

A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

MONDAY, October 6, 2008

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Monday September 22, 2008.
- (2) **UNFINISHED BUSINESS**
 1. Parkland Community Planning Services – *Re: Proposed Land Use Bylaw Amendment 3357/FF-2008 – West Park Rezoning Petition* ..1
(Consideration of 1st Reading of the Bylaw)
- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3357/CC-2008 Timberlands Place of Worship (Church) Site/ The City of Red Deer* ..40
(Consideration of 2nd and 3rd Readings)

(4) **REPORTS**

1. Environmental Planning Superintendent – *Re: Extension of Waste Management Facility Operations Contract with Maplethorpe Construction Limited* ..43
2. Recreation, Parks & Culture Manager and Parks Planning Coordinator *Re: Garden Plot Relocation* ..46
3. Parkland Community Planning Services *Re: Land Use Bylaw Amendment No. 3357/EE-2008 Queen's Business Park – Phase 1A / The City of Red Deer* ..50
(Consideration of 1st Reading of the Bylaw)
4. Engineering Services Manager – *Re: Riverside Drive Sanitary Trunk Twinning* ..53

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3357/FF-2008** – Land Use Bylaw Amendment – proposing to make semi-detached buildings in the petition area discretionary. Any semi-detached dwelling unit development permit applications will be circulated to landowners within a 60 metre radius prior to consideration of approval by the Municipal Planning Commission. If approved by the Municipal Planning Commission residents who oppose the proposed development have an opportunity to appeal the decision
(1st Reading)

..1
..56
2. **3357/CC-2008** – Land Use Bylaw Amendment – proposing to rezone the existing Church Site within the Timberlands neighbourhood to R2 Medium Density Residential
(2nd & 3rd Readings)

..40
..58
3. **3357/EE-2008** – Land Use Bylaw Amendment – proposal to develop Phase 1A of the Queens Business Park industrial area. Rezoning is being sought for approximately 29.98 ha of land from A1 Future Urban Development District to I1 Business Service District and P1 Parks and Recreation District in order to create 14 industrial lots and 4 public utility lots
(1st Reading)

..50
..60



Legislative & Administrative Services

Unfinished Business Item
Item No 1

DATE: September 30, 2008

TO: City Council

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Parkland Community Planning Services
Proposed Land Use Bylaw Amendment 3357/ FF-2008
West Park Rezoning Petition

History:

At the Monday, August 11, 2008 meeting of Council, Land Use Bylaw Amendment 3357/W - 2008 received first reading. Land Use Bylaw Amendment 3357/W-2008 was advertised and letters were sent to affected homeowners in the West Park area. A Public Hearing was held at the Monday September 8, 2008 Council Meeting with regard to Land Use Bylaw Amendment 3357/W-2008, Council agreed to table the Bylaw Amendment 3357/W-2008 for further consideration by City Administration.

At the Monday October 6, 2008 Council meeting, consideration will be given to abandoning Land Use Bylaw Amendment Number 3357/W-2008. A new Land Use Bylaw Amendment Number has been assigned: Land Use Bylaw Amendment 3357/FF-2008 is now the bylaw number for the proposed West Park Rezoning petition.

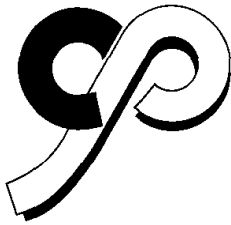
Land Use Bylaw Amendment 3357/FF -2008 proposes to make semi-detached buildings in the petition area discretionary. Any new semi-detached dwelling unit development permit applications will be circulated to landowners within a 60 metre radius prior to consideration of approval by the Municipal Planning Commission. If approved by the Municipal Planning Commission residents who oppose the proposed development have an opportunity to appeal the decision.

Recommendation:

That Council

- 1) Consider passing the resolution to abandon Land Use Bylaw Amendment 3357/W-2008 and;
- 2) Consider 1st reading of Land Use Bylaw Amendment 3357/FF-2008.

Kelly Kloss
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

To: Kelly Kloss, Manager Legislative and Administrative Services

From: Emily Damberger, Planner

Date: September 25, 2008

**Re: Land Use Bylaw Amendment 3357/FF-2008
West Park Rezoning Petition**

Background

Land Use Bylaw Amendment 3357/W-2008 was tabled at the September 8, 2008 City Council meeting in order for administration to prepare a revised bylaw with the intent to change semi-detached buildings in the West Park petition area from permitted to discretionary uses through the use of an overlay district.

Parkland Community Planning Services received a request, through a petition signed by 65 households in West Park, to rezone an area of West Park from R1A Residential (Semi-Detached Dwelling) District to R1 Residential (Low Density) District.



Mr. Reid, a West Park resident, initiated the rezoning request and petition due to a single family residence near to his home being removed and replaced with a new semi-detached (duplex) development.

Mr. Reid felt that he should have been consulted and been able to appeal the decision which allowed the construction of the duplex. Area landowners were not notified of the duplex approval as a duplex is a permitted use within the R1A District. As Mr. Reid believes duplex developments should not be automatically approved in his neighbourhood, he is proposing R1 Residential zoning for the area.

R1 zoning does not allow for duplexes and if a duplex were to be proposed on an R1 lot, rezoning would be required, including a public hearing, allowing for community consultation.

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WEST PARK REZONING REQUEST AREA

Mr. Reid states that in his opinion, duplexes in close proximity to his residence, lowers the value of his single family residence by their presence. The subject area has homes that contain a secondary (basement) suite which have been interpreted by Mr. Reid as being an up/down duplex. These secondary suites would likely be a combination of both legal and illegal basement suites.

Notwithstanding the current R1A (semi-detached) residential zoning prominent within the petition area, the majority of the existing homes are single family dwellings.

West Park R1A Zoning and Research

Planning staff researched the area in question with regard to the concerns of Mr. Reid in order to better determine the rate at which single family houses have been replaced with semi-detached (duplex) housing.

The land use bylaw defines a duplex development as follows:

Semi-detached Dwelling Unit means a dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having at least one separate entrance.

Originally in the 1970s the area in question was zoned R2B, a single family residential district in which duplexes were a discretionary use. In 1980 the area was changed to R1A with duplexes still being discretionary and in 1996, the R1A District was further amended to now list a duplex as a permitted use. This resulted in a large portion of West Park's developed single family areas being zoned to allow for duplex development. The original intent of allowing duplexes as permitted uses was not to replace all single family houses with duplexes, but to facilitate an additional form of compatible low density residential development (duplex) within the area.

WEST PARK PETITION AREA & ZONING MAP



Page 4 of 6

Notwithstanding that the zoning in the subject petition area does allow for duplex development, actual development permit applications for construction of duplex dwelling units within this area has been very limited as indicated below:

Duplex Construction Activity 1959-2007 (locations shown on map above)

1. 2007 – Development Authority approves a duplex development on 38 St. to replace a single detached dwelling. Decision was appealed to the SDAB, however, SDAB did not hear appeal as the duplex use is permitted. Duplex is now in the process of being constructed.
2. 2003 - 5412 and 5414 39 St.
3. 1991 - 5545 A & B 36 Street
4. 1991 - 5549 A & B 36 Street
5. 1979 - 5613 A & B 42 Street
6. 1979 - 3913 & 3919 56 Ave
7. 1979 – 5518/5520 41 Street
8. 1971 – 5441 35 Street
9. 1967 - 5409/5411 38 Street
10. 1962 – 4115 42 Street
11. 1962 – 4114/4116 55 Ave
12. 1959 - 5439 39 Street
13. 1958 – 3533 35 Street

There are approximately 233 residential dwellings (single family and semi-detached) in the petitioned area proposed to be rezoned. Out of these 233 dwellings and as noted above, there are only 12 constructed duplexes; the remainder of the dwellings (221) are single family residences. In addition, there are approximately 10 multiple family type buildings within the subject area.

Public Consultation

Community Association indicated they would be in support of the proposed rezoning.

A neighbourhood meeting was held on July 16, 2008 following a flyer delivery to households, a mail out to landowners and those who had signed the petition. 20 people were in attendance, representing 14 households. The majority of those in attendance were not in support of the proposed R1 rezoning. Those not in support stated the following with respect to the proposed rezoning:

- decrease in value of investment property
- existing house is older and in poor condition; would like to replace it with a duplex
- West Park well located close to College, downtown, hospital to accommodate higher density housing
- affordable housing for first time home owners

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Those in support of the proposed R1 rezoning stated the following:

- concern with on street parking relative to duplex developments
- concern with condition of rental properties, yard maintenance, nuisance factors
- would prefer to remain a single family oriented neighbourhood
- when purchased house in 1960's, area duplexes were discretionary not permitted
- would like to be able to comment through public consultation when a duplex is being proposed

Proposed Land Use Bylaw Amendment

The residents who have signed the petition are concerned with not being able to comment or oppose the development of a duplex (semi-detached dwelling unit) in the petition area as duplexes are currently a permitted use. The revised land use bylaw amendment is proposing to make semi-detached buildings in the petition area discretionary. Any new semi-detached dwelling unit development permit application will be circulated to landowners within a 60 metre radius prior to consideration of approval by the Municipal Planning Commission. If approved by the Municipal Planning Commission residents who oppose the proposed development have an opportunity to appeal the decision.

Other concerns stated such as street parking, rental properties, nuisance factors, and preference to remain a single family neighbourhood are issues that may be addressed during a future area redevelopment plan process for the West Park Neighbourhood.

Density for this specific portion of the West Park neighbourhood has not been calculated. West Park is an older neighbourhood and was developed prior to any City requirement for a Neighbourhood Area Structure Plan. Calculation of density, traffic analysis, future redevelopment, infrastructure capacity, land use and zoning, commercial development, open space analysis, and many other neighbourhood development issues are all potential future topics of analysis that could be considered and addressed through the preparation of Area Redevelopment Plan (ARP). At this time, West Park has not been identified for an ARP process however, evaluation of older city neighbourhoods that would benefit from having an ARP is being proposed as a project for the 2009 PCPS work program.

Planning Analysis

The intent of supporting the proposed bylaw amendment is to include a neighbourhood public consultation process within the petition area, whenever a semi-detached development permit application is received by The City.

City Council
West Park R1A rezoning request
Page 6 of 6

Within new neighbourhoods, R1A duplex development areas are identified throughout the neighbourhood but not typically in such a large land area as is the case with the West Park. In any typical new neighbourhood the majority of housing is in the form of R1 single family developments. The existing development of duplexes, single family homes and multi-family buildings in West Park provides a good mix, balance, variety and alternative forms of housing.

While broader neighbourhood issues could be explored through a rezoning process, planning staff would prefer as in the case of the larger and older West Park neighbourhood, to research neighbourhood issues, concerns, etc. through a broader community mandate such as the preparation of an Area Redevelopment Plan. This more comprehensive planning process would be better suited to consider all interrelated issues in the West Park Community as a whole. The proposed overlay district would be an interim solution until an ARP is prepared.

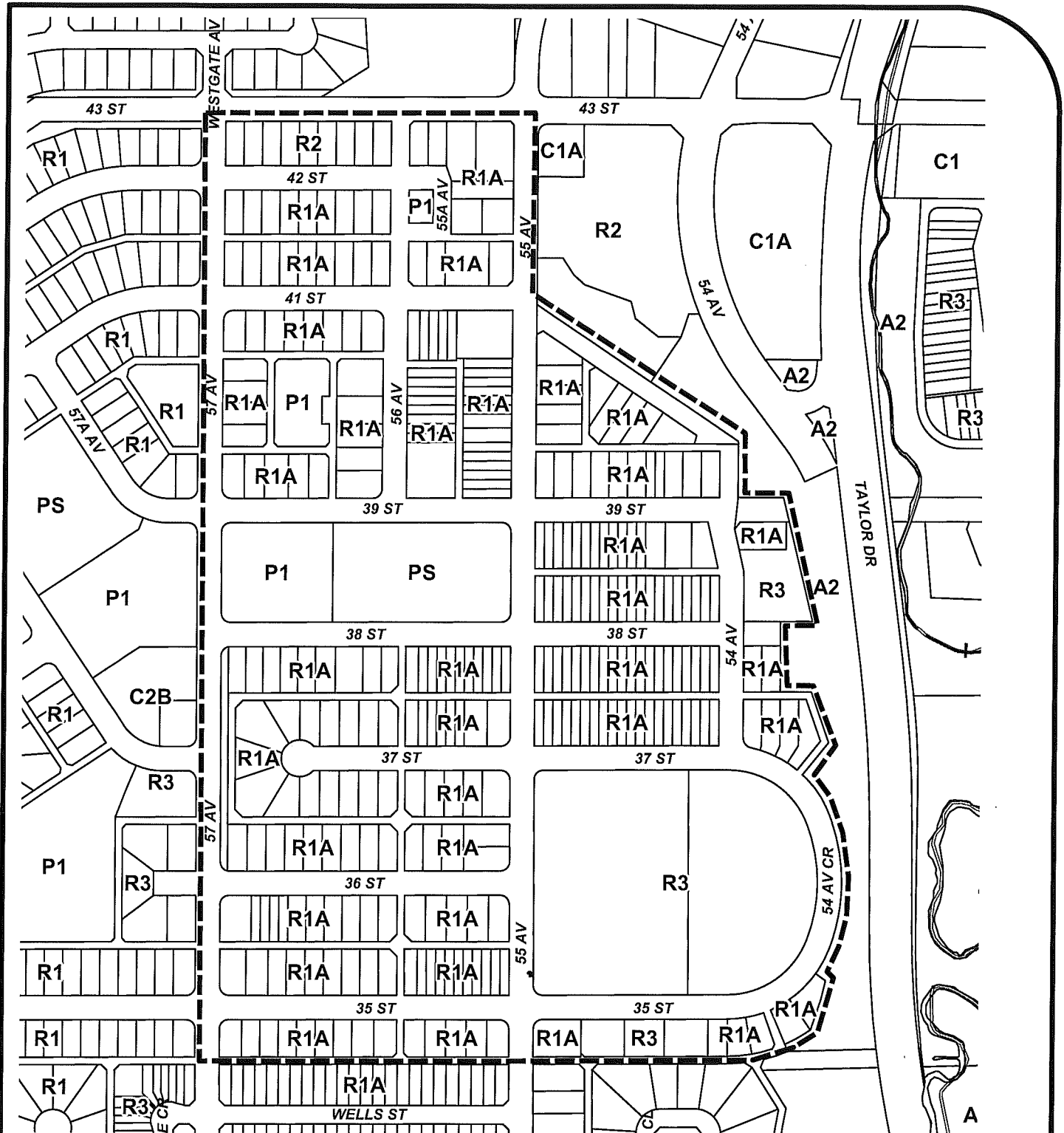
Recommendation

That Council proceeds with first reading of Land Use Bylaw Amendment 3357/FF-2008.

Emily Damberger
Planner

Tony Lindhout
City Planning Manager

cc: Colleen Jensen, Community Services Director



North
Not to Scale

West Park - R1A Semi-Detached Discretionary Use Area

Map 24 Bylaw No. 3357 / FF - 2008



Area of Application

Bylaw No. 3357/2006

Figure 19

Comments:

We agree with the recommendations of Parkland Community Planning Services and we recommend that Council consider first reading of the Land Use Bylaw Amendment 3357/FF-2008. A Public Hearing will be held on Monday November 3, 2008 at 6:00 p.m. in Council Chambers during Council's Regular Meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

FILE



Legislative & Administrative Services

Council Decision – October 6, 2008

DATE: October 7, 2008

TO: Emily Damberger, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No. 3357/FF-2008
West Park Rezoning Petition

Reference Report:

Parkland Community Planning Services, dated September 25, 2008.

Parkland Community Planning Services, dated July 31, 2008.

Resolutions:

"Resolved that Council of the City of Red Deer after considering the report from the Legislative and Administrative Services Manager, dated September 30, 2008 Re: Parkland Community Planning Services West Park Rezoning Petition, hereby agrees to abandon Land Use Bylaw Amendment No. 3357/W-2008."

"Resolved that Council of the City of Red Deer hereby amends Bylaw 3357/FF-2008 as to Section 2 by deleting from sub-clause (3) (c) the number " 60 " and replacing the number with " 100 "."

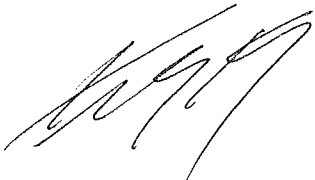
Bylaw Readings:

Land Use Bylaw Amendment 3357/FF-2008, as amended, received first reading at the Monday October 6, 2008 Council Meeting.

Report Back to Council: Yes – November 3, 2008.

