THE CITY OF Red Deer

AGENDA

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, MARCH 24, 2003

COMMENCING AT *4:30 P.M.*

(1) Confirmation of the Minutes of the Regular Meeting of Monday, March 10, 2003.

(2) **UNFINISHED BUSINESS**

(3) **PUBLIC HEARINGS**

1. Parkland Community Planning Services – Re: ***Land Use Bylaw Amendment 3156/G-2003 / Rezoning of Public Utility Lots and Municipal Reserve Lot from A1 Future Urban Development to P1 Parks and Recreation District / West Park Extension / Trademark West Park Inc.***
(Consideration of 2nd & 3rd Readings of the Bylaw) ..1

2. Parkland Community Planning Services – Re: ***West Park Extension (Westlake)***:

   (a) ***Neighbourhood Area Structure Plan Amendment 3217/B-2003***
   (Consideration of 2nd & 3rd Readings of the Bylaw) . .5

   (b) ***Land Use Bylaw Amendment 3156/H-2003 / Rezoning of Land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 Parks & Recreation to R1 Residential Low Density , from R1N Residential Narrow Lot to R1 Residential Low Density and from Road to R1 Residential Low Density to R1A/ Trademark West Park Inc.***
   (Consideration of 2nd & 3rd Readings of the Bylaw) . .12

(4) **REPORTS**

1. Community Services Director - Re: ***Red Deer College Arts Centre Amended Agreement*** . .14

2. Cultural Services Superintendent – Re: ***Public Art Policy / Revision of Council Policy No. 3106*** . .22

3. Engineering Services Manager – Re: ***Proposed 2003 Off-Site Levy Rates / Off-Site Levy Bylaw 3310-2003***
   (Consideration of 3 Readings of the Bylaw) . .31

4. Engineering Services Manage - Re***: 2003 Area Improvement Levies*** . .54

5. Engineering Services Manager – Re: ***Development Agreement Administration, Survey, and Mapping Levies*** . .57

6. Recreation, Parks & Culture Manager – Re: ***Development Recreation Levy Rate Adjustments for 2003*** . .60

7. Engineering Services Manager – Re: ***Proposed Lane Paving Local Improvement Project – Lane West of 47A Avenue, Between 56 and 57 Street*** . . .62

8. Mayor's Recognition Awards Committee – Re: ***Committees Bylaw Amendment 3265/A-2003/ Term of Members & Citizenship Award***
(Consideration of 3 Readings of the Bylaw) . . .74

9. Land & Economic Development Manager – Re: ***Downtown Business Association and Mainstreet Program Application for Funding Phase II Downtown Tree Lighting*** . . .78

10. EL & P Manager – Re: ***Revision to EL & P Tariffs / Electric Utility Bylaw Amendment 3273/B-2003***
(Consideration of 3 Readings of the Bylaw) . . .89

11. Inspections & Licensing Manager – Re: ***Traffic Bylaw Amendment 3186/A-2003 – Schedule "L" – Index to Offences and Specified Penalties***
(Consideration of 3 Readings of the Bylaw) . . .115

12. Land & Economic Development Manager – Re: ***Laebon Developments Ltd / Sale of Land:***

    (a) ***Road Closure Bylaw 3308/2003 (Plan 892-3301 / Kentwood Drive)***
    (Consideration of 1st Reading of the Bylaw) . . .125

    (b) ***Road Closure Bylaw 3309/2003 (Plan 892-0111 / Area Required for Road)***
    (Consideration of 1st Reading of the Bylaw) . . .125

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

    (a) ***Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003 / Melcor Developments Ltd.***
    (Consideration of 1st Reading of the Bylaw) . .129

    (b) ***Land Use Bylaw Amendment 3156/K-2003 / Rezoning of 10.0 ha of Land From A1 Future Urban Development District to R1 Residential Low Density and R1A Residential (semi-detached) Districts / Phases 12 & 13 / Aspen Ridge Neighbourhood / Melcor Developments Ltd.***
    (Consideration of 1st Reading of the Bylaw) . .140

14. Parkland Community Planning Services – Re: ***Land Use Bylaw Amendment 3156/M-2003 / Part of the SW ¼ Sec. 3-38-27-4 / Rezoning of 9.36 ha of Land from A1 Future Urban Development District to R1 Residential Low Density, P1 Parks and Recreation Districts and Road / Inglewood Communities Inc.***
    (Consideration of 1st Reading of the Bylaw) . .143

15. Parkland Community Planning Services – Re: ***Land Use Bylaw Amendment 3156/N-2003 – Various Items to Improve Clarity of the Land Use Bylaw*** . .147

(5) CORRESPONDENCE

(6) PETITIONS AND DELEGATIONS

(7) NOTICES OF MOTION

(8) WRITTEN INQUIRIES

(9) BYLAWS

1. ***3156/G-2003*** – Land Use Bylaw Amendment - Rezoning of Public Utility Lots and Municipal Reserve Lot from A1 Future Urban Development to P1 Parks and Recreation District / West Park Extension / Trademark West Park Inc.
(2nd & 3rd Readings) . . 1

2. ***3217/B-2003*** – Neighbourhood Area Structure Plan Amendment / West Park Extension (Westlake).
(2nd & 3rd Readings) . . 157
. . 5

3. ***3156/H-2003*** – Land Use Bylaw Amendment - Rezoning of Land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 Parks & Recreation to R1 Residential Low Density, from R1N Residential Narrow Lot to R1 Residential Low Density and from Road to R1 Residential Low Density to R1A/ Trademark West Park Inc.
(2nd & 3rd Readings) . . 12

4. ***3217/D-2003*** – Aspen Ridge Neighbourhood Area Structure Plan Amendment / Melcor Developments Ltd.
(1st Reading) . . 173
. . 129

5. ***3156/K-2003*** – Land Use Bylaw Amendment / Rezoning of 10.0 ha of Land From A1 Future Urban Development District to R1 Residential Low Density and R1A Residential (semi-detached) Districts / Phases 12 & 13 / Aspen Ridge Neighbourhood / Melcor Developments Ltd.
(1st Reading) . .199
. .140

6. ***3156/M-2003*** – Land Use Bylaw Amendment / Rezoning of 9.36 ha of Land from A1 Future Urban Development District to R1 Residential Low Density, P1 Parks and Recreation Districts and Road / Inglewood Communities Inc.
(1st Reading) . .201
. .143

7. ***3156/N-2003*** – Land Use Bylaw Amendment / Various Items to Improve Clarity of the Land Use Bylaw
(1st Reading) . .203
. .147

8. ***3186/A-2003*** – Traffic Bylaw Amendment – Schedule "L" – Index to Offences and Specified Penalties
(3 Readings) . .207
. .74

9. ***3265/A-2003*** – Committees Bylaw Amendment / Mayor's Recognition Awards / Terms of Members & Citizenship Award
(3 Readings) . .214
. .115

10. ***3273/B-2003*** – Electric Utility Bylaw Amendment / EL & P Tariffs
(3 Readings) . .215
. .89

11. ***3308-2003*** – Road Closure Bylaw (Plan 892-3301 – Kentwood Drive) / Laebon Developments Ltd.
(1st Reading) . .233
. .125

12. ***3309/2003*** – Road Closure Bylaw (Plan 892-0111 – Area Required for Road) / Laebon Developments Ltd.
(1st Reading) . .234
. .125

13. ***3310/2003*** – Off-Site Levy Bylaw
(3 Readings) . .235
. .31

THE CITY OF Red Deer

City Clerk's Department

DATE: **February 25, 2003**

TO: **City Council**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/G-2003**
Portion of Block X, Plan 1128 AM and
Portion of the NE ¼ Sec 7-38-27-4
West Park Extension / Trademark West Park Inc.

History

At the Monday, February 24, 2003 Council Meeting Land Use Bylaw Amendment 3156/G-2003 was given first reading.

Land Use Bylaw Amendment 3156/G-2003 provides for the subdivision of approximately 5.737 ha (14.176 ac) of land to create a 4.048ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot, and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10.0 ac) lot will remain as A1 Future Urban Development District. This rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement. The 4.048 ha (10.0 ac) lot will be developed, in the future, as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan and will be rezoned to R2 Residential Medium Density at the time of development.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk
/chk

LAND
COMMUNITY
PLANNING
SERVICES

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

Date: February 18, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and
Portion of the NE ¼ Sec 7-38-27-4
West Park Extension
Trademark West Park Inc.

Trademark West Park Inc. is proposing to subdivide approximately 5.737 ha (14.176 ac) to create a 4.048 ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, while the 4.048 ha (10.0 ac) lot will remain in the A1 Future Urban Development District until such time as when services and roads are extended to adjacent phases of development. The purpose of this rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement.

Planning staff have had discussions with the Engineering Services Department regarding the creation of the A1 Future Urban Development lot and the issue of servicing can be addressed with a Deferred Servicing Agreement with the Developer. The subject 4.048 ha (10.0 ac) A1 lot will be developed as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan. It will be rezoned to R2 Residential Medium Density at the time of development.

The proposed land uses comply with the West Park Extension Neighbourhood Area Structure Plan.

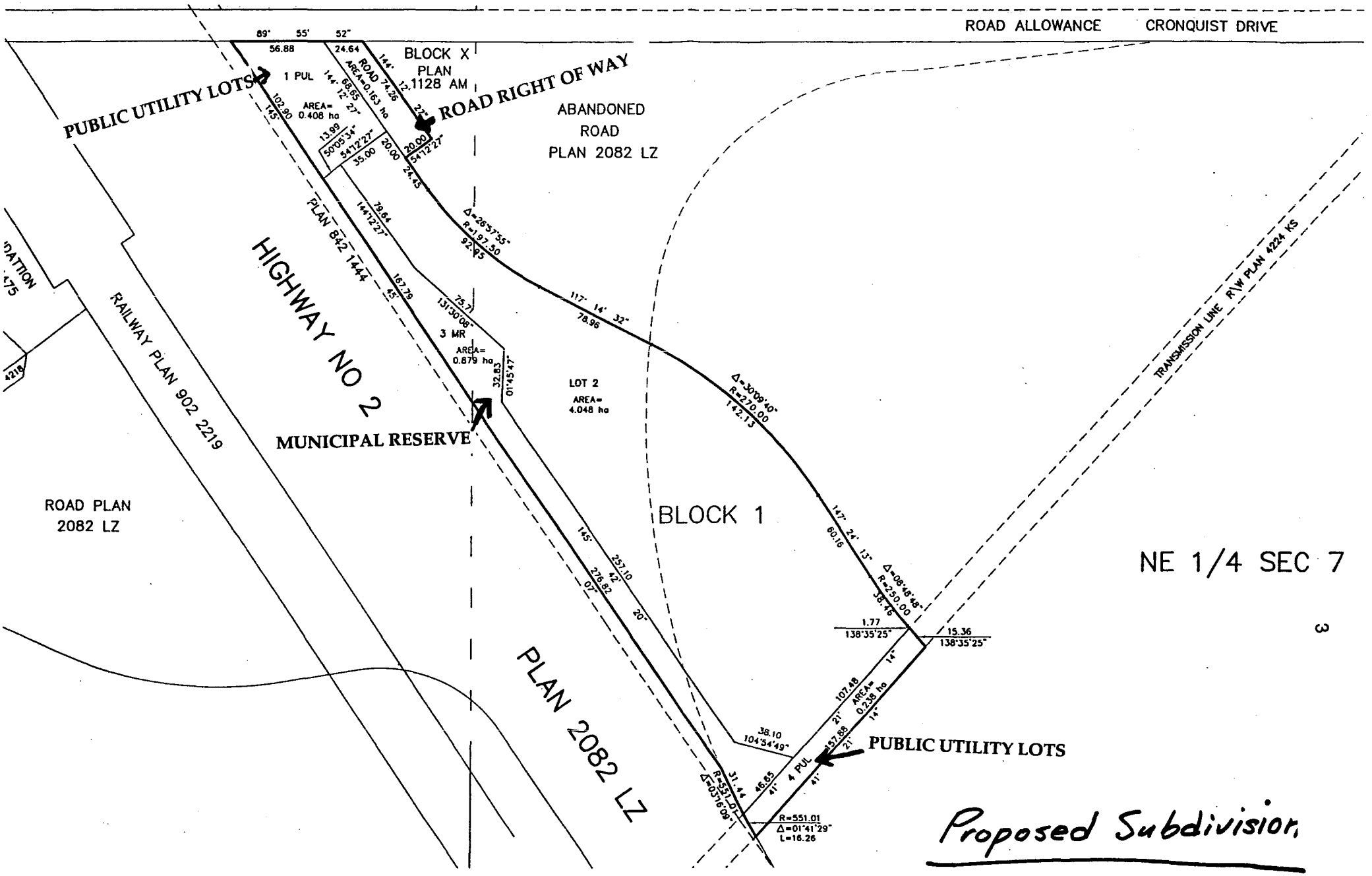
Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/G-2003.

Sincerely,

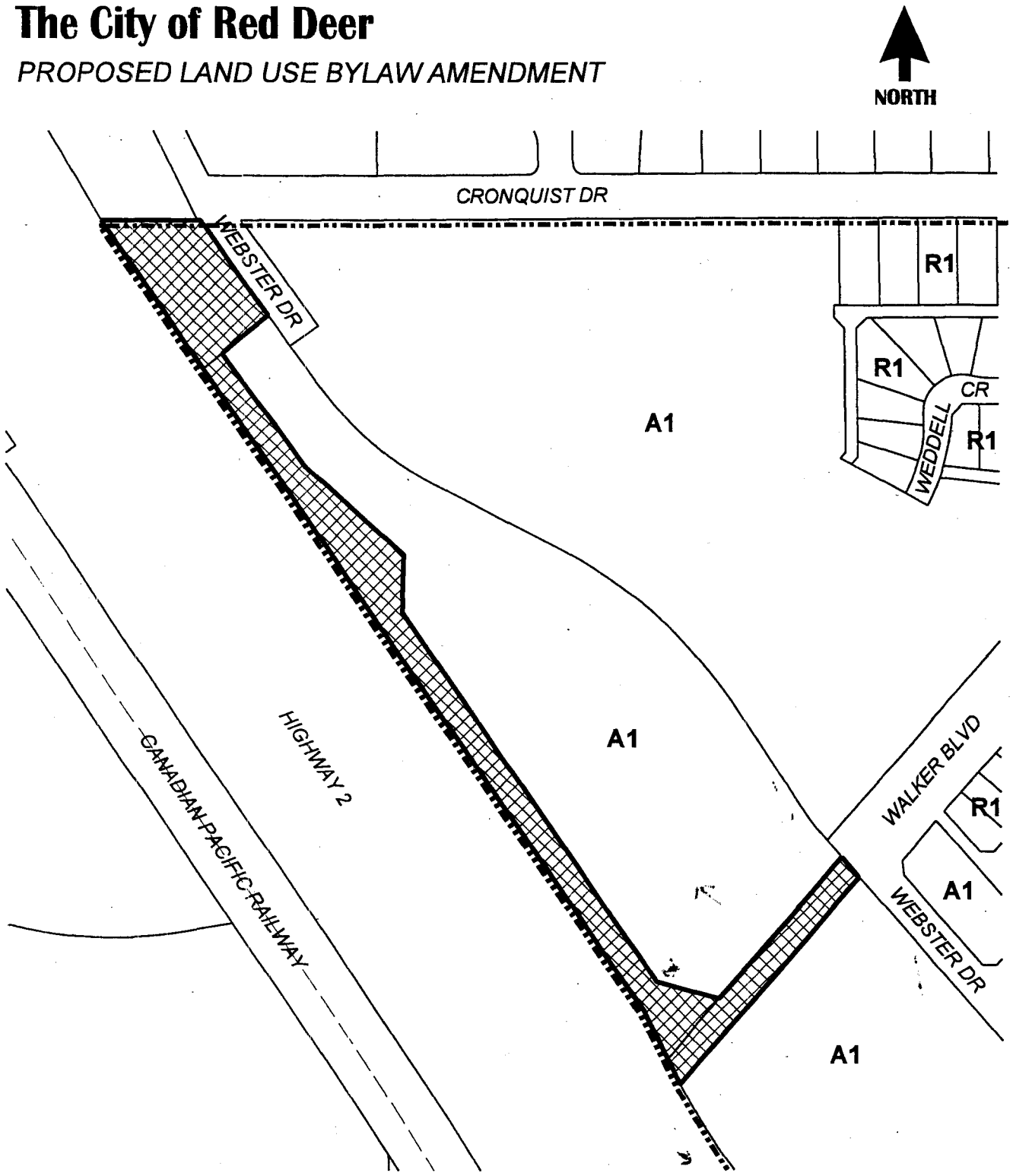
Frank Wong,
Planning Assistant

Attachment


ROAD ALLOWANCE
CRONQUIST DRIVE
PUBLIC UTILITY LOTS
1 PUL
AREA= 0.408 ha
BLOCK X
PLAN
12.1128 AM
ROAD RIGHT OF WAY
ABANDONED
ROAD
PLAN 2082 LZ
ROAD 74.26
AREA=0.163 ha
89° 55' 52"
56.88
24.64
144° 12' 27"
68.55
102.90
145°
13.99
50°05'34"
54°12'27"
35.00
20.00
20.00
54°12'27"
24.45
79.64
144°12'27"
187.79
45°
75.71
131°30'06"
3 MR
AREA= 0.879 ha
32.83
01°45'47"
PLAN 842 1444
HIGHWAY NO 2
RAILWAY PLAN 902 2219
MUNICIPAL RESERVE
LOT 2
AREA= 4.048 ha
Δ=26°57'55"
R=197.50
92.93
117° 14' 32"
78.96
Δ=30°09'40"
R=270.00
142.13
147° 24' 13"
60.16
Δ=08°48'48"
R=250.00
38.46
1.77
138°35'25"
15.36
138°35'25"
BLOCK 1
NE 1/4 SEC 7
TRANSMISSION LINE R\W PLAN 4224 KS
ROAD PLAN
2082 LZ
PLAN 2082 LZ
145°
257.10
42'
276.82
07°
20'
38.10
104°54'49"
107.48
AREA= 0.238 ha
14'
21'
157.88
21'
PUBLIC UTILITY LOTS
4 PUL
41'
46.65
41'
31.44
R=551.01
Δ=03°16'09"
R=551.01
Δ=01°41'29"
L=16.26
Proposed Subdivision
3

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks & Recreation

Change from :
A1 to P1

MAP No. 5 / 2003
BYLAW No. 3156 / G - 2003

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/G-2003**
Portion of Block X, Plan 1128 AM and
Portion of the NE ¼ Sec. 7-38-27-4
West Park Extension / Trademark West Park Inc.

Reference Report:
City Clerk, dated February 25, 2003 & Parkland Community Planning Services, dated February 18, 2003.

Public Hearings:
The Public Hearing for Land Use Bylaw Amendment 3156/G-2003 was opened and those present given the opportunity to speak. Following this, the Public Hearing was adjourned to the Council meeting of April 7, 2003 at 7:00 p.m. in Council Chambers.

Report Back to Council: Yes

Kelly Kloss
City Clerk

/chk

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

THE CITY OF Red Deer

City Clerk's Department

DATE: **February 25, 2003**

TO: **City Council**

FROM: **City Clerk**

SUBJECT: **West Park Extension (Westlake)**
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003

History

At the Monday, February 24, 2003 Council Meeting, West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 were given first readings.

West Park Extension (WestLake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 changes the land use designations in the Northeast portion of the Plan Area including the enlargement of a public utility lot to accommodate a larger stormwater detention pond. The expansion of the public utility lot results in the realignment of an adjacent local road and replotting of residential lots. There will be a net loss of 3 narrow single-family lots and 1 regular single-family lot. Green space will be increased from 13.06 ha to 13.36 ha.

In conjunction with the above Neighbourhood Area Structure Plan Bylaw Amendment, Land Use Bylaw Amendment 3156/H-2003 rezones land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1A.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, March 24, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

...2/

Recommendations

That following the Public Hearings, Council may proceed with

(a) 2nd & 3rd readings of West Park Extension (Westlake) Neighbourhood Area Structure Plan,
(b) 2nd & 3rd readings of Land Use Bylaw Amendment 3156/H-2003.

Kelly Kloss
City Clerk
/chk

LAND
COMMUNITY
PLANNING
SERVICES

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

DATE: February 18, 2003

TO: Kelly Kloss City Clerk

FROM: Frank Wong, Planning Assistant

RE: West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment No. 3217/B-2003

PURPOSE

Al-Terra Engineering Ltd., on behalf of Trademark West Park Inc., being the landowner/developer of the West Park Extension Subdivision, is proposing to amend the existing West Park Extension (Westlake) Neighbourhood Area Structure Plan. The proposed amendment was received on January 27, 2002 and was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*.

The purpose of this Plan Amendment application is to change land use designations in the northeast portion of the Plan area which will necessitate amendments to the servicing plans, associated maps and the Plan text accordingly, prior to commencing with development of the initial phases of the subdivision. The amendment also adjusts the previously approved subdivisions for Phases 1 and 2.

BACKGROUND

The original West Park Extension (Westlake) Neighbourhood Area Structure Plan was adopted by Council in May 2002. The proposed amendment includes the following changes which are labelled on the attached map:

1. The public utility lot located in the northeast of the Development Concept Plan is enlarged to accommodate a larger stormwater detention pond as required by the City's Engineering Services Department.

2. The expansion of the public utility lot southward results in the realignment of an adjacent local road as well as replotting of residential lots in the vicinity.

3. The amendment will result in a net loss of 3 narrow single-family lots and 1 regular single-family lot.

4. The amendment will result in an increase in green space from 13.06 ha (20.65%) to 13.36 ha (21.12%).

...page 2

NEIGHBOURHOOD MEETING

In terms of the City's *"Planning & Subdivision Guidelines"* a neighbourhood meeting is not required for a Plan Amendment where the amendment entails the following issues:

- Minor road, lane or public utility lot deletions and/or additions;
- Addition or deletion of lots with walkout basements; or
- Designation of R1-Single Family lots from higher density residential designations.
- Self-contained local roads or lanes.

As an alternative to a neighbourhood meeting, a door to door notice has been circulated to adjacent landowners informing them of the proposed changes, the date of the MPC meeting, and the fact that there will be an opportunity for further input at the public hearing for the Neighbourhood Area Structure Plan amendment.

As of February 18, 2003, no comments have been received.

PLANNING ANALYSIS

From a planning perspective the proposed plan amendment reduces the percentage of residential development in the Plan Area, improves traffic circulation in the vicinity of Walker Boulevard and Weddell Crescent, and increases the amount of green space in the Plan area.

MUNICIPAL PLANNING COMMISSION

In accordance with the *"Planning & Subdivision Guidelines"* this proposed Neighbourhood Area Structure Plan amendment was referred to the Municipal Planning Commission for a recommendation to City Council. MPC at their February 18 meeting recommended that Council give first reading to Bylaw Amendment 3217/B-2003.

RECOMMENDATION

Planning staff recommend that Council gives first reading to the proposed Bylaw Amendment 3217/B-2003, which seeks to amend the existing West Park Extension (Westlake) NASP as described in this report.

Frank Wong
Planning Assistant

Attachments

AL-TERRA Engineering Ltd. Consulting Engineers
Edmonton • Red Deer
25TH ANNIVERSARY
1976 - 2001

February 14, 2003

RECEIVED
FEB 18 2003

236-G-45

Parkland Community Planning Services
#404, 4808 Ross Street
Red Deer, Alta;T4N 1X5

Attention: Mr Frank Wong

Dear Sir

Re: Revisions to the Neighbourhood Area Structure Plan
For West Park Extension Project

Enclosed please find the revisions to the Neighbourhood Area Structure Plan for the West Park Extension. The revisions required are caused by the modifications to the north-east storm pond and surrounding roads and lots. The items that have been revised include:

Page 12 - Table 1 - Land Use Allocation
Page 14 - 4.2 Development Density
Page 15 - Table 2 - Estimated Population Densities
Page 16 - 4.2 Development Density (cont'd)
Page 19 - 4.7 Public Utilities
Figure 4 - Land Use Plan
Figure 7 - Gravel Boulevard Concept Plan
Figure 10 - North East Wetland Park Concept Plan
Figure 16 - Proposed Water Main
Figure 17 - Proposed Sanitary Sewer
Figure 20 - Proposed Overland Drainage
Figure 21 - Proposed Storm Sewers
Figure 22 - Phasing

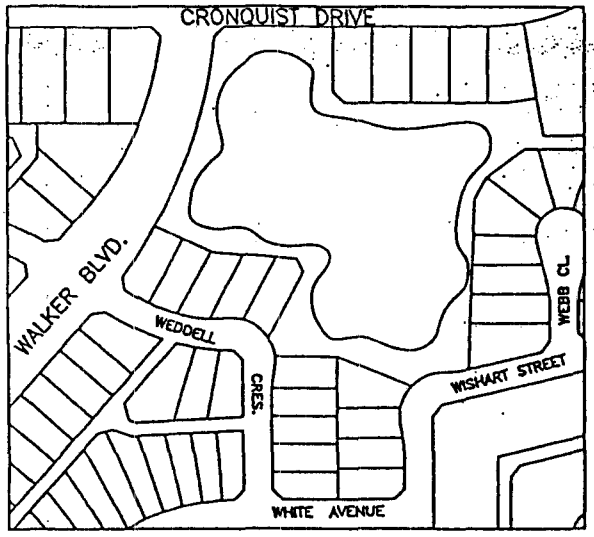
If you have any questions or require additional information, please contact our office.

Yours truly

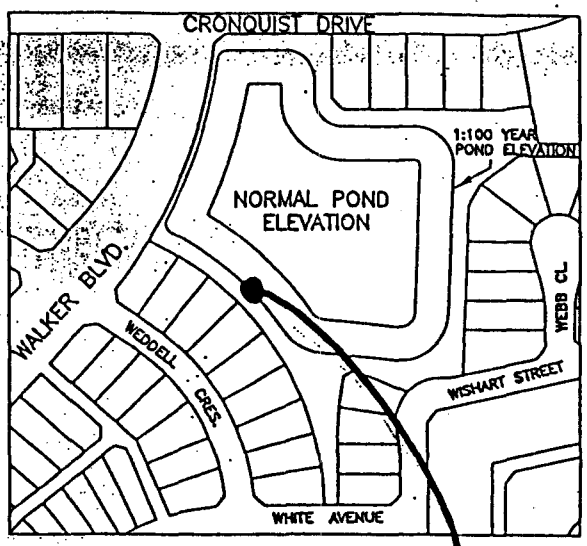
Steve Banack, P. Eng.
Project Manager

c.c. Gary Grelish - Trademark
Ron Zazelenchuk - Interplan Strategies

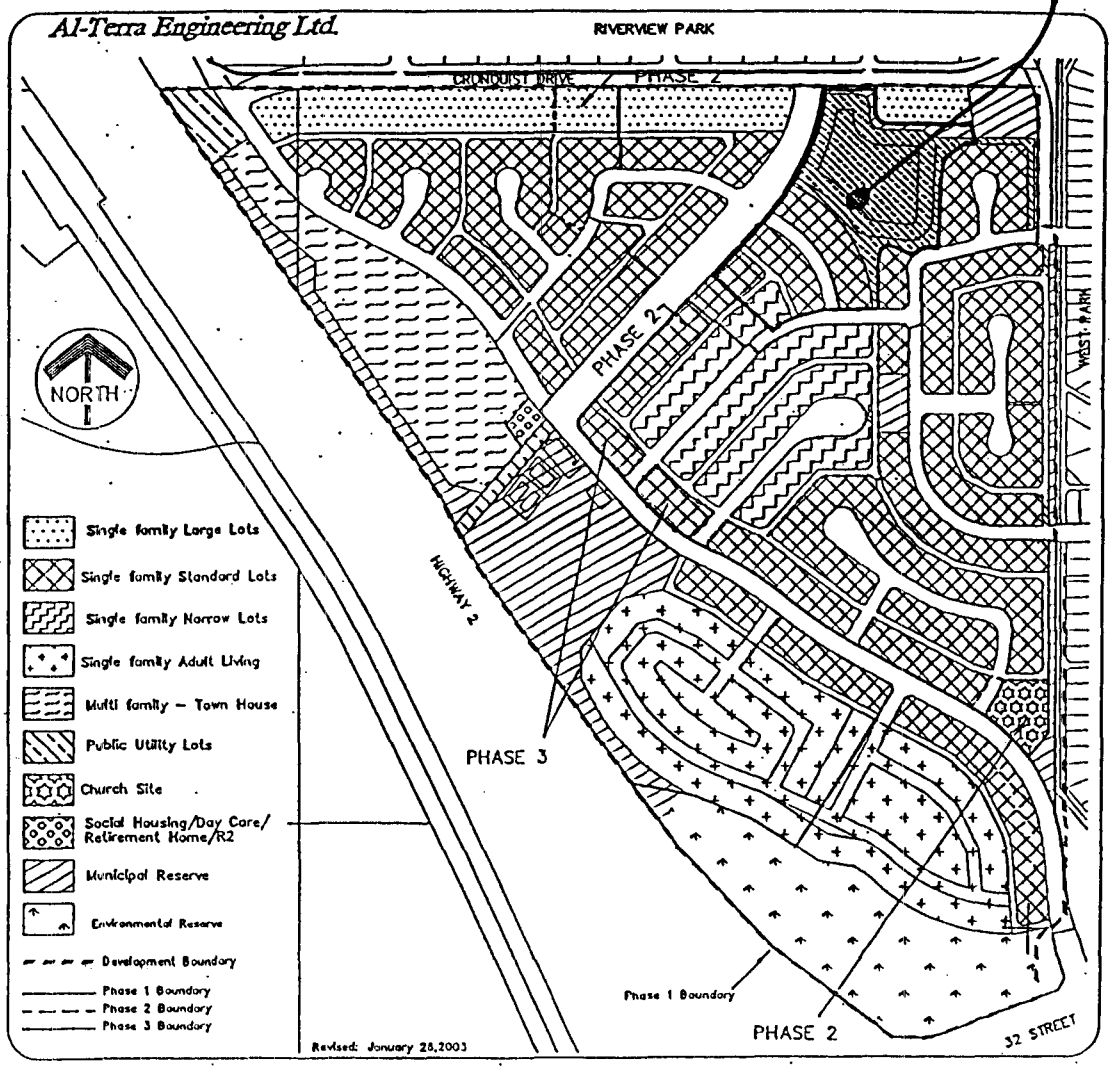
#202, 4708 - 50 Avenue, Red Deer, Alberta • T4N 4A1 • (403) 340-3022 • Fax (403) 340-3038 • E-Mail: al-terra@al-terra-rd.com



PREVIOUS LOTTING ARRANGEMENT AND POND LAYOUT FOR WESTPARK SUBDIVISION



CURRENT LOTTING ARRANGEMENT AND POND LAYOUT FOR WESTPARK SUBDIVISION



Proposed WESTPARK EXTENSION
NEIGHBORHOOD AREA STRUCTURE PLAN

family housing as well as a medium density townhouse site are also proposed in the neighbourhood. The various lot types and the townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in *Figure 4.*

The proposed land use allocation is illustrated in *Table 1.*

Existing NASP

TABLE 1 LAND USE ALLOCATION

	Acres ± (Ha±)		Percentage	
Total Neighbourhood Area	**156.26**	**(63.24)**	-	
Environmental Reserve	11.19	(4.53)	-	
Developable Area	**145.07**	**(58.71)**	**100.00**	
Land Use				
Single Family - Large Lots	8.08	(3.27) [3.24]	5.57	+ 0.03 ha
Single Family - Standard Lots	46.67	(18.89) [8.80]	32.17	+ 0.09 ha
Single Family - Adult Living	19.84	(8.03)	13.68	
Multi - Family - Townhouse	9.69	(3.92)	6.68	
Single Family - Narrow Lot	8.18	(3.31) [3.53]	5.64	- 0.22 ha
Municipal Reserve	14.51	(5.87)	10.00	
Streets and Lanes	29.50	(11.94)	20.34	
Public Utility Lots	7.30	(2.96) [2.66]	5.02	+ 0.30 ha
Church Site	1.00	(0.40)	0.69	
Social Care Site*	0.30	(0.12)	0.21	

* Social Housing/Day Care/Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
LORNE E. GODDARD
GAYLENE D. BOBB
LESIA E. LUCIUK**

DONALD J. SIMPSON
GARY W. WANLESS*
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*Denotes Professional Corporation
**Denotes Student-at-Law

Your file:
Our file: GEN 03/03 DJS

March 24, 2003

City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N 3T4

Fax: 346-6195

Attention: Kelly Kloss, City Clerk

Dear Sir:

RE: Adjournment of Public Hearing re: Westpark Extension (Westlake) Neighbourhood Area Structure Plan Amendment 3217/B-2003

This matter is scheduled for the March 24 Council Meeting for a public hearing and consideration of 2d and 3d reading of a bylaw amendment to adopt the revised plan.

Paul Meyette has advised that the developer has recently requested approval for construction of an earth berm alone, instead of the earth berm plus fence which had been original planned. The intent of the berm is to separate the residential area from the highway. The base of a berm alone has to be much wider than that of a berm plus fence in order to accommodate the required height above grade. Engineering has not yet had a chance to determine exactly how much wider the berm alone would have to be. It is possible that a wider berm could affect the location of the eastern boundary of the proposed P1 lands. Under these circumstances, Council should consider adjourning this matter until Engineering input can be received.

From a procedural point of view, we recommend that Council proceed as follows:

1. Open the public hearing as scheduled.

2. Hear a presentation from Engineering or the Planners regarding the issue with the berm and advise of the necessity of adjourning the balance of the public hearing to a later date.

3. Hear from anyone present regarding any other issues re the proposed plan and Bylaw changes.

4. Adjourn the public hearing to a fixed future date for resumption of the public hearing (e.g. 2 weeks if that is enough time for Engineering).

By adjourning the public hearing, there will be no need to formally readvertise the hearing since the date to which the matter is being adjourned will be announced right at the Council meeting. In addition, any minor modification to the precise location of the east boundary of the P1 parcel can be made at the Council Meeting itself, following the conclusion of the public hearing. There would not be any need to re-advertise unless the change in boundary was so substantial as to be significantly different than what was first advertised.

I will be present at the meeting and can speak to this matter if desired.

Yours truly,

DONALD J. SIMPSON
DJS/vjl

Kelly Kloss

From: Nona Housenga
Sent: March 21, 2003 4:00 PM
To: Kelly Kloss; Christine Kenzie
Subject: Possible Adjournment of Public Hearing #1 - LUB Amendment 3156/G-2003

Hello Kelly & Christine: Paul was in this afternoon to inform us that the above noted public hearing may need to be adjourned to the next Council meeting date to provide engineering time to access the adequacy of the berum and detention pond. The original berum was to have a fence on the top, and it is now being suggested that the berum be made higher. This would require that the berum be made wider. As well it will encroach into the detention pond. Ken is concerned about possible liability from drainage into the residential area and has requested more time to investigate the proposal. Paul is also checking with Nick to see if the adjournment will eliminate the need to readvertise the proposed amendment. If we need to adjourn the public hearing, we will require a resolution to do so. Christinine, would you please draft up a resolution for Kelly. Any questions, please call. Thanks.

Nona

PARKLAND
COMMUNITY
PLANNING
SERVICES

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

Date: February 14, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/H-2003
Portion of the NE ¼ Sec 7-38-27-4
West Park Extension – Phase 1 (revision)
Trademark West Park Inc.

Trademark West Park Inc. is the process of amending the West Park Extension (Westlake) Neighbourhood Area Structure Plan. An amendment was required because the public utility lot located in the northeast portion of the Westlake subdivision needs to be enlarged to accommodate a larger stormwater detention pond as required by the City's Engineering Services Department. The expansion of the public utility lot southward results in the realignment of an adjacent local road as well as replotting of residential lots in the vicinity. The amendment will result in a net loss of 3 narrow single-family lots and 1 regular single-family lot.

In view of the above, an amendment to the Land Use Bylaw is required. The amendment will rezone land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1and from Road to R1 and R1N. Bylaw 3156/H-2003, Map No. 5/2003 incorporates the proposed changes and will supercede the underlying land use districts.

The proposed land uses comply with the proposed amendments to the West Park Extension (Westlake) Neighbourhood Area Structure Plan which appeared as an earlier item in this Council agenda.

Staff Recommendation

Subject to City Council giving first reading to the West Park Extension (Westlake) Neighbourhood Area Structure Plan bylaw amendment 3217/B-2003; Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/H-2003.

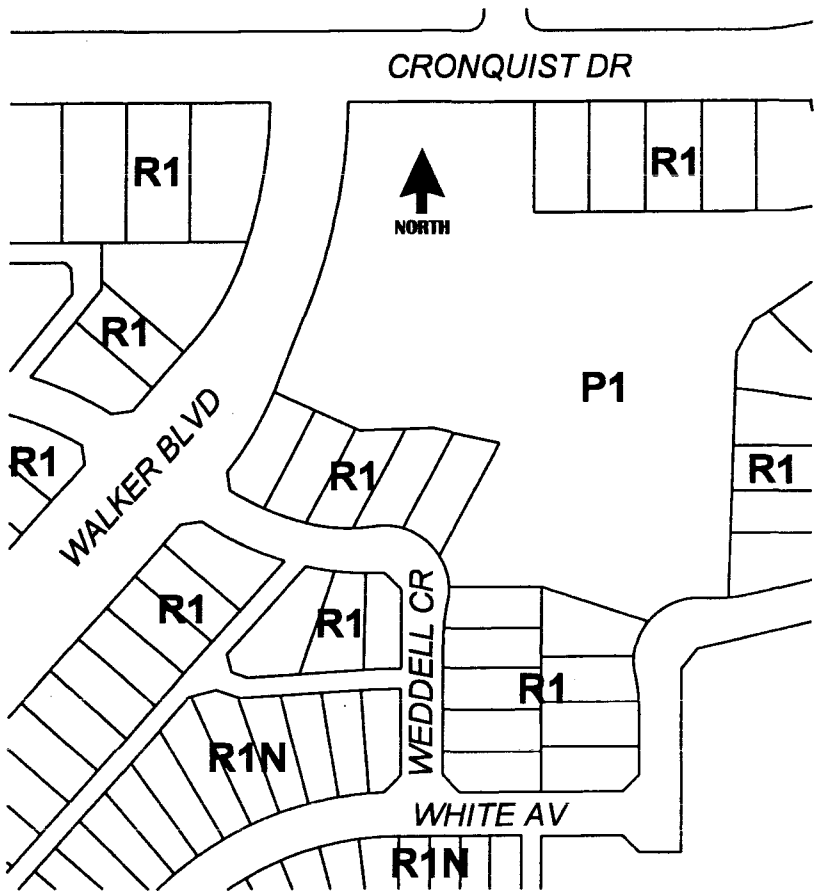
Sincerely,

Frank Wong,
Planning Assistant

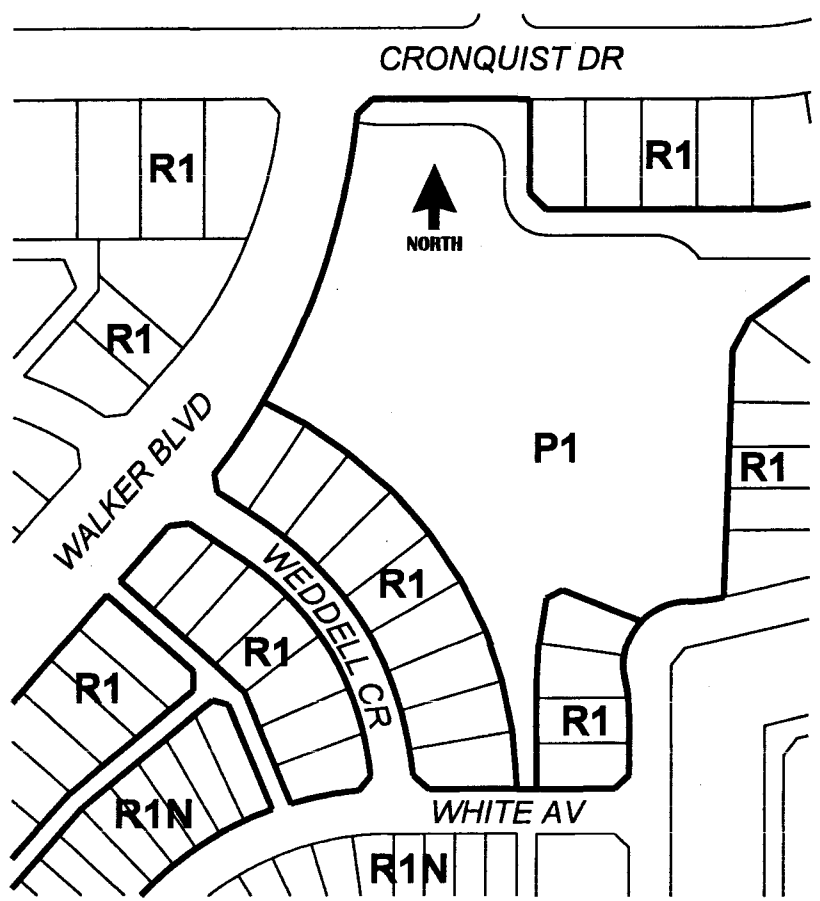
Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



EXISTING



PROPOSED

AFFECTED DISTRICTS:
R1 - Residential (Low Density)
R1N - Residential Narrow Lot
P1 - Parks & Recreation

MAP No. 6 / 2003
BYLAW No. 3156 / H - 2003

West Park Extension
LUB AMENDMENT 3156/G-2003

DESCRIPTION: Creation of future urban development lot with the subdivision of approximately 5.737 ha.

FIRST READING: February 24, 2003

FIRST PUBLICATION: March 7, 2003

SECOND PUBLICATION: March 14, 2003

PUBLIC HEARING & SECOND READING: March 24, 2003
Adjourned to Ap. 7/03

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ❑ NO ❑

DEPOSIT? YES ❑ $ 600. NO ❑ BY: Trademark (West Park)
Joint with 3156/H-2003

ACTUAL COST OF ADVERTISING:

$ 312.42 X 2 TOTAL: $ 624.84 + 1158.24 (H)

MAP PREPARATION: $ —

TOTAL COST: $ 1783.08

LESS DEPOSIT RECEIVED: $ (600. -)

AMOUNT OWING/ (REFUND): $ 1183.08

INVOICE NO.: B. 566526 54421

(Account No. 59.5901)

THE CITY OF
Red Deer
CITY CLERK'S DEPARTMENT

April 23, 2003

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Re: ***West Park Extension (Westlake):***
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003
&
Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and Portion of the NE ¼ Sec. 7-38-27-4

At the City of Red Deer's Council Meeting held on April 22, 2003, Public Hearings were held with respect to *West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment* 3217/B-*2003, Land Use Bylaw Amendment 3156/H-2003* and *Land Use Bylaw Amendment 3156/G-2003*. Following the Public Hearings, *Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003,* as amended, *Land Use Bylaw Amendment 3156/G-2003,* as amended and *Land Use Bylaw Amendment 3156/H-2003* were given second and third readings. Copies of the bylaws are attached.

Council passed the following resolutions:

> ***Resolved*** that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated April 1, 2003, hereby agrees to amend West Park (Westlake) Neighbourhood Area Structure Plan amendment 3217/B-2003 by deleting pages 12, 14, 15, 16 and 19 and Figures 4, 7, 10, 16, 17, 20, 21 and 22 and substituting the following revised pages 9, 12, 13, 14, 15, 16, 17, 19, 24 and 25 and Figures 4, 7, 9, 10, 16, 17, 20, 21 and 22 as attached to the April 1, 2003 report from Parkland Community Planning Services.

..2/

> ***Resolved*** that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated April 1, 2003, hereby agrees to amend Land Use Bylaw Amendment 3156/G-2003 by substituting revised Map No. 5/2003 as attached to the April 1, 2003 report from Parkland Community Planning Services.

West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 changes the land use designations in the Northeast portion of the Plan Area including the enlargement of a public utility lot to accommodate a larger stormwater detention pond. The expansion of the public utility lot results in the realignment of an adjacent local road and replotting of residential lots. There will be a net loss of 3 narrow single-family lots and 1 regular single-family lot. Green space will be increased from 13.06 ha to 13.36 ha.

In conjunction with the above Neighbourhood Area Structure Plan Bylaw Amendment, *Land Use Bylaw Amendment 3156/H-2003* rezones land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1A.

Land Use Bylaw Amendment 3156/G-2003 provides for the subdivision of approximately 5.737 ha (14.176 ac) of land to create a 4.048 ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot, and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10.0 ac) lot will remain as A1 Future Urban Development District. This rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement. The 4.048 ha (10.0 ac) lot will be developed, in the future, as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan and will be rezoned to R2 Residential Medium Density at the time of development.

Please do not hesitate to contact me should you have any questions or require further clarification .

Sincerely,

N. Housenga

Nona Housenga
Deputy City Clerk

NH/chk
/attach.

c S. Banack, Al-Terra Engineering Ltd.
Parkland Community Planning Services
C. Adams, Administrative Assistant

THE CITY OF Red Deer

Council Decision – April 22, 2003

City Clerk's Department

DATE: April 23, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Nona Housenga, Deputy City Clerk

SUBJECT: West Park Extension (Westlake):
1) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
2) Land Use Bylaw Amendment 3156/G-2003
3) Land Use Bylaw Amendment 3156/H-2003

Reference Report:
City Clerk, dated April 14, 2003 and Parkland Community Planning Services, dated April 1, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated April 1, 2003, hereby agrees to amend West Park (Westlake) Neighbourhood Area Structure Plan amendment 3217/B-2003 by deleting pages 12, 14, 15, 16 and 19 and Figures 4, 7, 10, 16, 17, 20, 21 and 22 and substituting the following revised pages 9, 12, 13, 14, 15, 16, 17, 19, 24 and 25 and Figures 4, 7, 9, 10, 16, 17, 20, 21 and 22 as attached to the April 1, 2003 report from Parkland Community Planning Services.

Resolved that Council of the City of Red Deer, having considered the report from Parkland Community Planning Services, dated April 1, 2003, hereby agrees to amend Land Use Bylaw Amendment 3156/G-2003 by substituting revised Map No. 5/2003 as attached to the April 1, 2003 report from Parkland Community Planning Services.

Bylaw Readings:
Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/G-2003, as amended, were given second and third readings. Land Use Bylaw Amendment 3156/H-2003 was also given second and third readings. Copies of the bylaws are attached.

Report Back to Council: No

...2/

Comments/Further Action:
This office will amend the Land Use Bylaw and distribute copies in due course.

Nona Houseriga
Deputy City Clerk

/chk
attchs.

c Director of Development Services
Inspections and Licensing Manager
Land & Economic Development Manager
City Assessor
D. Kutinsky, Graphics Designer
C. Adams, Administrative Assistant
B. Greter, City Clerk's, Clerk Steno

BYLAW NO. 3217/B-2003

Being a bylaw to amend Bylaw No. 3217/98, the bylaw adopting the West Park Extension (Westlake) Neighbourhood Area Structure Plan as a bylaw of the City of Red Deer.

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting in the West Park Extension (Westlake) Neighbourhood Area Structure Plan the following; Pages 9, 12, 13, 14, 15, 16, 17, 19, 24 and 25 and Figures 4, 7, 9, 10, 16, 17, 20, 21, and 22.

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

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

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

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

D/ MAYOR

Deputy CITY CLERK

addressing such design elements as street layout and street classification, the Guidelines identify the potential development of community facilities including:

- One site of approximately 0.12 hectares (0.3 acres) for the possible development of a social care residence or seniors residence site, preferably located on collector roads on a corner site where higher parking requirements can be satisfied. It is advised that the site be secured for a minimum of three months after advertising, but if it is not purchased for either of the specified uses then it may be used for conventional residential development.

- One 0.405 hectare (1 acre) church site, preferably located on collector roads on a corner site where higher parking requirements can be satisfied. Similarly, the site should be kept for a minimum of six months after advertising, but it may be used for conventional residential development if it is not purchased for a church.

3.5 Neighbourhood Area Structure Plan

The City of Red Deer requires a Neighbourhood Area Structure Plan (NASP) to provide planning and development strategies for large areas of land prior to development. The NASPs are governed by the *Municipal Government Act* and must reflect other guidelines and/or statutory documents established as a policy of Council such as the Municipal Development Plan. These Neighbourhood Area Structure Plans typically address land use, transportation, social facilities, servicing and staging as well as any significant site-specific matters.

4.0 DEVELOPMENT PROPOSAL

The West Park Extension neighbourhood development concept (***Figure 4***) is based upon the community and developer input, City policies, site characteristics, edge conditions and market indicators. The key components are neighbourhood structure, land use density and population, open space, transportation, servicing and phasing.

4.1 Development Concept

The vision for West Park Extension is a comprehensively planned residential community with an emphasis upon integrating land uses, open space connectivity, land use efficiency and innovation. The key urban design and land use planning principles guiding the Plan include:

family housing as well as a medium density townhouse site are also proposed in the neighbourhood. The various lot types and the townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in ***Figure 4***.

The proposed land use allocation is illustrated in ***Table 1.***

TABLE 1 LAND USE ALLOCATION

	Acres± (Ha±)	Percentage
Total Neighbourhood Area	**156.26 (63.24)**	-
Environmental Reserve	11.19 (4.53)	-
Developable Area	**145.07 (58.71)**	**100.00**
Land Use		
Single Family – Large Lots	8.08 (3.27)	5.57
Single Family – Standard Lots	46.31 (18.74)	31.92
Single Family – Adult Living	19.84 (8.03)	13.68
Multi - Family – Townhouse	8.21 (3.32)	5.66
Single Family – Narrow Lot	8.18 (3.31)	5.64
Municipal Reserve	16.56 (6.70)	11.42
Streets and Lanes	28.73 (11.63)	19.80
Public Utility Lots	7.86 (3.18)	5.42
Church Site	1.00 (0.40)	0.69
Social Care Site*	0.30 (0.12)	0.21

* Social Housing/Day Care/ Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

A significant natural area along the western boundary is provided for recreation purposes and buffering of highway noise. Similarly, the existing natural wetland found at the southern end of the site is protected as habitat but is also upgraded for stormwater detention purposes.

It should be noted that the smaller wetland and associated park area located to the east of the 60th Avenue alignment is not within the site boundaries, even though each of these contribute to the neighbourhood. As such, they have not been included in the Neighbourhood Structure Plan area.

4.1.1 Single Family Detached

There are five single family detached lot types being proposed, all of which fall under the City of Red Deer's Residential Low Density District (R1) and Residential Narrow Lot District (R1N). Each of the lot types is described below.

Standard A: The typical and minimum widths of standard A lots are 15.2 metres ± (49.9 feet ±) and 12.8 metres ± (42.0 feet ±) respectively. Standard A lots account for 371 of the 692 (approximately 54 percent) dwelling units anticipated on the site, the highest proportion of any residential land use. They are found throughout the neighbourhood

Standard B: At 16.8 metres ± (55 feet ±) wide standard B lots are wider than standard A lots. They are found along the neighbourhood's eastern boundary where they back onto lots with similar dimensions in the adjoining established neighbourhood. They are intended to enhance compatibility and cohesiveness between existing and future residential development.

Large: Large lots are characterized by a 22.9 metre ± (75 feet ±) width, and lot depths of 48.8 metres ± (160 feet ±) and 40 metres ± (132 feet ±) . Located along the south side of Cronquist Drive these lots are intended to enhance compatibility with larger suburban lots located on the north side of the road.

Narrow: Narrow lots are characterized by a minimum lot width of 10.4 metres (34.1 feet) and rear drive garages. They are located near the center of the

neighbourhood in close proximity to major neighbourhood roads and park and natural areas.

Adult Living: Adult living detached single family lots are typically 12.2 metres ± (40 feet ±) wide. They are found in an 8.03 hectare ± (19.84 acre ±) cluster located at the south end of the neighbourhood adjacent to the park and natural areas. As implied by their name, they are intended as detached seniors' housing characterized by smaller yards.

4.1.2 Townhouses

A single, 3.32 gross hectare ± (8.21 acre ±) medium density townhouse site is strategically located in close proximity to a park / natural area and the internal collector road network. Townhouse units will be a maximum two stories high. They are intended for a range of potential homebuyers.

4.2 Development Density

As noted in Section 3.1 maximum density for new residential areas in the City of Red Deer is 45 persons per gross hectare. Based upon the existing policy and given a total neighbourhood development area of 63.24 hectares ± (156.26 acres ±), a maximum population of 2846 persons could be accommodated in the West Park Extension area.

The proposed development concept, however, is well below the maximum, as the estimated population density is 36.78 persons per hectare. This is based upon an estimated build-out of 699 dwelling units, City of Red Deer occupancy factors and a population of 2326 persons.

The population density calculation is summarized in ***Table 2.*** Table 2 also shows the estimated number of dwelling units and associated population for each of the residential land uses when the neighbourhood is fully developed. Single family Standard A lots account for the majority of dwelling units (371) and population (1261) as compared to the other residential land uses.

TABLE 2 ESTIMATED POPULATION DENSITIES

Land Use	Lot Width (m±)	Number of Dwelling Units	Number of Persons/ Unit	Total Population (Maximum)	Density Persons/Ha
Single Family, Large Lot	22.9	30	3.4	102	-
Single Family, Standard A Lots	12.8	371	3.4	1261	-
Single Family,Standard B Lots	16.8	14	3.4	48	
Single Family, Narrow Lots	10.4	81	3.4	275	
Single Family, Adult Living Lot	12.2	130	3.4	442	-
Multiple Family, Townhouse	*8.21 ac@8upa*	66	3.0	198	-
Total ***(With church and social care site)***		**692**	-	**2326**	**36.78**
Multiple Family, Townhouse ***(Additional- no social care site)****	*0.30 ac@8upa*	2	3.0	6	
Single Family, Standard Lot A (***Additional- no church)***	*12.9*	5	3.4	17	
Total ***(No church or social care site*)***		**699**	-	**2349**	**37.14**

** Social Housing /Daycare /Retirement Home /R2*

NOTE: The occupancy factor of 3.4 persons per dwelling unit used for the Adult Living single family is considered to be high. Applying a more realistic factor of 2.2 persons per dwelling unit to the Adult Living component the anticipated overall neighbourhood density would be 34.31 persons per hectare (with a church and social care site) and 34.68 persons per hectare (without the sites).

The relatively low estimated population density can be attributed to the amount of park and natural areas that are provided and the quantity of lower density single family detached development.

It should be noted that the calculations are based on the assumption that the church and community care sites would be developed for these intended purposes. Should the two sites be developed for residential purposes, the estimated population density for the entire neighbourhood would marginally increase to 37.14 persons per hectare (15.03 persons per acre). This is well within the 45 persons per hectare limit stipulated in the City of Red Deer *Municipal Development Plan.*

4.3 Parks and Open Space

The parks and open space system includes several different types of parks and an extensive pedestrian / cycling trail system connecting parks and neighbourhoods. The park and trail systems represent important community amenities and focal points for new West Park Extension residents as well as those from neighbouring communities. Approximately 10 per cent of the site is provided as municipal reserve, satisfying the *Municipal Government Act* and City of Red Deer requirements. It is comprised of a balance of natural areas, local play areas, buffer and linear parks. The percentage increases to 21 per cent when the environmental reserve areas and public utility lots such as the storm detention facility are included.

4.3.1 West Area Park

The neighbourhood's largest and most significant park is the linear park that runs the length of neighbourhood's western boundary. It includes a 3.58 hectare ± (8.87 acre ±) natural park located at approximately the midway point along the boundary (see ***Figure 8***). A "play area", complete with a full range of playground facilities, a multi-use area and a small parking lot are integrated into the natural area park. The final location and layout of the play area will be determined in cooperation with the City of Red Deer Recreation Parks and Culture Department. The western linear park system connects the northern and southern detention

ponds to form a corridor of public use open space encompassing the entire western and southern boundaries of the neighbourhood.

The western boundary park serves several important purposes by offering excellent outdoor amenity and recreation opportunities to the community, protecting important tree stands and wildlife habitat, and acting as a noise and visual barrier to Highway 2. An approximately 30 metre (100 ft.) wide, landscaped berm complete with sound attenuation faculty, will be constructed adjacent to portions of the highway right-of-way for added noise and visual abatement. The design details of the berm are illustrated in ***Figure 9***.

4.3.2 East Area Park

A second linear open space incorporating a 2.5 metre regional path will be created along the 60th Avenue alignment (see ***Figure 6***). It connects the historical northeast feature park at the intersection of Cronquist Drive and 60th Avenue in the north to the combination wetland / storm detention pond found in the south. The school site monument is the focus of the northeast feature park. This park and monument site will be enhanced with paved walking areas and seating facilities as illustrated in ***Figure 10***. The feature park is also connected to the storm detention facility located to the southwest and ultimately to the Grand Boulevard.

4.3.3 Grand Boulevard

The high-tension power line corridor has been integrated into the neighbourhood park and open space system by serving as a median for the main entry road (see ***Figure 7***). Special design treatments, such as extensive landscaping are intended to improve its visual and aesthetic quality and establish the Grand Boulevard as a neighbourhood gateway.

4.3.4 Local Parks

A 0.22 hectare ± (0.55 acre ±) "tot lot" in the east central area (see ***Figure 10***) is provided as a local play and amenity area.

4.7 Public Utilities

In addition to the environmental reserve wetland area within the Plan boundary and the one to the east of 60th Avenue, two storm detention facilities are provided to service the neighbourhood. A large, 2.12 hectares ± (5.2 acres ±) site, located in the northeast sector of the neighbourhood just east of the Grand Boulevard, will be supplemented by 0.30 hectares ± (0.76 acres ±) of municipal reserve along the east and north side. The combined area will be landscaped and developed as an amenity for the neighbourhood as well as a storm sewer facility (see ***Figure 10*** *and Section 6.3*).

A small 0.35 hectares ± (0.87 acres ±) wetland in the northwest corner will also be retained as part of the open space and storm water system.

5.0 TRANSPORTATION

A West Park Extension Traffic Impact Study was prepared by Finn Transportation Consultants in November 2001 and was submitted under separate cover. This study addresses both the external and internal transportation networks and concludes that both networks can adequately accommodate the anticipated traffic generated by the West Park Extension.

5.1 Internal Road Network

Road connections to the external road network are strategically located. An internal road hierarchy conveys traffic efficiently and safely within the neighbourhood, while cul-de-sacs provide access to many of the single family residences.

As outlined in Section 4.1, the proposed neighbourhood structure plan closes a portion of the existing 60th Avenue. This closure is intended to provide for more continuity between the existing community and the new neighbourhood and will eliminate the current shortcutting traffic on 60th Avenue. A small portion of 60th Avenue between 59th Avenue Crescent and Cronquist Drive will remain open to accommodate local traffic movement.

The intent of the proposed internal roadway network is to:

external areas draining into the site. It is to discharge via an existing culvert running beneath Highway 2 into the ditch located on the west side of Highway 2 along the Canadian Pacific Railway (CPR) tracks, discharging ultimately into the Red Deer River. A naturalized trapped low in the northwest corner of the site, also to be dedicated as public utility lot, is to service an area of approximately 8 hectares (19.8 acres). This depression will be equipped with a wet cell to provide water quality enhancement. It is also to discharge via an existing culvert running beneath Highway 2 into the CPR ditch. The balance of the site and some external area discharging as overland flow into the site from the east comprising a total area of approximately 35 hectares (86.5 acres), will be serviced by a constructed wetland/naturalized wet pond located in the northeast corner of the site. This facility will discharge into a storm sewer line at Cronquist Drive and 60th Avenue (see ***Figure 19***). The storm sewer will run along Cronquist Drive and tie into the existing storm sewer trunk at Cronquist Drive and 57th Street, discharging ultimately into the Red Deer River.

The area taken up by the storm water management facilities amounts to about 7.0 hectares (17.3 acres) or 11.1 per cent of the overall area. With this percentage adequate water quality enhancement will be provided while safeguarding the long-term sustainability of the facilities. In addition, minimizing side slopes and fluctuations in water level during severe storm events will preserve public safety.

A Master Drainage Plan has been prepared and submitted under separate cover addressing the storm water conveyance system. The Plan deals with the location and type of storm water management facilities required; the location of outfalls to the Red Deer River; the presence of Best Management Practices to enhance the water quality of the runoff discharged to the Red Deer River; and erosion and sediment controls. Preliminary storage requirements and off-site discharge rates are included. This document was submitted to the City of Red Deer, County of Red Deer, Canadian Pacific Railway and Alberta Environment for approval. The storm water conveyance system, storm water management facilities and BMPs, and storm outfalls will be designed to City of Red Deer, Canadian Pacific Railway and Alberta Environment standards. Detailed drawings for servicing each development cell will be provided to the City as part of the approval process. Drawings will be supported by a detailed Serviceability Report that

details the operation of any facilities or BMPs, and verifies the operation of the drainage system versus City and provincial guidelines.

Figure 20 shows the proposed overland Drainage Pattern for this development, while ***Figure 21*** shows the proposed storm sewer routing for this project.

6.4 Shallow Utilities

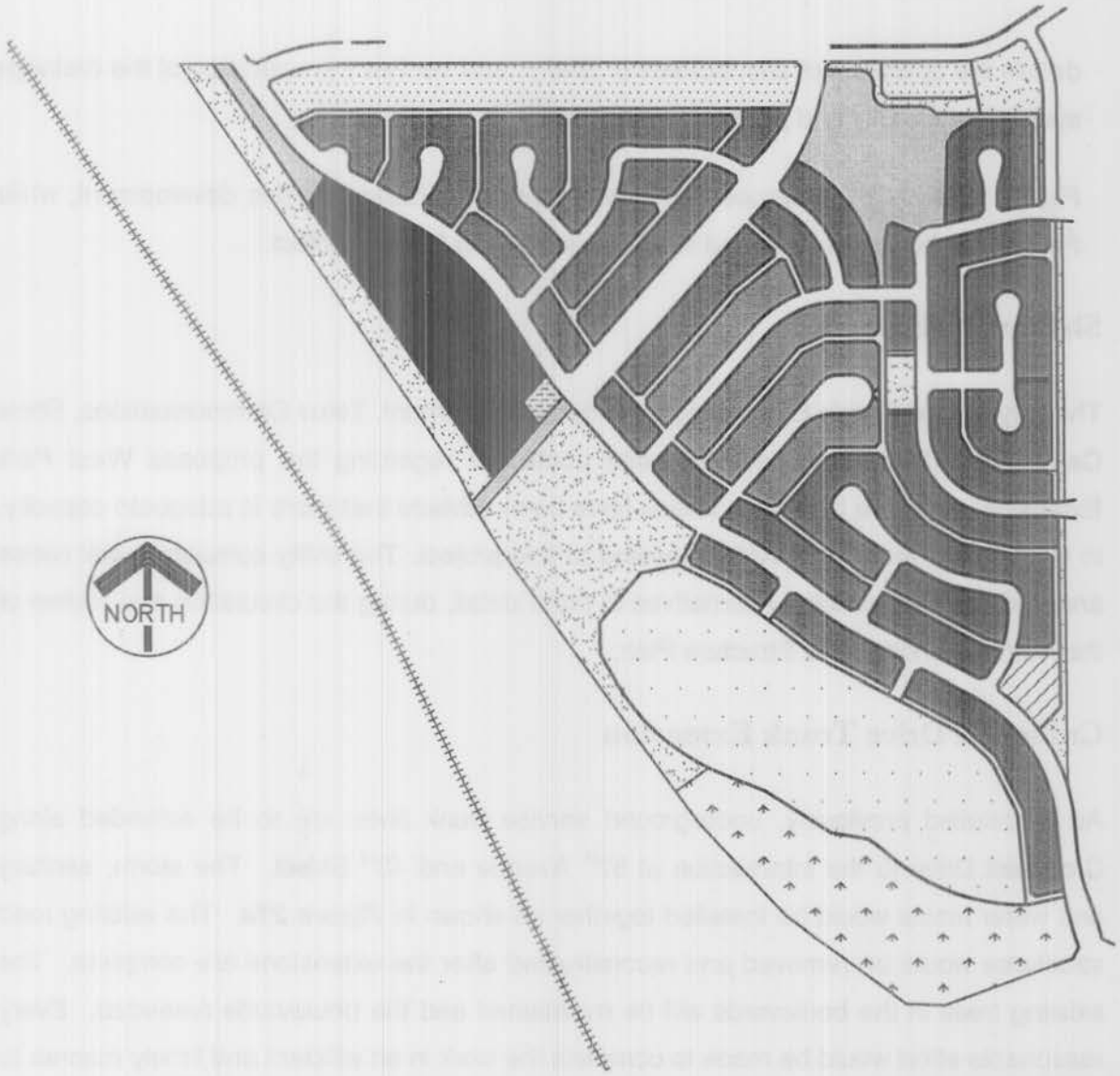
The City of Red Deer's Electric Light & Power Department, Telus Communications, Shaw Cable and ATCO Gas, have all been contacted regarding the proposed West Park Extension. All of the franchise utilities have been advised that there is adequate capacity, in the general area, to provide servicing to this project. The utility companies will revise and address the servicing alternatives in more detail, during the circulation and review of the Neighbourhood Area Structure Plan.

