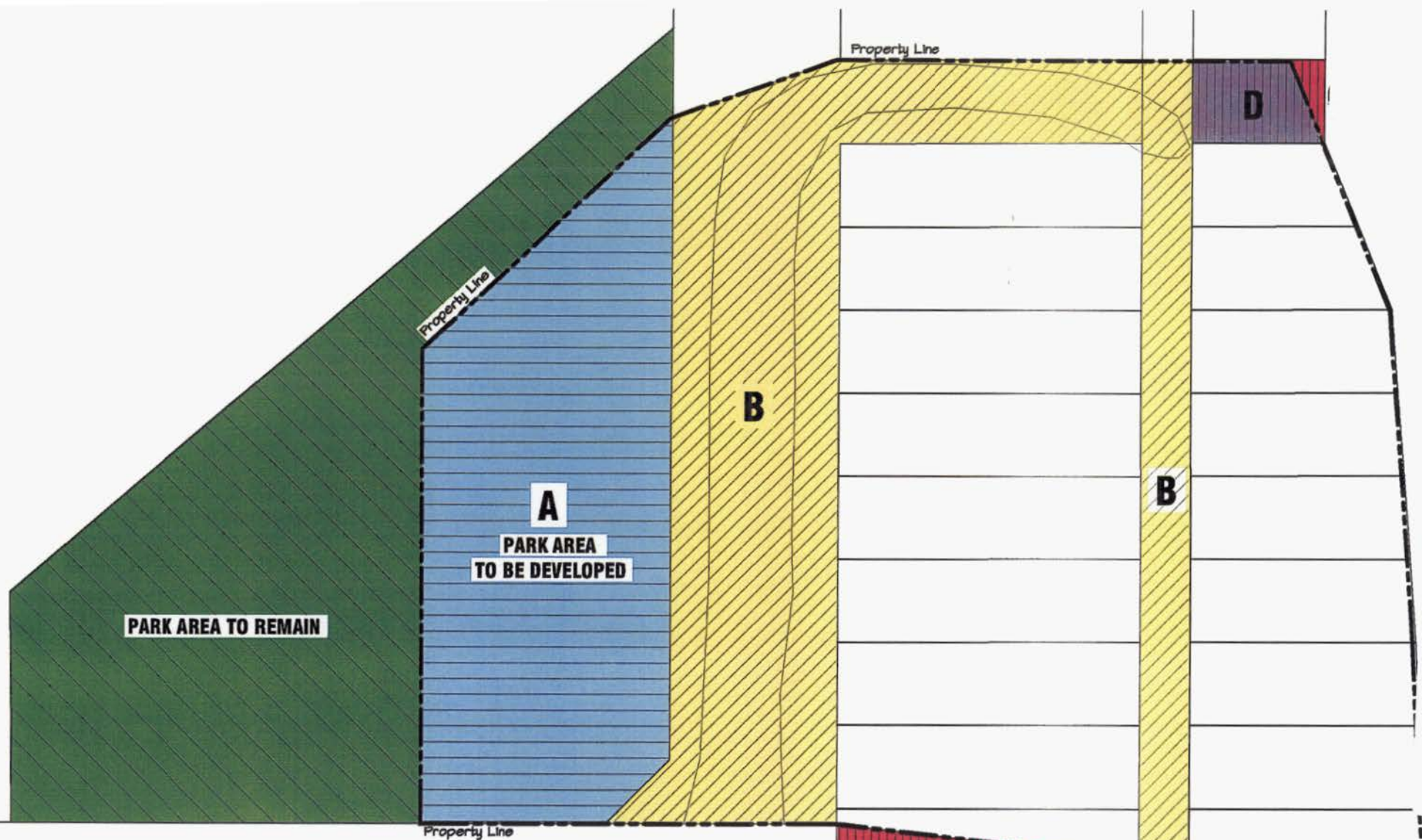
LOT 227

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LOT 230





Total Park Area = 4,915 sq.m. (52,910 sq.ft.)  
 Total Park Area (A) to be developed (44%) = 2,171 sq.m. (23,377 sq.ft.)  
 Total Park Area to Remain (56%) = 2,743 sq.m. (29,533 sq.ft.)  
 Area B (Roadway) = 2758 sq.m. (29693 sq.ft.)  
 Area B' (Lane) = 22 sq.m. (234 sq.ft.)  
 Area C (Road Right-of-Way) = 289 sq.m. (3109 sq.ft.)  
 Area D = 138 sq.m. (1,482 sq.ft.)  
 Total Development Area = 10,327 sq.m. (111,159 sq.ft.)

Areas to be determined  
by legal survey

June 09, 2005



RECREATION, PARKS &amp; CULTURE

RPC 05.0042.3010

**Date:** June 27, 2005

**To:** Legislative & Administrative Services Manager

**From:** Greg Scott, Recreation, Parks & Culture Department Manager  
David Matthews, Community Development & Planning Coordinator

**Subject:** Riverside Meadows Convent Park Development – Sale of Parkland

**Background**

In June of 2000, the Riverside Meadows Area Redevelopment Plan was approved by Red Deer City Council as a statutory plan (bylaw no. 3261/2000). The Redevelopment Plan made recommendations in the areas of Neighbourhood Name and Identity, Land Use, Transportation, Neighbourhood Safety, Heritage, Culture, Parks, Schools in the Community, and Community-Social Development. These recommendations were the result of extensive consultation with the residents of Riverside Meadows. In fact, a Community Steering Committee, made up of Riverside Meadows residents, was formed to ensure that the voice of the community was clearly heard. Many of the recommendations in the Redevelopment Plan have been implemented, resulting in significant enhancements throughout the Riverside Meadows Community.

One of the recommendations outlined in the Redevelopment Plan was to *“reduce the size of Convent Park”* (page 60, RMARP) through the sale of a portion of it (attachment 1). Also recommended was that *the “proceeds from the sale of any park land should...be used to acquire additional park spaces (within Riverside Meadows)”* (page 60, RMARP) (attachment 1). The latter recommendation would help to ensure that the percentage of park land within Riverside Meadows did not diminish as a result of the recommended sale.

The portion of Convent Park identified for sale and rezoning is shown on the Area Redevelopment Plan Land Use Map (attachment 2). The Land Use Map identifies this portion of park as part of a future Multi Family Site.

**Current Situation**

A development proposal for the area at the base of Convent Hill (currently zoned R2 – Residential Medium Density District) has now been submitted to Parkland Community Planning Services (attachments 3 & 4). As per the Riverside Meadows Area Redevelopment Plan, the proposal includes a request to purchase a portion (43%) of the adjacent Convent Park.



## RECREATION, PARKS & CULTURE

### **Current Situation (cont'd)**

On June 22<sup>nd</sup>, the proposal was presented to the residents of Riverside Meadows at a public meeting. Approximately 100 people attended and many took the opportunity to express their thoughts on the development plan, including the sale of parkland. Overall, support for the project was fairly evenly split. A conceptual drawing indicating what recreational amenities could potentially be developed on the remaining park space was also presented (attachment 5); however, residents were informed that if the sale of park land was approved, the detailed design of the remaining park space would only be completed following significant consultation with the community.

The development proposal will also be presented to the Environmental Advisory Board on June 28<sup>th</sup> and to the Recreation & Parks Board on June 29<sup>th</sup>. The response from both Boards will be presented to City Council at its July 4<sup>th</sup> meeting.

### **Administrative Review**

The Recreation, Parks & Culture Department has reviewed the request to purchase 43% of Convent Park (Zoned P1 – Parks & Recreation District), for the purpose of providing sufficient space to construct a Multi Family development, and supports this request for the following reasons:

1. Following extensive public input, the sale of a portion of Convent Park was recommended in the Riverside Meadows Area Redevelopment Plan. This document was approved by Red Deer City Council as a statutory plan in June of 2000.
2. As per the Riverside Meadows Area Redevelopment Plan, *the “proceeds from the sale of any park land should...be used to acquire additional park spaces (within Riverside Meadows)”* (page 60, RMARP). This requirement will help to ensure that the overall park land within Riverside Meadows does not diminish. In fact, one significant location within the Riverside Meadows community currently zoned R2 has been identified for future acquisition and rezoning to park (page 56, RMARP).
3. The reduction in the size of Convent Park is in line with the City's new Neighbourhood Planning and Design Guidelines & Standards, which supports the construction of a central park site along with smaller parkettes. Designing neighbourhood park systems in this way helps to disperse parkland more evenly throughout a community, and at the same time provides a variety of park environments that allow for different types of recreation and leisure uses (i.e., different park settings for different aged children, and for both active and passive types of activities).



## RECREATION, PARKS & CULTURE

### **Administrative Review (cont'd)**

4. Due to the fact that Convent Park is 1) immediately adjacent to a busy four lane roadway, 2) that it can only be accessed by crossing this roadway, and 3) because of its current size, the park is not appropriate for major recreational amenities such as sports fields and senior level playgrounds. There are a number of more suitable park spaces within the neighbourhood that currently contain major recreational amenities. The Convent Park location is more suited for a junior playground, which would attract preschool children accompanied by adults. Following the sale of the portion of Convent Park, the remaining area would also provide sufficient open space for free play (i.e., running games, kicking/throwing balls/Frisbees).
5. Following a review by the City's Solicitor of the historical documents, land titles, and legal agreements related to Convent Park, it has been determined that there are no restrictions in place that would hinder City Council from rezoning or disposing of the park area.

### **RECOMMENDATION**

That Council of The City of Red Deer approves the following recommendation of administration:

1. The sale of 43% of Lot R-1, Block 27, Plan 792-1058, representing 2,102 square metres, more or less, of City-owned P1 (Parks & Recreation District), located near 52<sup>nd</sup> Avenue north of 60<sup>th</sup> Street, and
2. The rezoning of the 2,102 square metres, more or less, from P1 (Parks & Recreation District) to R2 (Residential Medium Density District).

**GREG SCOTT**  
Recreation, Parks & Culture Manager

**DAVID MATTHEWS**  
Community Development & Planning Coordinator

DM

- c. Colleen Jensen, Community Services Director  
Howard Thompson, Land & Economic Development Manager  
Scott Cameron, Social Planning Manager  
Pam Ralston, Community Facilitator, Social Planning  
Nancy Hackett, Planner, PCPS

- ii) Assess identified areas (refer to Map 8) as to the viability of an increased level of maintenance. The removal of dead fall and some tree pruning may improve the appearance and safety of adjacent park areas and may allow for some rejuvenation of species that were formerly found in these locations (e.g. Saskatoon bushes), however, because these locations are first and foremost intended for environmental preserve and habitat preservation any clearing of deadfall or increased level of maintenance should not be at the expense of area wildlife, plant life, or environmental sustainability. An assessment by a qualified expert to determine the need for and impact of increased maintenance in the areas identified is recommended.
- iii) Support the volunteer working crews at all adopt-a-park locations.

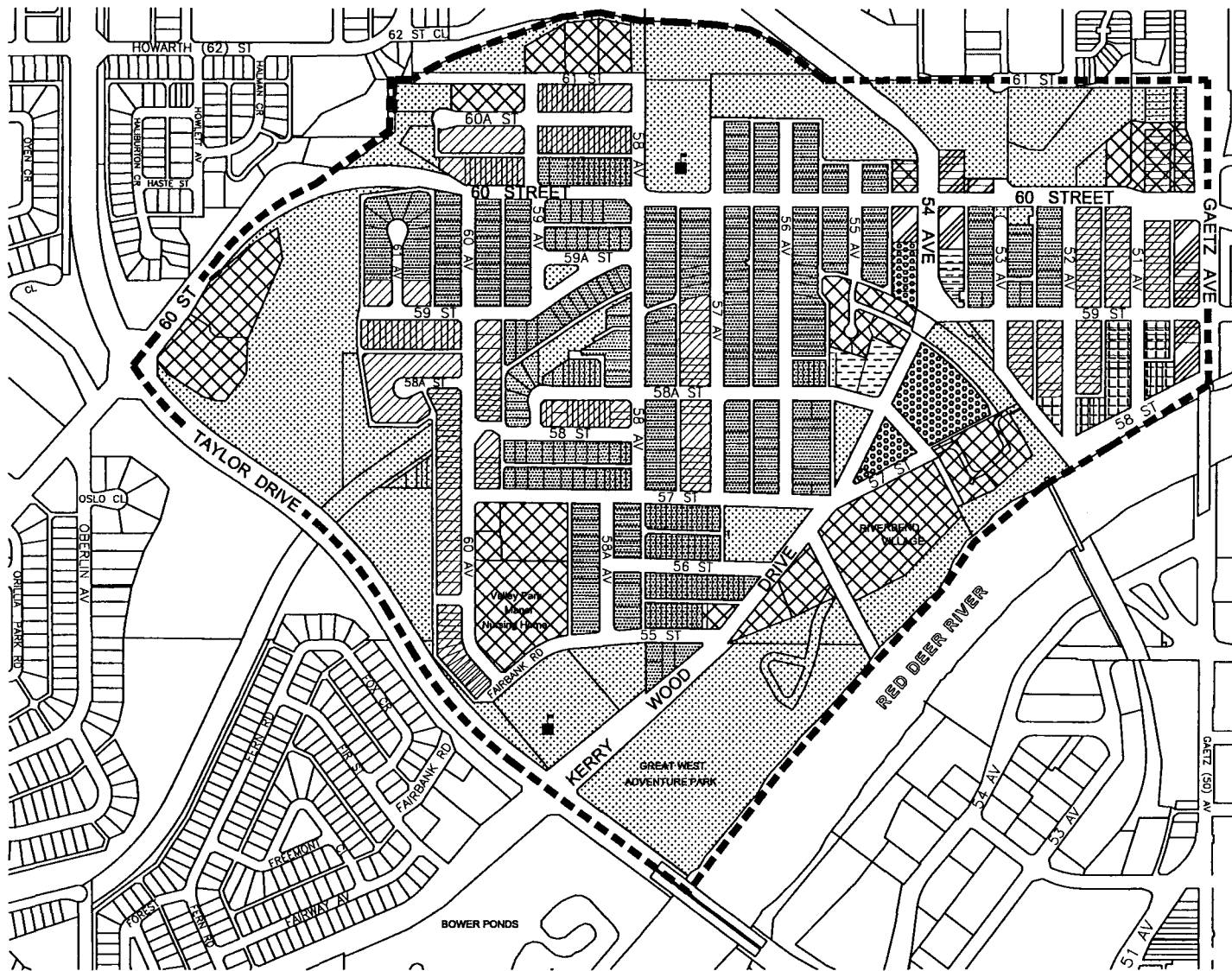
#### **8. Enhance Park Equipment Where Possible**

North Red Deer is one of the older areas in the city, and as such, several of the playground areas have served the community for decades. After years of use, much of this equipment is in need of enhancement and upgrading. As well, over the last several decades, recreational interests have shifted and led to many innovative park development ideas that have not yet been incorporated into park design in North Red Deer (Riverside Meadows). The Area Redevelopment Plan offers an ideal opportunity to encourage park enhancement where possible and promote future upgrading of park spaces.

#### **Action:**

- i) Maintain Pearson Park as a pre-school park in its current location
- ii) Reduce the size of Convent Park (see land use recommendations). Proceeds from the sale of portions of the park are to be used for upgrading the remaining Convent Park area so that it functions as an "imagination-type" park with versatile equipment that encourages children of all ages to use the park in a wide variety of ways. Proceeds from the sale of any park land should also be used to acquire additional park spaces identified on Map 5 "Proposed Land Use".





# Riverside Meadows North Red Deer Area Redevelopment Plan

## Map 5 Proposed Land Use

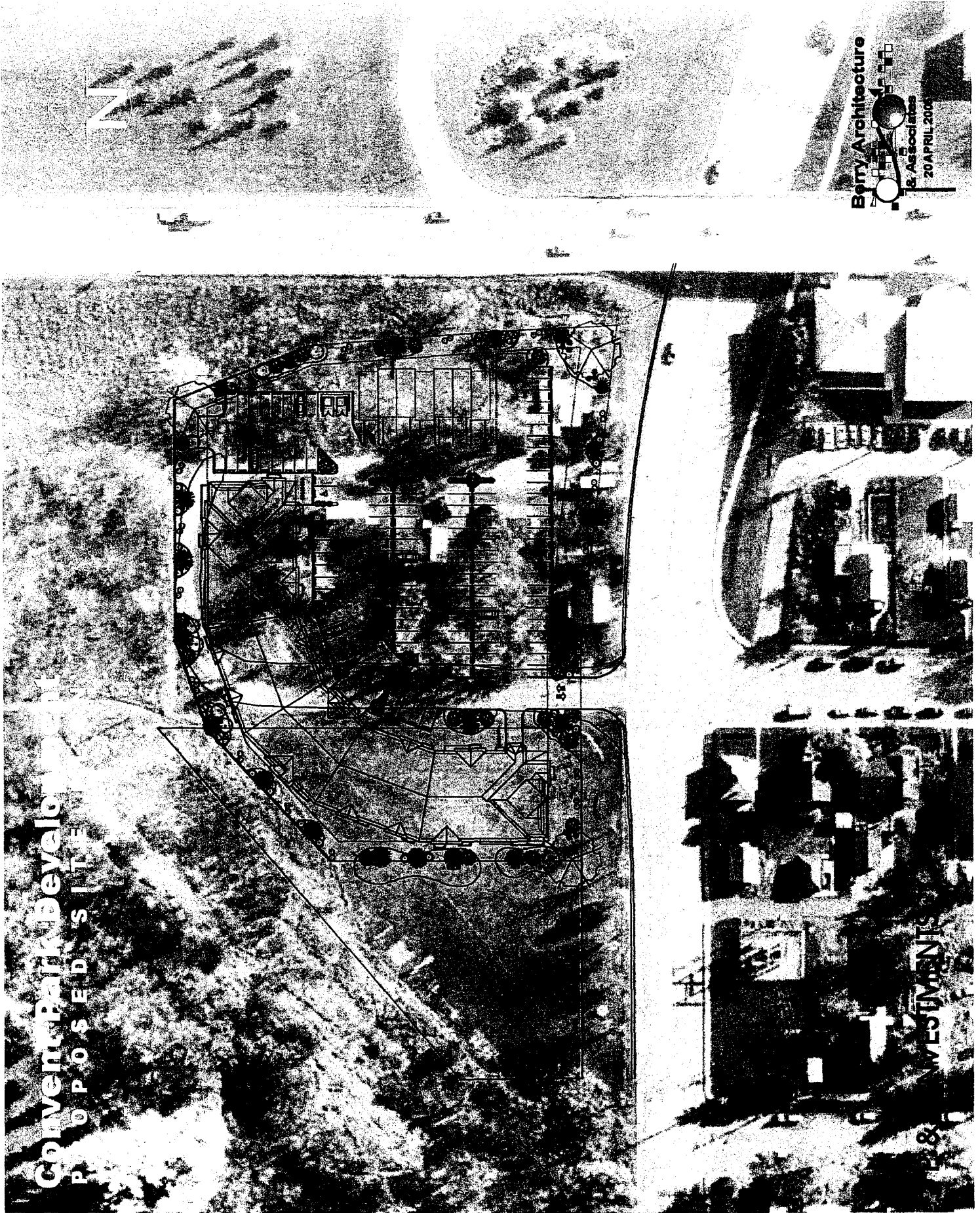
March 2000  
Amended: 2003

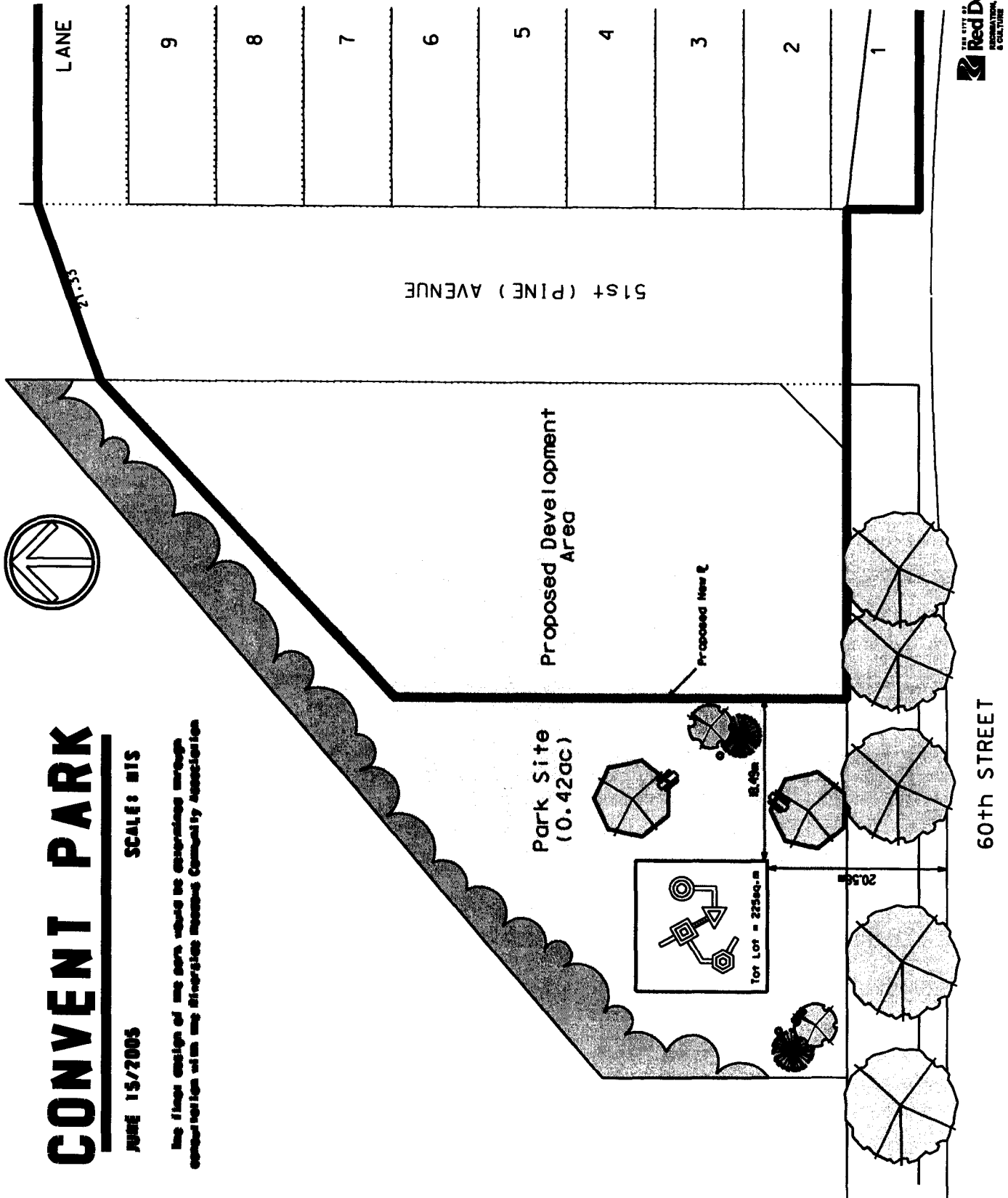
- Area Redevelopment Plan Study Area
- School Site
- Green Space, Environmental Reserve, Park or School Site
- Single Detached Homes
- Mix of Semi-detached (Duplexes) and Single Detached Homes
- Multi-Family
- Commercial
- Commercial-Residential Mix Direct Control
- Riverfront Direct Control Area
- Light Industrial and Business Service - Residential District

DATE: May 2000 / April 2003

Mapping by: Parkland Community Planning Services







April 4, 2005

Nancy Hackett  
Parkland Community Planning Services  
Suite 104, 4808 Ross Street  
Red Deer, AB  
T4N 1X5

**Re: Convent Park Housing Development**

Dear Ms. Hackett:

Thank you for letter dated March 31<sup>st</sup>, 2005. I will first address the re-zoning of the proposed site to direct control as this remains to be an important item. For the simplicity of the project and protection of any further development we highly recommend that this parcel receives a direct control zoning.