Comments/Further Action:

A Public Hearing will be held on Monday November 3, 2008 at 6pm in Council Chambers during Council's regular meeting. This office will now proceed with advertising the Public Hearing. Land Use Bylaw Amendment 3357/FF-2008 proposes to make semi-detached buildings in the petition area discretionary. Any semi-detached dwelling unit development permit applications will be circulated to landowners within a 100 metre radius prior to consideration of approval by the Municipal Planning Commission. If approved by the Municipal Planning Commission, residents who oppose the proposed development will have an opportunity to appeal the decision.



Kelly Kloss
Manager

Cc: Development Services Director
Community Services Director
Corporate Services Director
Engineering Services Manager
Financial Services Manager
Assessment & Tax Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer

BYLAW NO. 3357/FF-2008

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

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

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

- 1 Section 4.2(1)(a)((vi) is deleted and replaced with the following new sub-section:
“(vi) semi-detached dwelling unit, except in the West Park Overlay district where such use shall be discretionary, subject to sub-section (3).”
- 2 Add new sub-section 4.2(3) as follows:
- 3 (a) The West Park Overlay District shall be the area identified on Figure 19.
(b) In the West Park Overlay District, the discretionary use of a semi-detached dwelling unit may be approved by the Municipal Planning Commission.
(c) An application for a semi-detached dwelling unit shall be referred to all landowners on sites within a 100 metre radius of the site of the proposed development, for comments on the proposal prior to its presentation to the Municipal Planning Commission.”

READ A FIRST TIME IN OPEN COUNCIL this 6th day of October 2008.

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

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

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

MAYOR

CITY CLERK



LEGISLATIVE & ADMINISTRATIVE SERVICES

FILE

October 9, 2008

Mr. Dale Reid
5530 37 Street
Red Deer, AB
T4N 0W3

Dear Sir:

**Re: Land Use Bylaw Amendment No. 3357/FF-2008
West Park Rezoning Petition**

Red Deer City Council gave first (1st) reading to Land Use Bylaw Amendment No. 3357/FF-2008 at the City of Red Deer's Council Meeting held Monday October 6, 2008. For your information a copy of the bylaw is attached.

The proposed Land Use Bylaw Amendment 3357/FF-2008 was amended at the Monday October 6, 2008 Council Meeting, increasing the notification radius from 60 metres to 100 metres.

Land Use Bylaw Amendment 3357/FF-2008 primarily provides for a proposal to make semi-detached buildings in the petition area discretionary. Any semi-detached dwelling unit development permit applications will be circulated to landowners within a 100 metre radius prior to consideration of approval by the Municipal Planning Commission. If approved by the Municipal Planning Commission residents who oppose the proposed development have an opportunity to appeal the decision.

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 November 3, 2008 at 6:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

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

Sincerely,

Kelly Kloss
Manager

FILE



Council Decision – October 6, 2008

Legislative & Administrative Services

DATE: October 7, 2008

TO: Tony Lindhout, City Planning Manager
Nancy Hackett, Parkland Community Planning Services
Paul Meyette, Manager Inspections & Licensing

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Councillor Pimm – Notice of Motion
Notification Radius in the Land Use Bylaw 3357/2006

Reference Report:

Parkland Community Planning Services, dated September 25, 2008.
Parkland Community Planning Services, dated July 31, 2008.

Background:

The following Notice of Motion was submitted by Councillor pimm at the Monday October 6, 2008 Council Meeting for consideration at the Monday October 20, 2008 Council Meeting.

Notice of Motion:

"Be it Resolved that Council of the City of Red Deer hereby directs administration to investigate an amendment to Land Use Bylaw Amendment 3357/2006 that would contemplate a change to those areas of the Bylaw that provides for a 60 metre radius notification requirement to a 100 metre radius."

Report Back to Council: Yes – October 20, 2008

Comments/Further Action:

Although this is not a request to provide in depth comments at this time, if you have any preliminary comments, please provide them to Kim Woods, Council Service Coordinator by 8:30 a.m. Tuesday October 14, 2008.

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

Kelly Kloss
Manager

Kim Woods

From: Kelly Kloss
Sent: September 12, 2008 3:13 PM
To: Emily Damberger
Cc: Kim Woods
Subject: RE: tabled items

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

Hi Emily,

On the first we should reference the original report and that subsequent work has been done leading to this new bylaw. If the original bylaw was given first reading, then one of your first recommendations would be to withdraw the original bylaw.

On the second item, your report would be to indicate that Council has three options. The first is to proceed with 2nd & 3rd reading of the bylaw with no changes, the second is to amend the bylaw based on feedback from residents wanting to have their property remain R1A with an option to re-advertise as a courtesy and not a legality, and the third to withdraw the original bylaw and give 1st reading to the new bylaw which would be advertised. If you have a preference you could state that to Council.

Hope this helps.

Kelly

From: Emily Damberger
Sent: September 11, 2008 1:34 PM
To: Kelly Kloss
Subject: tabled items

Hi Kelly,

Need to clarify a few processing items for myself. First being the reader board and red deer college bylaws that went to MPC and were tabled. I am now doing revised bylaws and reports for each of these bylaws, how will that work with the original report and bylaw, will they have to be "rescinded" or dismissed by MPC then the new items brought forward or how should that work?

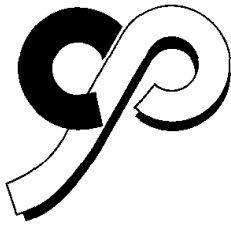
Second being the West Park overlay district, I'll be bringing forward a revised bylaw and report for this tabled item as well, I'm envisioning a whole new bylaw that will again need to be advertised and another public meeting held and that the other will have to be thrown out, process wise how will that work?

Thank you for your responses, call me if that is an easier way to explain.

Emily

Emily Damberger
Planner, ACP, MCIP
Parkland Community Planning Services

Please consider the environment before printing this e-mail



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally submitted
to Council
August 11 2008

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

To: Kelly Kloss, Manager Legislative and Administrative Services

From: Emily Damberger, Planner

Date: July 31, 2008

Re: Land Use Bylaw Amendment 3357/W-2008

Background

Parkland Community Planning Services received a request, through a petition signed by 65 households in West Park, to rezone an area of West Park from R1A Residential (Semi-Detached Dwelling) District to R1 Residential (Low Density) District.



WEST PARK REZONING REQUEST AREA

Mr. Reid, a West Park resident, initiated the rezoning request and petition due to a single family residence near to his home being removed and replaced with a new semi-detached (duplex) development.

Mr. Reid felt that he should have been consulted and been able to appeal the decision which allowed the construction of the duplex. Area landowners were not notified of the duplex approval as a duplex is a permitted use within the R1A District. As Mr. Reid believes duplex developments should not be automatically approved in his neighbourhood, he is proposing R1 Residential zoning for the area.

R1 zoning does not allow for duplexes and if a duplex were to be proposed on an R1 lot, rezoning would be required, including a public hearing, allowing for community consultation.

Page 2 of 7

Mr. Reid states that in his opinion, duplexes in close proximity to his residence, lowers the value of his single family residence by their presence. The subject area has homes that contain a secondary (basement) suite which have been interpreted by Mr. Reid as being an up/down duplex. These secondary suites would likely be a combination of both legal and illegal basement suites.

Notwithstanding the current R1A (semi-detached) residential zoning prominent within the petition area, the majority of the existing homes are single family dwellings.

West Park R1A Zoning and Research

Planning staff researched the area in question with regard to the concerns of Mr. Reid in order to better determine the rate at which single family houses have been replaced with semi-detached (duplex) housing.

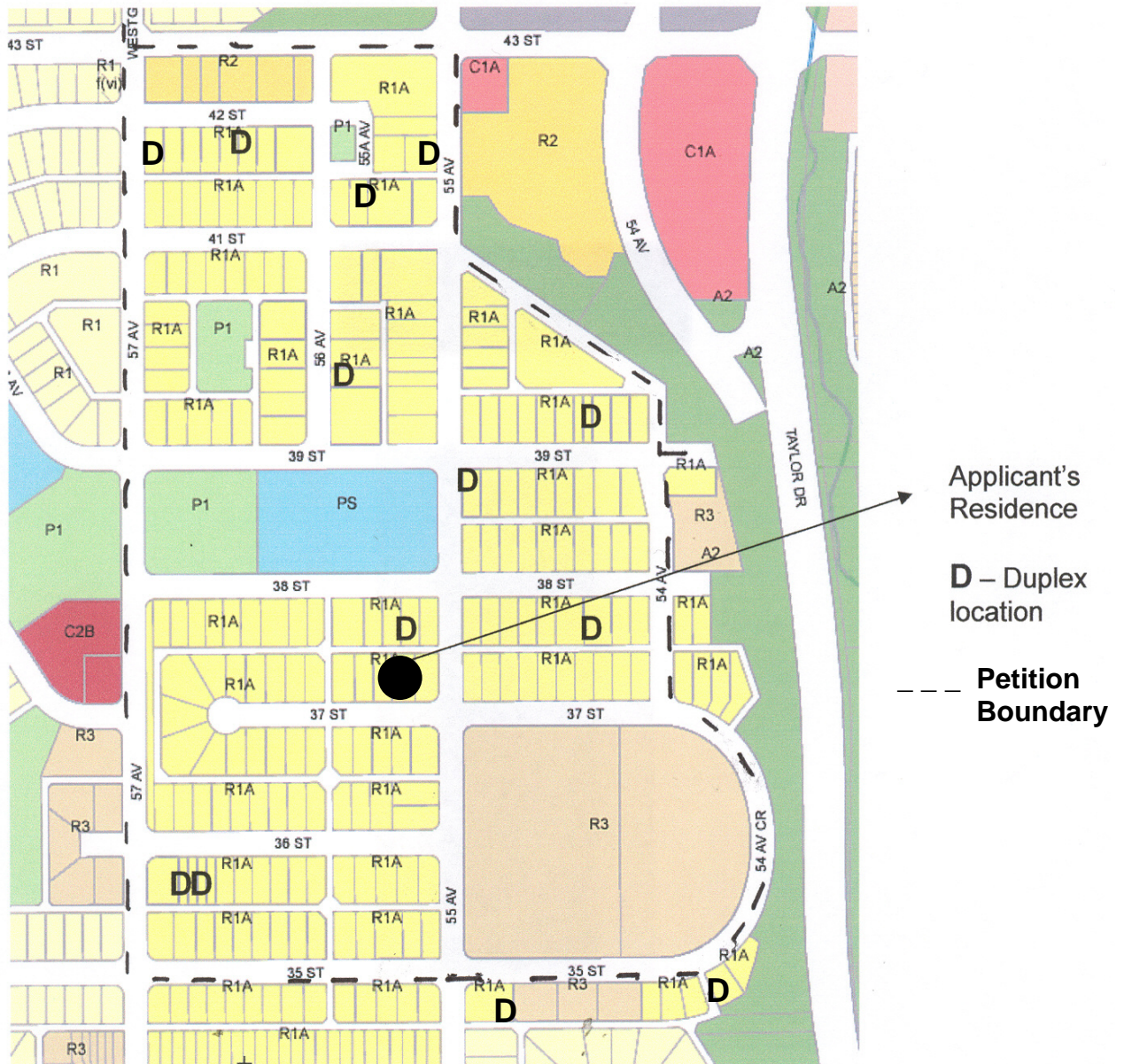
The land use bylaw defines a duplex development as follows:

Semi-detached Dwelling Unit means a dwelling unit joined side by side to one other dwelling unit with a common wall and each dwelling unit having at least one separate entrance.

Originally in the 1970s the area in question was zoned R2B, a single family residential district in which duplexes were a discretionary use. In 1980 the area was changed to R1A with duplexes still being discretionary and in 1996, the R1A District was further amended to now list a duplex as a permitted use. This resulted in a large portion of West Park's developed single family areas being zoned to allow for duplex development. The original intent of allowing duplexes as permitted uses was not to replace all single family houses with duplexes, but to facilitate an additional form of compatible low density residential development (duplex) within the area.

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WEST PARK PETITION AREA & ZONING MAP



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Notwithstanding that the zoning in the subject petition area does allow for duplex development, actual development permit applications for construction of duplex dwelling units within this area has been very limited as indicated below:

Duplex Construction Activity 1959-2007 (locations shown on map above)

1. 2007 – Development Authority approves a duplex development on 38 St. to replace a single detached dwelling. Decision was appealed to the SDAB, however, SDAB did not hear appeal as the duplex use is permitted. Duplex is now in the process of being constructed.
2. 2003 - 5412 and 5414 39 St.
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9. 1967 - 5409/5411 38 Street
10. 1962 – 4115 42 Street
11. 1962 – 4114/4116 55 Ave
12. 1959 - 5439 39 Street
13. 1958 – 3533 35 Street

There are approximately 233 residential dwellings (single family and semi-detached) in the petitioned area proposed to be rezoned. Out of these 233 dwellings and as noted above, there are only 12 constructed duplexes; the remainder of the dwellings (221) are single family residences. In addition, there are approximately 10 multiple family type buildings within the subject area.

Public Consultation

Community Association indicated they would be in support of the proposed rezoning.

A neighbourhood meeting was held on July 16, 2008 following a flyer delivery to households, a mail out to landowners and those who had signed the petition. 20 people were in attendance, representing 14 households. The majority of those in attendance were not in support of the proposed R1 rezoning. Those not in support stated the following with respect to the proposed rezoning:

- decrease in value of investment property
- existing house is older and in poor condition; would like to replace it with a duplex
- West Park well located close to College, downtown, hospital to accommodate higher density housing
- affordable housing for first time home owners

Page 5 of 7

Those in support of the proposed R1 rezoning stated the following:

- concern with on street parking relative to duplex developments
- concern with condition of rental properties, yard maintenance, nuisance factors
- would prefer to remain a single family oriented neighbourhood
- when purchased house in 1960's, area duplexes were discretionary not permitted
- would like to be able to comment through public consultation when a duplex is being proposed

Proposed Land Use Bylaw Amendment

From a land use and planning perspective, planning staff generally supports the request to rezone the petitioned area to R1 Low Density Residential on the basis that this area is primarily developed as a single family neighbourhood with the majority of the housing stock being in fair to good condition. Planning staff have however, also determined that some alterations to the blanket rezoning request are necessary in order to ensure retention of the non-single family detached developments present within the fabric and make-up of the existing neighbourhood.

Having identified the existing duplex locations, planning staff are recommending the R1A zoning remain in place for all existing duplexes. The locations of the existing duplexes are sufficiently spread throughout the neighbourhood so that higher density concerns regarding parking and traffic do not appear to be a problem. If the existing single family detached homes are protected under the proposed R1 zoning, the current duplexes will provide the type of housing mix that is now required in new neighbourhoods providing alternative and more affordable forms of housing.

Three landowners have approached planning staff regarding their intent to construct duplexes in the near future. As two of these property owners purchased existing aging older single family homes, and one purchased a vacant lot with the intent to each construct a duplex on these sites, planning staff are recommending these 3 properties also retain their current R1A zoning. One additional landowner of a single family residence located between two multifamily sites has requested R2 zoning, that planning staff support due to the adjacent existing development and the size of the lot would limit the size of a future multi-family development.

10 multi family buildings exist within the petitioned area. While multi-family buildings are not an allowable use within the current R1A zoning, these building are deemed legal non-conforming uses, having been legally approved under previous zoning. Planning staff are recommending these existing multiple family sites be rezoned to R2 to bring the existing buildings into conformance (use) with the land use bylaw and to allow for future upgrading and/or redevelopment as many of these buildings are in old condition. One land owner who owns a single family residence located between two

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apartment buildings is requesting R2 zoning, which planning staff support due to the adjacent multiple family developments.

An existing church is also zoned R1A. Churches are not a use listed within the R1A district. Planning staff are proposing to legalize this existing church use by rezoning the site to PS, Public Service District.

An existing municipal reserve parcel is currently zoned R1A and planning staff are proposing to correct this by rezoning the site to A2, Environmental Reserve as the land is an escarpment area.

Density for this specific portion of the West Park neighbourhood has not been calculated. West Park is an older neighbourhood and was developed prior to any City requirement for a Neighbourhood Area Structure Plan. Calculation of density, traffic analysis, future redevelopment, infrastructure capacity, land use and zoning, commercial development, open space analysis, and many other neighbourhood development issues are all potential future topics of analysis that could be considered and addressed through the preparation of Area Redevelopment Plan (ARP). At this time, West Park has not been identified for an ARP process however, evaluation of older city neighbourhoods that would benefit from having an ARP is being considered as a project for the 2009 PCPS work program.