6.5 Cronquist Drive Trunk Extension

As is detailed previously, underground service trunk lines are to be extended along Cronquist Drive to the intersection at 57th Avenue and 43rd Street. The storm, sanitary and water mains would be installed together as shown in ***Figure 21a***. The existing road structures would be removed and reconstructed after the extensions are complete. The existing trees in the boulevards will be maintained and the boulevards reseeded. Every reasonable effort would be made to complete the work in an efficient and timely manner to minimize disruption to the residents in the area.

7.0 PHASING

Figure 22 illustrates the preliminary concept for phasing. The present location of utilities dictates the initial few phases of development. Market conditions will influence the actual phasing of the development.



	Acres	Hectares	%
Single family Large Lots	8.08	3.27	5.57
Single family Standard Lots	46.31	18.74	31.92
Single family Narrow Lots	8.18	3.31	5.64
Single family Adult Living	19.84	8.03	13.68
Multi family – Town House	8.21	3.32	5.66
Street and Lanes	29.73	11.63	19.80
Public Utility Lots	7.86	3.18	5.42
Church Site	1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/ Retirement Home/R2	0.30	0.12	0.21
Municipal Reserve *	16.56	6.70	11.42

Prepared for: Trademark Western Properties.

Plan Statistics	Acres *	Hectares*	%
Total Area	156.26	63.24	
Environmental Reserve	11.19	4.53	
Total Developable	145.07	58.71	
Net Developable Area	145.07	58.71	100.0

* Municipal Reserve Summary	Acres *	Hectares*
Cental Park	8.87	3.58
Highway 2 Buffer	4.19	1.70
Buffer – Existing Community	1.16	0.47
Tot Lot	0.55	0.22
Feature Park	1.03	0.42
N.E. Storm Pond	0.76	0.31
Total Area for Municipal Reserve	16.56	6.70

West Park Extension

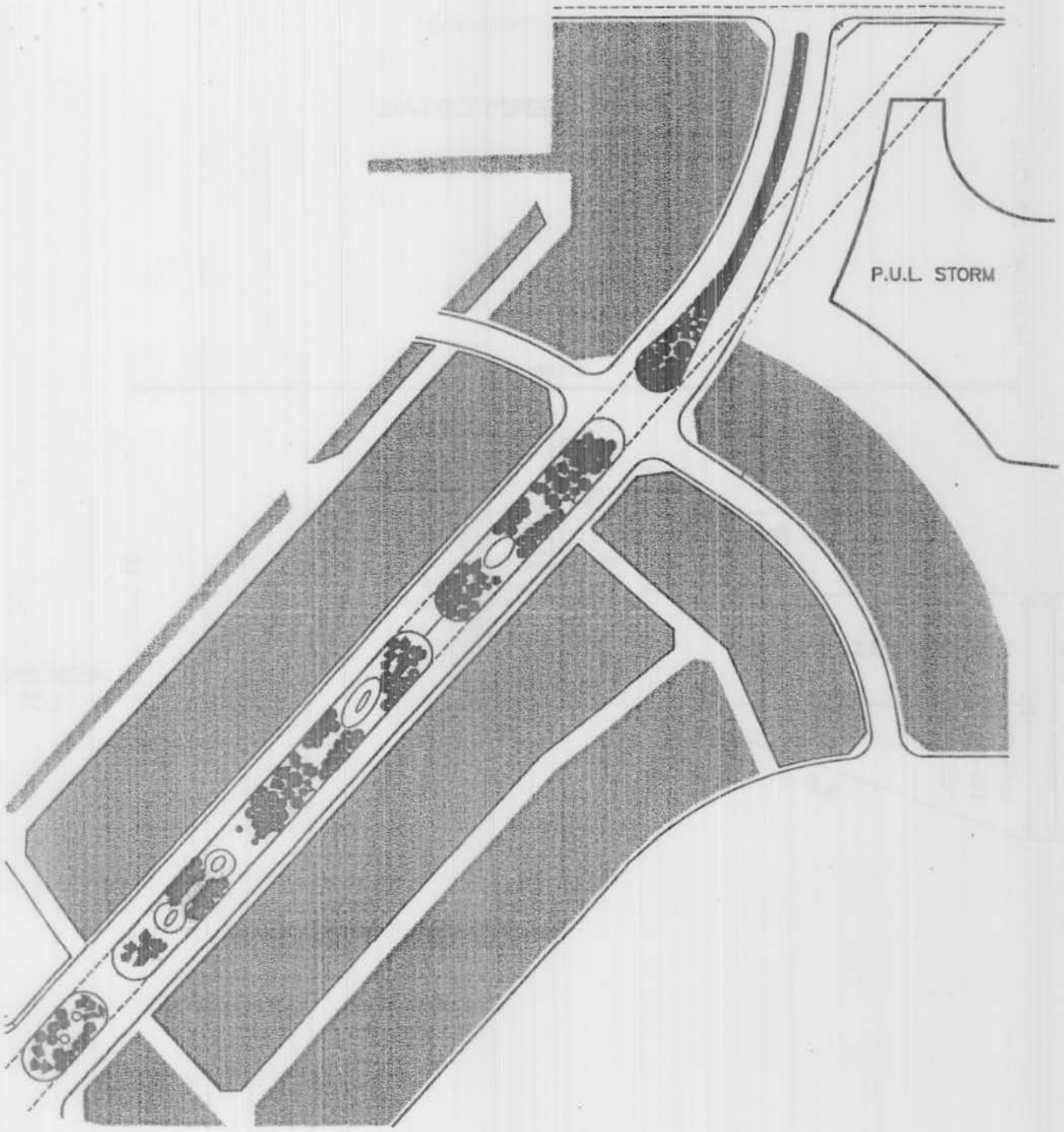
in Red Deer

Neighbourhood Structure Plan

Within:

Section 7, Township 38, Range 27, W of 4

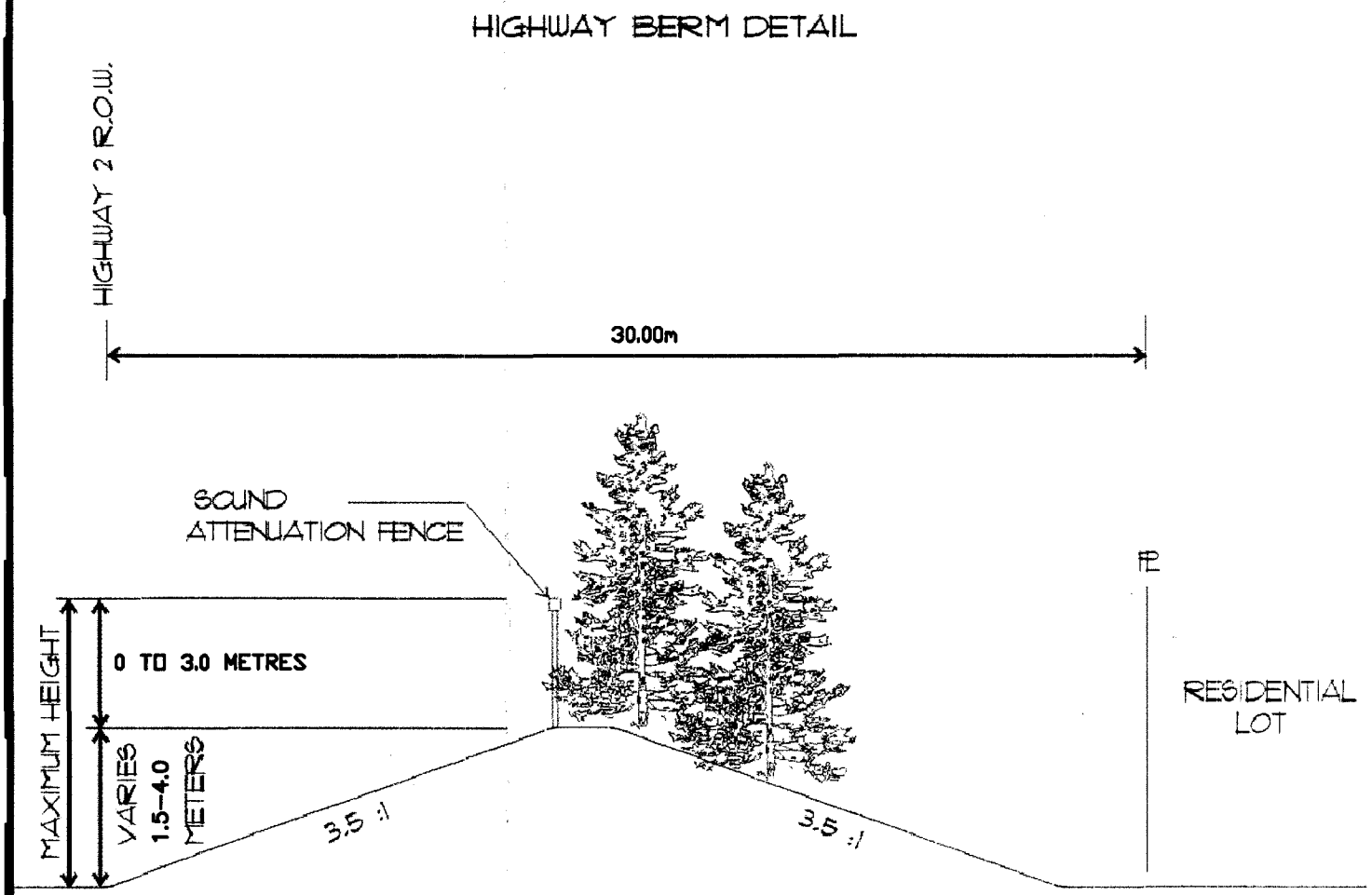
FIGURE 4



West Park Extension
Grand Boulevard Concept Plan

Al-Terra Engineering Ltd.

FIGURE 7



NOTE: ALL DIMENSIONS ARE IN METERS

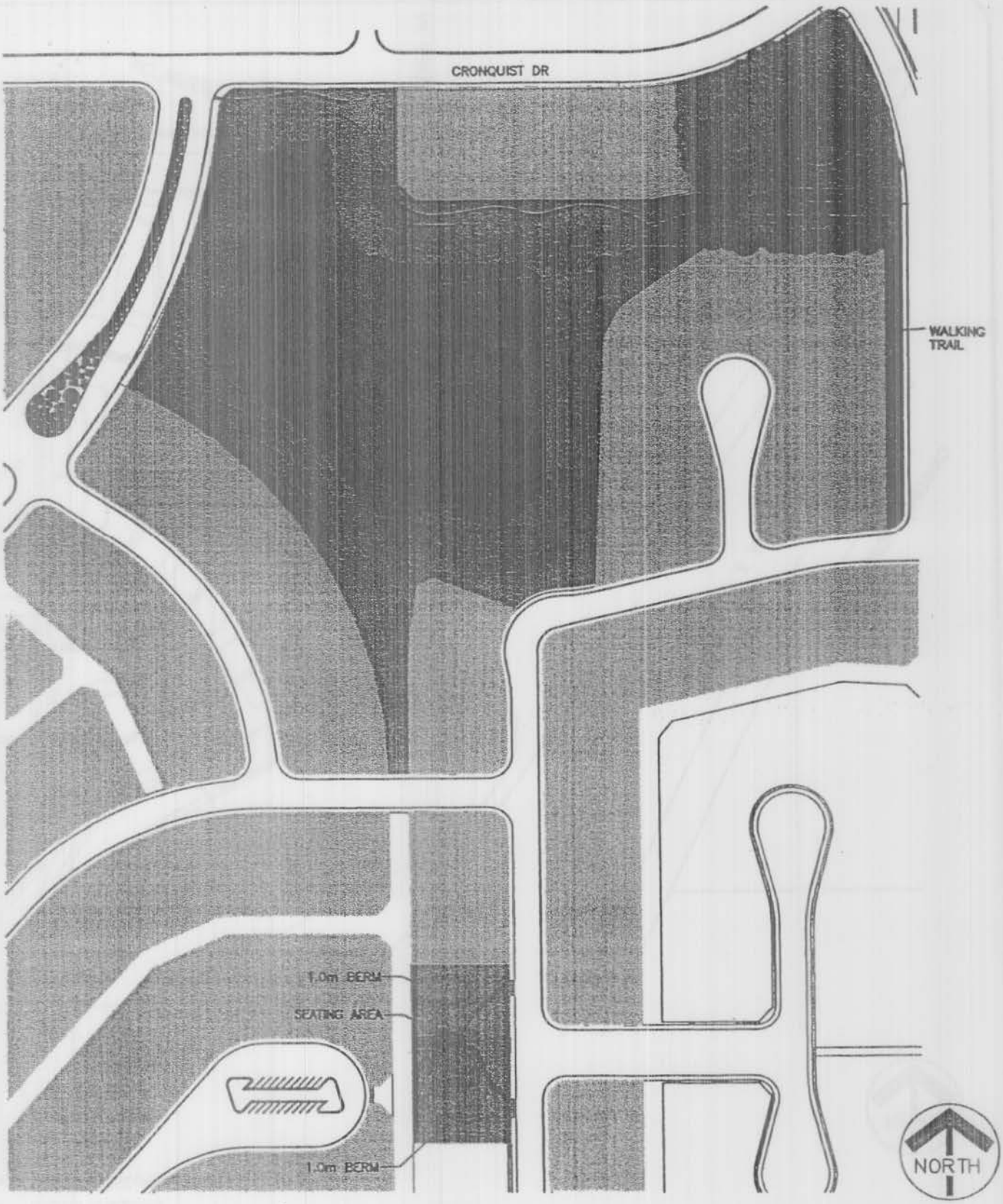
BERM TO BE LOCATED A MIN. HEIGHT OF 2.5m ABOVE HIGHWAY ELEVATION

NORTH

West Park Extension
Highway Berm Detail

Al-Terra Engineering Ltd.

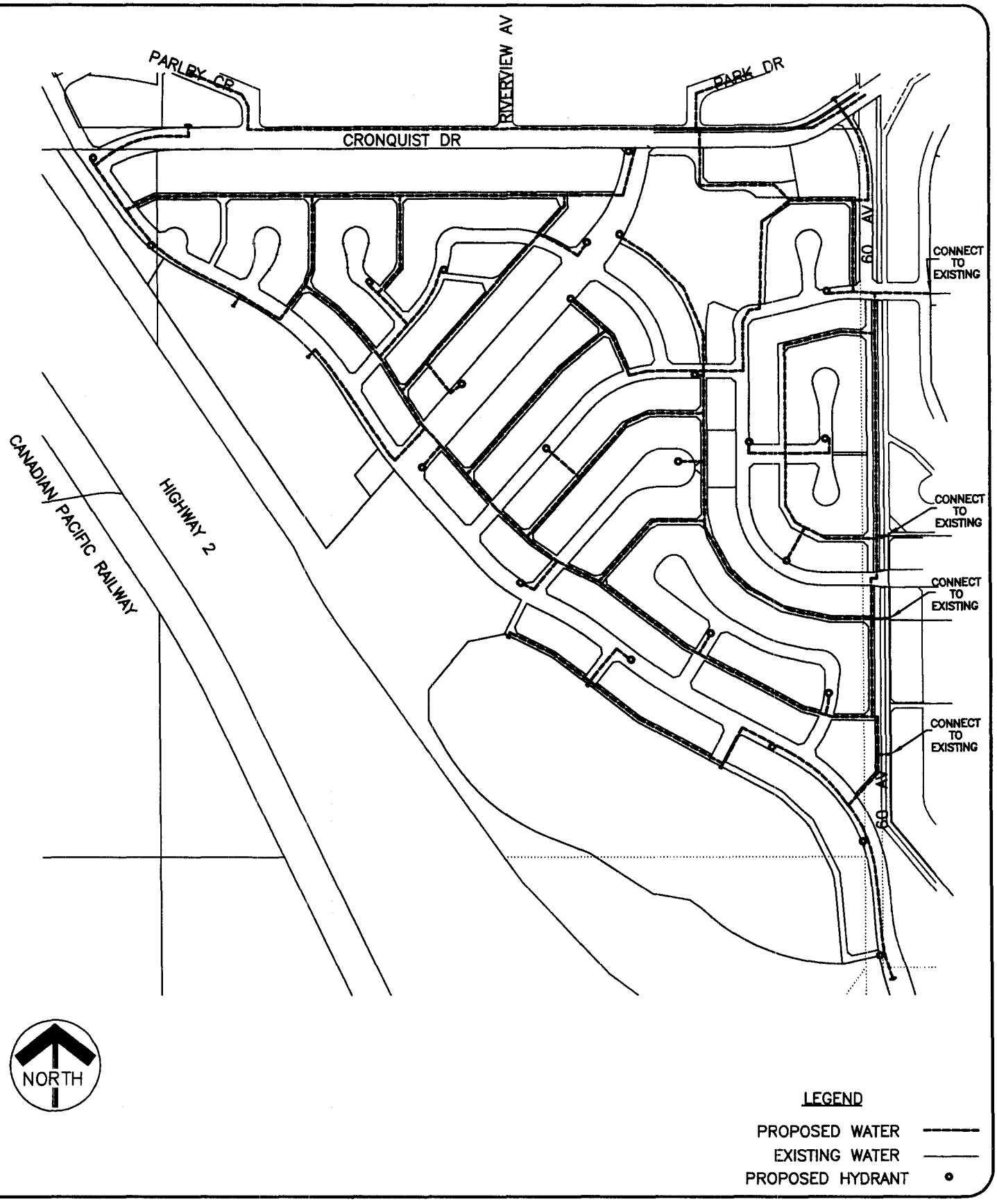
FIGURE 9



West Park Extension
Northeast Wetland
Park Concept Plan

Al-Terra Engineering Ltd.

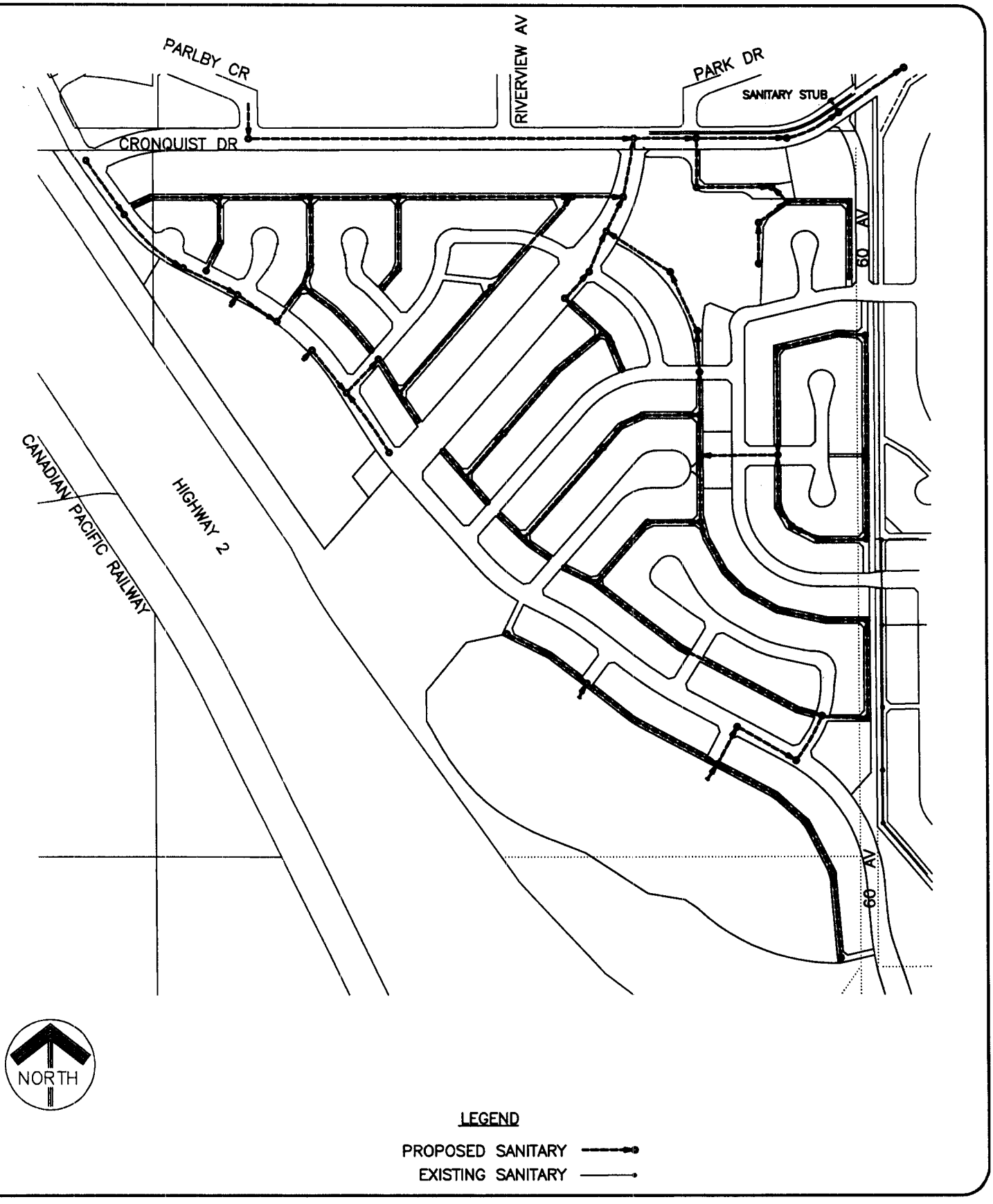
FIGURE 10



West Park Extension
Proposed Water Main

Al-Terra Engineering Ltd.

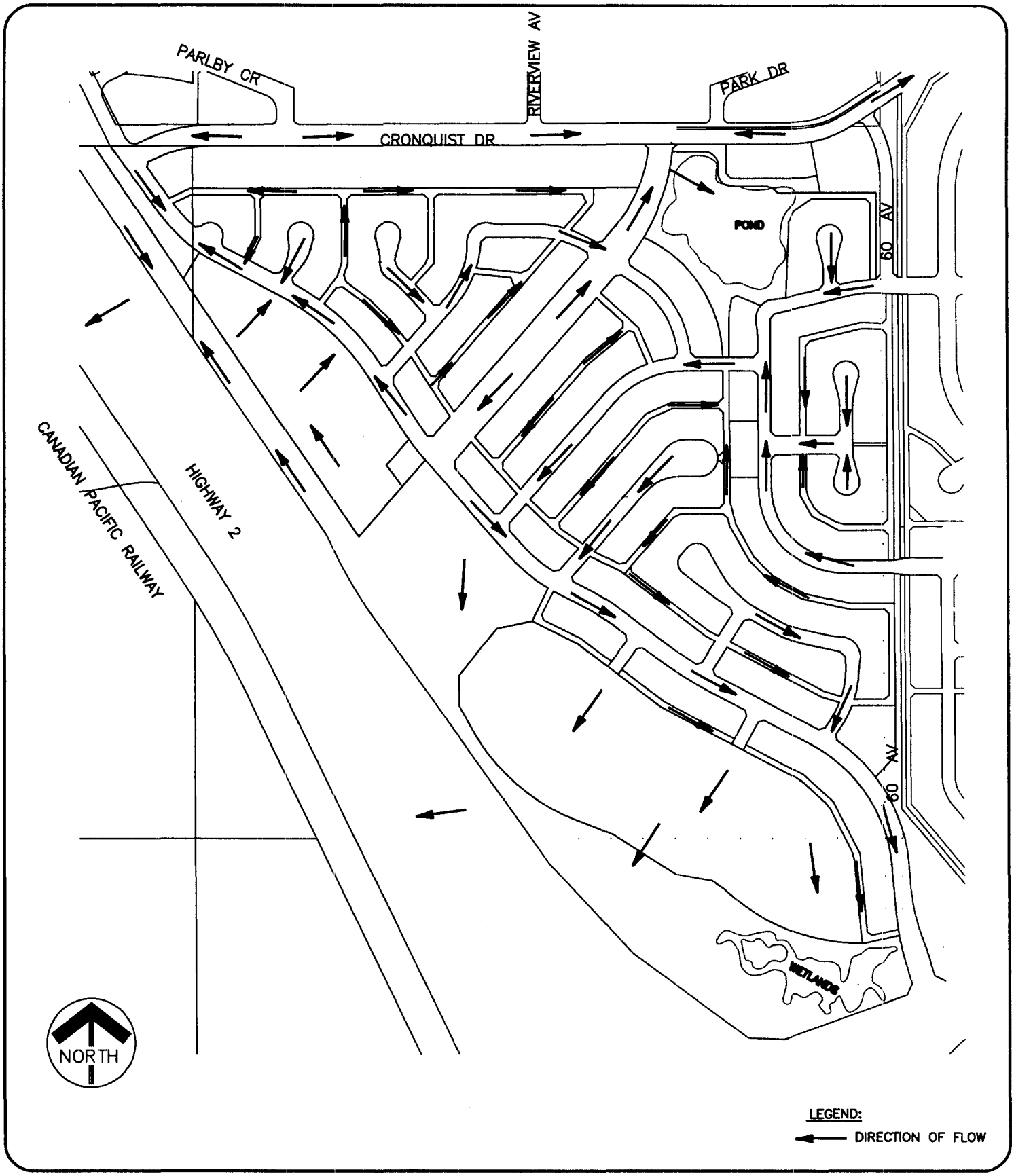
FIGURE 16



West Park Extension
Proposed Sanitary Sewer

Al-Terra Engineering Ltd.

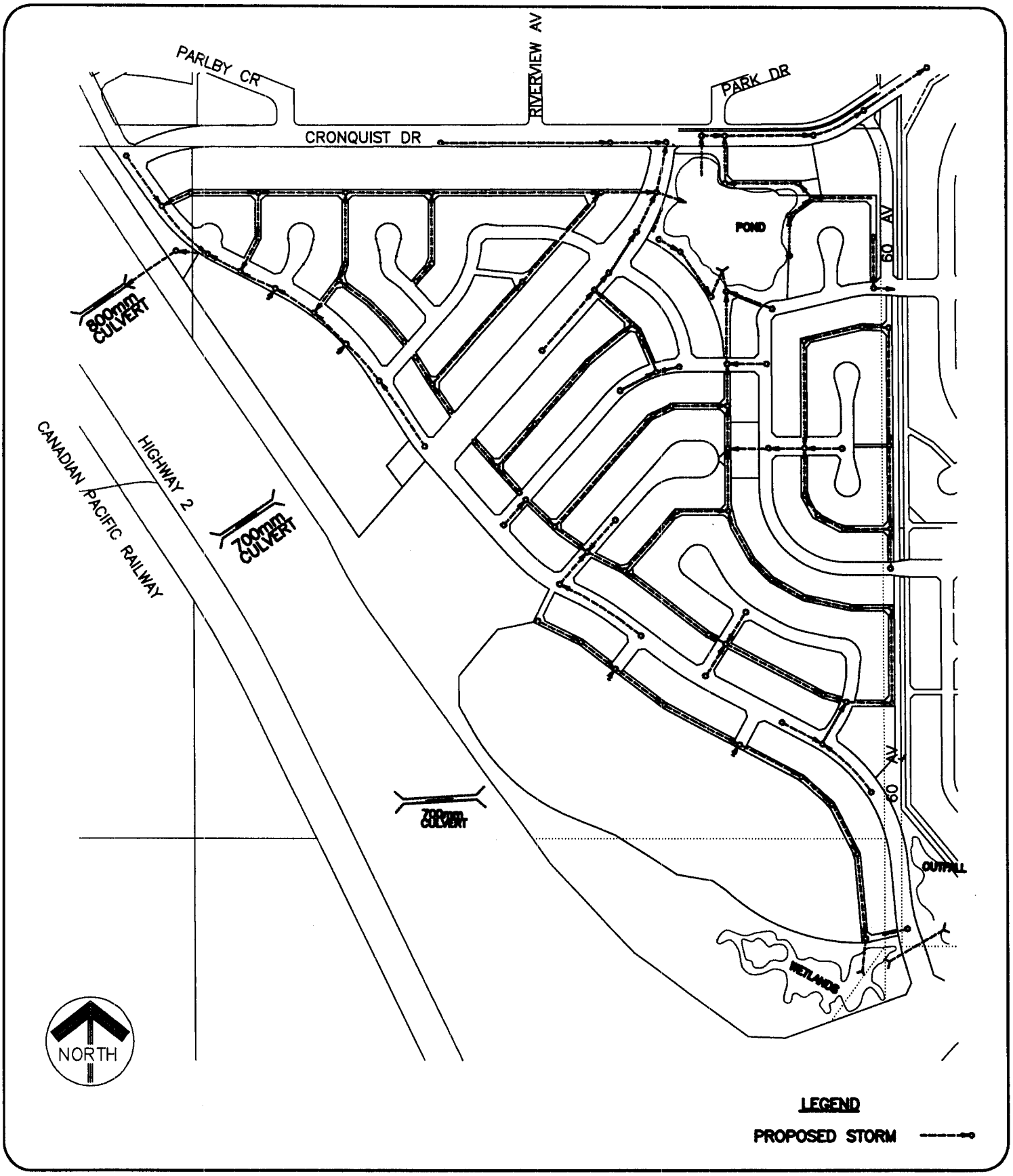
FIGURE 17



West Park Extension
Proposed Overland Drainage

Al-Terra Engineering Ltd.

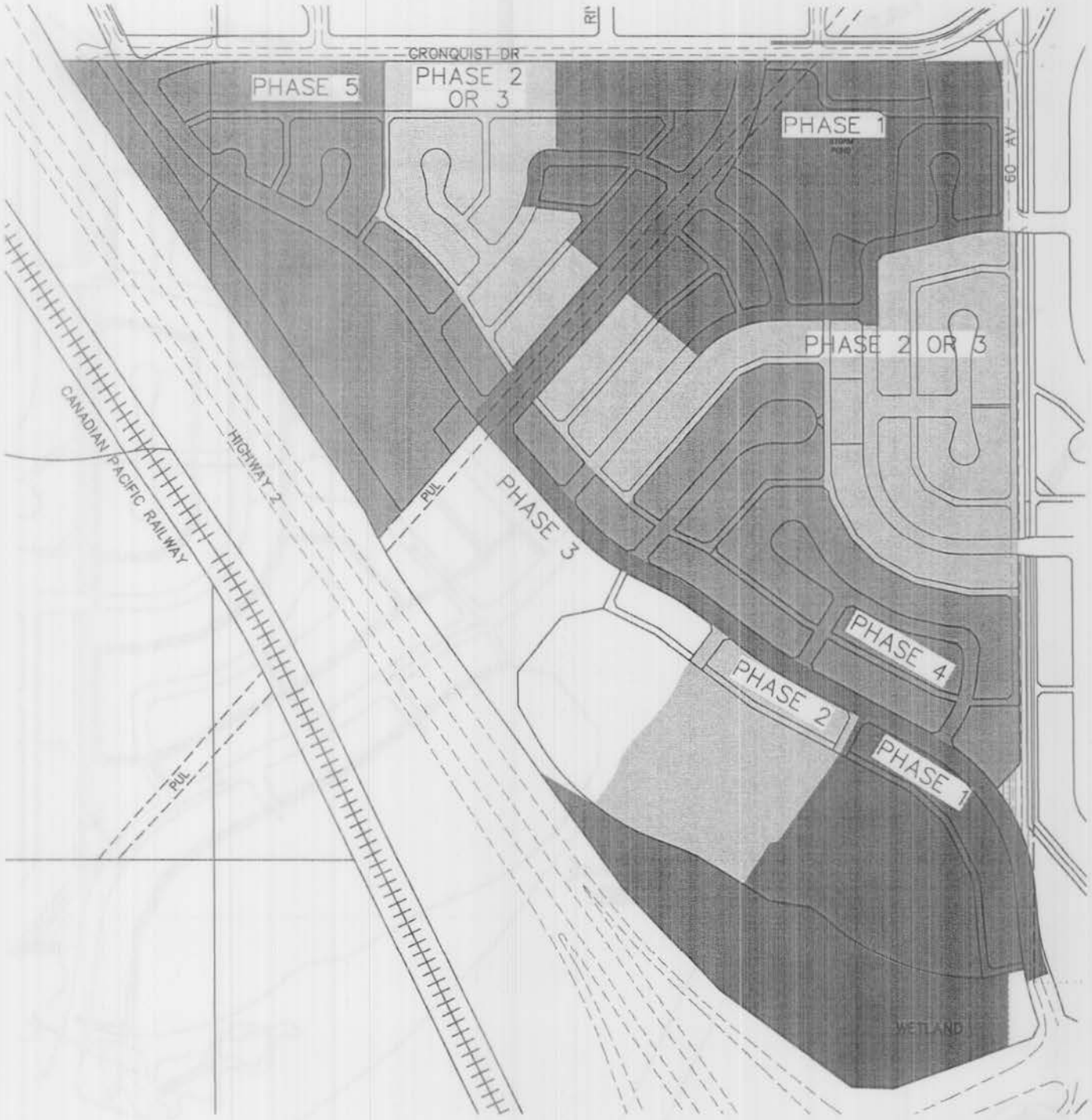
FIGURE 20



West Park Extension
Proposed Storm Sewer

Al-Terra Engineering Ltd.

FIGURE 21



West Park Extension
Phasing

FIGURE
22

Al-Terra Engineering Ltd.

BYLAW NO. 3156/G-2003

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

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

1 The "Use District Maps C7 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/2003 attached hereto and forming part of the bylaw.

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

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

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

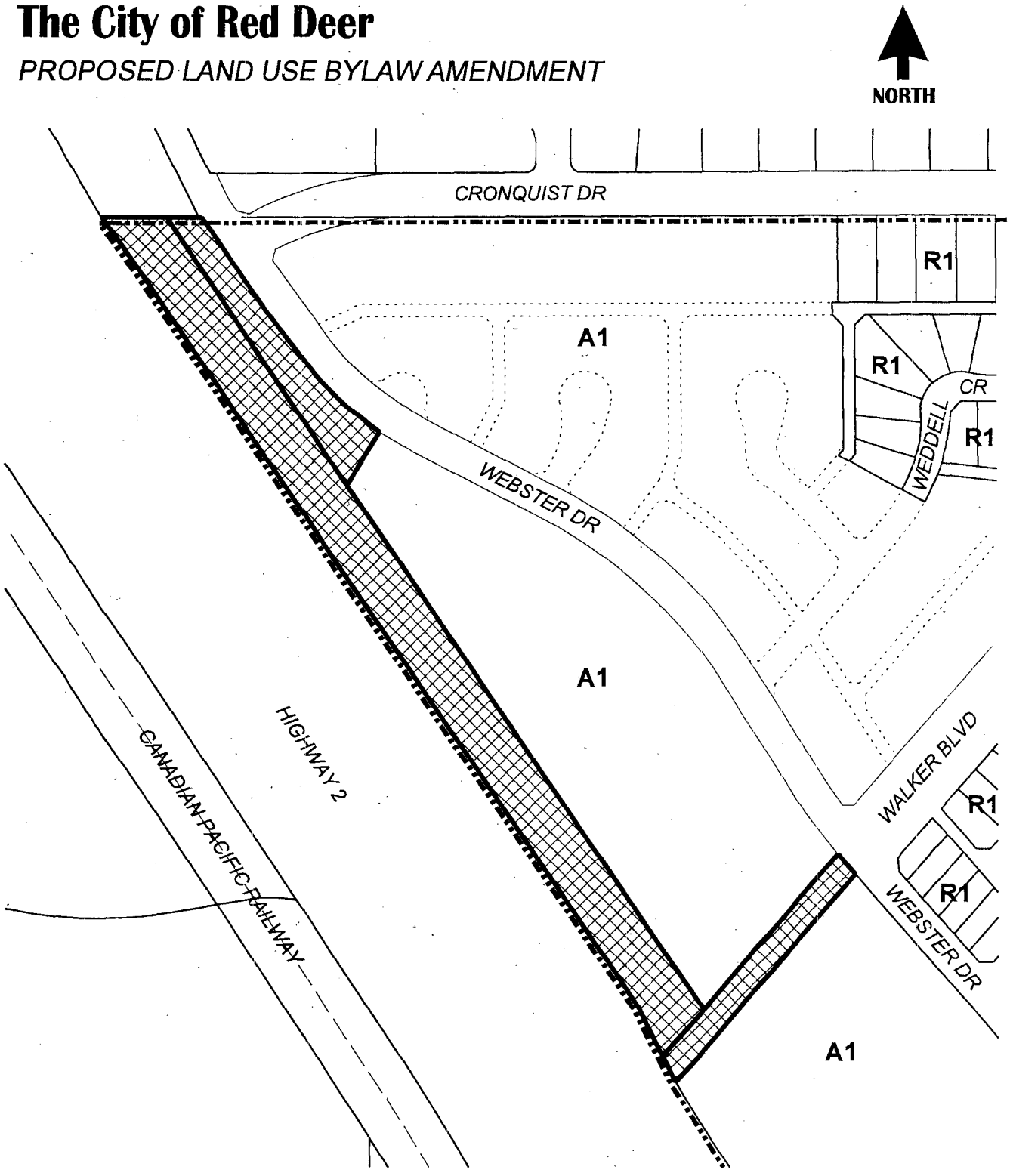
AND SIGNED BY THE MAYOR AND CITY CLERK this 22nd day of April 2003.

MAYOR

DEPUTY CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks & Recreation

Change from :
A1 to P1

MAP No. 5 / 2003
BYLAW No. 3156 / G - 2003

BYLAW NO. 3156/H-2003

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

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

1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 6/2003 attached hereto and forming part of the bylaw.

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

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

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

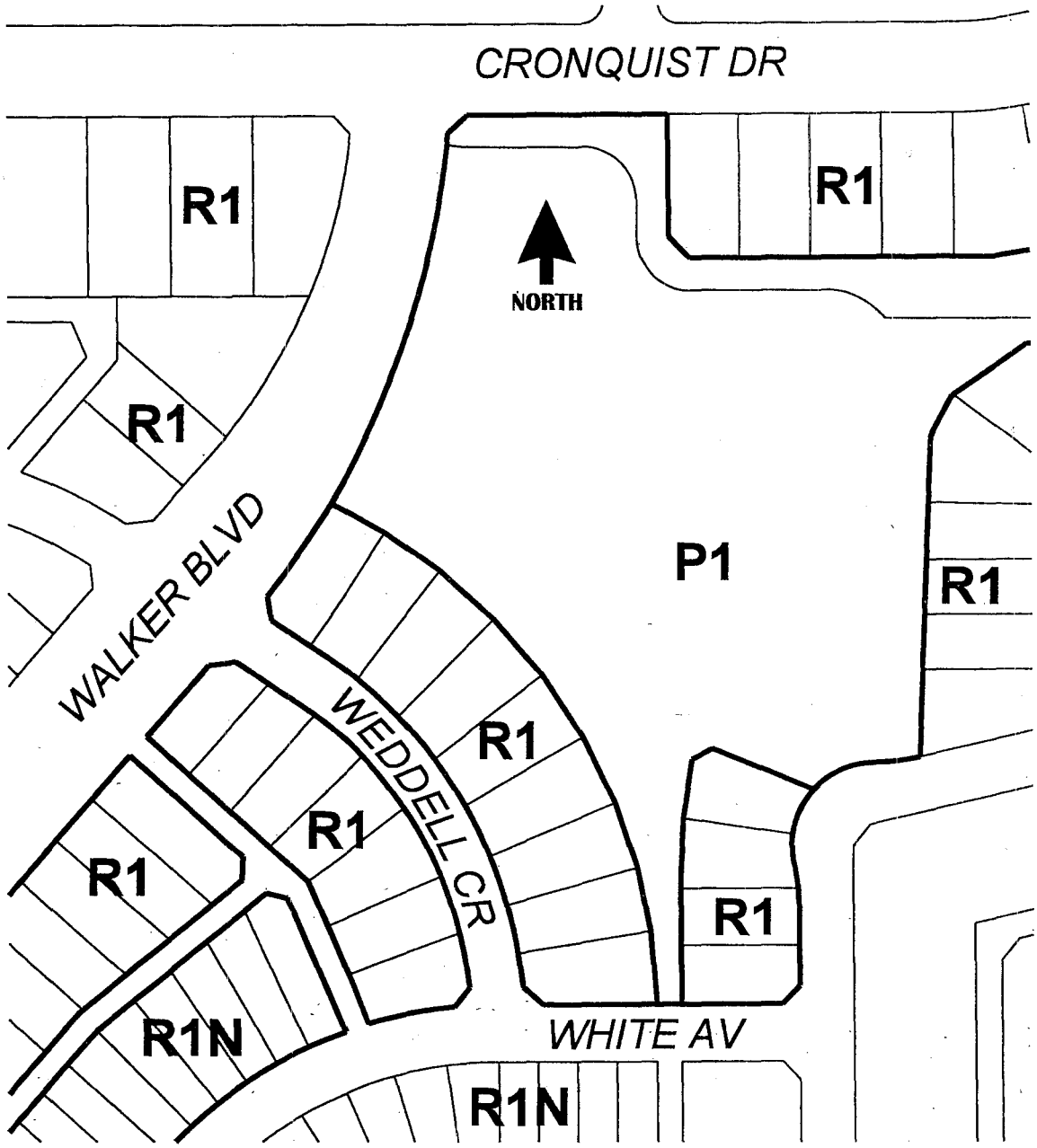
AND SIGNED BY THE MAYOR AND CITY CLERK this 22nd day of April 2003.

P/ MAYOR

Deputy CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1N - Residential Narrow Lot

P1 - Parks & Recreation

MAP No. 6 / 2003

BYLAW No. 3156 / H - 2003

THE CITY OF
Red Deer

CITY CLERK'S DEPARTMENT

April 8, 2003

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

West Park Extension (Westlake):
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003
&
Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and Portion of the NE ¼ Sec. 7-38-27-4

At the Monday, April 7, 2003 Council Meeting, Public Hearings for Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/H-2003 and Land Use Bylaw Amendment 3156/G-2003 were opened and those present given an opportunity to speak.

Council then passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer, hereby agrees to adjourn each Public Hearing for Land Use Bylaw Amendment 3156/G-2003, Neighbourhood Area Structure Plan 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 to the April 22, 2003 Council Meeting at 7:00 p.m. in Council Chambers, City Hall.

Please call me if you have any questions.

Sincerely,

Kelly Kloss
City Clerk

/chk
c S. Banack, Al-Terra Engineering Ltd.
Parkland Community Planning Services
C. Adams, Administrative Assistant

THE CITY OF Red Deer

Council Decision – April 7, 2003

City Clerk's Department

DATE: **April 8, 2003**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **West Park Extension (Westlake):**
(a) Neighbourhood Area Structure Plan Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/G-2003
(c) Land Use Bylaw Amendment 3156/H-2003

Reference Report:
Parkland Community Planning Services, dated April 1, 2003

Public Hearings:
The Public Hearings for West Park Extension (Westlake) Neighbourhood Area Structure Plan Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/G-2003 and Land Use Bylaw Amendment 3156/H-2003 were opened and those present given the opportunity to speak. Following this, the Public Hearings were adjourned to the Council Meeting of April 22, 2003 at 7:00 p.m. in Council Chambers.

Report Back to Council: Yes

Kelly Kloss
City Clerk

/chk

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

THE CITY OF
Red Deer
CITY CLERK'S DEPARTMENT

March 25, 2003

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

West Park Extension (Westlake):
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003
&
Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and Portion of the NE ¼ Sec. 7-38-27-4

At the City of Red Deer's Council meeting held on Monday, March 24, 2003, Public Hearings for Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/H-2003 and Land Use Bylaw Amendment 3156/G-2003 were opened and those present given an opportunity to speak.

Council then passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer, agrees to adjourn each Public Hearing for Land Use Bylaw Amendment 3156/G-2003, Neighbourhood Area Structure Plan Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 to the April 7, 2003 Council meeting at 7:00 p.m. in Council Chambers, City Hall.

The Public Hearings were adjourned to give City Administration an opportunity to review changes to the design of the proposed berm.

Please call if you have any questions.

Sincerely,

Kelly Kloss
City Clerk
/chk
c S. Banack, Al-Terra Engineering Ltd.
Parkland Community Planning Services
C. Adams, Administrative Assistant

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/G-2003**
Portion of Block X, Plan 1128 AM and
Portion of the NE ¼ Sec. 7-38-27-4
West Park Extension / Trademark West Park Inc.

Reference Report:
City Clerk, dated February 25, 2003 & Parkland Community Planning Services, dated February 18, 2003.

Public Hearings:
The Public Hearing for Land Use Bylaw Amendment 3156/G-2003 was opened and those present given the opportunity to speak. Following this, the Public Hearing was adjourned to the Council meeting of April 7, 2003 at 7:00 p.m. in Council Chambers.

Report Back to Council: Yes

Kelly Kloss
City Clerk

/chk

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

FILE

March 05, 2003

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/G-2003
West Park Extension

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/G-2003,** which provides for the subdivision of approximately 5.737 ha (14.176 acres) of land to create a 4.048 ha (10 acre) future urban development lot, two public utility lots, one municipal reserve lot and a portion of road right-of-way, on a portion of Block X, Plan 1128 AM and a portion of the NE ¼ Section 7-38-27-W4. The public utility lot and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District and will be redeveloped in future in accordance with the Neighbourhood Area Structure Plan. The proposed bylaw may be inspected by the public at the City Clerk's Department, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, March 24, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, March 18, 2003.** Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Department at 342-8132.

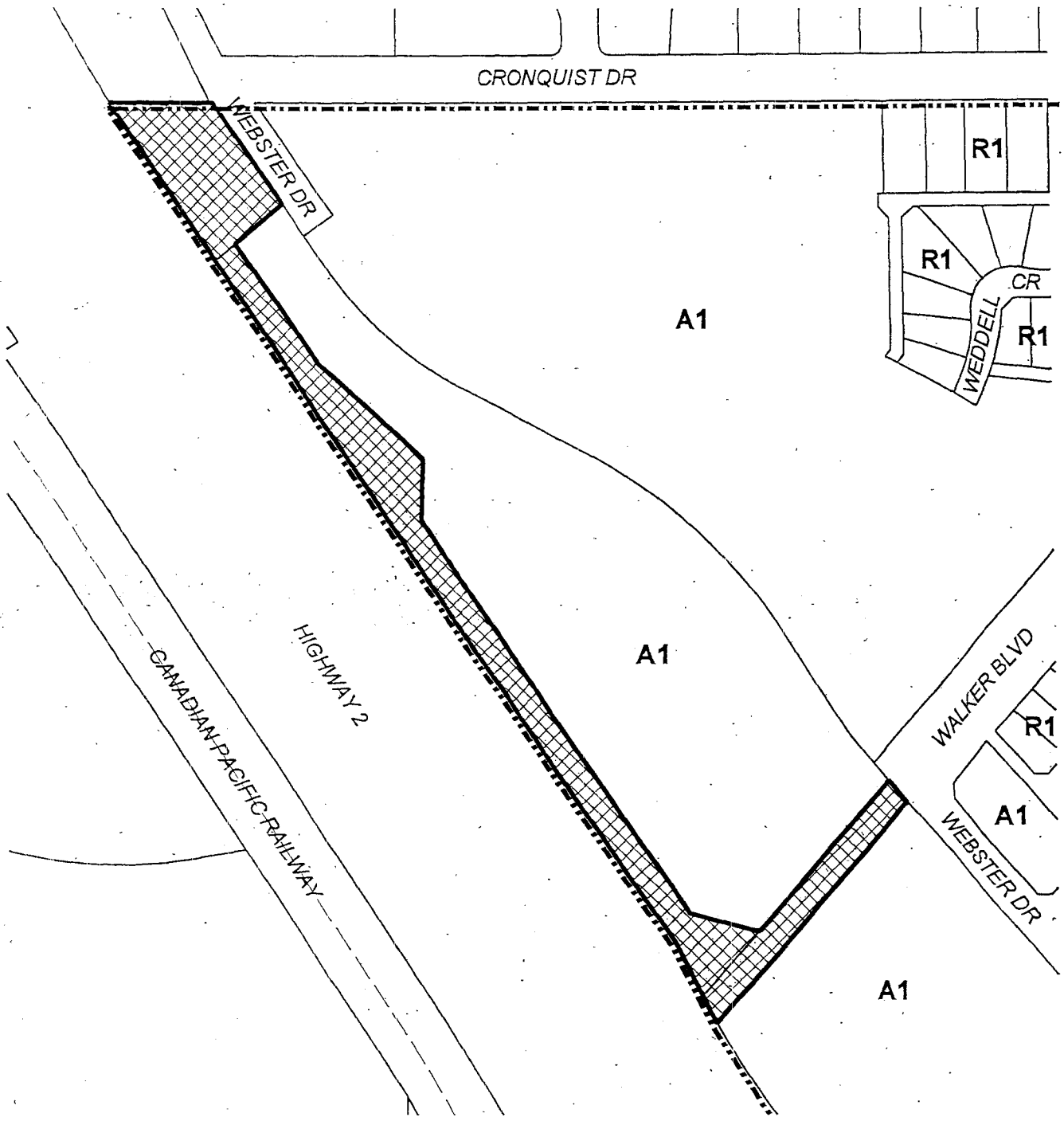
Yours truly,

Kelly Kloss
City Clerk

/encl.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks & Recreation

Change from :
A1 to P1

MAP No. 5 / 2003
BYLAW No. 3156 / G - 2003

Doc#: 55300

Ownername	Owneradd1	Owneradd2	Owneradd3	
Trademark West Park Inc.	Ste 850 300 5 Av SW	CALGARY, AB T2P 3C4		
Gerald D. Cronquist	Box 402	RED DEER, AB T4N 5E9		

data: 255300
main: 255302

West Park Extension
Land Use Bylaw Amendment 3156/G-2003

City Council proposes to pass Land Use Bylaw Amendment **3156/G-2003**, which provides for the subdivision of approximately 5.737 ha (14.176 acres) of land to create a 4.048 ha (10 acre) future urban development lot, two public utility lots, one municipal reserve lot and a portion of road right-of-way, on a portion of Block X, Plan 1128 AM and a portion of the NE ¼ Section 7-38-27-W4. The public utility lot and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10 acre) lot will remain as A1 Future Urban Development District and will be redeveloped in future in accordance with the Neighbourhood Area Structure Plan. The proposed bylaw may be inspected by the public at the City Clerk's Department, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, March 24, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, March 18, 2003.** Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Kelly Kloss
City Clerk

(Publication Dates: March 7 & 14, 2003)

THE CITY OF Red Deer

THE CITY OF RED DEER RECEIPT

RECEIVED FROM Ironmark West Park $ 6000 03/02/27 (YY MM DD)

THE SUM OF Six hundred / — Dollars

DESCRIPTION Adv - West Park Extension (Westlake

	Account Number (Business Unit. Object. Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	59. 5901				6000
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	2.3210				

For Deposit Only To City of Red Deer
Bank of Montreal
Main Br., Red Deer, AB
001-05519-1065-001

GST Registration #R119311785

Not Valid Unless Machine Printed

TRADEMARK **TRANSMITTAL**

#200, 6245 - 136th Street
Surrey, BC V3X 1H3

Telephone: (604) 590-1155
Fax: (604) 590-6766

Date: **Tuesday, February 25, 2003**

To: **City of Red Deer**
4914- 48th Avenue
Red Deer, AB T4N 3T4

Attention: **Office of the City Clerk**

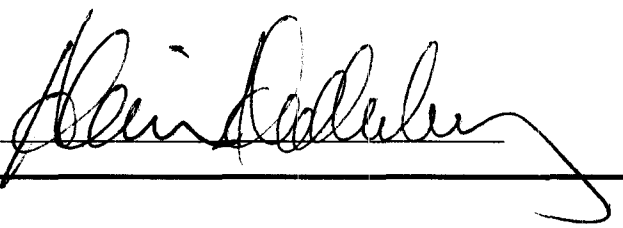
RECEIVED
11:18 am
Feb 27/03
42 Sdcy

Re: **West Park Extension (Westlake)**
(a) Neighourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003
&
Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and Portion of the NE1.4 Sec. 7-38-27-4

Items Transmitted:

Cheque in the amount of $600.00 as a deposit towards the cost of the advertising for a Public Hearing to be held on Monday, March 24, 2003 as required by your letter of February 25, 2003.

From: **Alvin Schellenberg**

Signature 

Date: February 27, 2003

To: Norma Lovell, Assessment

From: Cheryl Adams
City Clerk's Department

Re: LUB Amendment 3156/G - 2003

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

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

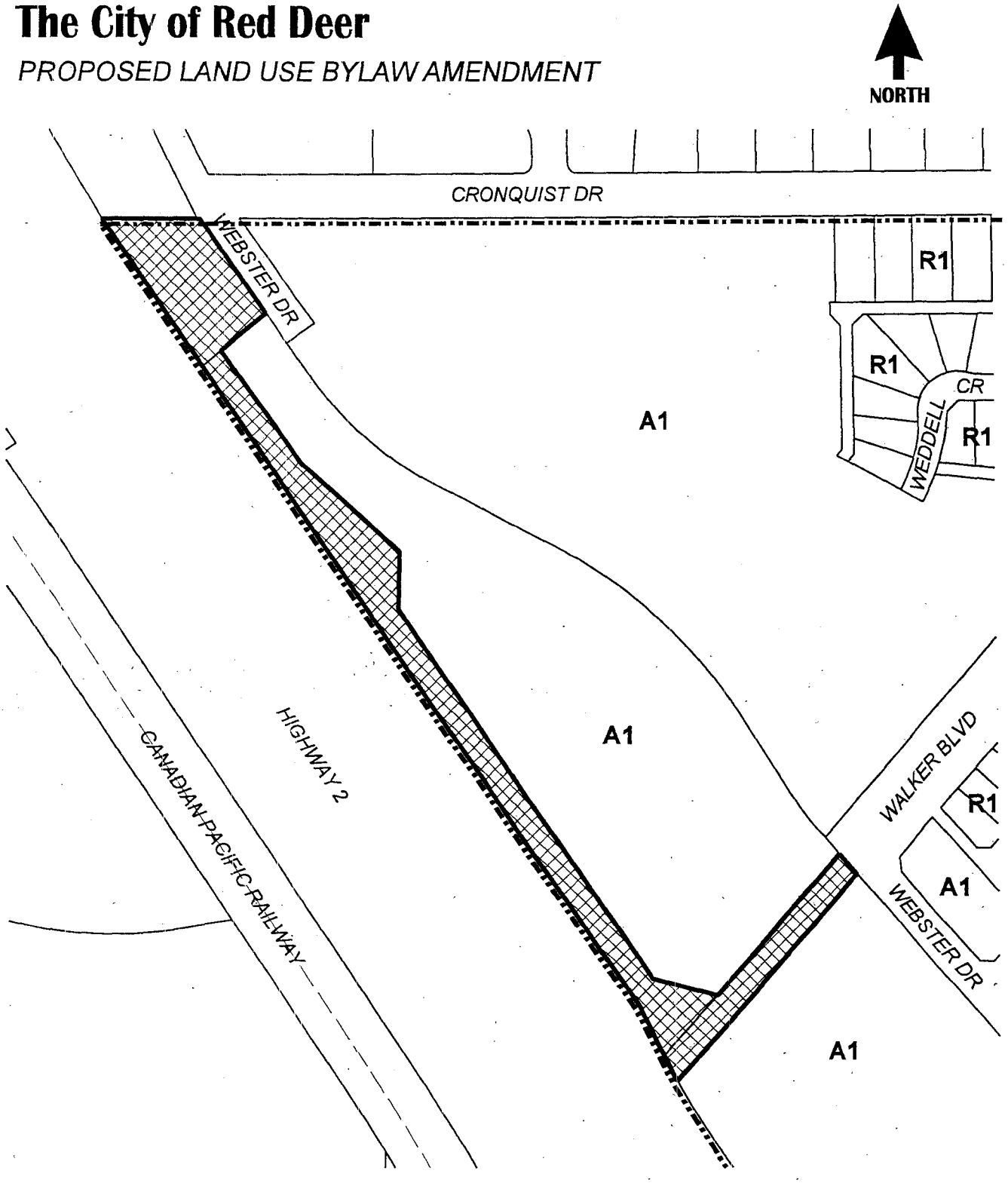
Thanks Norma.

Cheryl Adams
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks & Recreation

Change from :
A1 to P1

MAP No. 5 / 2003
BYLAW No. 3156 / G - 2003

THE CITY OF Red Deer

Council Decision – February 24, 2003

City Clerk's Department

DATE: February 25, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and
Portion of the NE ¼ Sec. 7-38-27-4
West Park Extension – Trademark West Park Inc.

Reference Report:
Parkland Community Planning Services, dated February 18, 2003

Bylaws:
Land Use Bylaw Amendment 3156/G-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/G-2003 provides for the subdivision of approximately 5.737 ha (14.176 ac) of land to create a 4.048ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot, and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10.0 ac) lot will remain as A1 Future Urban Development District. This rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement. The 4.048 ha (10.0 ac) lot will be developed, in the future, as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan and will be rezoned to R2 Residential Medium Density at the time of development.

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

Kelly Kloss
City Clerk
/chk
/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno, City Clerk's

BYLAW NO. 3156/G-2003

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

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

1 The "Use District Maps C7 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/2003 attached hereto and forming part of the bylaw.

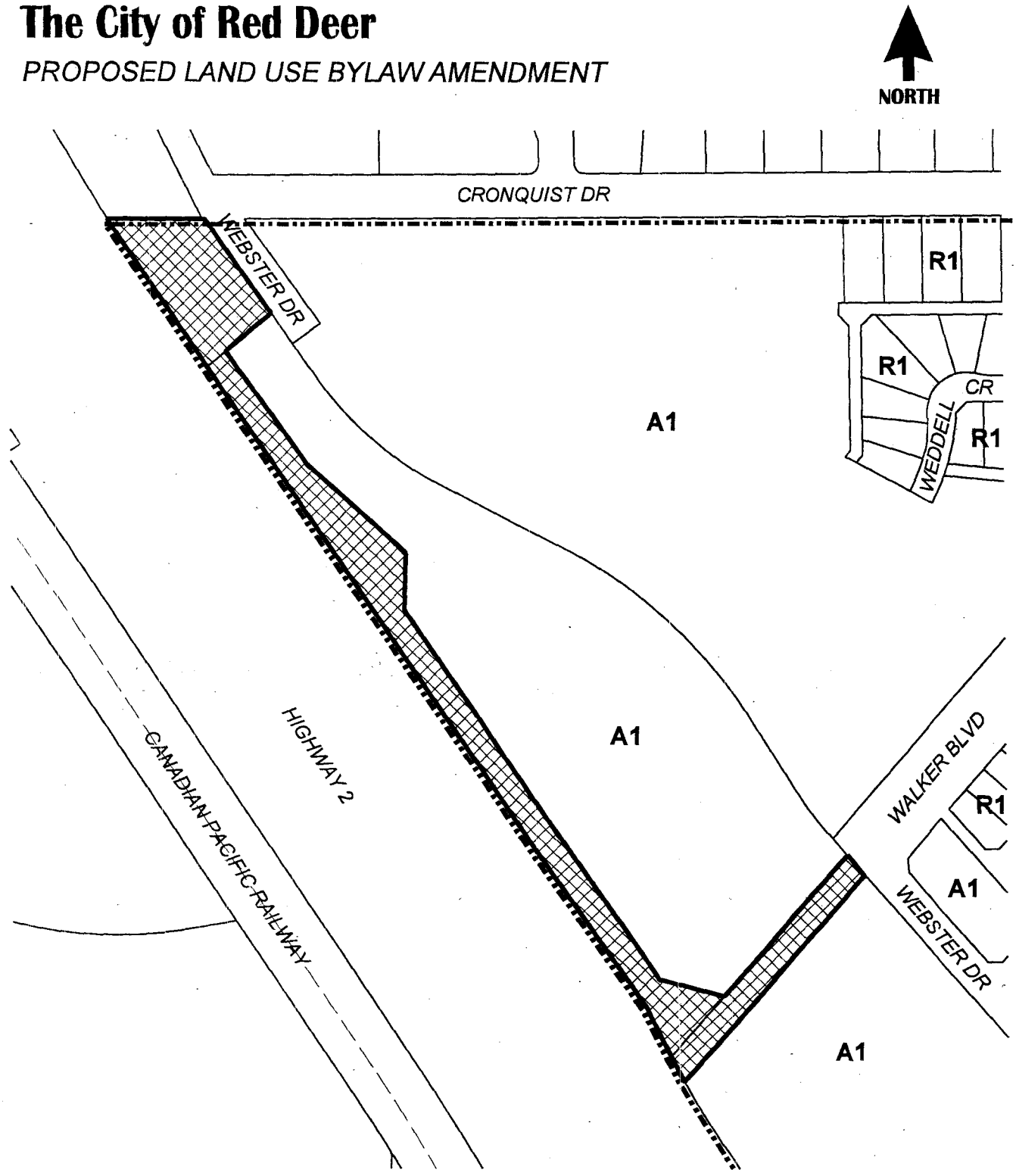
READ A FIRST TIME IN OPEN COUNCIL this	24th	day of	February	2003.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2003.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks & Recreation

Change from :
A1 to P1

MAP No. 5 / 2003
BYLAW No. 3156 / G - 2003

THE CITY OF
Red Deer

CITY CLERK'S DEPARTMENT

February 25, 2003

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Re: West Park Extension (Westlake):
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003
&
Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and Portion of the NE ¼ Sec. 7-38-27-4

At the City of Red Deer's Council meeting held on Monday, February 24, 2003, first reading was given to West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/H-2003 and Land Use Bylaw Amendment 3156/B-2003. Copies of the bylaws are attached for your information.

West Park Extension (WestLake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 changes the land use designations in the Northeast portion of the Plan Area including the enlargement of a public utility lot to accommodate a larger stormwater detention pond. The expansion of the public utility lot results in the realignment of an adjacent local road and replotting of residential lots. There will be a net loss of 3 narrow single-family lots and 1 regular single-family lot. Green space will be increased from 13.06 ha to 13.36 ha.