This project is complex in the setup and land structure, for the ease of getting the project through all approvals it makes logical sense to re-zone it direct control. This zoning will eliminate future decisions and questions that may come up during the MPC Application or any future approvals. The project has gone through a complete community review process that is not required under an R2 zoning, where the only obligation of the developer is to meet the land use by-law. We have also continued to request this zoning on the recommendation of Tony Lindhout. This is the zoning that is best suited for the project, the developer and the final user.

We recommend that the zoning be based on the City of Red Deer R2 zoning with 2 changes. The changes are as follows:

- 1) The parking requirements should be adjusted to reflect the more accurate usage of affordable housing. The current parking requirements in the by-law are based on requirements that apply to all forms of multi-family development and do not reflect the reality of affordable housing. With the current plan we are asking for the parking requirements to be based on 120 parking stalls for the apartment complex and 14 for the townhouse portion. 137 parking stalls are required and we are only asking for a relaxation of 17 stalls. The parking for the townhouse units will be provided by having one stall in a single attached garage and the second stall on the driveway pad. Our experience has shown that the current required number of parking stalls is considerably higher than what is actually necessary for affordable housing. At this time there is no proposal to eliminate this request for parking requirement changes.
- 2) The second revision that we would request is that the density be adjusted to permit a slight increase to the R2 density and allow both the 105 unit apartment building and the future 7 unit townhouse project. The 105 unit building is only 10% above the permitted density; however, adding the future townhouses will enhance the overall feel of the project and is a proven good design tool to create a healthy community. The number of units we are proposing will result in increased activity to this area; it will bring a wide spectrum of people from different lifestyles and will improve the safety to this

**Berry Architecture & Associates Ltd.**

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

area greatly because of the number of people directly living here. We are asking for only a 14% increase in the permitted density in an R2 zoning. This density is considerably under the R3 density.

An additional reason for the direct control zoning is to ensure the community is informed of the development at this time and does not have to go through an additional process anytime in the future. We have spent many hours in meetings with the community and have considered all ideas put forth. The community has had an input into the design of both the building and the site. These are common characteristics of a Direct Control area. An R2 or R3 zoning does not provide this level of protection to the community. If we were under an R2 or R3 zoning our only obligation would be to meet the zoning requirements and we would not have to consider the input of the community. A direct zoning allows this development to progress which will enhance the value of living in this rich and rebuilding community.

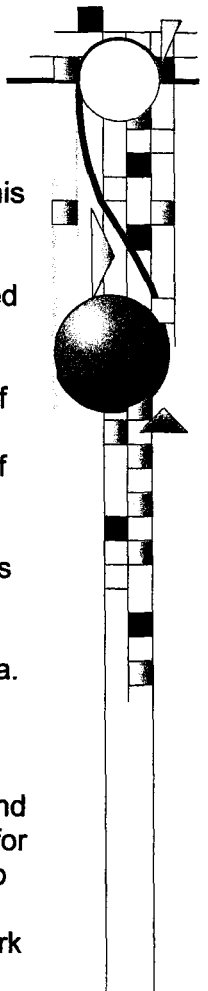
As shown in the attached plan we are proposing to purchase 22,626 ft<sup>2</sup> of the park area. This represents only 43% of the park and leaves 57% or 29,794 ft<sup>2</sup>. This area was determined from the Area Redevelopment Plan and discussions with the City of Red Deer that indicated that approximately ½ of the park area had the potential to be redeveloped with the adjacent land. After several conversations with the community and hearing the concerns regarding the park, we worked hard to reduce the area required for an effective development to less than ½ of the park. The area that we are proposing to develop is not large and the resulting project will bring some much needed life and activity back to the remaining park area. It has been described as an under utilized park and with a 105 unit apartment and 7 townhouse units we should once again see and hear people back in this park.

The final decision regarding any recreation development in the park is the responsibility of the City of Red Deer parks department. It would be a safe assumption to make, that with this increase in activity beside the park, the city may be more likely to spend some time and money on redeveloping this area. As you are aware we have been involved with discussion with the parks department regarding redeveloping this area. To have this park redeveloped is also in our best interest..

I am sorry for the typing error regarding the landscaping of this site. It should have read that we are not asking for any landscaping relaxations, we meet the 35% of required landscaping area and as required in section 83 of the land use by-law, we are in fact, greatly exceeding the requirements for plantings. The by-law requires only 4 trees and 6 shrubs; we are providing 89 trees and 105 shrubs at a great expense to the developer.

It is not appropriate for the requirement of a community member on the development rental committee, because this is a private developer and not a public board such as Loaves and Fishes or Habitat for Humanity. The developer has already established a rental approval process for other projects and it works great. If such a request is put to P & S Investment then I would also expect the same request to Boardwalk, Sunreal, or any other private developer in the future.

We have contracted the services of Mark Brotherton of Parkland Geotechnical to complete a phase 1 environmental assessment on the property, for the land fill setback issue. Once this is finished we will forward a copy to you as well as all the required departments within the City of Red Deer.



The location of the garbage containers have also been relocated at the community's request. These have been approved by Mr. Tom Marstallers from the City of Red Deer.

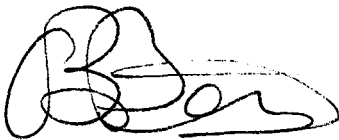
After conversations with Howard Thompson, we will be dealing directly with him regarding the purchase of the park land and gifting of the roads and lanes. There will also be some land sold to the city to allow for future road development if it is ever needed and some property lines will be cleaned up and straightened at the request of various city departments.

In direct response to the concern from the community regarding the number of units on the site we have reduced the number of townhouse units from 12 to 7. This is a financial concession from the developer and once again shows the commitment that we are making to not only this project but also the community. We have created a project that is properly sized for the site and will enrich the entire surroundings of Riverside Meadows.

We have worked very hard on this project and have addressed every concern that the community has. At all times we have worked towards being good stewards in the community and to create a project that will provide new life to this area of Riverside Meadows. We have worked with the direction as provided in the Riverside Meadows Area Redevelopment Plan, we are looking forward to being an active community member and we will assist with enriching this area as much as possible.

If you have any questions regarding this request please give me a call and I would be happy to discuss them with you.

Thank you,



George Berry, MAAA, MRAIC  
Partner, Architect

CC: Stan Schalk

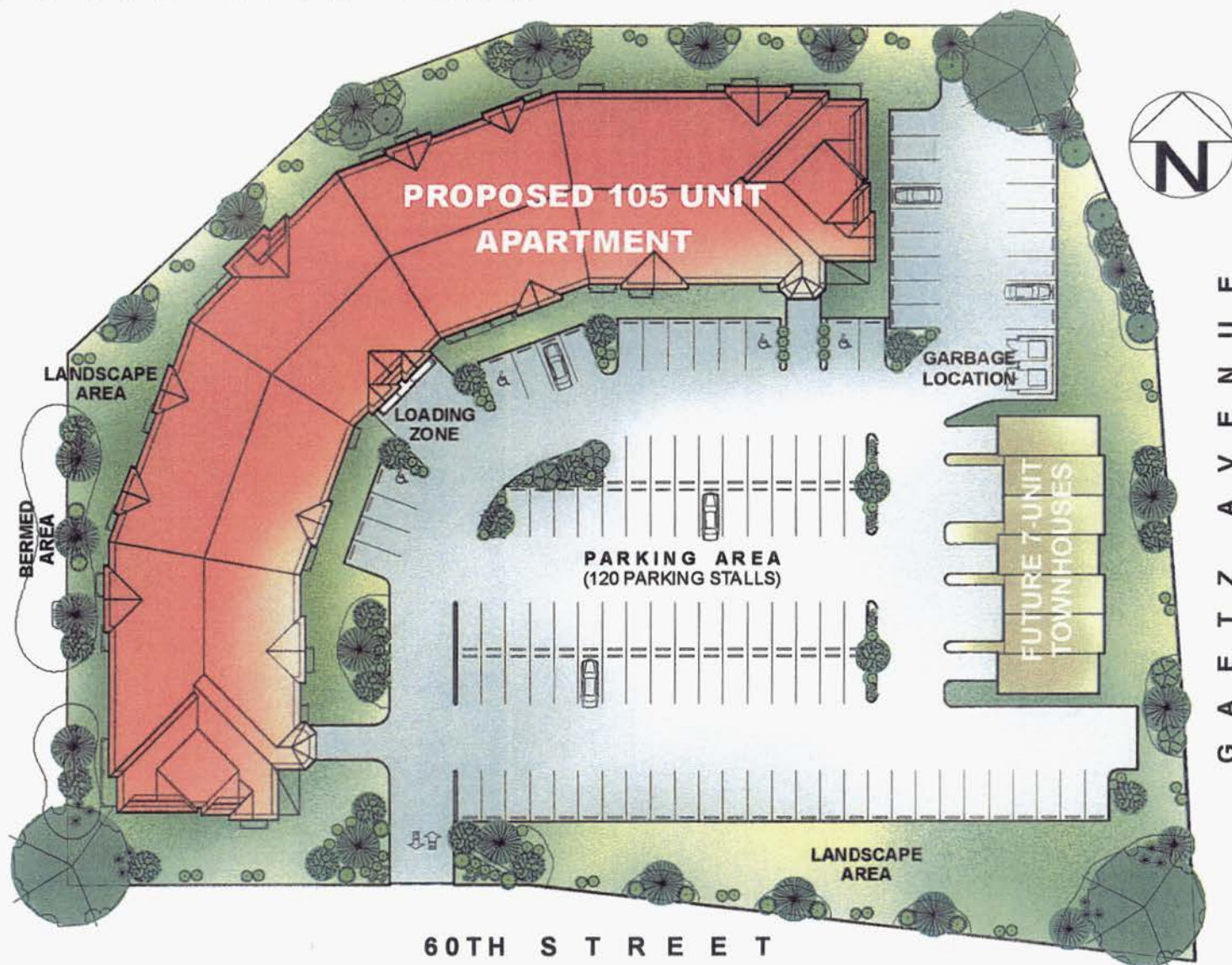
**Berry Architecture & Associates Ltd.**

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



# Convent Park Development

## PROPOSED SITE PLAN



112

P & S INVESTMENTS

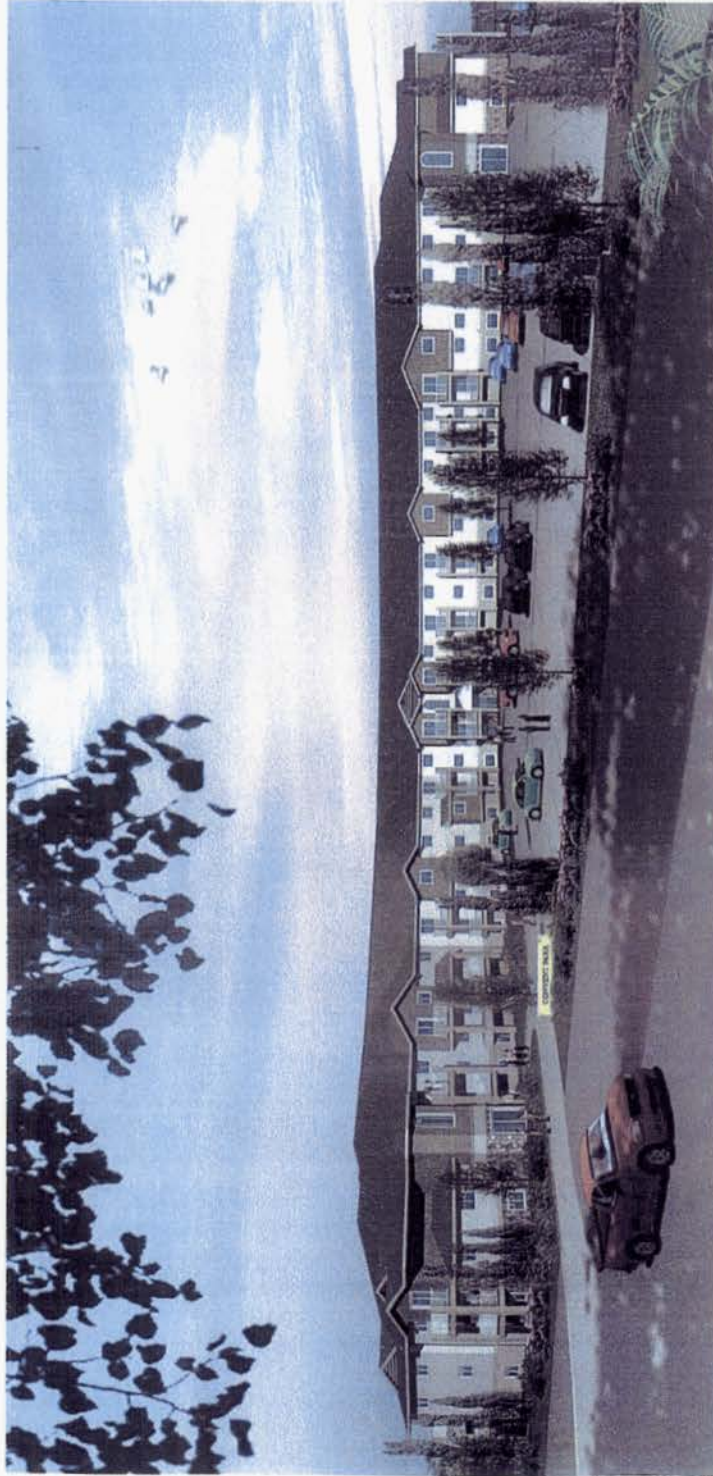
Berry Architecture





# Convent Park Development

Red Deer, Alberta



P & S Investments

Berry Architect  
& Associates



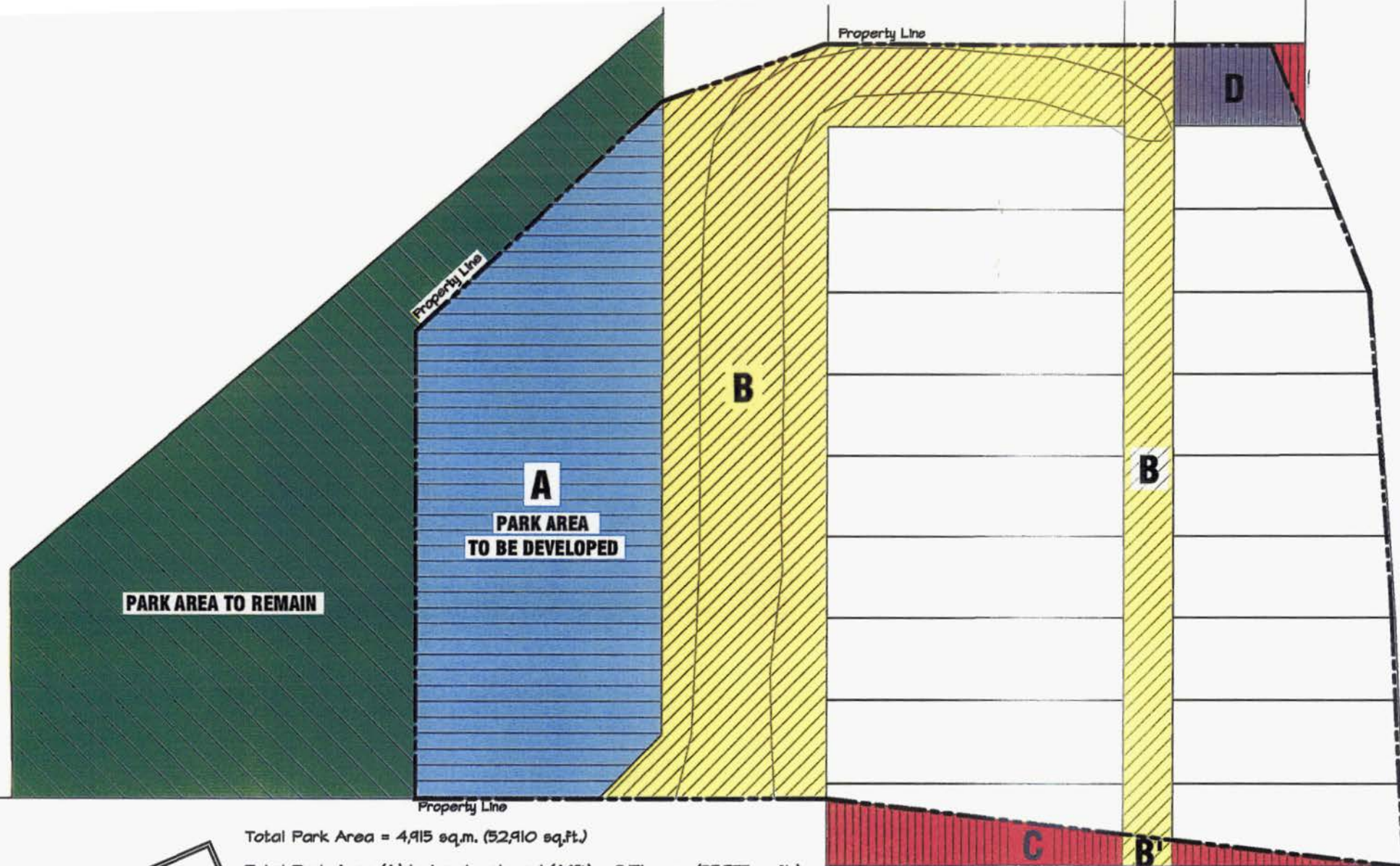
# Convent Park Development

Red Deer, Alberta



P & S Investments





Total Park Area = 4,915 sq.m. (52,910 sq.ft.)

Total Park Area (A) to be developed (44%) = 2,171 sq.m. (23,371 sq.ft.)

Total Park Area to Remain (56%) = 2,743 sq.m. (29,533 sq.ft.)

Area B (Roadway) = 2758 sq.m. (29,693 sq.ft.)

Area B' (Lane) = 22 sq.m. (234 sq.ft.)

Area C (Road Right-of-Way) = 289 sq.m. (3,109 sq.ft.)

Area D = 138 sq.m. (1,482 sq.ft.)

Total Development Area = 10,327 sq.m. (111,159 sq.ft.)

Areas to be determined  
by legal survey

June 09, 2005

June 26, 2005  
Riverside Meadows Community Association  
6005 – 57 Ave.  
Red Deer, Ab.  
T4N 4S8

Red Deer Mayor and City Council

Dear Mayor and City Councillors,

Re: Convent Park

The Riverside Meadows Community Association has discussed in the past weeks, how to approach the Convent Park Development.

After the June 22 meeting we decided that we needed to say what we would accept for this site. We tried many times through meetings with the architect and not the developer present to express these views.

We believe that what we are proposing will benefit the community, city and provide affordable housing.

The impact upon the park will not be as significant, and will feel more like a community park.

There will be residents in this community that may not support this concept, because they were not part of developing the ARP, in which we agreed to sell a portion of the park for the purchase of additional park space.

We are trying to honor that commitment.

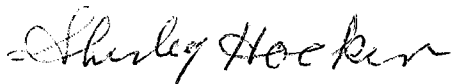
Please review the minutes and the plan we have submitted to you.

We are asking that the proposed plan that is being presented by P& S Investments be tabled until there is a review of the plan we are proposing.

Dialogue is always important and we need the best possible development that will serve City of Red Deer and Riverside Meadows.