Planning Analysis

The intent of supporting the proposed rezoning is to better reflect development as it currently exists and retain the primarily single detached form of housing in the subject area. Once these single family home areas are rezoned to R1 residential, any specific site development applications for duplex development would require a rezoning process (back to R1A) and include a neighbourhood public consultation process.

The current R1A land use district listing semi-detached housing (duplexes) as a permitted use came about as a result of a number of LUB amendment progressions to the format, content and intent of residential land use districts during the 1970's to 1990's period. It was never the intent of previous LUB amendments that the subject petition area was to transition to a large area of duplex development.

Since initiation of the R1A zoning in this area, significant redevelopment to duplex housing has not occurred. Only 13 duplexes have been constructed in an area containing 233 properties during the time period of 1959-2008. Therefore it appears, with the exception of the two landowners who have come forward with a desire to construct a duplex, that the large majority of current property owners have generally retained the single family home character of the neighbourhood which would be reflective of the proposed R1 residential zoning. It is possible that, as part of advertizing this proposed LUB amendment, some additional property owners may come forward requesting retention of the existing R1A zoning allowing them future duplex development. This would be analyzed through the public hearing process.

City Council
West Park R1A rezoning request
Page 7 of 7

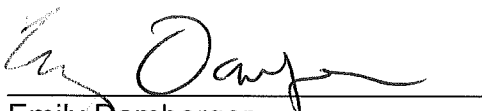
Within new neighbourhoods, R1A duplex development areas are identified throughout the neighbourhood but not typically in such a large land area as is the case with the West Park. In any typical new neighbourhood the majority of housing is in the form of R1 single family developments. The existing development of duplexes, single family homes and multi-family buildings in West Park provides a good mix, balance, variety and alternative forms of housing. No specific parking and traffic problems were identified within the subject area resulting from the existing duplex and multiple family developments

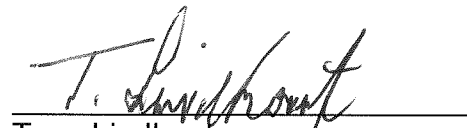
The current R1 rezoning proposal will not have any impact on any existing secondary suites that may be located within the subject area. Secondary suites are neither a permitted or discretionary use in R1 or R1A Residential Districts. It is acknowledged that some of the existing secondary suites in this area are legal but a non-conforming use.

While broader neighbourhood issues could be explored through a rezoning process, planning staff would prefer as in the case of the larger and older West Park neighbourhood, to research neighbourhood issues, concerns, etc. through a broader community mandate such as the preparation of an Area Redevelopment Plan. This more comprehensive planning process would be better suited to consider all interrelated issues in the West Park Community as a whole.

Recommendation

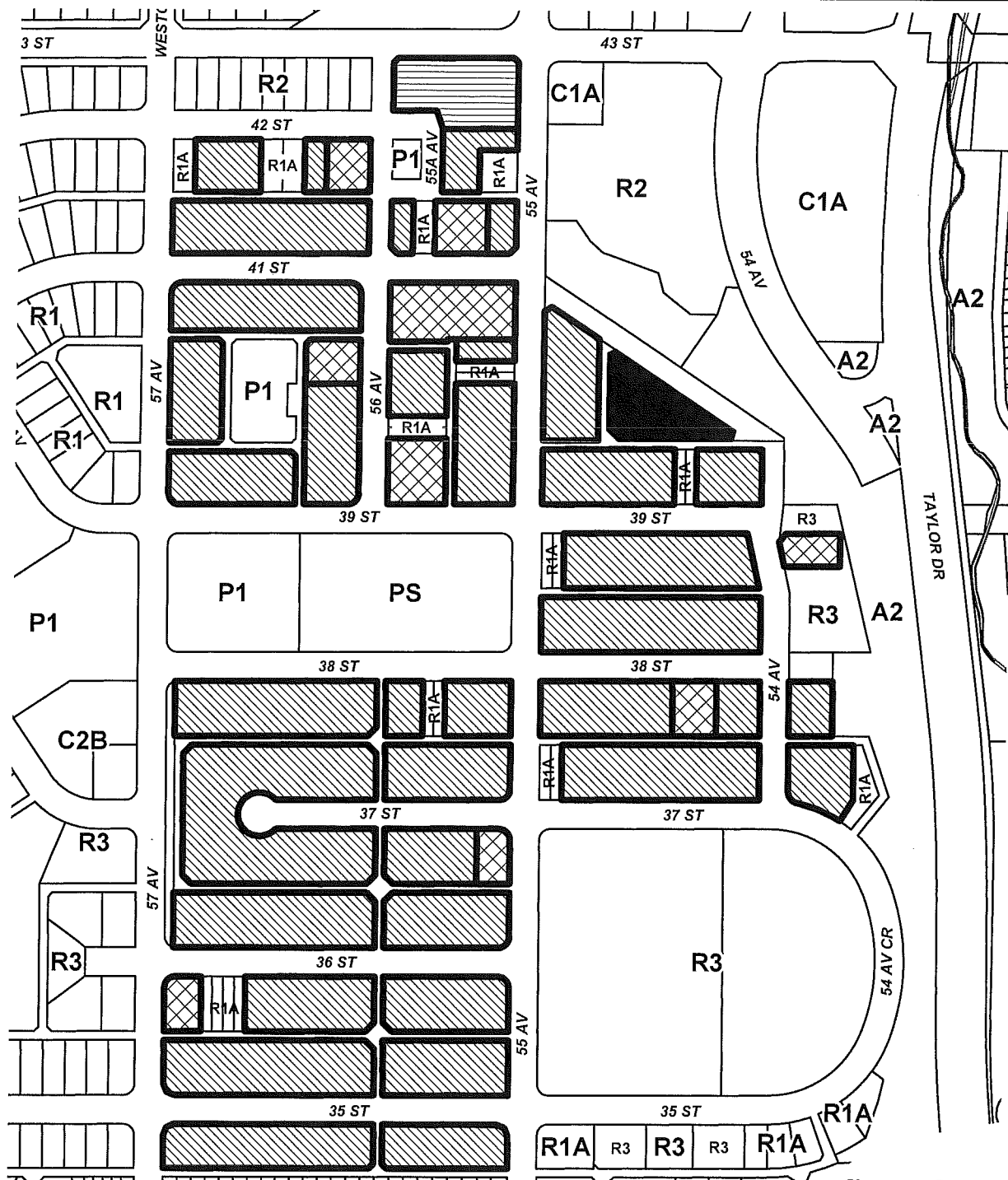
That Council proceed with first reading of Land Use Bylaw Amendment 3357/W-2008.


Emily Damberger
Planner


Tony Lindhout
City Planning Manager

cc: Colleen Jensen, Community Services Director

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A2 - Environmental Preservation





R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

R2 - Residential (Medium Density)

PS - Public Service (Institutional & Governmental)

Change District from:

-  R1A to A2
-  R1A to PS
-  R1A to R1
-  R1A to R2

Proposed Amendment

Map: 17/2008

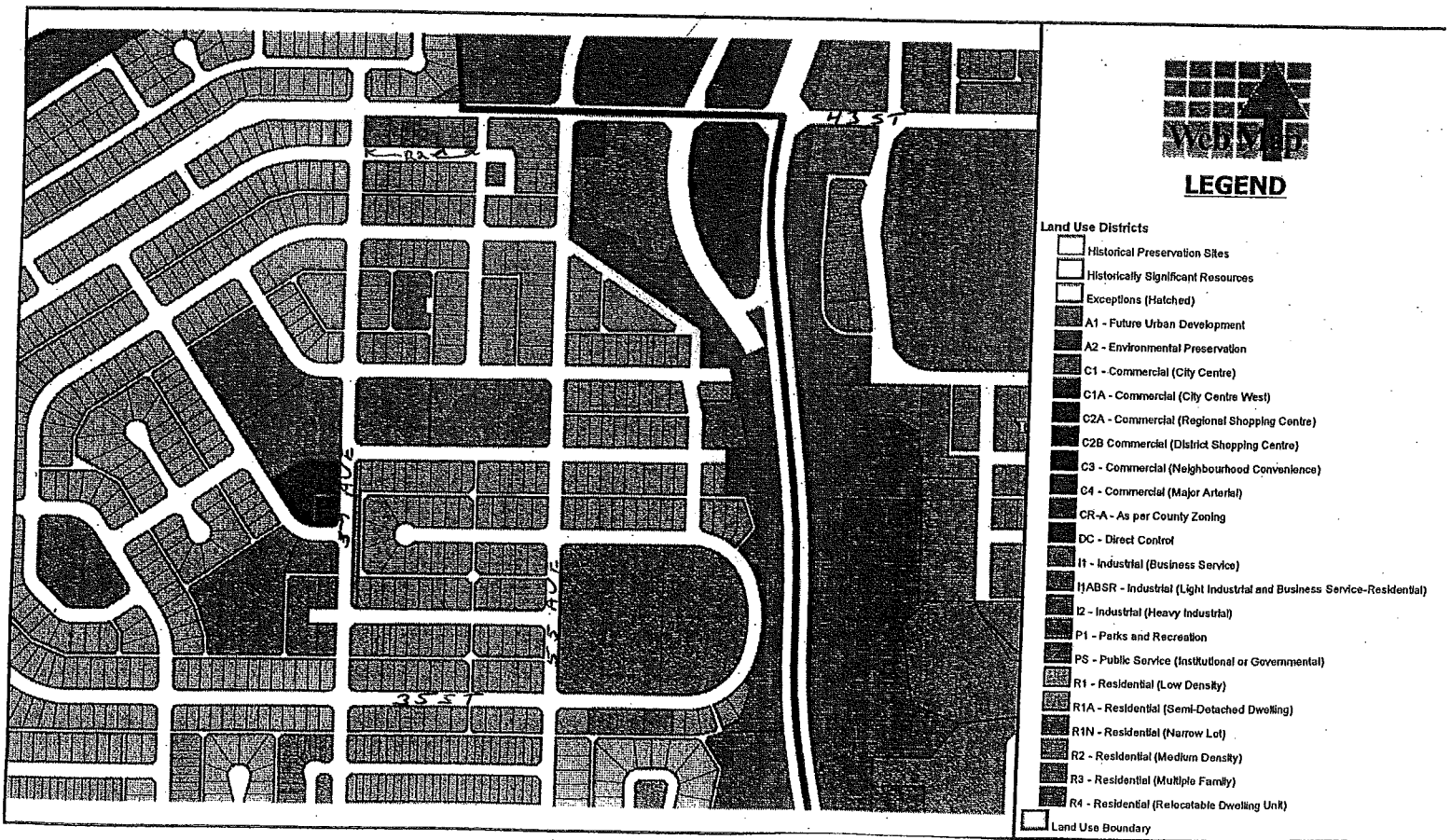
Bylaw: 3357/W-2008

Presently the area east of 57 Avenue from 35 Street to 43 Street is zoned R1A, this means that anybody can rip down an existing house and put in a semi-attached house next door to you without you having a say in it.

What can you do about it?

Sign the attached request to the city to have them change your street back to R1 (Single family housing) and mail it to Parkland Community Planning Services.

DALE REID
 5530-37 ST
 RED DEER, AB
 T4N 0W3
 403-346-5986 RES,
 403-358-6773 CALL.



Parkland Community Planning Services
404 - 4808 Ross Street
Red Deer, AB T4N 1X5

We the undersigned are requesting that the City of Red Deer change our Zoning from R1A to R1 for the following area:

38 ST 37 ST 35 ST BETWEEN 55 AVE AND 57 AVE

Name (print)

Address

Signature

Witness

C. J. RAMSAY

5518-36 ST

C. Ramsay

Witness: [Signature]

DAWN HODGSON

5514-36 ST

[Signature]

Witness: [Signature]

ROB BAIRD

5510-36 ST

[Signature]

Witness: [Signature]

And Franka

5506 36 ST

[Signature]

Witness: [Signature]

TIM DUK

5513-36 ST

[Signature]

Witness: [Signature]

JANE SHAW

5517-36 ST

[Signature]

Witness: [Signature]

RUTH SCHILLER

5521-36

[Signature]

Witness: [Signature]

Glenda Ball

5526-36 ST

[Signature]

Witness: [Signature]

Parkland Community Planning Services
404 - 4808 Ross Street
Red Deer, AB T4N 1X5

We the undersigned are requesting that the City of Red Deer change our Zoning from R1A to R1 for the following area:

38 ST 37 ST 35 ST BETWEEN 55 AVE AND 57 AVE

Name (print)	Address	Signature	Witness
D LOEWEN	5529-37 ST	D Loewen	D Loewen
M CARRIERE	5529-37 ST	S. Carrier	S. Carrier
R. Pittill	5529-37 ST	R. Pittill	R. Pittill
M Remillard	5537-37 ST	M Remillard	M Remillard
Nelson Smith	5549-37 ST	Nelson Smith	Nelson Smith
Nellie Gallop	5538 37 ST	Nellie Gallop	Nellie Gallop
Berta Horgan	5550-37 ST	Berta Horgan	Berta Horgan
DALIE REID	5530-37 ST	Dalie Reid	Dalie Reid
Pam Reid	5530-37 ST	Pam Reid	Pam Reid
Brent Rucholl	5531-38 ST	Brent Rucholl	Brent Rucholl
Joan Rucholl	5531-38 ST	Joan Rucholl	Joan Rucholl

Parkland Community Planning Services
404 - 4808 Ross Street
Red Deer, AB T4N 1X5

We the undersigned are requesting that the City of Red Deer change our Zoning from R1A to R1 for the following area:




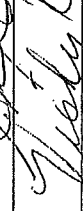
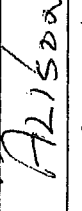
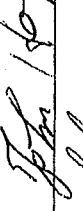


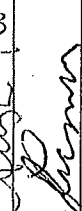



38 ST 37 ST 35 ST BETWEEN 55 AVE AND 57 AVE

Name (print)	Address	Signature	Witness
SHARON JENSEN	5501-38 ST	<i>Sharon Jensen</i>	<i>Ed Lehn</i>
GUNNER JENSEN	5501-38 ST	<i>Gunner Jensen</i>	<i>Ed Lehn</i>
DONALD FATHER	5511-38th	<i>Ed Lehn</i>	<i>Ed Lehn</i>
KEN RAOES	5539-38 ST	<i>Ed Lehn</i>	<i>Ed Lehn</i>
DON BAIS	5559-38 ST	<i>Ed Lehn</i>	<i>Ed Lehn</i>
STAN JEFFERIES	5535-38 ST	<i>Ed Lehn</i>	<i>Ed Lehn</i>
Edwin Lehn	5505-38 st	<i>Ed Lehn</i>	<i>Ed Lehn</i>

Parkland Community Planning Services
404 - 4808 Ross Street
Red Deer, AB T4N 1X5

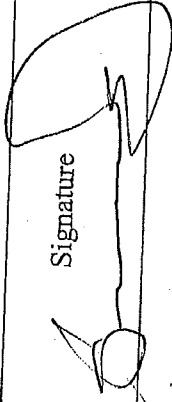

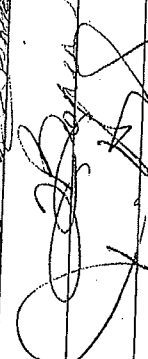
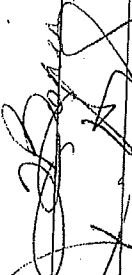

We the undersigned are requesting that the City of Red Deer change our Zoning from R1A to R1 for the following area:

EAST OF 55th Ave 37st to 38st

Name (print)	Address	Signature	Witness
Helen Fitzgerald	3547-54th AVE CRES.		Natalie Swan
Claretha ARCHIE GIBBONS	5401-38st		Natalie Swan
Dana Symes	5406-38st		Natalie Swan
Gail Johnston	5426-38st		Natalie Swan
Vicky Narbekost	5430-38st		Natalie Swan
Alison John	5433-38st		Natalie Swan
John Holtz	5423-38st		Natalie Swan
Sharon Condo	5402-37st		Natalie Swan
Neil Condo	5402-37st		Natalie Swan
Crystal Hunt	5410 37st		Natalie Swan
Larry Messner	5323 38st		Natalie Swan
Dan Holzäpfel	5319 38st		Natalie Swan

Parkland Community Planning Services
404 - 4808 Ross Street
Red Deer, AB T4N 1X5

We the undersigned are requesting that the City of Red Deer change our Zoning from R1A to R1 for the following area:
East of 55 Ave 375T 385T 395T