In conjunction with the above Neighbourhood Area Structure Plan Bylaw Amendment, Land Use Bylaw Amendment 3156/H-2003 rezones land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1A.

...2/

Land Use Bylaw Amendment 3156/G-2003 provides for the subdivision of approximately 5.737 ha (14.176 ac) of land to create a 4.048 ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot, and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10.0 ac) lot will remain as A1 Future Urban Development District. This rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement. The 4.048 ha (10.0 ac) lot will be developed, in the future, as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan and will be rezoned to R2 Residential Medium Density at the time of development.

This office will now proceed with the advertising for Public hearings to be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $600. We require this deposit by no later than Wednesday, March 5, 2003 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

West Park Extension (Westlake)
LUB AMENDMENT 3156/H-2003
NASP 3217/B-2003

DESCRIPTION: Amendment to the NASP to allow for redesignation in the plan area including enlargement of public utility lot for larger storm water detention pond; realignment of local road; replotting of residential lots; larger green space.

FIRST READING: February 24, 2003

FIRST PUBLICATION: March 7, 2003

SECOND PUBLICATION: March 14, 2003

PUBLIC HEARING & SECOND READING: March 24, 2003
Adjourned to Apr. 7/03

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☐ $ _____ NO ☐ BY: Joint Deposit with 3156/G/2003

ACTUAL COST OF ADVERTISING:

$ 579.12 X 2 TOTAL: $ 1158.24

MAP PREPARATION: $ _____

TOTAL COST: $ 1158.24 (see G)

LESS DEPOSIT RECEIVED: $ _____

AMOUNT OWING/ (REFUND): $ _____

INVOICE NO.: B.566526 I. 54421

(Account No. 59.5901)

THE CITY OF Red Deer

Council Decision -- March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **West Park Extension (Westlake)**
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003

Reference Report:
City Clerk, dated February 25, 2003 & Parkland Community Planning Services, dated February 18, 2003

Public Hearings:
The Public Hearings for West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 were opened and those present given an opportunity to speak. Following this, the Public Hearings were adjourned to the Council Meeting of April 7, 2003 at 7:00 p.m. in Council Chambers.

Report Back to Council: Yes

Kelly Kloss
City Clerk
/chk

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

FILE

March 05, 2003

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»

Dear Sir/Madam:

Re: West Park Extension (Westlake) Neighbourhood Area Structure Plan 3217/B-2003
Land Use Bylaw Amendment 3156/H-2003/Phase 1 Revision

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

Red Deer City Council proposes to pass Bylaw **3217/B-2003**, an amendment to the West Park Extension (Westlake) Neighbourhood Area Structure Plan in the Northeast quarter of Section 7-38-27-W4. This amendment will allow for re-designation in the northeast portion of the plan area including the enlargement of a public utility lot to accommodate a larger storm water detention pond, which will result in the realignment of an adjacent local road and re-plotting of residential lots, increasing the green space by .30 ha.

City Council also proposes to pass Land Use Bylaw Amendment **3156/H-2003**, which provides for the rezoning of land:

- from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot
- from P1 Parks and Recreation to R1 Residential Low Density
- from R1N Residential Narrow Lot District to R1 Residential Low Density
- from Road to R1 Residential Low Density and R1A Residential (Semi-detached dwelling) District.

The proposed bylaws may be inspected by the public at the City Clerk's Department, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, March 24, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, March 18, 2003.** Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

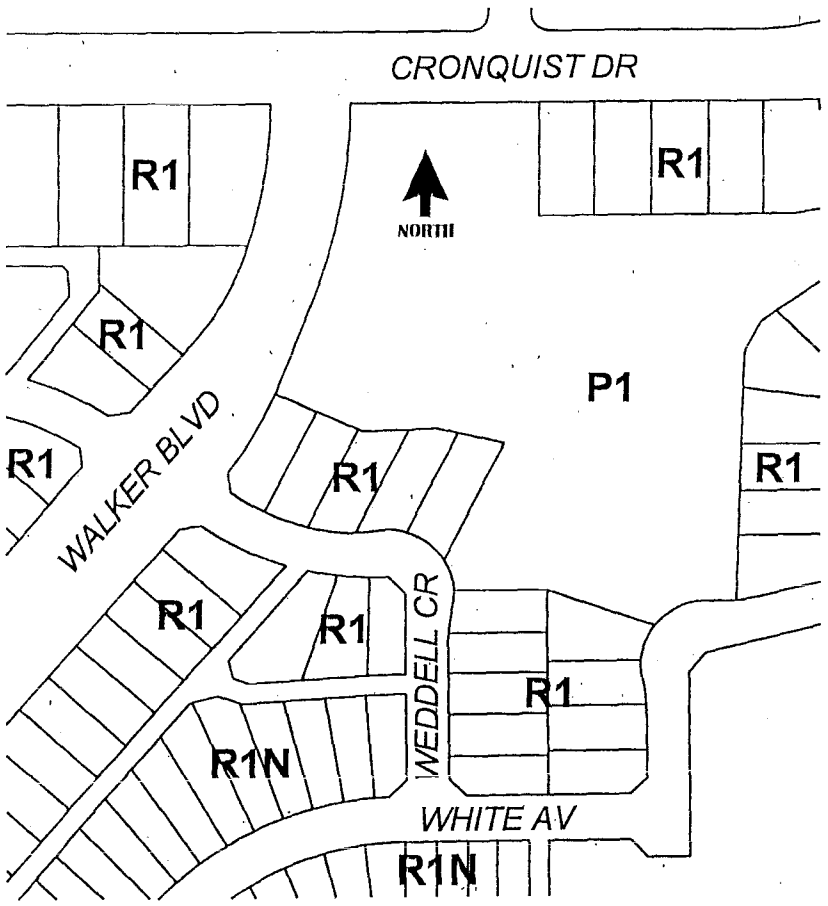
Yours truly,

Kelly Kloss
City Clerk

/encl.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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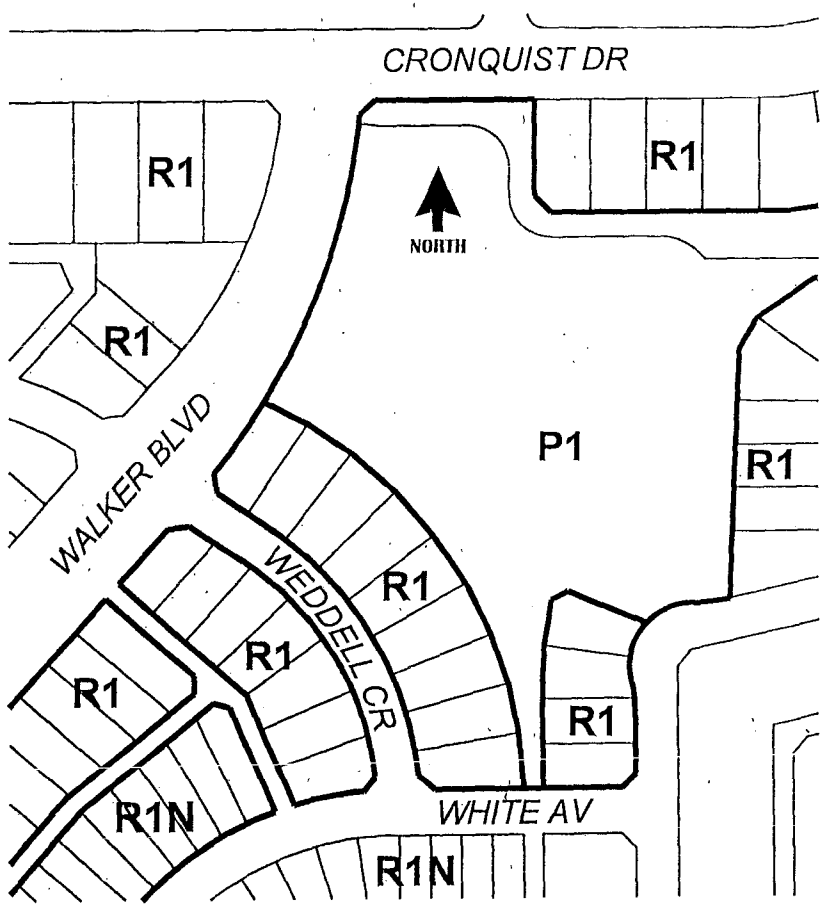

PROPOSED

AFFECTED DISTRICTS:
R1 - Residential (Low Density)
R1N - Residential Narrow Lot
P1 - Parks & Recreation

MAP No. 6 / 2003
BYLAW No. 3156 / H - 2003

Doc# 25: 301

Ownername	Owneradd1	Owneradd2	Owneradd3	
Trademark West Park Inc.	Ste 850 300 5 Av SW	CALGARY, AB T2P 3C4		
Gerald D. Cronquist	Box 402	RED DEER, AB T4N		

data: 255301
main: 255303

West Park Extension (Westlake) Neighbourhood Area Structure Plan
Land Use Bylaw Amendment 3156/H-2003
Phase 1 Revision

Red Deer City Council proposes to pass Bylaw **3217/B-2003**, an amendment to the West Park Extension (Westlake) Neighbourhood Area Structure Plan in the Northeast quarter of Section 7-38-27-W4. This amendment will allow for redesignation in the northeast portion of the plan area including the enlargement of a public utility lot to accommodate a larger storm water detention pond, which will result in the realignment of an adjacent local road and replotting of residential lots, increasing the green space by .30 ha.

"Map"

City Council also proposes to pass Land Use Bylaw Amendment **3156/H-2003**, which provides for the rezoning of land:

- from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot
- from P1 Parks and Recreation to R1 Residential Low Density
- from R1N Residential Narrow Lot District to R1 Residential Low Density
- from Road to R1 Residential Low Density and R1A Residential (Semi-detached dwelling) District.

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Kelly Kloss
City Clerk

(Publication Dates: March 7 & 14, 2003)

Date: February 27, 2003

To: Norma Lovell, Assessment

From: Cheryl Adams
City Clerk's Department

Re: LUB Amendment 3156/H - 2003

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

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

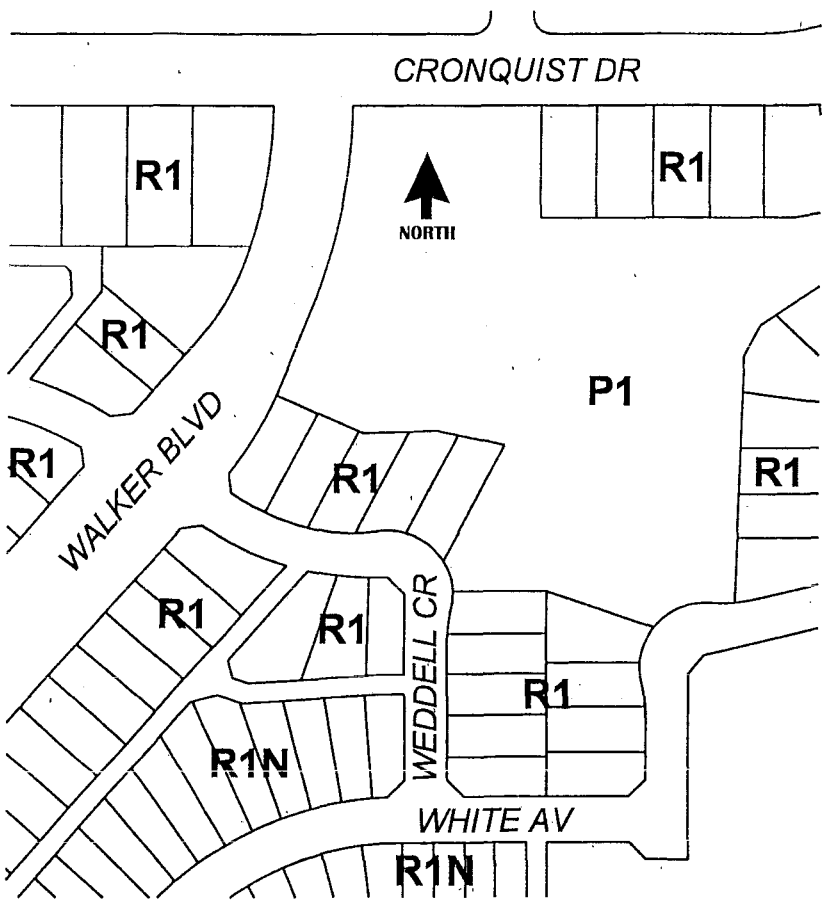
Thanks Norma.

Cheryl Adams
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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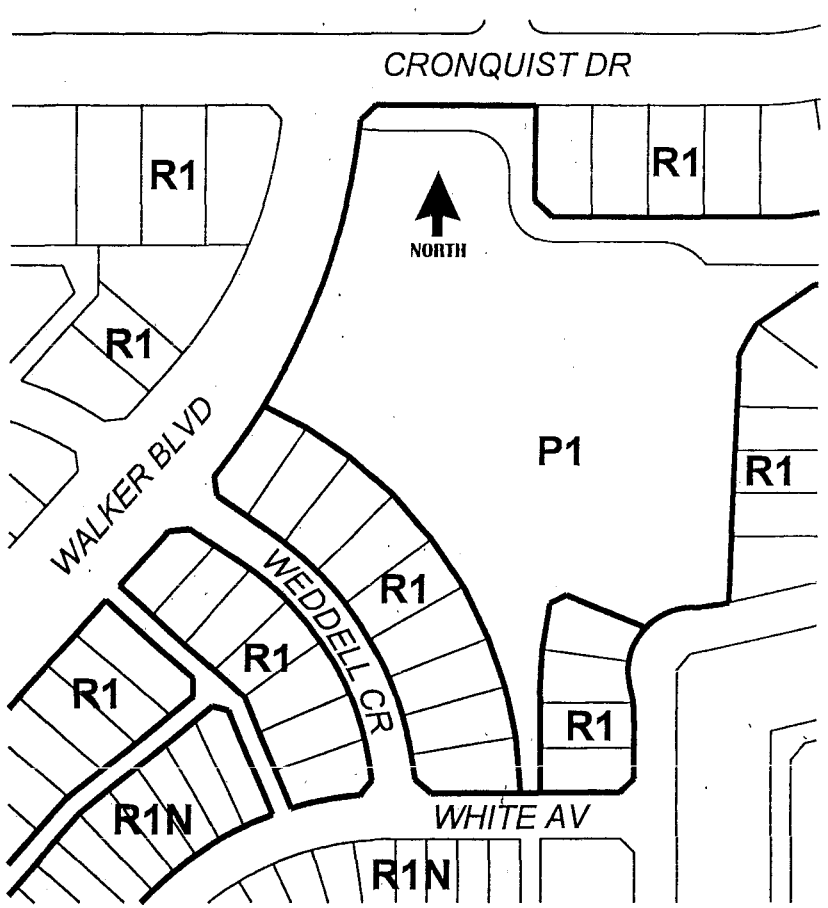

PROPOSED

AFFECTED DISTRICTS:
R1 - Residential (Low Density)
R1N - Residential Narrow Lot
P1 - Parks & Recreation

MAP No. 6 / 2003
BYLAW No. 3156 / H - 2003

THE CITY OF
Red Deer

CITY CLERK'S DEPARTMENT

February 25, 2003

Fax: 1-604-590-6766

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

Re: West Park Extension (Westlake):
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003
&
Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and Portion of the NE ¼ Sec. 7-38-27-4

At the City of Red Deer's Council meeting held on Monday, February 24, 2003, first reading was given to West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/H-2003 and Land Use Bylaw Amendment 3156/B-2003. Copies of the bylaws are attached for your information.

West Park Extension (WestLake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 changes the land use designations in the Northeast portion of the Plan Area including the enlargement of a public utility lot to accommodate a larger stormwater detention pond. The expansion of the public utility lot results in the realignment of an adjacent local road and replotting of residential lots. There will be a net loss of 3 narrow single-family lots and 1 regular single-family lot. Green space will be increased from 13.06 ha to 13.36 ha.

In conjunction with the above Neighbourhood Area Structure Plan Bylaw Amendment, Land Use Bylaw Amendment 3156/H-2003 rezones land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1A.

...2/

Land Use Bylaw Amendment 3156/G-2003 provides for the subdivision of approximately 5.737 ha (14.176 ac) of land to create a 4.048 ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot, and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, and the 4.049 ha (10.0 ac) lot will remain as A1 Future Urban Development District. This rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement. The 4.048 ha (10.0 ac) lot will be developed, in the future, as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan and will be rezoned to R2 Residential Medium Density at the time of development.

This office will now proceed with the advertising for Public hearings to be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $600. We require this deposit by no later than Wednesday, March 5, 2003 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,

Kelly Kloss
City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

THE CITY OF Red Deer

City Clerk's Department

Council Decision – February 24, 2003

DATE: **February 25, 2003**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **West Park Extension (Westlake)**
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003

Reference Report:
Parkland Community Planning Services, dated February 14 & February 14, 2003.

Bylaw Readings:

West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, March 24, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

West Park Extension (WestLake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 changes the land use designations in the Northeast portion of the Plan Area including the enlargement of a public utility lot to accommodate a larger stormwater detention pond. The expansion of the public utility lot results in the realignment of an adjacent local road and replotting of residential lots. There will be a net loss of 3 narrow single-family lots and 1 regular single-family lot. Green space will be increased from 13.06 ha to 13.36 ha.

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...2/

This office will now proceed with the advertising for the Public Hearings. Trademark West Park Inc. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk
/chk
/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno, City Clerk's

BYLAW NO. 3217/B-2003

Being a bylaw to amend Bylaw No. 3217/C-2002, the bylaw adopting the West Park Extension (Westlake) Neighbourhood Area Structure Plan as a bylaw of the City of Red Deer.

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

That Bylaw No. 3217/C-2002 is hereby amended:

1. By substituting in the West Park Extension (Westlake) Neighbourhood Area Structure Plan the following; Pages 12, 14, 15, 16, and 19 and Figures 4, 7, 10, 16, 17, 20, 21, and 22.

READ A FIRST TIME IN OPEN COUNCIL this **24th** day of **February**, A.D. 2003.

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

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

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

MAYOR

CITY CLERK

family housing as well as a medium density townhouse site are also proposed in the neighbourhood. The various lot types and the townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in ***Figure 4***.

The proposed land use allocation is illustrated in ***Table 1.***

TABLE 1 LAND USE ALLOCATION

	Acres± (Ha±)	Percentage
Total Neighbourhood Area	**156.26 (63.24)**	-
Environmental Reserve	11.19 (4.53)	-
Developable Area	**145.07 (58.71)**	**100.00**
Land Use		
Single Family – Large Lots	8.08 (3.27)	5.57
Single Family – Standard Lots	46.67 (18.89)	32.17
Single Family – Adult Living	19.84 (8.03)	13.68
Multi - Family – Townhouse	9.69 (3.92)	6.68
Single Family – Narrow Lot	8.18 (3.31)	5.64
Municipal Reserve	14.51 (5.87)	10.00
Streets and Lanes	29.50 (11.94)	20.34
Public Utility Lots	7.30 (2.96)	5.02
Church Site	1.00 (0.40)	0.69
Social Care Site*	0.30 (0.12)	0.21

* Social Housing/Day Care/ Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

neighbourhood in close proximity to major neighbourhood roads and park and natural areas.

Adult Living: Adult living detached single family lots are typically 12.2 metres ± (40 feet ±) wide. They are found in an 8.03 hectare ± (19.84 acre ±) cluster located at the south end of the neighbourhood adjacent to the park and natural areas. As implied by their name, they are intended as detached seniors' housing characterized by smaller yards.

4.1.2 Townhouses

A single, 3.92 gross hectare ± (9.69 acre ±) medium density townhouse site is strategically located in close proximity to a park / natural area and the internal collector road network. Townhouse units will be a maximum two stories high. They are intended for a range of potential homebuyers.

4.2 Development Density

As noted in Section 3.1 maximum density for new residential areas in the City of Red Deer is 45 persons per gross hectare. Based upon the existing policy and given a total neighbourhood development area of 63.24 hectares ± (156.26 acres ±), a maximum population of 2846 persons could be accommodated in the West Park Extension area.

The proposed development concept, however, is well below the maximum, as the estimated population density is 37.35 persons per hectare. This is based upon an estimated build-out of 704 dwelling units, City of Red Deer occupancy factors and a population of 2362 persons.

The population density calculation is summarized in ***Table 2.*** Table 2 also shows the estimated number of dwelling units and associated population for each of the residential land uses when the neighbourhood is fully developed. Single family Standard A lots account for the majority of dwelling units (371) and population (1261) as compared to the other residential land uses.

TABLE 2 ESTIMATED POPULATION DENSITIES

Land Use	Lot Width (m±)	Number of Dwelling Units	Number of Persons/ Unit	Total Population (Maximum)	Density Persons/Ha
Single Family, Large Lot	22.9	30	3.4	102	-
Single Family, Standard A Lots	12.8	371	3.4	1261	-
Single Family,Standard B Lots	16.8	14	3.4	48	
Single Family, Narrow Lots	10.4	81	3.4	275	
Single Family, Adult Living Lot	12.2	130	3.4	442	-
Multiple Family, Townhouse	*9.69 ac@8upa*	78	3.0	234	-
Total ***(With church and social care site)***		**704**	-	**2362**	**37.35**
Multiple Family, Townhouse ***(Additional- no social care site)****	*0.30 ac@8upa*	2	3.0	6	
Single Family, Standard Lot A (***Additional- no church)***	*12.9*	5	3.4	17	
Total ***(No church or social care site*)***		**711**	-	**2385**	**37.71**

** Social Housing /Daycare /Retirement Home /R2*

NOTE: The occupancy factor of 3.4 persons per dwelling unit used for the Adult Living single family is considered to be high. Applying a more realistic factor of 2.2 persons per dwelling unit to the Adult Living component the anticipated overall neighbourhood density would be 34.88 persons per hectare (with a church and social care site) and 35.25 persons per hectare (without the sites).

The relatively low estimated population density can be attributed to the amount of park and natural areas that are provided and the quantity of lower density single family detached development.

It should be noted that the calculations are based on the assumption that the church and community care sites would be developed for these intended purposes. Should the two sites be developed for residential purposes, the estimated population density for the entire neighbourhood would marginally increase to 37.71 persons per hectare (15.26 persons per acre). This is well within the 45 persons per hectare limit stipulated in the City of Red Deer *Municipal Development Plan.*

4.3 Parks and Open Space

The parks and open space system includes several different types of parks and an extensive pedestrian / cycling trail system connecting parks and neighbourhoods. The park and trail systems represent important community amenities and focal points for new West Park Extension residents as well as those from neighbouring communities. Approximately 10 per cent of the site is provided as municipal reserve, satisfying the *Municipal Government Act* and City of Red Deer requirements. It is comprised of a balance of natural areas, local play areas, buffer and linear parks. The percentage increases to 21 per cent when the environmental reserve areas and public utility lots such as the storm detention facility are included.

4.3.1 West Area Park

The neighbourhood's largest and most significant park is the linear park that runs the length of neighbourhood's western boundary. It includes a 3.58 hectare ± (8.87 acre ±) natural park located at approximately the midway point along the boundary (see ***Figure 8***). A "play area", complete with a full range of playground facilities, a multi-use area and a small parking lot are integrated into the natural area park. The final location and layout of the play area will be determined in cooperation with the City of Red Deer Recreation Parks and Culture Department. The western linear park system connects the northern and southern detention

4.7 Public Utilities

In addition to the environmental reserve wetland area within the Plan boundary and the one to the east of 60th Avenue, two storm detention facilities are provided to service the neighbourhood. A large, 2.12 hectares ± (5.2 acres ±) site, located in the northeast sector of the neighbourhood just east of the Grand Boulevard, will be supplemented by 0.30 hectares ± (0.76 acres ±) of municipal reserve along the east and north side. The combined area will be landscaped and developed as an amenity for the neighbourhood as well as a storm sewer facility (see ***Figure 10*** *and Section 6.3*).

A small 0.40 hectares ± (1.0 acres ±) wetland in the northwest corner will also be retained as part of the open space and storm water system.

5.0 TRANSPORTATION

A West Park Extension Traffic Impact Study was prepared by Finn Transportation Consultants in November 2001 and was submitted under separate cover. This study addresses both the external and internal transportation networks and concludes that both networks can adequately accommodate the anticipated traffic generated by the West Park Extension.

5.1 Internal Road Network

Road connections to the external road network are strategically located. An internal road hierarchy conveys traffic efficiently and safely within the neighbourhood, while cul-de-sacs provide access to many of the single family residences.

As outlined in Section 4.1, the proposed neighbourhood structure plan closes a portion of the existing 60th Avenue. This closure is intended to provide for more continuity between the existing community and the new neighbourhood and will eliminate the current shortcutting traffic on 60th Avenue. A small portion of 60th Avenue between 59th Avenue Crescent and Cronquist Drive will remain open to accommodate local traffic movement.

The intent of the proposed internal roadway network is to:

West Park Extension

in Red Deer

Neighbourhood Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics	Acres ±	Hectares ±	%
Total Area	156.25	63.24	
Environmental Reserve	11.19	4.53	
Total Developable	145.07	58.71	
Single family Large Lots	8.08	3.27	5.57
Single family Std. Lots	46.67	18.89	32.17
Single family Narrow Lots	8.18	3.31	5.64
Single family Adult Living	19.84	8.03	13.68
Multi family – Town House	9.69	3.92	6.68
Street and Lanes	29.50	11.94	20.34
Public Utility Lots	7.30	2.96	5.02
Church Site	1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/ Retirement Home/R2	0.30	0.12	0.21
Municipal Reserve *	14.51	5.87	10.0
Net Developable Area	145.07	58.71	100.0

* Municipal Reserve Summary	Acres ±	Hectares ±
Cental Park	8.87	3.58
Highway 2 Buffer	2.14	0.87
Buffer – Existing Community	1.16	0.47
Tot Lot	0.55	0.22
Feature Park	1.03	0.42
N.E. Storm Pond	0.76	0.31
Total Area for Municipal Reserve	14.51	5.87

Legend

- Neighbourhood Structure Plan Boundary
- Existing Power Poles
- Proposed 1.5m Pathway
- Proposed Walkway
- Existing Tree Cover
- Children Play Area
- Potential Walkout lots
- Landscaped Medians
- Proposed 2.5m Regional Pathway
- Existing Contours

Planning Team

InterPlan Strategies Inc.
Al–Terra Engineering Ltd.
Linn Associates Inc.
Flinn Transportation Consultants
Westhoff Resources Engineering Inc.
McElhanny Consulting Services Ltd.
Group 2 Architects

Prepared By

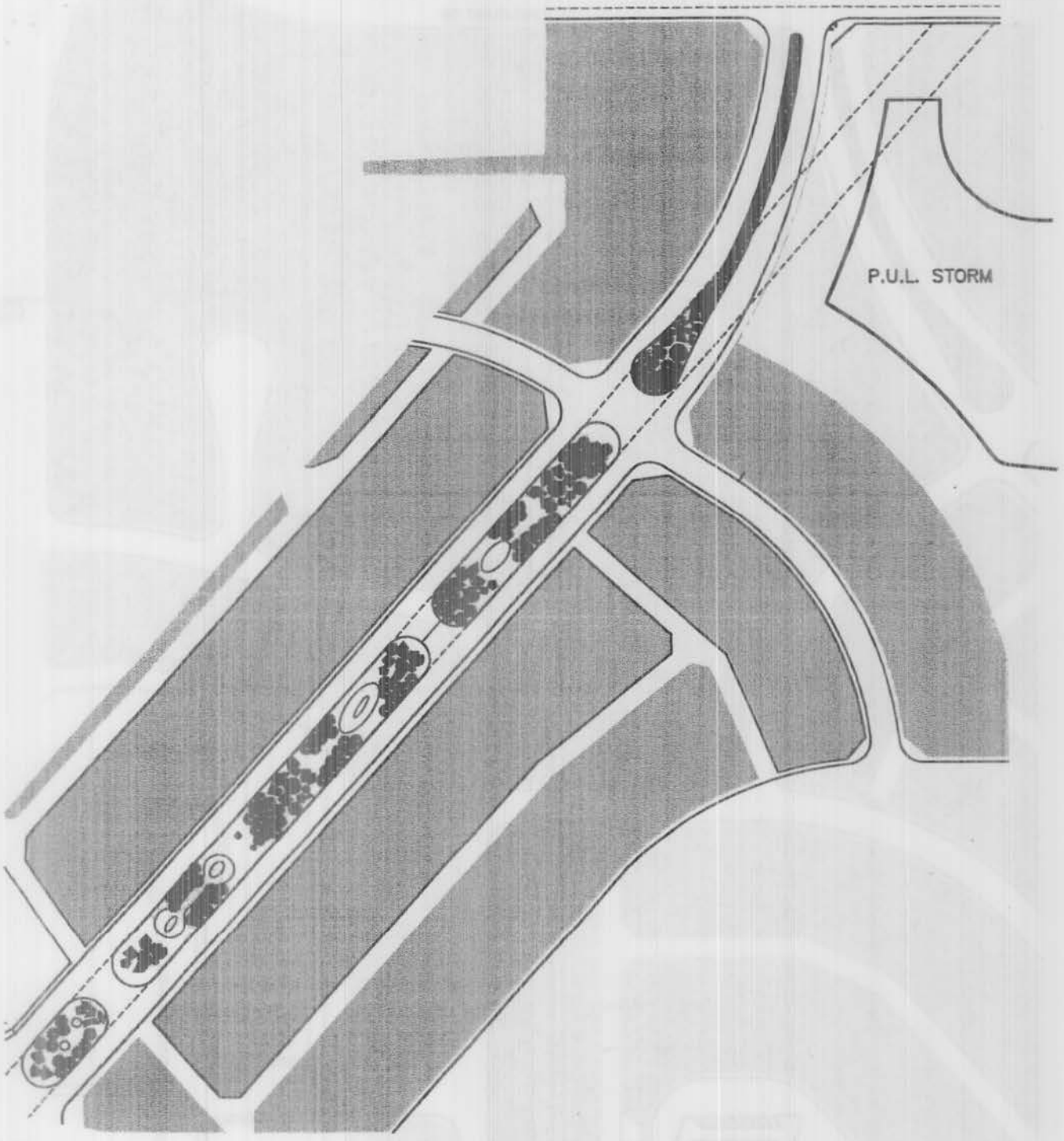
InterPlan strategies inc. Land Planning Services

Date	Scale	Figure
Nov. 2001	0 20 50 100m	4
Rev Jan. 24/03 (MPC)		

NORTH

Key plan

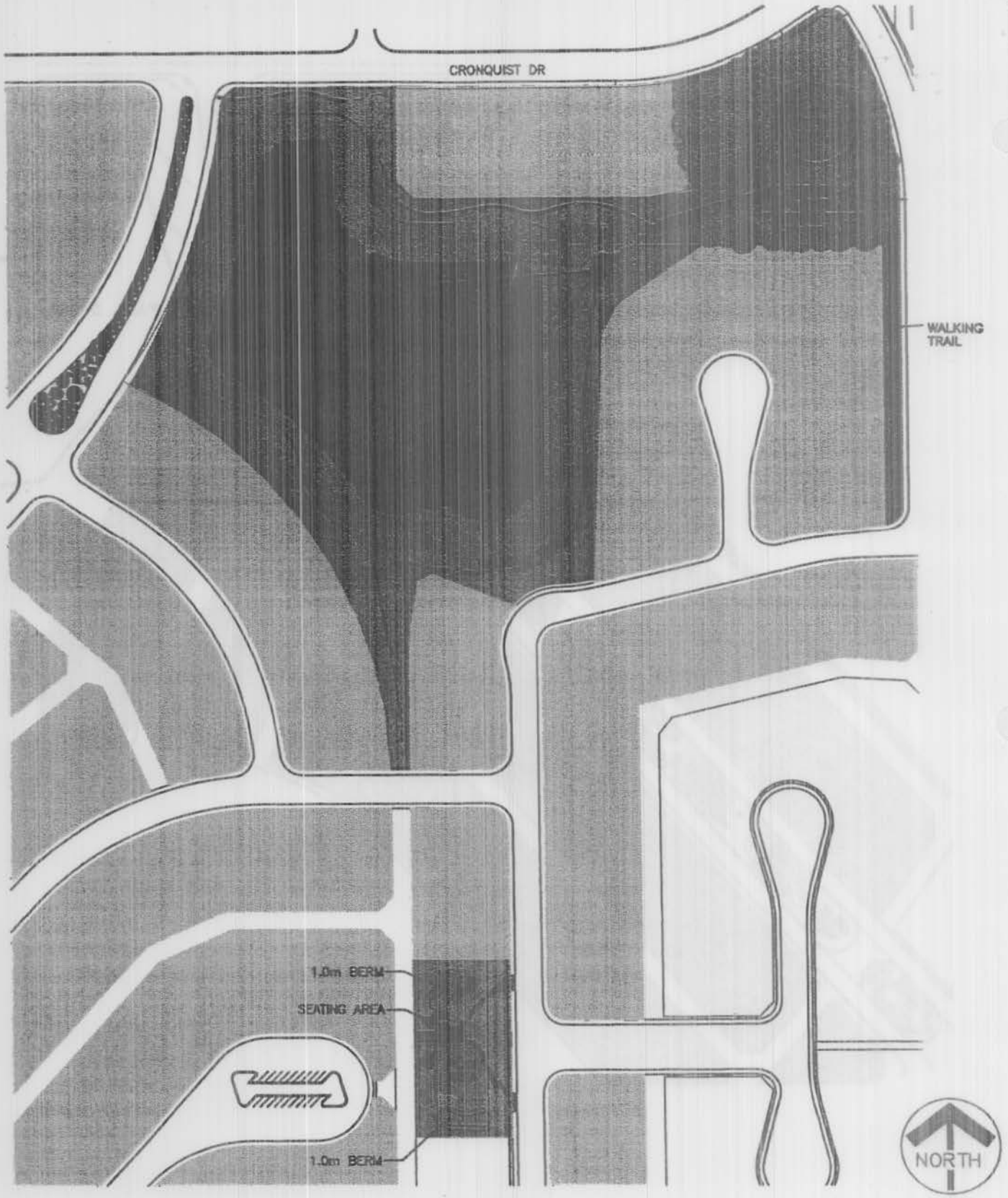
Subject site



West Park Extension
Grand Boulevard Concept Plan

Al-Terra Engineering Ltd.

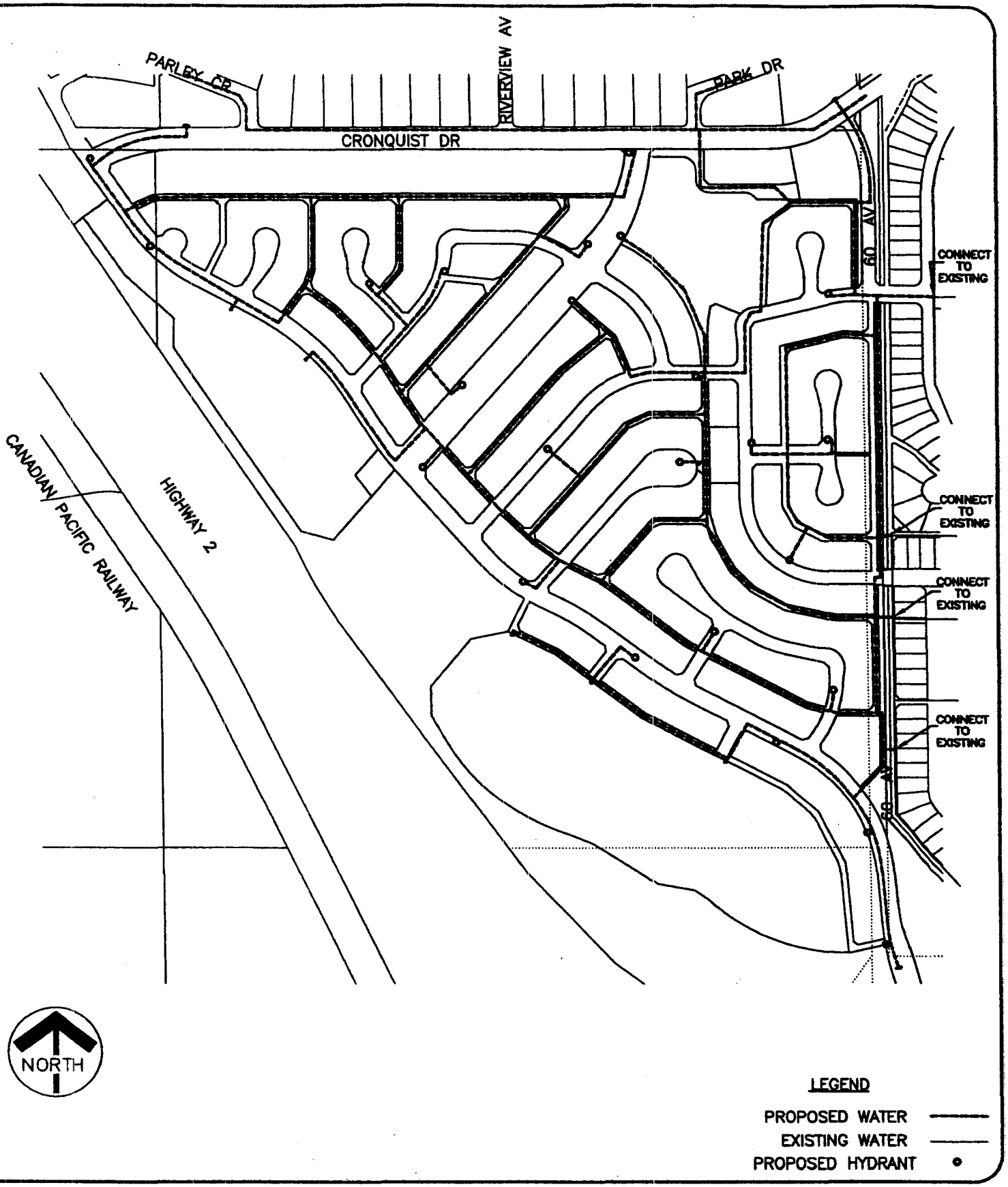
FIGURE 7



West Park Extension
Northeast Wetland
Park Concept Plan

Al-Terra Engineering Ltd.

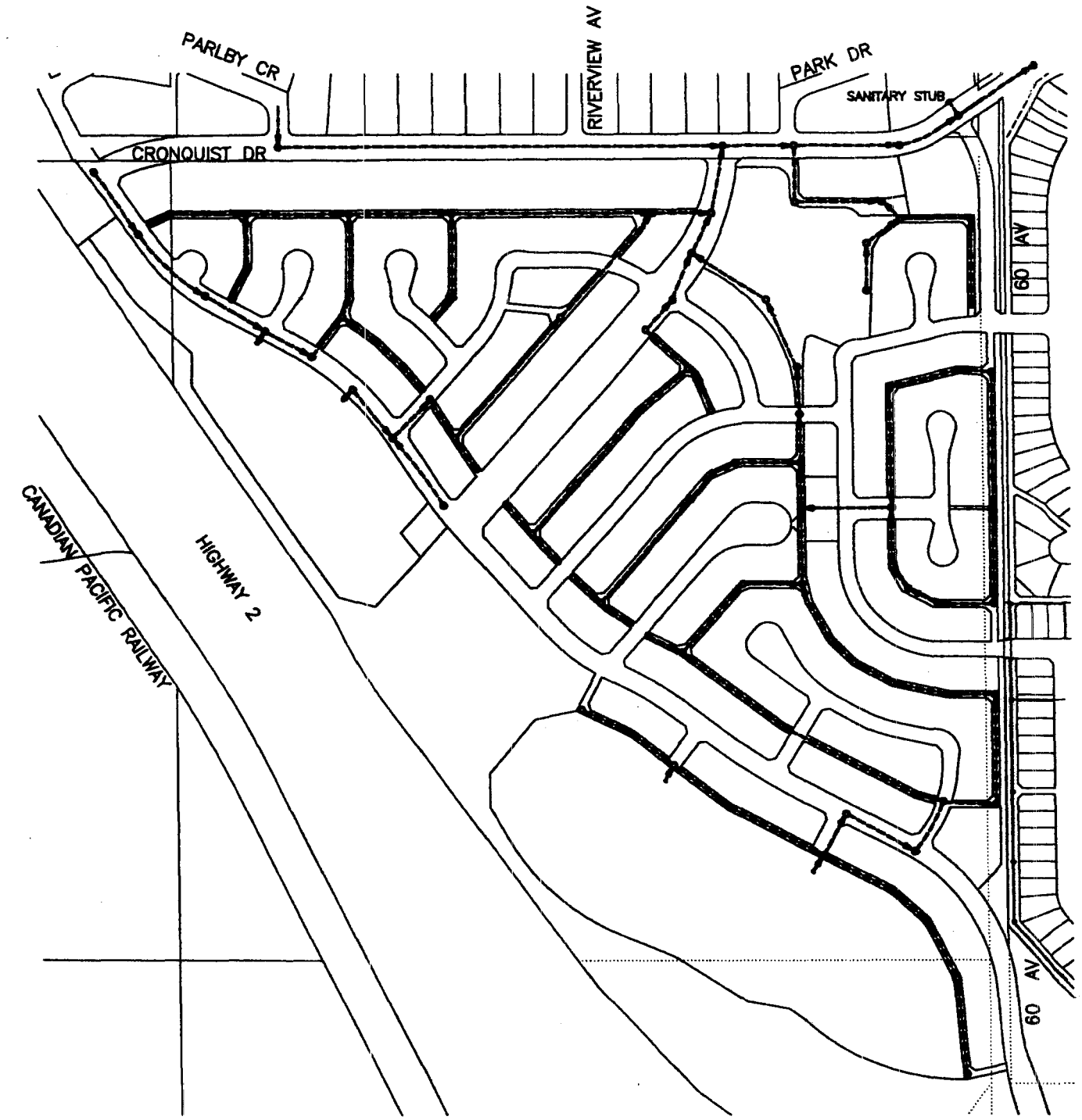
FIGURE 10



West Park Extension
Proposed Water Main

Al-Terra Engineering Ltd.

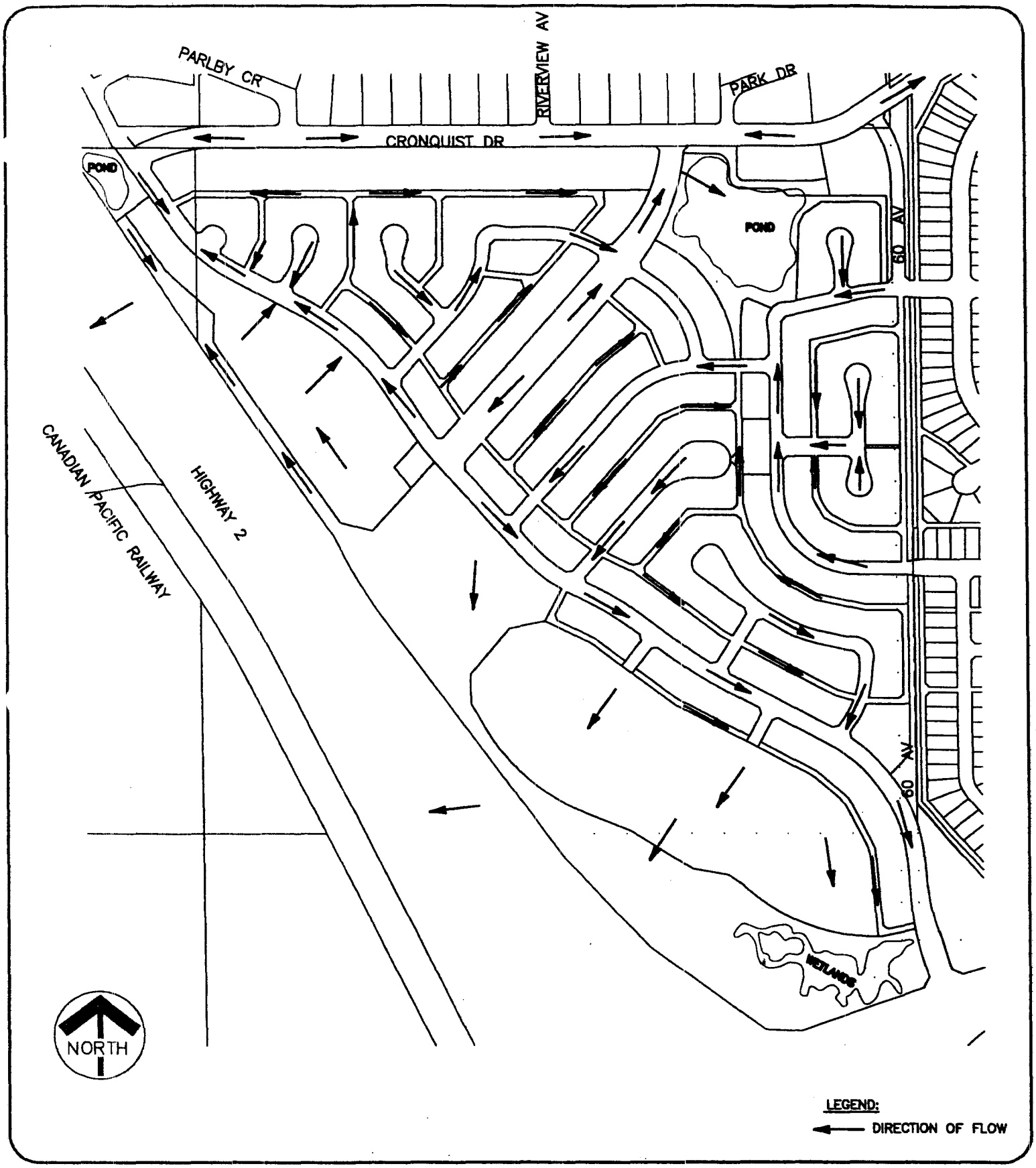
FIGURE 16



West Park Extension
Proposed Sanitary Sewer

Al-Terra Engineering Ltd.

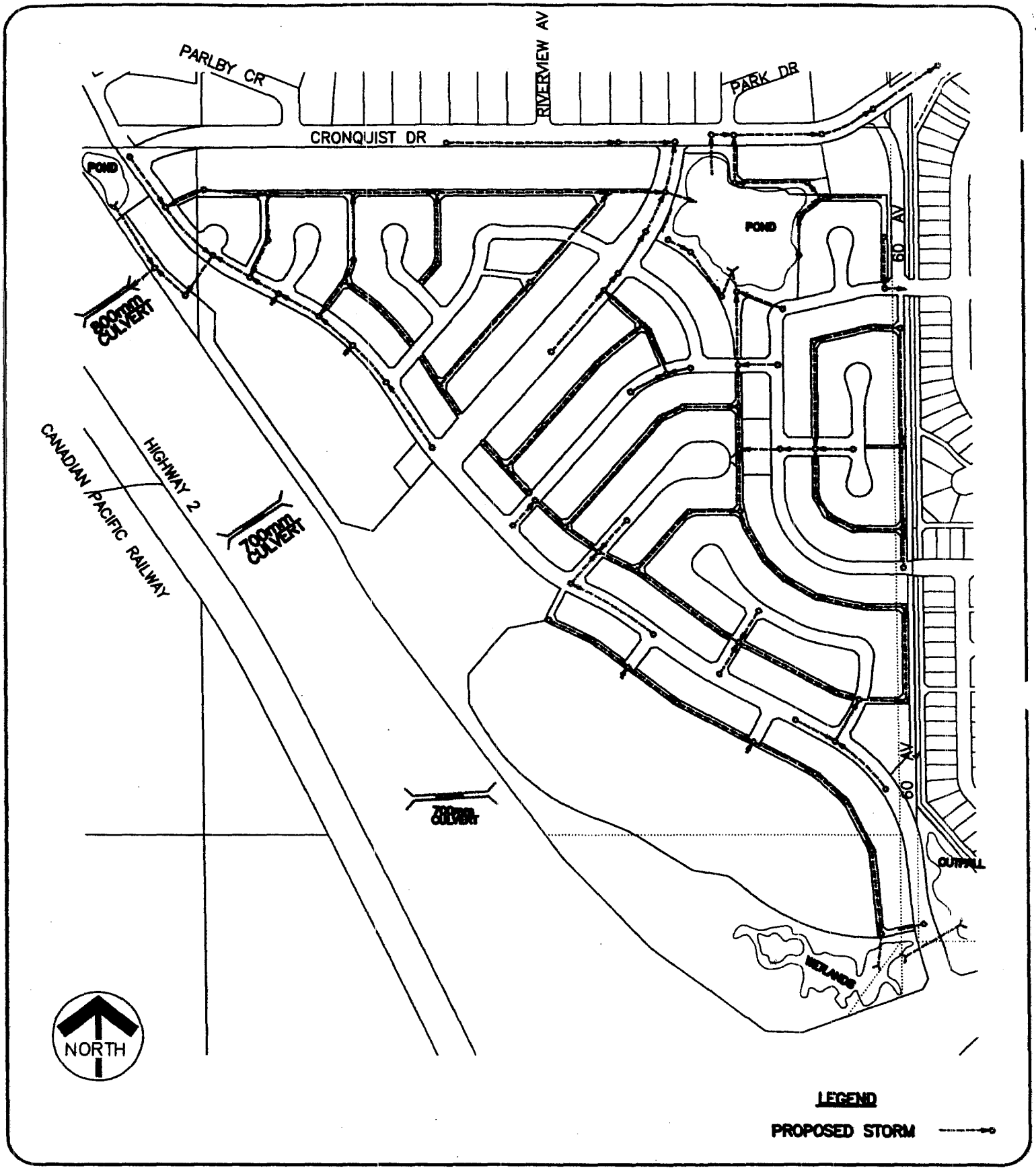
FIGURE 17



West Park Extension
Proposed Overland Drainage

Al-Terra Engineering Ltd.

FIGURE 20



West Park Extension
Proposed Storm Sewer

Al-Terra Engineering Ltd.

FIGURE 21

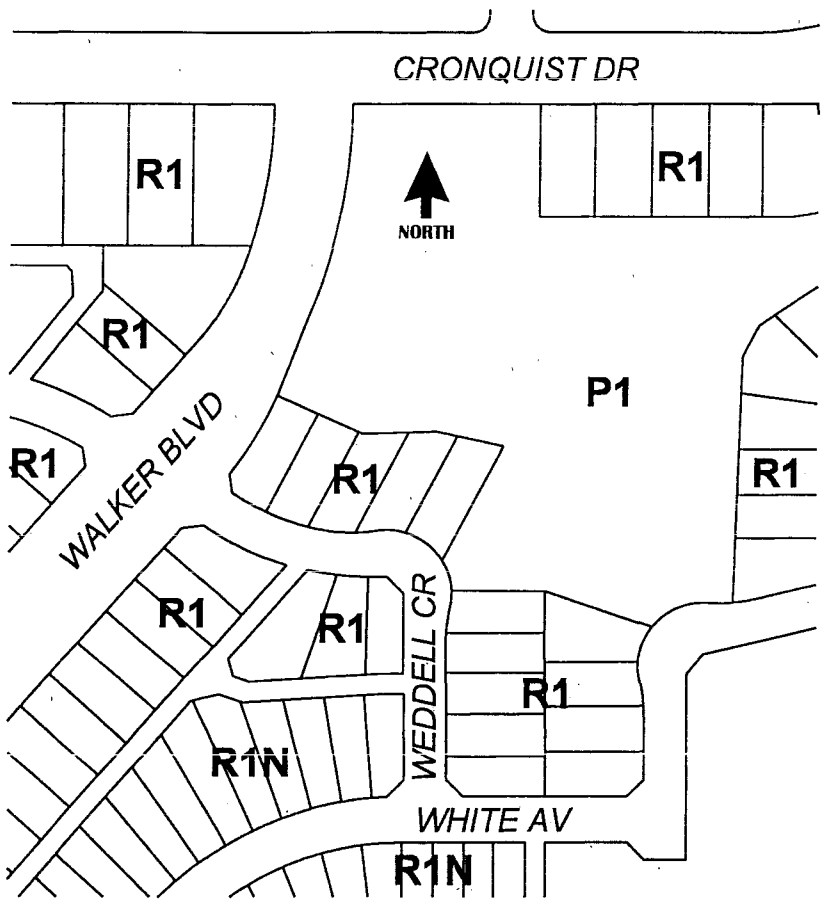
West Park Extension
Phasing

Al-Terra Engineering Ltd.

FIGURE
22

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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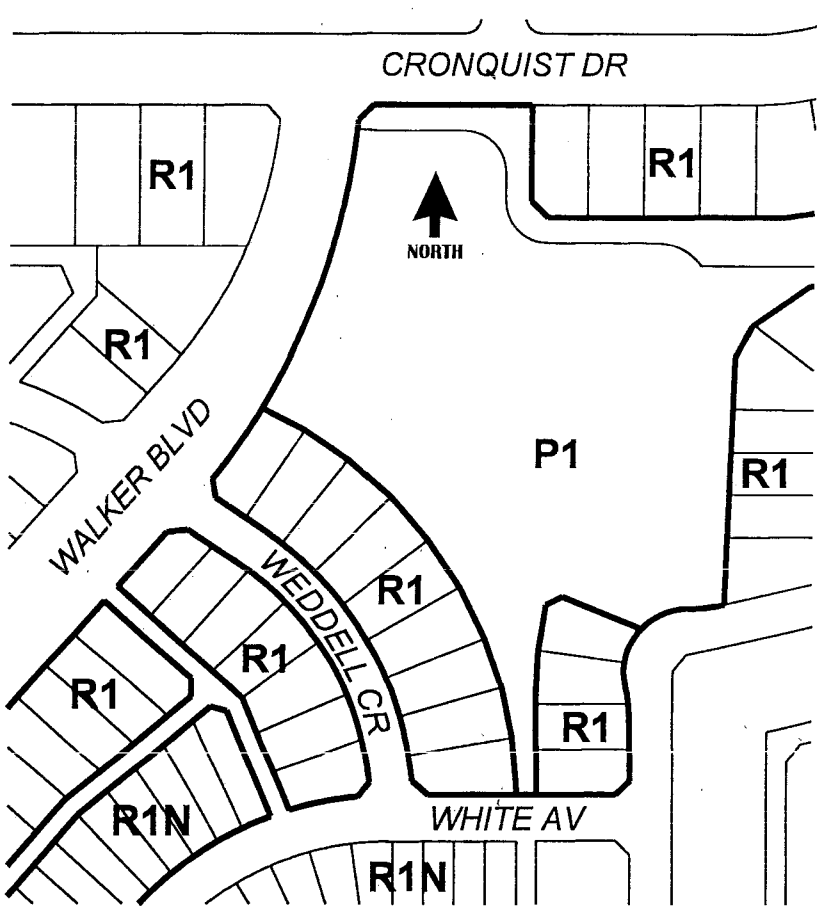

PROPOSED

AFFECTED DISTRICTS:
R1 - Residential (Low Density)
R1N - Residential Narrow Lot
P1 - Parks & Recreation

MAP No. 6 / 2003
BYLAW No. 3156 / H - 2003

BYLAW NO. 3156/H-2003

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

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

1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 6/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	24th	day of	February	2003.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2003.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2003.

MAYOR

CITY CLERK

THE CITY OF
Red Deer
CITY CLERK'S DEPARTMENT

LE

March 25, 2003

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 – 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

West Park Extension (Westlake):
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003
&
Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and Portion of the NE ¼ Sec. 7-38-27-4

At the City of Red Deer's Council meeting held on Monday, March 24, 2003, Public Hearings for Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/H-2003 and Land Use Bylaw Amendment 3156/G-2003 were opened and those present given an opportunity to speak.

Council then passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer, agrees to adjourn each Public Hearing for Land Use Bylaw Amendment 3156/G-2003, Neighbourhood Area Structure Plan Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 to the April 7, 2003 Council meeting at 7:00 p.m. in Council Chambers, City Hall.

The Public Hearings were adjourned to give City Administration an opportunity to review changes to the design of the proposed berm.

Please call if you have any questions.

Sincerely,

Kelly Kloss
City Clerk
/chk
c S. Banack, Al-Terra Engineering Ltd.
Parkland Community Planning Services
C. Adams, Administrative Assistant

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

FILE

DATE: **March 25, 2003**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **West Park Extension (Westlake)**
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
(b) Land Use Bylaw Amendment 3156/H-2003

Reference Report:
City Clerk, dated February 25, 2003 & Parkland Community Planning Services, dated February 18, 2003

Public Hearings:
The Public Hearings for West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 were opened and those present given an opportunity to speak. Following this, the Public Hearings were adjourned to the Council Meeting of April 7, 2003 at 7:00 p.m. in Council Chambers.

Report Back to Council: Yes

Kelly Kloss
City Clerk
/chk

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

Red Deer

COMMUNITY SERVICES

DATE: **March 10, 2003**

TO: **Kelly Kloss, City Clerk**

FROM: **Colleen Jensen, Community Services Director**
Kerry Dawson, Culture Development Superintendent

SUBJECT: **Red Deer College Arts Centre Amended Agreement**

Background:

The Red Deer College Fine Arts Centre was completed in the early 1980s with The City contributing $1.0 million toward the capital cost of the project. This contribution was to ensure "access to the rehearsal areas of the facility by community organizations and individuals, and to provide access to a theatre of higher caliber than would be otherwise possible". An Agreement was signed on June 17, 1983, which included Appendix for Bylaws and Operating Procedures . These documents outlined the above expectation, along with the following:

- Red Deer College agreed to form an Advisory Committee, with 19 members, that would oversee the implementation of the Agreement. This Committee reported annually to the College Board and City Council on policy rules and regulations and any other matters deemed by the Committee to affect the intent of the Agreement.
- All policies developed by the College Board, which in the opinion of the Committee would affect the intent of the Agreement, were to be referred to the Committee for their consideration and recommendations.
- The Committee was to review the proposed capital and operating budget for the Fine Arts Centre each year, with a view to making recommendations to the Fine Arts Division Chairperson, prior to establishing a budget for any given academic year.
- The Committee was to recommend to the College Board a fee structure for use of the components of the facility, with a view to ensuring community access.
- The Committee was to review requests for use by community of the space, and then to allocate the space as the Committee deemed fair and equitable.
- The Committee was to hear and consider presentations from groups, organizations and individuals with respect to matters of concern to them in the operation of the facility, the setting of fees, and with scheduling and equitable treatment.

The Agreement was subsequently amended to reduce the membership on the Committee from 19 to 10, but the conditions of the Agreement, including the role of the Advisory Committee, was maintained in the amended Agreement. In June, 1998, the conditions of the Operating Agreement for the Committee were revised to better reflect the existing conditions at the College.

In the 2002 revised Agreement, the operating procedures of the Committee and the Bylaws to establish the Committee have been modified and are incorporated into the actual document. Also, the Advisory Committee felt that is was appropriate to review the original Agreement, particularly related to:

- Community access to the facility
- The role of the Advisory Committee

THE CITY OF Red Deer

COMMUNITY SERVICES

To that end, the Committee spent significant amount of time in reviewing the agreement and in consultation with Lynne Mulder from Red Deer College and Colleen Jensen from The City with respect to the perspective of each of the partners. The current fiscal and operating environment for Red Deer College and the community were a part of the consideration for change.

Highlights of Proposed Changes:

- The amended Agreement proposes that "access by the community to the theatre, studio spaces and the rehearsal spaces shall not be less than 10% of the overall use". The original Agreement indicated 10% of the theatre space and 50% of rehearsal space, with 20% available to community organizations before 6:00 p.m. daily. The reduced amount of time in the proposed amendment is more reflective of actual community requests and also addresses the needs of the College with respect to access for teaching time.
- The amended Agreement proposes that the Red Deer College Fine Arts Centre Advisory Committee change its name to Arts Centre Advisory Committee and that this committee operate under the operating procedures as outlined in the revised Agreement.
- The amending Agreement revised the Committee structure allowing for 8 members and 2 ex officio members without voting privileges.

The proposed changes in both the Agreement and the Operating Procedures are reflective of the current needs of Red Deer College, while still maintaining the intended community access and involvement in the operation of the facility. The proposed Agreement has been reviewed and agreed to by the Board of Governors of Red Deer College prior to it being brought to City Council.

Recommendation:

That Council for The City of Red Deer approve the Amended Agreement for the Red Deer College Arts Centre as presented.

Colleen Jensen
Kerry Dawson

Cj/kd:mak ; culture;organizations;rdcfacac;agreement

AMENDING AGREEMENT made this 25th day of November, 2002

BETWEEN

CITY OF RED DEER
(hereinafter called "the City")

OF THE FIRST PART

- and -

RED DEER COLLEGE
(hereinafter called "the College")

OF THE SECOND PART

Whereas:

A. The College and the City share a common understanding of the values and intent of this Agreement.

B. The College and the City mutually agree to update the Agreement created on June 17, 1983 to better meet present day conditions.

C. The change in reporting structure, as identified in the amended Agreement, better reflects the actual College and City working relationship.

D. The work of the Red Deer College Fine Arts Centre Advisory Committee, now known as the Arts Centre Advisory Committee, reflects the intent of the Agreement which is to ensure continued community access to use of the main stage and rehearsal spaces.

E. This Agreement recognizes the contribution of one million dollars ($1,000,000) by the City in 1983 in order to ensure access to the facility by community organizations and individuals.

F. This Agreement refers to the College Arts Centre facility located at Red Deer College and those portions of the facility which include the main stage, theatre, studios ensemble rooms and support facilities.

Plan 812 2461
Lot J
Containing 81.56 hectares (201.54 acres) more or less
NE 5 and S.1/2 8-38-27-W4th

Therefore, the Parties of this Agreement (the College and the City) agree as follows:

1. **Definitions**

For the purpose of this Agreement:

"Board" shall mean the Board of Governors of Red Deer College.

"Council" shall mean the Council of the City of Red Deer.

"Committee" shall mean the College Arts Centre Advisory Committee.

"Facility" shall mean the College Arts Centre.

"Community Organizations" shall mean and include any group or organization originating primarily in the City and surrounding area that is not affiliated with the College.

2. **Term**

This Agreement commences November 25, 2002.

3. **Intent**

The intent of this Agreement is to provide reasonable access to use of the facility by community organizations, groups, individuals and the public of Red Deer during the life of the building, and to encourage maximum use of the facility for the mutual benefit of the community and the College.

3.1 The College will ensure that not less than 10% of the theatre, studio spaces, and not less than 10% of the rehearsal spaces, of the usual operating time of the Performing Arts Centre and directly related service areas, shall be available for use by community organizations.

4. **Committee**

The Board has established a Committee called the College Arts Centre Advisory Committee which consists of a total of eight voting members and two non-voting members as follows.

- Two (2) representatives appointed by the Board.
- Two (2) representatives appointed by Council.
- Two (2) members at large - representing primary users of the facility and appointed by voting Committee representatives.
- Two (2) members-at-large - representing the general community, one of which may/should reside outside the City boundary, but within the geographical area which the College is generally considered to draw from.
- Chairperson of the Performing Arts Division (ex officio and non-voting).
- College Arts Centre coordinator (ex officio and non-voting).

Any College staff member directly associated with the administration of the facility shall NOT have a vote on the Committee.

5. **Operating Procedures**

The Committee shall:

5.1 Report annually to the College and the City and make recommendations on any matters deemed by the Committee to affect the intent of this Agreement; such recommendations to encourage and foster the greatest, most equitable and orderly use of this facility.