Thank you for listening.

Yours truly,



Shirley Hocken  
acting Secretary/director

**Riversides Meadows Community Association Special Meeting June 26, 2005**

**Attendance:** Marleen Cowan, Lyle Rowe, Diana Rowe, Anita McDonald, Sherri Turpin, Kurt Ternes, Darleen Emmons, Mardie Giegold, Shirley Hocken

Meeting Start time 1:30pm

Agenda : Discussion about the Convent Park Development

Discussion about how the community understands the need for affordable housing, the community is willing to show that we believe that compromises on both sides will meet our Area Redevelopment Plan that we worked hard for 2 years to develop to make the community a better place to live.

An alternative Convent Park Plan was proposed and discussed at great length.

Darlene Emmons moved that we adopt the “ Riverside Meadows Community Association Alternative Convent Park Development” plan dated June 26/2005.

Marleen Cowan seconded the motion

Discussion was centered around the residents feelings about selling the park. The preservation of the park is one of the most important concerns plus the size of the development and parking issues.

Question: 7 members supported the plan and 2 were opposed, Mardie Giegold and Anita McDonald.

Motion Passed.

Lyle Rowe moved that further to the above motion that the Riverside Meadows Community Association really doesn't wish to sell any portion of the Park, however the Community Association is willing to endorse the above note plan as a compromise.

Seconded by Anita McDonald.

Discussion: Members wanted to clarify that they do not wish to sell the park.

Question:

Motion Passed.

Marleen Cowan moved that we recommend the City of Red Deer retain ownership of 51 Ave. and the escarpment laneway north of 60 St.

Seconded by Sherri Turpin

Discussion: That it is important to the community to preserve the current municipal lot, block & plan structure to create the street front concept that is part of Riverside Meadows Community. The City ownership of the street and laneway creates proper street access to the development, escarpment and the utilities.

Question:

Motion Passed

Shirley Hocken moved that if City Council determines that **40%** of the park is to be sold as stated in the ARP, the park should be sold by **public tender as this is public land**. It will only be sold to develop an "Avi Friedman" style affordable 2 storey townhouses for first time home owners or left as Convent Park in Perpetuity.

Seconded by Darlene Emmons

Discussion: Members felt that this type of housing would help create the multi family housing aspect of the ARP and the townhouses would have back yards where people could go out to the park. Townhouses wouldn't infringe upon the park the same as a large apartment.

Question:

Motion passed

Diana Rowe moved that the letter sent by the Riverside Meadows Community Association to Parkland Community Planning (attention Nancy Hackett ) of Mar.07/2005 be attached to the "Riverside Meadows Community Association Alternative Convent Park Development" plan.

Second Sherri Turpin

Discussion: Members felt that the letter clearly identified our concerns.

Question:

Motion Passed

All members agreed that we wish to be able to speak before Council about the proposed development.

Meeting adjourned 3:15

Signed by

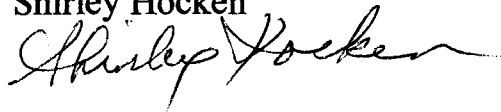
President:

Kurt Ternes



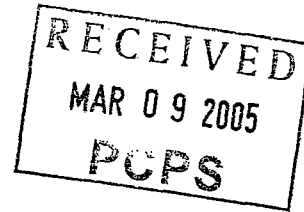
Acting Secretary/director:

Shirley Hocken



Riverside Meadows Community Association  
c/o Kurt Ternes  
5516 - 58a Avenue  
Red Deer, AB T4N 4V4

March 7, 2005



Parkland Community Planning  
404 4808 Ross Street  
Red Deer, AB  
T4N 1X5

Ms. Nancy Hackett:

Re: Proposed Development on Convent Park  
(and other future developments in the neighbourhood)

The Riverside Meadows Community Association (RMCA) recognizes and appreciates the amount of time and energy which has gone into the planning of the proposed development in and east of Convent Park. The RMCA finds that the exterior treatment of the building is generally attractive. However, the RMCA has the following concerns:

1. The community as represented by the members of the RMCA would prefer that the entire Convent Park be retained as a park and used for a community garden and playground. There is much emotional attachment to the park.
2. In regards to City of Red Deer bylaws:
  - a. Relaxation should not be considered for parking requirements.
  - b. Relaxation should not be considered for Recreation Levies.
  - c. Relaxation should not be considered for landscaping requirements.
  - d. Relaxation should not be considered for maximum allowable densities.
  - e. The property zoning should remain at R2 or Direct Control with R2 guidelines with no increased densities permitted. Re-zoning to R3 is strongly opposed.
3. In regards to site development:
  - a. The existing trail systems should be respected and continued including bicycle paths, natural pathways along the base of the escarpment without increased danger or decreased visibility, as stated in the ARP.
  - b. Respect and not block the view of the escarpment from the park area.
  - c. Parking should be at the rear of the properties in general. In this situation it means away from 60<sup>th</sup> Street.

- d. Garbage collection should be at the rear of the properties.
  - e. Buildings should be orientated and located to strengthen the existing street edges, complimenting the existing urban fabric and appearance.
  - f. Fire access to the bottom of the escarpment should be maintained, as brush fires are a common occurrence.
4. In regards to multi-family buildings:
- a. Main entrance of building should address the street, whether it's 51<sup>st</sup> Avenue or 60<sup>th</sup> Street.
  - b. All street facing elevations should have equal treatment.
  - c. The main floor should be between grade and 600mm above grade.
  - d. All main floor units should have direct access to the exterior with a private outdoor area.
  - e. The appearance of individual housing units, including roof lines.
  - f. Main floor should have wheelchair access.
  - g. Maintenance-free exterior with 8-10% brick or stone. Limited vinyl siding.
  - h. A live-in building manager should be required.
  - i. If there is a committee for tenant selection, it is requested that a member of the community be on the committee.
5. The Park and Public Roadways:
- a. Direct, clearly public access to the park for all neighbourhood residents.
  - b. A crosswalk should be located at the intersection of 51<sup>st</sup> and 52<sup>nd</sup> Avenue to cross 60<sup>th</sup> street.
  - c. Sidewalks from Gaetz to Kerrywood & 59<sup>th</sup> Avenue along the north side of 60<sup>th</sup> street.
  - d. Traffic calming should be considered along 60<sup>th</sup> Street.
  - e. Parking should be permitted on both sides along 60<sup>th</sup> Street.
  - f. Public parking should be provided with direct access to the park.
  - g. The fence along the south side of the park should be removed.
  - h. The row of elm trees along the boulevard should be continued east of 51<sup>st</sup> Avenue.

In closing, the RMCA believes that all of the concerns that we have listed are important, but the following issues are the most important:

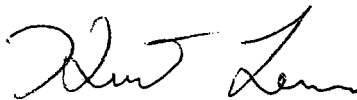
- Location of the building on the site, away from the escarpment forming a street edge
- Density of the development
- Location and quantity of parking stalls
- The safety of pedestrians using the established trail along the base of the escarpment would be compromised by a long fenced border.
- The view of the escarpment is an important visual feature of the park.
- Direct outdoor access and clearly defined outdoor space for main floor units.

When the Area Re-development Plan was completed, the community agreed to think about selling the park if the development was a multi-family complex made up of townhouses, not mainly 1 bedroom units. Many people didn't realize the implications of agreeing to sell part of the park.

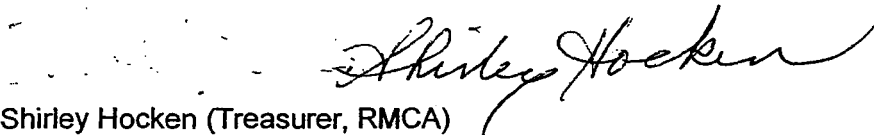
We believe the changes we have requested will meet most of the expectations of the people in our community for the development of this site, will enhance the appearance of our community, and will reserve the historical significance of Convent Park. This development needs to set a standard for other potential large housing developments in our community.

We appreciate the opportunity to voice our concerns and hope they will be addressed by the developer.

Sincerely,



Kurt Ternes (President, RMCA)



Shirley Hocken (Treasurer, RMCA)



Sherri Turpin (Director, RMCA)

On behalf of the Riverside Meadows Community Association



Shirley Hocken  
6005 -57 Ave.  
Red Deer, Ab.

Nancy Hackett  
Parkland Community Planning  
4808 -Ross St.  
Red Deer, Ab.

Dear Nancy,

Re. Convent Park:

I would like to submit my comments because I will be unable to attend the public meeting on June 22.

When the Community members worked with Parkland Community Planning and the City of Red Deer for 2 years we were of the strong commitment to create a better balance in the kind of housing and future development for the community. There was a good feeling that we had reached that conclusion. The proposed development does not give that balance to the community.

We never thought to ask what size of building could go on this site. We conveyed the message for it to be a multi family townhouse homeowner development. We wouldn't have agreed to sell the park if we had been told that it would have been more than 50 -60 units in size.

**There are no other large apartment buildings in this community of 105 units. This is over development of this site. To locate this large building on the park will destroy the essence of the park.**

In the 1940's a group of men worked hard to have this piece of land made into a park for the community (the Village of North Red Deer), these people saw the need to make the Village a better place to live.

Riverside Meadows community members are also trying to make our community a better place to live and have always worked hard to reach a good balance for our community and the City of Red Deer.

We have taken more than our fair share of the affordable housing projects in this City.

I now believe that the City needs to take our community's concerns into consideration and reevaluate this development. The City needs to address the implications of at least 3 maybe 5 high density housing sites (including Valley Park Manor) plus other infill site will become available in the future.

We are more than willing to look at **affordable housing on the P&S Investment** site and other possible solutions that fit the land use bylaws.

All development whether for affordable housing or other projects need to meet the guidelines set out by the City of Red Deer.

Affordable housing is important to the well being of the residents of the City, to keep a community healthy that supports new development, the balance in that community needs to be met in order to sustain that health for the future.

Thank you for giving me this opportunity to voice my concerns about this development.

Yours truly,  
  
Shirley Hocken

For Public Agenda

June 26/ 2005  
Marleen Cowan  
5909 -54 Ave  
Red Deer

Dear Mayor and Councillors,

Re: Sale of Convent Park

I am strongly opposed to the sale of Convent Park.

The City of Red Deer Recreation, Parks and Culture Master Plan and the Riverside Meadows Vision Statement promotes the preservation of the environment, park and green space for future generations.

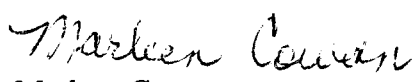
Convent Park is an important part of the history of Riverside Meadows. It serves as a wildlife and people corridor. It has a unique shape and size with the escarpment above and the park below. The escarpment is an important part of the park and placing the apartment on the park will create barriers.

If a portion of the park is sold it will no longer offer the same type of recreation . Making the Park smaller will not serve the future long term recreational needs for this part of the community when there will be high density housing and other housing developments in the future.

Losing park space for a high density housing project does not fit with what the City has encouraged people to believe the City represents in the preservation of the environment and park space.

The preservation of the present day Convent park is important to Riverside Meadows residents for the future.

Yours truly,

  
Marleen Cowan

June 25, 2005

City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Mayor and City Councillors:

Re: Proposed Rezoning for Multi-family development at 60Street/51Ave (Convent Park)  
Riverside Meadows

After attending the public meeting on June 22, 2005, I am disappointed that the City had approved this project in principal when the developers applied for federal and provincial funding without approaching the area residents to see what their response to such a large project was.

Riverside Meadows Community has always been approachable and has worked with the City planners for many years on many projects and this development should have been no different.

I also was involved with the area redevelopment in 1998 and its final concept in 2000, during this process we never would have agreed to selling part of the convent park had we been informed that we were opening ourselves up to large developments like this. Our vision for this area was possibly townhouses, owner occupied, bringing new families to the neighborhood. Selling a portion of Convent Park would never have been on the table had we known then what we know now. We would have kept this as a green space and helped to raise funds for new playground equipment for Convent Park as we did for Riverside Meadows Park.

We have concerns that this developer wants to build seven condos butting up against Gaetz Avenue; we can only imagine the lawsuits the City of Red Deer will have when the residents of these seven units become ill from breathing carbon monoxide from the traffic on Gaetz Avenue.

This project is not family orientated, as most of the suites are bachelor and one bedroom and only about 22 are two bedrooms. To imply that this affordable housing project is for families in the media and at the public meeting is a disservice to the public and to Riverside Meadows. We were made out to be the bad guys and poor Christians at the public meeting as we opposed such a large project and keeping Convent Park as a green space.

If this project gets final approval from the City of Red Deer, then the City may as well sell the whole Convent Park to the developer and have them pay for any new playground equipment on the remaining piece, as what green space remains will be associated with this project, and the community as a whole will not use it. We could not support using

any funds from the sale of this property to purchase new playground equipment or develop a Tot Lot that would be attached to this project. We feel that the City of Red Deer either sells none of Convent Park or all of it.

We have lived in Riverside Meadows for 34 years, raised our kids here, and have tried to change the negative perception of this neighborhood to everyone we talk to. We have nothing against affordable housing, just the size of the project.

Our property values continue to decrease when the rest of the City areas continue to rise. The real estate agents continue to discourage new homebuyers from even looking in this area. This project will hurt all of the property owners in Riverside Meadows.

Riverside Meadows already has a large amount of affordable housing; rental houses with basement suites, apartments, fourplexes, duplexes, and is one of the most densely populated areas in the city.

We support Habitat for Humanity, Peoples Place, Loaves and Fishes, Potters Hand, and Parkland Youth Centre, when is enough, enough? The city has an excellent bus service so why are not some of these social issues spread into other areas of the city. Why does Riverside Meadows have to be the social conscience for the City of Red Deer?

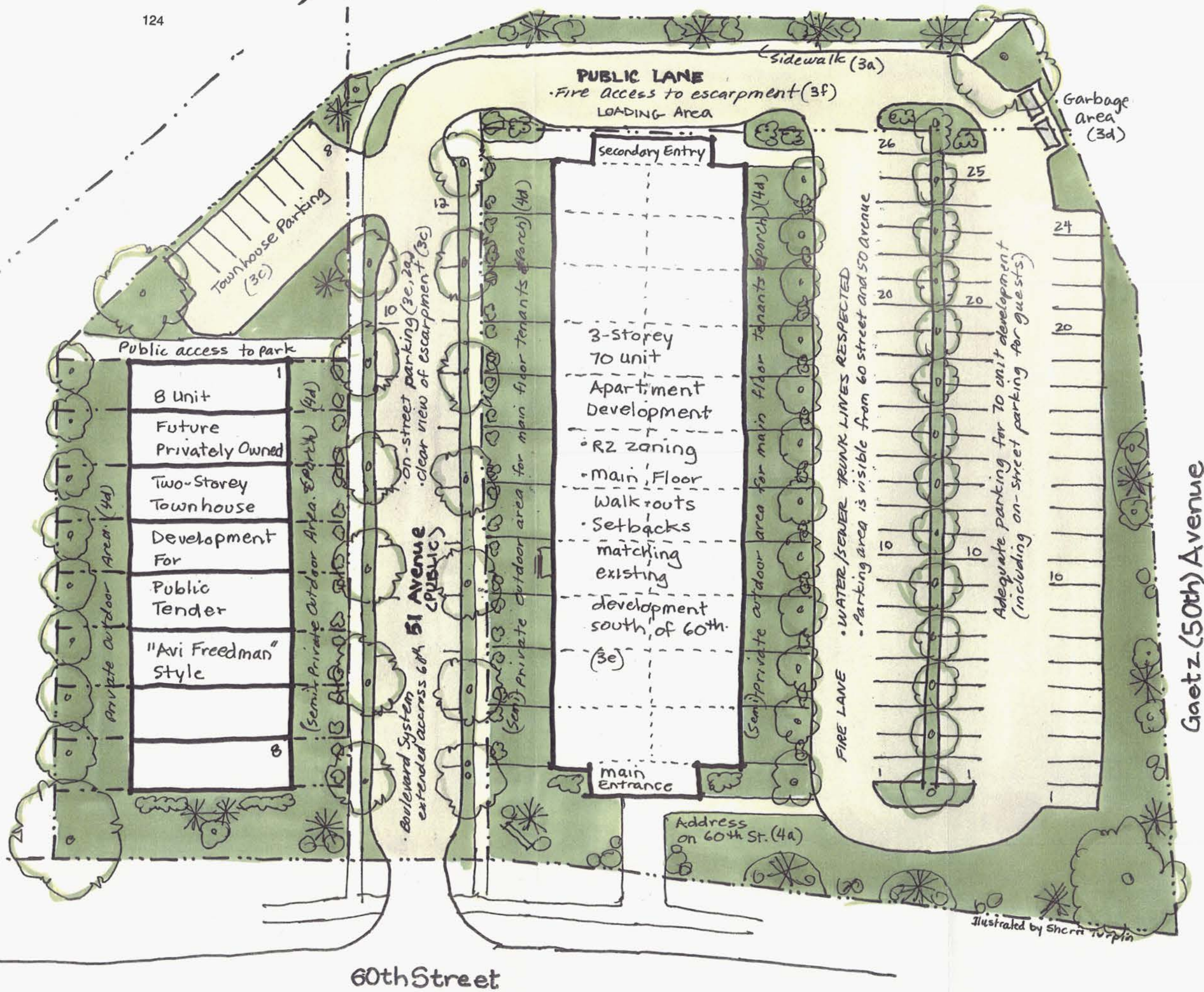
*Clari Langford*  
*Reg Langford*

Reg and Clari Langford  
5901 56 Ave  
Red Deer, Alberta  
T4N 4R1

Cc: Parks Department  
Parkland Planning  
*Peoples Works*



Remainder  
of  
Convent  
Park





To respected members of Red Deer City Council,

I am a concerned resident in the beautiful neighbourhood of Riverside Meadows.

I attended the community information meeting that was held the evening of June 22, 2005. The meeting pertained to the selling of a portion of Convent Park to a low-cost housing development by P&S Developments.

I have grave concerns about the whole concept of this proposed development. I do not have the ability to categorize in order of importance the concerns I have.

- The selling of park land, especially one with such historic value to our community, for a developer's convenience and profit just seems morally wrong
- Who exactly are the principle's involved in this development? Do they have any connection to the owner's of People's Place and the Loaves and Fishes?
- Do they have any connections to the people who were proposing the mat program downtown?
- If we are to believe the developer this project is to house low-income families, that was his main focus, and that is what he attempted to get the people attending the meeting to focus on. Families with children, for whom they would build a nice safe park, which, would fill with many happy, playing children. Where he planned on housing these numerous children, I have no idea, since the majority of the apartments are bachelor suites!
- The proliferation of bachelor suites is not conducive to a healthy family environment!
- The density of this development far exceeds what is acceptable to us as residents of this most beautiful neighbourhood.
- The parking problems that this project will create are truly going to become a nightmare for those living near-by, for despite assurances, not one of us possesses the power to control the future so all we are each left with is the fore-sight and obligation to make the best decisions possible
- Who, exactly is paying for this development? Are they using provincial or federal government grants money? I am not naive enough to believe that their motives are entirely as altruistic as they seem to want us to believe. The government is the one who subsidizes the rent on low-cost housing. So in reality, we, the taxpayers are the ones footing the majority of the costs involved in this development. Is my assumption on this correct? If not then I apologize.
- The whole concept of this development is contrary to what we, as residents, worked with such diligence on in our "Community Development Plan".
- Far better to put in a beautiful picnic area like we enjoy at Great Chief Park. A perfect place to hold outdoor community barbeques, a safe place for our children to play and our senior's to sit and enjoy the great outdoors. This would be more conducive to the vibrant community that we are attempting to build here. Since this particular area does not have it's own beautiful park, we can build one. This would be a much wiser way to spend our tax dollars. Since it is ultimately our tax dollars that are being used, this would be far less objectionable to us, I think.

- We as a community are saturated with low-income housing; landlords that collect substantial rent from buildings they don't care enough about to properly maintain. We have People's Place, and the Loaves and Fish's which was combined, without our knowledge, to keep all those in need contained in one area.

I will quiet my objections if it can be proved to me:

- that our neighbourhood does not have the lowest average income
- that it does not have the highest number of visits from the police
- that it does not have the highest number of visits from the coroner
- that it does not have the highest number of social problems
- and does not have the highest volume of low-cost housing.

I also believe that the developer must be required to give a written guarantee that the mat program and the drug-rehabilitation center will not be placed on this site in the future. Since, in my heart this is what I believe they have planned.

I also, strongly believe that we as a community have welcomed a very large number of diverse people into our midst. It would only be fair of us to give other communities in Red Deer the opportunity to do their part in serving the less fortunate.

With humble respect,



MARINUS Versluis

James M. Vers. Frances M. Versluis

Home- 343-1719 after 6pm

THE CITY OF RED DEER  
Legislative & Administrative Services

RECEIVED	
TIME	10:35
DATE	June 24/05
BY	JM

June 8, 2005

Parkland Community  
4<sup>th</sup> Floor  
4808 – Ross Street  
Red Deer, Alberta

Dear Ms. Nancy Hackett,

Re: Riverside Meadows – Development of Convent Park

When we took on the process of area redevelopment in Riverside Meadows our vision for this area was to encourage more single-family units and less apartment developments. When we discussed this specific sight and the possible sale of part of the park we had all envisioned that this would be developed into townhouse units and sold to people who would live in the area.

We had at no time envisioned any large apartment complex for this sight and would never have agreed to sell any part of the park to accommodate such a project when we where in the process of the area redevelopment, had we known that this was a possibility.

We the undersigned do all agree that the development of this sight for a large apartment complex was not in our vision when we agreed to the final area redevelopment plan and do strongly appose the sale of any portion of the park for such a purpose.