Name (print)	Address	Signature	Witness
SWICK: LETHUR	5410-38 St		Natalie Swan
CLARA VAN SOESTEREN	5426-39 St		N Swan
Tracy Bonin	5413 39 St		N Swan
Lynn Hayer	3911-55 Ave		N Swan
Natalie Swan	5420-37 St		N Swan

Parkland Community Planning Services
404 - 4808 Ross Street
Red Deer, AB T4N 1X5

We the undersigned are requesting that the City of Red Deer change our Zoning from R1A to R1 for the following area:

39 Street → 42 Street BETWEEN 57 Avenue and 56 Avenue

Name (print)	Address	Signature	Witness
H. HUSBAND	3906-56 AVE	<i>[Signature]</i>	<i>[Signature]</i>
S. SOLTE	3902-56 Ave	<i>[Signature]</i>	<i>[Signature]</i>
C. Stolte	3902 56 Ave	<i>[Signature]</i>	<i>[Signature]</i>
R. MCKAY	5610 39 St.	<i>[Signature]</i>	<i>[Signature]</i>
C. MCKAY	" "	<i>[Signature]</i>	<i>[Signature]</i>
J. Hodgkinson	5618-39 St.	<i>[Signature]</i>	<i>[Signature]</i>
C. Elanber	5622-39 St	<i>[Signature]</i>	<i>[Signature]</i>
M. Greenlee	5626 39 St	<i>[Signature]</i>	<i>[Signature]</i>
L. ROBINSON	3923 ST Ave	<i>[Signature]</i>	<i>[Signature]</i>

Parkland Community Planning Services
404 - 4808 Ross Street
Red Deer, AB T4N 1X5

We the undersigned are requesting that the City of Red Deer change our Zoning from R1A to R1 for the following area:

39 STREET → 42 STREET BETWEEN 57 Avenue and 58 Avenue

Name (print)	Address	Signature	Witness
WILDA SMITH	5609-41ST	Wilda Smith	Dawn [Signature]
CHARLES KOATING	5609-41ST	Ch Koating	Dawn [Signature]
Rob McLean	5613-41st	R McLean	Dawn [Signature]
JARA GOSTOLA	5621-41st	Jara Gostola	Dawn [Signature]
Graig Corriere	5606 41st	Graig Corriere	Dawn [Signature]
Dawn Jarvis	5610 41st	Dawn Jarvis	Dawn [Signature]
Carson Jarvis	5610 41st	Carson Jarvis	Dawn [Signature]
Graumman Ted	5614-41st	Ted Grauman	Dawn [Signature]
Graumman Mary	5614-41st	Mary Grauman	Dawn [Signature]
DAVID McKEEN	5601-41st	David McKeen	Dawn [Signature]
DAVID MURRAY	5601-41st	David Murray	Dawn [Signature]

Parkland Community Planning Services
404 - 4808 Ross Street
Red Deer, AB T4N 1X5

We the undersigned are requesting that the City of Red Deer change our Zoning from R1A to R1 for the following area:

38 ST 37 ST 35 ST 32 ST 30 ST 28 ST 26 ST 24 ST 22 ST 20 ST 18 ST 16 ST 14 ST 12 ST 10 ST 8 ST 6 ST 4 ST 2 ST 1 ST

Name (print)	Address	Signature	Witness
DAVID CARRIERE	5537-35 ST	<i>David Carriere</i>	<i>al Carriere</i>
Mary Friesen	5545-35 ST	<i>Mary Friesen</i>	<i>al Carriere</i>
Bert Loei	5501-35 ST	<i>Bert Loei</i>	<i>al Carriere</i>
Joanne Bucklee	5509-35 ST	<i>Joanne Bucklee</i>	<i>al Carriere</i>
BARB KURZ	5513, 35 ST	<i>Barb Kurz</i>	<i>al Carriere</i>
Gary Coleman	5521 35 ST	<i>Gary Coleman</i>	<i>al Carriere</i>
JEFF CHRISTENSEN	5529-35 ST	<i>Jeff Christensen</i>	<i>al Carriere</i>
Jason Dillingham	5541-35 ST	<i>Jason Dillingham</i>	<i>al Carriere</i>
Jim Sutherland	5520-35 ST	<i>Jim Sutherland</i>	<i>al Carriere</i>
JEFF SUTHERLAND	5520-35 ST	<i>Jeff Sutherland</i>	<i>al Carriere</i>
DOUG GARRISON	5553-35 ST	<i>Doug Garrison</i>	<i>al Carriere</i>
SYLVIA VANDER HOEK	5560-35 ST	<i>Sylvia Vander Hoek</i>	<i>al Carriere</i>
Betty Steer	5548-35 ST	<i>Betty Steer</i>	<i>al Carriere</i>

Parkland Community Planning Services
404 – 4808 Ross Street
Red Deer, AB T4N 1X5

We the undersigned are requesting that the City of Red Deer change our Zoning from R1A to R1 for the following area:

Name (print)	Address	Signature	Witness
LOWELLA LIEBIG	5519-37ST RD	Lowella Liebig	ALLEN JOHNSON
DON FRANKS	5519-37ST Red Deer	Don Franks	LOWELLA LIEBIG
ANNE FRANKS	5519-37ST RED DEER	Anne Franks	LOWELLA LIEBIG
DEAN LUSCHENKO	5511 37 STREET Red Deer	Dean Luschenko	LOWELLA LIEBIG
Debi Winegardner	5507-37 STREET Red Deer	Debi Winegardner	LOWELLA LIEBIG

From: Kevin Engel (kevinengel@shaw.ca)
Sent: July 08, 2008 9:08 AM
To: Emily Damberger
Subject: west park rezoning
Good morning Emily

I received your letter regarding the possible zoning change for West Park specifically regarding duplexes. As I am unable to attend the meeting on July 16, 2008 I would like to forward my thoughts to on this subject.

As a "Duplex" owner in West Park I feel the R1A zoning is good for the area. There are numerous older homes in the area that need to be replaced due to age mostly , but also due to efficiency and building standards. I realize there are also numerous older homes in very good condition as well and fully understand how they may feel if a duplex was constructed next to them. However with the size of the lots in the neighborhood it makes perfect sense to allow the construction of duplexes which usually offer people the opportunity to purchase a home at a lower price than a single family dwelling or rent at a more affordable rate for the size of place they require.

Our property at [REDACTED] is an example of how a duplex if properly designed actually improved the property values of the street. If you drive down 39 St. you will instantly notice our 4 year old duplex over the 60 year old homes in need of repairs and maintenance. If I could offer an alternative it might be to allow the zoning to remain in areas along streets with lots conducive to building duplexes like 37th, 38th, 39th stress east of 55 Ave and streets north of 39 street west of 55 Ave as well. I can understand a property owner in a close or crescent being opposed to this zoning. Maybe we need architectural controls to make the units look like individual houses even though they are duplexes. There are other areas both old and new within the city that have these type of buildings.

Duplexes create affordable places for people to live and with the few available in new areas, places like West Park create opportunities for people to live close to the college and downtown while living in affordable areas.

If you need any other info please feel free to contact me at your convenience. I can be reached at [REDACTED] or email [REDACTED]

Regards,

Kevin Engel
[REDACTED]
655304 AB. Ltd
1-6264-67 A ST
Red Deer, AB.
[REDACTED]

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

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

Emily Damberger

From: Albert sunderland [gracedip@telus.net]

Sent: July 25, 2008 5:18 PM

To: Emily Damberger

Subject: Westpark rezoning

Emily,

I was at the meeting on Wednesday July 16, we live on 41 Street. I have two opinions on the re zoning, it is hard to raise a family in a area with lots of duplexes, apartments, 4-6 plexs, it brings alot of not so desirables into the neighbourhood, and more traffic. We have a few seniors on the next block who have raised there families there and do hate to see it go down hill, we raised our family there for 12 years. Our property is up for sale and because of the location will probably not sell unless it was to go to a developer. We are a house sandwiched between two apartments, our only hope of selling it is to someone who would tear it down and rebuild or use it as a rental property. So you see I see both sides of the equation. We would like to see if it is possible with the rezoning , if our property could be rezoned R2 with the apartments. On the map of the petitioned area there is a block with apartments on 42 Street that also has one house that appears to be all R2 , can we do that too? What is the process and what is the cost involved or is it something that just can be done. Would appreciate your feedback .

Thank you

Donna Sunderland

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

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

From: Jim Scott [Jim.Scott@rde.ab.ca]

Sent: July 09, 2008 8:40 AM

To: Emily Damberger

Subject: West Park rezoning

Hello. I will not be at the July 16th community meeting to discuss the rezoning of a sector of Westpark from R1A to R1. I would, however, like to register my opposition to the proposal.

I see no problem with the current R1A designation in the areas proposed for rezoning. The multi-family buildings currently in the area meet a definite need, especially for College students, and a rezoning to R1 would effectively cap the growth of such buildings, for the necessity of going through public hearings to get a zoning exemption would deter most builders. Since the College has now received approval to pursue degree-granting status, its student population may grow significantly in the next few years, and I feel that any rezoning of Westpark would not help meet an increased need for comparatively inexpensive housing. Also, my personal experience as a resident in the area (on 42nd St) is that the R1A designation has not given me any cause for concern with the existence of multi-family housing nearby.

I won't be at the meeting, for I worry that the proponents of the plan will be presenting rather emotional arguments about the risk to community values posed by multi-family housing, and I find that it is always difficult to oppose such views since doing so tends to make one feel like an opponent of "family values."

Again, I would wish to convey my opposition to the plan.

Thank you.

Jim Scott

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

Emily Damberger

From: Maureen Davis [maureen@aesredder.com]
Sent: July 17, 2008 10:53 AM
To: Emily Damberger
Subject: re west Park meeting

We are still in favour of the rezoning from R1A to R1, primarily so residents have some say in the density of this area. The biggest concerns seemed to come from investors, who are usually realtors, who have bought property. They usually own houses with illegal basement suites that are not up to code, and really have nothing to do with the present re-zoning issue. We don't feel that the people who make their home in West Park should be held responsible for anyone's investment especially to the detriment of our own property. We also have an investment in our property, community and the right to a quality of life. This area is now overpopulated, and starting to look like North Red Deer used to. The older cheaper homes can't be bought by young people just starting out, because they don't get past the realtors.

Hopefully the secondary suite issue can be settled in the Fall. Meanwhile we hope the rezoning to R1 goes ahead so there is some control in this density issue before the whole area becomes a slum area, with wall to wall people and streets full of vehicles.

Thank you for your attention to this matter.

Yours truly,

Maureen Davis

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

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

Emily Damberger

From: Jim Remail [jim_remai@hotmail.com]

Sent: July 21, 2008 10:15 PM

To: Emily Damberger

Hi Emily. Further to your advice of July 3rd, we have been out of the province and thus had no opportunity to attend the July 16, 2008 meeting, however, we would very much appreciate a synoptic of proceedings and an update on the status of the request.

We purchased 3585 Avenue Crescent from the City a few years back for purposes of a duplex and would be very much opposed to having our property rezoned.

In that respect, we have no objection if others in the area want their property rezoned, however, what are our rights in that regard? Is it possible that we could have a rezoning forced upon us?

Thank you.

Jim Remail

JR:lmo

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

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

West Park Rezoning R1A to R1
City of Red Deer

West Park was developed for single family residences R1. There is currently a fair proportion of apartments town houses and duplexes in the area. Over time ownership is changing from family owned homes to investor owned properties. New duplex construction in West Park is just more investor impact changing the complexity of our neighborhood. There has been a significant shift to investor owned properties in West Park to the point that they may be the majority. The petition to reverse the trend and give the homeowners more say in what happens on the property next door has 27% support. That is a significant number of people that want to see their neighborhood preserved.

The real estate and investor interests in West Park have already made a significant negative impact by developing secondary suites in the basements. It seems that many of these developments are done without building permits and do not have city inspections or approval for multi family occupancy, and the trend continues. The theme seems to be that the investor needs to protect his income interest and if the property is destroyed by the tenants then they want to be able to rebuild a multi family residence (a duplex or a house with a basement suite). R1A zoning has allowed this to proceed without any stakeholder input. Our neighborhood is showing the effects of small unsophisticated mom and pop investors who can not handle tenant issues or maintain their property. Adding more duplexes does not help as it is the very same investor group that want to rent these properties.

I am thinking that these very same investors should be directed to the cities new developments where there is R1A areas available for construction. These investment people do not need to buy older houses in West Park to build a Duplex. The whole idea just encourages these investors to buy up the properties and convert them to illegal multi family housing units with the intent to build a duplex in the future. The city needs to show some stewardship in this area.

Red Deer should be proud of community settings like West Park and do more to preserve this unique lifestyle in a mature neighborhood with low to medium density. We love our spacious yards, streets and sidewalks. We love our trees and well manicured yards. Help us retain this for the next generation. Give us more say in what it will look like tomorrow by rezoning to R1.

Don Franks
5519 37th street
West Park

West Park Rezoning
R1A (Semi-Detached) to
R1 (Single Family)



Wednesday, July 16, 2008

Comment Sheet

JUL 17 2008

Your Name: DON FRANKS

Mailing Address: 5519 37th Street Postal Code: T4N 0G2
 (Name and address must be included to be a valid response)

Do you support the proposed rezoning from R1A to R1 of the area on the reverse side of this page?

☒ YES ☐ NO

Comments & suggestions: (Attached)

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services at #404, 4808 Ross Street (north across the street from City Hall), fax to: 346-1570 or E-mail to: emily.damberger@pcps.ab.ca by noon Thursday, July 17, 2008. Comments received will be used in evaluating community response towards the rezoning presented at the public meeting. Your comments will be provided confidentially to City Council when zoning amendment proceeds. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

JUL 17 2008

West Park Rezoning
R1A (Semi-Detached) to
R1 (Single Family)



Wednesday, July 16, 2008

Comment Sheet

Your Name: _____

Mailing Address: _____

(Name and address must be included to be a valid response)

Postal Code: _____

Do you support the proposed rezoning from R1A to R1 of the area on the reverse side of this page?

____ YES ☒ NO

Comments & suggestions:

*Our Property @ [REDACTED] 5421-385T
 would decrease in value if Rezoned
 from R1A to R1
 Regarding parking concerns the building
 could be set back on the property to
 make room for driveways for each
 unit in front; also parking in the
 back of the units*

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services at #404, 4808 Ross Street (north across the street from City Hall), fax to: 346-1570 or E-mail to: emily.damberger@pcps.ab.ca by noon Thursday, July 17, 2008. Comments received will be used in evaluating community response towards the rezoning presented at the public meeting. Your comments will be provided confidentially to City Council when zoning amendment proceeds. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.



**PARKLAND
 COMMUNITY
 PLANNING
 SERVICES**

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

West Park Rezoning
R1A (Semi-Detached) to
R1 (Single Family)



Wednesday, July 16, 2008

Comment Sheet

Your Name:

Robert & Victoria Roth

Mailing Address:

2 WRIGHT AVE

Postal Code:

T4N 5X2

(Name and address must be included to be a valid response)

Do you support the proposed rezoning from R1A to R1 of the area on the reverse side of this page?

YES



NO

**Address Concerned:-*

5438-37th St

Comments & suggestions:

- We specifically purchased a property for investing purposes. Our reason for this was because at the time of purchase, the property was zoned R1A and had/have plans to tear down the existing structure (1940 era house which has not been taken care of in the past and is very run-down and not worth making repairs to).

If the property is re-zoned to R1, this will most likely result in a decreased market value to below our purchase price; therefore, creating a capital loss.

I believe that tearing the existing structure down and building a brand new duplex will enhance the visual, monetary & function values of this property (and surrounding properties and neighbourhood).

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services at #404, 4808 Ross Street (north across the street from City Hall), fax to: 346-1570 or E-mail to: emily.damberger@pcps.ab.ca by noon Thursday, July 17, 2008. Comments received will be used in evaluating community response towards the rezoning presented at the public meeting. Your comments will be provided confidentially to City Council when zoning amendment proceeds. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

West Park Rezoning
R1A (Semi-Detached) to
R1 (Single Family)



Wednesday, July 16, 2008

Comment Sheet

Your Name: Urven Molgat owner of 5425-3851

Mailing Address: 55 Mitchell Ave
 (Name and address must be included to be a valid response)

Postal Code: T4N 5J3

Do you support the proposed rezoning from R1A to R1 of the area on the reverse side of this page?

 YES X NO

Comments & suggestions:

I would support it if they legalize my basement suite.

Switching my zoning effects the value of my property why should I have to give something up because 27% of the population wants it. Tell them to get a majority!!