5.2 Act in an advisory capacity to the Chairperson of the Performing Arts Division on all matters deemed by the Committee to affect the intent of the amended Agreement of November 25, 2002, and work and communicate with the College through the Chairperson of the Performing Arts Division.

5.3 Review and provide comments on the fee structure to the Board when appropriate.

5.4 Hear and consider representation from community organizations, groups and individuals with respect to matters of concern in the operation of the facility in order to facilitate open communications between the community and the Board.

5.5 Conduct an annual review of the operations portion of the Agreement to ensure that the intent of this Agreement is being maintained.

5.6 Monitor the community use of the facility, keeping in consideration time allotments for College use, not-for-profit use, for-profit use, and the maintenance schedule -- in the spirit of the Agreement for community use.

5.7 Review the Operating Procedures (Appendix A) on an as-needed basis and make recommendations from time to time on the membership of the Committee.

5.8 Require the Chairperson of the Performing Arts Division to make available to the Committee any data or statistics of a non-confidential nature which, in the opinion of the Committee, will assist them.

6. **Amendment of Terms of Reference**

6.1 A recommendation to the Committee to amend, alter or repeal the Terms of Reference (Appendix B) shall be passed by special resolution at any properly called meeting of the Committee in which notice of such intent was given. A special resolution is a motion of the Committee passed by at least two-thirds of the members of the Committee.

IN WITNESS WHEREOF:

CITY OF RED DEER	**RED DEER COLLEGE**
Per _____	Per _____
_____	_____
Title	Title
_____	_____
Date	Date

APPENDIX A

RED DEER COLLEGE

FINE ARTS CENTRE ADVISORY COMMITTEE

OPERATING PROCEDURES

1. The Committee shall report annually to the Red Deer College Board of Governors and the Red Deer City Council, and make recommendations on policies, rules and regulations and any other matters deemed by the Committee to affect the intent of this Agreement; such recommendations to encourage and foster the greatest, most equitable and orderly use of the facility.

2. The Committee shall act in an advisory capacity to the Chair of the Centre of Learning for the Performing Arts on all matters deemed by the Committee to affect the intent of the Agreement between the City of Red Deer and the Red Deer College dated June 17, 1983 as amended from time to time.

3. The Committee shall monitor the fee structure and use of the Arts Centre facility, and make recommendations to the Board of Governors regarding these as needed.

4. The Committee shall monitor the usage agreement, keeping in consideration time allotments for College use, not-for-profit use, for-profit use, and the maintenance schedule..

5. The Committee shall receive as information, the operating and capital budgets for the Arts Centre facility.

6. The Committee shall hear and consider representation from groups, organizations, or individuals with respect to matters of concern to them in the operation of the proposed facility such as fees, scheduling and equitable treatment; and the Committee may, from time to time, convene meetings with community organizations and other interested parties with a view to identifying problems and eliciting suggestions for the most effective and efficient use of the facility.

7. The Committee shall review procedures annually and shall make recommendations from time to time on the membership of the Committee.

8. The Chair of the Centre of Learning for the Performing Arts may make available to the Committee any data or statistics of a non-confidential nature which, in the opinion of the Committee, will assist them in evaluating the operation of the facility.

(Amended September 11, 1998)

APPENDIX B

COLLEGE ARTS CENTRE ADVISORY COMMITTEE

TERMS OF REFERENCE

The Terms of Reference for this Agreement and any additional Terms of Reference as may be adopted by the Committee from time to time, shall regulate the proceedings of meetings of the Committee.

1. **Officers**

1.1 The officers of the Committee shall be a Chairperson, a Vice-chairperson and a Secretary.

1.2 The Chairperson shall:
   a) call meetings of the Committee from time to time as required, and
   b) be a spokesperson to the public for the Committee.

1.3 The Vice-chairperson shall perform as Chairperson in the absence of the Chairperson.

1.4 The Secretary shall attend the meetings of the Committee and keep accurate records of all business of the Committee.

1.5 The Chair shall be held by representation from each party (the College, the City) on alternating years.

2. **Membership**

2.1 Appointment of members to the Committee shall be for two-year terms. The maximum number of terms which a member may serve consecutively shall be two, except by special resolution of the Committee.

2.2 Vacancies and/or a member of the Committee may be replaced by the Committee under the following circumstances:
   a) the expiry of that member's term.
   b) the written resignation of the member.
   c) illness, in which case the member's position, at the option of the Committee, may be made a temporary replacement.
   d) the absence of any member from three consecutive meetings of the Committee without due notice.

The replacement position will continue for the duration of the term.

3. **Quorum and Meetings**

3.1 Meetings shall be called at the request of the Chairperson, or within fifteen days of a written request for a meeting, signed by any four members of the Committee, being delivered to the Secretary.

3.2 A quorum of any meeting of the Committee shall be one-half or more of the members of the Committee.

4. **Voting**

4.1 Each voting member of the Committee, including the Chairperson, shall vote on any matter of the Committee.

4.2 A motion of the Committee shall be passed upon majority vote of members present at a meeting.

4.3 A member shall disclose to the Committee any personal financial conflict that he/she might have with any motion before the Committee. The member shall abstain from voting on any such motion when he/she has disclosed such a financially-related conflict of interest.

4.4 A member may not vote on any motion by means of a written proxy given to another member of the Committee.

Comments:

We agree with the recommendations of Administration.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

Council Decision -- March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

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

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Red Deer College Arts Centre Amended Agreement**

Reference Report:
Community Services Director & Culture Development Superintendent, dated March 10, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated March 10, 2003 re: Red Deer College Arts Centre Amended Agreement hereby approves the Agreement as submitted to Council on March 24, 2003 with the following changes:

a) Appendix "A" being deleted
b) Appendix "B" being renamed Appendix "A"
c) The phrase "Appendix "A" being deleted from Clause 5.7
d) The phrase "Appendix "B" in Clause 6.1 being deleted and substituted with the phrase "Appendix "A".

Report Back to Council: No

Comments/Further Action:
Please provide the necessary changes to the Agreement and then submit same to me for signing.

Kelly Kloss
City Clerk
/chk

c
Culture Development Superintendent

Item No. 2

Date: **March 14, 2003**

To: **Kelly Kloss, City Clerk**

From: **Colleen Jensen, Director of Community Services**
Kerry Dawson, Culture Development Superintendent

Re: **Public Art Policy**

Background

Collicutt Centre (the Pilot)
The City of Red Deer established a Public Art Work Policy # 3106 in September, 1996. This policy was developed to manage the installation of the ghost projects, however, it does not address the full potential for art installations on public property. This request is to replace Policy #3106 with the attached Public Art Policy. The Collicutt Centre - Your Community Common was used as a pilot project for developing this policy.

During the planning phase for the construction of the Collicutt Centre -Your Community Common, The City of Red Deer successfully participated in the Millennium Partnership Program as one source of funding for installing public art at the Collicutt Centre. These funds were combined with successful grant proposals to The Alberta Foundation for the Arts, the Community Lottery Board and The City of Red Deer. This enabled The City of Red Deer, to commission several pieces of art and to initiate the tile works project. These installation pieces are well received by the community and will continue to add to the ambience of the Collicutt Centre as an added feature in the overall success of this facility.

Part of the City's commitment included in the Canada Millennium Partnership funding request was to "provide for the development of an enduring bylaw requiring future civic projects to have a minimal sum of money equal to 1.2% of capital costs allocated to acquire public art for the facility".

Red Deer Community Culture Master Plan
On September 24, 2001 Council considered and approved the Red Deer Community Culture Master Plan. Recommendation #15 in the Community Culture Master Plan states that "The City develop an Art in Public Places policy." The Master Plan goes on to say, "This policy should clearly outline the types of art that will be incorporated into the design of new facilities, the introduction of art in existing facilities, and the relative percentage of development costs that will be used for artistic presentation. The policy should apply to both interior and exterior spaces."

These two important initiatives are the primary background leading to rescinding of the Public Art Works Policy and replacing it with the Public Art Policy as attached.

Process to Date

The Public Art Committee was formed in 1994 as a sub-committee of the Recreation, Parks and Culture Board to act in an advisory capacity on matters pertaining to the ghost projects. This committee acted in this capacity for the Board during the art installation projects at the Collicutt Centre. As a result of the Millennium funding proposal and the Red Deer Community Culture Master Plan recommendations, the Public Art Committee provided insight to the developing of the public art policy. This work was done in conjunction with the Culture Development Superintendent and reviewed by other City Administration.

The Public Art Committee spent significant time in determining key principles they felt should be included in the policy, as well as detailed work related to administrative procedures such as the role of the Public Art Committee, the application and selection processes, etc. In developing a position, the Public Art Committee considered several options particularly related to City involvement in the funding contribution to public art. The two primary options were:

1. A 1.2% contribution for public art calculated on the cost of new capital projects (including renovations) that were of high visibility and public impact. There was a strong consensus from the Public Art Committee that the full 1.2% cost should be contributed by The City and that this contribution would then be used to leverage additional money from other sources. This would potentially increase the actual amount for public art installation to greater than 1.2%.

   There are administrative issues with this option related to determining which capital projects the policy will apply to, what components of the capital projects would form part of the base from which the 1.2% is derived, and ensuring that each capital project that is applicable has a public art component.

2. An annual contribution from The City to a specific public art reserve which could then be drawn from to develop and install public art in City capital projects.

   This option is more appealing from an administrative perspective, however, it is difficult to determine the amount that might be contributed each year, and to rationalize the establishment of such a reserve.

The information developed by the Public Art Committee, was considered by the Cultural Advisory Committee and the Recreation, Parks and Culture Board. Both of these bodies were supportive of the direction outlined by the Public Art Committee, which included a recommendation that The City establish a public art reserve with an annual contribution as per #2 above.

Discussion

Subsequent to the work undertaken by the Public Art Committee, Administration spent considerable time analyzing information and preparing the policy. City Administration acknowledges the extensive commitment and work done by the Public Art Committee in the preparation of the Public Art Policy. In preparing the Public Art Policy for consideration, Administration has based the key principles of the policy on the Committee's work. It is acknowledged that the policy varies from the recommendations from the Public Art Committee in that the proposed policy suggests a 1.2% contribution to public art be included in each capital project (based in the criteria outlined in the policy) and that funding may come from a variety of sources including The City. Administration believes that the policy reflects the direction of the pilot that was undertaken at the Collicutt Centre and clearly makes provision to ensure that public art is seen as an important and integral part of highly visible capital projects that are owned by The City. It also affords the opportunity to use the City's contribution to leverage other funding from a variety of sources; which further reflects direction in the Community Culture Master Plan around community ownership and involvement in the arts by other levels of government.

The proposed policy is attached for Council's consideration. It is based on a number of assumptions as follows:

1. The existing Public Art Work Policy #3106, which relates primarily to the Ghosts projects, will be rescinded and replaced with the new policy.
2. The Public Art Committee will be disbanded as the management and implementation of the new public art policy will be handled administratively. Administration may draw on the expertise of the community, through ad hoc committee work, to assist in areas such as art selection. Recommendations to Council will come through the Manager of the Recreation, Parks and Culture Department who will seek the support of the Recreation, Parks and Culture Board in their advisory capacity. Further, a restructuring of the Recreation, Parks and Culture Board is being suggested to ensure that there is adequate representation from the culture Community to deal with issues and initiatives such as the public art policy.
3. The Culture Services Superintendent will be primarily responsible for public art administration, funding identification, and the selection and installation process in consultation with other departments.

The specific funding contribution, if the policy is approved, would become part of either the annual business planning process or part of each capital budget that is developed and approved by City Council.

For Council's interest, if this policy had been implemented in the past several years, the capital projects that it would have applied to, as they exceeded $250,000, are listed below. Some of these projects have extended over several years.

- 67th Street Bridge
- Transit Terminal
- Collicutt Centre (which was the pilot)
- Fire Training Facility
- City Hall Renovation
- Fire Station #4

The new policy will likely apply to the Downtown Plaza Park in Phase II, but not in Phase I as this work will be undertaken in 2003.

If a threshold of $150,000 had been used for the building costs of projects rather than the $250,000 threshold, the Public Art Policy would also have applied to the following projects:

- Eastview Community Site
- Anders Community Site
- Transit Building Renovations
- Skateboard Park

Procedures for the implementation of the Public Art Policy have been developed to guide Administration in the management of the policy.

Recommendation

That Council for The City of Red Deer rescind the Public Art Work Policy #3106 and replace it with the Public Art Policy as presented, and that implementation of the Policy will begin in 2004 as part of the budget process.

Colleen Jensen

cc Harold Jeske
Kerry Dawson

(Admin-Policies-PAP-M0115-38--Kloss)

"EXISTING POLICY"

THE CITY OF RED DEER
COUNCIL POLICY MANUAL

POLICY NO.	***3106***	***Page 1 of 3***
TITLE:	***Public Art Work***	***Date of Approval: September 9, 1996***
SECTION:	***Community Services (Recreation, Parks and Culture)***	***Dates of Revision:***

POLICY STATEMENT

1. The City believes that public art can enhance the quality of life for a community by contributing a healthy, vibrant sense of place; and

2. The City is committed to planning, which is responsive to the unique aspects of our community; and

3. The City supports public art of quality and integrity, recognizing freedom of expression; and

4. The "Ghosts" Program of the Towne Centre Association has been launched and is intended to serve as a focal point for public art on public property in downtown Red Deer;

5. A Public Artwork Policy is hereby developed for The City of Red Deer:

   (a) To establish procedures for the installation of permanent artwork on public property. Artwork on private property in public view is outside the domain of this policy;

   (b) To ensure that permanent public artwork compliments the architecture, site and setting, and existing public art, while respecting artistic freedom;

   (c) To encourage an inclusive and collaborative process in the development of public art that enhances the quality of life for the community;

(d) To encourage public art of quality and integrity;

(e) To determine ownership, safety considerations and maintenance agreements for all permanent art works on public property.

6. An application for the installation of permanent art on public property is to be completed on designated forms, available from the City Recreation, Parks & Culture Department, Culture Services Section. Application forms are to be submitted to the Culture Development Superintendent. Installation of non-permanent public artwork shall be part of the Special Events Application.

7. Ownership, insurance and maintenance agreements will be part of the application and recommendation procedures.

8. A Public Art Committee (PAC) will review all applications for recommendation to the Recreation, Parks & Culture Board.

9. All applications for installation of permanent public art must be approved by City Council.

10. The Public Art Committee shall be appointed by the Recreation, Parks & Culture Board for a two-year term, and will consist of:

(a) Culture Development Superintendent of the Recreation, Parks & Culture Department (Chairman);

(b) General Manager of the Towne Centre Association, when the location for the artwork is downtown;

(c) Municipal Planner, as designated by Parkland Community Planning Services;

THE CITY OF RED DEER
COUNCIL POLICY MANUAL

POLICY NO.	***3106***	***Page 3 of 3***
TITLE:	***Public Art Work***	***Date of Approval: September 9, 1996***
SECTION:	***Community Services (Recreation, Parks and Culture)***	***Dates of Revision:***

(d) Two citizens-at-large, as recommended by the three standing members, one for a two-year term and one for a three-year term the first year, and two-year terms thereafter.

11. The application for the installation of permanent public art will be routed to any/all of the following departments, as applicable for comment, prior to the PAC review:

(a) Engineering Department;

(b) Inspections and Licensing Department;

(c) Public Works Department;

(d) Electric, Light & Power Department;

(e) Emergency Services;

(f) Recreation, Parks & Culture Department;

(g) Towne Centre Association (as appropriate);

(h) Downtown Planning Committee (as appropriate).

12. Detailed procedures, definitions and guidelines will be developed by the Public Art Committee and will be made available with an application form.

THE CITY OF Red Deer

City Council Policy

Policy No.	***3106***	***Page 1 of 2***
Title:	***Public Art Policy***	***Date of Approval: September 9, 1996***
Authority:	***MGA***	***Date of Last Revision: ,2003***
Responsibility:	***Recreation, Parks & Culture***	

Purpose

To incorporate and integrate public art into the planning, design, and building of capital works projects.

Executive Limitations

1. Council approves the selection and placement of public art.
2. Council approves the placement of privately owned art on public lands, including the Ghosts.
3. The City Manager, in consultation with City Administration and the Recreation, Parks and Culture Board and within the limits placed in this Policy, is responsible to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects, which includes reviewing, evaluating, and making recommendations to Council.

Application

4. This policy applies to projects with high visibility and public impact in the following categories:

   a) New building construction in excess of $250,000;
   b) New engineered structures (i.e. bridges) in excess of $250,000;
   c) Major renovations and additions to existing buildings and structures in excess of $250,000;
   d) Park projects in excess of $250,000.

5. This policy does not apply to:

   a) Capital projects such as roads, in-ground water, sewer or drainage structures, and other structures with limited visual impact and accessibility;
   b) Demolition Projects;
   c) Capital equipment.

THE CITY OF Red Deer

City Council Policy

Policy No.	***3106***	***Page 2 of 2***
Title:	***Public Art Policy***	***Date of Approval: September 9, 1996***
Authority:	***MGA***	***Date of Last Revision: ,2003***
Responsibility:	***Recreation, Parks & Culture***	

Guidelines

6. In preparation of capital project budgets that fall within this policy:

   a. Administration will include and identify a minimum 1.2% capital construction cost allocation for the design, fabrication and installation of public art as part of each project.

   b. Capital construction costs associated with design and engineering, project design, administration, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing, or any indirect costs such as interest, advertising or legal fees, are excluded from the 1.2% calculation.

   c. To fund the public art portion of the capital project, Administration will identify the source of this funding whether it is from the City budget or from other sources such as the Provincial and/or Federal Governments, private donations, granting bodies, foundations, special funding opportunities, or a combination of City and other funding.

Comments:

We agree with the recommendations of the Administration.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

City Council Policy

Last Updated February 15, 2003

Policy No.	**3106**	**Page 1 of 2**
Title:	**Public Art Policy**	**Date of Approval: September 9, 1996**
Authority:	**MGA**	
Responsibility:	**Recreation, Parks & Culture**	**Date of Revision: _____, 2003**

Purpose

To incorporate and integrate public art into the planning, design, and building of capital works projects.

Executive Limitations

1. Council approves the selection and placement of public art.
2. Council approves the placement of privately owned art on public lands, including the Ghosts.
3. The City Manager, in consultation with City Administration and the Recreation, Parks and Culture Board and within the limits placed in this Policy, is responsible to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects, which includes reviewing, evaluating, and making recommendations to Council.

Application

3. This policy applies to projects with high visibility and public impact in the following categories:

    a) New building construction in excess of $250,000;
    b) New engineered structures (i.e. bridges) in excess of $250,000;
    c) Major renovations and additions to existing buildings and structures in excess of $250,000;
    d) Park projects in excess of $250,000.

4. This policy does not apply to:

    a) Capital projects such as roads, in-ground water, sewer or drainage structures, and other structures with limited visual impact and accessibility;
    b) Demolition Projects;
    c) Capital equipment.

Guidelines

5. In preparation of capital project budgets that fall within this policy:

a. Administration will include and identify a minimum 1.2% capital construction cost allocation for the design, fabrication and installation of public art as part of each project.

b. Capital construction costs associated with design and engineering, project design, administration, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing, or any indirect costs such as interest, advertising or legal fees, are excluded from the 1.2% calculation.

c. To fund the public art portion of the capital project, Administration will identify the source of this funding whether it is from the City budget or from other sources such as the Provincial and/or Federal Governments, private donations, granting bodies, foundations, special funding opportunities, or a combination of City and other funding.

Christine Kenzie

From: Kelly Kloss
Sent: February 11, 2003 10:37 AM
To: Kerry Dawson
Cc: Colleen Jensen; Harold Jeske; Christine Kenzie
Subject: Public Art Policy Update - Feb 11

Hi Kerry,

Here is the updated Council policy. I understand you will be bringing the report to Council in due course.

Public Art Council Policy - Ke...

Kelly

THE CITY OF Red Deer

City Council Policy

Last Updated February 11, 2003

Policy No.	**3106**	**Page 1 of 2**
Title:	**Public Art Policy**	**Date of Approval: September 9, 1996**
Authority:	**MGA**	
Responsibility:	**Recreation, Parks & Culture**	**Date of Revision:** _____, 2003

Purpose

To incorporate and integrate public art into the planning, design, and building of capital works projects.

Executive Limitations

1. Council approves the selection and placement of public art.
2. Council approves the placement of privately owned art on public lands.
3. The City Manager, in consultation with City Administration and the Recreation, Parks and Culture Board and within the limits placed in this Policy, is responsible to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects, which includes reviewing, evaluating, and making recommendations to Council.

Application

3. This policy applies to projects with high visibility and public impact in the following categories:

    a) New building construction in excess of $250,000;
    b) New engineered structures (i.e. bridges) in excess of $250,000;
    c) Major renovations and additions to existing buildings and structures in excess of $250,000;
    d) Park projects in excess of $250,000.

4. This policy does not apply to:

    a) Capital projects such as roads, in-ground water, sewer or drainage structures, and other structures with limited visual impact and accessibility;
    b) Demolition Projects;
    c) Capital equipment.

Guidelines

5. In preparation of capital project budgets that fall within this policy:

   a. Administration will include and identify a minimum 1.2% capital construction cost allocation for the design, fabrication and installation of public art as part of each project.

   b. Costs associated with design and engineering, project design, administration, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing, or any indirect costs such as interest, advertising or legal fees, are excluded from the 1.2% calculation.

   c. To fund the public art portion of the capital project, Adrninistration will identify the source of this funding whether it is from the City budget or from other sources such as the Provincial and/or Federal Governments, private donations, granting bodies, foundations, special funding opportunities, or a combination of City and other funding.

Kelly Kloss
From: Kelly Kloss
Sent: January 07, 2003 12:41 PM
To: Kerry Dawson
Subject: FW: Public Art Policies & Guidelines Redraft

Here is what I emailed you on December 24.

Kelly

-----Original Message-----
From: **Kelly Kloss**
Sent: December 24, 2002 2:09 PM
To: Colleen Jensen; Harold Jeske; Kerry Dawson
Subject: Public Art Policies & Guidelines Redraft

Howdy All,

Here is my draft of the Art policies & guidelines. They are based on the following premise:

- Existing Council public art policy is repealed and replaced with the new one.
- The public art committee is disbanded;
- Kerry is responsible for the public art administration, funding identification, selection process, and installation process in consultation with affected departments;
- "Expert" organizations/ individuals can assist Kerry in the selection process (ad hoc working committee).
- Recreation Parks & Culture Board is used by Harold in an advisory capacity when Harold is considering an public art recommendation to Council.
- Funding criteria is based on Norbert's direction.
- Numbering may have to be cleaned up.
- Only the Council policy would be submitted to Council. The City Manager policy and Department Guidelines and Procedures are administrative.

Happy reading. Looking forward to your feedback. Thanks

Kelly

Public Art Council Policy - Ke...

Pulbic Art City Manager Policy...

Public Art ɔrocedure - Kelly.d..

Feb 11/2003 Mtg.

THE CITY OF Red Deer

City Council Policy

Last Updated January 9, 2003

Policy No.	____	**Page 1 of 2**
***Title*:**	**Public Art Policy**	**Date of Approval:** ____
Authority:	**MGA**	
***Responsibility*:**	**Recreation, Parks & Culture**	**Date of Revision:** ____

Purpose

To incorporate and integrate public art into the planning, design, and building of capital works projects.

Executive Limitations

1. Council must approve the selection and placement of public art. In the case of Ghosts for privately owned Art placed on public property Location to be approved by Council
2. The City Manager, in consultation with City Administration and the Recreation, Parks and Culture Board and within the limits placed in this Policy, is responsible to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects, which includes reviewing, evaluating, and making recommendations to Council.

Application

3. This policy applies to projects with high visibility and public impact in the following categories:

   a) New building construction in excess of $250,000;
   b) New engineered structures (i.e. bridges) in excess of $250,000;
   c) Major renovations and additions to existing buildings and structures in excess of $250,000;
   d) Park projects in excess of $250,000.

4. This policy does not apply to:

   a) Capital projects such as roads, in-ground water, sewer or drainage structures, and other structures with limited visual impact and accessibility;
   b) Demolition Projects;
   c) Capital equipment.

Ghosts — Find Locations resolution add.

Guidelines

5. In preparation of capital project budgets that fall within this policy:

   a. Administration will include and identify a minimum 1.2% capital construction cost allocation for the design, fabrication and installation of public art as part of each project.

   b. Costs associated with design and engineering, project design, administration, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing, or any indirect costs such as interest, advertising or legal fees, are excluded from the 1.2% calculation.

   c. To fund the public art portion of the capital project, Administration will identify the source of this funding whether it is from the City budget or from other sources such as the Provincial and/or Federal Governments, private donations, granting bodies, foundations, special funding opportunities, or a combination of City and other funding.

THE CITY OF Red Deer

City Manager Policy

Policy No. ***Page 1 of 1***

Title: ***Public Art Policy*** ***Date of Approval:***

Authority: ***Council Policy*** ***Date of Last Revision:***

Responsibility: Recreation Parks & Culture Manager

Purpose
To delegate the authority levels for the selection and placement of public art.

Delegation
Within the limits of Council policy _____ and in consultation with the Recreation, Parks and Culture Board, the Recreation, Parks and Culture Manager is delegated the responsibility to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects. This includes reviewing, evaluating, and making recommendations to Council.

Signature of City Manager:	***Date:***

THE CITY OF Red Deer

Guidelines & Procedures

Policy No.		**Page 1 of 6**
Title:	***Public Art***	***Date of Approval:***
Authority:	**City Manager**	***Status:***
Responsibility:	***Recreation Parks & Culture Manager***	***Date of Last Revision:***

Purpose

To set out the guidelines and procedures to incorporate and integrate public art into City projects.

Delegation

The Cultural Development Superintendent is responsible for the administration of this document and to:

a. Identify funding amounts and sources;
b. Consult with the Recreation, Parks, & Culture Board on the selection and placement of public art;
c. Recommend to the Recreation, Parks & Culture Manager public art and its placement.

Procedures, Guidelines

1. Funding

a. Annually identify capital projects that qualify under the Public Art Policy.
b. Identify in the annual budget capital projects that apply and funding allocation.
c. Develop a plan for the placement of Public Art:
   - based on available funding from the City and other sources; and
   - in consultation with affected departments and related agencies.
d. Once funding is approved proceed with the Public Art approval process.

2. Public Art Approval Process

2.1 The Cultural Development Superintendent:

a. Based on approved funding and locations, facilitates a proposal call for public art;
b. Receives submissions and prepares a report summarising each;
c. Establishes administrative committee to review submissions;
d. Recommends artwork to the Recreation, Parks & Culture Manager;
e. Provides for the installation of approved art.

2.2 The Recreation, Parks & Culture Manager:

a. Reviews art submissions;
b. Consults with the Recreation, Parks & Culture Board on recommended submission;
c. Proceeds to Council with recommended art selection.

3. General

A. Art Selection Process

a. The art selection process may include input from knowledgeable community-based groups/ individuals.
b. The act of commissioning artwork, its usage, and the maintenance of public artwork must comply with copyright legislation.
c. The art selection process may take three forms:
   1) Open: Process is open to a wide range of entrants who may submit entries;
   2) Limited: Process is open to invited entrants, and
   3) Invitational: Process of one specific artist is invited to submit a proposal.

B. Public Art Gifts, Donations And Bequests

a. The artwork may be in the form of capital, works of art, and/or space;
b. The owner of the artwork must be identified;
c. Acceptance of the artwork will comply with all laws, statutes, and agreements;
d. Before the City will accept any artwork it must meet the following criteria:
   - Approved by the Recreation, Parks and Culture Manager as suitable for exhibit in a public place;
   - Quality artwork - based upon professional assessment and a detailed written proposal that is accompanied with drawings, maquette (model) and/or photographs;
   - Financial implications of acceptance based upon project implementation, installation and on-going maintenance, insurance, etc.
   - Suitability of the artwork to environmental conditions of public display.

d. Copyright limitations are identified, and reproduction permission received.

C. Collection And Inventory

a. The Cultural Development Superintendent will maintain an inventory of City-owned public art including the art history and the conservation requirements;
b. Curatorial information, when available, will include:

- Artist's biographical information including address.
- Title of the artwork.
- Date artwork was completed and origin of the artwork.
- Purchase or commission price and insurance value upon acquisition.
- Descriptive information (formal, dimensions, location, specific siting).
- Artist's statement of the artwork.
- Context of the artwork.
- Published material about the artwork, its reception by public viewers, critics, historians, etc.
- Updated value of the artwork.

D. Maintenance Insurance And Ownership

a. The Cultural Development Superintendent will ensure maintenance and insurance programs are in place to for City art.
b. Art situated on public property as authorized by the City, is owned by the group or organization that sponsored the piece unless the piece and its copyright are donated to the City. The owner is responsible for maintenance and insurance on all installations.

E. De-Accession

De-accessioning is the procedure for the removal of artwork from the public collection. The guidelines to de-accession are:

a. The Cultural Development Superintendent will recommend to the Recreation, Parks & Culture Manager art owned by the City that qualifies for de-accession. In consultation with the Recreation, Parks & Culture Board, a recommendation is then made to Council.

b. Recommendations for de-accession may include but not limited to:
   - relocation
   - removal, sale, trade, gift
   - indefinite loan to another agency
   - destruction
   - re-instatement

c. De-accession of art may be based on one or more of the following reasons:
   - Council direction;
   - An acceptable ongoing condition or security of the artwork cannot be reasonably guaranteed;
   - The artwork is damaged and repair is not an option;
   - The site is no longer appropriate including accessible to the public or the physical setting;
   - The artwork endangers public safety;
   - Removal is requested by the owner;
   - Negative community response to the artwork.

d. If possible the artist is advised of the de-accession.

e. If a de-accessioned art piece is offered for sale, Council determines the conditions.

F. Definitions

Accession
The procedure that is undertaken for the inclusion of an artwork as part of the public collection.

Acquisition
The inclusion of an artwork in the permanent art collection of the City, whether by commissioning, purchase, gift, or other means.

Program Costs
The amount that is taken of the total art allocation in order to administrate the project. This amount is used for, but not limited to, the following: advertising, printing of competition briefs, jury fees, artist's maquette fees, plaque, lighting of work, invitations for official openings, photo documentation of the finished work, contingencies etc. Management costs vary according to type of competition and project.

Public Art
Public art is artwork that is accessible to the public and has aesthetic qualities. The artwork can be permanent, semi-permanent, functional, temporary, and may include many forms of art. It can be of a variety of forms and takes into consideration the site, its location and context, and the audience. Public art may possess functional as well as aesthetic qualities.

Project No.	Project Item	1997	1998	1999	2000	2001	Totals	other contributions	Civic contributions
10020	Airport Terminal - Roof Repair	2,221					2,221		2,221
10160	Fuel Tank Removal, Site Cleanup		65,000	13,166			78,166		78,166
10359	Weigh Scale - Public Works				42,463		42,463		42,463
40033	City Hall Exterior - Steps & Ramps	182,674	580				183,254	127,157	56,097
40040	67th St. Bridge - 30 Ave Roadway			4,252,893	4,030,500	354,730	8,638,123	6,336,657	2,301,466
40065	Ross St. / Waskasoo Bridge '00				83,434	504,025	587,459	507,244	80,215
40066	Transit Terminal '00, '01				104,143	1,278,278	1,382,421	1,798,066	-415,645
40069	Parkade Atop Transit Terminal					1,603,973	1,603,973	1,144,579	459,394
40070	Transit Terminal, Parkade Parent					90	90		90
50011	Downtown Redevelopment Plan '00				11,310	2,968	14,278		14,278
60001	AB Sports Hall of Fame	7,990	150,276	106,672	15,090		280,028	246,000	34,028
60002	East Hill District Rec Site	20,777	48,580	15,171			84,528		84,528
60003	Kentwood Rec Levy Site	1,613	96	67,382	6,076	780	75,947	89,970	-14,023
60007	Glendale Extension ComunitySite	14,265	7,431				21,696	8,356	13,340
60008	Deer Park S. (City) Community Site	2,814	1,154				3,968		3,968
60010	Anders South (On The Lake)	5,013	2,982				7,995	84,049	-76,054
60011	Deer Park (Private) Community Site			28,259			28,259	12,500	15,759
60012	Eastview (Private) Community Site	198,864	9,388	38			208,290	66,811	141,479
60013	Clearview Community Site	4,902	23,839	4,036	9,405		42,182	19,771	22,411
60014	Rosedale Nieghborhood Playground	382					382		382
60015	Anders East Community Site	12,848	56,520	106,156	271		175,795	212,197	-36,402
60017	Parkvale Place Recreation Dev.				7,578	497	8,075		8,075
60018	Old Revelstoke Site Rec Levy	895					895		895
60019	Rosedale Meadows Rec Levy	140	52,517	70,758	771		124,186	104,297	19,889
60020	Kentwood West of Kennedy Dr.	2,854	445	69,007	9,578		81,884		81,884
60021	Oriole Park Rec Levy		13,983	24,000	29,283	30,649	97,915	137,087	-39,172
60024	HighlandGreen Rec Levy		3,419	78	2,742	5,356	11,595	13,948	-2,353
60028	North RD Fairview CPR Redev.	364		21,275	29,332		50,971	59,589	-8,618
60030	Lancaster Meadows Rec Levy		233	29	44,884	119,822	164,968	93,945	71,023
60041	Dawe Ice Resurface, Room Const.	113,611					113,611		113,611
60042	Transit Off-Street Terminal	630			48,589		49,219		49,219
60043	RCMP Building Reno.	116,462					116,462		116,462
60044	Arena/CurlingRink Pave 13703	200,125	772				200,897	132,000	68,897
60045	Dawe Centre Heat / Insulate 13704	161,942					161,942		161,942
60046	Grandview Shelter Building 17305	137,149	2,122				139,271	-92,841	46,430 [redacted]
60047	Waskasoo Park Road/Trails 13706	53,569					53,569		53,569
60048	Museum Humidifiers, Ducts 13711		52,195				52,195	33,333	18,862
60049	Three Mile Bend Dog-Off Leash Area		605	32,697			33,302	3,000	30,302
60050	Rec Centre Pool Play Appartus			16,293			16,293		16,293
60052	Rec Centre Access Renovations	9,401	913				10,314	10,315	-1
60054	Memorial Centre Addition - CAT		25,641				25,641	25,641	0
60055	Old Court House Study, Upgrade		3,590				3,590	3,591	-1
60056	RD Arena Rink Board Glass		14,036				14,036	34,000	-19,964
60057	Rec Centre Park Irrigation, Landscape		2,511	59,205			61,716	11,000	50,716
60058	Archives Shelving, Office Renov.				26,424	44,954	71,378	35,000	36,378

60059	Devonshire (Deer Park SE) Rec Site					21,114	21,114	122,228	-101,114
60060	Regional Trails Network		14,009	48,477			62,486	63,163	-677
60061	River Bend Septic System			172,187			172,187		172,187
60062	Aspen Ridge, Anders SE Rec Site					17,771	17,771	86,748	-68,977
60063	Transit Building Renovations			191,619	1,227		192,846		192,846
60064	Highland Green Escarpment			36,952	2,619	9,020	48,591	40,000	8,591
60065	Leisure/Wellness Centre Parent			1,491,787	3,426,992	1,323,899	6,242,678	26,076,173	166 505 [redacted]
60066	Leisure Centre - Tenders # 1 - 4			1,002,273	1,858,153		2,860,426		2,860,426
60067	Leisure Centre Tender #5				865,253		865,253		865,253
60068	Leisure Centre Tender #6				870,713		870,713		870,713
60069	Leisure Centre Tender #7				11,702,347	4,445,048	16,147,395		16,147,395
60070	Leisure Centre Tender #8				1,423,598	939,614	2,363,212		2,363,212
60071	Leisure Centre - Cash Allowance				834,221	391,866	1,226,087		1,226,087
60072	Leisure Centre - Cash Allowance				309,267	544,950	854,217		854,217
60075	Leisure Centre - Hallmarks Art				130,929	117,588	248,517	164,880	83,637
60078	Skateboard Park Construction			177,938			177,938	177,938	0
60080	Johnstone Park (Rec Levy)						0	76,631	-76,631
60081	Parks Playground CSA Reno.				67,038	102,499	169,537	72,500	97,037
60082	Downtown Plaza Park - CPR Redev.				23,508	343,741	367,249	179,559	187,690
60090	RCMP Building Reno. 2001					154,752	154,752		154,752
61000	Public Reserve Clearing				17,100	42,730	59,830	520,113	-460,283
70006	City Hall Reno 2 & 3	17,200					17,200		17,200
70007	Fire Training Facility '96	298,611	12,688	108			311,407		311,407
70009	City Hall Reno, 1st and 4th Floors	1,291,956	45,812	150			1,337,918	35,231	1,302,687
70011	Fire Station #4		670,889	144,581	815	5,322	821,607	450,000	371,607
70013	City Hall Reno 1st & 3rd Floors		2,600	115,901			118,501		118,501
70017	Customer DirectAccess (Kiosk)				168,510	1,688	170,198		170,198

Public Art Policy

Capital Construction Costs if/when using percentages

Estimated costs

Year	Actual City dollars	0.50%	1%	1.20%	1.50%	2%
1997	$ **1,503,272**	7,516.36	15,032.72	**18,039.26**	22,549.08	30,065.44
1998	$ **640,378**	3,201.89	6,403.78	**7,684.54**	9,605.67	12,807.56
1999	$ **5,657,614**	28,288.07	56,576.14	**67,891.37**	84,864.21	113,152.28
2000	$ **22,217,082**	111,085.41	222,170.82	**266,604.98**	333,256.23	444,341.64
2001	$ **9,233,072**	46,165.36	92,330.72	**110,796.86**	138,496.08	184,661.44
2002	Incomplete					
Average	7,850,283.60	39,251.42	78,502.84	**94,203.40**	117,754.25	157,005.67

This chart applies to actual City dollars contributed to those capital projects which would fall under this policy

Kelly Kloss
From: Kerry Dawson
Sent: January 11, 2003 10:10 AM
To: Kelly Kloss; Colleen Jensen
Cc: Harold Jeske
Subject: RE: Public Art Policy

Hi Kelly'
I have read all of the correspondence re this policy and have met with Colleen Re your draft. I need not repeat anything Colleen has stated however I still have a question regarding Application #3 and the amounts specified in this section. The public art committee was very concerned about specifying amounts. One of the drafts that was prepared had put amounts in at the specific request of Harold and Colleen but when this draft was taken to the public art committee their request was that this be removed. Is there a reason why these are back into the draft? I have gone thru the capital construction budgets for the last 5 years and very seldom, on a yearly basis, do we have capital expenditures that would qualify under this restriction. # 6 is unclear to me and Colleen has already mentioned #5 a). I still have some questions about the actual procedures Kelly and I believe this requires some further discussion. Thanks for all of your work on this Kelly as it appears that this is coming together nicely and I am looking forward to seeing this (with some modifications) go to council soon, however I recognize some further clarification needs to happen before the final draft is ready.
Ms. Kerry Dawson
Culture Development Superintendent
City of Red Deer
Box 5008, T4N 3T4
Ph. 403-342-8264
Fax. 403-346-4970
email kerryd@city.red-deer.ab.ca

-----Original Message-----
From: **Kelly Kloss**
Sent: January 09, 2003 10:27 AM
To: Colleen Jensen
Cc: Kerry Dawson
Subject: Public Art Policy

Further to our conversation Colleen, here is an updated Council Public Art policy. If it has not fully reflected our discussion, please feel free to make changes.

Also the City Manager policy and the public art procedures and guidelines that I had sent to you before are your starting points based on my limited knowledge of the how the process would be managed by your area. Feel free to update or change these.

Thanks

Kelly

<< File: Public Art Council Policy - Kelly draft.doc >>

Kelly Kloss

From: Kelly Kloss
Sent: January 09, 2003 10:27 AM
To: Colleen Jensen
Cc: Kerry Dawson
Subject: Public Art Policy

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Thanks

Kelly

Public Art Council Policy - Ke...

THE CITY OF Red Deer

City Council Policy

Last Updated January 9, 2003

Policy No.	____	**Page 1 of 2**
***Title*:**	**Public Art Policy**	**Date of Approval:** ____
Authority:	**MGA**	
***Responsibility*:**	**Recreation, Parks & Culture**	**Date of Revision:** ____

Purpose

To incorporate and integrate public art into the planning, design, and building of capital works projects.

Executive Limitations

1. Council must approve the selection and placement of public art.
2. The City Manager, in consultation with City Administration and the Recreation, Parks and Culture Board and within the limits placed in this Policy, is responsible to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects, which includes reviewing, evaluating, and making recommendations to Council.

Application

3. This policy applies to projects with high visibility and public impact in the following categories:

    a) New building construction in excess of $250,000;
    b) New engineered structures (i.e. bridges) in excess of $250,000;
    c) Major renovations and additions to existing buildings and structures in excess of $250,000;
    d) Park projects in excess of $250,000.

4. This policy does not apply to:

    a) Capital projects such as roads, in-ground water, sewer or drainage structures, and other structures with limited visual impact and accessibility;
    b) Demolition Projects;
    c) Capital equipment.

Guidelines

5. In preparation of capital project budgets that fall within this policy:

   a. Administration will include and identify a minimum 1.2% capital construction cost allocation for the design, fabrication and installation of public art as part of each project.

   b. Costs associated with design and engineering, project design, administration, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing, or any indirect costs such as interest, advertising or legal fees, are excluded from the 1.2% calculation.

   c. To fund the public art portion of the capital project, Administration will identify the source of this funding whether it is from the City budget or from other sources such as the Provincial and/or Federal Governments, private donations, granting bodies, foundations, special funding opportunities, or a combination of City and other funding.

Discussed w. R Colleen Jensen Jan 7, 2003

THE CITY OF Red Deer

City Council Policy

Policy No.	____	**Page 1 of 2**
***Title*:**	**Public Art Policy**	**Date of Approval:** ____
Authority:	____	
***Responsibility*:**	**Recreation, Parks & Culture**	**Date of Revision:** ____

Purpose

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Executive Limitations

1. Council must approve the selection and placement of public art.
2. The City Manager, in consultation with the Recreation, Parks and Culture Board and within the limits placed in this Policy, is responsible to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects, which includes reviewing, evaluating, and making recommendations to Council.

Application

3. This policy applies to projects with high visibility and public impact in the following categories:
   a) New building construction in excess of ~~$500,000;~~ 250,000
   b) New engineered structures (i.e. bridges) in excess of ~~$500,000~~ 250,000;
   c) Major renovations and additions to existing buildings and structures in excess of $250,000;
   d) Park projects in excess of $250,000.

4. This policy does not apply to:
   a) Capital projects such as roads, in-ground water, sewer or drainage structures, and other structures with limited visual impact and accessibility;
   b) Demolition Projects;
   c) Capital equipment.

Guidelines

minimum

5. In preparation of capital project budgets that fall within this policy, Administration will:

   a) include and identify a 1.2% capital construction cost allocation for the design, fabrication and installation of public art as part of each project.
   b) not include in the 1.2% calculation, costs associated with design and engineering, project design, administration, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing, or any indirect costs such as interest, advertising or legal fees.

?

6. At Council's discretion, public art funding allocations:

   a) of two or more projects may be combined;
   b) may be used in conjunction with other external public art funding sources.

c) Identify the revenue source for this allocation ~~which may include other sources~~ such as from source such as the City, Provincial and/or Federal Govt pr. fun., gr. & Pr ...

- City funds as leveraging

THE CITY OF Red Deer

City Manager Policy

Policy No. ***Page 1 of 1***

Title: ***Public Art Policy*** ***Date of Approval:***

Authority: ***Council Policy*** ***Date of Last Revision:***

Responsibility: Recreation Parks & Culture Manager

Purpose
To delegate the authority levels for the selection and placement of public art.

Delegation
Within the limits of Council policy _____ and in consultation with the Recreation, Parks and Culture Board, the Recreation, Parks and Culture Manager is delegated the responsibility to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects. This includes reviewing, evaluating, and making recommendations to Council.

Signature of City Manager:	***Date:***

THE CITY OF Red Deer

Guidelines & Procedures

Policy No.		**Page 1 of 6**
Title:	***Public Art***	***Date of Approval:***
Authority:	**City Manager**	***Status:***
Responsibility:	***Recreation Parks & Culture Manager***	***Date of Last Revision:***

Purpose

To set out the guidelines and procedures to incorporate and integrate public art into City projects.

Delegation

The Cultural Development Superintendent is responsible for the administration of this document and to:

a. Identify funding amounts and sources;
b. Consult with the Recreation, Parks, & Culture Board on the selection and placement of public art;
c. Recommend to the Recreation, Parks & Culture Manager public art and its placement.

Procedures, Guidelines

1. Funding

a. Annually identify capital projects that qualify under the Public Art Policy.
b. Identify in the annual budget capital projects that apply and funding allocation.
c. Develop a plan for the placement of Public Art:
   - based on available funding from the City and other sources; and
   - in consultation with affected departments and related agencies.
d. Once funding is approved proceed with the Public Art approval process.

2. Public Art Approval Process

2.1 The Cultural Development Superintendent:

a. Based on approved funding and locations, facilitates a proposal call for public art;
b. Receives submissions and prepares a report summarising each;
c. Establishes administrative committee to review submissions;
d. Recommends artwork to the Recreation, Parks & Culture Manager;
e. Provides for the installation of approved art.

2.2 The Recreation, Parks & Culture Manager:

a. Reviews art submissions;
b. Consults with the Recreation, Parks & Culture Board on recommended submission;
c. Proceeds to Council with recommended art selection.

3. General

A. Art Selection Process

a. The art selection process may include input from knowledgeable community-based groups/ individuals.
b. The act of commissioning artwork, its usage, and the maintenance of public artwork must comply with copyright legislation.
c. The art selection process may take three forms:
   1) Open: Process is open to a wide range of entrants who may submit entries;
   2) Limited: Process is open to invited entrants, and
   3) Invitational: Process of one specific artist is invited to submit a proposal.

B. Public Art Gifts, Donations And Bequests

a. The artwork may be in the form of capital, works of art, and/or space;
b. The owner of the artwork must be identified;
c. Acceptance of the artwork will comply with all laws, statutes, and agreements;
d. Before the City will accept any artwork it must meet the following criteria:
   - Approved by the Recreation, Parks and Culture Manager as suitable for exhibit in a public place;
   - Quality artwork - based upon professional assessment and a detailed written proposal that is accompanied with drawings, maquette (model) and/or photographs;
   - Financial implications of acceptance based upon project implementation, installation and on-going maintenance, insurance, etc.
   - Suitability of the artwork to environmental conditions of public display.

d. Copyright limitations are identified, and reproduction permission received.

C. Collection And Inventory

a. The Cultural Development Superintendent will maintain an inventory of City-owned public art including the art history and the conservation requirements;
b. Curatorial information, when available, will include:

- Artist's biographical information including address.
- Title of the artwork.
- Date artwork was completed and origin of the artwork.
- Purchase or commission price and insurance value upon acquisition.
- Descriptive information (formal, dimensions, location, specific siting).
- Artist's statement of the artwork.
- Context of the artwork.
- Published material about the artwork, its reception by public viewers, critics, historians, etc.
- Updated value of the artwork.

D. Maintenance Insurance And Ownership

a. The Cultural Development Superintendent will ensure maintenance and insurance programs are in place to for City art.
b. Art situated on public property as authorized by the City, is owned by the group or organization that sponsored the piece unless the piece and its copyright are donated to the City. The owner is responsible for maintenance and insurance on all installations.

E. De-Accession

De-accessioning is the procedure for the removal of artwork from the public collection. The guidelines to de-accession are:

a. The Cultural Development Superintendent will recommend to the Recreation, Parks & Culture Manager art owned by the City that qualifies for de-accession. In consultation with the Recreation, Parks & Culture Board, a recommendation is then made to Council.

b. Recommendations for de-accession may include but not limited to:
   - relocation
   - removal, sale, trade, gift
   - indefinite loan to another agency
   - destruction
   - re-instatement

c. De-accession of art may be based on one or more of the following reasons:
   - Council direction;
   - An acceptable ongoing condition or security of the artwork cannot be reasonably guaranteed;
   - The artwork is damaged and repair is not an option;
   - The site is no longer appropriate including accessible to the public or the physical setting;
   - The artwork endangers public safety;
   - Removal is requested by the owner;
   - Negative community response to the artwork.

d. If possible the artist is advised of the de-accession.

e. If a de-accessioned art piece is offered for sale, Council determines the conditions.

F. Definitions

Accession
The procedure that is undertaken for the inclusion of an artwork as part of the public collection.

Acquisition
The inclusion of an artwork in the permanent art collection of the City, whether by commissioning, purchase, gift, or other means.

Program Costs
The amount that is taken of the total art allocation in order to administrate the project. This amount is used for, but not limited to, the following: advertising, printing of competition briefs, jury fees, artist's maquette fees, plaque, lighting of work, invitations for official openings, photo documentation of the finished work, contingencies etc. Management costs vary according to type of competition and project.

Public Art
Public art is artwork that is accessible to the public and has aesthetic qualities. The artwork can be permanent, semi-permanent, functional, temporary, and may include many forms of art. It can be of a variety of forms and takes into consideration the site, its location and context, and the audience. Public art may possess functional as well as aesthetic qualities.

Date: October 29, 2002

To: Kelly Kloss City Clerk

From: Kerry Dawson, Cultural Services Superintendent

Re: Public Art Policy

who is the Public Art Committee.

who gives them authority. They have power over the City Manager

Background

Collicutt Centre (the pilot)

The idea to develop a Public Art Policy was initiated in the planning for the construction of the Collicutt Centre-Your Community Common. The City of Red Deer had the opportunity to participate, successfully, in the Millenium Partnership Program, which was one source of funding for the public art at the Collicutt Centre. Combining the funds received from the Millenium Partnership Program with the successful grant proposals to the Alberta Foundation for the Arts, the Community Lottery Board and The City of Red Deer enabled the Public Art Committee to commission several pieces of art, on behalf of The City, as well as to initiate the tile works project. These installation pieces are well received by the public and will continue to add to the ambience of the Collicutt Centre, as an added feature in the overall success of this facility.

??, Part of The City commitment included into the Canada Millenium Partnership was to: "provide for the development of an enduring bylaw requiring future civic projects to have a minimal sum of money equal to 1.2% of capital costs allocated to acquire public art for the facility". This commitment was approved by ???????

Red Deer Community Culture Master Plan

On September 24, 2001 Council considered and approved the Red Deer Community Culture Master Plan. Recommendation #15 in the Culture Master Plan is "That The City develop an 'Art in Public Places' policy". The Master Plan goes on to say that "this policy should clearly outline the types of art that will be incorporated into the design of new facilities, the introduction of art in existing facilities and the relative percentage of development costs that will be used for artistic presentation. The policy should apply to both interior and exterior spaces".

These two important initiatives are the primary background to the development of the attached Public Art Policy.

Process to Date

The Public Art Committee, which was formed to assume the task of overseeing the Collicutt Centre art projects, was asked to work on the development of the Public Art Policy. This work was done in conjunction with Culture Services Superintendent and other City administration.

The Public Art Committee spent significant time in determining what they felt to be the key principles to be included in the policy, as well as detailed work related to administrative procedures such as the role of the Public Art Committee, the application and selection processes etc. In developing a position, the Public Art Committee considered several options, particularly related to City involvement in the funding contribution to Public Art. The two primary options were:

- A 1.2% contribution for public art calculated on the cost of new capital projects (including renovations) that were of high visibility and public impact. There was a strong consensus from the Public Art Committee that the full 1.2% cost should be contributed by The City, and that this money would then be used to leverage additional money from other sources, thereby making the actual public art component of a capital project worth significantly more than the 1.2%. There are administrative issues with this option related to determining which capital projects the policy will apply to, what components of the capital projects would form part of the base from which the 1.2% is derived, and ensuring that each capital project that is applicable has a public art component.
- An annual contribution from The City to a specific public art reserve, which could then be drawn from to develop and install public art in City capital projects. This option is more appealing from an administrative perspective, however, it is difficult to determine the amount that might be contributed each year, and to rationalize the establishment of such a reserve.

The information, as developed by the Public Art Committee has also been considered by the Cultural Advisory Committee and the Recreation Parks and Culture Board. Both of these bodies were supportive of the direction outlined by the Public Art Committee, which included a recommendation that The City establish a public art reserve with a significant annual contribution.

Discussion

City administration acknowledges the extensive commitment and work done by the Public Art Committee in the preparation of the Public Art Policy. The administration, in preparing the Public Art Policy for consideration, has based the key principles on the Committee's work. It is acknowledged that the policy varies from the recommendations from the Public Art Committee, in that the proposed policy suggests a 1.2% contribution to public art be included in each capital project (based in the criteria outlined in the policy) and that funding may come from a variety of sources, including The City. Administration believes that the policy reflects the direction of the pilot that was undertaken at the Collicutt Centre, and clearly makes provision to ensure that public art is seen as an important and integral part of highly visible capital projects that are owned by The City. It also affords the opportunity to use City contribution to leverage other funding from a variety of sources, which further reflects direction in the Culture Master Plan around community ownership and involvement in the arts by other levels of government.

The proposed policy is attached for Council's consideration. The specific funding contribution, if the policy were to be approved, would become part of either the annual business planning process or part of each capital budget that is developed and approved by Council.

The proposed procedures for the implementation of the Public Art Policy are included for Council's information.

Recommendation:
That Council for The City of Red Deer approve the Public Art Policy as presented.

Kerry Dawson

THE CITY OF Red Deer

Policy No.	____	**Page 1 of 2**
Title:	**Public Art Policy**	**Date of Approval:** ____
Authority:	____	
Responsibility:	**Culture Services (Recreation, Parks & Culture)**	**Date of Revision:** ____

Purpose

To establish procedures and guidelines for the City of Red Deer in the selection and installation of public art in public places and to identify a funding mechanism that supports the City's commitment to develop art in public places.

Key Principles

1. Incorporate and integrate public art into the planning, design and building of civic projects in Red Deer as outlined in the administrative policy implementation procedures.

2. Apply the Public Art Policy to projects with high visibility and public impact as selected from the following categories:

   i. new building construction
   ii. major renovations and additions to existing buildings, parks, trail systems and others
   iii. engineered structures (i.e. bridges)

3. Recognize that the Public Art Policy does not apply to capital projects such as roads, in-ground water, sewer or drainage structures, and that other structures with limited visual impact and accessibility are not included.

4. Ensure that for those projects that fall under this Policy (noted in 2.), a minimum of 1.2% of capital construction costs are allocated for the design, fabrication and installation of public art.

5. Ensure that costs associated with design and engineering, project design, administration, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing, or any indirect costs such as interest, advertising or legal fees are not considered as costs under this funding.

6. Funding for the minimum amount of 1.2% may be accessed from a number of sources such as the civic Government, Provincial and/or Federal Governments, private donations, granting bodies, foundations, special funding opportunities, and/or other resources that may be available for this purpose.

7. The civic Government contributions will be determined annually during the business planning and budget process or when a capital project budget is approved.

8. Ensure that City funds are made available for leveraging for additional funds where and whenever possible.

9. Ensure that these funds will accrue on a yearly basis as art projects usually extend over one or more years.

10. Encourage the development and display of public art in both private and public spaces which are accessed by the public.

11. Establish administrative policies and procedures to manage the process for selection, creation and installation of public art in City-owned facilities and venues. (noted in 2.)

12. Council will make the final decision on the selection and installation of public art based on recommendations from Administration.

Attachment 1

Public Art Policy

Capital Construction Costs if/when using percentages

Estimated costs

Year	Actual City dollars	0.50%	1%	1.20%	1.50%	2%
1997	**$ 1,503,272**	7,516.36	15,032.72	**18,039.26**	22,549.08	30,065.44
1998	**$ 640,378**	3,201.89	6,403.78	**7,684.54**	9,605.67	12,807.56
1999	**$ 5,657,614**	28,288.07	56,576.14	**67,891.37**	84,864.21	113,152.28
2000	**$ 22,217,082**	111,085.41	222,170.82	**266,604.98**	333,256.23	444,341.64
2001	**$ 9,233,072**	46,165.36	92,330.72	**110,796.86**	138,496.08	184,661.44
2002	Incomplete					
Average	7,850,283.60	39,251.42	78,502.84	**94,203.40**	117,754.25	157,005.67

This chart applies to actual City dollars contributed to those capital projects which would fall under this policy

THE CITY OF
Red Deer

IMPLEMENTATION

PROCEDURES

for the

PUBLIC ART POLICY

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DEFINITIONS

1. ART SELECTION PROCESS

1.1 JURY PROCESS: OBJECTIVE ART SELECTION

The Public Art Policy supports the need for an objective, juried art selection process.

1.1.1 The Public Art Committee acts on behalf of the City of Red Deer to accept public art proposals (open and invitational) as a primary art selection process. Other processes may also be undertaken from time to time, dependent upon the nature of what is being considered.

1.1.2 The art selection process is designed to be fair and equitable, with representation on the Public Art Committee coming from a knowledgeable community-based interest.

1.1.3 The act of commissioning artwork, its usage, and the maintenance of public artwork must comply with current Federal Artist Copyright Codes. All applicable codes will be identified in the contractual agreement signed by the owner/operator and the artist(s).

1.2 ACCEPTANCE OF GIFTS, DONATIONS AND BEQUESTS

Implementation of the Public Art Policy applies to gifts, donations and bequests of major public artwork made to the City of Red Deer. The implementation procedures are used as the guidelines to determine acceptance for gifts, donations and bequests of major public artwork made to the City of Red Deer. These items may be in the form of an existing artwork or a proposal for an installation of public art in/on civic property and/or by way of a capital donation. The following guidelines are used in the acceptance procedure.

1.2.1 Donations can be in the form of capital, works of art, and/or space. The donation must demonstrate the appropriate ownership and comply with all laws and statutes of the Province of Alberta, Canada and international agreements.

1.2.2 Proposed gifts must meet the following criteria:

- Gift must be suitable for exhibit in a public place.
- Quality artwork - based upon professional assessment and a detailed written proposal that is accompanied with drawings, maquette (model) and/or photographs.
- Financial implications of acceptance based upon project implementation, installation and on-going maintenance, insurance, etc.
- Suitability of the artwork to environmental conditions of public display.

1.2.3 Copyright should be investigated on all works of art acquired by the City, and the City should acquire reproduction copyright whenever and wherever possible.

2. GENERAL MANAGEMENT OF COLLECTION

2.1 COLLECTION AND INVENTORY

2.1.1 An inventory of City-owned public art should be created and maintained, as per the Public Art Policy. Such measures will help document public art history and the conservation requirements of the existing works.

2.1.2 Curatorial information will include the following basic elements (when available) as outlined in the artist's contract.

- Artist's biographical information including address.
- Title of the artwork.
- Date artwork was completed and origin of the artwork.
- Purchase or commission price and insurance value upon acquisition.
- Descriptive information (formal, dimensions, location, specific siting).
- Artist's statement of the artwork.
- Context of the artwork.
- Published material about the artwork, its reception by public viewers, critics, historians, etc.
- Value of the artwork.

2.2 MAINTENANCE INSURANCE AND OWNERSHIP

2.2.1 A maintenance and insurance program will be adopted to ensure proper conservation of artwork under civic jurisdiction. Maintenance and insurance of pieces of public art owned by and/or commissioned by the City of Red Deer under the guidance of the Public Art Committee will be the responsibility of the City of Red Deer unless otherwise determined.

2.2.2 The group or organization, which sponsored an application for the project, will legally own all permanent artwork installed on public property. The owner is responsible for maintenance and insurance on all installations. The applicant may offer the artwork, including the copyright, to the City of Red Deer as a donation.

2.3 DE-ACCESSION

De-accessioning is the procedure for the removal of artwork from the public collection. It is a serious and seldom used procedure. Following are the guidelines that relate to de-accession.

2.3.1 Once every five years, the Public Art Committee will review the City's public art collection. During this review, the Committee may determine that specific items in the collection might be appropriate candidates for de-accessioning. The Committee will then make recommendations that will be forwarded for Council's consideration.

2.3.2 This determination may be based on one or more of the following reasons:
- The ongoing good condition or security of the artwork cannot be reasonably guaranteed.
- The artwork has been damaged and repair is either impractical or not feasible.
- The site is no longer appropriate; accessible to the public or the physical setting is to be re-developed.
- The artwork endangers public safety.
- Removal is requested by the artist(s).
- Community response to the artwork.

2.3.3 Normally, de-accessioning should be considered only after a minimum of ten (10) years have elapsed from date of installation.

2.3.4 Consideration of removal of an artwork should be informed by professional judgement, the broader interests of the public, and only after a careful and impartial evaluation.

2.3.5 If at all possible, the artist should be consulted regarding the removal/destruction of his/her artwork.

2.4 PROCESS FOR DE-ACCESSION

2.4.1 Based on 2.3.3, the Public Art Committee determines selection(s) from the collection for de-accession.

2.4.2 The Public Art Committee determines whether a recommendation to City Council, through the Recreation, Parks and Culture Board, for de-accession goes forward as:
- relocation
- removal, sale, trade, gift
- indefinite loan to another agency
- destruction
- re-instatement

2.4.3 Publicly owned works of art shall not be sold or traded to members of the Public Art Committee, and/or their families, relatives, or to staff of the City of Red Deer, consistent with the City of Red Deer's conflict of interest policy.

3. INSTALLATION PROCESS

3.1 INSTALLATION OF ARTWORK ON PUBLIC PROPERTY

3.1.1 An application for the installation of permanent art on public property is to be completed on appropriate forms available from the Recreation, Parks & Culture Department, Culture Services Section (see Appendix B).

3.1.2 Applications are to be submitted to the Culture Development Superintendent who will direct the application through the appropriate review processes.

4.1.3 Ownership of the artwork, insurance and maintenance agreements will be part of the application process and recommendations concerning application, ownership, copyright, etc. shall be part of the review process.

3.1.4 The application for the installation of permanent public artwork(s) may be routed to the following departments and related agencies (as applicable) for comments prior to the Public Art Committee review process.

i) Engineering
ii) Inspection and Licensing
iii) Public Works
iv) Electric, Light & Power
v) Emergency Services
vi) Recreation, Parks & Culture
vii) Parkland Community Planning Services
viii) Downtown Business Association (as appropriate)

3.1.5 All applications for the installation of permanent public art, on public lands, will be reviewed by the Public Art Committee for recommendation to City Council.

3.1.6 Installation of non-permanent artwork should be part of a Special Event Application.

3.1.7 The Public Art Committee may be included in the review process for those special events that have a public art component.

APPENDIX A

GOVERNANCE

1. PUBLIC ART COMMITTEE

The Public Art Committee is a sub-committee of the Recreation, Parks and Culture Board which is an advisory board to Red Deer City Council concerning matters pertaining to recreation, parks and culture policy issues and on administrative procedures and guidelines.

2. MEMBERSHIP / TERMS OF APPOINTMENT

The Recreation, Parks and Culture Board appoint the Public Art Committee as follows:

One (1) representative from Culture Services Section, Recreation, Parks & Culture Department.
One (1) representative from Red Deer College (appointed by/through the Visual Art Department).
One (1) representative from the Normandeau Culture and Natural History Society.
Three (3) representatives from the community-at-large.

Members are appointed for a two-year term and for a maximum number of two terms. Members having finished two consecutive terms may be appointed after a one-term time period has elapsed. The City of Red Deer appointment, Culture Services Section, is a permanent appointment and is determined by the job function requirements of the Culture Services Section. From time to time, other community resources may be approached for consultation, sub-committee work and/or review processes as is needed.