CLARINDA LANGFORD

Darlene Emmons

Shirley Hocken

MARLEEN COWAN

SHERRI TURPIN

Kim Wilson

ROXANNE TOPPE

JANE HOLMES

Clarinda Langford

Darlene Emmons

Shirley Hocken

(Marleen) Cowan

Sherri Turpin

Kim Wilson

R. Toppe

Jane Holmes



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KURT TERNES.

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Kurt Ternes

Kurt Ternes – President  
Riverside Meadows Community Association  
6005 57 Avenue  
Red Deer, Alberta  
T4N 4S8



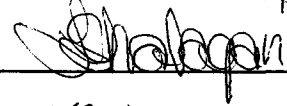
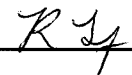
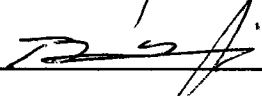
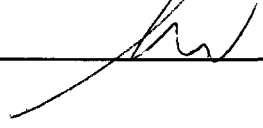
Cc: Mayor and City Councillors

## Riverside Meadows Petition to Save Convent Park

Be it resolved that the Riverside Meadows Community Association has passed a resolution stating that they do not support the sale of Convent Park now or in the future for any development. We believe that designated Park space should be retained as park for present and future generations.

We the undersigned support this statement.

Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. E. Brown	103 5920 Gaetz Ave		place of work
2. K Vincent	103 5920 Gaetz Ave		place of work
3. L. Shalagan	103 5920 Gaetz Ave		"
4. Robin Lutz	103 5920 Gaetz Ave		place of work
5. Barry Fleming	#103, 5920 - 50 Ave		owner
6. A. N. (TONY) ODENBACH	103- 5920 - 50 Avenue		owner
7.			
8.			
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. DONNA MERKLEY	5814 - 59 ST	<i>Donna Merkley</i>	<input checked="" type="checkbox"/>
2. Andre Sapiz	5818 - 59 ST	ANDRE SAPIZ	<input checked="" type="checkbox"/>
3. Darlene Emmons	5909 - 59 ST	<i>Darlene Emmons</i>	<input checked="" type="checkbox"/>
4. Christy Emmons	5909 - 59 ST	<i>Emmons</i>	<input checked="" type="checkbox"/>
5. Steve Emmons	5909 - 59 ST	<i>Emmons</i>	<input checked="" type="checkbox"/>
6. MITCH Riley	5903 - 60th Ave	<i>Mitch Riley</i>	<input checked="" type="checkbox"/>
7. JEFF FORD	17 IRELAND CR	<i>Jeff Ford</i>	<input checked="" type="checkbox"/>
8. Barb Riley	5903 - 60 Ave	<i>Barb Riley</i>	<input checked="" type="checkbox"/>
9. MARIE LANDRY	5905 - 59 Ave.	<i>M. Landry</i>	<input checked="" type="checkbox"/>
10. GARY ANDERSON	5835 - 58 Ave	<i>Gary Anderson</i>	<input checked="" type="checkbox"/>
11.			
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B <input checked="" type="checkbox"/> H <input type="checkbox"/> Owner
1. GARY CATON	37 WAGEL AVE	<i>[Signature]</i>	in Riverside Meadows
2. <del>Amanob</del> FOX	483-545	<i>[Signature]</i>	H
3. Crystal Heddemano		<i>[Signature]</i>	R.
4. MIKE SHEW	5822-57 AVE.	<i>[Signature]</i>	(H)
5. W. Doggett	205-5831 57 St.	<i>[Signature]</i>	(H)
6. LINDA BRIDGER	5839-57 Ave	<i>[Signature]</i>	(H)
7. LANI THOMPSON	25 WILSON CRES.	<i>[Signature]</i>	(H)
8. PRESTON PARKS	10 Orville Ave Ridgely	<i>[Signature]</i>	(H)
9. CAROLINE RUNGE	203-4619-46 Ave Gurneal	<i>[Signature]</i>	
10. VIC RUNGE	203-4619-46 Ave Gurneal	<i>[Signature]</i>	
11. BRIAN BATTENBY	6009-57 AVE	<i>[Signature]</i>	H
12. Joan Battensby	6009-57 Ave	<i>[Signature]</i>	(H)
13. DIANE STAPLES	5901-57 AVE	<i>[Signature]</i>	(H)
14. Deanna Lattery	6007-54 AVE	<i>[Signature]</i>	(B)
15. Sheila Roth	6006-56 AVE	<i>[Signature]</i>	(H)
16. ANDRE LANGLOIS	5902-54 AVE	<i>[Signature]</i>	(B)
17. Yvonne Desjardais	6013-57 Ave.	<i>[Signature]</i>	H
18. Kayla MacNeil	5918 55 ave apt B	<i>[Signature]</i>	R
19. Michael Hawkins	5823-60 St. RD.	<i>[Signature]</i>	
20. BERNIE JACQUET	5832 60 <sup>th</sup> STREET	<i>[Signature]</i>	
21. CRYSTAL POWWICH	5940 59 AVE	<i>[Signature]</i>	(H)

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. Norma Schmidt	312 6118 53 AVE	Norma Schmidt	Home
2. SHEILA STANGIER	210 6118 53 AVE	Sheila Stangier	
3. Mary Honeyall	403 6118 53 AV.	Mary Honeyall	
4. Allan Epp	213-6118-53 Ave	Allan Epp	
5. Phil Korkor	403-6118-53 <sup>rd</sup> Ave	Phil Korkor	
6. PHILIP RICHARD	102-6118-53 <sup>rd</sup> AVE	Philip Richard	
7. Laurie Epp	213-6118 53 Ave.	Laurie Epp	
8. MAUREEN DUNCAN	113 6118-53 Ave	Maureen Duncan	owner
9. Lily Lauritzen	308 6118 53 AVE	Lily Lauritzen	
10. C. R. McDonald	#300-6118-53 Ave	C. R. McDonald	
11. W. F. Bie	112-6118-53 Ave	W. F. Bie	
12. M. J. Noelle	#103 6118 53 AVE	M. J. Noelle	
13. Frances Cee	302 6118 53 Ave	Frances Cee	
14. MARIE FOWERBESKY	100-6118-53 AVE	Marie Fowerbesky	Owner
15. LILLY ATKINSON	#411-6118-53 AVE	Lilly Atkinson	Owner
16. BLANCHE WILLIAMS	#313-6118-53 AVE	B. WILLIAM	OWNER
17. LUCILLE RICHARD	#102 6118-53 AVE	Lucille Richard	OWNER
18. Clarence Schmidt	#312-6118 53 AVE	Clarence Schmidt	owner
19. Kelly Tibbets	#1017-57 <sup>th</sup> Avenue	Kelly Tibbets	owner
20. Brian Tibbets	#1017-57 <sup>th</sup> Avenue	Brian Tibbets	owner
21. H. C. Hulleman	8. Orillia Park Road	H. C. Hulleman	

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. Randy Knox	#3-5125-62st.	Randy Knox	H
2. Andrea Bain	#6-5125 62st	Andrea Bain	H.
3. ANGELE GILLILAND	#12-5125 62 ST.	A Gilliland	H
4. JACK CLARKIN	#13 5125 62 ST	J Clarkin	H
5. SHIPLEY ALFORD	#9 5125-62ST	S. Alford	H.
6. BURNS PEACOCK	#9 5125 62 <sup>RD</sup> RD.	Burns Peacock	B
7. Patricia Kornelovich	#7-5125-62st RD	Patricia Kornelovich	H
8. LOUISE CLARKIN	#13 5125 62 ST	L Clarkin	H
9. A. Jackson	#15 5125-62 St	A. Jackson	H
10. MARIE EMPER	#16 5125-62st	M. Emper	H
11. ARNOLD EMPER	#16 5125-62st	A. Emper	H
12. Don Ervin	#14 5125-62	D. Ervin	H
13. ALICE ERVIN	#14 5125-62 Street	Alice E. Ervin	H
14. NEIL NOURSE	#18 5125-62 st.	Neil Nourse	H
15. HILAIRE MANN	#19-5125-62 st.	Hilaire Mann	H
16. Devki Nair	#17-5125-62st	Devki Nair	H
17. Ardis Baudin	#10 5125-62st	Ardis Baudin	H
18. Stu Walker	#204-618 5340 I	Stu Walker	H
19. C. Chounsbury	6212 Balbrath St	Chounsbury	H
20. TOMMY HARRISON	35 OSBOURNE ST	Tommy Harrison	R
21. Jerry Pasman	5820 50th	Jerry Pasman	B

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. GARY Jewell	5820 60AST	Gary Jewell	H owner
2. ALAN FEIL	64 NEAL CLOSE	Alan Feil	H owner
3. DORA SCHACKER	103 Ellenwood DR.	D. Schacker	H. owner
4. Jean #117S	3921-51 Ave.	Jean D. Ellis	H owner
5. HAZEL SeISTRON	5917-51 Ave	Hazel Seistron	H
6. Justin Pelech	3-5907-51 Ave	Justin Pelech	
7. Chris Harker	4-5907-51 Ave	Chris Harker	
8. Cokette Copeland	2-5907-51 Ave	Cokette Copeland	
9. Colin Uilberg	3-5912-51 Ave.	Colin Uilberg	
10. Glenna Wilton	#C, 5916, 51 Ave.	Glenna Wilton - owner	
11. Russ Wilton	#C 5916-51 Ave	Russ Wilton - owner	
12. Matthew Bellamy	5920 51 Ave	Matthew Bellamy	
13. Sarah Landry	5920 51 Ave	Sarah Landry	
14. Goertzen Family	5924 51 Ave	Goertzen	
15. Andrea Lewis	5928-51 Ave	Andrea Lewis	
16. Greg Pratt	5928-51 Ave	<del>Greg Pratt</del>	
17. Ric Fleming	5031-ST S.L.	<del>Ric Fleming</del>	
18. Vody Lund	78 Richards Crescent	Vody Lund	
19. Darren Gamache	5832 56 Ave	D. Gamache	H
20. Angela Gamache	5832 56 Ave	Angela Gamache	H
21. Cyndi Swanson	5840 56 Ave	Cyndi Swanson	H

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. Tim Long	5634 56st		<input checked="" type="checkbox"/>
2. Andy Fritz	5622- 56st		<input checked="" type="checkbox"/>
3. LIESA Rice	5629- 56st		<input checked="" type="checkbox"/>
4. Shari Nelson	#1 5641- 56st		<input checked="" type="checkbox"/>
5. Darla Toliver	5603- 58th AVE		<input checked="" type="checkbox"/>
6. Don Kendall	5620- 58A Ave		<input checked="" type="checkbox"/>
7. Lisa Currie	5524- 58A AVE		<input checked="" type="checkbox"/>
8. Rob Currie	5524- 58A Ave		<input checked="" type="checkbox"/>
9. Nancy Coleman	5521- 58A Ave		<input checked="" type="checkbox"/>
10. Wesley Coleman	5521- 58A Ave		<input checked="" type="checkbox"/>
11. Susan Larwill	5515- 58-A-Ave		<input checked="" type="checkbox"/>
12. Stirling Larwill	5515- 58A Ave		<input checked="" type="checkbox"/>
13. Helene Fletcher	5509- 58A. Ave		<input checked="" type="checkbox"/>
14. Kim Fyher	5505 58A Ave		<input checked="" type="checkbox"/>
15. Brian Ransome	5501- 58 A AVE		<input checked="" type="checkbox"/>
16. Margie Jeffrey	5506- 58 A Avenue		<input checked="" type="checkbox"/>
17. Jason Still	5510 58A Ave		<input checked="" type="checkbox"/>
18. Jolene Still	5510 58A Ave		<input checked="" type="checkbox"/>
19. Shawn Kostin	31 Odell Green		<input checked="" type="checkbox"/>
20. Guy Breau	5934 - 41 St Con		<input checked="" type="checkbox"/>
21. Laurie Peters	20 Ireland Cr		<input checked="" type="checkbox"/>



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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. CAROL JAMIESON	#111, 6118-53 AVE. Red Deer	<i>C Jamieson</i>	(H)
2. ALLIE MURDOCH	#101-6118-53 AVE RED DEER	<i>A Murdoch</i>	H
3. KEN MURDOCH	#101-6118-53 AVE RED DEER	<i>K Murdoch</i>	H
4. Brenda Playford	102-6118-53 Ave Red Deer	<i>Brenda Playford</i>	H
5. Adele PRIOR	103-6118-53 AVE Red DEER	<i>A. Prior</i>	
6. Louise Sanderson	L-00 6118-53 AVE RED DEER	<i>Louise Sanderson</i>	
7. M G BOO ATKIN	#103 6118-53 AVE RED DEER	<i>M G Boo Atkin</i>	
8. JEAN DELANEY	#207 6118-53 AVE RED DEER	<i>J Delaney</i>	
9. STAN BELINGER	#402 6118-53 AVE RED DEER	<i>Stan Belinger</i>	
10. Ingrid Sylvester	406 6118-53 AVE R.D.	<i>Ingrid Sylvester</i>	
11. Elaine King	413 6118-53 AVE Red Deer	<i>E. King</i>	
12. Helen Curry	407 6118-53 AVE Red Deer	<i>Helen Curry</i>	
13. Howard Nguyen	212 6118-53 AVE Red Deer	<i>Howard Nguyen</i>	
14. PIERRE GAUTHIER	310 6118 53 AVE R.D.	<i>Pierre Gauthier</i>	
15. LILLIAN GAUTHIER	310-6118-53 AVE R.D.	<i>Lillian Gauthier</i>	
16. BOB TURNEY	#307 6118 53 AVE RD	<i>Bob Turney</i>	
17. BART PRASLEY	#311 6118-53 AVE	<i>Bart Prasley</i>	
18. Alycia Smud	#24-20 Jacobs Close	<i>Alycia Smud</i>	(H)
19. PETER LADWIG	5910-54th AVE	<i>Peter Ladwig</i>	(B)
20. BOB JOYES	5912 54 AVE	<i>Bob Joyes</i>	
21. Marnie Ditz	5832-53 Ave	<i>Marnie Ditz</i>	H B

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. GAIL CONRAD	5821 59 ST	Gail Conrad	Rent.
2. Joy Groom	47 Norris	Joy Groom	○
3. FRASER JOHNSTON	4809-53 ST RD	Fraser Johnston	rent
4. ELAINE EADIE	5301 46 Ave	Elaine Eadie	rent
5. Guy Breau	5510 58 Ave	Guy Breau	own
6. Gordon Reber	36 Neil Chase RD	Gordon Reber	own
7. STEVE CARNEY	5916-55 AVE Redden	Steve Carney	H
8. Irene Swenson	5725-56 AVE Redden	Irene Swenson	OWN.
9. BRENDA STANVICK	#2 5812-61ST	Brenda Stanvick	own
10. MYRA HAYWOOD	5608-58A Ave	Myra Haywood	own
11. Pat English	69 Gordon St.	Pat English	owner
12. Brian Oakes	5612 60st	Brian Oakes	
13. Robb Peterson	5612-60st	Robb Peterson	
* 14. FRED CHALLENGER	5614-60 AVE <sup>314 9744</sup>	Fred Challenger	
15. Elissa Blanke	358-3468 5815 60th	Elissa Blanke	
16. Darryl Abuchon	"	Darryl Abuchon	
17. Dawn Neal	309-1764 8 Jones Cr	Dawn Neal	#
18. R.J. Michalske	4218 Galbraith St.	R.J. Michalske	R
19. Jim McCallum	5963 60th #2	Jim McCallum	#
20. Jennifer Kopchan	105 Lamond Cres.	Jennifer Kopchan	H
* 21. Michelle Coulson	5912-60TH AVE	Michelle Coulson	own

# Please Print

140

# 7E

## Riverside Meadows Petition to Save Convent Park

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We the undersigned support this statement.

Please Print Name, address and sign your name and check if you are a home or business owner.

Name	Address	Signature	B H owner
1. Anita McDonald	5606 60 Ave	Anita McDonald	Home
2. Marleen Cavan	5908-54 Ave	Marleen Cavan	Home
3. Clarenda Langford	5401-56 Ave	Clarenda Langford	Home
4. Joanne Delaney	5908-53 Ave	Joanne Delaney	Home
5. <del>Don</del> Andrea Ray	6,461 Ross St.	Andrea Ray	✓
6. <del>River</del> THERMIS	5516 55 <sup>th</sup> AVE	Jim Tan	✓
7. L THESON	5615-60 <sup>th</sup> Ave	L Theson	
8. IRENE E. WILSON	#1-5125-62 ST	Irene E. Wilson	✓
9. Dorothy Nourse	18-5125-62 ST	Dorothy Nourse	✓
10. Kim Wilson	5824 56 Ave	Kim Wilson	✓
11. Katherine Grant	5810-59 A St.	Katherine Grant	✓
12. <del>Don</del> Dickmberger	73 Greenbush Apt 304	<del>Don</del> Dickmberger	✓
13. Margaret Mann	6118-53 Ave	Margaret Mann	(Home)
14. Donald B. Belay	27 Fremont El. R.D.	Belay	Home
15. Melanie Dill	5731-56 Ave #103 R.D.	Melanie Dill	—
16. Donna Guttiger	5812-57 <sup>th</sup> Ave RD	Donna Guttiger	
17. Deb Stauffer	18 Fremont Al.	Deb Stauffer	Home
18. Julie Lyons	36 Fairway Ave	Julie Lyons	Home
19. Rob Lanciault	6519-59 <sup>th</sup> Ave	Rob Lanciault	✓
20. Dean Lytle	8516-53 Ave	Dean Lytle	Rent
21. Jane Holmes	58-4-60 Ave	Jane Holmes	Owner

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Print Name	Address	Signature	B H owner
1. Terry Suggatt	56 Neal Close	Terry Suggatt	R
2. Monica Nudds	5721 57 <sup>th</sup>	Monica Nudds	H
3. Brandie Graves	12 6323 59 <sup>th</sup>	Brandie Graves	B
4. Beryl Wood	201 4732 54 <sup>th</sup>	Beryl Wood	H
5. Patricia Reay	4242 33 St	Patricia Reay	R
6. Janice Green	25 Neville Ct.	Janice Green	H
7. Pierre Petit	5721 57 St.	Pierre Petit	
8. Connie Bennetfield	5919-71 <sup>st</sup>	Connie Bennetfield	H
9. Amber Bennetfield	40-103 Addington Dr	Amber Bennetfield	H
10. Douglas Carlson	5919-71 <sup>st</sup>	Douglas Carlson	R
11. VICTORIA L. COWAN	#321, 5925-63 <sup>st</sup>	Victoria L. Cowan	(R)
12. Roy Larsen	4625 47 <sup>th</sup> W	Roy Larsen	
13. Lily Larsen	4625 47 <sup>th</sup> St (Redden)	Lily Larsen	
14. Edith Elliott	5915-51 AOE	Edith P. Elliott	H
15. Jim Cowan	5909-54 AVE	Jim Cowan	R
16. Fred Ladene	5825-Kenwood Drive	Fred Ladene	
17. Rick Butts	2100 <sup>th</sup> Line - 5835-Kenwood Dr B.	Rick Butts	
18. Thomas Motulsky	Renter 5516 58A Ave	Thomas Motulsky	
19. Mathieu Guindon	6034C-58 <sup>th</sup> EAST	MATHEU GUINDON	R
20. Bryan Butts	1999 Boundary road	Bryan Butts	R
21. Lawrence Nyman	5703 Kenwood Drive	Lawrence Nyman	B

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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. HELENE FLETCHER	5509-58 A Ave	Helene Fletcher	H
2. Susan Larwill	5515-58-A Ave	S. Larwill	H
3. Shirley Hocken	6005-57 Ave	Shirley Hocken	✓
4. LORRAINE WALKER	6018-56 AVE	Lorraine Walker	
5. WILLIAM ATKINSON	6118-53 AVE	W.R. Atkinson	
6. Graham Munro	6136 Hloom St	G. Munro	
7. DON KILBURN	303-3319-51 Ave Cl	D. Kilburn	
8. FAY PAISLEY	307-3319-51 Ave Cl	F. Paisley	
9. Harry Currie	140 KEMP AVE	Harry Currie	
10. FAYE CURRIE	140 KEMP AVE	Faye Currie	
11. George Bell	22 Quillen Park Road	Geo Bell	
12. MAUREEN LOVALLIE	Red Deer	M. Lovallie	
13. PERRY DAGSVIK	205-5420 604 St.	P. Dagsvik	H
14. Emily Wiebe	5910-57 AVE	Emily Wiebe	
15. Ed Sweetman	29 Kendrew Dr	Ed. Sweetman	H
16. R. Hadland	100 Wade Close	R. Hadland	H
17. J. Sweetman	5915-61 AVE	J. Sweetman	H
18. Shute Carr	511-4810-54 St	Shute Carr	
19. J. Joyner	Box 531 R.N.	J. Joyner	H
20. Don Fowler	5630 Lorne C.D.	Don Fowler	H
21. Cody Gilbertson	#17-5806 61st R.D.	Cody Gilbertson	

## Riverside Meadows Petition to Save Convent Park

Be it resolved that the Riverside Meadows Community Association has passed a resolution stating that they do not support the sale of Convent Park now or in the future for any development. We believe that designated Park space should be retained as park for present and future generations.

We the undersigned support this statement.

Please Print Name, address and sign your name and check if you are a home or business owner.