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services at #404, 4808 Ross Street (north across the street from City Hall), fax to: 346-1570 or E-mail to: emily.damberger@pcps.ab.ca by noon Thursday, July 17, 2008. Comments received will be used in evaluating community response towards the rezoning presented at the public meeting. Your comments will be provided confidentially to City Council when zoning amendment proceeds. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.



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West Park Rezoning
R1A (Semi-Detached) to
R1 (Single Family)



Wednesday, July 16, 2008

Comment Sheet

Your Name: [REDACTED]

Mailing Address: [REDACTED]

(Name and address must be included to be a valid response)

Postal Code: [REDACTED]

Do you support the proposed rezoning from R1A to R1 of the area on the reverse side of this page?

 YES

 X NO

Comments & suggestions:

Changing the zoning affects future development of our property; (even if it states only for duplex.) If something happens to our property we lose the right to rebuild our house as it stands now.

Please provide us with your written comments this evening or return your comments to Parkland Community Planning Services at #404, 4808 Ross Street (north across the street from City Hall), fax to: 346-1570 or E-mail to: emily.damberger@pcps.ab.ca by noon Thursday, July 17, 2008. Comments received will be used in evaluating community response towards the rezoning presented at the public meeting. Your comments will be provided confidentially to City Council when zoning amendment proceeds. A combined summary of all comments may be provided to the media and public; this summary will not include any names or addresses.



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C:\Users\11111\Documents\BCPD\G...all\Dr-β\Email\Dr\Business\LIU amendments\West Bay 2008/07/21

3357/ W-2008 LUB Rezoning area in West Park

DESCRIPTION: LUB proposing a request for rezoning of an area in West Park from R1A Residential (Semi Detached dwelling) District to R1 Residential (Low Density) District

FIRST READING: August 11, 2008

FIRST PUBLICATION: August 22, 2008

SECOND PUBLICATION: August 29, 2008

PUBLIC HEARING & SECOND READING: September 8, 2008

THIRD READING: *Abandoned Oct 6, 2008
by resolution.*

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☒

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: _____

ACTUAL COST OF ADVERTISING:

\$ _____ X 2

TOTAL: \$ _____

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

LAND USE BYLAW AMENDMENT 3357/W -2008
Rezoning of an Area in West Park

City Council proposes to pass **Land Use Bylaw Amendment 3357/W -2008**, which provides primarily for a proposed rezoning of an area in West Park from R1A Residential (Semi-Detached Dwelling) District to R1 Residential (Low Density) District. There are some properties remaining R1A or are rezoned to R2 Residential (Medium Density) District to reflect existing uses.

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

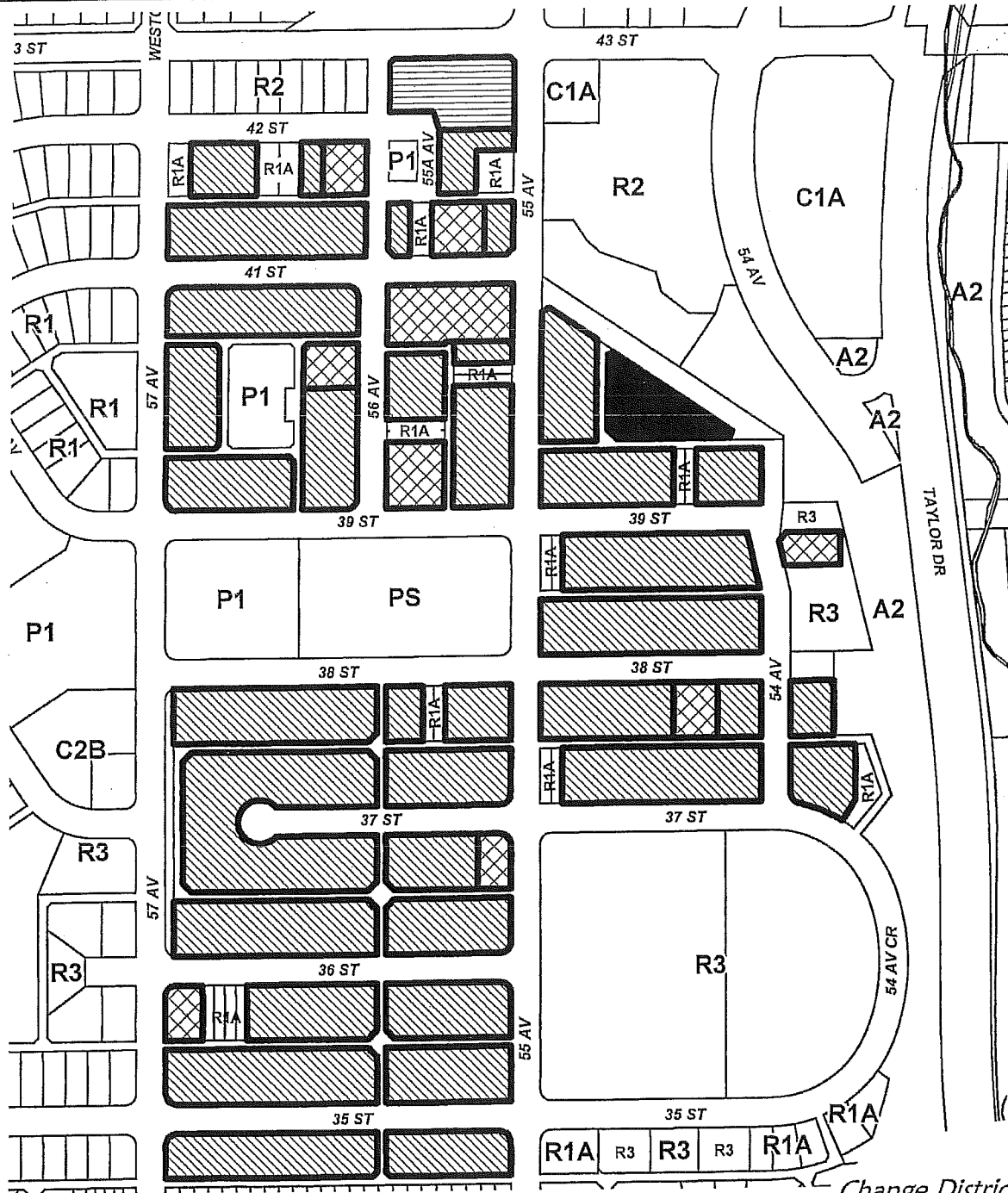
Map 17/ 2008

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday **September 8, 2008** at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday September 2, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: August 22, 2008 and August 29, 2008)

Document Name: August 11 2008 Ad for Land Use Bylaw 3357/W-2008 West Park
Rezoning
Document Number: 781609
Document Author: KIMW
Document Type: AD
Application: MS WORD

Proposed Amendment to Land Use Bylaw 3357/2006







North
Not to Scale



Affected Districts:

- A2 - Environmental Preservation
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- R2 - Residential (Medium Density)
- PS - Public Service (Institutional & Governmental)

Change District from:

-  R1A to A2
-  R1A to PS
-  R1A to R1
-  R1A to R2

Proposed Amendment

Map: 17/2008

Bylaw: 3357/W-2008



Public Hearings Item No. 1

DATE: September 30, 2008

TO: City Council

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No. 3357/CC-2008
Timberlands Place of Worship (Church) Site
The City of Red Deer

History:

At the Monday September 8, 2008 Council Meeting Land Use Bylaw Amendment 3357/CC-2008 received first reading.

Land Use Bylaw Amendment 3357/CC-2008 is proposing to rezone the existing undeveloped church site within the Timberlands neighbourhood to R2 Medium Density Residential.

Public Consultation Process:

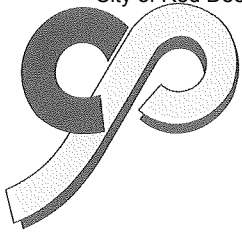
A Public Hearing has been advertised for the above noted bylaw to be held on Monday October 6, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

That following the Public Hearing, Council consider 2nd and 3rd readings of Land Use Bylaw Amendment 3357/CC-2008.



Kelly Kloss
Manager



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Originally Submitted to
Council September 8 2008

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

DATE: August 29, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/CC-2008
Timberlands Place of Worship (Church) Site
The City of Red Deer

Proposal

The applicant is proposing to rezone the existing undeveloped church site within the Timberlands neighbourhood to R2 Medium Density Residential.

The site is presently zoned within the PS Public Service District and contains a site area of 0.8 ha (2.0 ac.). In accordance with the Timberlands Neighbourhood Area Structure Plan, this site may be developed for medium density (R2) residential use in the event that the site is not developed as a church. Administration has indicated that the appropriate advertising time frame has elapsed and that no interest was expressed for place of worship development.

The proposed rezoning conforms with the Timberlands Neighbourhood Area Structure Plan.

Staff Recommendation

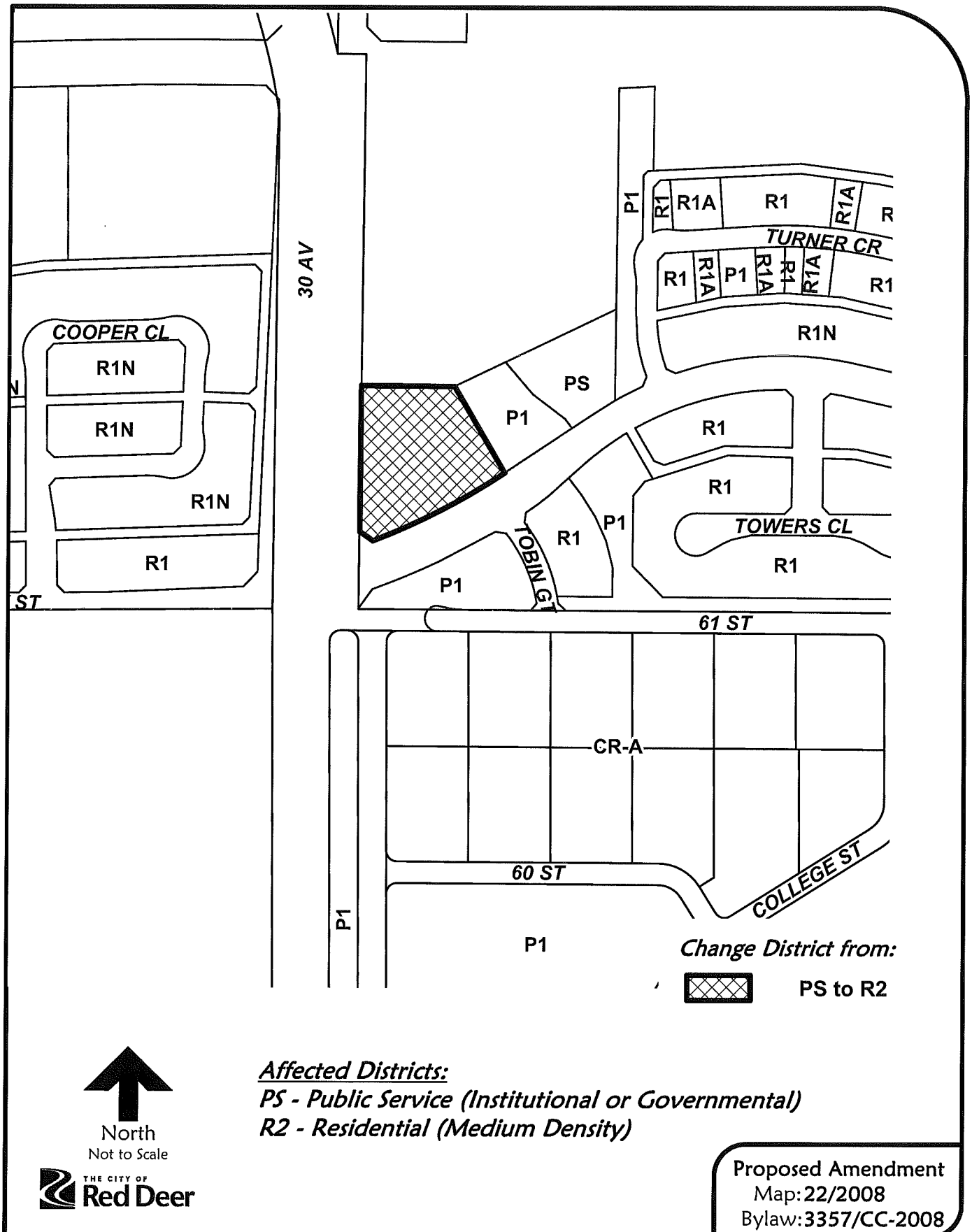
It is recommended that City Council proceed with first reading of Land Use Bylaw Amendment 3357/CC -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER, ACP, MCIP

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



FILE



Council Decision – October 6, 2008

Legislative & Administrative Services

DATE: October 7, 2008

TO: Martin Kvapil, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No. 3357/CC-2008
Timberlands Place of Worship (Church) Site
The City of Red Deer

Reference Report:

Parkland Community Planning, dated August 29, 2008

Bylaw Readings:

Land Use Bylaw Amendment 3357/CC-2008 received first reading at the Monday September 8, 2008 Council Meeting. Land Use Bylaw Amendment 3357/CC-2008 was advertised. The Public Hearing was held on Monday October 6, 2008. Land Use Bylaw Amendment 3357/CC-2008 was defeated at second reading.

Report Back to Council: No.

Comments/Further Action:

The Procedure Bylaw sets out the following for a similar item to be presented back to Council:

Reconsideration of Motions

- 35 If a motion is voted on by Council, the same matter dealt with in the motion cannot be reconsidered by Council unless:
- (1) a general election has been held; or
 - (2) six months has passed since the date that the motion was considered; or
 - (3) a motion to reconsider is passed.

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

Kelly Kloss
Manager

Cc: Community Services Director
Development Services Director
Social Planning Manager
Assessment & Tax Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS File

3357/CC -2008 LUB Church Site within Timberlands

DESCRIPTION: LUB – proposing to rezone the existing Church Site within the Timberlands neighbourhood to R2 Medium Density Residential

FIRST READING: September 8, 2008

FIRST PUBLICATION: September 19, 2008

SECOND PUBLICATION: September 26, 2008

PUBLIC HEARING & SECOND READING: October 6, 2008

THIRD READING:

Defeated @ October 6, 2008

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF:

City of Red Deer

ACTUAL COST OF ADVERTISING:

\$ _____ X 2

TOTAL: \$ _____

MAP PREPARATION:

\$ _____

TOTAL COST:

\$ _____

LESS DEPOSIT RECEIVED:

\$ _____

AMOUNT OWING/ (REFUND):

\$ _____

INVOICE NO.:

BATCH NO.:

(Advertising Revenue to 180.5901)

LAND USE BYLAW AMENDMENT 3357/CC-2008
Church Site Proposed Rezoning - Timberlands

City Council proposes to pass **Land Use Bylaw Amendment 3357/CC -2008**, which provides for a proposed rezoning of the existing Church Site within the Timberlands neighbourhood to R2 Medium Density Residential.

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

Map 22/2008

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on Monday **October 6, 2008** at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday September 30, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: September 19, 2008 and September 26, 2008)

**Reports Item No. 1****Environmental Services Department**

Date: September 15, 2008
To: Legislative and Administrative Services Manager
From: Environmental Planning Superintendent
Re: **Extension of Waste Management Facility Operations Contract with Maplethorpe Construction Limited.**

Background

The current Waste Management Facility (WMF) Operations Contract began on January 1, 2003 with Maplethorpe Construction Limited (MCL) as the Contractor. The Contract had a primary term of five years with two, one-year extensions. The primary term expired on December 31, 2007. For operations in 2008, the Contract was extended for one year and the cost of it was increased by the CPI value for 2007 (4.95%). This memo concerns the second and final extension of the original Contract. A new contract will be tendered in 2009 and implemented on January 1, 2010.

Evaluation

Negotiations began with MCL in June of this year. MCL's proposal was received in July and the Environmental Services Planning Section undertook an evaluation of it. The evaluation determined the following:

- Implementation of the Proposal would result in an estimated increase of approximately \$127,000 to the overall Contract cost. This represents an increase of 9% in the total yearly price and represents a reasonable cost increase based on the current economic conditions. A similar increase occurred in the Residential Recycling and Solid Waste Collection/Yard Waste Collection and Composting Services Contract earlier this year.
- The cost of landfill operations has continued to increase. The main cost drivers are fuel and manpower. Based on industry trends, it is anticipated that when the Contract is put to tender in 2010 The City will see a substantial increased in cost for the Operations Contract. By extending the Contract for one year, this cost increase can be delayed.
- Acceptable performance and services levels have been provided by the Contractor.

September 19, 2008
Legislative and Administrative Services Manager
Page 2 of 2

Based on the above, Environmental Services concluded that the Contract should be extended for the last extension period at the increased cost amount. The increased cost will be covered by the utility rate change in the 2009 budget.