3. CONFLICT OF INTEREST

Any participation in the City's public art processes including City staff, members of the Public Art Committee and their advisors or representatives, must declare any benefit to themselves, or their respective employers, partners, families or associates. They must also inform the Public Art Committee on any issues or benefits that may arise from the City's acquisition or de-accession of any public artwork or related activities, and will be required to remove themselves from such processes.

4. AUTHORITY

City Council delegates the responsibility for the implementation processes applicable to the Public Art Policy to the Public Art Committee which reports to the Recreation, Parks & Culture Board and ensures that the Cultural Advisory Committee is kept appraised of all proceedings.

5. DUTIES AND RESPONSIBILITIES

5.1 The Public Art Committee will hold meetings on an as-needed basis. The Chair is responsible for coordinating the meeting.

5.2 A minimum of four members of the Public Art Committee, shall constitute a quorum for the transaction of business.

5.3 The Public Art Committee will review the Public Art Policy and Procedures every three years and makes recommendations for change to the Recreation, Parks & Culture Board.

5.4 The Public Art Committee will review all art matters under the Public Art Policy, including but not limited to artworks and placement, art and artist selection processes, public education, consultation, information processes, gifts, bequests, accessioning and de-accessioning of public artwork.

5.5 The Public Art Committee will encourage the development of private sector public art and public-private partnerships for public art.

5.6 Encourage increased display of art collections within the community.

6. CODE OF CONDUCT

Members of the Public Art Committee are disqualified from directly or indirectly benefiting from their participation during their tenure or for six (6) months after their tenure.

APPENDIX B

APPLICATION FORM

The City of Red Deer application for installation of permanent artwork on public property is a two-part application process.

Part 1 - Notice of Intent
Part 2 - Detailed Description of Project and Specific Location

GENERAL PROCEDURES

1. Application forms for permanent art installation projects are available from the City of Red Deer.

2. The applicant should submit Part 1 (notice of intent) for a particular project at least six months prior to planned installation date.

3. Applications will be processed through the Culture Development Superintendent of the Recreation, Parks & Culture Department.

4. Once the project is defined by the applicant and a specific location is identified, the applicant should submit Part 2 to the Culture Development Superintendent who will direct the application to the appropriate City Departments for comments. Comments will be summarized for review by the Public Art Committee.

5. Specific Site location have been identified and site maps are available from the City of Red Deer upon request

6. In Part 2, the applicant should indicate any requirements related to safety, electricity, or special maintenance.

7. The applicant should be aware that, where deemed appropriate, a safety report may be required on or before completion of installation. This report will be the responsibility of the applicant and will include measures taken to ensure public safety as a primary concern. This may include an engineer's certificate ensuring all safety precautions are in place.

8. The Public Art Committee will review all applications and submit a recommendation to the Recreation, Parks and Culture Board who will submit a recommendation to City Council.

Part 1 - Notice of Intent

Part 1 is to be completed by the applicant to inform the civic government about the intent to install a piece of public artwork on public property. The Culture Development Superintendent will inform the appropriate City departments, and other appropriate community organizations including the Public Art Committee that a new piece of public artwork is being considered for installation.

Applicant Information

Name of Applicant

_____

Address _____ Postal Code_____

Phone Bus:_____ Res.:_____ Fax _____

E mail Address _____

Name of Contact Person

_____

Address _____ Postal Code _____

Phone Bus:_____ Res.:_____ Fax _____

E mail _____

Title of Proposed Artwork _____

Description of Proposed Artwork / Medium _____

_____

_____

Submit Part 1 - Notice of Intent to:

Culture Development Superintendent
Box 5008
City Of Red Deer
T4N 3T4

Part 2 - Installation and Site Specific Approval

Once the project has been identified and a proposed site has been agreed to, the applicant will identify a specific location within the site. The applicant will inform the Culture Development Superintendent who will collect comments from each of the community organizations and civic government departments previously notified under part one of the application. These comments will be summarized and sent to the Public Art Committee for consideration and recommendation to City Council.

a. The applicant is to be responsible for resulting clean up of location at which the installation occurs immediately following the installation.
b. Should the applicant find the need to remove the artwork from the designated public property, the property shall be restored to agreed-upon conditions. Removal of public art installation must be reviewed under the guidelines of the implementation process under the Public Art Policy.
c. For reasons of public safety or necessary construction, and when possible, the City of Red Deer reserves the right to relocate the artwork to an alternate site in consultation with the applicant.
d. Permanent artwork installed on public property will legally be owned by the applicant who hereby agrees to all insurance, maintenance, repair or restoration costs. Failure to do so may result in the City of Red Deer removing the artwork and disposing of it as the City sees fit.
e. The applicant of the project, their officers, agents and employees shall comply with all lawful statutes, bylaws, rules and regulations of the City of Red Deer or other authority which in any manner, relates to or affects the project. The applicant shall, at all times, indemnify and save harmless the City of Red Deer, its officers, servants, agents and employees from and against all claims and demands, loss, damages, actions, courses of actions, suits or other proceedings by whomsoever made, brought, or prosecuted, in any manner based upon, occasioned by, or attributable to the artwork permitted hereunder by any action taken or things done or maintained by virtue hereof.

Special Conditions

The applicant hereby agrees and accepts the terms and conditions of this application.

Per _____ Date _____
(signature of applicant)

Once approval is received by the applicant, the installation procedure may commence. The applicant is fully responsible to keep appropriate City departments informed of progress.

OFFICE USE: CITY COUNCIL APPROVAL

Date Received _____ Date Returned _____

City Council Meeting Date _____

Approved _____ Not approved _____

APPENDIX C Definitions

Accession
The procedure that is undertaken for the inclusion of an artwork as part of the public collection.

Acquisition
The inclusion of an artwork in the permanent art collection of the City, whether by commissioning, purchase, gift, or other means.

Artist
A person committed to producing works of art of a high caliber and with a recognizable value.

Artwork
A tangible creation by an artist.

Competitions
There are three types of competition as related to this document:
a. 'Open' competitions are open to a wide range of entrants who may submit entries;
b. 'Limited' competitions open to only a few invited entrants, and
c. 'Invitational' competition in which sponsors invite one specific artist to submit proposals for jury.

Community Public Art
Community public art focuses on the belief systems of the community. A community based design process helps people articulate their concerns and goals in terms of public art (or other development project), creating opportunities for community participation.

Conservation
The broad concept of care of the collection, encompassing examination of the condition of the art, preservation of the art to avoid deterioration or damage and restoration

Contract or Agreement
A binding, legal document by which parties agree to perform certain services.

De-Accession
The procedure for the removal of an artwork from the public collection. Any actions or set of procedures that result in the cessation by the City of its ownership and possession of works of art installed in public places, through sale, exchange, gift or any other means provided that disposition of the artwork is not contrary to the terms on which it was received by the City.

Documentation
The detailed process of collecting information about a work of art for its file. This includes photographing the art, describing the condition of the art on the date of accession, and researching the materials and methods used by the artists to produce the work of art.

Gift
An existing or proposed work of art offered as a donation to the City for placement at a public site under the City's jurisdiction.

Maquette
Refers to the drawing or model of the proposed artwork.

Percent for Art Program
A public art program funded by a percentage of gross construction budgets, for the commission, design, purchase and installation of artwork in the public realm. For the purpose of this Policy, the percentage is 1.2%.

Permanent Installation
Artwork or an art place which has a permanent site as opposed to a temporary site.

Program Costs
The amount that is taken of the total art allocation in order to administrate the project. This amount is used for, but not limited to, the following: advertising, printing of competition briefs, jury fees, artist's maquette fees, plaque, lighting of work, invitations for official openings, photo documentation of the finished work, contingencies etc. Management costs vary according to type of competition and project.

Public Art
Public art is artwork that is accessible to the public and has aesthetic qualities. The artwork can be permanent, semi-permanent, functional, temporary, and may include many forms of art. It can be of a variety of forms and takes into consideration the site, its location and context, and the audience. Public art may possess functional as well as aesthetic qualities.

RESEARCH MATERIAL

In preparing this document, research was undertaken to review policies from other centres. The following is a list of Public Art Policies which were used as a basis for developing the City of Red Deer's Public Art Policy

North Vancouver, BC
Surrey, BC
Port Moody, BC
Edmonton, AB
Red Deer, AB – Public Art Work
Red Deer, AB – Cultural Policy
City of Ottawa, Ontario

City of Prince George, BC
Petersborough, Ont

THE CITY OF Red Deer

IMPLEMENTATION

PROCEDURES

for the

PUBLIC ART POLICY

THE CITY OF Red Deer

Policy No.	____	**Page 1 of 2**
***Title*:**	**Public Art Policy**	**Date of Approval:** ____
Authority:	____	
***Responsibility*:**	**Recreation, Parks & Culture**	**Date of Revision:** ____

Purpose

To incorporate and integrate public art into the planning, design, and building of capital works projects.

Executive Limitations

1. Council must approve the selection and placement of public art.
2. The City Manager, in consultation with the Recreation, Parks and Culture Board and within the limits placed in this Policy, is responsible to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects, which includes reviewing, evaluating, and making recommendations to Council.

Application

3. This policy applies to projects with high visibility and public impact in the following categories:

    a) New building construction in excess of $500,000;
    b) New engineered structures (i.e. bridges) in excess of $500,000;
    c) Major renovations and additions to existing buildings and structures in excess of $250,000;
    d) Park projects in excess of $250,000.

4. This policy does not applies to:

    a) Capital projects such as roads, in-ground water, sewer or drainage structures, and other structures with limited visual impact and accessibility;
    b) Demolition Projects;
    c) Capital equipment.

Guidelines

5. In preparation of capital project budgets that fall within this policy, Administration will:

    a) include and identify a 1.2% capital construction cost allocation for the design, fabrication and installation of public art as part of each project.
    b) not include in the 1.2% calculation, costs associated with design and engineering, project design, administration, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing, or any indirect costs such as interest, advertising or legal fees.

6. At Council's discretion, public art funding allocations:

    a) of two or more projects may be combined;
    b) may be used in conjunction with other external public art funding sources.

THE CITY OF Red Deer

City Manager Policy

Policy No.		***Page 1 of 1***
Title::	***Public Art Policy***	***Date of Approval:***
Authority:	***Council Policy***	***Date of Last Revision:***
Responsibility:	***Recreation Parks & Culture Manager***	

Purpose
To delegate the authority levels for the selection and placement of public art.

Delegation
Within the limits of Council policy _____ and in consultation with the Recreation, Parks and Culture Board, the Recreation, Parks and Culture Manager is delegated the responsibility to establish guidelines and procedures to manage the process of incorporating and integrating public art into City projects. This includes reviewing, evaluating, and making recommendations to Council.

Signature of City Manager:	***Date:***

THE CITY OF Red Deer

Guidelines & Procedures

Policy No.		**Page 1 of 7**
Title:	***Public Art***	***Date of Approval:***
Authority:	**City Manager**	***Status::***
Responsibility:	***Recreation Parks & Culture Manager***	***Date of Last Revision:***

Purpose

To set out the guidelines and procedures to incorporate and integrate public art into City projects.

Delegation

The Cultural Development Superintendent is responsible for the administration of this document and to:

a. Identify funding amounts and sources;
b. Consult with the Recreation, Parks, & Culture Board on the selection and placement of public art;
c. Recommend to the Recreation, Parks & Culture Manager public art and its placement.

Procedures, Guidelines

1. **Process**

   a. Allowable personal expenses are claimed on a Payment Voucher.

   b. Payment Vouchers must be forwarded to the Accounts Payable section of the Treasury Services Department.

   c. Payment Vouchers require an approver's signature as follows:

      i. Reimbursement claims must be approved by either the City Manager, a Director, or a Department Head. Department Heads may delegate to supervisors, but supervisors approving reimbursement requests must be at a higher level than the employee making the request.

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1.1 JURY PROCESS: OBJECTIVE ART SELECTION
1.2 ACCEPTANCE OF GIFTS, DONATIONS AND BEQUESTS

2. GENERAL MANAGEMENT OF COLLECTION

2.1 COLLECTION AND INVENTORY
2.2 MAINTENANCE INSURANCE AND OWNERSHIP
2.3 DE-ACCESSION
2.4 PROCESS FOR DE-ACCESSION

3. INSTALLATION PROCESS

3.1 INSTALLATION OF ARTWORK ON PUBLIC PROPERTY

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2. MEMBERSHIP / TERMS OF APPOINTMENT
3. CONFLICT OF INTEREST
4. AUTHORITY
5. DUTIES AND RESPONSIBILITIES
6. CODE OF CONDUCT

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APPLICATION FORM

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DEFINITIONS

1. ART SELECTION PROCESS

1.1 JURY PROCESS: OBJECTIVE ART SELECTION

The Public Art Policy supports the need for an objective, juried art selection process.

1.1.1 The Public Art Committee acts on behalf of the City of Red Deer to accept public art proposals (open and invitational) as a primary art selection process. Other processes may also be undertaken from time to time, dependent upon the nature of what is being considered.

1.1.2 The art selection process is designed to be fair and equitable, with representation on the Public Art Committee coming from a knowledgeable community-based interest.

1.1.3 The act of commissioning artwork, its usage, and the maintenance of public artwork must comply with current Federal Artist Copyright Codes. All applicable codes will be identified in the contractual agreement signed by the owner/operator and the artist(s).

1.2 ACCEPTANCE OF GIFTS, DONATIONS AND BEQUESTS

Implementation of the Public Art Policy applies to gifts, donations and bequests of major public artwork made to the City of Red Deer. The implementation procedures are used as the guidelines to determine acceptance for gifts, donations and bequests of major public artwork made to the City of Red Deer. These items may be in the form of an existing artwork or a proposal for an installation of public art in/on civic property and/or by way of a capital donation. The following guidelines are used in the acceptance procedure.

1.2.1 Donations can be in the form of capital, works of art, and/or space. The donation must demonstrate the appropriate ownership and comply with all laws and statutes of the Province of Alberta, Canada and international agreements.

1.2.2 Proposed gifts must meet the following criteria:

- Gift must be suitable for exhibit in a public place.
- Quality artwork - based upon professional assessment and a detailed written proposal that is accompanied with drawings, maquette (model) and/or photographs.
- Financial implications of acceptance based upon project implementation, installation and on-going maintenance, insurance, etc.
- Suitability of the artwork to environmental conditions of public display.

1.2.3 Copyright should be investigated on all works of art acquired by the City, and the City should acquire reproduction copyright whenever and wherever possible.

2. GENERAL MANAGEMENT OF COLLECTION

2.1 COLLECTION AND INVENTORY

2.1.1 An inventory of City-owned public art should be created and maintained, as per the Public Art Policy. Such measures will help document public art history and the conservation requirements of the existing works.

2.1.2 Curatorial information will include the following basic elements (when available) as outlined in the artist's contract.

- Artist's biographical information including address.
- Title of the artwork.
- Date artwork was completed and origin of the artwork.
- Purchase or commission price and insurance value upon acquisition.
- Descriptive information (formal, dimensions, location, specific siting).
- Artist's statement of the artwork.
- Context of the artwork.
- Published material about the artwork, its reception by public viewers, critics, historians, etc.
- Value of the artwork.

2.2 MAINTENANCE INSURANCE AND OWNERSHIP

2.2.1 A maintenance and insurance program will be adopted to ensure proper conservation of artwork under civic jurisdiction. Maintenance and insurance of pieces of public art owned by and/or commissioned by the City of Red Deer under the guidance of the Public Art Committee will be the responsibility of the City of Red Deer unless otherwise determined.

2.2.2 The group or organization, which sponsored an application for the project, will legally own all permanent artwork installed on public property. The owner is responsible for maintenance and insurance on all installations. The applicant may offer the artwork, including the copyright, to the City of Red Deer as a donation.

2.3 DE-ACCESSION

De-accessioning is the procedure for the removal of artwork from the public collection. It is a serious and seldom used procedure. Following are the guidelines that relate to de-accession.

2.3.1 Once every five years, the Public Art Committee will review the City's public art collection. During this review, the Committee may determine that specific items in the collection might be appropriate candidates for de-accessioning. The Committee will then make recommendations that will be forwarded for Council's consideration.

2.3.2 This determination may be based on one or more of the following reasons:
- The ongoing good condition or security of the artwork cannot be reasonably guaranteed.
- The artwork has been damaged and repair is either impractical or not feasible.
- The site is no longer appropriate; accessible to the public or the physical setting is to be re-developed.
- The artwork endangers public safety.
- Removal is requested by the artist(s).
- Community response to the artwork.

2.3.3 Normally, de-accessioning should be considered only after a minimum of ten (10) years have elapsed from date of installation.

2.3.4 Consideration of removal of an artwork should be informed by professional judgement, the broader interests of the public, and only after a careful and impartial evaluation.

2.3.5 If at all possible, the artist should be consulted regarding the removal/destruction of his/her artwork.

2.4 PROCESS FOR DE-ACCESSION

2.4.1 Based on 2.3.3, the Public Art Committee determines selection(s) from the collection for de-accession.

2.4.2 The Public Art Committee determines whether a recommendation to City Council, through the Recreation, Parks and Culture Board, for de-accession goes forward as:
- relocation
- removal, sale, trade, gift
- indefinite loan to another agency
- destruction
- re-instatement

2.4.3 Publicly owned works of art shall not be sold or traded to members of the Public Art Committee, and/or their families, relatives, or to staff of the City of Red Deer, consistent with the City of Red Deer's conflict of interest policy.

3. INSTALLATION PROCESS

3.1 INSTALLATION OF ARTWORK ON PUBLIC PROPERTY

3.1.1 An application for the installation of permanent art on public property is to be completed on appropriate forms available from the Recreation, Parks & Culture Department, Culture Services Section (see Appendix B).

3.1.2 Applications are to be submitted to the Culture Development Superintendent who will direct the application through the appropriate review processes.

4.1.3 Ownership of the artwork, insurance and maintenance agreements will be part of the application process and recommendations concerning application, ownership, copyright, etc. shall be part of the review process.

3.1.4 The application for the installation of permanent public artwork(s) may be routed to the following departments and related agencies (as applicable) for comments prior to the Public Art Committee review process.

i) Engineering
ii) Inspection and Licensing
iii) Public Works
iv) Electric, Light & Power
v) Emergency Services
vi) Recreation, Parks & Culture
vii) Parkland Community Planning Services
viii) Downtown Business Association (as appropriate)

3.1.5 All applications for the installation of permanent public art, on public lands, will be reviewed by the Public Art Committee for recommendation to City Council.

3.1.6 Installation of non-permanent artwork should be part of a Special Event Application.

3.1.7 The Public Art Committee may be included in the review process for those special events that have a public art component.

APPENDIX A

GOVERNANCE

1. PUBLIC ART COMMITTEE

The Public Art Committee is a sub-committee of the Recreation, Parks and Culture Board which is an advisory board to Red Deer City Council concerning matters pertaining to recreation, parks and culture policy issues and on administrative procedures and guidelines.

2. MEMBERSHIP / TERMS OF APPOINTMENT

The Recreation, Parks and Culture Board appoint the Public Art Committee as follows:

- One (1) representative from Culture Services Section, Recreation, Parks & Culture Department.
- One (1) representative from Red Deer College (appointed by/through the Visual Art Department).
- One (1) representative from the Normandeau Culture and Natural History Society.
- Three (3) representatives from the community-at-large.

Members are appointed for a two-year term and for a maximum number of two terms. Members having finished two consecutive terms may be appointed after a one-term time period has elapsed. The City of Red Deer appointment, Culture Services Section, is a permanent appointment and is determined by the job function requirements of the Culture Services Section. From time to time, other community resources may be approached for consultation, sub-committee work and/or review processes as is needed.

3. CONFLICT OF INTEREST

Any participation in the City's public art processes including City staff, members of the Public Art Committee and their advisors or representatives, must declare any benefit to themselves, or their respective employers, partners, families or associates. They must also inform the Public Art Committee on any issues or benefits that may arise from the City's acquisition or de-accession of any public artwork or related activities, and will be required to remove themselves from such processes.

4. AUTHORITY

City Council delegates the responsibility for the implementation processes applicable to the Public Art Policy to the Public Art Committee which reports to the Recreation, Parks & Culture Board and ensures that the Cultural Advisory Committee is kept appraised of all proceedings.

5. DUTIES AND RESPONSIBILITIES

5.1 The Public Art Committee will hold meetings on an as-needed basis. The Chair is responsible for coordinating the meeting.

5.2 A minimum of four members of the Public Art Committee, shall constitute a quorum for the transaction of business.

5.3 The Public Art Committee will review the Public Art Policy and Procedures every three years and makes recommendations for change to the Recreation, Parks & Culture Board.

5.4 The Public Art Committee will review all art matters under the Public Art Policy, including but not limited to artworks and placement, art and artist selection processes, public education, consultation, information processes, gifts, bequests, accessioning and de-accessioning of public artwork.

5.5 The Public Art Committee will encourage the development of private sector public art and public-private partnerships for public art.

5.6 Encourage increased display of art collections within the community.

6. CODE OF CONDUCT

Members of the Public Art Committee are disqualified from directly or indirectly benefiting from their participation during their tenure or for six (6) months after their tenure.

APPENDIX B

APPLICATION FORM

The City of Red Deer application for installation of permanent artwork on public property is a two-part application process.

Part 1 - Notice of Intent
Part 2 - Detailed Description of Project and Specific Location

GENERAL PROCEDURES

1. Application forms for permanent art installation projects are available from the City of Red Deer.

2. The applicant should submit Part 1 (notice of intent) for a particular project at least six months prior to planned installation date.

3. Applications will be processed through the Culture Development Superintendent of the Recreation, Parks & Culture Department.

4. Once the project is defined by the applicant and a specific location is identified, the applicant should submit Part 2 to the Culture Development Superintendent who will direct the application to the appropriate City Departments for comments. Comments will be summarized for review by the Public Art Committee.

5. Specific Site location have been identified and site maps are available from the City of Red Deer upon request

6. In Part 2, the applicant should indicate any requirements related to safety, electricity, or special maintenance.

7. The applicant should be aware that, where deemed appropriate, a safety report may be required on or before completion of installation. This report will be the responsibility of the applicant and will include measures taken to ensure public safety as a primary concern. This may include an engineer's certificate ensuring all safety precautions are in place.

8. The Public Art Committee will review all applications and submit a recommendation to the Recreation, Parks and Culture Board who will submit a recommendation to City Council.

Part 1 - Notice of Intent

Part 1 is to be completed by the applicant to inform the civic government about the intent to install a piece of public artwork on public property. The Culture Development Superintendent will inform the appropriate City departments, and other appropriate community organizations including the Public Art Committee that a new piece of public artwork is being considered for installation.

Applicant Information

Name of Applicant

_____

Address _____ Postal Code_____

Phone Bus:_____ Res.:_____ Fax _____

E mail Address _____

Name of Contact Person

_____

Address _____ Postal Code _____

Phone Bus:_____ Res.:_____ Fax _____

E mail _____

Title of Proposed Artwork _____

Description of Proposed Artwork / Medium _____

_____

_____

Submit Part 1 - Notice of Intent to:

Culture Development Superintendent
Box 5008
City Of Red Deer
T4N 3T4

Part 2 - Installation and Site Specific Approval

Once the project has been identified and a proposed site has been agreed to, the applicant will identify a specific location within the site. The applicant will inform the Culture Development Superintendent who will collect comments from each of the community organizations and civic government departments previously notified under part one of the application. These comments will be summarized and sent to the Public Art Committee for consideration and recommendation to City Council.

a. The applicant is to be responsible for resulting clean up of location at which the installation occurs immediately following the installation.
b. Should the applicant find the need to remove the artwork from the designated public property, the property shall be restored to agreed-upon conditions. Removal of public art installation must be reviewed under the guidelines of the implementation process under the Public Art Policy.
c. For reasons of public safety or necessary construction, and when possible, the City of Red Deer reserves the right to relocate the artwork to an alternate site in consultation with the applicant.
d. Permanent artwork installed on public property will legally be owned by the applicant who hereby agrees to all insurance, maintenance, repair or restoration costs. Failure to do so may result in the City of Red Deer removing the artwork and disposing of it as the City sees fit.
e. The applicant of the project, their officers, agents and employees shall comply with all lawful statutes, bylaws, rules and regulations of the City of Red Deer or other authority which in any manner, relates to or affects the project. The applicant shall, at all times, indemnify and save harmless the City of Red Deer, its officers, servants, agents and employees from and against all claims and demands, loss, damages, actions, courses of actions, suits or other proceedings by whomsoever made, brought, or prosecuted, in any manner based upon, occasioned by, or attributable to the artwork permitted hereunder by any action taken or things done or maintained by virtue hereof.

Special Conditions

The applicant hereby agrees and accepts the terms and conditions of this application.

Per _____ Date _____
(signature of applicant)

Once approval is received by the applicant, the installation procedure may commence. The applicant is fully responsible to keep appropriate City departments informed of progress.

OFFICE USE: CITY COUNCIL APPROVAL

Date Received _____ Date Returned _____

City Council Meeting Date _____

Approved _____ Not approved _____

APPENDIX C Definitions

Accession
The procedure that is undertaken for the inclusion of an artwork as part of the public collection.

Acquisition
The inclusion of an artwork in the permanent art collection of the City, whether by commissioning, purchase, gift, or other means.

Artist
A person committed to producing works of art of a high caliber and with a recognizable value.

Artwork
A tangible creation by an artist.

Competitions
There are three types of competition as related to this document:
a. 'Open' competitions are open to a wide range of entrants who may submit entries;
b. 'Limited' competitions open to only a few invited entrants, and
c. 'Invitational' competition in which sponsors invite one specific artist to submit proposals for jury.

Community Public Art
Community public art focuses on the belief systems of the community. A community based design process helps people articulate their concerns and goals in terms of public art (or other development project), creating opportunities for community participation.

Conservation
The broad concept of care of the collection, encompassing examination of the condition of the art, preservation of the art to avoid deterioration or damage and restoration

Contract or Agreement
A binding, legal document by which parties agree to perform certain services.

De-Accession
The procedure for the removal of an artwork from the public collection. Any actions or set of procedures that result in the cessation by the City of its ownership and possession of works of art installed in public places, through sale, exchange, gift or any other means provided that disposition of the artwork is not contrary to the terms on which it was received by the City.

Documentation
The detailed process of collecting information about a work of art for its file. This includes photographing the art, describing the condition of the art on the date of accession, and researching the materials and methods used by the artists to produce the work of art.

Gift
An existing or proposed work of art offered as a donation to the City for placement at a public site under the City's jurisdiction.

Maquette
Refers to the drawing or model of the proposed artwork.

Percent for Art Program
A public art program funded by a percentage of gross construction budgets, for the commission, design, purchase and installation of artwork in the public realm. For the purpose of this Policy, the percentage is 1.2%.

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City of Prince George, BC
Petersborough, Ont

Safe, Clean & Active City
Emergency & Protective Services
Bylaw Compliance
Utilities, Transportation & Projects
Parks & Recreation
Events
Arts
- Public & Community Art
  - About the Program
  - Artist Opportunities
  - Artist Selection Process
  - How to Contact Us
  - Join the Mailing List
  - Public Art Advisory Committee
  - Public Art Master Plan 2001 - 2003
  - Public Art Policy
  - Public Art Projects & Locations
- Surrey Art Gallery
- Surrey Arts Centre
- Surrey Arts Centre Theatres

Heritage
Community Resource Connections
Volunteering
Surrey Public Library

PUBLIC ART PROGRAM

Public Art Policy

Operating Guidelines

Section A
Purpose, Benefits, Principle and Goals
A.1 Purpose
A.2 Benefits of Public Art
A.3 Guiding Principles
A.4 Goals

Section B
Funding Strategy
B.1 Goal
B.2 Guidelines

Section C
Governance
C.1 Establishment of the Public Art Advisory Committee (PAAC)
C.2 Responsibility of PAAC
C.3 Code of Conduct
C.4 Authority/Managing Controversy/Public Information
C.5 Role of Municipal Administration

Section D
Selection and Management
D.1 Jury Process: Objective Selection of Art
D.2 General Management of the Collection
D.3 Acceptance of Gifts, Donations and Bequests
D.4 De-accessioning of

SECTION "A"

Purpose, Benefits, Principles & Goals

A.1 Purpose

The purpose of a Public Art Policy for the City of Surrey is:

To ensure that the artwork and creative concepts of artists become part of the planning and design of publicly accessible spaces and contribute positively to making public art visually stimulating and community oriented.

To guarantee an approved, fair, invested and consistent public selection process so that all the citizens of Surrey can access and participate in the cultural, economic and social developmental opportunities afforded by public art.

To serve as an act of public trust and stewardship for public art.

A.2 Benefits of Public Art to the City of Surrey

Public Art:

Creates a clear sense of community pride and identity;

Serves as a catalyst to economic development and tourism;

Artwork
D.5 Overall Policy Review Cycle

Develops a more pleasant, safer and liveable community as part of the City's infrastructure;
Rekindles the historic precedent of collaborations between artists, architects, engineers and planners in a meaningful way and activates untapped resources;
Inspires and provokes new ways of looking at the City;
Demonstrates the City's responsibility to provide cultural opportunities for its citizens and presents a positive image to visitors and potential investors;
Can provide opportunities for newcomers to access and contribute to their community and to meet with other residents;
Can be an artistic interpretation that takes into consideration the physical appearance of a public location, its history and the nature of a community;
Can act as a bridge between different groups and generations of people and inspires new ways of looking at the world;
Can identify and reveal community legacies through the deliberate choice of public art sites;
To commerce and industry, the investment in a Public Art Policy acts as a sign of the cultural maturity of Surrey.

Back to Top

A.3 Guiding Principles

The guiding principles of the Public Art Policy ensure that public art activ will:

Be accessible to all citizens by providing opportunities for participation t are equitable and inclusive;
Be flexible to encourage a wide variety of creative expression, art practic and art work;
Be integral to the civic planning and development process;
Be supported with adequate resources to create and preserve its signific public art works;
Encourage excellence, quality and innovation;
Demonstrate the significance of art in community life;

Create cultural links through the promotion of opportunities for commur development, community engagement and community partnerships.

A.4 Goals

The Goals of the Public Art Policy are:

To incorporate and integrate the public art program into the planning, design, and execution of selected civic and private development projects the assistance of an inter-departmental public art planning team;

To demonstrate through projects, that public art can significantly enhanc the City as a location for diversified economic development;

To ensure that through its selection process, qualified artists provide a variety of arts and cultural expressions and to ensure that the jury proce meaningful, fair and equitable, and compatible with development aspirat

To encourage community members to participate in developing the reso of public art to reflect the multi-cultural nature of the City of Surrey;

To create a plan to stimulate the creativity in individuals through the provision of educational and public awareness opportunities for learning participation, and experimentation in arts and culture.

SECTION "B"
FUNDING STRATEGY

B.1 Goal

The goal of the Funding Strategy is to establish a sustainable funding mechanism that supports the City's commitment to spend existing and future funds more creatively.

B.2 General Guidelines

B.2.1

The funding Strategy for the Public Art Policy is a "Percentage for Public A strategy.

B.2.2

The "Percentage for Public Art" is a flat rate of 1.25 % of the total construction cost of selected capital projects funded in full or in part by City. The flat rate will not apply to non-construction components of identified projects (e.g., architects and consulting fees, City permits, DC etc.). Projects may include selected buildings, above-ground structures civic amenities in consultation with civic staff when it is determined that have visual impact and public accessibility.

B.2.3

Projects with high visibility and public impact will be selected from the following categories:
New building construction;
Major additions to existing buildings;
Park projects;
Engineering structures.

B.2.4
Funds will be used for creating new art and/or new ways of approaching, designing and constructing projects using existing budgets, through the Public Art Program.

B.2.5
A minimum of 75% of funds arising from the Percentage for Public Art or selected capital projects must be used to pay the cost of designing, fabricating and installing the public art work chosen through the objecti selection process.

B.2.6
Funds allocated on specific capital projects will be apportioned with no more then 25% of the funds contributing to the implementation and maintenance of the Public Art Program. This includes the governance an administration of the selection process, collection, inventory, maintenan insurance, staffing, acceptance of gifts and bequests, the de-accession c artwork, and overall policy review.

B.2.7
Funds arising from the Percentage for Public Art capital projects that tot under $10,000 and are determined too small to provide for a specific pr can be "pooled" with funds from similar size projects. These pooled resources may be used for either a single project or another public art program initiative. Pooled funds can be used to facilitate the establishme of community, neighbourhood and Town Centre art initiatives that may r otherwise have had sufficient funds.

SECTION "C"
Governance

To achieve the goals of the Public Art Policy, a Public Art Advisory Comm (PAAC) will be established.

C.1 Establishment of a Public Art Advisory Committee (PAAC)

C.1.1
A Public Art Advisory Committee will be established by City Council to ac

on the implementation of the Public Arts Policy. PAAC will be facilitated b City staff through the Parks Recreation and Culture Department.

C.1.2
PAAC will be a voluntary committee of nine (9) members selected from th following disciplines: urban designer, landscape architect, architect, visu artist, art historian, art administrator, educator, curator, visual arts consultant, developer, civil engineer, art critic/writer, heritage professior and performing artist, with at least one member from the community at large. At least five members of PAAC will be drawn from the arts field. Members of PAAC should demonstrate significant knowledge in the field public art and be familiar with the Surrey community. The majority of members will be residents of Surrey.

C.1.3
PAAC reports to Council through a City staff member, (General Manager, Parks, Recreation and Culture and designated staff) appointed to act as official liaisons, and liaise with Council through two City Councillors.

C.1.4
Members of PAAC are appointed for a three year term. Members of the P Art Advisory Committee may not serve for more than two consecutive 3- terms. However, after at least one year out of office, a past member of P/ may reapply and may be considered for reappointment by Council.

C.1.5
PAAC will hold regular monthly meetings. PAAC shall meet on a more frequent basis if required to supervise individual projects as they emerge

C.1.6
PAAC will appoint a Chair to call and preside at meetings, to set an agen Meetings are to be set in advance and project deadlines are to be established. In the event the Chair is unable to attend, PAAC is to appoin Deputy Chair as an alternate.

C.1.7
Five members of PAAC shall constitute a quorum for the transaction of business.

C.2 Responsibilities of the PAAC
With the assistance of City staff, the Public Art Advisory Committee (PAA will:

C.2.1

Promote and be actively engaged in the establishment of a public art component at all potential sites and shall advise Council on all matters concerning public art;

C.2.2
Review all proposed public art projects, and ensure the application of established procedures and guidelines on a project-by-project basis, including the choice and appointment of selection panels;

C.2.3
Advise Council on communication and outreach to the community regarc public art;

C.2.4
Advise Council on the implementation and maintenance of a civic public inventory and the implementation of the accessioning and de-accessioni components of the Public Art Policy;

C.2.5
Advise Council on proposed artwork gifts, bequests and donations to the of Surrey according to the established guidelines;

C.2.6
Advise Council and ensure that the proper maintenance program of publ artworks is in place and practised, in collaboration with municipal staff;

C.2.7
Encourage the development of private sector public art and public-privat partnerships for public art.

C.3 Code of Conduct
To ensure the fair and equitable treatment of all participants in the publi process.

C3.1
Members of PAAC are disqualified from directly or indirectly benefiting fi their participation in the Public Art Policy Committee during their tenure, for a period of twelve (12) months following the completion of their term members are not permitted to participate in PAAC projects.

C3.2
The City policy for conflict of interest will apply.

C3.3

Members of PAAC are disqualified from submitting to public art projects which the PAAC has approval authority or administrative responsibility d his/her tenure.

C3.4
No artist sitting on an ad hoc selection committee may submit for the pr for which the Committee was formed.

C3.5
Members of PAAC or members of a selection committee must declare a conflict of interest if a project comes before the committee with which he/she is involved. Ad hoc selection committee members must also decl conflict of interest if a person with whom he/she shares a household or whom he/she professionally represents has a matter before either committee.

C3.6
An artist representative or person sharing a household with an artist sitti on an ad hoc selection committee must declare conflict of interest in the event that an artist that he/she represents or shares a household with is being considered as a semi-finalist for the project. An ad hoc selection committee member must withdraw from discussion of that artist and sha not vote.

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C.4 Committee Authority / Managing Controversy & Conflict/ Public Information
In keeping with the guidelines of other civic public art advisory committe PAAC should:

C.4.1
operate with an autonomous status, reporting its recommendations to C Council;

C.4.2
ensure the provision of opportunities for direct and informed public involvement in the direction and selection of public art work;

C.4.3
ensure that governance of the policy is mindful and informed;

C.4.4
ensure that Federal laws will apply including those regarding censorship obscenity;

C.4.5
recognize that although public art work may occasionally cause controve the jury guidelines must provide a responsible, public selection process, which in turn ensures that secured art work is supportable by the commu and not subject to ephemeral movements;

C.4.6
ensure that primary to the activity of the PAAC is its responsibility to pro regular opportunities to share information and provide community educa on the public art program.

C.5 Role of Municipal Administration

C.5.1
To implement and maintain the Public Art Policy, it is critical that City sta designated to work directly with PAAC.

C.5.2
Staff will be responsible for facilitating PAAC regular meetings, circulatin information, providing guidance, arrange for the recording of minutes in ordination with City staff, and assisting through the development and management of annual operating budgets approved by City Council. Staf maintain the public art inventory, ensure the updated management of th Public Art Master Plan and negotiate and manage the day to day internal support for civic capital projects.

C.5.3
The mandate and guiding principles of the Public Art Policy seek to foste relationship between the City, developers, and artists and provides consultation that is current, informed and professional. Therefore, City cultural staff of the Parks and Recreation Department should lead in the creation of an inter-departmental team for ongoing, long-term public ar planning, working in conjunction with PAAC.

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SECTION "D"
PUBLIC ART TRUST PROGRAM

D.1 Jury Process: Objective Art Selection
The Public Art Policy supports the need for an objective, juried art selecti process that will be democratic, have public appeal, and will produce str artistic solutions. A juried public art competition ensures that uniform, a length procedures apply to all parties in the selection process. By publici its objectives, a competition can also stimulate community interest and education in public art.

To achieve this end:

D.1.1
PAAC will operate public art competitions (open, staged and invitational) their prime art selection process.

D.1.2
PAAC members will not participate in the direct selection process to choc the art or artists selected for commission.

D.1.3
A jury of impartial art professionals and community members will chose art or artists selected for commission.

D.1.4
In adopting an publicly juried art process, the City accepts the responsib of public art stewardship.

D.1.5
The act of commissioning art work, its usage and the maintenance of pu art work must comply with current federal artist copyright codes. These codes are legislated by law and should be included in the successful arti contract established with the City of Surrey, upon the recommendation o City Solicitor and working in partnership with PAAC.

D.2 General Management of the Collection

D.2.1
With the establishment of a Public Arts Policy for Surrey, the City accepts has consideration for the professional practise of art documentation thrc appropriate inventory, annual maintenance and long term care of works public places.

D.2.2
It is in the City's interest to preserve the integrity and security of a work art.

D.2.3
The City will ensure the development of art work collection management systems, with documentation standards and procedures modelled on museum practices and with an ongoing program of maintenance and inspection of works of art in public places.

D.2.4

The management of the collection will be the responsibility of the City of Surrey through the advisory guidance of the PAAC and with the professic practice of civic staff and/or contract specialists as required.

D.2.5
An inventory of current City owned public art works and significant priva works placed at publicly accessible private sites will be created and maintained through the Public Art Policy. This inventory provides inform on materials, construction, location, site conditions and other informatio about the artwork and artist.

D.2.6
The maintenance and insuring of public art works acquired through the Public Art Policy's programs are a civic responsibility. Therefore, the cost maintenance and insurance of public art and privately owned art (in publ assessable locations) will be incorporated into the purchase, donation, gifting, or legal agreements deemed appropriate to ensure the long term maintenance of the art work.

D.2.7
The care and maintenance responsibilities will be addressed early in the objective art selection process, as part of the public review process.

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D.3. Acceptance of Gifts, Donations and Bequests

D.3.1
The Public Art Policy must oversee the process for determining acceptan for all gifts, donations and bequests of public art work made to the City. These items may be in the form of an existing art work or a proposal for installation of public art on civic property, to be chosen through an objec art selection process.

D.3.2
Through the Public Art Policy, gifts, donations and bequests of public art must be considered in a manner similar to all Public Art Work proposals. guidelines for acceptance of gifts, donations and bequests of items acce the criteria for acceptance, the placement of art work, acceptance of time limited loans, the procedures of documentation and the authentication o proposed art work to professional standard are all to be developed by th PAAC.

D.3.3
PAAC will inform City Council on a regular basis of the acceptance of any

donation, gift or bequest of artwork which is suggested to the City.

D.4 De-accessioning of Artwork

D.4.1
PAAC will advise on the de-accessioning procedure. De-accessioning is t procedure for the removal of an art work from the public collection. It is serious and seldom utilized procedure. Any actions or set of procedures result in the cessation by the City of its ownership and possession of the work is possible, provided that disposition of the art work is not contrary the terms on which it was received by the City.

D.4.2
De-accession guidelines cover the relocation, removal, destruction or disposal of public art work.

D.5 Overall Policy Review Cycle

D.5.1
PAAC will review and recommend revisions of the Public Art Policy, to Sur City Council on a tri-annual basis or as required.

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Appendix 1 Art Built-in Guidelines Summary

The application of the Art Built-in policy is documented in detail in the Art Built-in Guidelines.
The Art Built-in Guidelines are summarised as follows:

Application of the Art Built-in Policy

The Art Built-in policy is intended to apply to the gross project cost of applicable State capital works building projects valued in excess of $250,000 excluding government fees and charges, Work Cover, and the cost of capital equipment, approved as
of 1 July 1999 by Cabinet Budget Review Committee (CBRC).

Which Capital Works Building Projects will be affected by this Policy?

The Art Built-in policy applies to:

- construction of new buildings, extensions to buildings, and major refurbishment (or upgrading) and fit-out of buildings
- construction projects which enhance the amenity of public spaces in government buildings and public spaces
- projects jointly funded by the State and Commonwealth, or State and Local Governments. The minimum application would be 2% of the quantum of the State Government contribution, identified in the Business Case for the project, with encouragement to other contributors to apply the Art Built-in policy

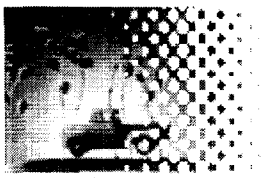
The Art Built-in policy exemptions are:

- building projects under $250,000 (except in circumstances where agencies apply the 'aggregation' principle)
- prisons
- police watch houses
- buildings for private and domestic purposes such as public housing
- engineering construction and engineering refurbishment projects
- demolition projects
- repair and maintenance to buildings
- capital equipment

The Art Built-in policy is not mandatory for Government Owned Corporations (GOCs) and Commercialised Business Units of government; however, GOCs and Commercialised Business Units will undertake 'best endeavours' to implement the Art Built-in policy.

Special conditions in the application of the Art Built-in policy:

- The policy advocates an integrated commissioning model as best practice but recognises threshold levels where this is not feasible. Purchase of existing works would be appropriate for building projects valued between $250,000 and $2.5million where the 2% allocation is less than $50,000. However, this does not involve artists, craftworkers and designers in the design of capital works building projects.



City of Richmond
British Columbia, Canada

Public Art Program
- About the Program
- Projects and Locations
- Policy Plan & Action
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- Artist Opportunities

Public Comments
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- Survey Results & Directions

Resources
- Related Links

Community & Social Planning
- About Community & Social Planning
- Official Community Plan
- Environmentally Sensitive Areas - Design Manual
- Environmental Project Guidebook
- State of the Environment Reports
- Mayor's Environmental Awards 2000
- Agriculture
- Child Care
- Richmond Flex House
- Group Homes
- Homeless Strategy
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The Percent for Public Art Policy

Richmond Public Art Program
(Developer Contribution for Public Art)

Note: A developer's contribution to public art is not a separate process, but is carried out as part of the rezoning, development permit and building permit approval process.

Purpose

The main objective of the City of Richmond's Percent for Public Art Policy is to encourage developers to provide 0.5% of the estimated construction costs of an eligible development to public art.

In this way, developers can enhance and humanize the public realm in private developments and in the City in general by:

- Providing high-quality art in publicly accessible spaces; and
- Creating exciting, harmonious and people friendly spaces, streets and development.

What Public Art Is

- Public art can be many different features, including fountains, landscapes, wall reliefs, building elements, murals and functional elements (e.g. benches or sidewalk inlays, etc.).

Go To >
- Publications List
- Publications - "How to Order"
- Demographic Hot Facts

Eligible Developments

The developments for which developers are encouraged to contribute to public art include:

- Residential building proposals with 20 units or more; or
- Non-residential building proposals with a gross floor area of 2,000 m^2 or more.

The exceptions are:

- Calculation of public amenity spaces in new development; • Developments which include care facility, congregate care facility, childcare facility, hospitals, schools and related uses; • Purpose built rental, social and/or affordable housing projects and units; • Parking, storage, and utility areas, except where they are a primary use; and • Industrial development warehouse and storage uses.

Roles

- Developers select a public art option, prepare a plan, select a public art site, identify the project parameters and implement the project.
- City Staff advise and work with developers to manage the public art selection as per the City's Public Art Program policies.
- The Public Art Commission assists the developer, City staff and artists in preparing a public art plan, approving the public art, recommending it to Council and advising on implementation.
- Council's role is to ensure that the Public Art Program is implemented appropriately, to approve developers' public art contributions at the rezoning and development or building permit stages, and to approve recommended public art.
- Jury's role is to select the best artist and artwork that meets the public art project's design parameters, theme

How it Works / Who is Affected | Frequently Asked Questions
How to get involved | FAQ's by Artists
Business Opportunities | Links
Download Policy / Guidelines | Newsroom
Art Built-in South Bank | Young People and Public Art

Art Built- In

How It Works / Who Is Affected

The Queensland Government's public art policy Art Built-in came into effect on 1 July 1999. Through the Art Built-in Policy, the Government commits 2% of the building project costs towards the integration of art and design by Queensland artists and artworkers.

As the name suggests, Art Built-in seeks to integrate art and design into public buildings and spaces rather than simply adding paintings or sculptures after the building project is complete. To achieve this, the Policy embraces the involvement of Queensland's artists in the planning, design, and development stages of building projects. Not only do the outcomes enhance people's experiences of Government buildings and public spaces, they also provide further opportunities to showcase the talents of Queensland's artists.

Art Built-in also frees art from the confines of galleries and museums and builds it into everyday environments. For this reason, the Policy encourages public art that is meaningful to the local community and celebrates their heritage, regional identity and distinctive sense of place.

Jay Younger, Ann-Maree Reaney, Gregory Gilmour, Integrated Artworks at 581 Brunswick Street - a collaboration between the artists, Cox Rayner Architects and Queensland Artworkers Alliance, 1998.
Video installation, floatmats, handrails, display cabinet, gobo work and pop tabs.
Photo: Jon Wallace

Art Built-In: How It Works

The Queensland Government plays a critical role in the social, cultural and economic development of the State. Historically, the Government has managed the arts and cultural development of the State

through its departmental agency, Arts Queensland. Now all agencies will share the responsibility for cultural development through their involvement in Art Built-in.

For this reason, all Queensland Government departments will manage the Art Built-in Policy through their building programs. Under the Art Built-in Policy these departments will allocate 2% of each capital works building budget over $250 000 for public art (excluding Government fees and charges, WorkCover and the cost of capital equipment).

Exemptions are permitted under Art Built-in. These are:

- Building projects under $250,000 (although 'transferability' also known as 'pooling' is permitted)
- Prisons
- Police watch-houses
- Buildings for private and domestic purposes, such as public housing
- Engineering construction and engineering refurbishment projects
- Demolition projects
- Repair and maintenance to buildings
- Capital works undertaken by Government Owned Corporations specified under the *Government Owned Corporations Act 1993*.

Despite these exemptions, the principles of 'best endeavours' apply and agencies are encouraged to seek opportunities for public art where appropriate. For more information go to Frequently Asked Questions.

top of the page

Art Built-In: Who Is Affected?

While the Art Built-in Policy is designed for the benefit of all Queenslanders, the following professions and bodies will need to be familiar with its guidelines:

- Department of Public Works personnel
- All State Government personnel responsible or involved in capital works building procurement.
- Local Governments partnering the Queensland Government on capital works projects
- Architects. designers, building contractors and other professionals involved in State Government capital works building projects
- Urban designers, town planners and cultural planners

Artists and professionals working in public art will also need to be familiar with the Art Built-in Policy but should monitor newspapers for opportunities to tender for projects. Additionally, artists should register their details with service organisations in their artform and familiarise specialist public art project managers with their work. A list of service organisations is available from Arts Queensland.

and locational conditions, as outlined in the public art competition call terms of reference.

Developer's Public Art Budget

The amount encouraged for developer public art contribution is calculated as 0.5% of the estimated construction costs (as noted on the development and building permit forms) as determined by the Urban Development Division.

For example, if a development costs $1,000,000.00, the developer's public art contribution would be $1,000,000 x 0.05% = $50,000.

Budget items for public art include:

- Preparing a public art plan;
- Artist selection and consultation costs;
- Art materials, fabrication and installation;
- A public relations program; and
- Administration costs.

Developer Public Art Options

There are **three options** for developers to participate in The Percent for Public Art Policy:

Option 1 - Developer Donates Cash to City's Public Art Statutory Reserve Fund

Developers may donate 0.5% of the value of an eligible development's estimated construction cost to the City's Public Art Statutory Reserve.

It is encouraged, that for public art budgets which are less than $25,000 (e.g. for developments of less than $500,000), a monetary contribution be made to the City's Public Art Statutory Reserve Fund.

This approach enables developers to support public art and the City to pool contributions. In this way, the benefits of these

contributions are maximized and administration costs for all are reduced.

The City's intent is to spend these funds on public lands in the general vicinity of a developer's project.

Payment - Developers are asked to provide their cash contribution for public art to the City before a development or building permit is issued.

OR

Option 2 - Developer Funds and Manages Public Art

Developers may commission artworks through a City staff and Public Art Commission assisted juried public art competition equal to 0.5% of the estimated development construction cost.

A public art consultant is retained by the developer to work with the developer and City to manage the public art project process.

This public art project is actually owned by the development proponent.

OR

Option 3 - Developer Funds and the City Manages Public Art

Developers may allow the City to manage their public art project (e.g. planning, competition and selection process).

This option allows developers to dedicate funds to the creation of public art and to minimize administration costs.

A small portion of the project budget (3%-5%) will be used by the City to cover administration costs for the public art selection process.

Procedures

1) Option Selection Phase

When developers apply for development approval (e.g.

rezoning, development permits, building permit) they will be advised by the City's Urban Development Division staff if they are encouraged to participate in The Percent for Public Art Policy.

Developers selected are asked to meet City Urban Development Division, Public Art Program staff, to discuss the public art project details.

Developers are requested to advise staff of the option which they have selected.

The planning and approval process will be co-ordinated through:

City Contact:

Urban Development Division
Development Applications Department
City of Richmond
6911 No. 3 Road
Richmond, BC V6Y 2C1

In Person: Co-ordinator, Public Art Program

Phone: 604-276-4188
Fax: 604-276-4177

The developer and City staff agree upon one of the above public art options and a contribution amount.

2) Approval

The Urban Development Division will include the selected public art option in its final rezoning or development permit report to Planning Committee, Development Permit Panel, and City Council.

Council approves the public art arrangement.

3) Implementation Phase

a) Payment/Security

For Option 1 Developers make their contribution to

the City's Public Art Statutory Reserve Fund.

For Options 2 and 3 Developers make their contributions for public art to the City's Public Art Statutory Reserve Fund, or provide a letter of credit, to the City before a development permit or building permit is issued, whichever takes place first.

Letters of credit are released after the City staff accept the built public art.

b) Preparation of A Public Art Plan

In co-operation, all aspects of public art projects must be presented to the Public Art Commission for approval, prior to project initiation.

Options 2 and 3 involve developers preparing a public art plan which addresses:

- The policies and guidelines under the "Richmond Public Art Program, Policy Plan and Implementation Actions" report;
- Jury composition and selection;
- The public art opportunities;
- The locations for the specific project;
- Time lines;
- A public art budget;
- Method of artist selection (e.g. proposal call and terms of reference);
- Potential artists; and
- A public relations program.

If the development schedule allows, the public art plan may be initiated and approved by the Public Art Commission in two stages:

1. The first part includes the public art site, budget, themes, time lines, and method of artist selection; and
2. The second part includes selecting an artist, the jury composition, selecting the public art and implementation.

The Public Art Commission will review a developer's public art plan and advise on any changes required.

c) Approval of Public Art Plan

The public art plan is approved by the Public Art Commission.

d) Implementing the Public Art Plan

Time

Generally speaking, the average public project takes:

- Approximately three months to select the artwork; and
- Approximately four months plus to execute and implement.

Public Art Opportunities and Site Potential

Opportunities to reveal some aspect of the social, political or physical context of the site through public art should be pursued.

If the project is large enough, the plan should include a balance of different kinds of public art.

Because public art is a valuable commodity to be enjoyed and experienced in the public domain, the sites identified should be the most publicly accessible parts of the development.

Artists Proposal Call

The Artist Proposal Call and Terms of Reference for the preparation of a public art plan are approved by the Public Art Commission, specifying the process involved, the actual public artwork, and its location.

It should be drafted at the earliest possible stage in order to create a well-balanced program which

can be successfully integrated with the rest of the development.

The time line should offer an opportunity for early collaboration among the developer, the City, artists, design teams and the Public Art Commission.

The public art planning process includes:

- Prepare and finalize Artists Proposal Call and Terms of Reference;
- Form a jury to select artist and the artwork;
- Initiate public art call (e.g. newspaper ads);
- Hold information meeting for artists;
- Hold first jury meeting to review submissions, and select short listed artists and proposals;
- Disburse funds to artists for final detailed sketch or maquette (model) presentation;
- Hold second jury meeting to review finalists and select artist and public art project; and
- Developer and selected artist sign contract and initiate project implementation highest quality.

Jury

While the composition of the jury must have a majority of professional art expertise, the owner or representative is encouraged to be part of the jury process. Normally, the jury consists of three to five people.

The jury makes the remaining decisions.

- Method of Artists Selection - The Public Art Commission seeks to ensure fair, informed and competitive processes. Artists may be selected through an open competition, or short-listed for limited competition. - All financial contracts are negotiated between the applicant and the artists involved. - The jury selects the artist and the artwork.
- Potential Artists Artists should be considered

on the basis of past experience and have the proven capability and experience to produce artworks.

- Public Relations Program Developers have realized that a public art can enhance their corporate image by better relating their new development to the community as a whole. As a result, a public relations program is an important component of a public art project. Such programs may include: news releases, newspaper articles, opportunities for public comment, media events, official openings, City brochures, maps and guides and public tours.
- Documentation At project completion, artist prepares a documentation report on the artwork with project description, design process, maintenance program and slides of the completed work, and presents copy to the developer/owner and the City. Public Art Commission accepts the built public art.
- Public Art Project Completion & Sign Off The artist, developer and City jointly agree on project completion date and final sign off.
- Acceptance The artist, developer and City jointly accept the built public art.
- Maintenance It will be the developer's responsibility to ensure that the artwork is accessible and functioning at times when the public has access to the site. For example, in open spaces, a fountain should be operating in the evenings and on weekends for the benefit of the public.

  If located on private property, the continued maintenance of the artwork will be the responsibility of the developer.

  If the art is located on public lands within the development and is donated to the City, a separate maintenance endowment will be required.

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Date: November 20, 2002

To: Kelly Kloss City Clerk

From: Colleen Jensen, Director of Community Services
Kerry Dawson, Culture Development Superintendent

Re: Public Art Policy

The City of Red Deer established a Public Art Work Policy # 3106 in September, 1996. This policy was developed to manage the installation of the "ghost" projects. This request is to replace this existing policy with the attached Public Art Policy.

Background

During the planning phase for the construction of the Collicutt Centre-Your Community Common, the City of Red Deer successfully participated in the Millennium Partnership Program as a source of funding for installing public art at the Collicutt Centre. These funds were combined with successful grant proposals to The Alberta Foundation for the Arts, the Community Lottery Board and The City of Red Deer. This enabled the City of Red Deer to commission several pieces of art as well as to initiate the tile works project. These installation pieces are well received by the community and will continue to add to the ambience of the Collicut Centre as an added feature in the overall success of this facility.

Part of the City commitment included in the Canada Millennium Partnership funding request was to:

> "provide for the development of an enduring bylaw requiring future civic projects to have a minimal sum of money equal to 1.2% of capital costs allocated to acquire public art for the facility".

On September 24, 2001 Council considered and approved the Red Deer Community Culture Master Plan. Recommendation #15 in the Culture Master Plan states

> "That The City develop an 'Art in Public Places' policy".

The Master Plan goes on to say that:

> "this policy should clearly outline the types of art that will be incorporated into the design of new facilities, the introduction of art in existing facilities and the relative percentage of development costs that will be used for artistic presentation. The policy should apply to both interior and exterior spaces".

These two important initiatives are the primary background leading to the revision of the Public Art Policy.

Process to Date

The Public Art Committee, which was formed in 1994 to oversee the "ghost" installations and which managed the art installations at the Collicutt Centre, was requested to work towards developing a Public Art Policy as part of the Millennium Project. This work was done in conjunction with the Culture Development Superintendent and reviewed by other City administration.

The Public Art Committee spent significant time in determining what they felt to be the key principles to be included in the policy, as well as detailed work related to administrative procedures such as the role of the Public Art Committee, the application and selection processes etc. In developing a position, the Public Art Committee considered several options, particularly related to City involvement in the funding contribution to Public Art. The two primary options were:

- A 1.2% contribution for public art calculated on the cost of new capital projects (including renovations) that were of high visibility and public impact. (attachment 1) There was a strong consensus from the Public Art Committee that the City contribute the full 1.2% cost and that this contribution would then be used to leverage additional money from other sources. With leveraging, there is the opportunity for the actual public art component of a capital project, to become significantly more then the initial contribution of 1.2%. There are administrative issues with this option related to determining which capital projects the policy will apply to, what components of the capital projects would form part of the base from which the 1.2% is derived, and ensuring that each capital project that is applicable has a public art component.
- An annual contribution from The City to a specific public art reserve, which could then be drawn from to develop and install public art in City capital projects. This option is more appealing from an administrative perspective, however, it is difficult to determine the amount that might be contributed each year, and to rationalize the establishment of such a reserve.

The information, as developed by the Public Art Committee, has also been considered by the Cultural Advisory Committee and the Recreation Parks and Culture Board. Both of these bodies were supportive of the direction outlined by the Public Art Committee, which included a recommendation that The City establish a public art reserve with a significant annual contribution.

Discussion

City administration acknowledges the extensive commitment and work done by the Public Art Committee in the preparation of the Public Art Policy. The administration, in preparing the Public Art Policy for consideration, has based the key principles of the Committee's work. It is acknowledged that the policy varies from the recommendations from the Public Art Committee, in that the proposed policy suggests a 1.2% contribution to public art be included in each capital project (based in the criteria outlined in the

policy) and that funding may come from a variety of sources, including The City. Administration believes that the policy reflects the direction of the pilot that was undertaken at the Collicutt Centre, and clearly makes provision to ensure that public art is seen as an important and integral part of highly visible capital projects that are owned by The City. It also affords the opportunity to use City contribution to leverage other funding from a variety of sources, which further reflects direction in the Culture Master Plan around community ownership and involvement in the arts by other levels of government.

The proposed policy is attached for Council's consideration. The specific funding contribution, if the policy were to be approved, would become part of either the annual business planning process or part of each capital budget that is developed and approved by Council.

The proposed procedures for the implementation of the Public Art Policy are included for Council's information.

Recommendation:
That Council replace policy # 3106 with the Public Art Policy as presented.

Colleen Jensen

cc Harold Jeske
Kerry Dawson

THE CITY OF Red Deer

Larry New

Policy No.	____	**Page 1 of 2**
Title:	**Public Art Policy**	**Date of Approval:** ____
Authority:	____	
Responsibility:	**Culture Services (Recreation, Parks & Culture)**	**Date of Revision:** ___

Purpose

To establish procedures and guidelines for the City of Red Deer in the selection and installation of public art in public places and to identify a funding mechanism that supports the City's commitment to develop art in public places.

Key Principles

1. City Council will make the final decision on the selection and installation of public art based on recommendations from Administration.

2. Incorporate and integrate public art into the planning, design and building of civic projects in Red Deer as outlined in the administrative policy implementation procedures.

3. Apply the Public Art Policy to projects with high visibility and public impact as selected from the following categories:

   i. new building construction
   ii. major renovations and additions to existing buildings, parks, trail systems and others
   iii. engineered structures (i.e. bridges)

4. The Public Art Policy does not apply to capital projects such as roads, in-ground water, sewer or drainage structures, and that other structures with limited visual impact and accessibility are not included.

5. A minimum of 1.2% of capital construction costs will be allocated towards the design, fabrication and installation of public art on those projects identified in # 2..

6. Costs associated with design and engineering, project design, administration, fees and permits, building demolition, relocation of tenants, contingency funds, land acquisition, environmental testing, or any indirect costs such as interest, advertising or legal fees are not considered as costs under this funding.

7. Funding for the minimum amount of 1.2% may be accessed from a number of sources such as the civic Government, Provincial and/or Federal Governments, private

donations, granting bodies, foundations, special funding opportunities, and/or other resources that may be available for this purpose.

Examples of Public Art Policies in Select Canadian and U.S. Cities

City	Population	Funding Arrangements	Notes
Calgary, AB	900,000	Public Art Policy draft of 1% municipal capital construction fee on projects over $1,000,000 was recently completed	Will be presented toCity Council in 2003.
St. Albert, AB	470,000		No plans for PAP as they do not think they will receive as much as they do now. Fundraising in the Community.
St John's Nfld	172,918	In 2002 it was decided that $30,000 per year for Public Art would apply. NO Public Art Policy.	In the process of drafting a % per Art.
Lethbridge, AB	72,717		
Red Deer, AB	70,000	Developing a Public Art Policy	
Medicine Hat, AB	50,000		In process of developing a Cultural Policy and will be addressing a Public Art Policy in the next year.
Grande Praire, AB	37,000	Public Art Policy is outdated and does not include funds only space for displaying Art.	A new Policy has now been developed and will go forward to City Council in November of this year.(2002) Looking at Provincial funding as well.
Lloydminister, AB	22,000	250,000 covered by City.	On going discussion concerning a PAP
Banff, AB	7,716	Developing a Public Art Policy	
Fort Macleod	3,000	NO Public Art Policy.	According to their Provincialy designated Historic Area Committee. Relates only to outdoor artwork that is history related.