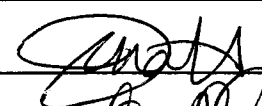
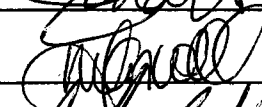
Print Name	Address	Signature	B H owner
1. George M Kemele	6004 53 AVE.		<input checked="" type="checkbox"/>
2. JACK VERHAEGHE	5303 - 60 ST		
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Print Name	Address	Signature	B H owner
1. BETTY BOURNE	5942-60 AVE	Betty Bourne	H
2. Rod. Dubois	5522-60 AVE	Rod Dubois	H
3. Ryan Morgan	5912-60 St		H
4. Irene GOWSELL	5818-60 St	Irene Gowsell	H
5. MELINDA GILGAN	6011 54 Ave 5604-60 St.	Melinda Gilgan	B#1
6. Lauren Gilgan	5604-60 ST	Lauren Gilgan	H
7. PAUL DANIELSON	6005 54 AVE	P-D	B
8. Russ Crosby	6017 56 Ave	Russ Crosby	H+B
9. THE ARIGHT PHILSON	5826-51 AV	DAVID PHILSON	A+B
10. BIKENEX	5809-51 AVE		B.
11. LASCOQUETAS	5809-51 AVE		B
12. Jude Braucht	5914-53 Ave	Jude Braucht	H
13. ROSE BAUER	Site 15 Box 7 R.R.#2 RED DEER	Rose Bauer	B
14. Lona Percy	52 D Cosgrove	Lona Percy	B
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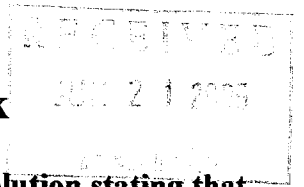
We the undersigned support this statement.

Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. JENNIFER MOFFITT	5840-56 AVE	J. Moffitt	H
2. Karen Lowe	5841-56 ave	K. Lowe	H
3. <del>David Lowe</del>	- - - - -	-	H
4. Pamela Desjarlais	5833-56 AVE	P. Desjarlais	H
5. Rhys Vince	5833 56 AVE	R. Vince	H
6. Mark Baluga	5825 56 AVE	M. Baluga	H
7. Ryan Foberge	5821-56 Ave	R. Foberge	H
8. Diane Hayes	5813-56 Ave	D. Hayes	H owner
9. Lena MACARTHUR	5505-58 A ST.	Lena MacArthur	H
10. <del>Ben Zins</del>	<del>5707-56 Ave</del>	<del>B. Zins</del>	<del>H</del>
11. Andy Ind	5706 - 56 Ave	A. Ind	H
12. Shylin Faust	5604 - 57 St.	S. Faust	H
13. Marion L Heddes	5709 - 56 ave	M. Heddes	H owner
14. GRII PENNEY	5808-56 AV	G. Penney	H
15. SHERRY SMITH	#2, 5907-51 Ave	Sherry Smith	H
16. SHAILYN SMITH	#1, 5907-51 Ave	Shailyn Smith	H
17. Michelle Fischer	5520 58A AVE	M. Fischer	H
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. MARV MEIER	5911-51 AVE	[Signature]	<input checked="" type="checkbox"/> B
2. ROSE MEIER	5911-51 AVE	[Signature]	<input checked="" type="checkbox"/> B.
3. JERI MEIER	#55911 51 AVE	[Signature]	renter
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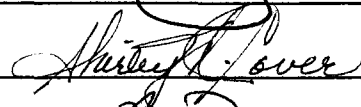
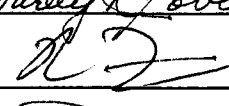
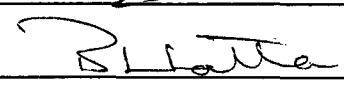
Print Name	Address	Signature	B H owner
1. ROYANNE TOPPE	5915-53rd	[Signature]	owner
2. ED TOPPE	5917-53rd	[Signature]	owner
3. DEBBIE HIGGINS	5911 53 Ave	[Signature]	
4. Darren MCGONIGAL	5913 53 Ave	[Signature]	owner
5. Elizabeth Boss	5909-53rd	[Signature]	owner
6. Glen Parsons	5914 53rd Ave	[Signature]	
7. Janet McDougall (Renter)	5916 53rd	[Signature]	
8. Chad Peterson	5936 61st Ave	[Signature]	
9. Tammy Hammah	55046D Av	[Signature]	
10. Jordannah	550460 Av	[Signature]	
11.			
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13. Michelle Donnelly		[Signature]	
14. Patti Heidt	5919 61st Ave	[Signature]	renter
15. Stan Heidt	5919 61st Ave	[Signature]	owner
16. Leo Heidt	5919 61st Ave	[Signature]	renter
17. Dawn Stevenson	5914-53rd	[Signature]	renter
18. Dolores Simpson	5915-53rd	[Signature]	renter
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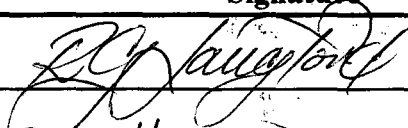
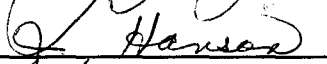
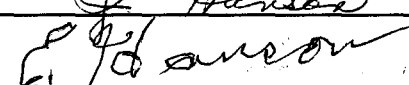
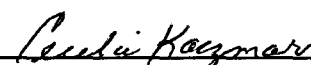
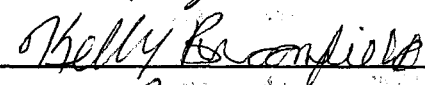
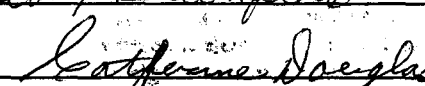

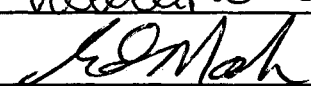
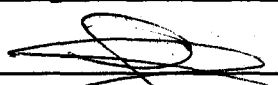
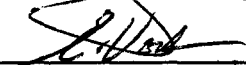
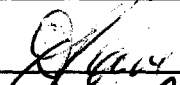

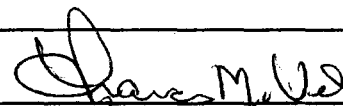
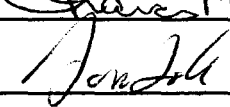
Print Name	Address	Signature	B H owner
1. Maurice J. Wouke	3-6103-51st Ave		
2. SHIRLEY M. COVER	#4-6103-51 Ave.		Homeowner
3. Ryan Fleming	103 5920 Garbze		B.
4. Brenda Latta	32 Haliburton Cr		H.
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. REG LANGFORD	5901-56 AVE		H-OWNER
2. JULIA HANSON	5849-56 AVE		H-OWNER
3. ERNEST HANSON	5849-56 AVE		H-OWNER
4. CECILIA KACZMAR	5902-55 AVE		H-OWNER
5. Kelly Broomfield	5616 58 Ave		H-OWNER
6. CATHERINE DOWGLAS	5613-58A AVE		H-OWNER
7. GABRIEL ADAMS	5601-58 Ave		OWNER
8. Myra Haywood	5608-58A AVE	MYRA HAYWOOD	OWNER
9. Wayne Haywood	5608-58 AVE	WAYNE HAYWOOD	H ✓
10. Valerie Morris	5620-58A AVE	Valerie Morris	Owner
11. Ed Mah	5826-58 St.		H-OWNER
12. Wanda Temple	214, 5831-57 St		H OWNER
13. ELLY VONKEMAN	5809-59 St		H owner.
14. DIANA ROWE	25 Kerrywood Mews		H owner
15. Lyle Rowe	25 Kerrywood Mews		H ✓
16. Bill McDonald	5606-60 Ave		H owner
17. Frances Vershuis	5812-58 Ave		H owner.
18. Tom White Toluen	5603-58 Ave		H owner
19. Victoria Korpinski	5826-59-A Street	VICTORIA KORPINISKI	HOME OWNER
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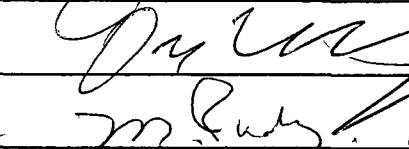

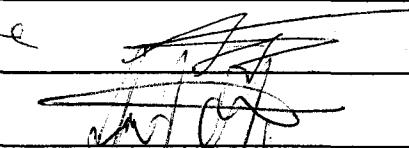
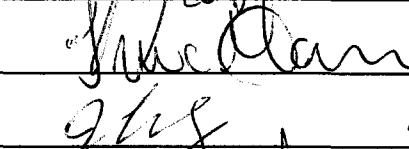
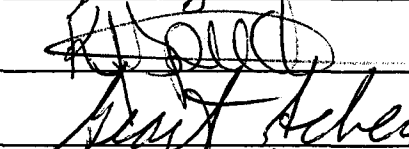
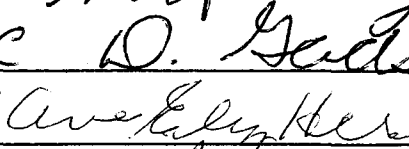
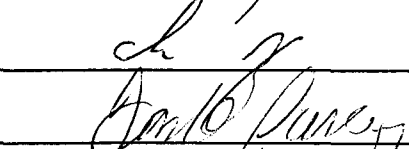
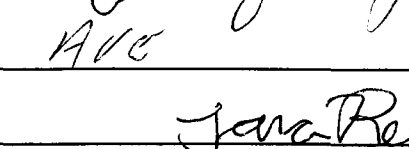
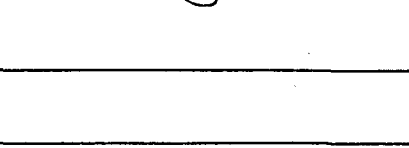


Print Name	Address	Signature	B H owner
1. Greg Clarke	5120 58 st	<i>Greg Clarke</i>	B
2. Anita Everson	5120 58 st	<i>Anita Everson</i>	H
3. Carol Everson	5120 58 st	<i>Carol Everson</i>	H
4. Durdie Durdick	5821 52 Ave	<i>Durdie Durdick</i>	R
5. Danyne Jamison	5827 32 Ave	<i>Danyne Jamison</i>	R
6. Kory Burnett	5440 38th St.	<i>Kory Burnett</i>	R
7. Jaime Burnett	5826 51 Ave	<i>Jaime Burnett</i>	H
8. FLORENCE CANNING	5806 52 AVE.	<i>Florence Canning</i>	R
9. Kim Foss	5817 53 AVE	<i>Kim Foss</i>	R
10. Shennoen Lucky	5116 58 st	<i>Shennoen Lucky</i>	R
11. Peggy Lane	85 Wilson Cresc	<i>Peggy Lane</i>	O
12. R. (C) Green	5705 W. A. Cresc	<i>R. (C) Green</i>	O
13. Nigel E. Mendenhall	87 Oberlin Ave	<i>Nigel E. Mendenhall</i>	B
14. Chantel Everson	3502 51 Ave	<i>Chantel Everson</i>	R
15. Doug LUNDEN	5628-56 st.	<i>Doug Lunden</i>	R
16. Marcelle Lunden	5628-56 St	<i>Marcelle Lunden</i>	H
17. Sharon Peterson	5936-61 Ave	<i>Sharon Peterson</i>	H
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Please Print Name, address and sign your name and check if you are a home or business owner.

Print Name	Address	Signature	B H owner
1. Jason Long	5917 57 Ave		<input checked="" type="checkbox"/> R
2. Sara Vidito	5917 57 Ave		<input checked="" type="checkbox"/> H
3. Dory Versly	5879 57 Ave		<input checked="" type="checkbox"/> H
4. Markin Rudy	5835-57 Ave		<input checked="" type="checkbox"/> H
5. Melly Ullman	5819 - 57 AVE		<input checked="" type="checkbox"/> H
6. Linda Bedyk	5819-57 AVE		<input checked="" type="checkbox"/> H
7. Allen Connors	5819-57 Ave		<input checked="" type="checkbox"/> H
8. Jennifer Garn	5815 57th Ave		<input checked="" type="checkbox"/> H
9. <sup>Treva</sup> John Garn	5815 57 Ave		<input checked="" type="checkbox"/> H
10. <del>John</del> John Garn	11 BARCLAY AVE		<input checked="" type="checkbox"/> B
11. Karla Speed	5723 57 AVE		<input checked="" type="checkbox"/> H
12. Grant Scherger	5723 57 Ave		<input checked="" type="checkbox"/> H
13. Deb GADSBY	5704 57 AVE HC		<input checked="" type="checkbox"/> H
14. Elizabeth Hecker	5822 57 Ave		<input checked="" type="checkbox"/> H
15. Allen Newby	5334 57 AVE		<input checked="" type="checkbox"/> H
16. Frank Perry	5388 57 AVE		<input checked="" type="checkbox"/> H
17. Mura Ferris	25410 - 57 AVE		<input checked="" type="checkbox"/> H
18. TARA REIST	5913 - 57 AVE		<input checked="" type="checkbox"/> R
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## **COUNCIL MEETING OF JULY 4<sup>TH</sup>, 2005**

### **ATTACHMENT**

**DOCUMENT STATUS:        PUBLIC**

**REFERS TO:                RIVERSIDE MEADOWS CONVENT  
PARK DEVELOPMENT - SALE OF  
PARKLAND  
ENVIRONMENTAL ADVISORY  
BOARD / RECREATION & PARKS  
BOARD RECOMMENDATIONS**

**Date:** June 30, 2005

**To:** Legislative & Administrative Services Manager

**From:** Greg Scott, Recreation, Parks & Culture Department Manager  
David Matthews, Community Development & Planning Coordinator

**Subject:** **Riverside Meadows Convent Park Development – Sale of Parkland  
Environmental Advisory Board/Recreation & Parks Board Recommendations  
(Supplementary Report Information)**

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### **Background**

As per the Council Report, dated June 27/05, titled "*Riverside Meadows Convent Park Development (Sale of Parkland)*", this supplementary report is being provided in order to inform City Council of the results of the presentations made to both the Environmental Advisory Board and the Recreation & Parks Board.

On June 28<sup>th</sup>, representatives from the Riverside Meadows Community, Parkland Community Planning Services, and the Recreation, Parks & Culture Department had an opportunity to present their positions, on the sale and rezoning of a portion of Convent Park from P1 (Parks & Recreation District) to R2 (Residential Medium Density District), to the Environmental Advisory Board. Those speaking on behalf of the Riverside Meadows Community did not support the sale of the park for the following reasons:

- The historical significance of the park, as it relates to the Convent above the escarpment.
- The belief that the sale will result in a reduction of parkland within the neighbourhood.
- The fact that the park acts as an attractive entryway into Riverside Meadows, and the belief that this would be compromised as a result of the sale and redevelopment on the park.
- The belief that the park does in fact receive significant use in its current state.

As outlined in Council's report, the Recreation, Parks & Culture Department recommended that the Board support the sale of a portion (43%) of the park.

On June 29<sup>th</sup>, a similar presentation was scheduled to be presented to the Recreation & Parks Board. Unfortunately, due to a lack of a quorum, the meeting did not proceed. This meeting has been rescheduled to July 12<sup>th</sup> so that Council has an opportunity to review the results of the meeting, including The Board's recommendation, prior to 2<sup>nd</sup> and 3<sup>rd</sup> reading of Land Use Bylaw amendment 3156/U-2005.





RECREATION, PARKS & CULTURE

### Current Situation

At its June 28<sup>th</sup> meeting, the Environmental Advisory Board unanimously supported the following recommendation:

1. The sale of 43% of Lot R-1, Block 27, Plan 792-1058, representing 2,102 square metres, more or less, of City-owned P1 (Parks & Recreation District), located near 52<sup>nd</sup> Avenue north of 60<sup>th</sup> Street.
2. The 2,102 square metres, more or less, be rezoned from P1 (Parks & Recreation District) to R2 (Residential Medium Density District).
3. As per the recommendation in the Riverside Meadows Area Redevelopment Plan, rezoning of the roadway, laneway, and residential lots currently located on the Convent Hill escarpment to A2 (Environmental Preservation District),

Recommendations one and two above were supported subject to the following conditions:

- Favourable results from a wildlife corridor assessment on the Convent Hill escarpment.
- Favourable results from a slope stability study on the adjacent escarpment.
- Necessary steps be taken in the event that a review of the park and vicinity determines the existence of a sanitary landfill site.

Handwritten signature of Greg Scott.

**GREG SCOTT**

Recreation, Parks & Culture Manager

Handwritten signature of David Matthews.

**DAVID MATTHEWS**

Community Development & Planning Coordinator

DM

- c. Colleen Jensen, Community Services Director  
Howard Thompson, Land & Economic Development Manager  
Scott Cameron, Social Planning Manager  
Pam Ralston, Community Facilitator, Social Planning  
Nancy Hackett, Planner, PCPS



## REGULAR COUNCIL MEETING OF JULY 4<sup>TH</sup>, 2005

### ATTACHMENT

DOCUMENT STATUS: PUBLIC

REFERS TO: REPORTS, ITEM 2(C): RIVERSIDE  
MEADOWS / CONVENT PARK  
DEVELOPMENT

P & S INVESTMENTS:  
ADDITIONAL SUBMISSION

P & S Investments  
June 30, 2005

Dear Members of Council:

Thank you for considering our proposal to develop more affordable housing in Red Deer. Knowing how busy you all are and how much reading is required of you, I will present this to you in point form:

1. Our efforts to develop the proposed site began over a year ago. We have met with the community association many times and have adapted and revised our drawings in an attempt to find consensus. On March 7, after months of discussion and compromise, the community association presented us with their decision not to support any relaxations or the sale of the park. At this point we reached an impasse.
2. On June 28 the community association presented a new proposal in which they now support the sale of 40 percent of the park and the construction of 78 affordable housing units. This proposal has been included in the materials circulated to the members of Council. As developers, we have not been approached or included in this new proposal, and we strongly urge City Council to not delay this project by tabling it for further consideration. We are grateful that the community association now supports the sale of a portion of the park and we are confident that our plan as presented is superior in design and functionality.
3. Since the issue of the sale of a portion of Convent Park has found some resolution, the remaining point of conflict is the size of the proposed building. In that regard please note the following:
  - a. As part of our willingness to compromise the number of units has been reduced from 105 to 95.
  - b. At the public meeting held June 22, no one opposed the design or the general appearance of the building.
  - c. The density for this apartment appears high because the nature of affordable housing is small self-contained units. The size of the building is not overly large. It is smaller than Monarch Place and although 95 units sounds like a large complex, in reality a conventional apartment of this square footage would likely number 40-50 - 2 and 3 bedroom suites. (main floor is approximately 20,000 sq. ft)
  - d. The proposal before you has support from licensing and inspections regarding the minimal relaxations that are required and is supported by all city departments except Parkland Community Planning. We contend that like other developments this project should be judged solely on its own merits

- e. At this point tabling the proposal, “to continue dialogue” will result in a significant delay which will nullify the possibility of breaking ground before winter, leaving the viability of this project in question. Financial considerations are always paramount when developing a project such as this.

Our funding agreement with the federal and provincial governments requires that P & S Investments complete the project no later than March 31, 2006. At this point, it is uncertain as to whether this deadline can be extended. Moreover, delaying this project for a second winter has significant implications for the people who are left without an affordable home to live in.

- 4. Regarding the landfill setback, the slope stability study and the traffic assessment, please be assured that these matters are being addressed and will certainly find resolve before second and third reading.

In conclusion: we are asking for your support to develop a multi-family affordable housing project which will provide enormous opportunities for people in need. Thank you for your serious consideration.

Stan R. Schalk  
P & S Investments



## **REGULAR COUNCIL MEETING OF JULY 4<sup>TH</sup>, 2005**

### **ATTACHMENT**

**DOCUMENT STATUS:        PUBLIC**

**REFERS TO:                REPORTS, ITEM 2(D): RIVERSIDE  
MEADOWS / CONVENT PARK  
DEVELOPMENT**

**PUBLIC COMMENTS: ADDITIONAL  
SUMISSION**

June 30<sup>th</sup>, 2005

City of Red Deer  
Box 5008  
Red Deer, Alberta  
T4N 3T4

Mayor and City Councillors:

Re: Proposed Land Use Bylaw Amendment 3156/U-2005  
Riverside Meadows, Convent Park Area

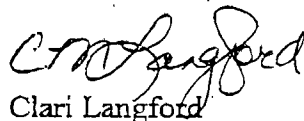
If the proposed amendment should be approved for the rezoning of 22,626 square feet (43%) of Convent Park on 51 Ave and 60<sup>th</sup> Street from A1 to R2 for the sale to accommodate the proposed 105 suite affordable housing complex, at what value is it to be sold at?

The size is equivalent to a minimum of five city lots, and should be sold at fair market value. Who assesses the value of the property? Is it assessed at other R2 zoning in the city or at land values in Riverside Meadows? Should it not be appraised by the private sector, and should it not go up for public tender?

Should Riverside Meadows not be getting the best price they can for this property, as the Area Redevelopment Plan approved by the City of Red Deer in 2000 states that should any of this park be sold the money would be set aside to purchase an equal size parcel of land to replace the green space sold.

We at this time have no replacement property available and with the price of land in the City of Red Deer increasing every year it is important that we have sufficient funds to buy an equal size green space in the future. Is the City of Red Deer willing to make up the difference between the selling price and the purchase price of replacement property?

I don't feel that this development should be getting land from the City of Red Deer at a discounted price, and the Community of Riverside Meadows should be informed as to what price this parcel is being sold at, and is it fair market value?