Recommendation

We respectfully request that Council approve the one-year extension of the Waste Management Facilities Operations Contract.



Jeff W. Miller, P. Eng.
Environmental Planning Superintendent

/blm

c Environmental Services Manager

Comments:

We agree with the recommendation of Administration.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

FILE



Council Decision – October 6, 2008

DATE: October 7, 2008
TO: Jeff Miller, Environment Planning Superintendent
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Extension of Waste Management Facility Operations Contract with Maplethorpe Construction Ltd.

Reference Report:

Environmental Services Superintendent, dated September 15, 2008.

Resolution:

"Resolved that Council of the City of Red Deer after considering the report from the Environmental Planning Superintendent dated September 15, 2008 Re: Extension of Waste Management Facility Operations Contract with Maplethorpe Construction Limited hereby approves the one year extension of the Waste Management Facilities Operations Contract."

Report Back to Council: No.

A handwritten signature in black ink, appearing to be 'K. Kloss'.

Kelly Kloss
Manager

Cc: Acting Environmental Services Manager
Financial Analyst
Financial Services Manager
Barb Creighton, Corporate Controller
Corporate Services Director

Kim Woods

From: Barbara Creighton
Sent: September 30, 2008 11:02 AM
To: Dean Krejci
Cc: Kim Woods; Kelly Kloss
Subject: RE: Report to Council from Jeff Miller for the Oct 6th Council Agenda - Extension of Waste Mgmt Facility Operations Contract

Hi Kim -

I have reviewed the attachment and agree it can go forward on the agenda as requested.

Regards

Barbara Creighton, CMA
The City of Red Deer
Corporate Controller
403 342 8224

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

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

From: Dean Krejci
Sent: September 29, 2008 2:53 PM
To: Barbara Creighton
Cc: Kim Woods; Kelly Kloss
Subject: FW: Report to Council from Jeff Miller for the Oct 6th Council Agenda - Extension of Waste Mgmt Facility Operations Contract
Importance: High

Barb,

I forwarded this item to you on September 22 and requested comments from a FS perspective. Please remind me of your response if you have already provided one or, if you have not responded, advise Kim if this can go forward to agenda setting tomorrow for the October 6th Council meeting. Thanks.

Dean
8204

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

From: Kim Woods
Sent: September 29, 2008 9:24 AM
To: Dean Krejci; Michelle Andrew
Cc: Kelly Kloss
Subject: Report to Council from Jeff Miller for the Oct 6th Council Agenda - Extension of Waste Mgmt Facility Operations Contract

Please review as Financial services has not seen this or had an opportunity to comment.

Kim

Kim Woods
Council Services Coordinator
The City of Red Deer
Legislative & Administrative Services
Phone: 403.342.8201
Email: kim.woods@reddeer.ca
Website: www.reddeer.ca

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

From: LAS DEPT [mailto:Vanessa.Connors@reddeer.ca]
Sent: September 29, 2008 9:17 AM

**Reports Item No. 2****RECREATION, PARKS & CULTURE**

Date: September 28, 2008

To: Kelly Kloss, Legislative & Administrative Service Manager

From: Greg Scott, Recreation, Parks & Culture Manager
Trevor Poth, Parks Planning Coordinator

CC: Craig Curtis, City Manager
Colleen Jensen, Director Community Services
Ron Kraft, Parks Superintendent
Dave Matthews, Parks Planning & Technical Services Supervisor

Subject: Council Report - Garden Plot Relocation

OVERVIEW

In early 2008, the Parks Planning Area was tasked with relocating the existing garden plots from the current location on 67th Street to facilitate the development of the parcel as residential land. The current garden plots are facilitated on 9 acres of land with 156 large plots being rented in 2008. The goal of Parks staff was to establish alternative sustainable garden sites with three primary objectives: sites should not significantly be impacted by future development, sites should be more accessible and closer to communities, and new sites should be able to facilitate approximately the same number of users as the existing site.

The Parks Section has formally reviewed 14 potential garden sites within the City which could facilitate community gardens and through a rating matrix have selected three larger sites and one small site in various locations of the City to facilitate the relocation of garden plots. This matrix took into consideration soil structure, location, area size, topography, land use conflicts and site aesthetics.

DISCUSSION

Four locations for community gardens have been recommended (Map Appendix A). Because these sites currently are primarily grasses, they will need to be prepared before winter to facilitate an adequate soil composition for new gardeners for the spring of 2009. The selected sites are:

1. Red Deer College – The City and College are in the process of working out a partnership lease agreement for the use of approximately 4.5 acres of land west of the Bethany Care Site. This site provides the opportunity for approximately 80 large garden plots and 30 medium garden plots. This site is the largest proposed site and planned for full garden build out for 2009.
2. Environmental Services Site – This property is the former farmstead of the Cruikshank family and is located south of the active landfill; adjacent to Piper Creek; on 40th Avenue. The site is owned by the City and managed by Environmental Services. This site could facilitate 38 large plots and 17 medium plots. The plan is for this site to be developed in 2 phases with 23 large sites and 5 medium plots being available for 2009.
3. Parkside Gardens – Located off Nash Street behind 52nd Avenue the Parkside Gardens is an ideal location for residents of north Red Deer. This site presents the opportunity to grow west and north and represents a great use of an underused turf area. The site itself could facilitate 44 large plots and 30 medium plots. This site is planned as a 3 phase development with 20 large and 8 medium sites available for the 2009 growing season.

4. Barrett Park – A small section of this park was recommended for a community garden by Don Wales (RDRN) and Parkvale resident. Within this park are three former home sites that have been removed as part of the park expansion program. These former home sites are located south of the Kinex Arena and could facilitate 14 large plots and 14 medium plots. The site is planned for a two phase development with 3 large and 6 medium sites being available for 2009.

In general these sites were selected because of their location in different sections of the city. This will provide a more convenient and sustainable approach to community gardening. In 2009 a total of 175 garden plots will be available with the future potential expansion of an additional 125 garden plots based on the second phase of development. The cost of the relocation is planned at \$12,000 and will be absorbed in the 2008 operating budget.

The 2009 community garden program will represent a year of significant change and include many unknown factors. It is unknown at this time how the public will view the relocation of the plots. To date, community gardeners have seemed pleased with the development of a more community based gardening program but have been only cautiously optimistic as plans roll forward. Although establishing a new garden program will require both patience and persistence of community gardeners, it will provide a foundation of growth for this valuable program.

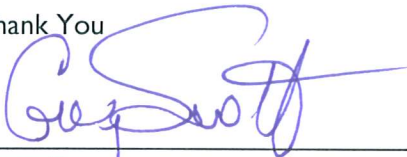
RECOMMENDATION

City Administration recommends that City Council resolves to:

“Agree with the recommended sites selected for continuing the community garden plot program in 2009 and direct administration to work with other partners and departments to:

1. Begin soil and site preparation to prepare the sites for gardening in 2009;
2. Enter into a Lease agreement with Red Deer College to partner in the community garden program;
3. Provide letters to existing garden plot users to inform them of the change in locations and to provide a first right of refusal on the future sites for this program. “

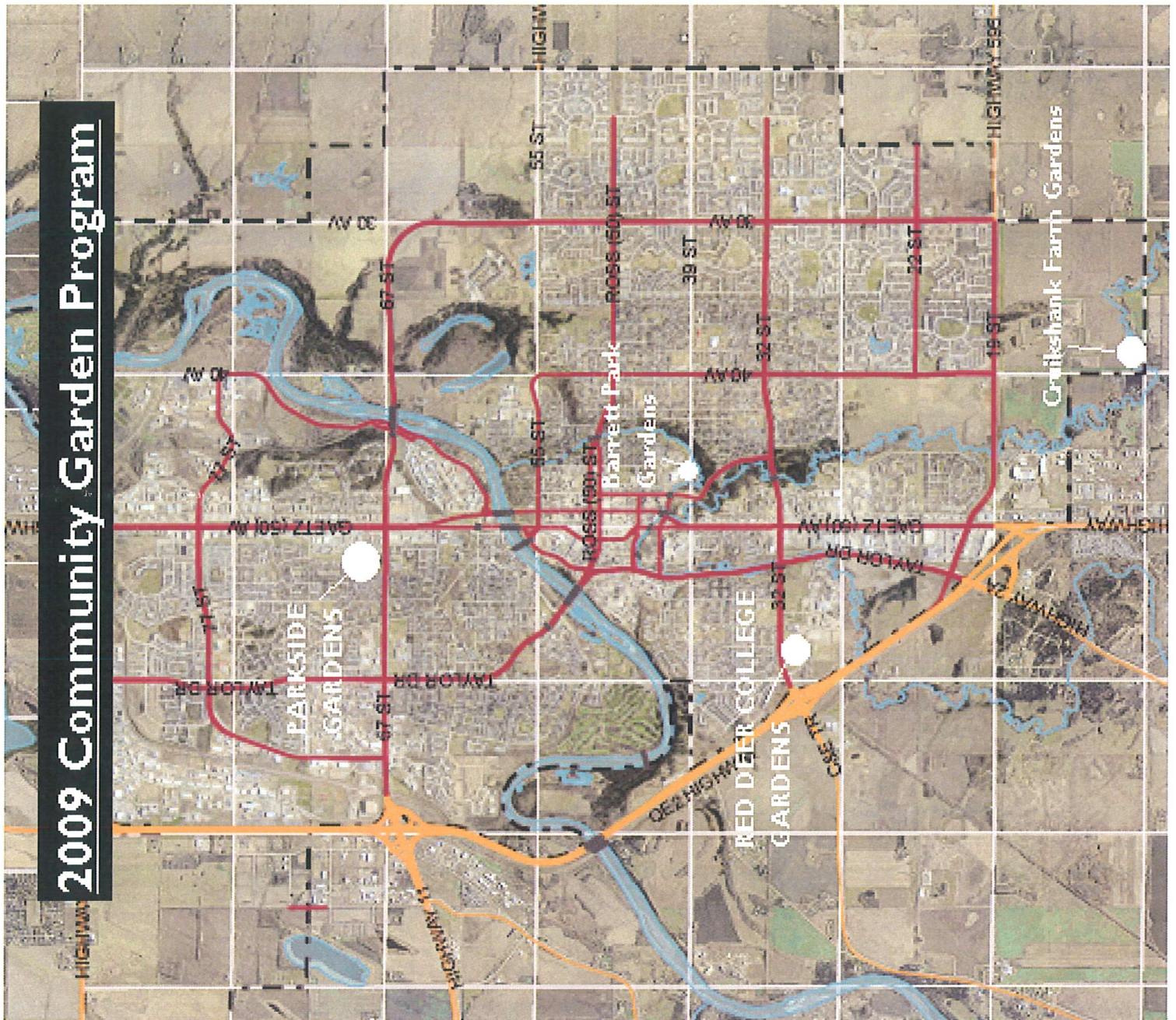
Thank You



Greg Scott
Recreation, Parks & Culture Manager



Trevor Poth
Parks Planning Coordinator



Date: September 28, 2008

To: Kelly Kloss, Legislative & Administrative Service Manager

From: Greg Scott, Recreation, Parks & Culture Manager
Trevor Poth, Parks Planning Coordinator

CC: Craig Curtis, City Manager
Colleen Jensen, Director Community Services
Ron Kraft, Parks Superintendent
Dave Matthews, Parks Planning & Technical Services Supervisor

Subject: Council Report - Garden Plot Relocation

OVERVIEW

In early 2008, the Parks Planning Area was tasked with relocating the existing garden plots from the current location on 67th Street to facilitate the development of the parcel as residential land. The current garden plots are facilitated on 9 acres of land with 156 large plots being rented in 2008. The goal of Parks staff was to establish alternative sustainable garden sites with three primary objectives: sites should not significantly be impacted by future development, sites should be more accessible and closer to communities, and new sites should be able to facilitate approximately the same number of users as the existing site.

The Parks Section has formally reviewed 14 potential garden sites within the City which could facilitate community gardens and through a rating matrix have selected three larger sites and one small site in various locations of the City to facilitate the relocation of garden plots. This matrix took into consideration soil structure, location, area size, topography, land use conflicts and site aesthetics.

DISCUSSION

Four locations for community gardens have been recommended (Map Appendix A). Because these sites currently are primarily grasses, they will need to be prepared before winter to facilitate an adequate soil composition for new gardeners for the spring of 2009. The selected sites are:

1. Red Deer College – The City and College are in the process of working out a partnership lease agreement for the use of approximately 4.5 acres of land west of the Bethany Care Site. This site provides the opportunity for approximately 80 large garden plots and 30 medium garden plots. This site is the largest proposed site and planned for full garden build out for 2009.
2. Environmental Services Site – This property is the former farmstead of the Cruikshank family and is located south of the active landfill; adjacent to Piper Creek; on 40th Avenue. The site is owned by the City and managed by Environmental Services. This site could facilitate 38 large plots and 17 medium plots. The plan is for this site to be developed in 2 phases with 23 large sites and 5 medium plots being available for 2009.
3. Parkside Gardens – Located off Nash Street behind 52nd Avenue the Parkside Gardens is an ideal location for residents of north Red Deer. This site presents the opportunity to grow west and north and represents a great use of an underused turf area. The site itself could facilitate 44 large plots and 30 medium plots. This site is planned as a 3 phase development with 20 large and 8 medium sites available for the 2009 growing season.

4. Barrett Park – A small section of this park was recommended for a community garden by Don Wales (RDRN) and Parkvale resident. Within this park are three former home sites that have been removed as part of the park expansion program. These former home sites are located south of the Kinex Arena and could facilitate 14 large plots and 14 medium plots. The site is planned for a two phase development with 3 large and 6 medium sites being available for 2009.

In general these sites were selected because of their location in different sections of the city. This will provide a more convenient and sustainable approach to community gardening. In 2009 a total of 175 garden plots will be available with the future potential expansion of an additional 125 garden plots based on the second phase of development. The cost of the relocation is planned at \$12,000 and will be absorbed in the 2008 operating budget.

The 2009 community garden program will represent a year of significant change and include many unknown factors. It is unknown at this time how the public will view the relocation of the plots. To date, community gardeners have seemed pleased with the development of a more community based gardening program but have been only cautiously optimistic as plans roll forward. Although establishing a new garden program will require both patience and persistence of community gardeners, it will provide a foundation of growth for this valuable program.