Public Art Policy

Capital Construction Costs if/when using percentages

Estimated costs

Year	Actual City dollars	0.50%	1%	1.20%	1.50%	2%
1997	$ **1,503,272**	7,516.36	15,032.72	**18,039.26**	22,549.08	30,065.44
1998	$ **640,378**	3,201.89	6,403.78	**7,684.54**	9,605.67	12,807.56
1999	$ **5,657,614**	28,288.07	56,576.14	**67,891.37**	84,864.21	113,152.28
2000	$ **22,217,082**	111,085.41	222,170.82	**266,604.98**	333,256.23	444,341.64
2001	$ **9,233,072**	46,165.36	92,330.72	**110,796.86**	138,496.08	184,661.44
2002	Incomplete					
Average	7,850,283.60	39,251.42	78,502.84	**94,203.40**	117,754.25	157,005.67

This chart applies to actual City dollars contributed to those capital projects which would fall under this policy

THE CITY OF Red Deer

Engineering Services

700-053 0660/03

Date: March 17, 2003

To: City Clerk

From: Engineering Services Manager

Re: Proposed 2003 Off-Site Levy Rates

A. Off-site Levy Calculation - General Background

As you are aware, The City charges off-site levies on new development land within the City to cover the cost of extending trunk water, sanitary, and storm mains; arterial roadways; and associated facilities to serve new developments. The cost of expanding water and sanitary treatment facilities is funded through utility rates and is not included in the off-site levy calculation. The off-site levy rates are reviewed on an annual basis to account for the following items:

1. Revenues received from new developments during the previous year.
2. Expenditures made to construct new facilities during the previous year.
3. The effect of inflation on the current Off-site Levy Fund debt.
4. Inflation on the estimated cost of constructing new off-site facilities in the future.
5. Changes in future infrastructure plans or funding.

For the 2003 rates, an inflation factor of 3.4% (Alberta's annual average Consumer Price Index) was applied to net expenditures incurred to the beginning of 2002 to reflect the current value of facilities that have already been constructed but are not yet paid for. For future expenditures, the Engineering Services Department has recently completed the exercise of reviewing and updating all future sanitary main, storm main, water main, and roadway cost estimates.

B. Off-site Levy Calculation - Rate Scenarios

Tables 1, 2, and 3 attached provide off-site levy calculations for each of three different Provincial Grant funding scenarios. Each table provides a summary of total expenditures and revenues to date, future expenditure estimates, the proposed 2003 rate calculation for that scenario, and a comparison of the proposed 2003 rates to the 2002 rates, for each of the roads, water, sanitary, and storm off-site facilities.

The proposed rate changes for the water, sanitary, storm off-site levies relate to the changes in revenues and expenditures made during 2002, the effects of inflation, and some minor changes in future infrastructure plans. The proposed water, sanitary, and storm rates are within plus or minus 5% or 6% of the 2002 rates (net reduction of $150/ha) and are the same in each of the three tables.

For the road levy, the expenditures and revenues to date, the projected future construction costs, and the remaining development areas are the same for each of the three tables, but the amount of Provincial Grant funding changes for each of the three scenarios.

C. Provincial Transportation Grant

The Province has recently announced that they will continue the annual transportation funding at $60 per capita for the next three years. As you are aware, the Province has up until this point indicated that only $25 per capita would be provided. Although it is uncertain if this level of funding will continue beyond the three years, we have assumed that it will for the purposes of evaluating how much funding should be provided to support future off-site levy road projects. This evaluation involves a review of our current five-year major capital transportation budget as well as a further projection of transportation budget requirements over the next 10 years.

D. Five and Ten Year Transportation Budgets

Table 4 attached, illustrates the five-year major capital transportation budget with the following changes:

1. Project numbers have been added along the left side of the table for reference.

2. Projects 21 through 24 and projects 41 and 42 (highlighted) have been advanced to 2007. These projects were pushed off the five-year program due to a lack of funding based on the $25/capita Grant.

3. Also, project 35 has been added back into 2003 as it had previously been eliminated due to lack of funding.

4. Similarly, projects 36, 37, 39, 43, and 45 were advanced from 2004 to 2003 as they had been deferred due to lack of funding.

5. A column has been added to the right side of Table 4, outlining some major projects projected to be required in the 5 to 10 year period (i.e. 2008 to 2012). These projects are identified in the 1996 Transportation Plan. All of the projects are related to City growth, although only the projected listed under "Development Agreement Obligations" will be funded through off-site levies. The "Capacity Requirement" and "Service Improvement" projects are primarily tax-funded projects. As noted on page 3 of Table 4, the total projected transportation cost during the 2008 to 2012 period totals approximately $42 million.

6. In Table 4, a 55% Provincial Grant contribution has been applied to the off-site levy projects. In this scenario, virtually all of the projected Provincial funding is used during the five-year period, with no carry-over to the following five-year period. Consequently, by the end of the 10-year period, there will be insufficient funds to cover the project costs and there is projected to be a $9.7 million Grant shortfall (see bottom right corner of page 3, Table 4).

Note that, consistent with the budget presentation in January, infrastructure maintenance and other tax-funded projects have been given first priority for the use of Provincial Grant Funding. These projects have been allotted 75% Provincial funding, the maximum allowed under the Program.

Table 5 is identical to Table 4, with the exception that the amount of Provincial funding allotted to off-site levy projects has been reduced to 20% from 55%. Under this scenario, there is a $5.7 million surplus in Provincial Grant funds at the end of the five-year capital budget (see the bottom of page 3, Table 5) that can be carried forward to supplement to projects in the following five years (e.g. Northlands Drive). By the end of the 10-year period, the Provincial funds have essentially been spent.

It should be noted that current Provincial funding policy would not allow the City to carry surplus Grants forward by more than three years. Subject to Council direction with respect to the long-term use of this funding, City Administration is planning to approach the Province to determine if they would amend this policy in light of the high cost projects on the horizon.

E. Transportation Funding Options

This is a very complex issue that really concerns the amount of risk that City Council is willing to take with respect to The City's long-term ability to fund transportation projects and the long-term impact on the level of taxation. Making this issue more difficult to evaluate is the uncertainty of long-range Provincial funding and City growth projections.

1. Low Risk Option

A low risk approach would be to reduce the level of Provincial funding allocation for off-site levy projects to 20%. This would provide greater assurance that funding will be available for transportation projects over the 10-year period. As indicated in Table 1, this funding Scenario would cause off-site levy rates to rise by 46% to $55,720/ha.

2. Higher Risk Option

A higher risk approach would be to reduce the level of Provincial funding allocation for off-site levy projects to 55%. This would provide reasonable assurance that funding will be available for transportation projects over the five-year period, but would not allow for a carry-over of funds to cover major projects projected to occur in the 5 to 10 year period. As indicated in Table 2, this funding Scenario would cause off-site levy rates to rise by 13% to $43,255/ha.

3. Medium Risk Option

Council may wish to consider a medium risk or "staged" approach by allocating 40% Provincial funding to off-site levy projects. This scenario is illustrated in Table 3 and would result in a 27% increase in off-site levy rates, to $48,600/ha. Based on this scenario and the transportation budgets described above, there would be a $2.6 million Provincial funding surplus at the end of five years and a $5.4 million shortfall after 10 years.

To put these costs in perspective, there are generally 12 to 14 lots developed in a hectare of residential land. Thus, the current off-site levy of $38,155/ha equates to about $3,000 per lot and the rate increases noted above range from about $400 to $1,400 per lot (about 1% to 3% of a lot price). The extent to which this cost is added to the lot price will depend on market conditions.

F. UDI Comments

Prior to the recent funding announcement from the Province, City Administration had indicated to UDI (Urban Development Institute) that no Provincial funding would be available for off-site levy projects due to other funding priorities and that they could expect to see a 65% overall increase in off-site levy rates for 2003, subject to Council approval. It should also be noted that an advance indication of this forthcoming rate increase was provided to UDI in July 2002.

Attached is a response from UDI dated February 28, 2003, wherein UDI suggests that a rate increase be deferred and that a committee be struck to review this matter and bring forward recommendations to Council prior to year end.

G. Off-site Levy Rate and Lot Price History

For your information, the attached Table 6 and Figure 6 illustrate the changes in Red Deer's off-site levy rates over the last 11 years (i.e. since 1992 when a single off-site levy rate system was adopted for The City). With exception to 2003, the total rate increase to the off-site levies has been less than inflation.

Also for your information, Table 7 illustrates the changes in lot prices over the same 11-year history. As indicated, lot prices have risen at a pace slightly above inflation and don't seem to be affected directly by changes in off-site levy rates. We suspect that lot prices are more affected by market factors and other large cost factors (e.g. servicing, land, financing). Off-site levies are a relatively small component (6 to 7%) of the overall lot price.

H. Comparison to Other Communities

The City's Municipal Engineer has conducted a brief and high-level survey of off-site levy rates in other communities in Alberta. It is difficult to draw any direct comparisons to Red Deer as the level of service provided by each community in return for the levies varies dramatically from city to city.

However, off-site levy rates for the smaller cities in Alberta range from about $26,000/ha to $51,000/ha. For Edmonton and Calgary, the range rises to $70,000/ha to $110,000/ha.

I. Recommendations

1. With respect to UDI's suggestion that a Committee be struck to study the use of off-site levies and policies related thereto, we respectfully recommend that UDI be encouraged to proceed with a Committee of their members and report back to City Administration and Council prior by November 30, 2003. The City's Administration would be pleased to provide information to the Committee to help them complete their task.

2. Based on the information provided above, we respectfully recommend implementing the off-site levy rates outlined on Table 3, the 40% Grant Scenario. This is the medium risk scenario that would result in a 27% overall increase in off-site levy rates to $48,600/ha. This would equate to an approximate $800 per lot increase and would allow for a staged transition to the higher rate if deemed necessary next year. It would also provide some time for UDI to evaluate this matter and report back to The City with their perspective and recommendations and allow The City Administration time to discuss the matter of carrying forward funding with the Province.

3. We respectfully recommend that City Council approve the attached amended By-law.

4. We recommend that Council approve the following additional items in the 2003 Major Capital Transportation Budget. These items were deferred during Budget discussions in January due to the lack of funding, although the intent was to revive these projects if the Province provided the $60/capita funding.

a.	New Sidewalk Construction Program	$150,000
b.	Curb return radius improvements	$200,000
c.	Bus stop access improvements	$ 30,000
d.	Pamely Avenue and 67 Street Intersection	$ 60,000
e.	59 Avenue and 67 Street Intersection widening	$250,000
f.	Safety Initiatives at High Accident Intersections	$100,000
	Total	$790,000

Funding for these projects will be 25% ($197,500) from The City's Capital Reserves and 75% ($592,500) from the Provincial Transportation Grant.

for
Ken G. Haslop, P. Eng.
Engineering Services Manager

TCW/emr
Att.
c. City Manager
Director of Development Services
Director of Corporate Services
Engineering Services Manager
Municipal Engineer
Subdivision Administrator
Engineering Accountant
UDI Chapter Chairman, Russ Wlad

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

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

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Public Art Policy**

Reference Report:
Community Services Director & Culture Development Superintendent, dated March 14, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated March 14, 2003, re: Public Art Policy, hereby:

1. Disbands the Public Art Committee
2. Rescinds Council Policy 3106 – Public Art Work, and replace it with the revised Council Policy – Public Art Policy, as submitted to Council on March 24, 2003 with the following amendments:
   (a) The word "public" be added to Clause 5 (a) immediately preceeding the word "accessibility"
   (b) A new Section 6 be added as follows:

      6. Notwithstanding Sections 4 & 5, Council may approve additional projects that this policy applies to.

   (c) Section 6 be renumbered as Section 7. The words "for Council's consideration during budget deliberations" be added at the end of new numbered Section 7 (a).
3. Directs the administration to review the policy within three years of March 24, 2003 with a report being brought back to Council

Report Back to Council: Yes. A review of the policy is to be done within 3 years.

...2/

Comments/Further Action:
This office will distribute copies of revised Council Policy 3106 – Public Art Policy in due course.

Kelly Kloss
City Clerk
/chk

c Culture Development Superintendent

TABLE 1
2003 OFF-SITE LEVY CALCULATION - 20% Grant Scenario

	Water	Sanitary	Storm	Roads	Totals
EXPENDITURES AND REVENUES TO DATE					
Net Balance at Beginning of Year	$1,382,792	($1,108,742)	($44,518)	$902,495	$1,132,026
Current Year Expenditures	($21,472)	($89,768)	($744,535)	($4,068,079)	($4,923,854)
Current Year Revenue	$846,309	$466,857	$1,499,462	$4,033,464	$6,846,092
Curent Year CPI Interest (Carrying Cost)	$47,015	($37,697)	($1,514)	$30,685	$38,489
Net Balance to Date:	$2,254,644	($769,351)	$708,895	$898,565	$3,092,753
FUTURE EXPENDITURE ESTIMATES					
Projected Future Construction Costs	($11,972,420)	($3,346,762)	($12,810,739)	($46,152,500)	($74,282,420)
Provincial Grant Funding (20%)				$9,340,710	$9,340,710
Net Future Expenditures:	($11,972,420)	($3,346,762)	($12,810,739)	($36,811,790)	($64,941,710)
TOTAL NET COSTS AND RATE CALCULATION					
Total Costs	($9,717,775)	($4,116,113)	($12,101,844)	($35,913,225)	($61,848,957)
Remaining Development Area	1,158	1,122	994	1,140	
Proposed 2003 Rates ($/ha)	**$8,390**	**$3,665**	**$12,170**	**$31,495**	**$55,720**
COMPARISON TO 2002 RATES					
Rates Proposed in 2003 Budget (November 2002)	**$7,891**	**$3,783**	**$11,857**	**$38,279**	**$61,810**
2002 Rates	**$7,945**	**$3,595**	**$12,835**	**$13,780**	**$38,155**
Rate Change	$445	$70	($665)	$17,715	$17,565
Percent Change	5.6%	1.9%	-5.2%	128.6%	**46.0%**

NOTES:

1. Based on the current population projections, it will take approximately 17 years to fully develop the service basin. During this time, we expect that the annual per capita Provincial Roads Grant will not keep pace with construction spending. In calculating the Roads Off-site Levy, Provincial Grants are assummed to cover only 20% of the cost of future road construction projects.

2. Interest charges were written down in 1996. The total interest write down was $19.7 million to the end of 1995, including the $5.9 million write down in 1987. Inflation at the rate of the Consumer Price Index has been applied to Net Expenditures after 1996.

TABLE 2
2003 OFF-SITE LEVY CALCULATION - 55% Grant Scenario

	Water	Sanitary	Storm	Roads	Totals
EXPENDITURES AND REVENUES TO DATE					
Net Balance at Beginning of Year	$1,382,792	($1,108,742)	($44,518)	$902,495	$1,132,026
Current Year Expenditures	($21,472)	($89,768)	($744,535)	($4,068,079)	($4,923,854)
Current Year Revenue	$846,309	$466,857	$1,499,462	$4,033,464	$6,846,092
Curent Year CPI Interest (Carrying Cost)	$47,015	($37,697)	($1,514)	$30,685	$38,489
Net Balance to Date:	$2,254,644	($769,351)	$708,895	$898,565	$3,092,753
FUTURE EXPENDITURE ESTIMATES					
Projected Future Construction Costs	($11,972,420)	($3,346,762)	($12,810,739)	($46,152,500)	($74,282,420)
Provincial Grant Funding (55%)				$23,550,465	$23,550,465
Net Future Expenditures:	($11,972,420)	($3,346,762)	($12,810,739)	($22,602,035)	($50,731,955)
TOTAL NET COSTS AND RATE CALCULATION					
Total Costs	($9,717,775)	($4,116,113)	($12,101,844)	($21,703,470)	($47,639,202)
Remaining Development Area	1,158	1,122	994	1,140	
Proposed 2003 Rates ($/ha)	**$8,390**	**$3,665**	**$12,170**	**$19,030**	**$43,255**
COMPARISON TO 2002 RATES					
Rates Proposed in 2003 Budget (November 2002)	**$7,891**	**$3,783**	**$11,857**	**$38,279**	**$61,810**
2002 Rates	**$7,945**	**$3,595**	**$12,835**	**$13,780**	**$38,155**
Rate Change	$445	$70	($665)	$5,250	$5,100
Percent Change	5.6%	1.9%	-5.2%	38.1%	**13.4%**

NOTES:

1. Based on the current population projections, it will take approximately 17 years to fully develop the service basin. During this time, we expect that the annual per capita Provincial Roads Grant will not keep pace with construction spending. In calculating the Roads Off-site Levy, Provincial Grants are assummed to cover only 55% of the cost of future road construction projects.

2. Interest charges were written down in 1996. The total interest write down was $19.7 million to the end of 1995, including the $5.9 million write down in 1987. Inflation at the rate of the Consumer Price Index has been applied to Net Expenditures after 1996.

TABLE 3
2003 OFF-SITE LEVY CALCULATION - 40% Grant Scenario

	Water	Sanitary	Storm	Roads	Totals
EXPENDITURES AND REVENUES TO DATE					
Net Balance at Beginning of Year	$1,382,792	($1,108,742)	($44,518)	$902,495	$1,132,026
Current Year Expenditures	($21,472)	($89,768)	($744,535)	($4,068,079)	($4,923,854)
Current Year Revenue	$846,309	$466,857	$1,499,462	$4,033,464	$6,846,092
Curent Year CPI Interest (Carrying Cost)	$47,015	($37,697)	($1,514)	$30,685	$38,489
Net Balance to Date:	$2,254,644	($769,351)	$708,895	$898,565	$3,092,753
FUTURE EXPENDITURE ESTIMATES					
Projected Future Construction Costs	($11,972,420)	($3,346,762)	($12,810,739)	($46,152,500)	($74,282,420)
Provincial Grant Funding (40%)				$17,460,570	$17,460,570
Net Future Expenditures:	($11,972,420)	($3,346,762)	($12,810,739)	($28,691,930)	($56,821,850)
TOTAL NET COSTS AND RATE CALCULATION					
Total Costs	($9,717,775)	($4,116,113)	($12,101,844)	($27,793,365)	($53,729,097)
Remaining Development Area	1,158	1,122	994	1,140	
Proposed 2003 Rates ($/ha)	**$8,390**	**$3,665**	**$12,170**	**$24,375**	**$48,600**
COMPARISON TO 2002 RATES					
Rates Proposed in 2003 Budget (November 2002)	**$7,891**	**$3,783**	**$11,857**	**$38,279**	**$61,810**
2002 Rates	**$7,945**	**$3,595**	**$12,835**	**$13,780**	**$38,155**
Rate Change	$445	$70	($665)	$10,595	$10,445
Percent Change	5.6%	1.9%	-5.2%	76.9%	**27.4%**

NOTES:

1. Based on the current population projections, it will take approximately 17 years to fully develop the service basin. During this time, we expect that the annual per capita Provincial Roads Grant will not keep pace with construction spending. In calculating the Roads Off-site Levy, Provincial Grants are assummed to cover only 40% of the cost of future road construction projects.
2. Interest charges were written down in 1996. The total interest write down was $19.7 million to the end of 1995, including the $5.9 million write down in 1987. Inflation at the rate of the Consumer Price Index has been applied to Net Expenditures after 1996.

TABLE 4

THE CITY OF RED DEER - 2003 TO 2007 MAJOR CAPITAL TRANSPORTATION BUDGET

Provincial Funding **$60 /capita**

Funding for Off-site Levy Projects **55 % Grant Scenario** 362 (9,707)

#	CAPITAL ITEM DESCRIPTION	Funding Code (%)						IN THOUSANDS OF DOLLARS					
		CPR	GR	OS	CC	OP	CG	2003	2004	2005	2006	2007	2008-12
	DEVELOPMENT AGREEMENT OBLIGATIONS												
1	Taylor Drive Overpass Completion		55	45				2,200					
2	Gaetz Av at 63 St - Intersection Widening (ATU site, Village & Parkland Malls)	10	30		60			950					
3	Piper Dr. widening and service road closure at Kipp Scott	20			80			250					
4	22 St - Save-on access to Adamson Av. - 4 lane undivided			100				400					
5	22 St - 40 Av to Austin Drive - 4 lane & 40th Av intersection			100				850					
6	22 Street - Austin Dr to Adamson Av. - 4 lane undivided			100				700	300				
7	Johnstone Dr. from 75 St to Taylor Dr. - 4 lane undivided (funded from Provincial Supplemental Grant Program)		20	80				1,950					
8	40 Ave - 4 lane from Austin Dr to Delburne Road		55	45				2,000					
9	43 Street widening between 52 Ave and Gaetz Ave adjacent to Hospital	50			50				575				
10	43 Street and 52 Ave. widening, traffic signal, and on street parking removal adjacent to Hospital	50			50			325					
11	Kingston (80) St - 4 lane collector west of Gaetz Ave.				100					400			
12	22 St, west of Gaetz - Widening adjacent to IGA	50			50			280					
13	22 St. east of Taylor Drive - Realignment for land sale	25	75						300				
14	42A Ave and 59 St Road Extension at Lindsay Thurber and River Glen	50			50					475			
15	42A Ave and 55 St Intersection improvements at Lindsay Thurber	50			50				425				
16	Memorial Centre parking lot and 58 Street Improvements at Lindsay Thurber	50			50				180				
17	30 Av (22 St to Delburne Rd) - 4 lane divided		55	45								800	
18	Potential Industrial Development		55	45						3,000			
19	Gaetz Ave (71 St to 78 St) - widen to 6 lane		55	45						2,200			
20	Delburne Rd (30 Av to 40 Av) - 4 lane divided		55	45									2,000
21	Ross Street (Rideout Av to 20 Av) - 4 lane divided		55	45								1,000	
22	20 Avenue (Ross St to 55 St) - Initial 2 lanes		55	45								1,000	
23	20 Avenue (32 St to Ross St) - Initial 2 lanes		55	45								1,000	
24	32 St (Daines Av to 20 Av) - 4 lane divided		55	45								1,000	
25	Northland Drive (Gaetz Av to River)		55	45									7,000
26	67 Street and 30 Avenue Intersection		55	45									4,000
	CAPACITY REQUIREMENTS												
27	Deck Rehabilitation on 49 Ave river bridge	25	75									850	
28	40 Avenue rebuilding - New Landfill access to south city limits.	25	75					600					
29	General Road Transportation Plan Update	25	75					75	75				
30	32 Street between 55 Ave and 57 Ave including Red Deer College Access Improvements	20	60		20						1,200		
31	32 St Widening - 40 Avenue to 49 Avenue	25	75										4,000
32	32 St./Gaetz Av - intersection upgrade ***(see footnote #1)***	25	75										3,000
33	Northlands Drive (30 Av to River) & new River Bridge ***(see foot note #2)***	25	75										18,000
34	Highway 2 Northbound Ramp to Taylor Drive	25	75										2,000
	SERVICE IMPROVEMENTS												
35	New Sidewalk Construction Program	25	75					150	150	150	150	150	750
36	Curb return radius improvement for truck and public transit vehicles	25	75					200					
37	Transit Bus Stop Pedestrian Access Improvements at 6 locations	25	75					30					
38	Oriole Park School parent drop off bay	50			50					50			
39	Pamley Ave & 67 Street intersection widening on north side only	25	75					60					

TABLE 4

	CAPITAL ITEM DESCRIPTION	Funding Code (%)						IN THOUSANDS OF DOLLARS					
		CPR	GR	OS	CC	OP	CG	2003	2004	2005	2006	2007	2008-12
39	GW Smith School Bus & City Transit Bus Layby	50			50							40	
40	Golden West Avenue access to 67 Street (north & south)	25	75									300	
41	Spruce Drive widening and curve improvement (37 St to 43 St)	25	75									1,000	
42	40 Avenue / Ross St Intersection Improvements	25	75									2,500	
43	59 Av / 67 St Intersection widening	25	75					250					
44	Realignment of Page and Parke Avenues to solve barrier problem in neighborhood	25	75					200					
45	Safety Initiatives at High Accident Intersections	25	75					100					
	Subtotal Project Cost Estimates							**11,570**	**2,005**	**6,275**	**1,350**	**9,640**	**40,750**
	****FOOT NOTES: #1 - Scheduling for 32 St/Gaetz Av Intersection Upgrade to be confirmed in the 2003/2004 General Transportation Plan Update. #2 - The 2 yr $18,000,000 Northlands Dr project is to be opened by the 85,000 population level (forecast to occur by 2015).**												

	CAPITAL ITEM DESCRIPTION	Funding Code (%)						IN THOUSANDS OF DOLLARS				
		CPR	GR	OS	CC	OP	CG	2003	2004	2005	2006	2007
	GREATER DOWNTOWN ACTION PLAN TRAFFIC INITIATIVES											
46	Promenade (48 Street) Planning Study						100	0	75			
47	Traffic Calming on 47 Ave.						100		0	40		
48	Traffic Calming on 51 Ave.						100	0	100			
49	Upgrade Kerrywood east of Taylor(No Ped. Signal)						100	0	410			
50	Gaetz/51 St Parking Mall - convert to two way						100		0	220		
51	Promenade (48 Street) Construction						100		0	1,000		
52	Taylor Drive/48 St Temp. fencing & walk						100		0	65		
53	Taylor Drive/48 St Pedestrian Overpass						100				0	850
54	Upgrade 48 St/47 Ave. Termination						100		0	30		
55	53rd & 54th Streets -convert to two way						100				0	250
56	Realign 55 St. west of Gaetz Ave by Water Treatment Plant.						100				0	920
57	Pedestrian Overpass on 55 St. west of Gaetz Ave.						100				0	250
	Subtotal Downtown Action Plan Work							**0**	**585**	**1,355**	**0**	**2,270**

	CAPITAL ITEM DESCRIPTION	Funding Code (%)						IN THOUSANDS OF DOLLARS					
		CPR	GR	OS	CC	OP	CG	2003	2004	2005	2006	2007	2008-12
	TRAFFIC CONTROL												
58	Misc. signal displays, loops, count down ped. displays, conv. ped.	100						60	60	60	60	60	
59	New Pedestrian Audible Signals - 2 per year	100						20	20	20	20	20	
60	Traffic Study (Consultant) to Update Traffic Signal Priority List	100								40			40
61	Traffic Study (Consultant) Initiate Improvements at Hi Accident Loc.	25	75							50			50
62	New Signal @ 32 St / Allen Street		55	45				120					
63	New Signal @ Delburne Rd./40 Ave.		55	45				120					
64	New Signal @ 22 St / IGA access	50			50			120					
65	New Signal @ Lees St / 30 Ave		55	45					120				
66	New Signal @ 47 St/49 Avenue downtown	25	75						120				
67	New Signal @ 32 St/Lockwood Ave.		55	45					120				
68	New Signal @ Hermary St / 59 Av	25	75							120			
69	New Signal @ 32 St/Alford Ave.		55	45						120			
70	New Signal @ 34 St/Gaetz Avenue	25	75							120			
71	New Signal @ 49 Ave/Delburne Road		55	45							120		
72	New Signal @ Ross Street / Cemetery Road	25	75								120		
73	New Signal @ Ross Street / 38 Ave	25	75								120		
74	New Signal @ Ross Street / Rutherford Drive		55	45								120	
75	New Signal @ 67 Street / Nagel Avenue	25	75									120	
76	New Signal @ 30 Ave/Ellenwood Drive		55	45								120	
77	New Signal @ 48 Ave/43 Street (by Rotary Park)	25	75										120
78	New Signal @ 39 Street / Davison Ave		55	45									120
79	New Signal @ Jewell St / Taylor Dr		55	45									120
80	New Signal @ Collicutt Access / 30 Avenue		55	45									120
81	New Signal @ 33 St / Gaetz Ave	25	75										120
82	New Signal @ 32 St / 55 Ave	25	75										120
83	New Signal @ 32 St / 60 Ave (by College)		55	45									120
84	New Signal @ Taylor Dr / 22 St (Realignment)		55	45									120
85	New Signal @ Gaetz Ave/80 St.		55	45									120
86	New Signal @ 77 St / Kentwood Dr		55	45									120
	Subtotal Traffic Control Work							**440**	**440**	**530**	**440**	**440**	**1,290**

TABLE 4

TOTALS (ALL AMTS. IN 2002 DOLLARS)	IN THOUSANDS OF DOLLARS					
	2003	2004	2005	2006	2007	2008-12
Major Road Work	11,570	2,005	6,275	1,350	9,640	40,750
Downtown Action Plan Work	0	585	1,355	0	2,270	0
Traffic Control Work	440	440	530	440	440	1,290
TOTALS	12,010	3,030	8,160	1,790	12,350	42,040

FUNDING SOURCES		IN THOUSANDS OF DOLLARS					
		2003	2004	2005	2006	2007	2008-12
Capital Project Reserves	**CPR**	1,004	831	493	418	1,330	7,080
Provincial Basic Capital Grant	**GR**	4,366	616	3,256	1,079	6,462	28,732
Offsite Levies	**OS**	5,508	408	2,394	54	2,268	6,228
Customer Contributions	**CC**	1,133	590	663	240	20	0
Operating	**OP**	0	0	0	0	0	0
Centennial Grant	**CG**	0	585	1,355	0	2,270	0
		12,010	3,030	8,160	1,790	12,350	42,040

PROVINCIAL BASIC CAPITAL GRANT SUMMARY		IN THOUSANDS OF DOLLARS					
		2003	2004	2005	2006	2007	2008-12
Road and Traffic Control Projects		4,366	616	3,256	1,079	6,462	28,732
Pavement Overlay Projects (from Public Works Operating Budget)	75	698	702	702	702	702	3,510
Public Transit Capital (from Transit Dept Budget)	75	94	570	270	0	540	1,474
Transit Buses (Garage/Fleet Budget)	75	380					0
Community Action Buses (from Social Services Operating Budget)	75	102	105	108	54	54	423
Total Grant Requirement:		5,640	1,993	4,336	1,835	7,758	34,139

PROVINCIAL BASIC CAPITAL GRANT - 5 YEAR PROJECTION		IN THOUSANDS OF DOLLARS					
		2002					
Basic Capital Grant Carry-over from 2001		1,845					
Supplemental Capital Grant Carry-over from 2001		446					
2002 Basic Capital Grant		4,098					
2002 Estimated Year Project Expenditures		(6,508)					
Estimated Provincial Grant Carry-over to 2003		(119)					
		2003	2004	2005	2006	2007	2008-12
Projected Population (Based on 2% growth rate)		70,593	72,005	73,445	74,914	76,412	80,233
Total Required Grant Funding		(5,640)	(1,993)	(4,336)	(1,835)	(7,758)	(34,139)
Anticipated Basic Capital Grant - based per capita	$60	4,236	4,320	4,407	4,495	4,585	24,070
Estimated Grant Carry-over		(119)	(1,523)	804	875	3,535	362
Provincial Grant Surplus (Deficit):		(1,523)	804	875	3,535	362	(9,707)

TABLE 4

ROAD OFFSITE LEVY FUND BALANCE	IN THOUSANS OF DOLLARS					
	2002					
Balance to end of 2001	(903)					
Approximate Expenditures during 2002	4,068					
(Interest Earnings) or Carrying Costs on balance	(31)					
Estimated Provincial Grant Revenure for 2002	(2,639)					
Estimated Development Agreement Revenue for 2002	(1,394)					
Approximate Balance to end of 2002: ( ) indicates positive balance	**(899)**					
Projection of Fund Balance	**2003**	**2004**	**2005**	**2006**	**2007**	**2008-12**
Balance to be recovered	(899)	3,372	2,543	3,700	2,517	3,548
Proposed OS Expenditures as noted above	5,508	408	2,394	54	2,268	6,228
Projected Development Agreement Revenues (65 ha x estimated o/s Levy)	(1,237)	(1,237)	(1,237)	(1,237)	(1,237)	(6,186)
Approximate Balance at December 31: ( ) indicates positive balance	**3,372**	**2,543**	**3,700**	**2,517**	**3,548**	**3,590**

ESTIMATED EXPENDITURES WITHIN ROAD BASIN			
Estimated Fund Balance at December 31, 2002		$898,565	
Future Expenditure Estimates for Remaining Basin		($46,152,500)	
Projects eligible for Provincial funding	$40,599,300		
% Available Provincial Funding	**55 %**		
Provincial Grant Contribution		$23,550,465	
Amount to be recovered from Developer (Basin) Contribution		($21,703,470)	
Remaining Area within Basin (hectares)		1,140	
Estimated 2003 Road Off-site Levy per hectare			**$19,033**
Existing Road Levy per hectare		$13,780	
Estimated 2003 Overall Off-site Levy			**$43,258**
Existing Overall Off-site Levy per hectare		$38,155	

38% Increase in Road Off-site Levy

13% Increase in Overall off-site Levy

TABLE 5

THE CITY OF RED DEER - 2003 TO 2007 MAJOR CAPITAL TRANSPORTATION BUDGET

Provincial Funding **$60 /capita**

Funding for Off-site Levy Projects **20 % Grant Scenario** 5,668 443

#	CAPITAL ITEM DESCRIPTION	Funding Code (%)						IN THOUSANDS OF DOLLARS					
		CPR	GR	OS	CC	OP	CG	2003	2004	2005	2006	2007	2008-12
	DEVELOPMENT AGREEMENT OBLIGATIONS												
1	Taylor Drive Overpass Completion		20	80				2,200					
2	Gaetz Av at 63 St - Intersection Widening (ATU site, Village & Parkland Malls)	10	30		60			950					
3	Piper Dr. widening and service road closure at Kipp Scott	20			80			250					
4	22 St - Save-on access to Adamson Av. - 4 lane undivided			100				400					
5	22 St - 40 Av to Austin Drive - 4 lane & 40th Av intersection			100				850					
6	22 Street - Austin Dr to Adamson Av. - 4 lane undivided			100				700	300				
7	Johnstone Dr. from 75 St to Taylor Dr. - 4 lane undivided (funded from Provincial Supplemental Grant Program)		20	80				1,950					
8	40 Ave - 4 lane from Austin Dr to Delburne Road		20	80				2,000					
9	43 Street widening between 52 Ave and Gaetz Ave adjacent to Hospital	50			50				575				
10	43 Street and 52 Ave. widening, traffic signal, and on street parking removal adjacent to Hospital	50			50			325					
11	Kingston (80) St - 4 lane collector west of Gaetz Ave.				100					400			
12	22 St, west of Gaetz - Widening adjacent to IGA	50			50			280					
13	22 St. east of Taylor Drive - Realignment for land sale	25	75						300				
14	42A Ave and 59 St Road Extension at Lindsay Thurber and River Glen	50			50					475			
15	42A Ave and 55 St Intersection improvements at Lindsay Thurber	50			50				425				
16	Memorial Centre parking lot and 58 Street Improvements at Lindsay Thurber	50			50				180				
17	30 Av (22 St to Delburne Rd) - 4 lane divided		20	80								800	
18	Potential Industrial Development		20	80						3,000			
19	Gaetz Ave (71 St to 78 St) - widen to 6 lane		20	80						2,200			
20	Delburne Rd (30 Av to 40 Av) - 4 lane divided		20	80									2,000
21	Ross Street (Rideout Av to 20 Av) - 4 lane divided		20	80								1,000	
22	20 Avenue (Ross St to 55 St) - Initial 2 lanes		20	80								1,000	
23	20 Avenue (32 St to Ross St) - Initial 2 lanes		20	80								1,000	
24	32 St (Daines Av to 20 Av) - 4 lane divided		20	80								1,000	
25	Northland Drive (Gaetz Av to River)		20	80									7,000
26	67 Street and 30 Avenue Intersection		20	80									4,000
	CAPACITY REQUIREMENTS												
27	Deck Rehabilitation on 49 Ave river bridge	25	75									850	
28	40 Avenue rebuilding - New Landfill access to south city limits.	25	75					600					
29	General Road Transportation Plan Update	25	75					75	75				
30	32 Street between 55 Ave and 57 Ave including Red Deer College Access Improvements	20	60		20						1,200		
31	32 St Widening - 40 Avenue to 49 Avenue	25	75										4,000
32	32 St./Gaetz Av - intersection upgrade ***(see footnote #1)***	25	75										3,000
33	Northlands Drive (30 Av to River) & new River Bridge ***(see foot note #2)***	25	75										18,000
34	Highway 2 Northbound Ramp to Taylor Drive	25	75										2,000
	SERVICE IMPROVEMENTS												
35	New Sidewalk Construction Program	25	75					150	150	150	150	150	750
36	Curb return radius improvement for truck and public transit vehicles	25	75					200					
37	Transit Bus Stop Pedestrian Access Improvements at 6 locations	25	75					30					
38	Oriole Park School parent drop off bay	50			50					50			
39	Pamley Ave & 67 Street intersection widening on north side only	25	75					60					

TABLE 5

	CAPITAL ITEM DESCRIPTION	Funding Code (%)						IN THOUSANDS OF DOLLARS					
		CPR	GR	OS	CC	OP	CG	2003	2004	2005	2006	2007	2008-12
39	GW Smith School Bus & City Transit Bus Layby	50			50							40	
40	Golden West Avenue access to 67 Street (north & south)	25	75									300	
41	Spruce Drive widening and curve improvement (37 St to 43 St)	25	75									1,000	
42	40 Avenue / Ross St Intersection Improvements	25	75									2,500	
43	59 Av / 67 St Intersection widening	25	75					250					
44	Realignment of Page and Parke Avenues to solve barrier problem in neighborhood	25	75					200					
45	Safety Initiatives at High Accident Intersections	25	75					100					
	Subtotal Project Cost Estimates							**11,570**	**2,005**	**6,275**	**1,350**	**9,640**	**40,750**
	****FOOT NOTES: #1 - Scheduling for 32 St/Gaetz Av Intersection Upgrade to be confirmed in the 2003/2004 General Transportation Plan Update. #2 - The 2 yr $18,000,000 Northlands Dr project is to be opened by the 85,000 population level (forecast to occur by 2015).**												

	CAPITAL ITEM DESCRIPTION	Funding Code (%)						IN THOUSANDS OF DOLLARS				
		CPR	GR	OS	CC	OP	CG	2003	2004	2005	2006	2007
	GREATER DOWNTOWN ACTION PLAN TRAFFIC INITIATIVES											
46	Promenade (48 Street) Planning Study						100	0	75			
47	Traffic Calming on 47 Ave.						100		0	40		
48	Traffic Calming on 51 Ave.						100	0	100			
49	Upgrade Kerrywood east of Taylor(No Ped. Signal)						100	0	410			
50	Gaetz/51 St Parking Mall - convert to two way						100		0	220		
51	Promenade (48 Street) Construction						100		0	1,000		
52	Taylor Drive/48 St Temp. fencing & walk						100		0	65		
53	Taylor Drive/48 St Pedestrian Overpass						100				0	850
54	Upgrade 48 St/47 Ave. Termination						100		0	30		
55	53rd & 54th Streets -convert to two way						100				0	250
56	Realign 55 St. west of Gaetz Ave by Water Treatment Plant.						100				0	920
57	Pedestrian Overpass on 55 St. west of Gaetz Ave.						100				0	250
	Subtotal Downtown Action Plan Work							**0**	**585**	**1,355**	**0**	**2,270**

	CAPITAL ITEM DESCRIPTION	Funding Code (%)						IN THOUSANDS OF DOLLARS					
		CPR	GR	OS	CC	OP	CG	2003	2004	2005	2006	2007	2008-12
	TRAFFIC CONTROL												
58	Misc. signal displays, loops, count down ped. displays, conv. ped.	100						60	60	60	60	60	
59	New Pedestrian Audible Signals - 2 per year	100						20	20	20	20	20	
60	Traffic Study (Consultant) to Update Traffic Signal Priority List	100								40			40
61	Traffic Study (Consultant) Initiate Improvements at Hi Accident Loc.	25	75							50			50
62	New Signal @ 32 St / Allen Street		20	80				120					
63	New Signal @ Delburne Rd./40 Ave.		20	80				120					
64	New Signal @ 22 St / IGA access	50			50			120					
65	New Signal @ Lees St / 30 Ave		20	80					120				
66	New Signal @ 47 St/49 Avenue downtown	25	75						120				
67	New Signal @ 32 St/Lockwood Ave.		20	80					120				
68	New Signal @ Hermary St / 59 Av	25	75							120			
69	New Signal @ 32 St/Alford Ave.		20	80						120			
70	New Signal @ 34 St/Gaetz Avenue	25	75							120			
71	New Signal @ 49 Ave/Delburne Road		20	80							120		
72	New Signal @ Ross Street / Cemetery Road	25	75								120		
73	New Signal @ Ross Street / 38 Ave	25	75								120		
74	New Signal @ Ross Street / Rutherford Drive		20	80								120	
75	New Signal @ 67 Street / Nagel Avenue	25	75									120	
76	New Signal @ 30 Ave/Ellenwood Drive		20	80								120	
77	New Signal @ 48 Ave/43 Street (by Rotary Park)	25	75										120
78	New Signal @ 39 Street / Davison Ave		20	80									120
79	New Signal @ Jewell St / Taylor Dr		20	80									120
80	New Signal @ Collicutt Access / 30 Avenue		20	80									120
81	New Signal @ 33 St / Gaetz Ave	25	75										120
82	New Signal @ 32 St / 55 Ave	25	75										120
83	New Signal @ 32 St / 60 Ave (by College)		20	80									120
84	New Signal @ Taylor Dr / 22 St (Realignment)		20	80									120
85	New Signal @ Gaetz Ave/80 St.		20	80									120
86	New Signal @ 77 St / Kentwood Dr		20	80									120
	Subtotal Traffic Control Work							**440**	**440**	**530**	**440**	**440**	**1,290**

TABLE 5

TOTALS (ALL AMTS. IN 2002 DOLLARS)	IN THOUSANDS OF DOLLARS					
	2003	2004	2005	2006	2007	2008-12
Major Road Work	11,570	2,005	6,275	1,350	9,640	40,750
Downtown Action Plan Work	0	585	1,355	0	2,270	0
Traffic Control Work	440	440	530	440	440	1,290
TOTALS	12,010	3,030	8,160	1,790	12,350	42,040

FUNDING SOURCES		IN THOUSANDS OF DOLLARS					
		2003	2004	2005	2006	2007	2008-12
Capital Project Reserves	**CPR**	1,004	831	493	418	1,330	7,080
Provincial Basic Capital Grant	**GR**	2,812	532	1,394	1,037	4,698	23,888
Offsite Levies	**OS**	7,062	492	4,256	96	4,032	11,072
Customer Contributions	**CC**	1,133	590	663	240	20	0
Operating	**OP**	0	0	0	0	0	0
Centennial Grant	**CG**	0	585	1,355	0	2,270	0
		12,010	3,030	8,160	1,790	12,350	42,040

PROVINCIAL BASIC CAPITAL GRANT SUMMARY		IN THOUSANDS OF DOLLARS					
		2003	2004	2005	2006	2007	2008-12
Road and Traffic Control Projects		2,812	532	1,394	1,037	4,698	23,888
Pavement Overlay Projects (from Public Works Operating Budget)	75	698	702	702	702	702	3,510
Public Transit Capital (from Transit Dept Budget)	75	94	570	270	0	540	1,474
Transit Buses (Garage/Fleet Budget)	75	380					0
Community Action Buses (from Social Services Operating Budget)	75	102	105	108	54	54	423
Total Grant Requirement:		4,086	1,909	2,474	1,793	5,994	29,295

PROVINCIAL BASIC CAPITAL GRANT - 5 YEAR PROJECTION		IN THOUSANDS OF DOLLARS					
		2002					
Basic Capital Grant Carry-over from 2001		1,845					
Supplemental Capital Grant Carry-over from 2001		446					
2002 Basic Capital Grant		4,098					
2002 Estimated Year Project Expenditures		(6,508)					
Estimated Provincial Grant Carry-over to 2003		(119)					
		2003	2004	2005	2006	2007	2008-12
Projected Population (Based on 2% growth rate)		70,593	72,005	73,445	74,914	76,412	80,233
Total Required Grant Funding		(4,086)	(1,909)	(2,474)	(1,793)	(5,994)	(29,295)
Anticipated Basic Capital Grant - based per capita	$60	4,236	4,320	4,407	4,495	4,585	24,070
Estimated Grant Carry-over		(119)	31	2,442	4,375	7,077	5,668
Provincial Grant Surplus (Deficit):		31	2,442	4,375	7,077	5,668	443

TABLE 5

ROAD OFFSITE LEVY FUND BALANCE	IN THOUSANS OF DOLLARS					
	2002					
Balance to end of 2001	(903)					
Approximate Expenditures during 2002	4,068					
(Interest Earnings) or Carrying Costs on balance	(31)					
Estimated Provincial Grant Revenure for 2002	(2,639)					
Estimated Development Agreement Revenue for 2002	(1,394)					
Approximate Balance to end of 2002: ( ) indicates positive balance	**(899)**					
Projection of Fund Balance	**2003**	**2004**	**2005**	**2006**	**2007**	**2008-12**
Balance to be recovered	(899)	4,116	2,561	4,770	2,819	4,804
Proposed OS Expenditures as noted above	7,062	492	4,256	96	4,032	11,072
Projected Development Agreement Revenues (65 ha x estimated o/s Levy)	(2,047)	(2,047)	(2,047)	(2,047)	(2,047)	(10,236)
Approximate Balance at December 31: ( ) indicates positive balance	**4,116**	**2,561**	**4,770**	**2,819**	**4,804**	**5,640**

ESTIMATED EXPENDITURES WITHIN ROAD BASIN			
Estimated Fund Balance at December 31, 2002		$898,565	
Future Expenditure Estimates for Remaining Basin		($46,152,500)	
Projects eligible for Provincial funding	$40,599,300		
% Available Provincial Funding	**20 %**		
Provincial Grant Contribution		$9,340,710	
Amount to be recovered from Developer (Basin) Contribution		($35,913,225)	
Remaining Area within Basin (hectares)		1,140	
Estimated 2003 Road Off-site Levy per hectare			**$31,495**
Existing Road Levy per hectare		$13,780	
Estimated 2003 Overall Off-site Levy			**$55,720**
Existing Overall Off-site Levy per hectare		$38,155	

129% Increase in Road Off-site Levy

46% Increase in Overall off-site Levy

TABLE 6
CITY OF RED DEER OFF-SITE LEVY RATE HISTORY

YEAR	WATER	SANITARY	STORM	ROADS	TOTAL LEVY	CHANGE	CHANGE FROM 1992
1992	$6,035	$2,570	$16,875	$7,120	**$32,600**	--	--
1993	$6,745	$2,610	$17,405	$8,050	**$34,810**	7%	7%
1994	$6,710	$3,950	$16,090	$8,060	**$34,810**	0%	7%
1995	$8,300	$4,035	$16,795	$7,210	**$36,340**	4%	11%
1996	$6,270	$3,190	$9,485	$6,485	**$25,430**	-30%	-22%
1997	$6,570	$3,535	$10,285	$6,795	**$27,185**	7%	-17%
1998	$7,095	$3,380	$10,685	$10,790	**$31,950**	18%	-2%
1999	$8,065	$3,270	$11,195	$14,515	**$37,045**	16%	14%
2000	$7,490	$3,820	$12,700	$12,480	**$36,490**	-1%	12%
2001	$7,625	$3,510	$12,650	$13,355	**$37,140**	2%	14%
2002	$7,945	$3,595	$12,835	$13,780	**$38,155**	3%	17%
2003	$8,390	$3,665	$12,170	$24,375	**$48,600**	27.4%	49.1%

FIGURE 6
OFF-SITE LEVY HISTORY

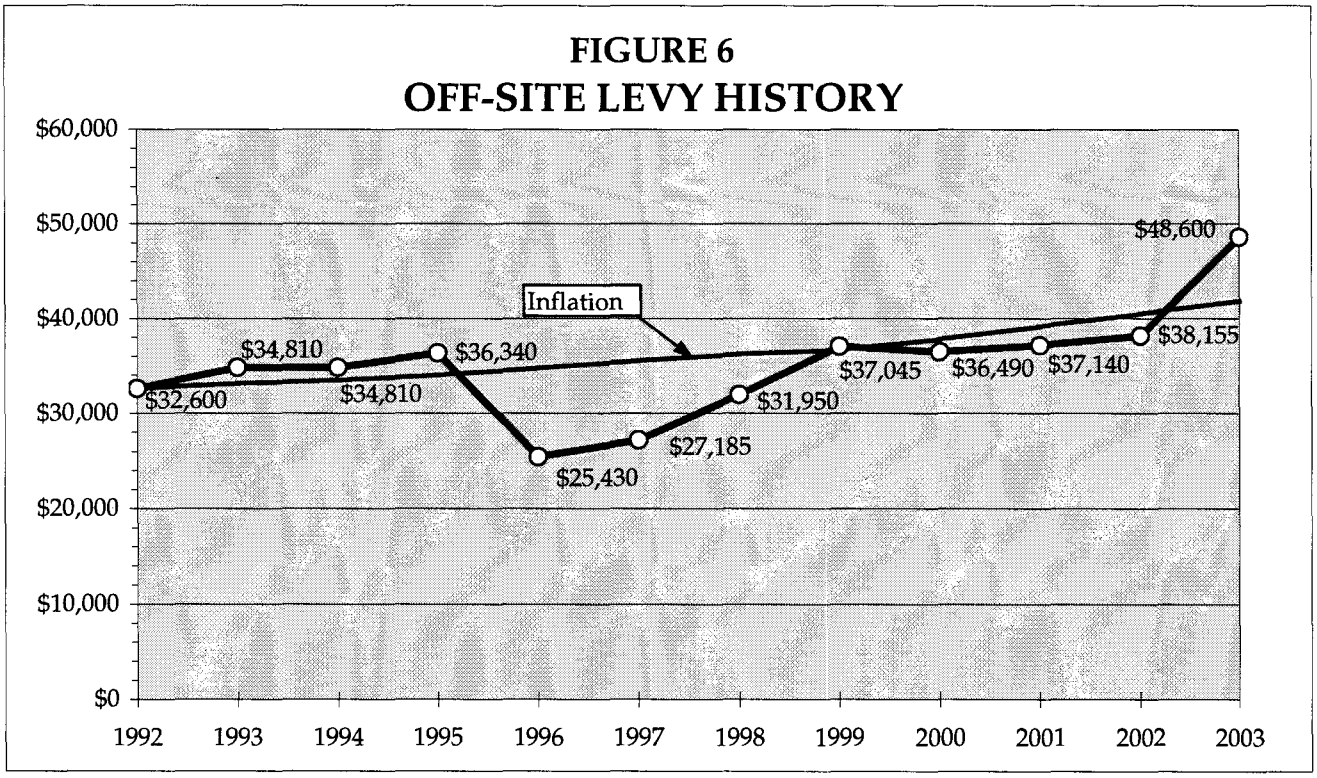
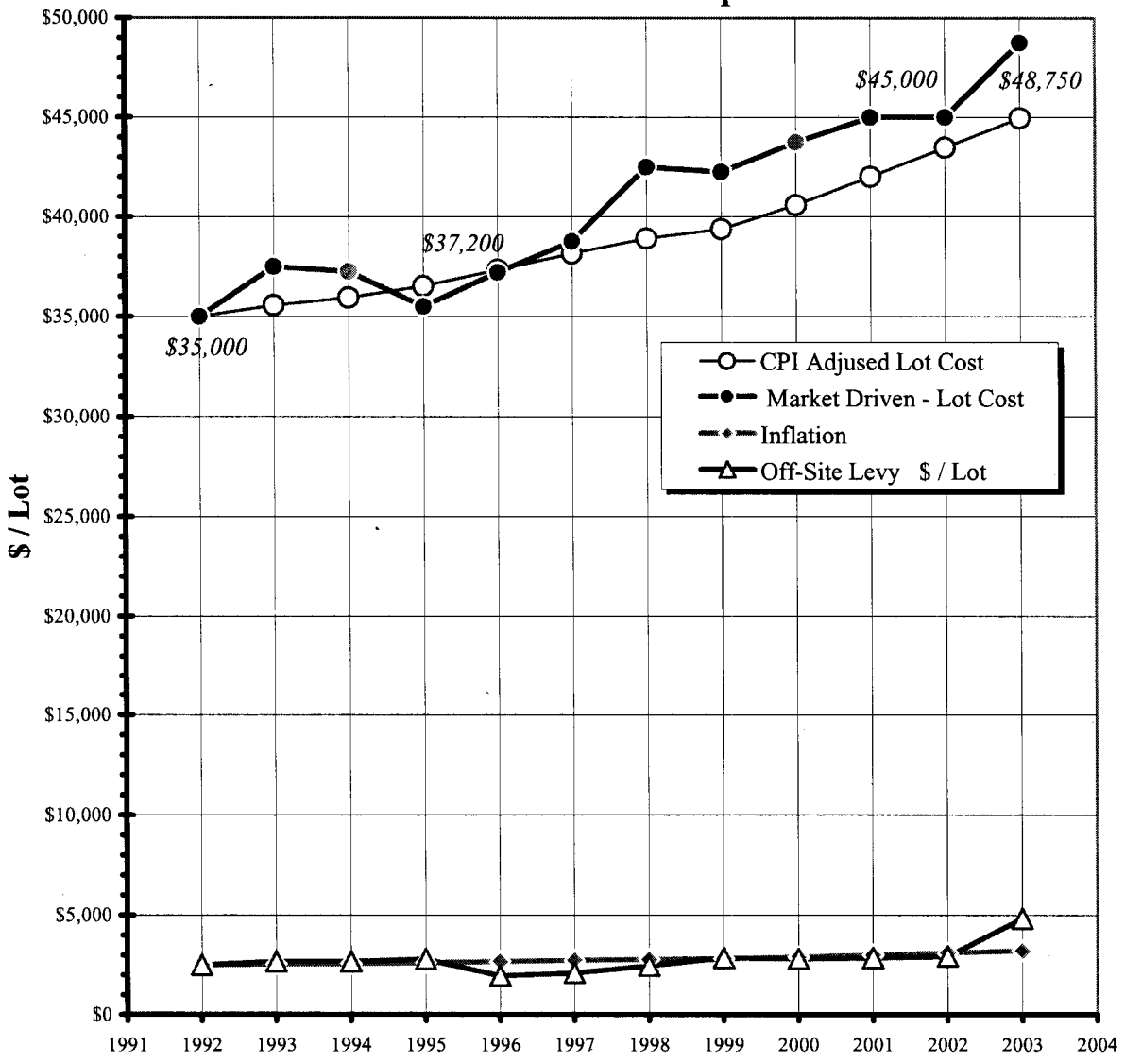


Table 7
Historical Lot Cost Comparison



FEB 2 7 2003
Tom
~~Greg~~
Bryon
Ken

URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

#400, 4808 ROSS STREET
RED DEER, ALBERTA T4N 1X5
PHONE (403)341-3320 FAX (403)342-0969
EMAIL: rwlad@stantec.com

Feb. 28 2003

City of Red Deer
Engineering Services
4914 48 Avenue, Red Deer
Alberta T4N 3T3

Attention: Tom Warder P.Eng.
Streets and Utilities Engineer

Dear Sir

Re: 2003 Offsite Levies

We have reviewed your letter of Feb. 11 2003 regarding the proposed adjustments to the 2003 City of Red Deer Transportation Levy and have the following comments to make.

In the event that the City increases the Transportation offsite levy by 180 percent from the 2002 rate of $13,780 per hectare to the proposed $38,279 per hectare it will result in an increased cost to home buyers of approximately $2,450 per home. I think you would agree that a change of this magnitude in one year is clearly unacceptable. If this change becomes a reality, it will impact the ability of many consumers to participate in the housing market.

We agree that it is fundamentally unfair to the City that the province has arbitrarily changed the per capita transportation grant from $60.00 per person to $25.00 per person. We agree that it makes your job of budgeting transportation expenditures very difficult when you do not have an assured level of funding from the province. Our association, as well as individual members have expressed these concerns to our provincial politicians. It is our understanding that the province will likely leave the grant at $60.00 per capita for 2003, but that the funding announcement will not occur until their budget is brought down in late March or early April. We have not been advised whether that funding will remain at that level in future years.

Given the uncertainty of the funding in the future, as well the magnitude of transportation projects that the City needs to undertake in the next few years, it is in

URBAN DEVELOPMENT INSTITUTE RED DEER CHAPTER

order to review City policy on funding transportation infrastructure. This review could look at a variety of issues such as:

- the allocation of provincial grant dollars between transit, infrastructure maintenance, tax based projects and offsite levy based projects,
- the specific roads that should be allocated to new development (off site levy based) or to tax based projects,
- alternate sources of funding, and
- development standards.

In order to give direction to City council, this review would take some time and energy to complete. Our association would like to participate in this review to the fullest extent possible.

Given the realities noted above, namely that the funding will likely remain at 2002 levels for the present year, and secondly that a fundamental review of the funding formula is required, we would ask that the City leave the transportation offsite levy at the 2002 rates for 2003. Further, we would ask that City Council appoint a committee made up of at least one Councilor, and staff members from the engineering department, treasury department and the development and home building industries to review this entire issue, and to make recommendations to City Council by Nov. 30 2003.

Yours Truly

URBAN DEVELOPMENT INSTITUTE

Russ Wlad P. Eng.
Chapter Chairman

cc: Central Alberta Home Builders Association

Comments:

We agree that Council:

1. Give three readings to the Off-Site Levy Bylaw Amendment
2. Pass a resolution approving the proposed capital projects.

On March 12, 2003 the Premier announced that transportation grants for mid sized cities would be maintained at $60.00 per capita in this coming fiscal year as well as the two years following.

Engineering staff has conducted an extensive review of the recently approved 2003 Transportation Capital Budget as well as the impact of the recent announcement on off-site levies for transportation projects. The analysis indicates that if we assume a continuation of the grant at $60.00 per capita for the next ten years then the funding situation becomes more manageable than had been originally anticipated when staff provided City Council with a preview of the Capital Budget in December, 2002.

The analysis sets out a low, medium and high-risk scenario with respect to establishing off-site rates and the City's ability to meet future transportation capital requirements. We feel that at this point the medium risk scenario is one that is manageable over the short term, understanding that a year from now we will undertake a further review of the forecasts after having received further input from the Urban Development Institute in Red Deer. The medium risk scenario indicates a projected shortfall of 5.4 million dollars over ten years. By adopting this scenario at this time the City may forego funding that will have to be recovered at a later date. Given that there is a ten-year period to manage a potential shortfall of ½ million dollars in the first year, it is considered manageable risk at this time.

The next 12 months will allow staff to further assess the ten-year plan as well as begin to see potential changes in capital needs arising from the update of the City's Transportation Plan. Experience has shown that the update of the Transportation Plan tends to identify new and unanticipated projects and those will have to be incorporated in future forecasts as these become known through this study process.

The Urban Development Institute has recommended a review process involving members of Council and Staff to run for the next year by reviewing various elements of the off-site levy as described in their correspondence. It is our view that such a process would be more productive by requesting the Urban Development Institute to constitute their own committee and ask that committee to undertake the analysis that they see is required with input and support from City Staff. City Staff would not have a formal role on the committee, with the exception of being a resource for information and data. The concern that we would have with a joint committee is that it could result in a negotiation process, which could potentially place Council in a difficult situation, at the point that they are required to make or plan a policy decision. We feel it is best that the Urban Development Institute undertake their own analysis and bring that forward for the City to analyze and respond to appropriately.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Norbert Van Wyk

From: Norbert Van Wyk
Sent: March 12, 2003 2:57 PM
To: Mayor; Senior Management Team; 'I-Bev Hughes'; 'I-Dennis Moffat'; 'I-Diana Rowe'; 'I-Jeffrey Dawson'; 'I-Larry Pimm'; 'I-Lorna Watkinson-Zimmer'; 'I-Morris Flewwelling'; 'I-Vesna Higham'
Cc: Jilaire Wagner; Ken Haslop; Tom Warder
Subject: Transportation Grants

Below is today's announcement of transportation funding at $60 per capita for the next 3 years. As discussed on Monday evening a full report will come to the next Council meeting. Norbert.

Alberta
GOVERNMENT OF ALBERTA

News release

March 12, 2003

Province to provide $900 million in transportation grants to municipalities over next three years

Edmonton - The Alberta government will continue to provide the Cities of Calgary and Edmonton with five cents from every litre of gas sold in those cities for the next three fiscal years for the purposes of road construction. Other urban municipalities will continue to receive $60 per-capita for local transportation priorities. The total value of all transportation grants will be approximately $900 million over the next three-year period.

The announcement was made by Premier Ralph Klein in a March 12 speech to the West Edmonton Business Association.

"The February throne speech stressed that achieving long-range sustainability and adequate funding for provincial infrastructure is a priority for our government as Alberta works to cope with the challenges of growth and prosperity," said Klein. "For municipalities, those challenges are primarily in the area of

modernizing roads and traffic systems. That's why I'm pleased to be able to confirm that the per-litre/per-head municipal grant program will be continued for the next three years. The program, designed within our government's new fiscal framework, will help bring predictability and sustainability to municipal planning."

Budget 2003, to be introduced on April 8, will contain details of the funding commitment.

Under the Premier's Task Force on Infrastructure grant programs, Edmonton and Calgary receive grants based on five cents per litre of road fuel sold in each city. While the amount the cities receive over the next three years will vary depending on the amount of gasoline sold, it is expected that together, the two cities should receive a total of over $500 million. The cities use the grants to fund transportation infrastructure such as roads, sidewalks, interchanges and for public transit capital investments such as buses, and new or upgraded transit centres.

Other cities, towns, villages and hamlets will continue to receive their grants of $60 per capita through the Streets Improvement Program. Rural municipalities receive a grant based on a number of factors including population through the Rural Transportation Program.

Alberta's tax on road fuel is nine cents per litre, the lowest in Canada. Including expenditures on construction, maintenance and rehabilitation, the provincial government annually invests more in transportation infrastructure than the total fuel tax it collects.

- 30 -

Media enquiries may be directed to:

Gordon Turtle - Office of the Premier - ph. (780)422-8475

Cheryl Mackenzie - Alberta Transportation - ph.:(780)415-1841

Send us your comments or questions

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Norbert Van Wyk, City Manager
City of Red Deer, Box 5008
Red Deer, AB T4N 3T4
Ph. 403-342-8156
Fax 403-342-8365
norbertv@city.red-deer.ab.ca

FILE

THE CITY OF
Red Deer
CITY CLERK'S DEPARTMENT

March 25, 2003

Russ Wlad, Chapter Chairman
Urban Development Institute Red Deer Chapter
#400, 4808 Ross Street
Red Deer, AB T4N 1X5

Dear Russ:

Proposed 2003 Off-Site Levy Rates
Off-Site Levy Bylaw 3310/2003

Thank you for your presentation at the Monday, March 24, 2003 Council Meeting where Council reviewed the 2003 Off-Site Levy Rates. Consideration of Off-Site Levy Bylaw 3310/2003 was tabled to the April 7, 2003 Council Meeting to allow City Administration to provide information on the legal status of retroactivity clauses within Development Agreements.

Please call if you have any questions.

Sincerely,

Kelly Kloss
City Clerk

KK/chk

c T. Warder, Engineering Services

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Ken Haslop, Engineering Services Manager**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Proposed 2003 Off-Site Levy Rates**

Reference Report:
Engineering Services Manager, dated March 17, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 17, 2003, re: 2003 Off-Site Levy Rates, hereby amend the 2003 Major Capital Transportation Budget by adding the following additional projects:

(a)	New Sidewalk Construction Program	$150,000
(b)	Curb Return Radius Improvements	$200,000
(c)	Bus Stop Access Improvements	$ 30,000
(d)	Pamely Avenue & 67 Street Intersection	$ 60,000
(e)	59 Avenue & 67 Street Intersection Widening	$250,000
(f)	Safety Initiatives at High Accident Intersections	$100,000
	Total:	$790,000

Council further agrees that funding for the above projects will be 25% ($197,500) from the City's Capital Reserves and 75% ($592,500) from the Provincial Transportation Grant.

Bylaw Readings:
Off-Site Levy Bylaw 3310/2003 was tabled to the April 7, 2003 Council meeting to allow the Administration to provide information on the legal status of retroactivity clauses within Development Agreements.