Clari Langford  
5901 56 Ave  
Red Deer, AB  
T4N 4R1

CC: Ron Lebsack – Parks Department  
Nancy Hackett – Parkland Planning



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

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

**Date:** July 27<sup>th</sup>, 2005

**Re:** Heritage Management Plan Funding Request

CS 05-0051-0320

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### **Background**

Over the past months, the Heritage Preservation Committee of the Normandeau Cultural and Natural History Society, along with the Main Street Program have had discussions with representatives of the province with respect to the possible funding of the preparation of a Heritage Management Plan for Red Deer. As noted in the attached report from the Heritage Preservation Committee and Main Street, funding is available through the province's Municipal Heritage Partnership Program, with The City having to make application. We have been told, informally, that support from the province for the project is likely. The total cost for the development of the Plan is proposed at \$30,000.

### **Discussion**

It is being suggested that the Heritage Management Plan be undertaken to assist Red Deer to become better stewards of our own unique cultural heritage resources for the protection of what we determine to be historically important. It will allow us to take a more comprehensive approach to heritage preservation, through ensuring that good tools, including processes and structures, are in place to assist us in building capacity in our heritage community.

As outlined in the attached report, and draft Terms of Reference for the development of the Heritage Management Plan, the Plan is intended to include, but not be limited to, such things as:

- A comprehensive consultation process that will include the stakeholders of Red Deer's heritage community.
- A review and analysis of existing policies, legislation, programs, documents, planning tools etc that currently exist in Red Deer and also that exist in other municipalities. This information will be used to assist in developing direction for Red Deer's heritage resource management, including reference to a gap analysis that will be completed.

- Recommendations as to direction for Red Deer that will suggest the tools we need (policies, inventories, structures etc) that will assist in managing our heritage resources in a coordinated and more comprehensive manner.
- Recommendations will include a timeline and required resources.

In order to undertake the development of the Plan, The City needs to confirm the contribution of matching funding in our application for the provincial funding. Our contribution would be \$15,000 to match the \$15,000 request from the province, for the total project cost of \$30,000.

The funding source to support The City's contribution would be the Red Deer Heritage Fund. Council may recall that this fund was formed as a result of the money that was surplus from the funding provided by the province to Red Deer for the city's 75<sup>th</sup> anniversary. The purposes for which the money can be used are:


- Preservation
- Interpretation
- Restoration of historical buildings, structures and sites in the city and the immediate area surrounding the city; and
- Research and studies related to the above.

The current funding available is \$289,051. Interest is accrued to the account annually.

As part of the process to access money from the Red Deer Heritage Fund, The City entered into an agreement with the Waskasoo Museum Foundation that indicates that we "shall not expend the Heritage fund and any interest earned thereon in any manner other than as may be recommended by the Foundation" for purposes as noted above. In keeping with this agreement, the recommendation of the Foundation regarding the request to approve accessing funding to support the Heritage Management Plan development, in the amount of \$15,000 from the Red Deer Heritage Fund, is outlined in the attached Waskasoo Museum Foundation's letter.

**Recommendation:**

That Council for The City of Red Deer approve the use of \$15,000 from the Red Deer Heritage Fund to be used as The City's contribution toward the development of a Heritage Management Plan, with a further \$15,000 requested from the province; and further that Council supply a letter of support for the project to be included in the application submitted to the province for funding from the Municipal Heritage Partnership Program.



Colleen Jensen

- c. Nancy Hackett, Chair, Heritage Preservation Committee  
Alison Weir, Coordinator, Main Street





**To:** Kelly Kloss, City Clerk

**From:** Nancy Hackett, Planner Parkland Community Planning Services  
Emily Damberger, Planner, Parkland Community Planning Services  
Alison Weir, Main Street Project Coordinator

**Date:** July 27<sup>th</sup>, 2005

**RE:** Request for Funding – Heritage Management Plan

CS 05-0047-0320

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### **Background**

The City of Red Deer has identified heritage preservation and conservation of built and natural heritage features as an important goal in its Strategic Plan, Municipal Development Plan, and in the Vision 2020 set for Red Deer. At present, initiatives in heritage preservation and efforts around conservation of built and natural heritage being managed by a variety of stakeholder groups within the city and area. In order to ensure that the variety of efforts and the many stakeholders involved are collectively utilizing their resources in an effective and relevant manner, both the Heritage Preservation Committee and Community Services Division are supportive of the need to development of a Heritage Management plan.

### **Current Initiatives**

Current heritage initiatives in Red Deer include, but are not limited to, a municipal historic designation program, a provincial historic designation program, a heritage awards program, archival and historical research, a historical walking tour, an inventory of historically significant resources and land use bylaw designation category, rehabilitation of historic buildings in the downtown, and heritage design guidelines in the commercial downtown areas.

While there are numerous stakeholder groups involved in these and other heritage initiatives, two of the key groups include the Heritage Preservation Committee, a committee of the Normandeau Cultural and Natural History Society, who advises Council on preservation issues, and the Red Deer Main Street Project, partially funded by the City of Red Deer, which rehabilitates and revitalizes downtown heritage resources. Given the range of initiatives and stakeholders involved, coordination is very important to long term management and sustainability.

**The Alberta Municipal Heritage Partnership Program**

The Province of Alberta, under the Alberta Municipal Heritage Partnership Program (MHPP), is encouraging municipalities to begin to take a more comprehensive approach to heritage preservation. The Alberta Municipal Heritage Partnership Program (MHPP) provides matching funding for the development of community heritage management plans and related strategies. MHPP is designed to support municipalities in building capacity to manage their historic places by providing opportunities to access funding, assistance and expertise.

The Province is committed to helping municipalities become stewards of their own unique cultural heritage for the protection of what each community determines to be historically important. The MHPP offers cost-sharing opportunities with municipalities to support the development of management plans and related surveys, research and inventories. All cost-sharing agreements are based on a 50% split of total project costs. The maximum Provincial contribution for the development of heritage management plans is \$15,000.00. Red Deer has been approached to participate in this program.

Other municipalities have developed, or are in the process of developing, Heritage Management Plans, resulting in long-range, strategic approaches to heritage management and conservation. These communities include Cochrane, Calgary and Edmonton. In addition, there are other communities across Alberta engaged in the development of other types of heritage management strategies with support from the MHPP including Lethbridge, Athabasca, Fort MacLeod, High River, Crowsnest Pass County, Foothills County and Lamont County.

**What is a Heritage Management Plan?**

A Heritage Management Plan is a community planning tool/document that will assess, structure, and guide The City's existing heritage protection program (including all of the initiatives currently in place), look at means to sustain current programs, identify gaps, explore possible new initiatives, and outline detailed strategies and recommendations relating to potential future components of the program. This Plan, developed with broad consultation with heritage-related stakeholders, will assist in maintaining and enhancing our community heritage resources as vital elements of the future. It is anticipated that this work would be completed by a consultant qualified in the area of heritage-planning.

**A Heritage Management Plan will:**

- be local and specific to Red Deer;
- suggest how to coordinate and consolidate the efforts of stakeholder groups and partners;
- identify gaps
- review and inventory current heritage initiatives to identify strategies that will facilitate sustainable and relevant initiatives;
- provide a strategic framework for accessing future funding; and
- provide direction for future heritage preservation initiatives and programs.

It is anticipated that the resulting Plan and Implementation Strategies may lead to additional heritage initiatives over time. A draft Terms of Reference for the proposed project is attached for reference.

**Rationale**

As stated, the support and direction for the development of a Heritage Management Plan is identified in the City of Red Deer Strategic Plan (1.5.6) and in Vision 2020 (policy 2.5). As well, the 2005 draft update of the Municipal Development Plan contains direction to produce a Heritage Management Plan (Policy 6.13). And, the Greater Downtown Action Plan recommends the development of a Downtown Heritage Preservation Plan (Policy 10.3), which will be incorporated into the proposed, Heritage Management Plan.

This initiative is also important as the City of Red Deer continues to experience growth, economic development, and change. With growing development pressure, there is the potential for increased impact or threats to heritage resources. Comprehensive planning is required to ensure viable strategies and programs are in place. As well, some current heritage initiatives have a limited program time frame, such as the Red Deer Main Street Project, and therefore, there is a need to have a plan in place to sustain the results and positive impacts of current and past initiatives. In addition, new programs are being promoted and funded by the Provincial and Federal governments related to Heritage Management. These programs may be of benefit to Red Deer to participate in (e.g. heritage surveys or inventories), but the City would want to ensure compatibility or suitability with current initiatives prior to pursuing large new efforts. For these reasons, a Heritage Management Plan is considered to be an important community-planning tool for The City of Red Deer.

**Funding**

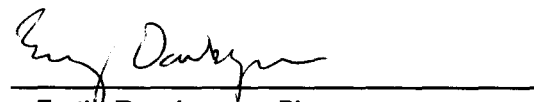
To support this project, \$15,000 from The City's Heritage Fund is requested, with the total cost of the consultant services anticipated to be \$30,000.

**Recommendation**

That The City approve \$15,000.00 from The City's Heritage Fund as matching in a cost-sharing agreement with the Province of Alberta Municipal Heritage Partnership Program to produce a Heritage Management Plan.

That Community Services Division and Parkland Community Planning Services proceed with contracting out the development of a Heritage Management Plan for the City of Red Deer; and

  
Nancy Hackett, Planner

  
Emily Damberger, Planner

  
Alison Weir, Main Street Project Coordinator

## **THE CITY OF RED DEER HERITAGE MANAGEMENT PLAN**

### **Terms of Reference July 2005**

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#### **A. INTRODUCTION**

The City of Red Deer is seeking an experienced consultant or consulting team with expertise in the areas of heritage planning, heritage management plans, and historic resource protection. The consultant would produce a Heritage Management Plan for The City of Red Deer in consultation with a local Steering Committee, City staff, and various stakeholders.

The City of Red Deer has initiated a Heritage Management Plan process to assess, structure, and guide The City's existing heritage protection program, as well as explore new initiatives and make recommendations relating to potential future components of the program. The City's program currently consists of various policies and guidelines, Municipal and Provincial heritage designations, and levels of Land Use Bylaw protection. There are many other contributing programs and stakeholders involved in heritage preservation in Red Deer. These include the The Waskasoo Museum Foundation, The Central Alberta Museums Network, The Alberta Main Street Programme operating in the downtown and the work of the Heritage Preservation Committee for Red Deer and area.

A Heritage Management Plan is needed to ensure consistency among these many initiatives, to assess and review the functioning of current programs, to consider the longevity of program components, to identify gaps, and to determine how emerging Provincial or Federal initiatives may contribute to Red Deer's program. It is also important that the Plan recommend additional processes, practices, tools, and implementation strategies, which Red Deer should undertake, to ensure protection of heritage resources.

The City of Red Deer recognizes the need to coordinate existing heritage preservation initiatives and future strategies through the development of a Heritage Management Plan.

The City of Red Deer has applied for funding from the Provincial Municipal Heritage Partnership Program (MHPP) to enter into a cost-sharing agreement to fund this project. The Municipal Heritage Partnership Program (MHPP) is designed to help municipalities manage their historic places and resources by providing funding assistance, expertise, and appropriate network support.

The purpose of the Heritage Management Plan will be to ensure community heritage resources are identified, protected, and maintained for future generations through clear policies and procedures. The Plan will provide guidance to owners, developers and the municipality relating to current practices and tools, as well as future practices and tools, which should be developed. The Heritage Management Plan will include recommendations around future initiatives and will establish implementation strategies created in consultation with a steering committee of The City of Red Deer heritage stakeholders.

## **B. BACKGROUND INFORMATION**

### **The Municipal Heritage Partnership Program**

The Municipal Heritage Partnership Program (MHPP) is designed to help municipalities manage their historic places. This program provides opportunities for municipalities to access funding assistance, expertise and networks that will help them to establish or maintain an ongoing municipal heritage conservation programs.

Support from the MHPP, for identification and protection of local historic places, consists primarily of funding and guidance. The Province is committed to helping municipalities become stewards of their own unique heritage and is the guiding force for the protection of what each community determines to be historically important. The MHPP offers cost-sharing opportunities to aid in the cost of preparing surveys, inventories and management plans.

The cost sharing agreement is based on the municipality type. All cost sharing agreements are based on a 50% split of total costs. Municipal contributions can be up to one-half in kind and one-half cash.

The City of Red Deer was approached by the province regarding the Municipal Heritage Partnership Program (MHPP) to take advantage of this funding opportunity to strategically plan for the continued and future preservation of Red Deer's heritage resources.

### **City of Red Deer Initiatives**

Over the past number of years The City of Red Deer has established various components of a heritage protection program. These components include: municipal (and provincial) designation of various resources, municipal policy documents, a historic significance inventory, commercial core heritage design guidelines, and others.

#### **a.) Designation – Municipal and Provincial**

Beginning in the mid 1980s, The City of Red Deer has been working to designate heritage buildings of local significance. At present, there are eleven municipally designated buildings ranging from municipally or provincially owned structures to private residences to corporate buildings. Red Deer is also fortunate to have two provincially designated resources and five registered buildings. These designated resources are recognized by bylaw under the Historical Resources Act of Alberta and also noted in The City of Red Deer Land Use Bylaw. Municipally designated buildings must present any alterations, additions or demolition to The City of Red Deer Municipal Planning Commission for approval.

### **b.) Statements of Significance Project**

In 2004 The City of Red Deer participated in a program funded by the Province of Alberta Historical Resources to produce statements of significance for all municipally designated buildings. These statements were submitted to the Federal Government, through the Province, to allow for participation in the Canadian Register of Historic Places.

### **c.) Municipal Policy Documents**

Policies and direction is already in place through many different planning and strategic documents including the Municipal Development Plan, The City's Strategic Plan, Vision 2020, and the Greater Downtown Action Plan and Implementation Strategy.

The support and direction for the development of a Heritage Management Plan is identified in The City of Red Deer's current Strategic Plan and the 2005 draft update of the Municipal Development Plan (Policy 6.13). Further, the Greater Downtown Action Plan recommends the development of a Downtown Heritage Preservation Plan (Policy 10.3), which would be a component within the larger Heritage Management Plan.

### **d.) Historic Significance Inventory and Bylaw**

The City of Red Deer has collected some heritage survey data and created an inventory list of heritage structures and sites, though both would not be considered City wide. Through the Land Use Bylaw, heritage structures may be designated or identified as significant heritage buildings and protected from demolition for up to 45 days.

### **e.) Protecting our Legacy Community Project – Strategy Planning for Heritage Preservation**

In January 2003, The Leadership Centre worked with the Heritage Preservation Committee to develop recommendations for the committee on how to promote and encourage the preservation of the community's historically significant buildings and sites, with emphasis on those in the hands of private property owners.

### **f.) CI Downtown Design Guidelines**

The CI Design Guidelines were created to preserve heritage resources and encourage compatible style development within the Downtown area.

### **g.) Other Contributing Programs**

Other initiatives or programs contributing to heritage preservation in Red Deer include, but are certainly not limited to, the work of the Red Deer Main Street Project that rehabilitates and revitalizes downtown heritage resources and is funded partially by The City of Red Deer and the initiatives of the Heritage Preservation Committee.

The Heritage Preservation Committee advises Council on preservation issues and has established a heritage recognition program, and a walking tour program.

The Red Deer and District Archives actively maintain historical information and records about sites in and around Red Deer.

Having the data and tools described above already in place, The City of Red Deer wishes to proceed with the Heritage Management Plan phase in order to review and assess existing heritage initiatives and to determine the best actions to follow in the future. Responding to the proposed plan as noted above, Red Deer City Council has provided direction, support and funding to undertaking the Heritage Management Plan Project.

### **C. PURPOSE OF PLAN**

The Heritage Management Plan will ensure that the community's heritage sites are preserved and protected in the future through the best possible initiatives. The Heritage Management Plan will be to assess, structure, and guide The City's existing heritage protection program and to make recommendations relating to potential future components of the program. The consultant will be expected to work with a Steering Committee as well as with various stakeholder groups.

Reaffirmation of The City's current vision around heritage protection, a review of existing initiatives, and direction for ongoing or future tools, processes, practices, as well as a strategic implementation strategy matrix will be important deliverables. The plan will also assess the long-term sustainability of the heritage programs that are currently in place.

Working with a Steering Committee, the consultant will be expected to:

- i. contact identified stakeholders to review the vision and existing programs
- ii. prepare an assessment and synopsis of the current initiatives and their role in contributing to a functioning heritage program
- iii. identify gaps and opportunities
- iv. facilitate input from stakeholder groups
- v. create a Heritage Management Plan, implementation strategies and recommendations.

### **Steering Committee**

The Steering Committee will be established by The City of Red Deer to ensure wide representation. It will consist of representative from the following groups:

- Parkland Community Planning Services Planners
- Heritage Preservation Committee of the Normandeau Cultural and Natural History Society
- Archives Section
- Community Services Division
- Owner of a Heritage Resource
- Red Deer Main Street Project

A representative from MHPP will act as an advisor to the Steering Committee throughout the process.

### **Stakeholders**

Stakeholders will be identified by the Steering Committee and will be contacted regarding the Heritage Management Plan proposal for input and review of the existing Heritage Vision and suggestions for future strategies.

## **D. DELIVERABLES**

1. Conduct a comprehensive consultative process, with all identified heritage stakeholders to:
  - i. review the existing heritage vision statement for The City of Red Deer, as outlined in Vision 2020, intended to guide the management plan; and
  - ii. discuss current needs, challenges, possible opportunities related to heritage preservation in Red Deer.
2. Produce an interim report to the Steering Committee outlining the process undertaken and the resulting vision statement to be adopted or amended and the results of the stakeholder consultation.
3. Complete a review and analysis of existing policies/legislation, programs, documents, projects and planning tools, currently existing in Red Deer, related to heritage management. These will include but are not limited to:
  - Municipal Development Plan
  - The City's Strategic Plan
  - Vision 2020
  - The Greater Downtown Action Plan
  - Community Cultural Master Plan
  - CI Design Guidelines
  - Heritage Preservation Committee Programs and initiatives
  - Main Street Program
  - Land Use Bylaw
  - Municipal designation bylaws
  - Development permits
  - Existing heritage building inventory
  - Statements of significance
  - Any other community heritage initiatives, policies, programs
4. Complete a comprehensive review and analysis of other existing municipal, provincial and federal policies, bylaws and restrictive covenants, legislation, regulations, best practices, planning tools, resources and incentive and awareness programs related to heritage management. Data will include information from several other Alberta/Canadian Cities, as identified by the Steering Committee. Examples may include:
  - maintenance agreements
  - incentives that encourage protection and retention, grant programs, tax incentives, technical assistance available, discretionary powers for the development authority, compensation in terms of density transfers or other forms
  - public awareness programs such as activities and events that engage the community, interpretive plaque programs, heritage walking tours
  - survey and inventory tools as described the Municipal Heritage Partnership Program
  - use of *The Standards and Guidelines for the Conservation of Historic Places in Canada*
  - integrated stakeholder structure models



- compensation agreements and waivers
5. Information regarding researched tools will be outlined in a simple report matrix, for review by the Steering Committee, that will include:
    - Two sections – i) existing and ii) new potential tools
    - Description of the tool, resource or program
    - Evaluation of the tool, resource or program and it's relevance to the specific needs and situations in Red Deer
    - Identification of gaps or potential for improvements to existing tools, resources, and or programs
    - Resources (including human, funding, etc.) required to initiate /sustain and/or potentially expand/improve the tool, resource or program
    - A list of links and contact information for the available resources
  6. The Consultant will work with the Steering Committee to review the completed research related to resources, programs and tools and identify which would be best suited for use in The City of Red Deer. The applicable City of Red Deer heritage tools will then be included and described in The Plan and the Implementation Strategy table. Those resources deemed not currently appropriate for use in Red Deer will be included in an appendix of the Heritage Management Plan for potential future evaluation and use.
  7. Produce a third interim report, for the Steering Committee, stating rational for decisions made during tool evaluation process and recommendations. Report will state the tools identified to be described in The Plan.
  8. Using the previously identified tools, complete a detailed description, to be included in The Plan, describing all processes and details related to the implementation of each identified tool, resource and program. This section is intended to serve as the "how to implement resources" section within the Heritage Management Plan. This section should also indicate processes for maintaining/sustaining existing resources.
  9. Develop an Implementation Strategy Matrix that will include:
    - i. the implementation table will strategically lay out a timeline of actions to be taken immediately, in the short term (1-2 years) and long term (5-15 years) based on the steering committee recommendation of tools to be acted upon
    - ii. the department, committee or person responsible for implementation, timeframes, funding and required resources
    - iii. review of the overall Heritage Management Plan within a 5-10 year time frame.
  10. Create a Heritage Management Plan that includes:
    - o An introduction outlining:
      - i. the history of Heritage Management in Red Deer
      - ii. purpose of The Plan
      - iii. planning process including a community consultation summary, publicity and communication and the number of meetings and project sessions
    - o Consultation results including:

- i. resulting vision and guiding principles
  - ii. successes, challenges, gaps and opportunities related to heritage management programs and tools in Red Deer
- o Research
  - i. process review (list of contacted municipalities and/or organizations, questions, evaluation process, etc)
  - ii. general findings
- o Implementation Strategy Matrix
  - i. timelines
  - ii. priorities
  - iii. required resources (people, time, money, partnerships, etc)
  - iv. success indicators
- o Conclusion and Recommendations

## **E. GENERAL PROCESS GUIDELINES:**

### **a) Consultant Responsibility:**

1. Confirm purpose, process, specific objectives and key assumptions related to the project with the Steering Committee.
2. Establish and confirm with the Steering Committee, a comprehensive list of key stakeholders and develop/ratify an interview/consultation process.
3. Establish and confirm with the Steering Committee a list of communities to be included in the best practice research review.
4. Undertake the consultation and analysis as outlined in Section D, Deliverables in the Terms of Reference.
5. The Consultant is to outline, in the proposal, the necessary Steering Committee meetings, and other milestone dates, in order to meet the timelines outlined. Allowance may need to be made for the presentation of the draft final report to The City Council for information.
6. All costs for research, consultations, analysis, reporting, printing and presentations required to complete the Heritage Management Plan are the responsibility of the consultant. This will include such other things, but not be limited to, telephone calls, meeting rooms, travel etc.