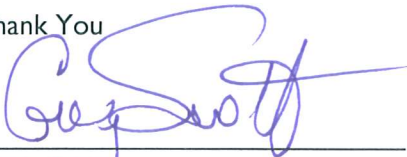
RECOMMENDATION

City Administration recommends that City Council resolves to:

“Agree with the recommended sites selected for continuing the community garden plot program in 2009 and direct administration to work with other partners and departments to:

1. Begin soil and site preparation to prepare the sites for gardening in 2009;
2. Enter into a Lease agreement with Red Deer College to partner in the community garden program;
3. Provide letters to existing garden plot users to inform them of the change in locations and to provide a first right of refusal on the future sites for this program. “

Thank You



Greg Scott
Recreation, Parks & Culture Manager

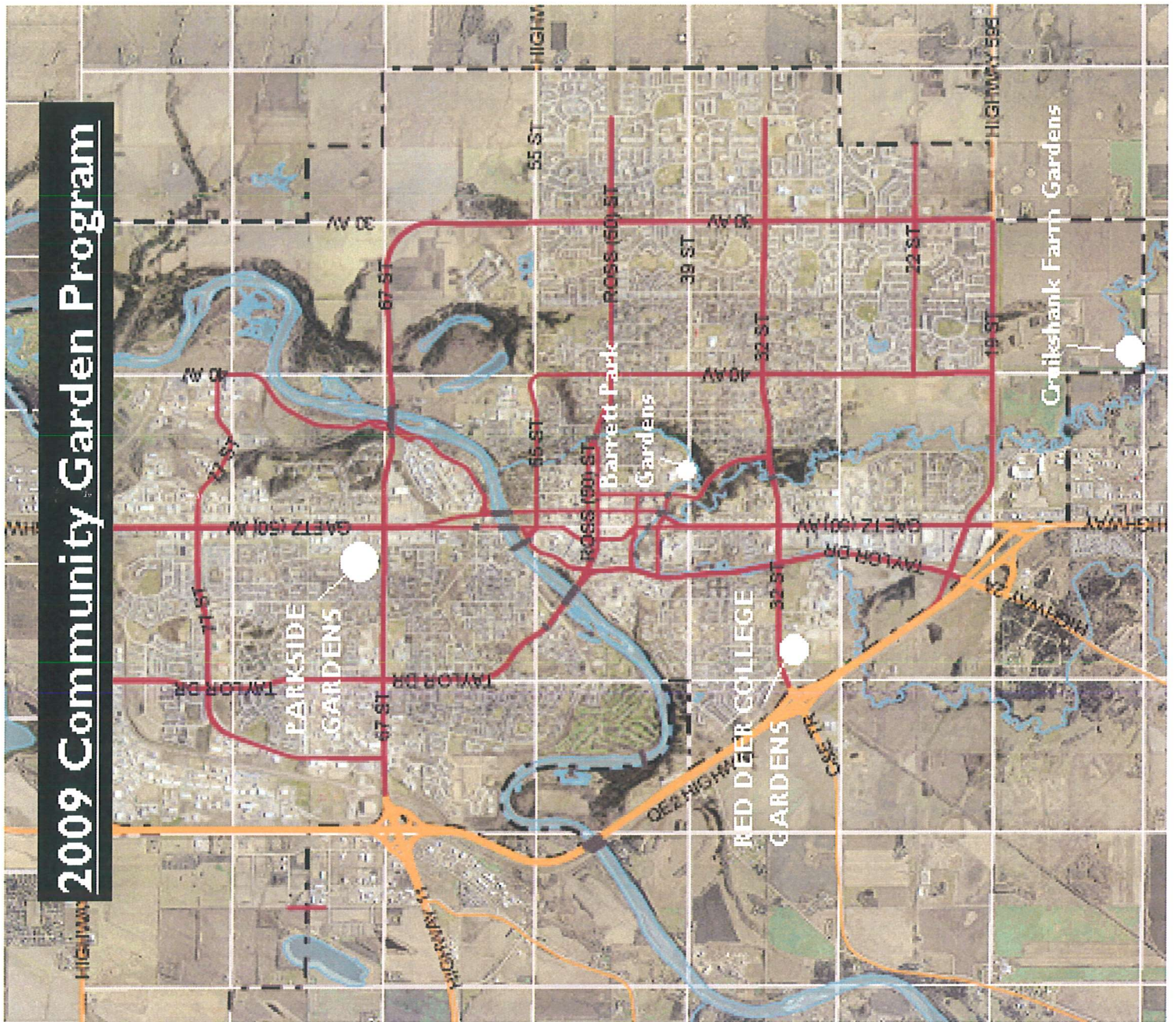


Trevor Poth
Parks Planning Coordinator

ORIGINAL

ORIGINAL

2009 Community Garden Program



Comments:

We agree with the recommendation of Administration.

This new proposal will make the gardens more accessible.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

FILE



Council Decision – October 6, 2008

DATE: October 7, 2008

TO: Greg Scott, Recreation, Parks & Culture Manager
Trevor Poth, Parks Planning Coordinator

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Garden Plot Relocation

Reference Report:

Recreation, Parks & Culture Manager and Parks Planning Coordinator, dated September 28, 2008.

Resolution:

"Resolved that Council of the City of Red Deer after considering the report from the Recreation, Parks & Culture Manager and the Parks Planning Coordinator, dated September 28, 2008 Re: Garden Plot Relocation, hereby approves the recommended sites as outlined in the above noted report and authorizes Administration to:

- 1) Begin soil and site preparation to prepare the sites for gardening in 2009;
- 2) Enter into an agreement with Red Deer College to partner in the community garden program;
- 3) Provide letters to existing garden plot users to inform them of the change in locations and to provide a first right of refusal on the future sites for this program."

Report Back to Council: No.

Comments/Further Action:

The Recreation, Parks & Culture Department will notify existing garden plot users of the change in location and provide a first refusal on the future site.

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

Kelly Kloss
Manager

Cc: Director of Community Services
Parks Superintendent
Parks Planning & Technical Services Supervisor



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

Reports Item No. 3

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

DATE: September 29, 2008

TO: Kelly Kloss, Legislative and Administrative Services Manager

FROM: Martin Kvapil, Planning Assistant

RE: Land Use Bylaw Amendment No. 3357/EE-2008
Queens Business Park – Phase 1A
The City of Red Deer

Proposal

The City of Red Deer is proposing to develop Phase 1A of the Queens Business Park industrial area. Rezoning is being sought for approximately 29.98 ha (74.1 ac.) of land from A1 Future Urban Development District to I1 Business Service District and P1 Parks and Recreation District in order to create 14 industrial lots and 4 public utility lots. The proposed land use districts of Bylaw 3357/EE-2008 conform with the Queens Business Park Industrial Area Structure Plan.

Staff Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/EE -2008.

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

Martin Kvapil
PLANNING ASSISTANT

A handwritten signature in blue ink, appearing to read 'Tony Lindhout', written over a horizontal line.

Tony Lindhout
CITY PLANNING MANAGER

Attachments



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: September 29, 2008
TO: Kelly Kloss, Legislative and Administrative Services Manager
FROM: Martin Kvapil, Planning Assistant
RE: Land Use Bylaw Amendment No. 3357/EE-2008
Queens Business Park – Phase 1A
The City of Red Deer

ORIGINAL

Proposal

The City of Red Deer is proposing to develop Phase 1A of the Queens Business Park industrial area. Rezoning is being sought for approximately 29.98 ha (74.1 ac.) of land from A1 Future Urban Development District to I1 Business Service District and P1 Parks and Recreation District in order to create 14 industrial lots and 4 public utility lots. The proposed land use districts of Bylaw 3357/EE-2008 conform with the Queens Business Park Industrial Area Structure Plan.

Staff Recommendation

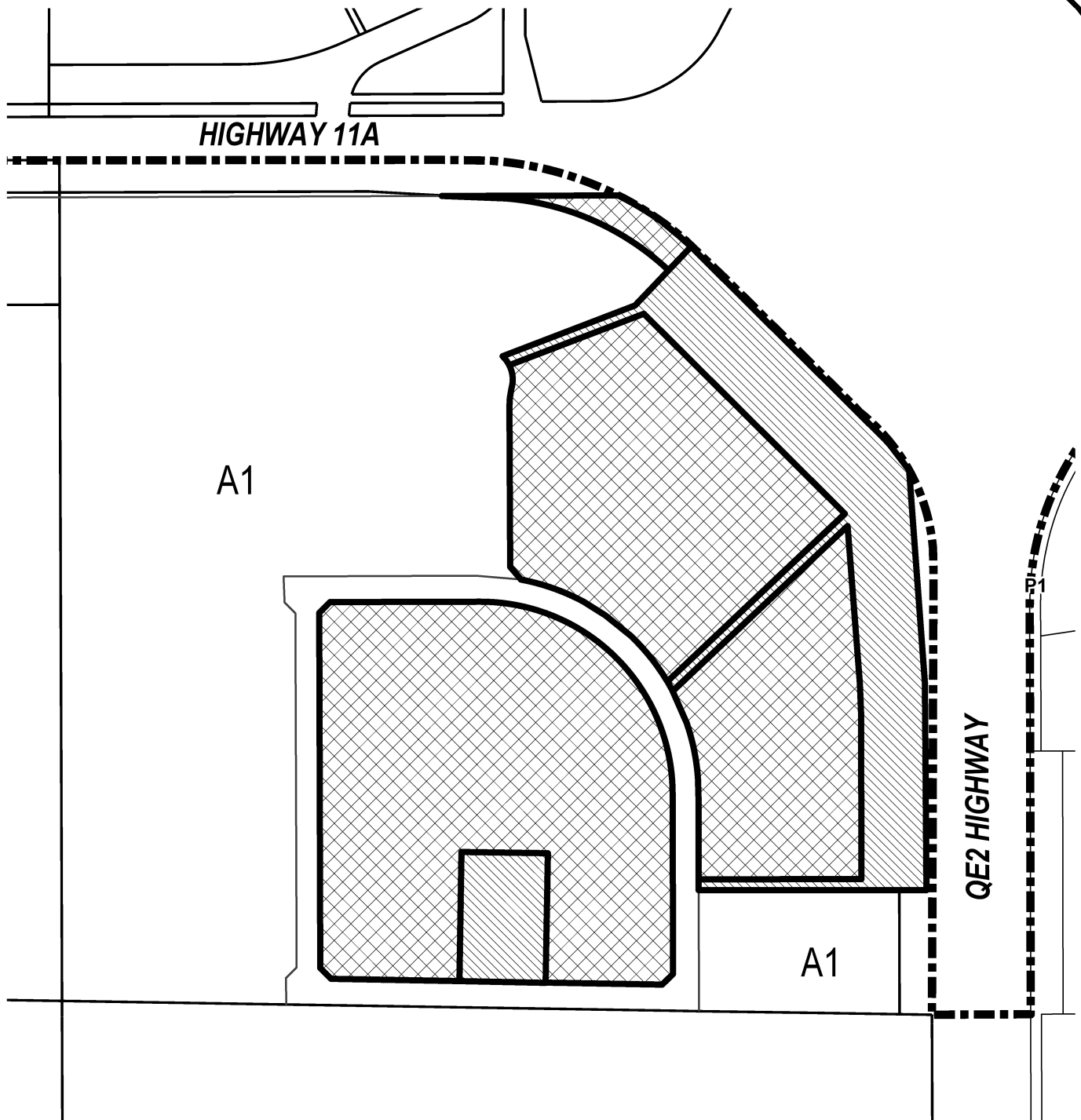
That City Council proceed with first reading of Land Use Bylaw Amendment No. 3357/EE -2008.

Martin Kvapil
PLANNING ASSISTANT

Tony Lindhout
CITY PLANNING MANAGER

Attachments

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development
I1 - Industrial (Business Service)
P1 - Parks and Recreation

Change District from:



A1 to I1



A1 to P1

Proposed Amendment

Map: 23/2008

Bylaw: 3357/EE-2008

Comments:

We agree with the recommendations of Parkland Community Planning Services and we recommend that Council consider first reading of the Land Use Bylaw Amendment 3357/EE-2008. A Public Hearing will be held on Monday November 3, 2008 at 6:00 p.m. in Council Chambers during Council's Regular Meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

FILE



Legislative & Administrative Services

Council Decision – October 6, 2008

DATE: October 7, 2008

TO: Martin Kvapil, Parkland Community Planning Services
Tony Lindhout, City Planning Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No. 3357/EE-2008
Queen's Business Park – Phase 1A
The City of Red Deer

Reference Report:

Parkland Community Planning Services, dated September 29, 2008

Bylaw Readings:

Land Use Bylaw Amendment No. 3357/EE-2008 received first reading at the Monday October 6, 2008 Council Meeting.

Report Back to Council: Yes – November 3, 2008.

Comments/Further Action:

A Public Hearing will be held on Monday November 3, 2008 at 6pm in Council Chambers during Council's regular meeting. This office will now proceed with advertising the Public Hearing. Land Use Bylaw Amendment 3357/EE-2008 proposes to develop Phase 1A of the Queen's Business Park industrial area. Rezoning is being sought for approximately 29.98ha of land from A1 Future Urban Development District to I1 Business Service District and P1 Parks and Recreation District in order to create 14 industrial lots and 4 public utility lots. The proposed land use districts of Bylaw 3357/EE-2008 conform with the Queens Business Park Industrial Area Structure Plan.

A handwritten signature in black ink, appearing to read 'Kelly Kloss', is written over a horizontal line.

Kelly Kloss
Manager

Cc: Development Services Director
Corporate Services Director
Engineering Services Manager
Financial Services Manager
Assessment & Tax Manager
City Assessor
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
Graphics Designer
LAS File

N. E. 1/4 Sec. 36, Twp. 38, Rge. 28, W.4M.

City of Red Deer
ALBERTA

SCALE = 1 : 2000

NOTES:

-Distances shown are in metres.

-Area dealt with is bounded thus -----

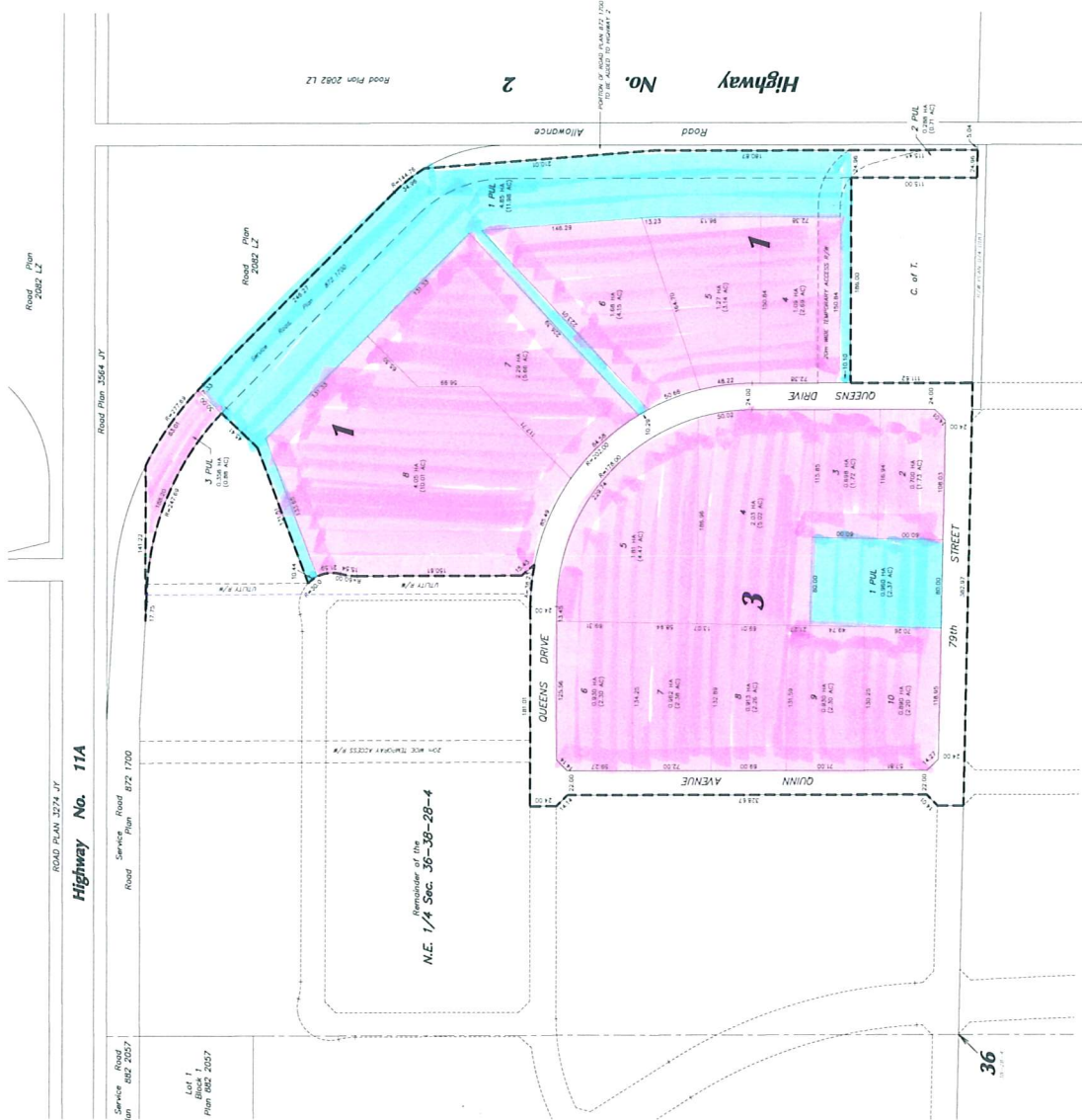
and contains from:

Road Plot n72 1700 = 2.346 ha (5.60 Ac)

N.E. 1/4 - 98-36-31-20-4 = 27.625 ha (68.29 Ac)

Total = 29.971 ha (74.09 Ac)

TO BE
REPLACED
WITH
SCHEDULE A



REV	DATE	DESCRIPTION
01	SEPT 26/08	CONNECTIONS AS PER E-MAIL SEPT 25/08

BEMOCO LAND SURVEYING LTD
#102, GOARD 4TH AVENUE
RED DEER, ALBERTA

DRAWN BY: JAC FILE NO: S-103-05 Pth 1 Tent PHONE: 342-2811

Reports Item No. 4



Date: September 29, 2008

To: Legislative & Administrative Services Manager

From: Engineering Services Manager

Re: **Riverside Drive Sanitary Trunk Twinning**

We have recently completed the detailed design and tendering process for the Riverside Drive Sanitary Trunk Twinning Project. While there is adequate budget to complete the work in this tender, a portion of the overall project has been deferred to a future contract. Budget for the future contract will be included in the 2009 Capital Budget.