...2/

Report Back to Council: Yes

Kelly Kloss
City Clerk
/chk

c Director of Development Services
Treasury Services Manager

THE CITY OF Red Deer

700-053

Engineering Services

Date: March 17, 2003

To: City Clerk

From: Engineering Services Manager

Re: 2003 Area Improvement Levies

Area improvement levies are charges payable by a developer for the use of municipal improvements constructed or to be constructed by The City or another developer. The levy is based upon the actual or estimated cost of the improvement divided by the total development area that benefits from the improvement. Unlike trunk utility mains and arterial roadways that are funded by off-site levies and benefit all development areas, the area improvements in question only benefit specific areas.

The following table outlines the proposed area improvement rate changes for 2002.

Project/Property Owner	2002 Rate	Proposed 2003 Rate	% Change
a. Oak Drive from 175 m west of Farrell Avenue to 245 m south of Orr Drive and Oak Drive intersection			
Oriole Park West (NW 19) - Reid World Wide Corporation, and Oriole Park West (SW 19) - The City of Red Deer	$7,775/ha	$8,040/ha	3.4%
b. Kingston Drive, from Gaetz Avenue to west property line of Lot 1, Plan 800 H.W.			
Part of NE ¼ 32-38-27-4 Laebon Developments Ltd., Lot 3, Plan 2122 H.W. in the NE ¼ 32-38-27-4 - Quatum IV Developments Inc., and Part of NE ¼ 32-38-27-4 Gillmar Management Ltd. and J. Alfred Ordman Professional Corp.	$10,145/ha	$10,310/ha	1.6%
c. Golden West Industrial Park			
Water Improvement Levy	$16,800/ha	$17,370/ha	3.4%
Sanitary Sewer Improvement Levy	$13,335/ha	$13,790/ha	3.4%

The proposed rates for Oriole Park West and Golden West Industrial Park have been adjusted based on the actual 2002 Edmonton/Calgary CPI rate as no development occurred in these two areas. The proposed rate for Kingston Drive reflects revenue received in 2002.

We have not provided advance notice of the revised rates to the property owners as they are simply inflationary adjustments. However, copies of this memo have been forwarded to each property owner for their information.

SUMMARY

We respectfully request Council approval of the proposed 2003 Area Improvement rates for the projects noted in the following table:

	Project	Proposed 2003 Rate
a.	Oak Drive from 175 m west of Farrell Avenue to 245 m south of Orr Drive and Oak Drive intersection	
	Oriole Park West (NW 19 and SW 19)	$8,040/ha
b.	Kingston Drive from Gaetz Avenue to west property line of Lot 1, Plan 800 H.W.	
	Kentwood (NE 32)	$10,310/ha
c.	Golden West Industrial Park	
	Water Improvement Levy	$17,370/ha
	Sanitary Sewer Improvement Levy	$13,790/ha

for
Ken G. Haslop, P. Eng.
Engineering Services Manager

SS/emr
c. Reid World Wide Corporation
Laebon Developments Ltd.
Quatum IV Developments Inc.
Gillmar Management Ltd.
J. Alfred Ordman Professional Corp.
Allstar Excavating Ltd (Twin Tractor Ltd.)
HayAlta Farm Equipment Ltd.

Comments:

We recommend that Council pass a resolution approving the levies.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Ken Haslop, Engineering Services Manager**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **2003 Area Improvement Levies**

Reference Report:
Engineering Services Manager, dated March 17, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 17, 2003, re: 2003 Area Improvement Levies, hereby approves the following rates:

	Project	2003 Rate
a.	Oak Drive from 175 m west of Farrell Avenue to 245 m south of Orr Drive and Oak Drive intersection	
	Oriole Park West (NW 19 and SW 19)	$8,040/ha
b.	Kingston Drive from Gaetz Avenue to west property line of Lot 1, Plan 800 H.W.	
	Kentwood (NE 32)	$10,310/ha
c.	Golden West Industrial Park	
	Water Improvement Levy	$17,370/ha
	Sanitary Sewer Improvement Levy	$13,790/ha

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk
/chk

c Director of Development Services
Treasury Services Manager

THE CITY OF Red Deer

Engineering Services

700-053

Date: March 17, 2003

To: City Clerk

From: Engineering Services Manager

Re: Development Agreement Administration, Survey, and Mapping Levies

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The City charges Administration, Survey, and Mapping Levies on new development land within the City. Brief descriptions of the levies are as follows:

1. The Development Agreement Administration Fee covers the cost of administering Development Agreements, reviewing construction drawings, construction inspection, camera testing of sewers, and record drawing preparation.

2. The Legal Base Mapping Charge covers the cost of purchasing updates of the mapping base and incorporating them into our record drawing base.

3. The Survey Network Charge covers the cost of extending Alberta Survey Control Monuments into new development areas.

Each year we review the rates to ensure that our costs are adequately covered. We are currently in a net positive balance with our Administration, Survey Control Network, and Mapping Levies, but we have noticed that our Administration costs exceeded our revenues for 2002. We are, therefore, recommending that the Survey and Mapping Levies remain unchanged in 2003, but that the Administration rate be raised to $1,800/ha. You may recall that we reduced our Administration Levy from $2,000/ha to $1,700/ha in 2002.

The following table outlines the current and proposed rates:

	Current Levy Rates (2002)	Proposed Levy Rates for 2003
Administration Levy (a or b)		
a. Residential Developments	$1,700/ha	**$1,800/ha**
b. Minimum Charge	$2,500/agreement	**$2,500/agreement**
Survey Network Levy	$200/ha	**$200/ha**
Legal Base Mapping Levy	$100/ha	**$100/ha**

Recommendation

We respectfully recommend that Council approve the proposed 2003 Administration, Survey, and Mapping Levy rates as shown in the preceding Table.

for
Ken G. Haslop, P. Eng.
Engineering Services Manager

SS/emr

c. Director of Development Services
Director of Corporate Services
Subdivision Administrator

Comments:

We recommend that Council pass a resolution approving the levies.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Ken Haslop, Engineering Services Manager**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Development Agreement Administration, Survey, and Mapping Levies**

Reference Report:
Engineering Services Manager, dated March 17, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 17, 2003, re: Development Agreement Administration, Survey, and Mapping Levies, hereby approves the following rates:

	Current Levy Rates (2002)	Levy Rates for 2003
Administration Levy (a or b)		
a. Residential Developments	$1,700/ha	**$1,800/ha**
b. Minimum Charge	$2,500/agreement	**$2,500/agreement**
Survey Network Levy	$200/ha	**$200/ha**
Legal Base Mapping Levy	$100/ha	**$100/ha**

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk
/chk

c Director of Development Services
Treasury Services Manager

THE CITY OF
Red Deer

Recreation, Parks & Culture

RPC – 10.202

DATE: **February 13, 2003**

TO: **City Clerk**

CC: **Tom Warder, Streets & Utilities Engineer**
Sybren Spyksma, Subdivision Administrator
Neil Evans, Parks Facilities Superintendent
Ron Kraft, Parks Construction/Maintenance Superintendent
David Matthews, Community Development & Planning Coordinator

FROM: **Harold Jeske, Recreation, Parks & Culture Manager**

SUBJECT: **Development Recreation Levy Rate Adjustments for 2003**

Please find below a summary of the development recreation levy adjustments for 2003. This represents a rate increase of 3.6% since the last recreation levy adjustment took place in January 2001. The following rate adjustments were calculated based on the current cost of developing the neighbourhood park sites in each residential quarter section (based on approximately 5 hectares or 12.5 acres of development). The adjustments are calculated on a per hectare basis.

	Subdivision	2003/2004 Recreation Levy Rates
	Basic Rate for Miscellaneous Developments	$499,900/57 ha = $8,770/ha
a.	Anders Park East (SE 10) (54.356 ha)	$9,195 /ha
b.	Aspen Ridge (NE 3) (53.73 ha)	$9,305 /ha
c.	Inglewood (SW 3) (57.64 ha)	$8,675 /ha
d.	Johnstone Park (NW 30 and Part of SE 31) (56.05 ha)	$8,920 /ha
e.	Johnstone Park (North) (E ½ 31) (basic rate applies)	$8,920 /ha
f.	Kentwood (Section 32) (basic rate applies)	$8,770 /ha
g.	Lonsdale (SE 11) (54.60 ha)	$9,155 /ha
h.	Lancaster Meadows (SW 11) (basic rate applies)	$8,770 /ha
i.	Lancaster Green (NW 2) (55.80 ha)	$8,960 /ha
j.	Oriole Park West (NE 19, NW 19, and SW 19) (54.63 ha)	$9,150 /ha
k.	Rosedale Meadows (NE 14) (basic rate applies)	$8,770 /ha
l.	Westlake (NE 7) (basic rate applies)	$8,770 /ha

Recommendation

That Council of The City of Red Deer approve the 2003 Recreation Levy Rates presented above.

HAROLD JESKE
Recreation, Parks & Culture Department Manager

HJ/dm

Comments:

We recommend that Council pass a resolution approving the Recreation Levy Rates.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Harold Jeske, Recreation, Parks & Culture Manager**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Development Recreation Levy Rate Adjustments for 2003**

Reference Report:
Recreation, Parks & Culture Manager, dated February 13, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Recreation, Parks & Culture Manager, re: Development Recreation Levy Rate Adjustment for 2003, hereby approves the following 2003/2004 Recreation Levy Rates:

	Subdivision	2003/2004 Recreation Levy Rates
	Basic Rate for Miscellaneous Developments	$499,900/57 ha = $8,770/ha
a.	Anders Park East (SE 10) (54.356 ha)	$9,195 /ha
b.	Aspen Ridge (NE 3) (53.73 ha)	$9,305 /ha
c.	Inglewood (SW 3) (57.64 ha)	$8,675 /ha
d.	Johnstone Park (NW 30 and Part of SE 31) (56.05 ha)	$8,920 /ha
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j.	Oriole Park West (NE 19, NW 19, and SW 19) (54.63 ha)	$9,150 /ha
k.	Rosedale Meadows (NE 14) (basic rate applies)	$8,770 /ha
l.	Westlake (NE 7) (basic rate applies)	$8,770 /ha

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk
/chk

c Director of Development Services
Treasury Services Manager

Item No. 7

THE CITY OF Red Deer

060-201

Engineering Services

Date: March 17, 2003

To: City Clerk

From: Engineering Services Manager

Re: Proposed Lane Paving Local Improvement Project
Lane West of 47A Avenue, Between 56 and 57 Street

At the September 25, 2002 Council Meeting, approval was given for the Administration to proceed with the design and to initiate a local improvement for the construction of above noted local improvement project.

The estimated cost of constructing the project has been calculated and based on financing information received from the Director of Corporate Services, the applicable local improvement rates and payment amounts have been calculated for each of the properties.

On January 24, 2003, in accordance with the Municipal Government Act, Notices of Intent to Construct a Local Improvement were mailed to the property owners who would be required to pay for this project. The Notice advised that the property owners had 30 days (January 24, 2003 to February 24, 2003) to submit a petition against the project. A copy of the notification to the property owners is appended hereto for your information.

Although there were no objection letters or a petition received by February 24 (the end of the 30 day period), subsequent discussions with the landowners revealed that three of the five landowners objected to the project. Correspondence from the three objecting landowners is attached for reference. The remaining two landowners are currently in Europe and likely are unaware of the Notice of Intent that was mailed out January 24.

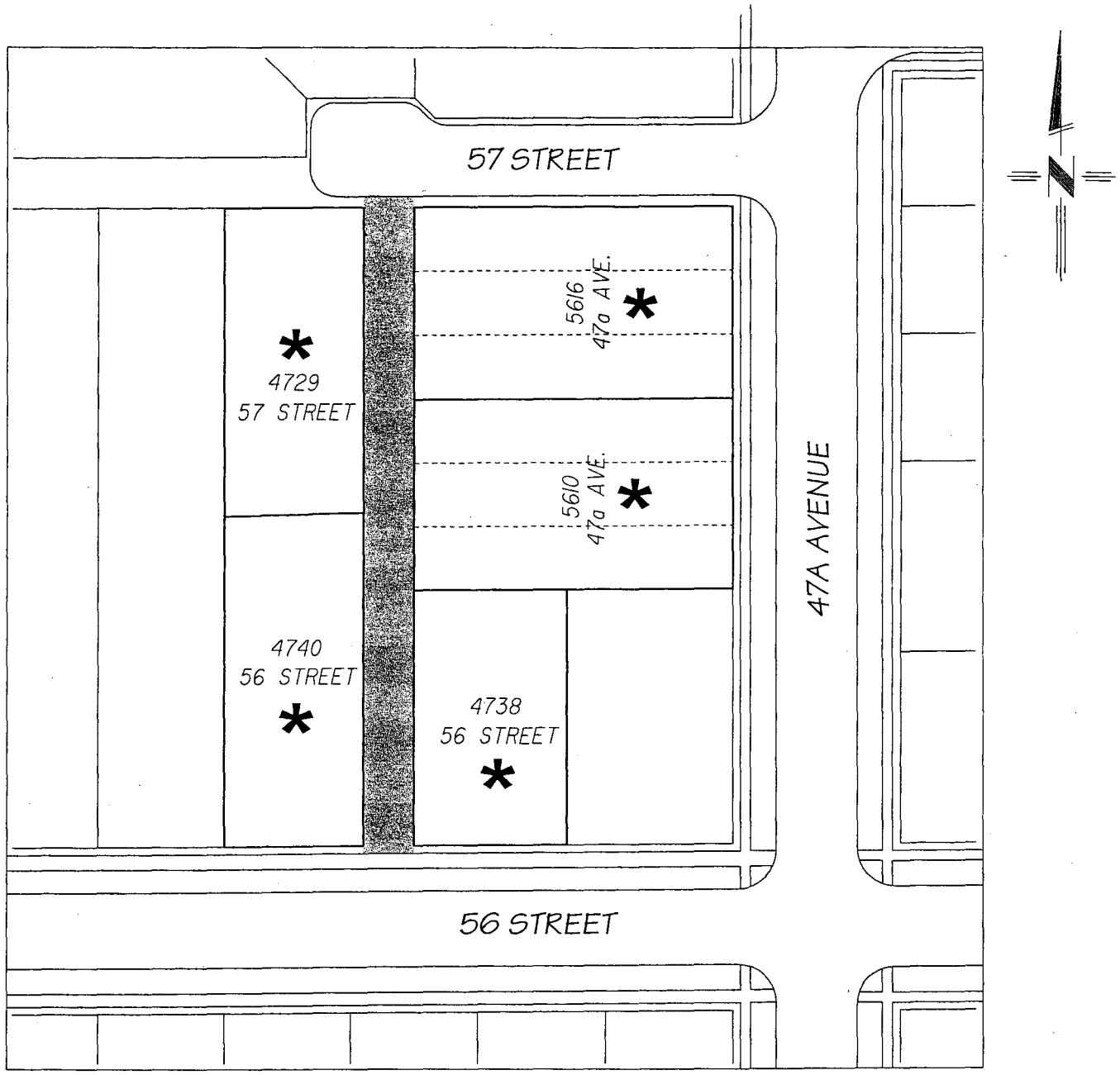
We have been in contact with the three (60%) objecting property owners and have advised them that the Engineering Services Department would be recommending that the proposed local improvement be abandoned.

RECOMMENDATION

Having weighed the unusual circumstances in this case, the Administration would recommend that Council abandon construction of the noted local improvement project.

fa
Ken G. Haslop, P. Eng.
Engineering Services Manager

VRB/emr
Att.
c. City Assessor



PROPOSED LOCAL IMPROVEMENT BY-LAW

LANE WEST OF 47a AVENUE, BETWEEN 56th St. AND 57th St.

PROPOSED PAVEMENT

SEPTEMBER 12 2002 SCALE 1:750

* **PETITION SIGNED**

MAR [illegible] 2003
Vaughan
Ken

March 11, 2003

City of Red Deer
Attn: Vaughan Bechthold

Due to the high cost of the proposal to pave the lane between 56th and 57th street, we do not wish to continue the project.

Also, the Johnson's and McBain's are away in Europe and can't be reached at this time.

Thank you for your consideration.

Sincerely,

Duane and Terrie Smethurst

FEB 2 6 2003
City Clerk

Feb 26/03

Karen Oxtoby
5610 47 A Ave
Red Deer, AB
T4N 3S1
(403) 346-1291

Attention: Engineering Services (Ken Haslop)
Regarding: Proposed Paving Local Improvement Project Lane West of 47A Ave, between 56 and 57 street

Dear Ken:

I am opposed to this improvement.

I don't think it's fair that I am paying $6800 of the improvement when 3 of the other other properties are only paying $4400, $4800, and $5200. I think it is unfair I am being penalized for having the larger property, when in fact the amount of pavement that would have been adjacent to the back of my property is actually one of the least in length. I really think if this is ever done, that ALL FIVE PROPERTIES should have the amount DIVIDED EQUALLY as all five homes would be using the paved back alley just as much as I would. It's not like I would benefit more and use it more than the other home owners.

Your department REALLY needs to look into changing this method of cost allotment. PLEASE bring this up at your next meeting with the city!!!!!!

Please let it be known that I am opposed to this improvement.

Sincerely
K Oxtoby
Karen Oxtoby

Eira Romans

From: Tammy Bowden-Kaastrup [tbowden-kaastrup@communitysavings.ca]
Sent: March 12, 2003 10:07 AM
To: 'engineering@city.red-deer.ab.ca'
Subject: Attn: Vaughn Beckhold

Re: Proposed Lane Paving West of 47A Ave, between 57 St. and 56 St.

I apologise for not getting this to you yesterday, but I was ill yesterday and unable to get to work to send a fax or e-mail to you.

This is to confirm that without all of our neighbours aware of and agreeing to the costs of paving the alley, my husband and I cannot, in good conscience, pursue the paving of the laneway.

Until two of the five families affected return to the country, we have no right to force added expenses upon them.

At the time the petition was signed by my husband, Mrs. Smethurst gave him the impression that it was strictly for getting an estimate. We had no idea that it would be presented back to the homeowners in the way it was or at the time of year when one of the homeowners is always overseas working.

The costs, and the way of determining the costs were not what we were had been led to expect. Where the misinterpretation began, I do not know.

Nonetheless, as much as we would like to get the laneway paved, we cannot force the Johnstons and McBains into additional annual expenses without their knowledge or consent.

The issue of the speed at which traffic uses the laneway and failure of many to stop (or even slow down significantly) before turning on to 56 St. is still a problem. They are too many children, cyclists and pedestrian's on the sidewalk that my husband and I remain very concerned about their safety where the sidewalk intersects the laneway. This however, is an issue we'll have to seek guidance from by-law enforcement.

I can be reached at home 346-9468 or at work 403-342-9200 Ext 9755. Fleming works in Leduc and his work phone # is 780-980-7221. Please do not hesitate to contact me is you have any concerns.

I thank-you for your time.

Tammy Bowden-Kaastrup

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THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION

PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
LANE WEST OF 47a AVENUE, 56 STREET TO 57 STREET

The personal information contained on this form is collected under the authority of the Municipal Government Act, Division 7, Local Improvement Tax and will be used for the purpose of implementing a local improvement and a local improvement tax. If you have any questions about this collection, please contact the Engineering Services Manager, The City of Red Deer, 4914 - 48 Avenue, Red Deer, Alberta, T4N 3T4 or telephone (403) 342-8158.

Part 1: Local Improvement Project Information

a.	Estimated Local Improvement Project Cost	$28,000	
b.	Interest Rate	6.25%	
c.	Local Improvement Repayment Period	20	Years
d.	Annual Repayment Rate based on Assessable Area	$0.70	/sq.m.
e.	One-time Payment Amount based on Assessable Area	$7.85	/sq.m.

Part 2: Property Information

a.	Tax Roll Number		
b.	Property Owner		
c.	Mailing Address	5616 47A Avenue Red Deer T4P 3S2	
d.	Municipal Address	5616 47A Avenue	
e.	Legal Description	Lots D to F Block C Plan	
f.	Additional Legal	0	
g.	Assessable Area	870.880	square meters
h.	Annual Payment Amount for Noted Repayment Period	$609.62	/annum
i.	Total One-time Payment Amount	$6,836.41	

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION

PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
LANE WEST OF 47a AVENUE, 56 STREET TO 57 STREET

The personal information contained on this form is collected under the authority of the Municipal Government Act, Division 7, Local Improvement Tax and will be used for the purpose of implementing a local improvement and a local improvement tax. If you have any questions about this collection, please contact the Engineering Services Manager, The City of Red Deer, 4914 - 48 Avenue, Red Deer, Alberta, T4N 3T4 or telephone (403) 342-8158.

Part 1: Local Improvement Project Information

a.	Estimated Local Improvement Project Cost	$28,000	
b.	Interest Rate	6.25%	
c.	Local Improvement Repayment Period	20	Years
d.	Annual Repayment Rate based on Assessable Area	$0.70	/sq.m.
e.	One-time Payment Amount based on Assessable Area	$7.85	/sq.m.

Part 2: Property Information

a.	Tax Roll Number		
b.	Property Owner		
c.	Mailing Address	4738 56 Street Red Deer T4P 2K3	
d.	Municipal Address	4738 56 Street	
e.	Legal Description	Lot 14 Block C Plan 5947AM	
f.	Additional Legal	0	
g.	Assessable Area	556.880	square meters
h.	Annual Payment Amount for Noted Repayment Period	$389.82	/annum
i.	Total One-time Payment Amount	$4,371.51	

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION

PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
LANE WEST OF 47a AVENUE, 56 STREET TO 57 STREET

The personal information contained on this form is collected under the authority of the Municipal Government Act, Division 7, Local Improvement Tax and will be used for the purpose of implementing a local improvement and a local improvement tax. If you have any questions about this collection, please contact the Engineering Services Manager, The City of Red Deer, 4914 - 48 Avenue, Red Deer, Alberta, T4N 3T4 or telephone (403) 342-8158.

Part 1: Local Improvement Project Information

a.	Estimated Local Improvement Project Cost	$28,000	
b.	Interest Rate	6.25%	
c.	Local Improvement Repayment Period	20	Years
d.	Annual Repayment Rate based on Assessable Area	$0.70	/sq.m.
e.	One-time Payment Amount based on Assessable Area	$7.85	/sq.m.

Part 2: Property Information

a.	Tax Roll Number		
b.	Property Owner		
c.	Mailing Address	4740 56 Street Red Deer T4P 2K3	
d.	Municipal Address	4740 56 Street	
e.	Legal Description	Lot 13C Block C Plan 892 0148	
f.	Additional Legal	0	
g.	Assessable Area	664.640	square meters
h.	Annual Payment Amount for Noted Repayment Period	$465.25	/annum
i.	Total One-time Payment Amount	$5,217.42	

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT
LOCAL IMPROVEMENT TAX INFORMATION
PRELIMINARY COSTS FOR CONSTRUCTION OF A PAVED LANE AS A LOCAL IMPROVEMENT PROJECT
LANE WEST OF 47a AVENUE, 56 STREET TO 57 STREET

The personal information contained on this form is collected under the authority of the Municipal Government Act, Division 7, Local Improvement Tax and will be used for the purpose of implementing a local improvement and a local improvement tax. If you have any questions about this collection, please contact the Engineering Services Manager, The City of Red Deer, 4914 - 48 Avenue, Red Deer, Alberta, T4N 3T4 or telephone (403) 342-8158.

Part 1: Local Improvement Project Information

a.	Estimated Local Improvement Project Cost	$28,000	
b.	Interest Rate	6.25%	
c.	Local Improvement Repayment Period	20	Years
d.	Annual Repayment Rate based on Assessable Area	$0.70	/sq.m.
e.	One-time Payment Amount based on Assessable Area	$7.85	/sq.m.

Part 2: Property Information

a.	Tax Roll Number		
b.	Property Owner		
c.	Mailing Address	5610 47A Avenue Red Deer T4N 3S1	
d.	Municipal Address	5610 47A Avenue	
e.	Legal Description	Lots G to I Block C Plan 2720AE	
f.	Additional Legal	0	
g.	Assessable Area	864.940	square meters
h.	Annual Payment Amount for Noted Repayment Period	$605.46	/annum
i.	Total One-time Payment Amount	$6,789.78	

THE CITY OF RED DEER
ENGINEERING SERVICES DEPARTMENT

LOCAL IMPROVEMENT TAX INFORMATION

PRELIMINARY COSTS FOR CONSTRUCTION OF A
PAVED LANE
AS A LOCAL IMPROVEMENT PROJECT
LANE WEST OF 47a AVENUE, 56 STREET TO 57 STREET

The personal information contained on this form is collected under the authority of the Municipal Government Act, Division 7, Local Improvement Tax and will be used for the purpose of implementing a local improvement and a local improvement tax. If you have any questions about this collection, please contact the Engineering Services Manager, The City of Red Deer, 4914 - 48 Avenue, Red Deer, Alberta, T4N 3T4 or telephone (403) 342-8158.

Part 1: Local Improvement Project Information

a.	Estimated Local Improvement Project Cost	$28,000	
b.	Interest Rate	6.25%	
c.	Local Improvement Repayment Period	20	Years
d.	Annual Repayment Rate based on Assessable Area	$0.70	/sq.m.
e.	One-time Payment Amount based on Assessable Area	$7.85	/sq.m.

Part 2: Property Information

a.	Tax Roll Number		
b.	Property Owner		
c.	Mailing Address	4729 57 Street Red Deer T4N 6M3	
d.	Municipal Address	4729 57 Street	
e.	Legal Description	Lot 13B Block C Plan 892 0148	
f.	Additional Legal	0	
g.	Assessable Area	611.800	square meters
h.	Annual Payment Amount for Noted Repayment Period	$428.26	/annum
i.	Total One-time Payment Amount	$4,802.63	

Comments:

We agree that the Proposed Lane Paving Local Improvement Project be abandoned.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF
Red Deer

CITY CLERK'S DEPARTMENT

LE

March 25, 2003

Ms T. Smethurst
4729 - 57 Street
Red Deer, AB T4N 6M3

Dear Terrie:

Proposed Lane Paving Local Improvement Project
Lane West of 47A Avenue, Between 56 and 57 Street

At the City of Red Deer's Council Meeting held Monday, March 24, 2003, Council reviewed the request for a lane paving project and noted the number of objections received by the City of Red Deer Engineering Services Department.

Council passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 17, 2003, re: Proposed Lane Paving Local Improvement Project, Lane West of 47A Avenue , Between 56 and 57 Street, hereby agrees to abandon construction of the noted local improvement project.

The paving of the lane west of 47A Avenue between 56th and 57th Streets will not be done due to the number of objections received regarding this project.

Sincerely,

Kelly Kloss
City Clerk

/chk
c Engineering Services Manager

THE CITY OF
Red Deer
CITY CLERK'S DEPARTMENT

FILE

March 25, 2003

Karen Oxtoby
5610 – 47 A Avenue
Red Deer, AB T4N 3S1

Dear Ms Oxtoby:

Proposed Lane Paving Local Improvement Project
Lane West of 47A Avenue, Between 56 and 57 Street

At the City of Red Deer's Council Meeting held Monday, March 24, 2003, Council reviewed the request for a lane paving project and noted the number of objections received by the City of Red Deer Engineering Services Department.

Council passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 17, 2003, re: Proposed Lane Paving Local Improvement Project, Lane West of 47A Avenue , Between 56 and 57 Street, hereby agrees to abandon construction of the noted local improvement project.

The paving of the lane west of 47A Avenue between 56th and 57th Streets will not be done due to the number of objections received regarding this project.

Sincerely,

Kelly Kloss
City Clerk

/chk
c Engineering Services Manager

THE CITY OF
Red Deer
CITY CLERK'S DEPARTMENT

LE

March 25, 2003

Mr. F. Kaastrup
4738 – 56 Street
Red Deer, AB T4N 2K2

Dear Mr. Kaastrup:

Proposed Lane Paving Local Improvement Project
Lane West of 47A Avenue, Between 56 and 57 Street

At the City of Red Deer's Council Meeting held Monday, March 24, 2003, Council reviewed the request for a lane paving project and noted the number of objections received by the City of Red Deer Engineering Services Department.

Council passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 17, 2003, re: Proposed Lane Paving Local Improvement Project, Lane West of 47A Avenue , Between 56 and 57 Street, hereby agrees to abandon construction of the noted local improvement project.

The paving of the lane west of 47A Avenue between 56th and 57th Streets will not be done due to the number of objections received regarding this project.

Sincerely,

Kelly Kloss
City Clerk

/chk
c Engineering Services Manager

THE CITY OF
Red Deer
CITY CLERK'S DEPARTMENT

FILE

March 25, 2003

Mr. D. Johnston
5616 – 47 A Avenue
Red Deer, AB T4N 3S1

Dear Mr. Johnston:

Proposed Lane Paving Local Improvement Project
Lane West of 47A Avenue, Between 56 and 57 Street

At the City of Red Deer's Council Meeting held Monday, March 24, 2003, Council reviewed the request for a lane paving project and noted the number of objections received by the City of Red Deer Engineering Services Department.

Council passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 17, 2003, re: Proposed Lane Paving Local Improvement Project, Lane West of 47A Avenue , Between 56 and 57 Street, hereby agrees to abandon construction of the noted local improvement project.

The paving of the lane west of 47A Avenue between 56th and 57th Streets will not be done due to the number of objections received regarding this project.

Sincerely,

Kelly Kloss
City Clerk

/chk
c Engineering Services Manager

THE CITY OF
Red Deer
CITY CLERK'S DEPARTMENT

FILE

March 25, 2003

Mr. M. McBain
4740 – 56 Street
Red Deer, AB T4N 2K3

Dear Mr. McBain:

Proposed Lane Paving Local Improvement Project
Lane West of 47A Avenue, Between 56 and 57 Street

At the City of Red Deer's Council Meeting held Monday, March 24, 2003, Council reviewed the request for a lane paving project and noted the number of objections received by the City of Red Deer Engineering Services Department.

Council passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 17, 2003, re: Proposed Lane Paving Local Improvement Project, Lane West of 47A Avenue , Between 56 and 57 Street, hereby agrees to abandon construction of the noted local improvement project.

The paving of the lane west of 47A Avenue between 56th and 57th Streets will not be done due to the number of objections received regarding this project.

Sincerely,

Kelly Kloss
City Clerk

/chk
c Engineering Services Manager

PETITION FOR LOCAL IMPROVEMENT

Page___

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

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

WE, THE UNDERSIGNED PROPERTY OWNERS, REQUEST THAT YOU CONSTRUCT a paved alley between 56 St and 57 St. TO

AS A LOCAL IMPROVEMENT TO BE ASSESSED BY WAY OF A UNIT RATE TO BE FIXED BY COUNCIL, IN ACCORDANCE WITH THE PROVISIONS OF THE MUNICIPAL GOVERNMENT ACT AND THE BYLAWS OF THE CITY OF RED DEER.

NAME OF THE PERSON WHO IS THE REPRESENTATIVE OF THE PETITIONERS TERRIE SMETHURST

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

SIGNATURE OF REGISTERED OWNER OR ASSESSED OWNER	PRINTED NAME OF REGISTERED OWNER OR ASSESSED OWNER	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	DATE	SIGNATURE OF ADULT WITNESS
	Teresa Smethurst	4729-57 St	July 15/02	F. Kaastra
	MIKE M'BAIN	4740 56 ST	JULY 27/02	F. Kaastra
F. Kaastra	FLEMING KAASTRA	4738 56 ST	JULY 27/02	
	Dean Johnston	5616-47A Ave	July 27/02	M Johnston
Karen Oxtoby	Karen Oxtoby	5610 47A Ave	Aug 7/02	

100% owners signed petition.

NOTES:

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

July 27/02

To the City of Red Deer

Property owners that border the back alley would like to apply to the City of Red Deer to have it paved. At present the alley is listed as an unconstructed alley which receives very little attention. There is heavy traffic flow from the garbage trucks, recycle trucks, school buses, milk trucks and neighbouring traffic use this alley. During rainfall/or snowfall the alley often becomes very muddy causing ruts and mud splashes on homes and fences. During dry seasons it is extremely dusty.

Thank you for your consideration.

Contact Person
Terrie Smethurst
Phone: 340-1637
Fax: 347-9776

RECEIVED
AUG 3 0 2002
The City of Red Deer

THE CITY OF Red Deer

FILE

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Ken Haslop, Engineering Services Manager**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Proposed Lane Paving Local Improvement Project**
Lane West of 47A Avenue, Between 56 and 57 Street

Reference Report:
Engineering Services Manager, dated March 17, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 17, 2003, re: Proposed Lane Paving Local Improvement Project, Lane West of 47A Avenue , Between 56 and 57 Street, hereby agrees to abandon construction of the noted local improvement project.

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk

/chk
c Director of Development Services
City Assessor

Mayor's Recognition Awards
Box 5008, Red Deer, Alberta T4N 3T4 (403) 342-8154

Date: **March 13, 2003**

To: **City Council**

From: **Mayor's Recognition Awards Committee**

Re: **Committees Bylaw Amendment**

The Mayor's Recognition Awards Committee is currently in the process of reviewing the nominations for the 2002 award year for the Mayor's Recognition Awards. During the process a couple of issues came to the attention of the coordinator and the committee.

The first issue is with respect to membership on the Committee. The bylaw restricts membership to four consecutive years. Continuity is very important in relation to knowledge of previous year's nominations, precedent setting decisions, interpretation of the bylaw, etc. Further, over the last couple of years few applications for membership on this committee have been received. The Mayor approves membership on the committee.

The second issue relates to the number of recipients in the Citizenship Award category. The bylaw limits a maximum of 20 awards in the two subcategories of *Distinguished Voluntary Service and Continuous Voluntary Service.* With the program becoming better known in the community, more deserving nominations are being submitted, exceeding the limit of 20. Also, the Athletics and Fine & Performing Arts categories in the program are not restricted in the number of awards. The Mayor's Special Award category is restricted to one recipient, however allows for more than one recipient where special circumstances warrant.

Recommendation:

That Council of the City of Red Deer amend the Committees Bylaw No. 3265/2000 to remove the restriction of 4 years maximum service on the committee and removal of the restriction of a maximum of 20 awards in the Citizenship Award category.

Ron Lebsack
Chairperson

Donna Hamel
Coordinator

22 **The "Mayor's Recognition Awards Committee"**

(1) The following definitions apply specifically to the Mayor's Recognition Awards Committee:

(a) "Volunteer" means a person who provides a service for which no salary is paid, but who may recover out-of-pocket expenses;

(b) "Year" means a calendar year.

(2) The City Manager will appoint one City employee to serve as the program coordinator for the Mayor's Recognition Awards Program.

(3) The committee consists of five members appointed by the Mayor.

(4) Membership on the committee will remain anonymous.

(5) A quorum is all members. All members will vote, unless a conflict of interest is declared. In the event of a tie vote the motion will be lost. In the event of a declared conflict of interest by one or more of the members, a quorum will consist of the remaining members.

(6) Members will be appointed for a one-year term.

(7) A member of the committee may resign at any time upon sending written notice to the Mayor. The Mayor may remove any member from the committee.

~~(8) Retiring members are eligible for reappointment but no member will hold office for more than four consecutive years. Retiring members who have held office for four consecutive years will be eligible for reappointment after a one-year absence from the committee.~~

(9) Candidates for membership on the committee will be residents and any member who ceases to be a resident will be disqualified from membership.

(10) The committee has the following responsibilities with regard to the Mayor's Recognition Awards:

(a) Receive from the program coordinator the nominations that have been submitted by the public;

(c) **Citizenship Award**

1 Purpose

To recognize:

(i) *Distinguished Voluntary Service* that has had a significant impact in the community of Red Deer, or

(ii) *Continuous Voluntary Service* of fifteen years or more that has an identifiable benefit to the community of Red Deer. This service must be continuous and may have occurred with more than one organization in Red Deer.

2 General Guidelines

(i) Candidates will be individuals.

~~(ii) A maximum of twenty awards may be presented in this category in a given year.~~

Comments:

We concur with the recommendation of the Committee Chairperson and Program Coordinator for the Mayor's Recognition Awards. For the interest of Council, the limitation on the term for membership of other civic committees was removed with the last review.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Mayor's Recognition Awards Committee**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Committees Bylaw Amendment – Bylaw Amendment 3265/A-2003**

Reference Report:
Mayor's Recognition Awards Committee, dated March 13, 2003

Bylaw Readings:
Committees Bylaw Amendment 3265/A-2003 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:
This amendment to the Committees Bylaw 3265/2000 removes the restriction of 4 years maximum service on the Mayors Recognition Awards Committee and removes the restriction of a maximum of 20 awards in the Citizenship Award category. This office will amend the consolidated version of Committees Bylaw 3265/2000 and distribute copies in due course.

Kelly Kloss
City Clerk

/chk
/attach.
c Donna Hamel, Mayor's Recognition Awards Committee Coordinator

BYLAW NO. 3265/A-2003

Being a bylaw to amend Bylaw No. 3265/2000, the Committees Bylaw of the City of Red Deer;

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

Bylaw No. 3265/2000 is hereby amended as follows:

1 By deleting Section 22 (8) in its entirety.

2 By deleting Section 22 (13) (c) 2 (ii) in its entirety.

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

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

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

AND SIGNED BY THE MAYOR AND CITY CLERK this 24th day of March 2003.

MAYOR

CITY CLERK

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

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

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Downtown Business Association and Main Street Program Application for Funding Phase II Downtown Tree Lighting**

Reference Report:
Land & Economic Development Manager, dated March 19, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated March 19, 2003, re: Downtown Business Association and Main Street Program Application for Funding Phase II Downtown Tree Lighting, hereby approves the allocation of $12,200 from the Downtown Revitalization Reserve to implement the Phase II Downtown Tree Lighting Program of 51 trees on 49th and Ross Streets between 49th and 51st Avenues.

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk

/chk
c Director of Development Services
Community Services Director
Inspections & Licensing Manager
Treasury Services Manager
Greater Downtown & Riverside Meadows, Committee Liaison – Char Rausch
Executive Director, Downtown Business Association

Item No. 9

Red Deer
Land and Economic Development

Memo

Date: March 19, 2003

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

Re: Downtown Business Association and Mainstreet Program Application for Funding Phase II Downtown Tree Lighting

---

Based on the success of Phase I of the tree lighting program implemented in the fall of 2002, on behalf of the Greater Downtown Riverside Meadows Internal Implementation Committee, please find attached for City Council's consideration:

- An application from the Downtown Business Association and the Mainstreet Program to access $12,200.00 from the Downtown Revitalization Reserve (Council Policy No. 5318) to complete the remainder of the Downtown Tree Lighting Program in the fall of 2003 for 51 trees on 49th and Ross Streets between 49th and 51st Avenues, and

- A summary of the comments from the members of the Greater Downtown Riverside Meadows Internal Implementation Committee supporting the application.

Financial Implications:

As per City Council Policy No. 5318, the additional property tax revenue generated from the renovation of existing downtown commercial buildings in the BRZ is placed in the Downtown Revitalization Reserve and provides a source of funding to assist in the implementation of the Greater Downtown Action Plan. As of Dec. 31, 2002 the balance in the Downtown Revitalization Reserve was $316, 434.00. Clause 6 in this policy directs the Greater Downtown Riverside Meadows Internal Implementation Committee to recommend projects to City Council that are in accordance with the Greater Downtown Action Plan.

Recommendation:

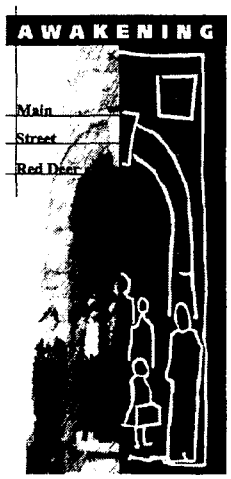
That City Council approves the application from the Downtown Business Association and the Mainstreet Program to fund up to $12,200.00 from the Downtown Revitalization Reserve to implement Phase II Downtown Tree Lighting Program 51 trees on 49th and Ross Streets between 49th and 51st Avenues.

H S Thompson

Howard Thompson

Attach.

c. Norbert Van Wyk
Charlaine Rausch, Corporate Planning & Communications



February 11, 2003

Howard Thompson
Land and Economic Development
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Mr. Thompson;

RE: Phase II Downtown Tree Lighting

Please accept the attached application on behalf of the Red Deer Downtown Business Association and the Red Deer Main Street Project for funds from the Downtown Revitalization Reserve to install white lights in 46 trees in the downtown. This is a continuation of the successful 2002 tree lighting project. We are also applying for funding to upgrade the timers in Phase I trees.

Last fall the two groups partnered to light 51 trees in the downtown. The City funded the initiative from the Downtown Revitalization Reserve. The Red Deer Downtown Business Association has received several calls from merchants and community members proclaiming how wonderful the lights look in the trees. Many people have commented on how it brings life to the street and they feel safer in the downtown. Phase II would light all the trees that currently have power.

The timers that were used in Phase I have not upheld in the winter weather and have been difficult to set and coordinate the on/off timing. We would like to upgrade the current timers with 51 heavy-duty outdoor digital timers.

This has been an early and relatively low cost success for the downtown. We would like to continue working with the City to complete Phase II of this project this spring before the trees leave out. If you have any questions, please don't hesitate to call the office at 340-8696.

Sincerely,

Libby Smith
Executive Director
Red Deer Downtown Business Association

Tara Senft
Project Coordinator
Red Deer Main Street Project

Cc. Colleen Jensen
Enc.

#9, 4921 49th Street, Red Deer, AB T4N 1V2
Phone: 403-340-8696 Fax: 403-340-8699 Email: rdmainstreet@shaw.ca

Phase II-Downtown Tree Lighting

Background

The Red Deer Downtown Business Association in partnership with the Red Deer Main Street Project, has been working to implement recommendations from the Greater Downtown Action Plan and Red Deer Main Street Resource Team Report. Last year the City approved funds from the Downtown Revitalization Reserve to fund the lighting of 51 trees on Ross and 49th Street between 51st and 49th Avenue. It has been a huge success! The Red Deer Downtown Business Association, Red Deer Main Street Project, and City of Red Deer Recreation Parks and Culture Department are all pleased with the results of Phase I of the tree lighting.

The three organizations met and agreed they would proceed with implementing Phase II of the tree lighting. Phase II would light the trees on Ross and 49th Street between 49th and 47th Avenue. This would complete all the trees that currently have power. With an additional $12,200 in funds from the Downtown Revitalization Reserve we can make this happen.

Since the lighting of 51 trees, the Red Deer Downtown Business Association has had several phone calls expressing comments... "the lights brighten up the downtown", "It looks much safer at night", "when will you be lighting my street" and many other positive comments. Downtown merchants have expressed how wonderful it looks and proclaim the many comments they have received from customers.

One of the concerns with Phase I of the lights was vandalism. There have been minimal acts of vandalism since the lights were installed in November. We had one of the cords cut that runs up the tree and some of the trees were unplugged within the first month. The DBA maintenance person fixed these within 24 hours and we have not had problems since.

The only challenge has been the timers that are installed at each of the trees. We purchased an indoor peg timer for $6.99, which we were told would work outdoors since it is covered by the green box and not exposed to the elements. The timers do work when it is warm but lose time or stop completely when the weather is cold. It has taken a lot of the maintenance person's time in monitoring and coordinating the timers. We would like to replace the timers with heavy-duty digital outdoor timers for a cost of $19.99 each. We tested the timer on one of the trees and it works well. It would also save the maintenance person time in setting and resetting the timers. We had discussions with Electric, Light and Power about the possibilities of controlling the trees another way. The street would have to be rewired in order for the trees to be lit simultaneously by one switch.

Logistics

The City of Red Deer, Recreation, Parks and Culture, is willing to install the lights in March before the trees bud. The installation would be difficult to do with the trees in full bloom. We would order the lights and extension cords from Canadian Tire. The timers would be ordered from Peavey Mart.

The 46 trees in Phase II will complete all trees that currently have a power source. 38 of the trees are on Ross Street between 49th and 47th Avenue. The remaining eight are on 49th Street between 48th and 47th Avenue. Please refer to the attached map describing the locations of the trees that were completed in Phase I and those we plan to complete in Phase II. With the completion of Phase II, all of Ross and 49th Street will be lit up between 51st and 47th Avenue.

The Red Deer Downtown Business Association will continue with all ongoing inspections, all maintenance, including material up to a ladder height of eight to ten feet as well as the installation, replacement, monitoring of the timers. Recreation, Parks and Culture will complete work required above ladder height of eight to ten feet of which the DBA will call upon when required. They will also do an annual fall inspection for tie adjustment and burnt out bulb replacement. We have $2,000 in Phase I budget for tree maintenance.

City of Red Deer Sponsorship

This is a very visual initiative for the entire community and to honour the sponsorship and the efforts of all the project partners, we will send out a news release announcing Phase II.

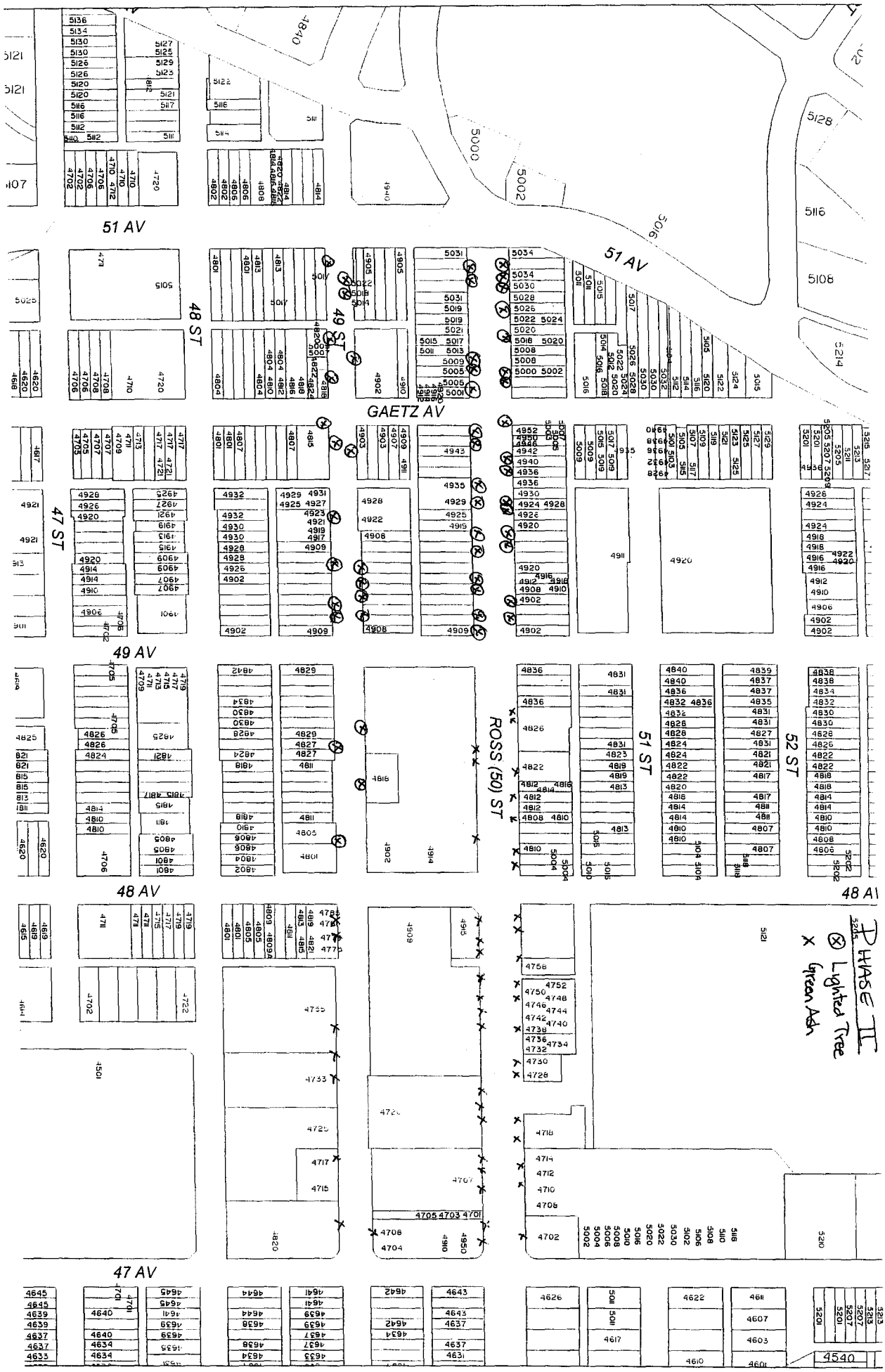
Funding

Project Expenses	**Item Cost**	**Per Tree**	**Total**
Extension Cords	$ 3.99	$ 3.99	
Timers	$ 19.99	$ 19.99	
White Lights-5 amp (6 Strands)	$ 7.99	$ 47.94	
Installation by City	$ 105.00	$ 105.00	
Maintenance (1 visit)	$ 50.00	$ 50.00	
Subtotal		$ 226.92	
GST		$ 15.88	
Total Per Tree		$ 242.80	
Total Budget-46 Additional Trees			$ 11,169.00
Timers-51 trees Phase I	$ 19.99	$ 19.99	$ 1,019.49
TOTAL			$ 12,188.49
TOTAL FUNDING REQUIRED			**$ 12,200.00**

Project Contact:

For more information regarding information in this proposal, please contact Tara Senft or Libby Smith at the following address.

Red Deer Main Street Project & Red Deer Downtown Business Association
#9-4921-49th Street, Red Deer, AB T4N 4J5
P: 403.340.8696 F: 403.340.8699 E: rdmainstreet@shaw.ca


PHASE II
⊗ Lighted Tree
X Green Ash
51 AV
48 ST
49 ST
GAETZ AV
47 ST
49 AV
48 AV
47 AV
ROSS (50) ST
51 ST
52 ST

THE CITY OF Red Deer

COMMUNICATIONS & CORPORATE PLANNING

Date: **March 7, 2003**

To: **Howard Thompson,**
Land and Economic Development Manager

From: **Charlaine Rausch, Committee Liaison**
Greater Downtown & Riverside Meadows
Internal Implementation Committee

Subject: ***Summary of Comments from Internal Committee Members:***
Funding Application for Phase II of Downtown Tree Lighting Project

I recently circulated to the Internal Implementation Committee Members, the application from the Red Deer Downtown Business Association and the Red Deer Main Street Project for funds from the Downtown Revitalization Reserve to proceed with Phase II of the Downtown Tree Lighting Program.

Following are the responses I received.

Nancy Hackett, Parkland Community Planning Services
- Nancy's report is attached.

Ken Haslop, Engineering Services Manager
- The Engineering Services Department has no comments regarding Phase 2 of the Downtown Tree Lighting Project.

Greg Scott, Inspections & Licensing Manager
- Greg's report is attached.

Paul Goranson, Public Works Manager
- I don't have any comments on this request.

Barbara Jeffrey, Social Planning Manager
- I think that the downtown tree lighting has been a very attractive addition to the downtown. The comment about people's perception of increased safety is also important and I am pleased that vandalism has not been a major issue. The upgrading of the existing timers makes sense.
- My understanding from Gary Mullin is that the funding will come from the Downtown Revitalization Fund and that there is more than $300,000 in that fund. The project does not have to be measured against other Greater Downtown Action Plan items for funding so I would support the application.

Dave Matthews, Community Development Coordinator

- Phase I of the Main Street Tree Lighting Program has been very successful. The cost of the project and the lack of issues (i.e., vandalism, maintenance costs) that have resulted have made it especially worthwhile and cost effective. All comments that I have heard, both publicly and within our Department, have been very positive. Personally, I find the addition of tree lights in the Downtown Core most appealing, giving it a cheerful and inviting atmosphere. This project supports the core objectives of the Greater Downtown Action Plan. I am in full support of Phase II of this project.

C Rausch

Charlaine Rausch, Committee Liaison
Greater Downtown & Riverside Meadows
Internal Implementation Committee

attchs. (2)

PARKLAND
COMMUNITY
PLANNING
SERVICES

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

Date: February 20, 2003

To: Charlaine Rausch, Committee Liaison
Greater Downtown and Riverside Meadows Internal Implementation Committee

From: Nancy Hackett
Parkland Community Planning Services

Re: Downtown Tree Lighting Project

Parkland Community Planning Services wishes to encourage the Internal Implementation Committee to support extension of the tree lighting program in the downtown core. This initiative is based on policy direction in the Greater Downtown Action Plan, is viewed as an important step in furthering downtown revitalization, and will build on an already successful initiative.

The lighting program will help the City to achieve recommendations contained in the Greater Downtown Action Plan. Policy 2.6 of the Plan calls for the City to establish a downtown lighting program to enhance safety at night and to highlight special buildings, monuments, sculptures, landmarks, gateways or pedestrian areas and to continue to expand a decorative white lighting program within the downtown. The project proposed by the Downtown Business Association and Main Street Project will assist in meeting this recommendation.

Also important to consider is the reason the recommendation was made within the plan. It was based on the fact that a survey completed for the Plan found that 92% of respondents felt Red Deer should improve their downtown streets, sidewalks, and lighting. And more specifically, only 36% of respondents felt safe in the downtown at night. When the other 64% of individuals were asked what would increase their sense of safety, most respondents identified the need for more lighting. Typically women, children, and the elderly report a higher perception of risk than the overall population, and as these groups represents well over 65% of Red Deer's residents (City Census) this is a significant concern in revitalizing the downtown area.

As a participant in the public participation component of the Main Street Design Fair and Visioning held in 2001 I can assure you that the extension of the existing tree lighting program was a goal embraced by the public and captured in the illustrations produced during the visioning with the public. The process concluded that "mini-lights in trees enhances atmosphere" as well as the sense of safety. The extension

of the existing downtown program is an effective way to accomplish the goals of improved sense of safety and enhanced downtown ambiance as well as building on to an already successful initiative.

Sincerely,

Nancy Hackett
Planner

c. Colleen Jensen, Community Services

MEMO

DATE: **February 27, 2003**

TO: **CHAR RAUSCH, Assistant**
Corporate Planning & Communications

FROM: **GREG SCOTT, Manager**
Inspections & Licensing Department

RE: **Phase II of Downtown Tree Lighting**

The Phase I Downtown Tree Lighting program has been well received by the downtown businesses and extended community. In support of the Greater Downtown Action Plan the whole program has provided an attractive and decorative street feature enhancing the perception of public safety.

In consideration of this, and providing there are appropriate funds available, the Inspections & Licensing Department would support the implementation of Phase II of the program.

GREG SCOTT
MANAGER
INSPECTIONS & LICENSING DEPARTMENT

GS/kb

cc Bryon Jeffers, Director of Development Services
Howard Thompson, Manager, Land & Economic Development
Joyce Boon, Permits & Licensing Supervisor

Comments:

We agree with the recommendations of the Land & Economic Development Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

DATE: March 14, 2003

TO: City Clerk

FROM: EL&P Manager

RE: Revision to EL&P Tariffs

This report is submitted to City Council for the purpose of requesting approval for rate reduction revisions to the Electric Utility Bylaw No. 3273/2000 effective May 1, 2003.

Background

The 2003 EL&P Business Plan and Budget, which were approved by City Council, included provision for an overall average reduction of 7.5% in the EL&P distribution rates. This rate reduction is equivalent to an annual revenue decrease of $1.5M which has been incorporated into the approved budget.

Proposed Revisions

As described in the approved 2003 Business Plan, the proposed rate reduction is different for each customer classification. This difference results from our ongoing efforts to maintain the balance between the revenue and cost to within ±5% of each other for each customer classification. This range is the normally accepted regulatory guideline established over the years by the Alberta Energy and Utilities Board for those electric utilities which it regulates.

The proposed average rate reduction within each customer classification and the resulting "revenue/cost" ratio for each customer classification are as follows:

Rate Category	Reduction	Resulting Revenue/Cost
E 61 Residential	0%	96%
E 63 Small General Service	16.0%	105%
E 64 General Service (Demand)	15.5%	105%
E 78 Large General Service	6.3%	105%
E 81 Street Light Service	21.6%	100%
E 82 Traffic Light Service	17.5%	100%
Overall Average	7.5%	

The proposed revision affects only the rate for the delivery of energy from the generator to the end use customer; the revision does not affect the energy cost within the Regulated Rate Option Tariff or the energy cost for street and traffic lights. The delivery cost is composed of two transmission components and two distribution components which are separately identified within the EL&P tariffs. Each of these components is adjusted within the proposed revisions based on the costs and revenues allocated to each of these components.

The proposed revisions affect two EL&P tariffs:

1. Distribution Tariff - this tariff is a 100% delivery tariff (no energy components)

2. Regulated Rate Option (RRO) Tariff - this tariff includes an energy component which remains unchanged and delivery components which will change to be identical to those in the Distribution Tariff above

The effective date of May 1, 2003 is recommended to provide Red Deer retailers with the necessary time to make the required changes in their billing programs.

Customer Impacts of Proposed Revision

The customer impact will vary by customer classification as indicated above. As the proposed reduction is to the delivery charge only, the above percentages will not apply to the bottom line of the customer bill. The bottom line monthly reduction, with GST excluded, for some typical Regulated Rate Option customers is provided below. Similar data for customers not on the Regulated Rate Option Rate cannot be provided as the energy rate for those customers is not available to EL&P.

Rate Category	Current Charge	Revised Charge	Typical % Reduction
E 61 Residential (600 KWh/month)	$ 62.90	$ 62.90	0%
E 63 Small General Service (2,000 KWh/month)	$ 212.86	$ 202.22	5.0%
E 64 General Service (Demand) (20,000 KWh/month, 65 KVA)	$ 1,775.26	$ 1,717.25	3.3%
E 78 Large General Service (20,000 KWh/month, 85 KVA)	$ 1,820.42	$ 1,789.33	1.7%

Municipal Impacts of Proposed Revision

The 2003 Council approved EL&P Budget includes the revenue reduction resulting from the proposed rate reduction. The transfers to the municipality from EL&P such as return on investment and corporate support cost allocations are not impacted by the revenue reduction. The Municipal Consent and Access Fee, which is 17% of only the distribution access components of the delivery charge, will not change appreciably as a result of the proposed rate reduction due to the re-allocation of costs between the transmission access and distribution access components of the total delivery charge. Thus, there are no impacts on the revenue transfer to the municipality from the electric utility.

Rate Comparisons

The Red Deer Distribution Tariff resulting from the proposed changes has been compared to that of five other Alberta utilities for each customer classification. The comparison data is attached to this report and indicates that the Red Deer rates are very favorable when compared to the others.

It should be noted that all of the other utilities have added rate riders (temporary increases to base rates), for a period of between one and three years, to recover their losses in the years 2000 and 2001. Prudent financial planning and management have precluded the need for such riders to be applied by Red Deer. The proposed rate reduction will enable Red Deer to maintain its enviable comparative position once the other utilities have removed their temporary riders.