### **b) Heritage Management Plan Steering Committee Responsibility:**

1. To identify stakeholders and communities to be included in the best practice research.
2. To guide and monitor the Heritage Management Plan, ensuring that The City's and stakeholder identified needs are achieved. This includes such things as selection of consultant, reviewing recommendations on researched heritage tools, programs and resources, and commenting and evaluating draft documents and reports.
3. To assist in arranging any meeting locations and other resources as required during Plan process.
4. To recommend final Heritage Management Draft Plan for approval by City Council.

**F. SUGGESTED PROJECT TIMELINES:**

August 12 <sup>th</sup> , 2005:	Call for proposal for Heritage Management Plan
August 29 <sup>th</sup> , 2005:	Deadline for submissions
September 8 <sup>th</sup> , 2005:	Potential Consultant Interviews
September 12 <sup>th</sup> , 2005:	Heritage Management Plan Project Start-up (subject to Provincial Funding approval)
February 2006:	Complete Heritage Management Plan Project
March 2006:	Take report to Council for information
<b>March 15, 2006</b>	<b>DEADLINE</b>

**G. PROJECT BUDGET:**

The complete project budget is \$30,000 including GST covering all deliverables and expenses, for the Heritage Management Plan. All costs related to secretarial services, public meetings, surveys, consultations, reports and copying, are the responsibility of the consultant as noted above.

**H. DRAFT AND FINAL REPORTS REQUIRED:**

1. A series of draft working reports for review by the Steering Committee.
2. A draft of the final plan.
3. Twenty copies of the Final Heritage Management Plan.
4. Thirty-five copies of an Executive Summary Report.
5. Digital copy and electronic files of the Final Heritage Management Plan, Final and Executive Summary Reports in both Microsoft Word 2000 and PDF formats.
6. All information collected and reported for this project is the property of The City of Red Deer.

**I. REPORT FORMAT EXPECTED:**

The Final report and Executive Summary, for the Heritage Management Plan, is to be high quality reports with colour graphics where appropriate, reflecting findings and analysis of the information as outlined in the Objectives.

**J. QUESTIONS/APPLICATIONS MAY BE DIRECTED TO:**

**For additional information contact: Nancy Hackett or Emily Damberger  
Planners**

**Parkland Community Planning Services  
Suite 404, 4808 Ross Street  
Red Deer, AB  
T4N 1X5**

**Telephone: (403) 343-3394**

**Fax: (403) 346-1570**

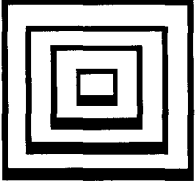
**[emily.damberger@pcps.ab.ca](mailto:emily.damberger@pcps.ab.ca)**

**[nancy.hackett@pcps.ab.ca](mailto:nancy.hackett@pcps.ab.ca)**

**Applications may be directed to :**

**Kelly Kloss  
Legislative & Administrative Manager  
The City of Red Deer  
Box 5008  
Red Deer, AB, Canada  
T4N 3T4**

**PROPOSAL DEADLINE: August 29<sup>th</sup>, 2005 – 2:00 PM**



## Waskasoo Museum Foundation

July 26, 2005

Colleen Jensen  
Director of Community Services  
The City of Red Deer  
City Hall  
Box 5008, 4914 – 48<sup>th</sup> Avenue  
Red Deer, AB T4N 3T4

Dear Colleen,

I am pleased to advise you that the Board of the Waskasoo Foundation met on the 8<sup>th</sup> of July and passed a motion in support of accessing funding from the Red Deer Heritage Fund to match the grant from the Alberta Municipal Heritage Partnership Program. They were in support of the proposal to develop a Heritage Management Plan for Red Deer.

Yours sincerely,

A handwritten signature in cursive script, appearing to read 'Marguerite Watson'.

*per* Marguerite Watson  
Chair

***Comments:***

We agree with the recommendations of the Director of Community Services.

“Morris Flewwelling”  
Mayor

“Colleen Jensen”  
Acting City Manager



OFFICE OF THE MAYOR

August 5, 2005

File: 4344945

Mr. Scott Barrett  
Municipal Heritage Partnership Program Coordinator  
Heritage Resource Management Branch  
Alberta Community Development  
Old St. Stephen's College  
8820-112 Street  
Edmonton, AB T6G 2P8

Dear Mr. Barrett:

**Re: City of Red Deer Funding Proposal for a Heritage Management Plan**

It is with pleasure that I extend this letter of support for the Funding Proposal for the development of a Heritage Management Plan for The City of Red Deer. The community of Red Deer is fortunate to have many heritage resources and various organizations and groups to support the preservation and conservation of those resources. A Heritage Management Plan will provide the opportunity to enhance and coordinate the current heritage preservation efforts and lay the framework for the future strategies.

Red Deer City Council, at its meeting of August 2, 2005, unanimously and enthusiastically approved an expenditure of \$15,000 towards the completion of this Management Plan. The request to the Municipal Heritage Partnership Program is for matching funding of \$15,000.

***"Resolved*** that Council of the City of Red Deer, having considered the report from the Director of Community Services, dated July 27, 2005, re: Heritage Management Plan Funding Request, hereby:

- 1) Approves the use of \$15,000 from the Red Deer Heritage Fund to be used as The City's contribution toward the development of a Heritage Management Plan, with a further \$15,000 requested from the Province.

Yours truly,

Morris Flewwelling  
Mayor

- c. **City Councillors**
  - N. Van Wyk, City Manager**
  - C. Jensen, Director of Community Services**
  - K. Kloss, LAS Manager**





Council Decision – August 2, 2005

**Legislative & Administrative Services**

**DATE:** August 3, 2005  
**TO:** Colleen Jensen, Director of Community Services  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Heritage Management Plan Funding Request

---

***Reference Report:***

Director of Community Services, dated July 27, 2005

***Resolutions:***


*"Resolved* that Council of the City of Red Deer, having considered the report from the Director of Community Services, dated July 27, 2005, re: Heritage Management Plan Funding Request, hereby:

1. Approves the use of \$15,000 from the Red Deer Heritage Fund to be used as The City's contribution toward the development of a Heritage Management Plan, with a further \$15,000 requested from the Province,
2. Directs Administration to sent a letter of support for the project, signed by the Mayor, to be included in the application submitted to the Province for funding from the Municipal Heritage Partnership Program."
3. Council approves an amendment to the 2005 Budget by including the above noted expenditure, funded from the Red Deer Heritage Fund Reserve."

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

***Comments/Further Action:***

Please prepare a letter of support for the above project, for the Mayor's signature.

  
Nona Housenga  
Deputy City Clerk

/chk

c N. Hackett, Heritage Preservation Committee  
A. Weir, Coordinator, Main Street

**DATE:** July 22, 2005

**TO:** Manager, Legislative & Administrative Services

**FROM:** EL&P Manager

**RE:** Market Surveillance Administrator  
2005 – 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 2005. Previous similar reports relating to 2003 and 2004 have been submitted to Council and further similar 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 2005 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 2005 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**

**2005 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, 2005 to June 30, 2005.

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 agree with the recommendations of the EL & P Manager.

"Morris Flewwelling"  
Mayor

"Colleen Jensen"  
Acting City Manager



Council Decision – August 2, 2005

Legislative & Administrative Services

**DATE:** August 3, 2005  
**TO:** Al Roth, EL & P Manager  
**FROM:** Nona Housenga, Deputy City Clerk  
**SUBJECT:** Market Surveillance Administrator  
2005 – Q2 Compliance Report

---

*Reference Report:*

EL & P Manager, dated July 22, 2005

*Resolutions:*

*"Resolved* that Council of the City of Red Deer, having considered the report from the EL & P Manager, dated July 22, 2005 re: Market Surveillance Administrator – 2005 – Q2 Compliance Report, hereby approves the EL & P Department – 2005 Second Quarter Compliance Report as presented to Council on Tuesday, August 2, 2005."

*Report Back to Council:* No

*Comments/Further Action:*

A signed copy of the Compliance Report is attached for your information.

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

Nona Housenga  
Deputy City Clerk

/chk

/attach.

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

**2005 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, 2005 to June 30, 2005.

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~~ Nana Housenge  
Deputy City Clerk

Date: \_\_\_\_\_

August 3, 2005

**Kelly Kloss**

---

**From:** Larry & Diane [lpimm@agt.net]  
**Sent:** August 01, 2005 11:11 AM  
**To:** Cindy Jefferies; Bev Hughes; Frank Wong; Jeffrey Dawson; Larry Pimm; Lorna Watkinson-Zimmer; Lynne Mulder; Tara Veer; Morris Flewwelling; Norbert Van Wyk; Tom Warder; Kelly Kloss  
**Subject:** Notice of Motion



unknown.jpg  
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I am submitting the following Notice of Motion on Tuesday.

Whereas The City of Red Deer policy does not currently provide for  
playground zone signage for tot lots,

And whereas there is no common policy for signing playground zones among  
Alberta cities,

And whereas some tot lots are located adjacent to busy collector streets,

And whereas a number of citizens have expressed concern about the danger  
posed by speeding traffic adjacent to tot lots,

And whereas drivers benefit from being alerted to the presence of all  
playgrounds,

Therefore be it resolved that the City of Red Deer adopt a policy of signing  
all playgrounds including tot lots as playground zones where such  
playgrounds border a street.

The attachment is NOT my "hidden agenda." Really!!

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







Council Decision – August 2, 2005

Legislative & Administrative Services

**DATE:** August 3, 2005

**TO:** Bryon Jeffers, Director of Development Services  
Tom Warder, Engineering Services Manager

**FROM:** Nona Housenga, Deputy City Clerk

**SUBJECT:** Notice of Motion – Councillor Larry Pimm  
Playground Zone Signage for Tot Lots

---

The following Notice of Motion was introduced by Councillor Larry Pimm at the Tuesday, August 2, 2005 Council Meeting:

*Whereas* The City of Red Deer policy does not currently provide for playground zone signage for tot lots,

*And whereas* there is no common policy for signing playground zones among Alberta cities,


*And whereas* some tot lots are located adjacent to busy collector streets,

*And whereas* drivers benefit from being alerted to the presence of all playgrounds,

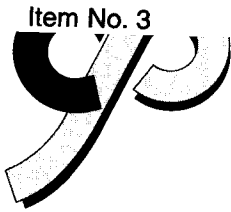
*Therefore be it resolved* that The City of Red Deer adopt a policy of signing all playgrounds including tot lots as playground zones where such playgrounds border a street.

***Comments/Further Action:***

The above Notice of Motion will be presented to Council on August 15, 2005 for approval and direction to City Administration will be given at that time.

  
Nona Housenga  
Deputy City Clerk

/chk



---

**DATE:** July 22, 2005

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

**FROM:** Martin Kvapil, Planning Assistant

**RE:** Land Use Bylaw Amendment No. 3156/Y-2005  
Lot 23, Block 1, Plan 052 \_\_\_\_  
Inglewood East – Phase 1  
Melcor Developments Ltd.

---

### **Proposal**

The applicant seeks to rezone approximately 0.12 ha (0.3 ac.) of land from PS – Public Service District to R1 Residential Low Density District in order to create 3 residential lots. The subject site is presently being advertised for the purpose of a social care site. As per the Inglewood East Neighbourhood Area Structure Plan, the designated alternate use may be pursued in the event that no interest is expressed in the present use.

In accordance with City policy within the Neighbourhood Planning and Design Guidelines and Standards, a social care site must be advertised for sale for a consecutive six-month period. Within this period, the advertisement must be published a minimum of three (3) separate times. The closing date (end of six-month period) for the current advertising is August 11, 2005.

In the event that the subject site is purchased for a social care site, the lands would remain within the present land use district (PS) and this bylaw would not receive final reading by Council.

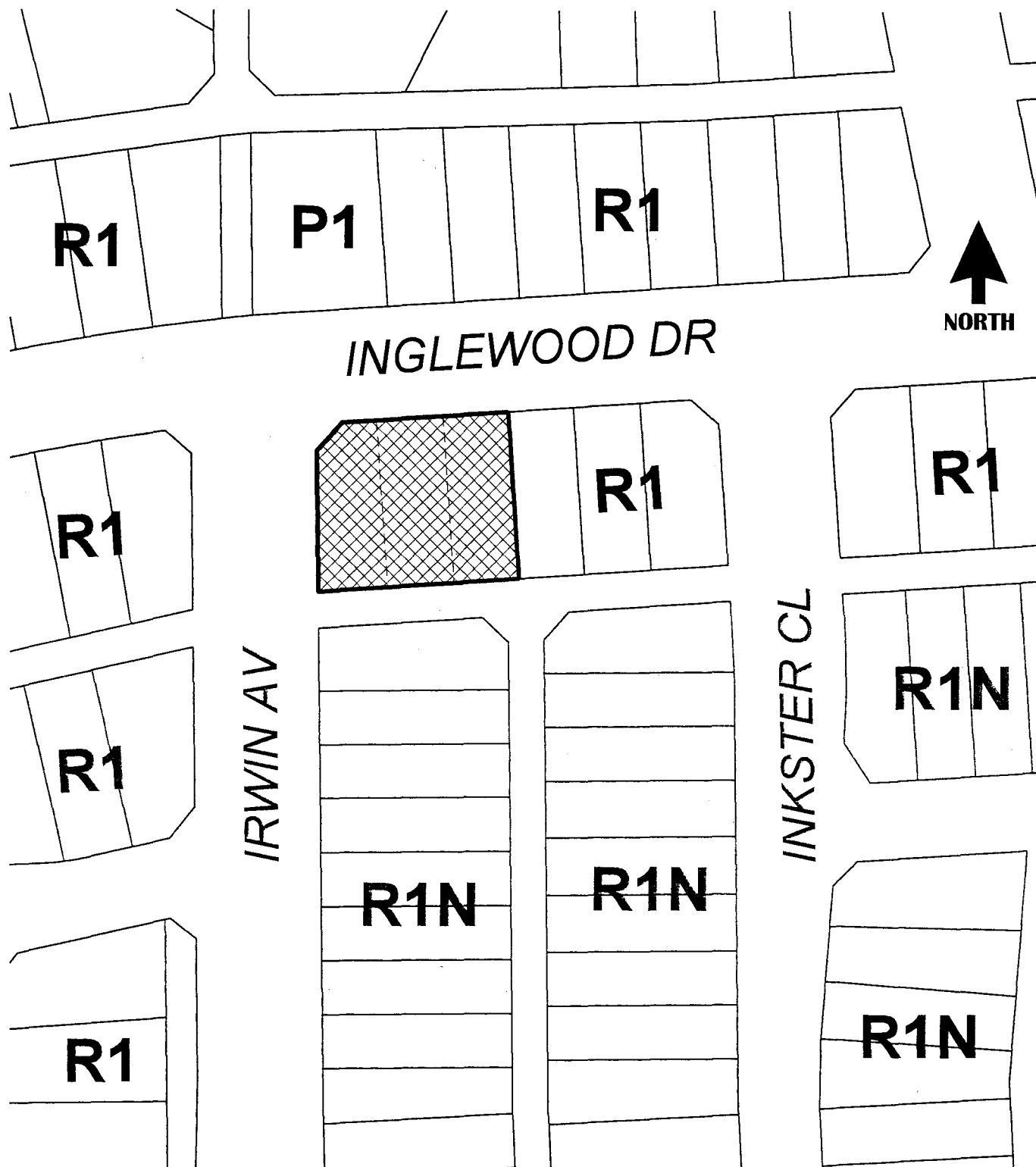
### **Staff Recommendation**

The proposal conforms with the Inglewood East Neighbourhood Area Structure Plan and therefore it is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3156/Y-2005.

Martin Kvapil

Attachments

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)

R1 - Residential (Low Density)

Change from :

PS to R1 

MAP No. 21 / 2005  
BYLAW No. 3156 / Y - 2005

***Comments:***

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing would be held on Monday, August 29, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"  
Mayor

"Colleen Jensen"  
Acting City Manager



FILE COPY

LEGISLATIVE & ADMINISTRATIVE SERVICES  
August 3, 2005

Fax: 343-7510

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

Dear Sirs:

***Land Use Bylaw Amendment 3156/Y-2005***  
***Lot 23, Block 1, Plan 052*** \_\_\_\_  
***Inglewood East – Phase 1***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/Y-2005* at the City of Red Deer's Council Meeting held Tuesday, August 2, 2005. For your information, a copy of the bylaw is attached.

*Land Use Bylaw Amendment 3156/Y-2005* provides for the rezoning of approximately 0.12 ha (0.3 ac) of land from PS-Public Service District to R1 Residential Low Density District to create 3 residential lots in Inglewood East – Phase 1. The site is currently being advertised for the purpose of a social care site. In the event that no interest is expressed in the site, designated alternate use can be pursued. The deadline for advertising of the sale of the site is August 11, 2005. If the site is purchased for a social care site prior to that date, the lands would remain within the PS –Public Service District and this bylaw would not receive final readings by Council.

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, August 29, 2005 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, The City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, August 10, 2005. 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 2, 2005

**Legislative & Administrative Services**

**DATE:** August 3, 2005

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

**FROM:** Nona Housenga, Deputy City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/Y-2005  
Lot 23, Block 1, Plan 052 \_\_\_\_\_  
Inglewood East – Phase 1  
Melcor Developments Ltd.

---

**Reference Report:**

Parkland Community Planning Services, dated July 22, 2005

**Bylaw Readings:**


Land Use Bylaw Amendment 3156/Y-2005 was given first reading. A copy of the bylaw is attached.

**Report Back to Council:** Yes

A Public Hearing will be held on Monday, August 29, 2005 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/Y-2005 provides for the rezoning of approximately 0.12 ha (0.3 ac) of land from PS-Public Service District to R1 Residential Low Density District to create 3 residential lots. The site is currently being advertised for the purpose of a social care site. In the event that no interest is expressed in the site, designated alternate use can be pursued. The deadline for advertising of the sale of the site is August 11, 2005. If the site is purchased for a social care site prior to that date, the lands would remain within the PS –Public Service District and this bylaw would not receive final readings by Council. This office will now proceed with the advertising for a Public Hearing. Melcor Developments will be responsible for the advertising costs in this instance.

  
Nona Housenga  
Deputy City Clerk

/chk

/attach.

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

**BYLAW NO. 3156/Y-2005**

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 J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 21/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this      2<sup>nd</sup>      day of      **August**      2005.

READ A SECOND TIME IN OPEN COUNCIL this      day of      2005.

READ A THIRD TIME IN OPEN COUNCIL this      day of      2005.

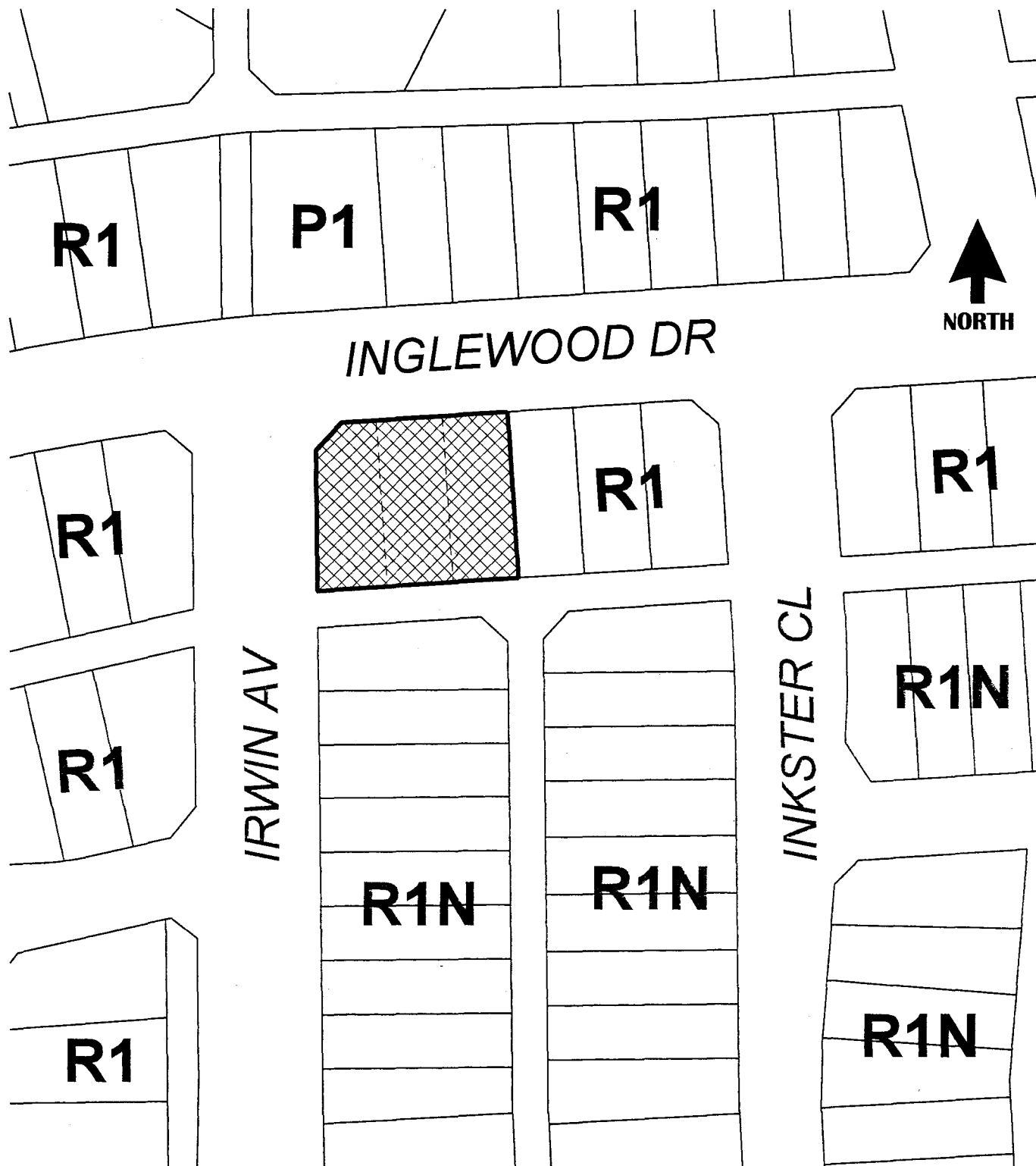
AND SIGNED BY THE MAYOR AND CITY CLERK this      day of      2005.