The original project consists of twinning an existing sanitary sewer main along Riverside Drive from the 67th Street Bridge to the Wastewater Treatment Plant (WWTP). This main will increase capacity for conveyance of raw sewage to the WWTP and is designed to accommodate growth in the southeast sector of Red Deer.

The deferred portion of this contract involves the installation of approximately 300 metres of pipe. Due to the construction of the North Highway Connector (Northland Drive) in the vicinity of the WWTP, and the South Red Deer Regional Wastewater Commission trunk tying in at the same location, the Trunk Twinning Project was split into two: Contract A and Contract B. Contract A extends from 67th Street to the north limits of the new Civic Yards Site whereas Contract B is for the section impacted by Northland Drive (north limits of the Civic Yards site to the WWTP).

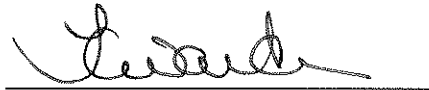
Legislative & Administrative Services Manager
September 29, 2008
Page 2

Recommendation

While there is sufficient budget to carry out the works defined in Contract A, Council should be aware that there has been a change in scope and the deferred portion of this project will be included in Contract B and will appear as a new budget item in the 2009 Capital Budget. Further budgeting information will be provided during the budget review process.



Dena S. Foo, P.Eng.
Environment & Utilities Engineer



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

DF/TCW/ldr
Attach.

- c. Director of Development Services
Financial Services Manager
Engineering Administrative Supervisor
Environment & Utilities Engineer
Todd Simenson, Stantec Consulting Ltd.

ORIGINAL

Date: September 29, 2008

To: Legislative & Administrative Services Manager

From: Engineering Services Manager

Re: Riverside Drive Sanitary Trunk Twinning

We have recently completed the detailed design and tendering process for the Riverside Drive Sanitary Trunk Twinning Project. While there is adequate budget to complete the work in this tender, a portion of the overall project has been deferred to a future contract. Budget for the future contract will be included in the 2009 Capital Budget.

The original project consists of twinning an existing sanitary sewer main along Riverside Drive from the 67th Street Bridge to the Wastewater Treatment Plant (WWTP). This main will increase capacity for conveyance of raw sewage to the WWTP and is designed to accommodate growth in the southeast sector of Red Deer.

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ORIGINAL

Recommendation

While there is sufficient budget to carry out the works defined in Contract A, Council should be aware that there has been a change in scope and the deferred portion of this project will be included in Contract B and will appear as a new budget item in the 2009 Capital Budget. Further budgeting information will be provided during the budget review process.



Dena S. Foo, P.Eng.
Environment & Utilities Engineer



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

DF/TCW/ldr
Attach.

- c. Director of Development Services
Financial Services Manager
Engineering Administrative Supervisor
Environment & Utilities Engineer
Todd Simenson, Stantec Consulting Ltd.

Comments:

This item is provided for Council Members information only.

“Morris Flewwelling”
Mayor

“Craig Curtis”
City Manager

FILE



Council Decision – October 6, 2008

Legislative & Administrative Services

DATE: October 7, 2008

TO: Tom Warder, Engineering Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Riverside Drive Sanitary Trunk Twinning

Reference Report:

Engineering Services Manager, dated September 29, 2008

Report Back to Council: No.

Comments/Further Action:

This report was provided for Council's information only.

A handwritten signature in black ink, appearing to be 'KK', written over the printed name and title.

Kelly Kloss
Manager

Bylaws Item No. 1

BYLAW NO. 3357/FF-2008

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

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

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

- 1 Section 4.2(1)(a)((vi) is deleted and replaced with the following new sub-section:

“(vi) semi-detached dwelling unit, except in the West Park Overlay district where such use shall be discretionary, subject to sub-section (3).”
- 2 Add new sub-section 4.2(3) as follows:

“(3)(a) The West Park Overlay District shall be the area identified on Figure 19.

(b) In the West Park Overlay District, the discretionary use of a semi-detached dwelling unit may be approved by the Municipal Planning Commission.

(c) An application for a semi-detached dwelling unit shall be referred to all landowners on sites within a 60 metre radius of the site of the proposed development, for comments on the proposal prior to its presentation to the Municipal Planning Commission.”

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

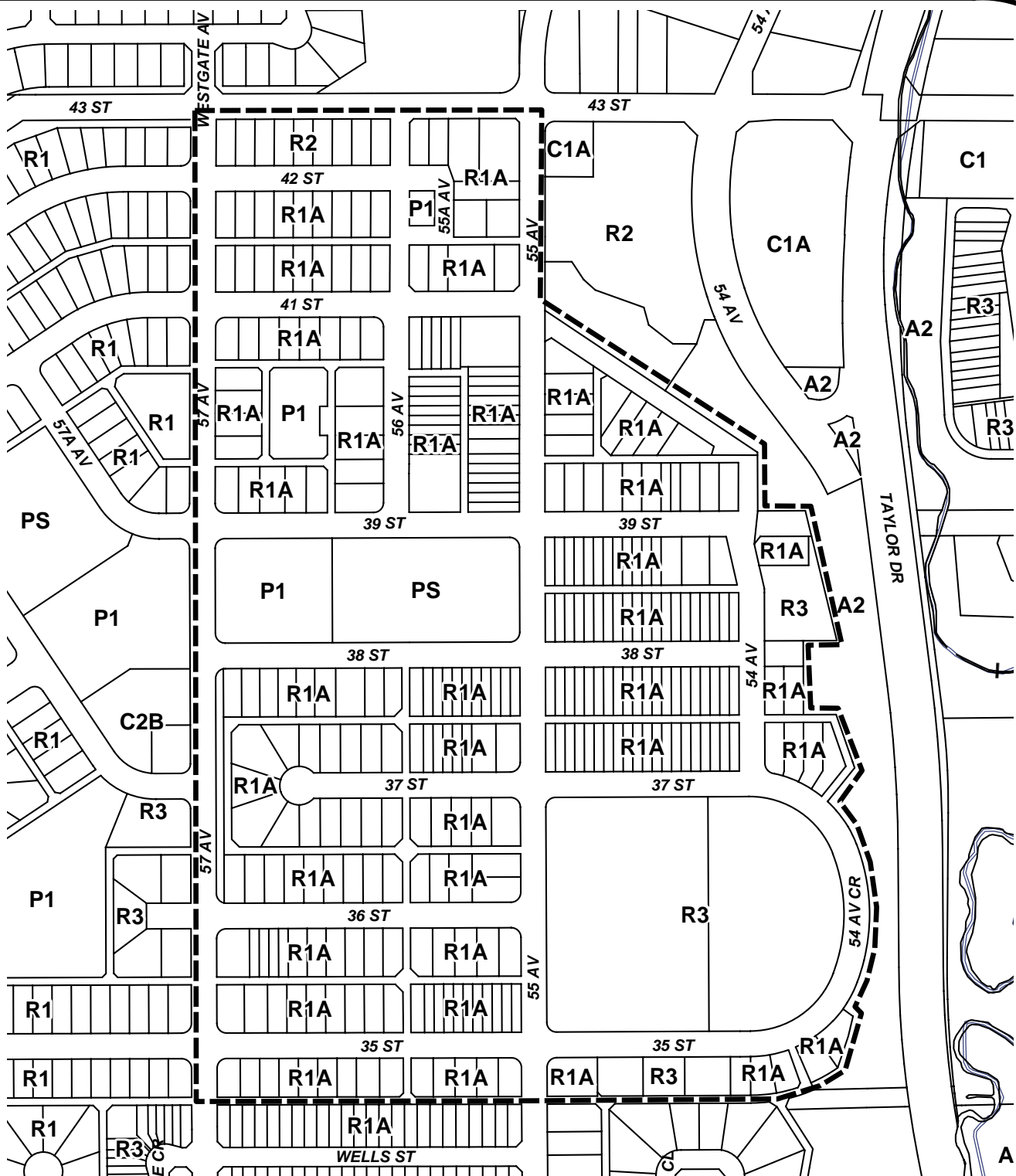
READ A SECOND TIME IN OPEN COUNCIL this day of 2008.

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

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

MAYOR

CITY CLERK



North
Not to Scale



West Park - R1A Semi-Detached Discretionary Use Area

Map 24 Bylaw No. 3357 / FF - 2008



Area of Application

Bylaw No. 3357/2006

Figure 19

Bylaws Item No. 2

BYLAW NO. 3357/CC-2008

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

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

1. That "Use District Map Q17" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 22 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 8th day of September 2008.

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

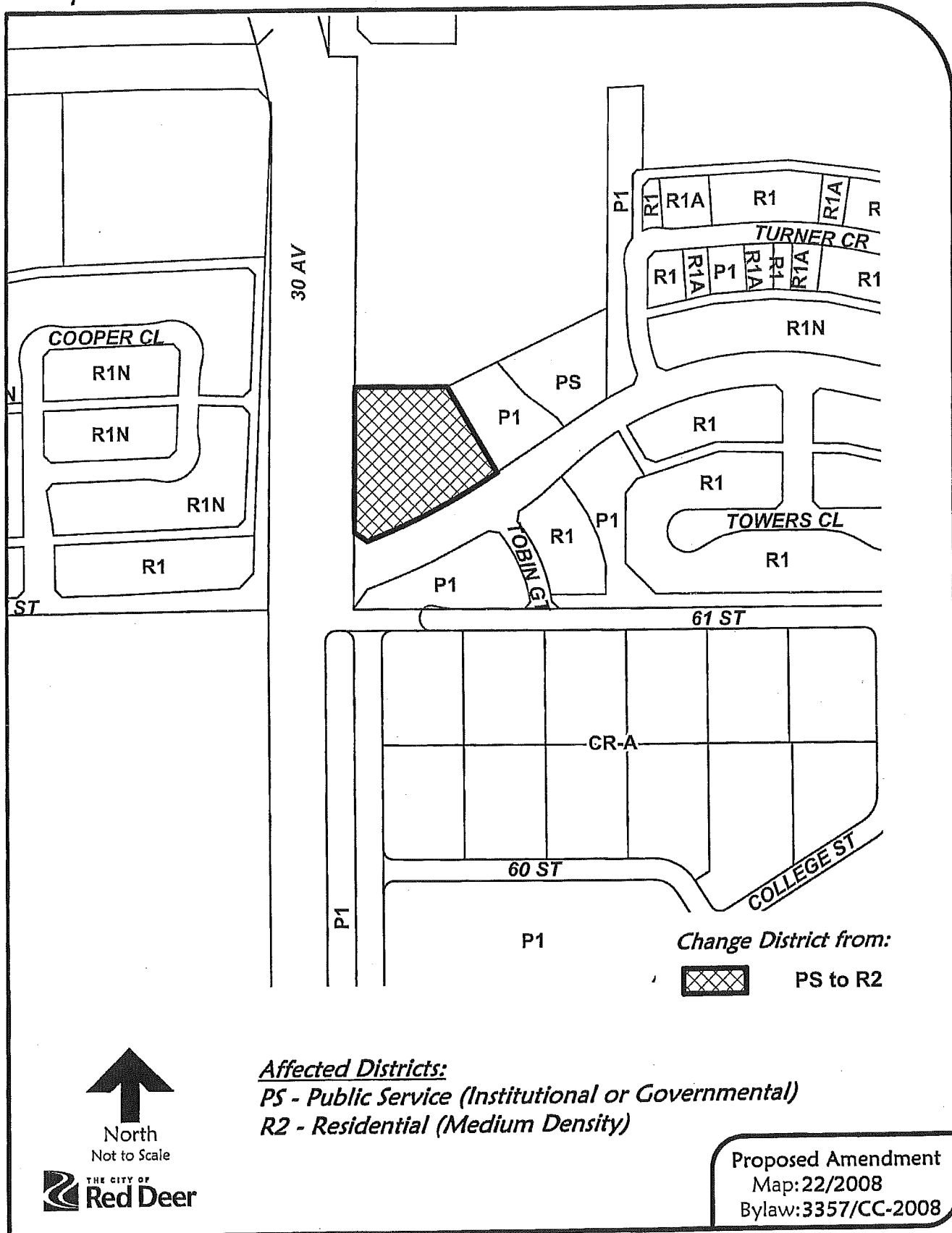
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

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

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



Bylaws Item No. 3

BYLAW NO. 3357/EE-2008

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

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

1. That "Use District Map H21" contained within "Schedule A" of the Land Use Bylaw is hereby amended in accordance with Land Use District Map No. 23 attached hereto and forming part of the bylaw.

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

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

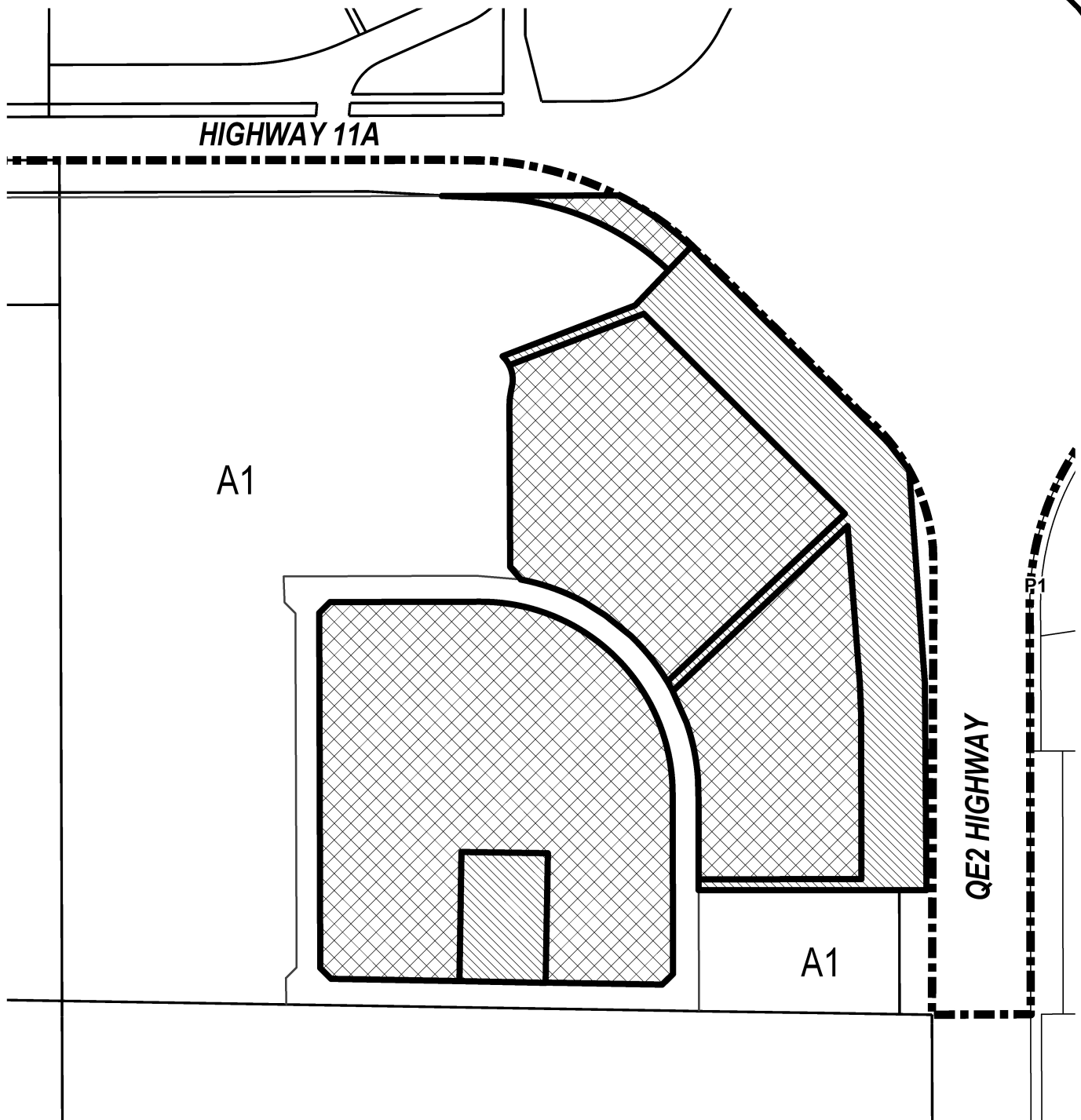
READ A THIRD TIME IN OPEN COUNCIL this day of 2008.

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

MAYOR

CITY CLERK

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:

A1 - Future Urban Development
I1 - Industrial (Business Service)
P1 - Parks and Recreation

Change District from:



A1 to I1



A1 to P1

Proposed Amendment

Map: 23/2008

Bylaw: 3357/EE-2008