\_\_\_\_\_  
MAYOR

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



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



## AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)

R1 - Residential (Low Density)

Change from :

PS to R1 

MAP No. 21 / 2005  
BYLAW No. 3156 / Y - 2005

**BYLAW NO. 3156/T-2005**

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 J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 16/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

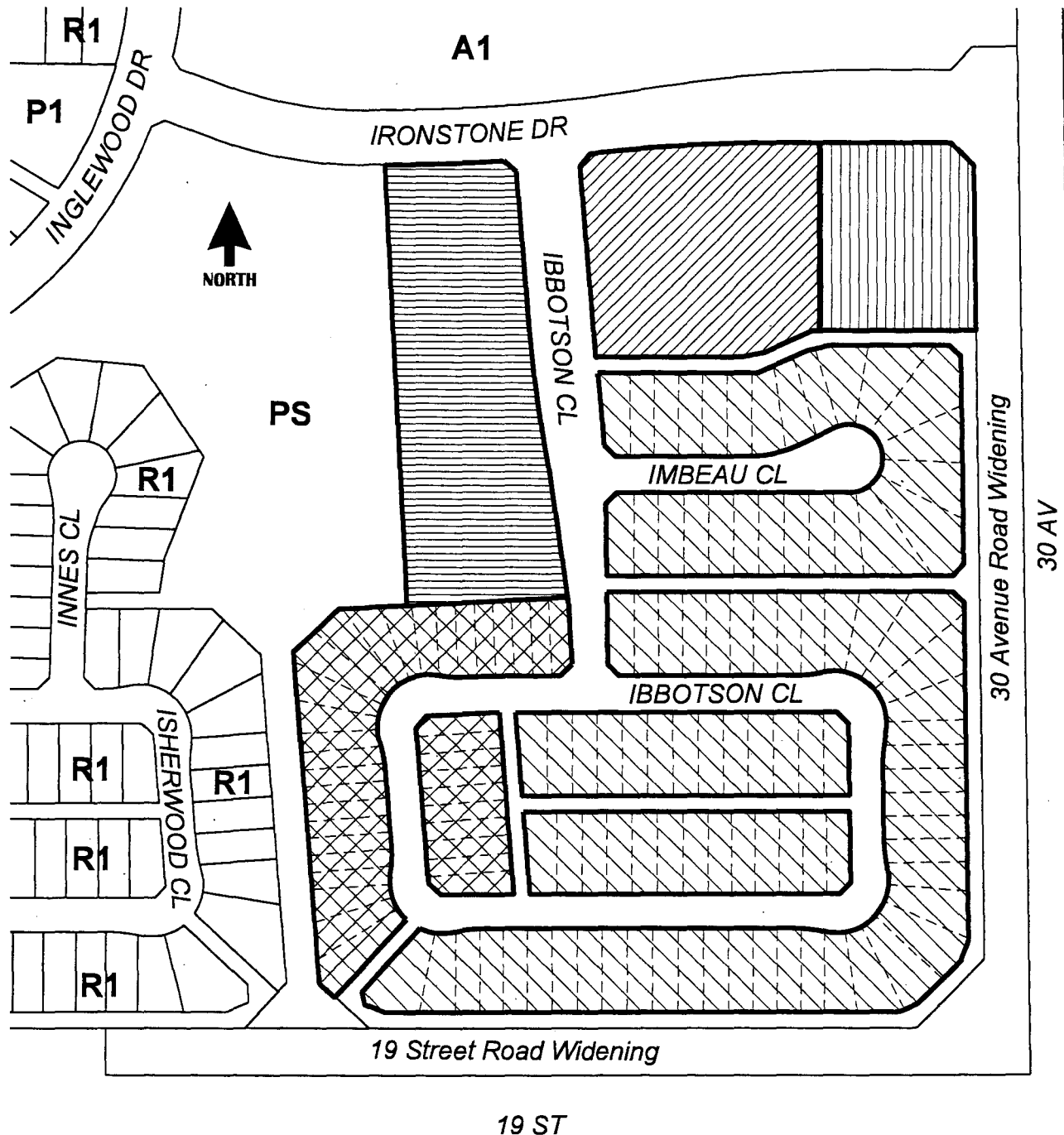
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MAYOR

---

CITY CLERK

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



## AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- R2-D23 - Residential (Medium Density) 23 dwelling units per hectare
- R3-D81 - Residential (Multiple Family) 81 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)

## Change from :

A1 to R1A	
A1 to R1N	
A1 to R2-D23	
A1 to R3-D81	
A1 to PS	

MAP No. 16 / 2005  
BYLAW No. 3156 / T - 2005

Item No. 2

**BYLAW NO. 3156/U-2005**

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 The "Use District Map F10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.17/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

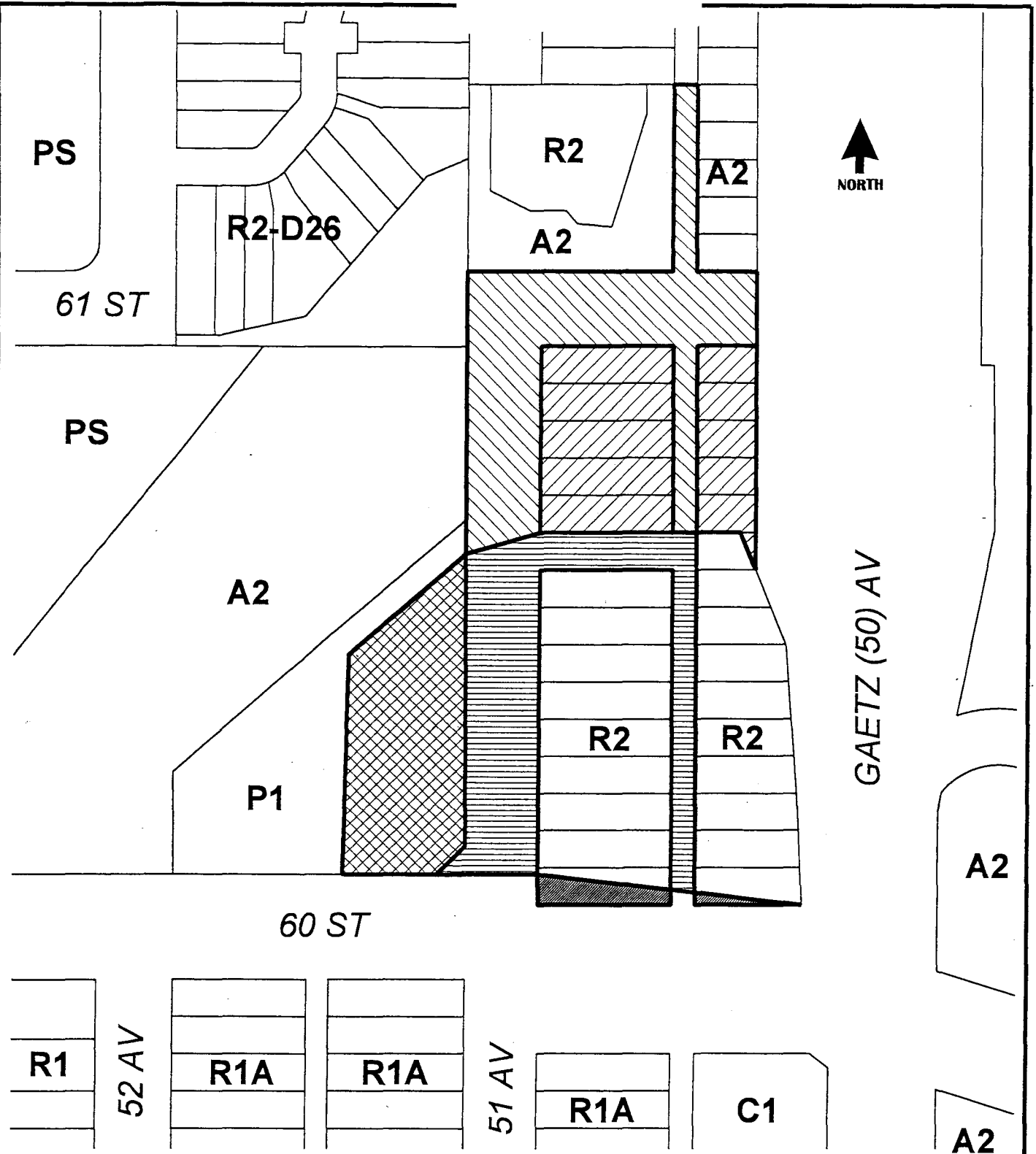
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

---

MAYOR

---

CITY CLERK




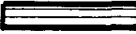



# **The City of Red Deer** PROPOSED LAND USE BYLAW AMENDMENT

## **AFFECTED DISTRICTS:**

A2 - Environmental Preservation  
 R2 - Residential (Medium Density)  
 P1 - Parks and Recreational

## **Change from :**

R2 to A2   
 Road to A2   
 P1 to R2   
 Road to R2   
 R2 to Road 

MAP No. 17 / 2005  
 BYLAW No. 3156 / U - 2005

Item No. 3

**BYLAW NO. 3348/2005**

Being a bylaw to close portions of road in the City of Red Deer, as described herein.

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

1 The following portions of roadway in the City of Red Deer are hereby closed:

- (a) "All that portion of addition to 60 Street, Plan 792-1058 lying within Plan \_\_\_\_\_, and containing 0.003 ha, more or less.
- (b) All that portion of 51 (Pine) Avenue and 61 (First) Street, Plan 7604S lying within Plan \_\_\_\_\_, and containing 0.445 ha, more or less.
- (c) All that portion of Lane, Plan 2032RS lying within Plan \_\_\_\_\_, and containing 0.037 ha, more or less.
- (d) All that portion of Lane, Block 28, Plan 7604S lying with Plan \_\_\_\_\_, and containing 0.092 ha, more or less.
- (e) All that portion of Lane, Block 8, Plan 2376AI lying within Plan \_\_\_\_\_, and containing 0.031 ha, more or less."

READ A FIRST TIME IN OPEN COUNCIL this 4<sup>th</sup> day of July 2005.

READ A SECOND TIME IN OPEN COUNCIL this day of 2005.

READ A THIRD TIME IN OPEN COUNCIL this day of 2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2005.

\_\_\_\_\_  
MAYOR

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

Item No. 4

**BYLAW NO. 3156/Y-2005**

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 J4" contained within "Schedule B" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 21/2005 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2005.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2005.

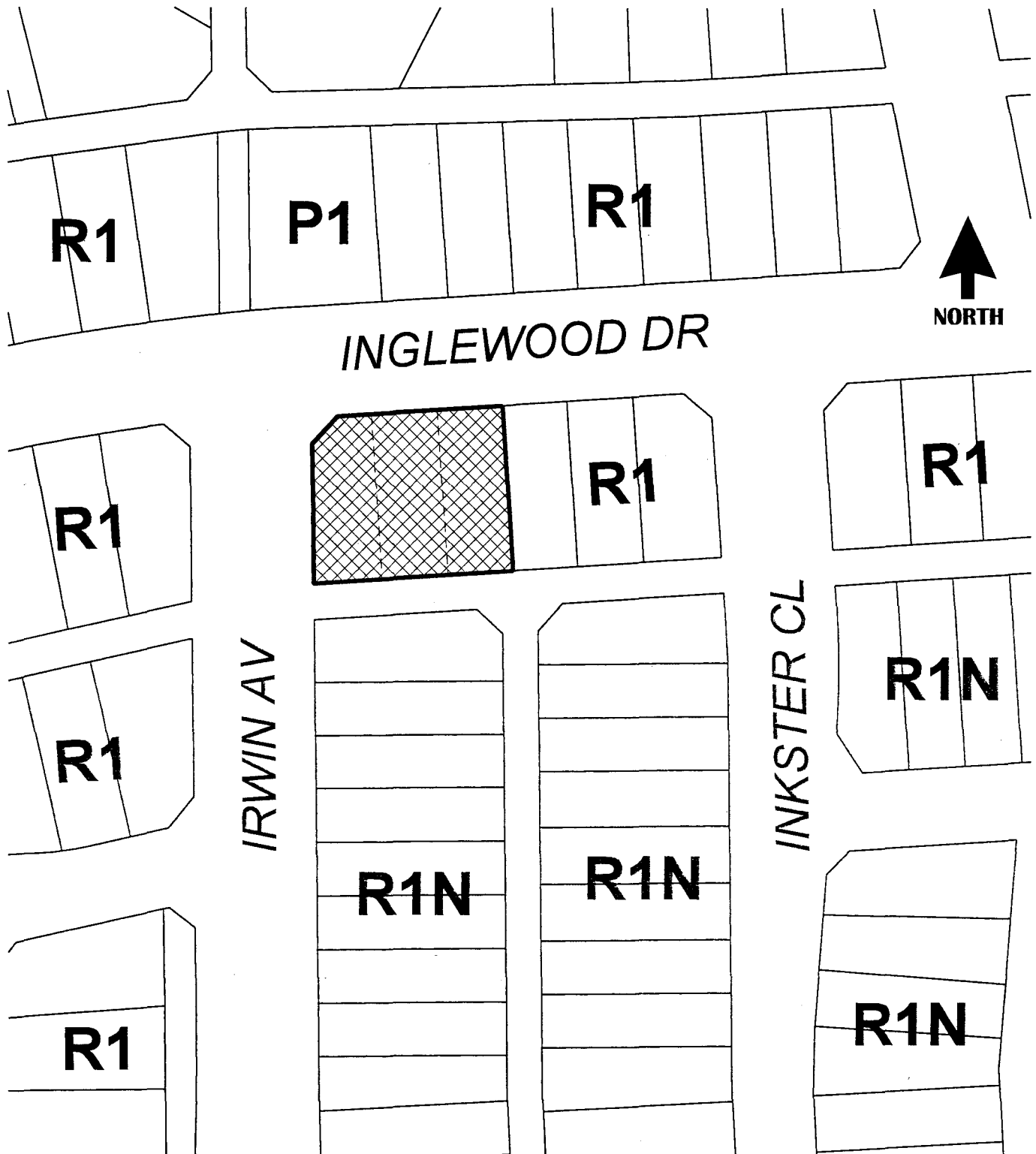
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2005.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2005.

\_\_\_\_\_  
MAYOR

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

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



## AFFECTED DISTRICTS:

PS - Public Service (Institutional or Governmental)

R1 - Residential (Low Density)

Change from :

PS to R1 

MAP No. 21 / 2005  
BYLAW No. 3156 / Y - 2005



Item No. 5

### **BYLAW NO. 3156/Z-2005**

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

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

- 1 The "Land Use District Map F10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2005 attached hereto and forming part of the bylaw.
- 2 Addition of the following new DC Direct Control District:

#### **"DC (20) DIRECT CONTROL DISTRICT NO. 20 (See Map F10)**

##### **151.5 (1) General Purpose**

This district will allow the development of an apartment building and townhouses in a manner that is compatible with the surrounding neighbourhood and the Riverside Meadows Area Redevelopment Plan. For the purposes of this Direct Control District Council is the development authority.

##### **(2) Permitted Uses**

- (a) Apartment Building to a maximum of 95 Units
- (b) Townhouse Units to a maximum of 7 units

##### **(3) Discretionary Uses**

- (a) As approved by Council

##### **(4) Development Standards**

- (a) All development standards not specifically referred to in this district shall be approved by City Council and shall generally follow the requirements of the R2 Residential (Medium Density) District
- (b) Site Development: the Apartment Building shall be handicapped accessible with an elevator
- (c) Building Height: Apartment building will be four storeys with all dwellings units above grade, the townhouses are to comply to the R2 Residential (Medium Density) District

- (d) **Parking Standards:** Parking Standards shall be as required in the R2 district, however, Council may defer construction of a portion of the parking if parking research proves that the parking is not required at this time. If part of the parking requirements are deferred, the area on which the parking is deferred (on the west side of the site) will be retained for public park use until such time as the land is required for use as parking.
- (e) **Traffic:** In order to ensure that any site development meets vehicular and pedestrian traffic needs, the developer shall submit a traffic study for review by the City of Red Deer
- (f) **Site area:** Minimum site area is to be 1 hectare.

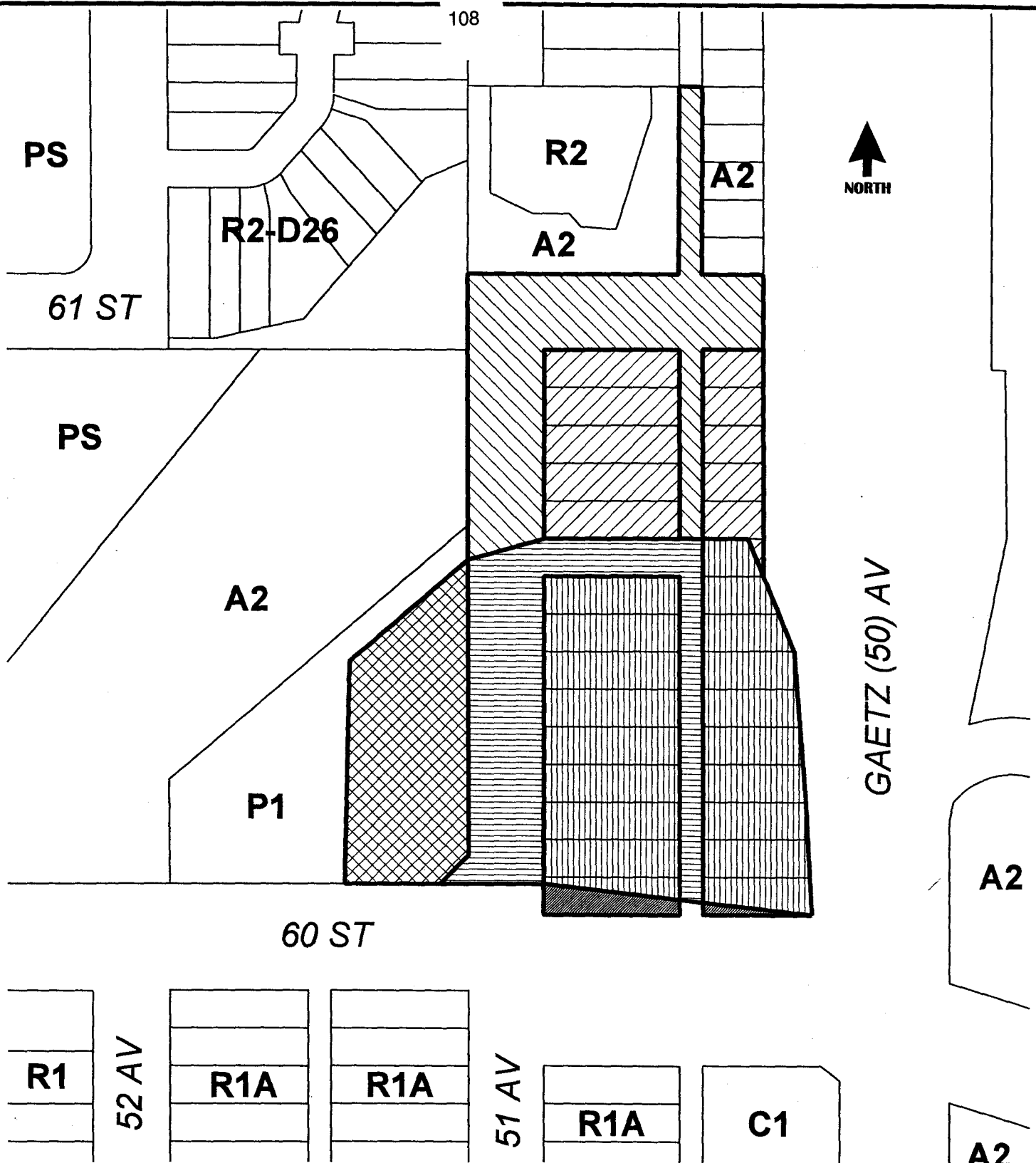
READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 2005.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 2005.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 2005.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 2005.

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MAYOR

---

CITY CLERK



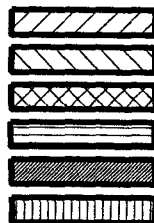
# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

## AFFECTED DISTRICTS:

A2 - Environmental Preservation  
R2 - Residential (Medium Density)  
P1 - Parks and Recreational  
DC(20) - Direct Control District No. 20

## Change from :

R2 to A2  
Road to A2  
P1 to DC(20)  
Road to DC(20)  
R2 to Road  
R2 to DC(20)



MAP No. 22 / 2005  
BYLAW No. 3156 / Z - 2005