City Council Request

It is respectfully requested that City Council provide the necessary three readings for final approval of the revisions to the Electric Utility Bylaw No. 3273/2000 as detailed in the following attached Appendices with the effective date to be May 1, 2003:

1. Appendix "A" - "Distribution Tariff"
2. Appendix "D" – "Regulated Rate Option Tariff"

Al Roth, P.Eng.
EL&P Manager

Attachments: Appendix "A", Bylaw 3273/2000 – 9 pages (showing revisions)
Appendix "D", Bylaw 3273/2000 – 8 pages (showing revisions)
2003 Distribution Tariff (Wires Charge) Comparison – 4 pages

2003 Distribution Tariff (Wires Charge) Comparison

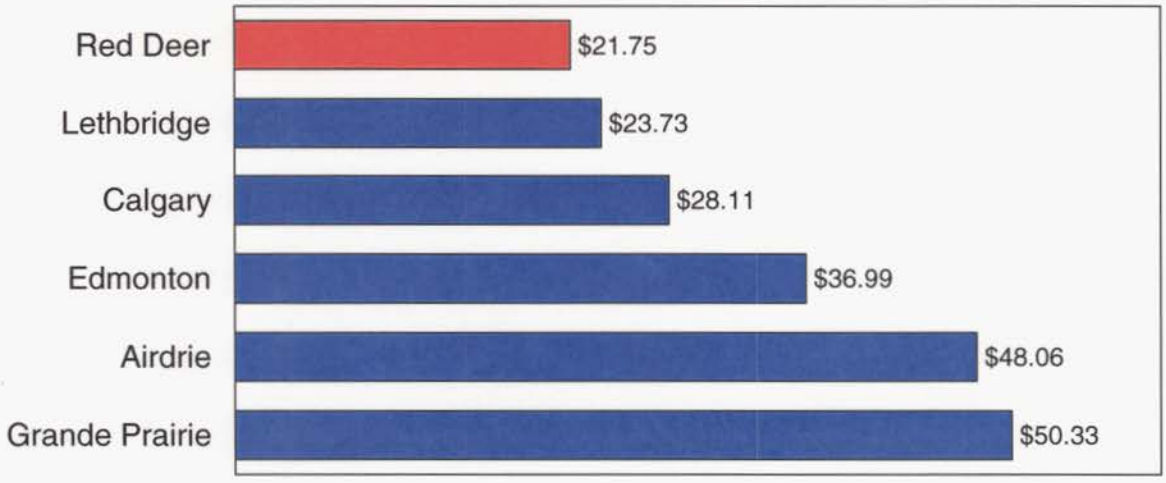
RESIDENTIAL (AN AVERAGE HOUSEHOLD)

Electric Light & Power Department

Red Deer Proposed Distribution Access Tariff Effective May 1, 2003

Municipality	Fixed ($)	Variable ($)	SubTotal ($)	MCAF ($)	Riders ($)	TOTAL ($)
Red Deer	11.84	7.38	19.22	2.53	0.00	21.75
Lethbridge	12.12	6.00	18.12	5.62	0.00	23.73
Calgary	9.03	8.81	17.84	5.97	4.30	28.11
Edmonton	9.11	8.88	17.99	2.24	16.75	36.99
Airdrie	15.15	14.84	29.98	0.00	18.08	48.06
Grande Prairie	21.06	27.72	48.78	4.79	(3.23)	50.33

Energy Consumption: 600 kWh per month



2003 Distribution Tariff (Wires Charge) Comparison

SMALL GENERAL SERVICE (AN AVERAGE SMALL RETAIL STORE)

Electric Light & Power Department

Red Deer Proposed Distribution Access Tariff Effective May 1, 2003

Municipality	Fixed ($)	Variable ($)	SubTotal ($)	MCAF ($)	Riders ($)	TOTAL ($)
Lethbridge	12.37	34.40	46.77	14.50	0.00	61.26
Red Deer	**14.95**	**49.40**	**64.35**	**7.85**	**0.00**	**72.20**
Calgary	16.89	24.85	41.74	17.94	14.33	74.00
Edmonton	5.32	51.50	56.82	7.48	55.65	119.95
Airdrie	40.72	43.33	84.05	0.00	53.60	137.65
Grande Prairie	80.34	56.58	136.92	13.43	(12.04)	138.31

Energy Consumption: 2,000 kWh per month
Billing Demand: 10.0 kVA
Power Factor: 92%

2003 Distribution Tariff (Wires Charge) Comparison

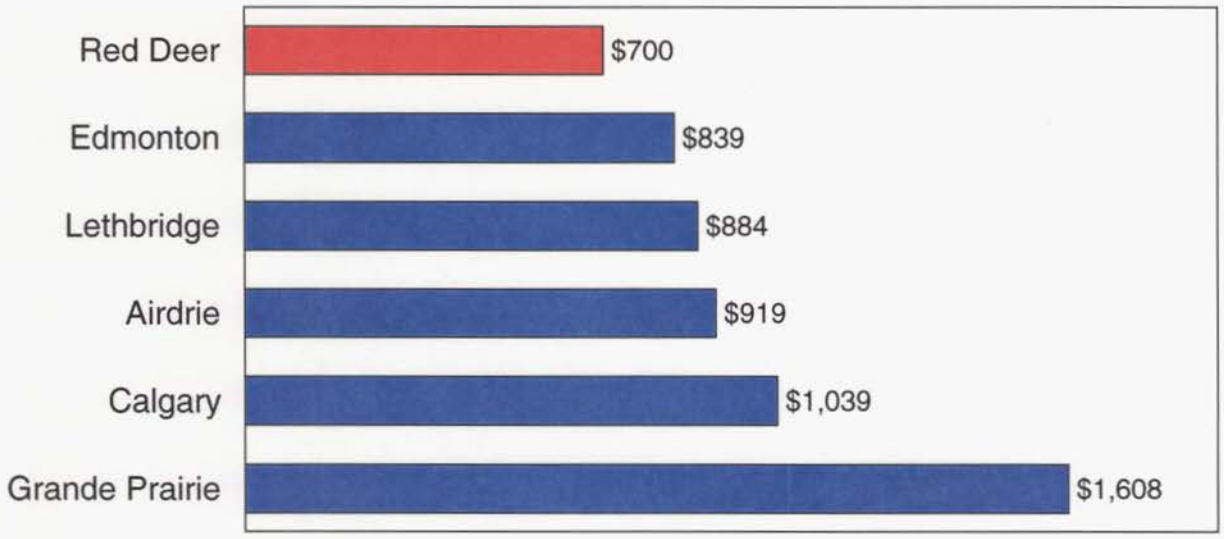
GENERAL SERVICE (LIKE A RESTAURANT)

Electric Light & Power Department

Red Deer Proposed Distribution Access Tariff Effective May 1, 2003

Municipality	Demand ($)	Variable ($)	SubTotal ($)	MCAF ($)	Riders ($)	TOTAL ($)
Red Deer	479.14	150.00	629.14	70.65	0.00	699.79
Edmonton	365.85	176.13	541.97	93.50	203.08	838.55
Lethbridge	432.88	242.00	674.88	209.21	0.00	884.10
Airdrie	562.75	263.18	825.92	0.00	93.25	919.17
Calgary	358.61	265.62	624.23	235.59	179.08	1,038.89
Grande Prairie	772.59	639.19	1,411.79	61.24	134.50	1,607.52

Energy Consumption: 25,000 kWh per month
Billing Demand: 111 kVA
Power Factor: 92%



2003 Distribution Tariff (Wires Charge) Comparison

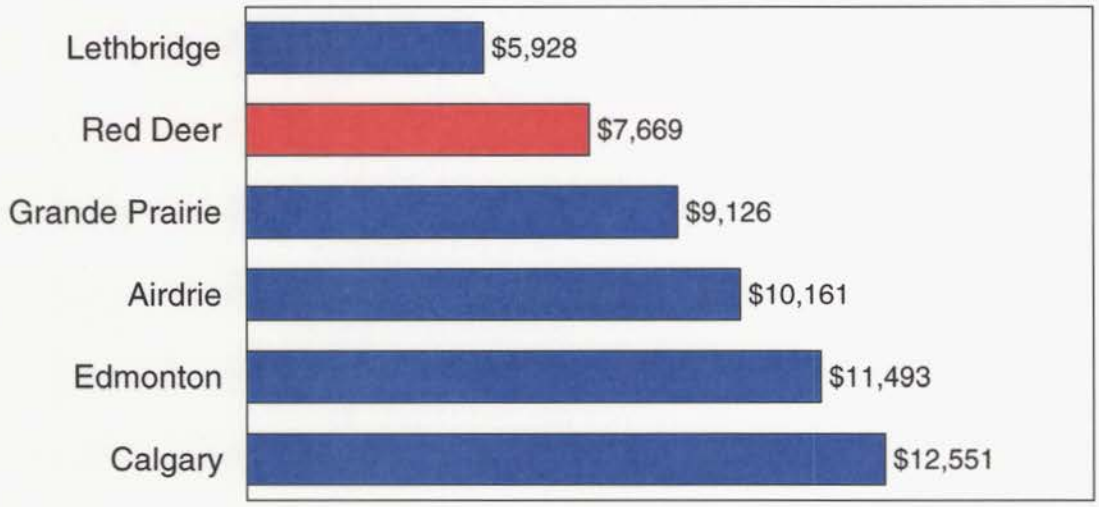
LARGE GENERAL SERVICE / INDUSTRIAL (LIKE A SHOPPING MALL)

Electric Light & Power Department

Red Deer Proposed Distribution Access Tariff Effective May 1, 2003

Municipality	Demand ($)	Variable ($)	SubTotal ($)	MCAF ($)	Riders ($)	TOTAL ($)
Lethbridge	3,045.08	1,480.00	4,525.08	1,402.77	0.00	5,927.85
Red Deer	**4,498.33**	**2,440.00**	**6,938.33**	**730.86**	**0.00**	**7,669.19**
Grande Prairie	4,852.45	1,520.00	6,372.45	625.14	2,128.00	9,125.59
Airdrie	4,458.70	4,210.80	8,669.50	0.00	1,492.00	10,161.50
Edmonton	3,897.89	2,850.00	6,747.89	1,496.00	3,249.20	11,493.09
Calgary	2,796.98	3,526.16	6,323.14	3,362.24	2,865.20	12,550.58

Energy Consumption: 400,000 kWh per month
Billing Demand: 1,111 kVA
Power Factor: 92%



CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT

DISTRIBUTION TARIFF

GENERAL

Effective Date

This Tariff is effective on May 1, ~~2002~~ **2003**. It applies to all consumptions, whether estimated or actual, on and after May 1, 2002, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services", the "Schedule of Fees for Retail Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or

2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

On-Peak Hours

On-peak hours are HE0900 to HE2100 Monday to Friday inclusive, including statutory holidays occurring Monday to Friday inclusive.

Off-Peak Hours

Off-peak hours are all hours except the on-peak hours.

Eligibility for Time-Of-Use Options

Customers wishing to take a time-of-use tariff option must have installed revenue-approved interval metering capable of recording 15-minute consumption information.

RESIDENTIAL - RATE 61

Application

Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Basic Charge	$ per day	~~0.0993~~ **0.0816**	~~0.2926~~ **0.3077**
Variable Charge	$/kWh of all energy	~~0.0059~~ **0.0031**	~~0.0068~~ **0.0092**

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Basic Charge	$ per day	~~0.0993~~ **0.0816**	~~0.2926~~ **0.3077**
Variable Charge: on-peak	$/kWh of on-peak energy	~~0.0080~~ **0.0042**	~~0.0068~~ **0.0092**
Variable Charge: off-peak	$/kWh of off-peak energy	~~0.0038~~ **0.0020**	~~0.0068~~ **0.0092**

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

GENERAL SERVICE - RATE 63

Application

Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Basic Charge	$ per day	~~0.3554~~ **0.3945**	~~0.2000~~ **0.0971**
Variable Charge	$/kWh of all energy	~~0.0059~~ **0.0031**	~~0.0227~~ **0.0216**

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Basic Charge	$ per day	~~0.3554~~ **0.3945**	~~0.2000~~ **0.0971**
Variable Charge: on-peak	$/kWh of on-peak energy	~~0.0080~~ **0.0042**	~~0.0227~~ **0.0216**
Variable Charge: off-peak	$/kWh of off-peak energy	~~0.0038~~ **0.0020**	~~0.0227~~ **0.0216**

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee	Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.
Minimum Monthly Charge	Total Basic Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

GENERAL SERVICE - RATE 64

Application

Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	~~0.0362~~ **0.0403**	~~0.1262~~ **0.1016**
Variable Charge	$/kWh of all energy	~~0.0059~~ **0.0031**	~~0.0009~~ **0.0029**

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	~~0.0362~~ **0.0403**	~~0.1262~~ **0.1016**
Variable Charge: on-peak	$/kWh of on-peak energy	~~0.0080~~ **0.0042**	~~0.0009~~ **0.0029**
Variable Charge: off-peak	$/kWh of off-peak energy	~~0.0038~~ **0.0020**	~~0.0009~~ **0.0029**

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Application

Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	~~0.0427~~ **0.0414**	~~0.0986~~ **0.0917**
Variable Charge	$/kWh of all energy	~~0.0058~~ **0.0031**	~~0.0009~~ **0.0030**

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	~~0.0427~~ **0.0414**	~~0.0986~~ **0.0917**
Variable Charge: on-peak	$/kWh of on-peak energy	~~0.0078~~ **0.0042**	~~0.0009~~ **0.0030**
Variable Charge: off-peak	$/kWh of off-peak energy	~~0.0038~~ **0.0020**	~~0.0009~~ **0.0030**

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access plus Distribution Charge), plus any applicable Municipal Consent and Access Fee.

STREET LIGHT SERVICE - RATE 81

Application Applies to standard street light fixtures.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	~~0.0579~~ **0.0492**	~~0.1364~~ **0.1108**
Variable Charge	$/kWh of all energy	~~0.0037~~ **0.0031**	~~0.0042~~ **0.0039**

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	~~0.0579~~ **0.0492**	~~0.1364~~ **0.1108**
Variable Charge: on-peak	$/kWh of on-peak energy	~~0.0050~~ **0.0042**	~~0.0042~~ **0.0039**
Variable Charge: off-peak	$/kWh of off-peak energy	~~0.0024~~ **0.0020**	~~0.0042~~ **0.0039**

Note: 1. Options 1 and 2 may not be combined.
2. Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

Municipal Consent And Access Fee Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

TRAFFIC LIGHT SERVICE - RATE 82

Application Applies to standard traffic light systems.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	~~0.0579~~ **0.0492**	~~0.1364~~ **0.1161**
Variable Charge	$/kWh of all energy	~~0.0062~~ **0.0031**	~~0.0018~~ **0.0037**

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	~~0.0579~~ **0.0492**	~~0.1364~~ **0.1161**
Variable Charge: on-peak	$/kWh of on-peak energy	~~0.0084~~ **0.0042**	~~0.0018~~ **0.0037**
Variable Charge: off-peak	$/kWh of off-peak energy	~~0.0040~~ **0.0020**	~~0.0018~~ **0.0037**

Note: 1. Options 1 and 2 may not be combined.
2. Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

Municipal Consent And Access Fee Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

DISTRIBUTION GENERATION - RATE 83

Application

Applies to generators meeting all of the following requirements

1. Have a capacity of 150 kW or greater, and connected to a distribution voltage;
2. Have installed a revenue class bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

Distribution Tariff

	Unit	Distribution Access
Capacity Charge	$/kW of peak output per day	0.0825
Variable Charge	$/kWh of supplied energy	0.0057

Note:
1. Power consumption by the customer for standby purposes is subject to an applicable rate (61, 63, 64, 78, 81 or 82) for load customers
2. Peak output is measured and calculated in the same manner as the Billing Demand for load customers

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Transmission Charge

As per the applicable supply tariff of the Transmission Administrator. This is a charge to the customer and is added to the customer's bill.

Transmission Credit

$DTS \times \Sigma(A - B)$ where

DTS is the applicable demand tariff of the Transmission Administrator
A is hourly gross billing determinants at the Point of Delivery to which the customer is connected
B is hourly net billing determinants at the Point of Delivery to which the customer is connected

This is a credit to the customer and is calculated on a monthly basis.

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT

REGULATED RATE OPTION TARIFF

GENERAL

Effective Date

This Tariff is effective on ~~February~~ **May** 1, 2003.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Option", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Option Fee Schedule", the "Distribution Access Services Schedule of Fees", the "Retail Access Services Schedule of Fees" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or

2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE OPTION

RATE 61

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 61 is available between January 1, 2001 and December 31, 2005.

Application

Applies to all residential premises which

(1) are measured by a single meter and which contain not more than two dwelling units; and
(2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Basic Charge	~~$0.0993~~ **$0.0816** per day
b) Variable Charge	~~$0.0059~~ **$0.0031** per kWh of all energy
Distribution Access Charge	
a) Basic Charge	~~$0.2926~~ **$0.3077** per day
b) Variable Charge	~~$0.0068~~ **$0.0092** per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 63

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 63 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Basic Charge	~~$0.3554~~ **$0.3945** per day
b) Variable Charge	~~$0.0059~~ **$0.0031** per kWh of all energy
Distribution Access Charge	
a) Basic Charge	~~$0.2000~~ **$0.0971** per day
b) Variable Charge	~~$0.0227~~ **$0.0216** per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 64

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 64 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003; or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 64 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 64 after December 31, 2000.

Rate

Billing Charge		$0.1006 per day
Energy Charge		$0.06348 per kWh of all energy
System Access Charge		
a)	Demand Charge	~~$0.0362~~ **$0.0403** per kVA of Billing Demand per day
b)	Variable Charge	~~$0.0059~~ **$0.0031** per kWh of all energy
Distribution Access Charge		
a)	Demand Charge	~~$0.1262~~ **$0.1016** per kVA of Billing Demand per day
b)	Variable Charge	~~$0.0009~~ **$0.0029** per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 78

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 78 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 78 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 78 after December 31, 2000.

Rate

Billing Charge		$0.1006 per day
Energy Charge		$0.06348 per kWh of all energy
System Access Charge		
a)	Demand Charge	~~$0.0427~~ **$0.0414** per kVA of Billing Demand per day
b)	Variable Charge	~~$0.0058~~ **$0.0031** per kWh of all energy
Distribution Access Charge		
a)	Demand Charge	~~$0.0986~~ **$0.0917** per kVA of Billing Demand per day
b)	Variable Charge	~~$0.0009~~ **$0.0030** per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge.

Comments:

We recommend that Council give Three Readings to the Electric Utility Bylaw Amendment. The recommendation provides a more equitable distribution of cost recovery among the different classes of customers.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **A. Roth, EL & P Manager**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Revision to EL& P Tariffs**
Electric Utility Bylaw Amendment 3273/B-2003
Appendix "A" – Distribution Tariff
Appendix "D" – Regulated Rate Option Tariff

Reference Report:
EL & P Manager, dated March 14, 2003

Bylaw Readings:
Electric Utility Bylaw Amendment 3273/B-2003 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:
This office will amend the consolidated version of Electric Utility Bylaw 3273/2000 and distribute copies in due course.

Kelly Kloss
City Clerk

/chk
/attach.
c Director of Development Services
Treasury Services Manager

BYLAW NO. 3273/B-2003

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting Appendix "A" – Distribution Tariff – and replacing it with Appendix "A" attached hereto.

2. By deleting Appendix "D" - Regulated Rate Option Tariff – and replacing it with Appendix "D" attached hereto.

3. This bylaw shall come into effect on May 1, 2003.

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

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

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

AND SIGNED BY THE MAYOR AND CITY CLERK this 24th day of March 2003.

MAYOR

CITY CLERK

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT

DISTRIBUTION TARIFF

GENERAL

Effective Date

This Tariff is effective on May 1, 2003. It applies to all consumptions, whether estimated or actual, on and after May 1, 2002, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services", the "Schedule of Fees for Retail Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or

2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

On-Peak Hours

On-peak hours are HE0900 to HE2100 Monday to Friday inclusive, including statutory holidays occurring Monday to Friday inclusive.

Off-Peak Hours

Off-peak hours are all hours except the on-peak hours.

Eligibility for Time-Of-Use Options

Customers wishing to take a time-of-use tariff option must have installed revenue-approved interval metering capable of recording 15-minute consumption information.

RESIDENTIAL - RATE 61

Application

Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Basic Charge	$ per day	0.0816	0.3077
Variable Charge	$/kWh of all energy	0.0031	0.0092

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Basic Charge	$ per day	0.0816	0.3077
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0092
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0092

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

GENERAL SERVICE - RATE 63

Application

Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Basic Charge	$ per day	0.3945	0.0971
Variable Charge	$/kWh of all energy	0.0031	0.0216

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Basic Charge	$ per day	0.3945	0.0971
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0216
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0216

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access plus Distribution Charge), plus any applicable Municipal Consent and Access Fee.

GENERAL SERVICE - RATE 64

Application

Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0403	0.1016
Variable Charge	$/kWh of all energy	0.0031	0.0029

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0403	0.1016
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0029
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0029

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Application

Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0414	0.0917
Variable Charge	$/kWh of all energy	0.0031	0.0030

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0414	0.0917
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0030
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0030

Note: Options 1 and 2 may not be combined.

Municipal Consent and Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

STREET LIGHT SERVICE - RATE 81

Application Applies to standard street light fixtures.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0492	0.1108
Variable Charge	$/kWh of all energy	0.0031	0.0039

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0492	0.1108
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0039
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0039

Note: 1. Options 1 and 2 may not be combined.
2. Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

Municipal Consent And Access Fee Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

TRAFFIC LIGHT SERVICE - RATE 82

Application Applies to standard traffic light systems.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0492	0.1161
Variable Charge	$/kWh of all energy	0.0031	0.0037

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0492	0.1161
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0037
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0037

Note:
1. Options 1 and 2 may not be combined.
2. Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

Municipal Consent And Access Fee Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

DISTRIBUTION GENERATION - RATE 83

Application

Applies to generators meeting all of the following requirements

1. Have a capacity of 150 kW or greater, and connected to a distribution voltage;
2. Have installed a revenue class bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

Distribution Tariff

	Unit	Distribution Access
Capacity Charge	$/kW of peak output per day	0.0825
Variable Charge	$/kWh of supplied energy	0.0057

Note:
1. Power consumption by the customer for standby purposes is subject to an applicable rate (61, 63, 64, 78, 81 or 82) for load customers
2. Peak output is measured and calculated in the same manner as the Billing Demand for load customers

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Transmission Charge

As per the applicable Supply Tariff of the Transmission Administrator. This is a charge to the customer and is added to the customer's bill.

Transmission Credit

DTS × Σ(A – B) where DTS is the applicable Demand Tariff of the Transmission Administrator
A is hourly gross billing determinants at the Point of Delivery to which the customer is connected
B is hourly net billing determinants at the Point of Delivery to which the customer is connected

This is a credit to the customer and is calculated on a monthly basis.

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT

REGULATED RATE OPTION TARIFF

GENERAL

Effective Date

This Tariff is effective on May 1, 2003.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Option", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Option Fee Schedule", the "Distribution Access Services Schedule of Fees", the "Retail Access Services Schedule of Fees" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or

2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE OPTION

RATE 61

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 61 is available between January 1, 2001 and December 31, 2005.

Application

Applies to all residential premises which

(1) are measured by a single meter and which contain not more than two dwelling units; and
(2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Basic Charge	$0.0816 per day
b) Variable Charge	$0.0031 per kWh of all energy
Distribution Access Charge	
a) Basic Charge	$0.3077 per day
b) Variable Charge	$0.0092 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 63

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 63 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Basic Charge	$0.3945 per day
b) Variable Charge	$0.0031 per kWh of all energy
Distribution Access Charge	
a) Basic Charge	$0.0971 per day
b) Variable Charge	$0.0216 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 64

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 64 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003; or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 64 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 64 after December 31, 2000.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Demand Charge	$0.0403 per kVA of Billing Demand per day
b) Variable Charge	$0.0031 per kWh of all energy
Distribution Access Charge	
a) Demand Charge	$0.1016 per kVA of Billing Demand per day
b) Variable Charge	$0.0029 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 78

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 78 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 78 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 78 after December 31, 2000.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Demand Charge	$0.0414 per kVA of Billing Demand per day
b) Variable Charge	$0.0031 per kWh of all energy
Distribution Access Charge	
a) Demand Charge	$0.0917 per kVA of Billing Demand per day
b) Variable Charge	$0.0030 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge.

Item No. 11

MEMO

DATE: **March 18, 2003**

TO: **KELLY KLOSS**
City Clerk

FROM: **GREG SCOTT, Manager**
Inspections & Licensing Department

RE: **CITY OF RED DEER TRAFFIC BYLAW #3186/97 AMENDMENT**

The Inspections & Licensing Department presented a Parking Tag Fine recommendation report to City Council on March 10, 2003 (Attachment #1). Council reviewed and discussed the information contained within the report, including the correspondence received from the Downtown Business Association and Red Deer Chamber of Commerce. Based on this review the following resolution was passed:

> "**RESOLVED** that Council of the City of Red Deer, having considered the report from the Inspections & Licensing Manager, dated March 4, 2003 re: Parking Tag Fine Review, hereby directs the Administration to prepare an amendment to Traffic Bylaw #3186/97 in accordance with the recommendations of the Inspections & Licensing Manager."

Attached for City Council's information is a copy of Schedule "L" (Attachment #2) from Traffic Bylaw #3186/97 highlighting the sections where changes are proposed.

In support of this resolution the Inspections & Licensing Department respectfully recommends to City Council the following:

- Amend Traffic Bylaw #3186/97, Schedule "L", Index to Offences and Specified Penalties, Sections 24(f), 27(1), 27(2), 39(3), 40 and 41, as recommended by the Inspections & Licensing Manager's report dated March 4, 2003.

Greg Scott

GREG SCOTT
MANAGER
INSPECTIONS & LICENSING DEPARTMENT

GS/kb

c Bryon Jeffers, Director of Development Services

ATTACHMENT #1

MEMO

DATE: **March 4, 2003**

TO: **KELLY KLOSS**
City Clerk

FROM: **GREG SCOTT, Manager**
Inspections & Licensing Department

RE: **PARKING TAG FINE REVIEW**

The Inspections & Licensing Department has completed a thorough review of the current Parking Tag fines schedule plus the payment policy program. This review was requested as part of the Downtown Business Association Parking Report which was supported by City Council. It should be noted that a review has not been completed since 1996. Since that time Parking Administration and Parking Tag Enforcement costs have increased by approximately $136,000 annually.

It is also important to highlight that all net revenue in the Parking Administration business unit is allocated to the Downtown Parking Fund. This fund is utilized for managing Downtown Parking programs and ensuring an appropriate parking lot inventory is maintained. Positive contributions to this fund helps reduce the need for public taxation support. The projected annual increase in revenue based on the proposed parking fine schedule is $140,000.

Included in the review was the following:

1. Discussion with six other Alberta municipalities relating to Parking Tag enforcement including obtaining a list of their parking fine schedule.
2. Comprehensive discussion with Parking Administration staff relating to the Parking Tag payment process.
3. Discussion with the current Parking Tag Commissionaires regarding ticket issuance.
4. Information sharing with the Downtown Business Association and Red Deer Chamber of Commerce.

Attached for your information is a spreadsheet outlining the information obtained from the other municipalities (Schedule "A") plus a chart highlighting violation area, number of tickets issued in 2002, the Alberta average ticket fine, plus the proposed fine recommendation (Schedule "B").

...../2

As indicated in the correspondence received from the Downtown Business Association (Schedule C) and the Red Deer Chamber of Commerce (Schedule D) both these organizations support the parking tag increase being proposed. In addition, they also recommend the following:

- The proposed fine for parking in a fire lane be increased from $60 to $150.
- The reductions for early payment of fines not apply to parking in a disabled stall or in a fire lane.

The City of Red Deer established the "sliding rate reduction scale" to encourage the prompt payment of parking tickets. This program includes a $10 reduction if paid within 0-7 days and a $5 reduction if paid within 8-15 days. Parking Administration staff have had many positive comments about this process. To make an exception and not include two parking fine areas in this reduction program would be difficult to implement and administer. In addition the current parking tag tickets being utilized indicate this reduction. Parking Administration staff believe that the program should be incorporated throughout the parking fine schedule to help provide continuity with customer understanding.

Regarding increasing the "Parking in a Fire Lane" ticket from $60 to $150, Parking Administration staff feel that the current fine amount is consistent with the Alberta Average and should not be adjusted.

In consideration of this review the Inspections & Licensing Department respectfully recommends to City Council the following:

- The Parking fine schedule within the Traffic Bylaw 3186/97 be modified as per Schedule "B" attached.
- The Traffic Bylaw (3186/97) be amended to reflect the proposed parking rate increases (the amendment will be brought back to City Council for consideration at a future date).
- The current fine payment program not be modified and continue to offer a fine reduction schedule based on date of payment.
- The new parking fine program be implemented May 1, 2003.

GREG SCOTT
MANAGER
INSPECTIONS & LICENSING DEPARTMENT

GS/kb

cc Bryon Jeffers, Director of Development Services
Joyce Boon, Permits & Licensing Supervisor
Carolyn Patko, Customer Service Clerk
Libby Smith, Executive Director, Downtown Business Association
Jan Fisher, Executive Director, Red Deer Chamber of Commerce

ATTACHMENT #2

Bylaw No. 3186/97

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	PART 2 RIGHTS AND DUTIES OF PEDESTRIANS	
14	Crossing street where sign prohibits	20.00
15	Obstructing a highway	20.00
16[1]	Pedestrians not involved in Special Event	50.00
17	Unauthorized public meetings	30.00
19	Hitchhiking	20.00
	PART 3 SIDEWALKS-BICYCLE PATHS	
20	Operate a motor vehicle upon a sidewalk, trial, path	35.00
21	Bicycles on sidewalk where prohibited	25.00
22	Skateboards on sidewalk where prohibited	25.00
22.1[2]	Operating bicycle, skateboard, roller blades in Transit Terminal	35.00
	PART 4 PARKING	
23	Stopping where prohibited	35.00
24(a)	Park in construction area	25.00
24(b)	Park in bus stop	25.00
24(c)[3]	Park to obstruct Fire-Emergency door	60.00
24(d)[4]	Park in entrance, fire hall or hospital	60.00
24(e)[5]	Park in area for special class of vehicles	25.00
24(f)[6]	Parking in area signed "NO PARKING"	~~25.00~~ **30.00**
24(g)[7]	Parking in a fire lane	60.00

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1 3186/B-2001
2 3186/C-2002
[3] 3186/B-2000
[4] 3186/B-2000
[5] 3186/B-2000, [6]3186/B-2000, [7]3186/B-2000

Bylaw No. 3186/97

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
24.1[6]	Park in loading or unloading zone for a period of time exceeding ten minutes	25.00
25(1)	Driving a vehicle contrary to the Road Repair Sign	35.00
25(3)	Interfering with Road Repair Sign	35.00
25(4)	No Parking - street cleaning, snow removal	35.00
26(1)	Parking in an alley	25.00
27(1)	Parking longer than designated time	~~16.00~~ **20.00**
27(2)	Parking longer than designated time (second offence)	~~18.00~~ **25.00**
28(1)	Parking unattached holiday trailer on highway	50.00
29(1)	Parking in taxi stand	25.00
29(2)	Leave taxi cab unattended	25.00
29(3)	Park taxi in taxi stand when not for hire	25.00
30	Park taxi other than place allowed	25.00
32.1[7]	Stopping or Parking:	35.00
	(a) on a sidewalk or boulevard	
	(b) on a crosswalk	
	(c) within an intersection	
	(d) at an intersection nearer than 5 metres to a curb	
	(e) within 5 metres from a stop sign	
	(g) within 1.5 metres of access to any garage, private road or vehicle access over sidewalk	
	(h) within 5 metres of a crosswalk	

[6] 3186/B-2000
[7] 3186/B-98

Bylaw No. 3186/97

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	(i) stopping or parking so as to obstruct traffic	
	(j) where prohibited by a traffic control device	
	(k) beside a parked vehicle	
32.1[8]	Stopping or Parking	60.00
	(f) within 5 metres from any fire hydrant	
32.2[9]	Parallel Parking	30.00
32.3[10]	Angle Parking	30.00
32.4[11]	Vehicle on a Jack	35.00
32.5[12] (1)	Abandoning of vehicle on highway	35.00
32.5[13] (2)	Abandoning of vehicle on private property	35.00
32.5[14] (3)	Park so as to obstruct Traffic	35.00
34(1)[15]	Parking in disabled space	150.00
34(2)[16]	DELETED	

[8] 3186/B-98
[9] 3186/B-98
[10] 3186/B-98
[11] 3186/B-98
[12] 3186/B-98
[13] 3186/B-98
[14] 3186/B-98
[15] 3186/B-2000
[16] 3186/B-2000

Bylaw No. 3186/97

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	PART 5 PARKING ON PRIVATE PROPERTY	
35(1)	Park on private property	35.00
35(2)	Park on parking lot on private land - public access	35.00
36	Park in a leased stall	35.00
	PART 6 CITY PARKING	
37	Park or operate vehicle - City owned land	35.00
38	Park in City employee stall	35.00
39(2)	Park contrary to signs - City parking lot	18.00
39(3)	Parking in City lot	~~18.00~~ **25.00**
39(4)	Parking prohibited in City lot in excess of 36 hours	35.00
	PART 7 PARKING METERS	
40	Meter violations	~~15.00~~ **20.00**
41	Meter violation - second offence	~~18.00~~ **25.00**
44	Unauthorized meter exemption sticker	35.00
45(a)	Not parking within lines - metered space	18.00
45(b)	Improper angle park - metered space	18.00
45(c)	Improper parallel park - metered space	18.00
48	Park at hooded meter	25.00
49	Taxi cab in metered space	25.00

Bylaw No. 3186/97

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	PART 7A TRANSIT TERMINAL	
51.1(1)[17]	Loitering in Transit Terminal	35.00
51.1(2)[1]	Enter Transit Terminal after hours	35.00
51.1(3)[1]	Run or walk in area for passage of motor vehicles	35.00
51.1(4)[1]	Deposit litter in Transit Terminal	35.00
51.1(5)[1]	Spit on any area of Transit Terminal	35.00
51.1(6)[1]	Bring animals into Transit Terminal	35.00
	PART 8 SPECIAL CLASSES OF VEHICLES	
52	Angle park vehicle exceeding 6 metres	35.00
53(1)	Park vehicle over 6 metres - residential district	110.00
53.2[2]	ark Unattached Trailer	25.00
54	Residing in holiday trailer or recreation vehicle	85.00
55(a)	Overdimension permits	110.00
55(b)	Overweight permits	110.00
58(a)	Failure to obtain permit	110.00
58(b)	Violation of permit conditions	110.00
59	Weight limits on bridge	110.00
60(a)	Refusing to stop for Peace Officer	110.00
60(b)	Refusal to permit weighing of vehicle	110.00
61	Vehicle with metal lugs without permit	110.00
63	Heavy vehicle operation off truck routes	110.00
73(1)	Overtake transit bus on right side	35.00

[17] 3186/C-2002 , [2] 3186/B-98

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	PART 9 RULES FOR PARADES AND PROCESSIONS	
74(1)[18]	Hold a Special Event without a permit	50.00
74(3)[2]	Be a member of an unauthorized Special Event	35.00
	PART 10 MISCELLANEOUS	
78	Heavy vehicle operation across sidewalks	110.00
79(1)	Vehicular access on sidewalk or boulevard	35.00
80(1)	Failure to obey bus regulations	15.00
81(1)	Placing obstructions and snow on roadway	35.00
82(1)	Failure to clean sidewalks	35.00
83	Distraction by light or object	110.00
84	Washing vehicles - drainage to highway	110.00
85	Unloading across sidewalk	35.00
86	Placing goods on highway	35.00
87	Sledding behind moving vehicles	35.00
88	Allowing livestock to obstruct traffic	25.00
89	Livestock on City property	25.00
90	Damaging a roadway	110.00
91	Encroachment or obstruction on highway	35.00
92	Storing material on City property without permit	110.00
93	Placing salt on sidewalk	20.00
94	Draining radiator on roadway	510.00
95	Failing to trim overhanging shrubs	35.00
96	Unauthorized damage to boulevard trees	35.00
101	Dumping dangerous goods on highway	510.00

[18] 3186/B-2001, [2] 3186/B-2001

Comments:

We agree with the recommendations of the Licensing & Inspections Department.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

FILE

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Greg Scott, Inspections & Licensing Manager**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Traffic Bylaw Amendment 3186/A-2003**
Schedule "L" – Index to Offences and Specified Penalties

Reference Report:
Inspections & Licensing Manager, dated March 18, 2003

Bylaw Readings:
Traffic Bylaw Amendment 3186/A-2003 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:
This office will amend the consolidated version of Traffic Bylaw 3186/97 and distribute copies in due course.

Kelly Kloss
City Clerk

/chk
/attach.
c Director of Development Services
Treasury Services Manager

BYLAW NO. 3186/A-2003

Being a bylaw to amend Bylaw No. 3186/97 the Traffic Bylaw of The City of Red Deer.

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

Bylaw No. 3186/97 is hereby amended as follows:

1 By deleting Schedule "L" and replacing it with the attached Schedule "L".

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

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

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

AND SIGNED BY THE MAYOR AND CITY CLERK this 24th day of March 2003.

MAYOR

CITY CLERK

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	PART 2 RIGHTS AND DUTIES OF PEDESTRIANS	
14	Crossing street where sign prohibits	20.00
15	Obstructing a highway	20.00
16	Pedestrians not involved in Special Event	50.00
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	PART 3 SIDEWALKS-BICYCLE PATHS	
20	Operate a motor vehicle upon a sidewalk, trial, path	35.00
21	Bicycles on sidewalk where prohibited	25.00
22	Skateboards on sidewalk where prohibited	25.00
22.1	Operating bicycle, skateboard, roller blades in Transit Terminal	35.00
	PART 4 PARKING	
23	Stopping where prohibited	35.00
24(a)	Park in construction area	25.00
24(b)	Park in bus stop	25.00
24(c)	Park to obstruct Fire-Emergency door	60.00
24(d)	Park in entrance, fire hall or hospital	60.00
24(e)	Park in area for special class of vehicles	25.00
24(f)	Parking in area signed "NO PARKING"	30.00
24(g)	Parking in a fire lane	60.00

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
24.1	Park in loading or unloading zone for a period of time exceeding ten minutes	25.00
25(1)	Driving a vehicle contrary to the Road Repair Sign	35.00
25(3)	Interfering with Road Repair Sign	35.00
25(4)	No Parking - street cleaning, snow removal	35.00
26(1)	Parking in an alley	25.00
27(1)	Parking longer than designated time	20.00
27(2)	Parking longer than designated time (second offence)	25.00
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	(e) within 5 metres from a stop sign	
	(g) within 1.5 metres of access to any garage, private road or vehicle access over sidewalk	
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SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section		*Title of Offence*	*Penalty*
		(i) stopping or parking so as to obstruct traffic	
		(j) where prohibited by a traffic control device	
		(k) beside a parked vehicle	
32.1		Stopping or Parking	60.00
		(f) within 5 metres from any fire hydrant	
32.2		Parallel Parking	30.00
32.3		Angle Parking	30.00
32.4		Vehicle on a Jack	35.00
32.5	(1)	Abandoning of vehicle on highway	35.00
32.5	(2)	Abandoning of vehicle on private property	35.00
32.5	(3)	Park so as to obstruct Traffic	35.00
34(1)		Parking in disabled space	150.00
34(2)		DELETED	

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

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	PART 5 PARKING ON PRIVATE PROPERTY	
35(1)	Park on private property	35.00
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36	Park in a leased stall	35.00
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45(c)	Improper parallel park - metered space	18.00
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SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
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51.1(5)	Spit on any area of Transit Terminal	35.00
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52	Angle park vehicle exceeding 6 metres	35.00
53(1)	Park vehicle over 6 metres - residential district	110.00
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54	Residing in holiday trailer or recreation vehicle	85.00
55(a)	Overdimension permits	110.00
55(b)	Overweight permits	110.00
58(a)	Failure to obtain permit	110.00
58(b)	Violation of permit conditions	110.00
59	Weight limits on bridge	110.00
60(a)	Refusing to stop for Peace Officer	110.00
60(b)	Refusal to permit weighing of vehicle	110.00
61	Vehicle with metal lugs without permit	110.00
63	Heavy vehicle operation off truck routes	110.00
73(1)	Overtake transit bus on right side	35.00

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

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74(1)	Hold a Special Event without a permit	50.00
74(3)	Be a member of an unauthorized Special Event	35.00
	PART 10 MISCELLANEOUS	
78	Heavy vehicle operation across sidewalks	110.00
79(1)	Vehicular access on sidewalk or boulevard	35.00
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82(1)	Failure to clean sidewalks	35.00
83	Distraction by light or object	110.00
84	Washing vehicles - drainage to highway	110.00
85	Unloading across sidewalk	35.00
86	Placing goods on highway	35.00
87	Sledding behind moving vehicles	35.00
88	Allowing livestock to obstruct traffic	25.00
89	Livestock on City property	25.00
90	Damaging a roadway	110.00
91	Encroachment or obstruction on highway	35.00
92	Storing material on City property without permit	110.00
93	Placing salt on sidewalk	20.00
94	Draining radiator on roadway	510.00
95	Failing to trim overhanging shrubs	35.00
96	Unauthorized damage to boulevard trees	35.00
101	Dumping dangerous goods on highway	510.00

Item No. 12

Memo

Date: March 14th, 2003

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Officer

Re: Road Closure - Road plan 892-0111 shown as "Area required for road," and Plan 892-3301 shown as "Kentwood Drive"

The City of Red Deer has entered into a Land Sale and Option to Purchase Agreement with Laebon Developments Ltd. to sell part of Road plan 892-0111 and some of the C&E lands in Kentwood. The area is approximately 2.8 acres and is shown on the attached sketch. The land will be used for residential development and no rezoning is required.

The engineering services department has completed the alignment design for Kendrew Drive (formerly Kentwood Dr.), the alignment calls for adjustment of the area designated for road. The land surveyor advises that the best way to accomplish this is to close the existing road plan and register the new one. The survey plan to be registered will; define the MR parcel adjacent to the rail line, define the area required for Kendrew Drive, define the future residential (Laebon) lands, subdivide the neighborhood commercial site from the multifamily site, Dissolve a PUL lot into the commercial site, and consolidate all parts of the proposed road closures into the appropriate adjacent lands.
In order for both parties to complete the sale and to facilitate the registration of proper lands for Kendrew Dr. City Councils' approval of two road closure bylaws are required. City administration supports the road closure, as it is considered to be surplus to the City's needs.

RECOMMENDATION

Land and Economic Development recommend that City Council give first reading to Bylaws closing the following:

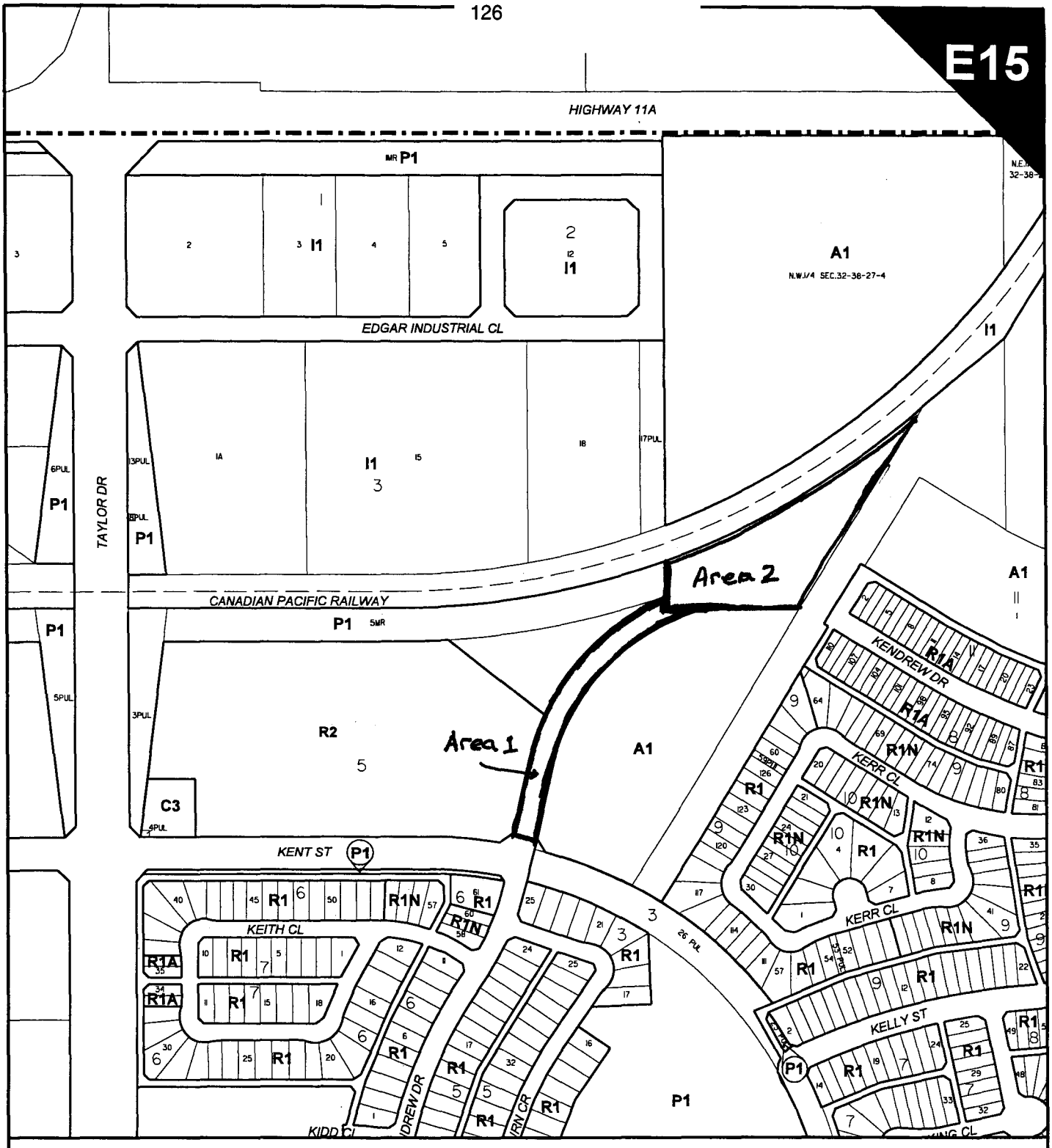
1. All that portion of Plan 892-3301 shown as "Kentwood Drive," containing 0.60 ha. more or less

2. All that portion of plan 892-0111 shown as "Area required for road," containing 1.39 ha. more or less

for

Howard S. Thompson
Land & Economic Development Manager

E15



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

© The City of Red Deer, Engineering Department

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 32

3156 / BB-98	*Sept 8, 1998*
3156 / D-99	*Mar 29, 1999*
3156 / J-2000	*Apr 10, 2000*
3156 / JJ-2000	*Oct 23, 2000*
3156 / Q-2001	*May 22, 2001*
3156 / T-2001	*May 22, 2001*
3156 / O-2002	*May 21, 2002*
3156 / FF-2002	*July 15, 2002*

D16	E16	F16
D15	E15	F15
D14	E14	F14

NW¼ Sec 32
Twp 38- Rge 27 - W4th

printed on
September 12, 2002

RED DEER

Sketch Showing Proposed ROAD CLOSURES for KENDREW DRIVE EXPANSION in the N.W.1/4 SEC.32,TWP.38,RGE.27 W4M

SCALE = 1:2500

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

ALL THAT PORTION OF PLAN 892 3301 SHOWN AS "KENTWOOD DRIVE" CONTAINING 0.60 ha. MORE OR LESS IS SHADED THUS

ALL THAT PORTION OF PLAN 892 0111 SHOWN AS "AREA REQUIRED FOR ROAD" CONTAINING 1.39 ha. MORE OR LESS IS SHADED THUS

RAILWAY PLAN 952 3921

Remainder of the N.W.1/4 SEC.32,TWP.38, RGE.27 W4M

RAILWAY PLAN 892 0111

ROAD PLAN 892 0111

RAILWAY PLAN 892 1352

LOT 5MR
BLOCK 3, PLAN 892 3301

C. & E. No.1

Remainder of LOT 1
BLOCK 11
PLAN 992 6655

ROAD

PLAN 022 6706
BLOCK 11

KENDREW DRIVE

PLAN 012 5935
BLOCK 8

PLAN 012 0049
BLOCK 9

KERR CLOSE

PLAN 992 6279
BLOCK 10

PLAN 992 0378

KERR CLOSE

PLAN 892 3301

KENTWOOD DRIVE

LOT 6
BLOCK 5
PLAN 892 3301

BLOCK 4
PLAN 832 2008

C. & E. No.1

BLOCK 9

KERR CLOSE

BLOCK 10

KENT STREET

BLOCK 3

KENDREW DRIVE

BLK. 6

KILBURN CRESCENT

KERR CLOSE

RED DEER Ph.342-1255
SNELL & OSLUND SURVEYS

MARCH 18, 2003
JOB No.:25-208B

Comments:

We recommend that Council proceed with First Reading of the Road Closure Bylaws. Public Hearings will be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

FILE

City Clerk's Department

DATE: **March 25, 2003**

TO: **City Council**

FROM: **City Clerk**

SUBJECT: **Road Closure Bylaw 3308/2003 (Plan 892-3301 – Kentwood Drive)**
Road Closure Bylaw 3309/2003 (Plan 892-0111 – Area Required for Road)
City of Red Deer / Laebon Developments Ltd.

History
At the March 24, 2003 Council Meeting, Council gave first reading to Road Closure Bylaws 3308/2003 and 3309/2003.

As part of a Land Sale and Option to Purchase Agreement with Laebon Developments, the City will sell part of Road Plan 892-0111 and some of the C & E lands in Kentwood. The area is approximately 2.8 acres and will be used for residential development. In order to adjust the area designated for road (Kendrew Drive – formerly Kentwood Drive) the existing Road Plan will be closed and a new Road Plan will be registered.

Public Consultation Process
Public Hearings have been advertised for Tuesday, April 22, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations
That following the Public Hearings, Council proceed with:

(a) Second and third readings of Road Closure Bylaw 3308/2003
(b) Second and third readings of Road Closure Bylaw 3309/2003.

Kelly Kloss
City Clerk

/chk

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: March 25, 2003

TO: Howard Thompson, Land & Economic Development Officer

FROM: Kelly Kloss, City Clerk

SUBJECT: Road Closure Bylaw 3308/2003 (Plan 892-3301 – Kentwood Drive)
Road Closure Bylaw 3309/2003 (Plan 892-0111 – Area Required for Road)
City of Red Deer / Laebon Developments Ltd.

Reference Report:
Land & Economic Development Manager, dated March 14, 2003

Bylaw Readings:
Road Closure Bylaw 3308/2003 and Road Closure Bylaw 3309/2003 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes
Public Hearings will be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
As part of a Land Sale and Option to Purchase Agreement with Laebon Developments, the City will sell part of Road plan 892-0111 and some of the C & E lands in Kentwood. The area is approximately 2.8 acres and will be used for residential development. In order to adjust the area designated for road (Kendrew Drive – formerly Kentwood Drive) the existing road plan will be closed and a new road plan will be registered. The City will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
/attach.
c Director of Development Services

BYLAW NO. 3308/2003

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

> "All that portion of Plan 892-3301 shown as "Kentwood Drive", containing 0.60 ha. more or less."

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

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3309/2003

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

> "All that portion of Plan 892-0111 shown as "Area required for road", containing 1.39 ha. more or less."

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

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

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

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

MAYOR

CITY CLERK

RKLAND COMMUNITY PLANNING SERVICES

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

DATE: **MARCH 18, 2003**

TO: **CITY CLERK**

FROM: **TONY LINDHOUT, PLANNER**

RE: **PROPOSED BYLAW 3217/D-2003**
ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN AMENDMENT

In accordance with Section 3.1.3.7 of the City's *Planning and Subdivision Guidelines,* Neighbourhood Area Structure Plan (NASP) amendments must be forwarded to City Council for their consideration of approval.

Background

Al-Terra Engineering Ltd. on behalf of the developer Melcor Developments Ltd. has requested several minor amendments to the existing Aspen Ridge NASP. Proposed changes to the existing Area Structure Plan are illustrated on the attached sketch and are summarised as follows:

1. Conversion of ±1.79 acres of land currently designated for R1A Residential (semi-detached) development to R1 Residential (single family detached) development.
2. Change the proposed pedestrian boulevard/sidewalk configuration along Addington Drive, Averill Street and Adamson Avenue to a monolithic sidewalk/curb.
3. At the south-west corner of Adamson Avenue/Addington Drive, deletion of the designated day care site to permit development of this site with the approved alternative land use of R1A Residential (semi-detached) units. Another social care site east across the street will remain designated as the neighbourhood's day care facility, social care residence or retirement home site.
4. The addition of a cul-de-sac and portion of lane on a previously designated church site to permit development of the site with the approved alternative R1A Residential (semi-detached) land use.

Other than as noted above, the remainder of the existing Aspen Ridge Neighbourhood Area Structure Plan is unaffected.

This proposed Aspen Ridge NASP amendment has been processed in accordance with the City's *Planning and Subdivision Guidelines.* NASP's, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area. The proposed plan amendments are supported by all referral agencies/City Departments and fully conforms with the City's Municipal Development Plan, Intermunicipal Development Plan and the East Hill Major Area Structure Plan.

Neighbourhood Public Meeting

Pursuant to Section 3.1.3.4 of the City's *Planning and Subdivision Guidelines*, a neighbourhood public meeting, hosted by Parkland Community Planning Services, was held February 3, 2003. Only one area resident came to the meeting. No written comments or, any objections to the proposed Aspen Ridge NASP amendments were received from the neighbourhood.

Planning Analysis

Proposed neighbourhood density is 45 persons per hectare, being the maximum density permitted under the City's Planning and Subdivision Guidelines. The original Aspen Ridge NASP approved in 1998 showed that the proposed density of this neighbourhood would be in the range of 38-40 persons per hectare. Through three past NASP amendments, the neighbourhood density has increased to the current maximum of 45 persons per hectare. Also contributing to the high neighbourhood density are relaxations granted by the Municipal Planning Commission on some multiple family projects in this neighbourhood.

One consequence to the developer by being at the maximum allowable density is that the total number of future dwelling units permitted in this neighbourhood will be controlled by the amount of housing and types indicated on Table 2 in the NASP. This will be tracked and implemented through the subdivision approval process. The developer has already begun work on another NASP amendment that could be applied for shortly under the City's new "transitional" *Neighbourhood Planning and Design Guidelines & Standards*, whereby a developer can exceed 45 persons per hectare if, servicing infrastructure is available and if the developer meets certain other criteria (i.e. social impact assessment, CPTED – crime prevention through environment design concepts, etc.) required by these guidelines.

The proposed NASP amendments result in no change to the amount of open space being provided in this neighbourhood. Through the combination of municipal reserve dedication, provision of the storm water pond site and public utility lots, the total amount of open space provided in this neighbourhood remains at 18.49 acres (12.4% of developable area).

Notwithstanding that the Aspen Ridge neighbourhood has one of the highest densities of any neighbourhood in the City (Inglewood West is also very close to the maximum 45 persons per hectare limit), from a planning and land use perspective the proposed amendments are minor with the proposed land use changes (R1A housing converted to R1 housing) and the total number of housing units as shown in Table 2 ensure that this neighbourhood will not exceed City design standards.

Recommendation from the City's Municipal Planning Commission (MPC)

MPC reviewed the proposed Aspen Ridge NASP amendments at their meeting of March 17, 2003 and have recommended to Council the following:

- support of proposed Neighbourhood Area Structure Plan amendments #1, 3 and 4 as identified on the previous page, and
- denial of proposed amendment #2, being a proposal to change the designated boulevard and separate pedestrian sidewalk configuration along Addington Drive, Averill Street and Adamson Avenue to a monolithic sidewalk/curb combination having no boulevard.

The Municipal Planning Commission strongly expressed their desire to retain the proposed boulevard and separate sidewalk configuration as required by the current neighbourhood ASP along one side of Addington Drive, Averill Street and Adamson Avenue. These boulevards are proposed to contain a portion of the neighbourhood's major pedestrian walkway system. MPC indicated that the use of boulevards with a separate sidewalk along these collector roadways enhances the streetscape and aesthetics of the area and provides improved safety to pedestrians using a sidewalk that is physically separated from the road carriageway.

Parkland Community Planning Services has subsequently met with the developer and advised them of the position and reasons taken by MPC. The developer has indicated that the reason for wanting to eliminate the boulevard as detailed on Figure 4 in the current ASP is that there is insufficient space, according to City Engineering standards, to actually plant trees within these designated boulevard areas. The current road right of way of the collector roadways in Aspen Ridge would require an additional 2 m of width in order to properly accommodate planted boulevards with a separate sidewalk. All collector roadways are already registered in this neighbourhood. The developer will be present at the Council meeting to answer any questions.

Recommendation

That City Council proceed with first reading of Bylaw 3217/D-2003, being the Bylaw to adopt the amended Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan as submitted by the developer.

Note to Council: Parkland Community Planning Services is currently in the process of preparing a report for Council which examines the advantage/disadvantages of planted boulevards adjacent to roadways, future use and potential location of planted boulevards in new City neighbourhoods and any City standards required in order to accommodate and implement the use of boulevards. This initiative rises out of the Red Deer Growing Smarter (Sustainable Community Growth) study approved by Council in December 2002.

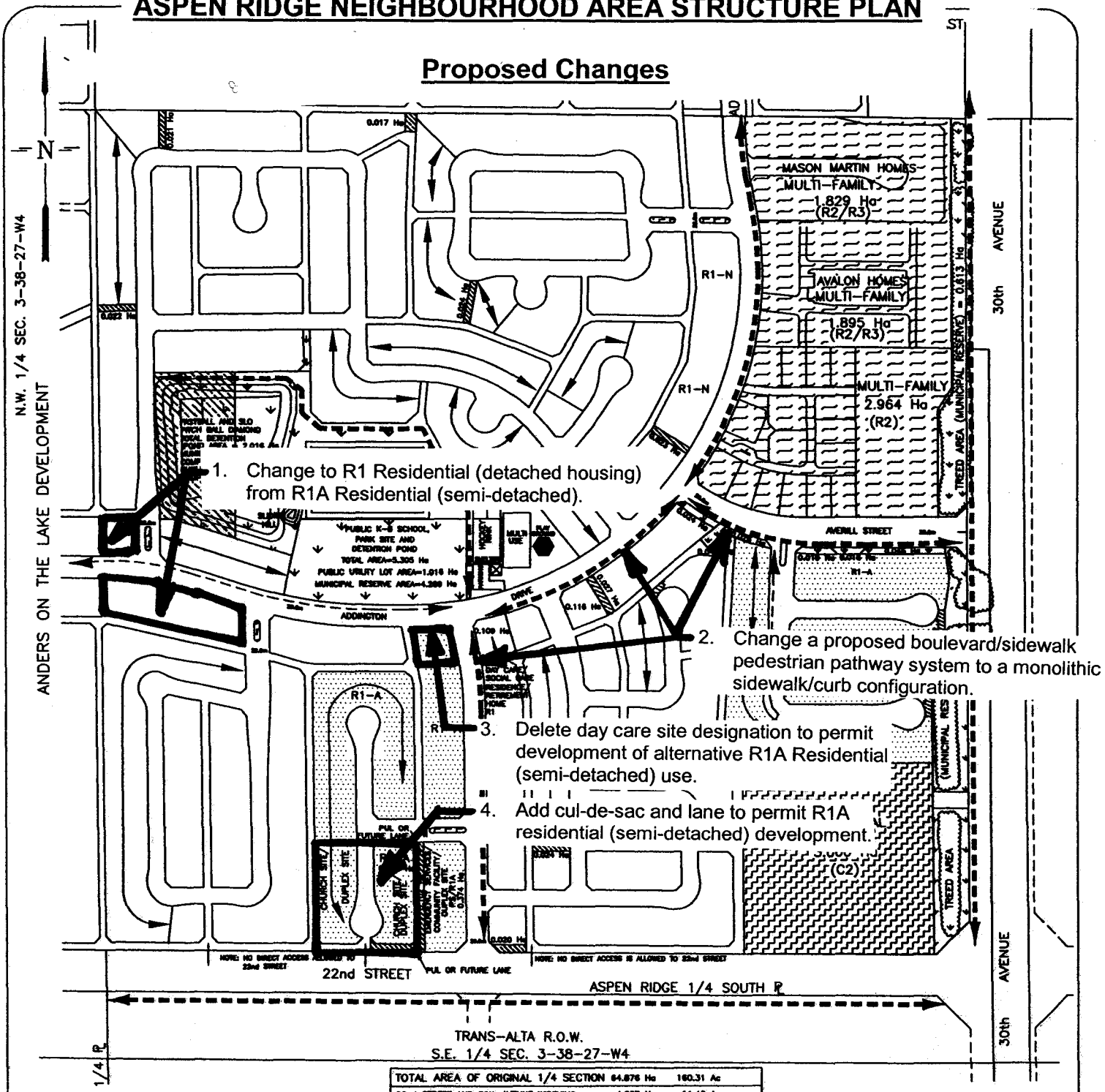
T. Lindhout

Tony Lindhout, ACP, MCIP
PLANNER

Attachments

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

Proposed Changes



LEGEND:

- TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
- SINGLE FAMILY
- MULTI-FAMILY
- DUPLEX
- COMMERCIAL
- PUBLIC UTILITY LOTS
- SCHOOL, PARKS, AND PUBLIC OPEN SPACE
- MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS
- MAIN PEDESTRIAN WALKWAYS AND BIKE PATHS
- CHILDREN'S PLAYGROUND

TOTAL AREA OF ORIGINAL 1/4 SECTION	64.876 Ha	160.31 Ac	
22nd STREET AND 30th AVENUE WIDENING	4.627 Ha	11.43 Ac	
DEVELOPABLE AREA	60.249 Ha	148.86 Ac	100%
SINGLE FAMILY- DETACHED (R1)	23.115 Ha	57.12 Ac	38.4%
SINGLE FAMILY- NARROW (R1-N)	1.086 Ha	2.68 Ac	1.8%
DUPLEX LOTS (R1-A)	4.547 Ha	11.24 Ac	7.5%
MULTIPLE FAMILY (R2/R3)	3.724 Ha	9.20 Ac	6.2%
MULTIPLE FAMILY (R2)	2.964 Ha	7.32 Ac	4.9%
CHURCH SITE/DUPLEX SITE (R1-A)	0.664 Ha	1.64 Ac	1.1%
DAY CARE/ SOCIAL CARE RESIDENCE/ RETIREMENT HOME (R1)	0.109 Ha	0.27 Ac	0.2%
COMMERCIAL (C2)	3.000 Ha	7.41 Ac	5.0%
EMERGENCY SERVICES/COMMUNITY FACILITY/ DUPLEX SITE (PS/R1-A)	0.374 Ha	0.93 Ac	0.6%
PUBLIC K-8 SCHOOL, PARK AND WALKWAYS (PS)	4.505 Ha	11.13 Ac	7.5%
TREED AREA ALONG 30th AVENUE (P1)	1.586 Ha	3.92 Ac	2.6%
STORM DETENTION POND (PS)	1.016 Ha	2.51 Ac	1.7%
PUBLIC UTILITY LOTS	0.374 Ha	0.93 Ac	0.6%
ROADS	13.185 Ha	32.58 Ac	21.9%
COLLECTOR	3.211 Ha	7.93 Ac	
RESIDENTIAL	7.194 Ha	17.79 Ac	
LANES	2.780 Ha	6.87 Ac	

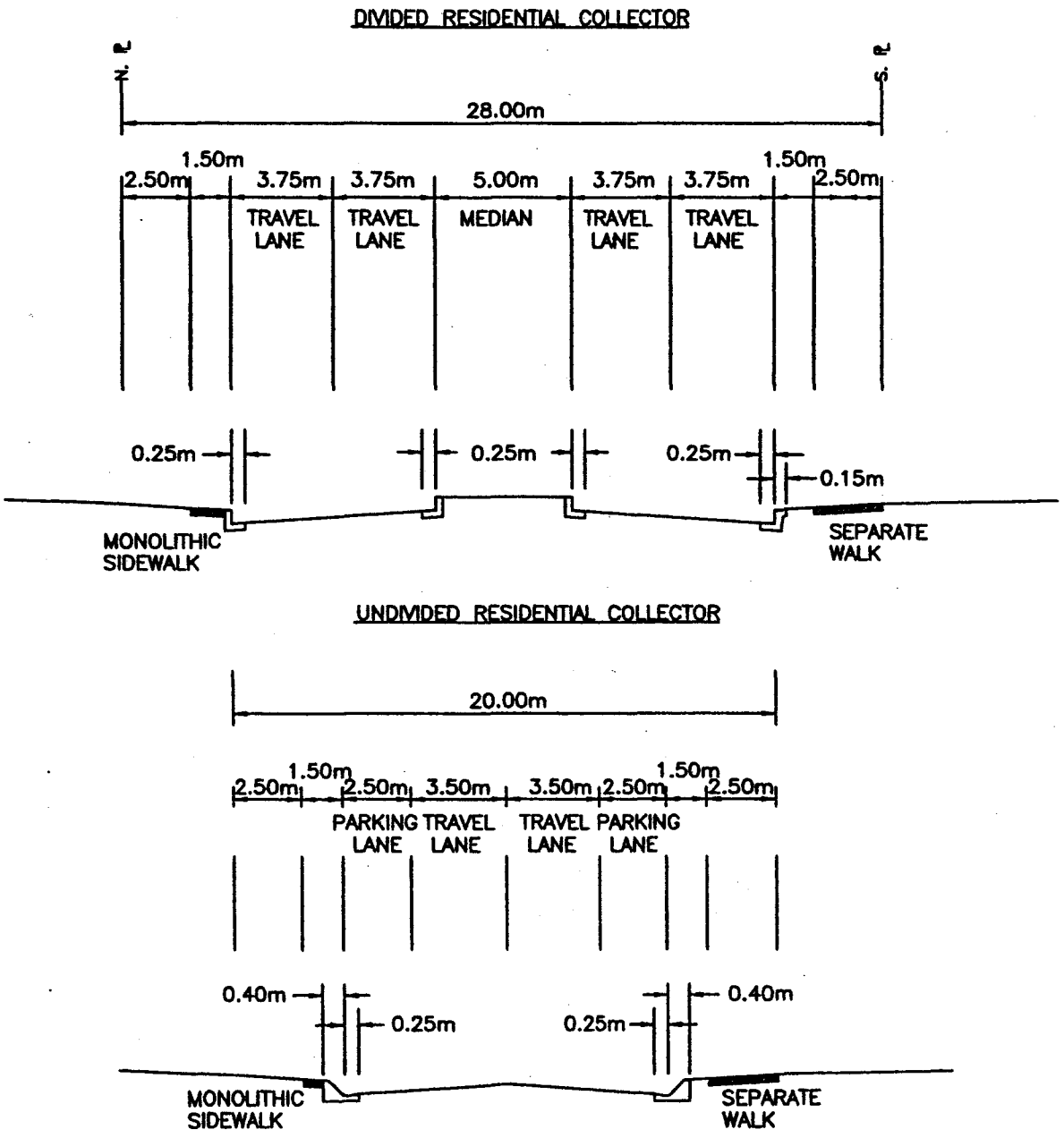
FIGURE 3
DEVELOPMENT CONCEPT

SCALE 1:5000

REVISED MAR 03/03

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

ASPEN RIDGE OUTLINE PLAN (EXISTING)



NOTE: THE 2.5m SEPARATE SIDEWALK WILL BE LOCATED ALONG THE EAST AND SOUTH SIDES OF ADDINGTON DRIVE, ALONG THE SOUTH SIDE OF THE COLLECTOR ROAD TO 30th AVENUE, AND ALONG THE EAST SIDE OF THE COLLECTOR ROAD TO 22nd STREET.

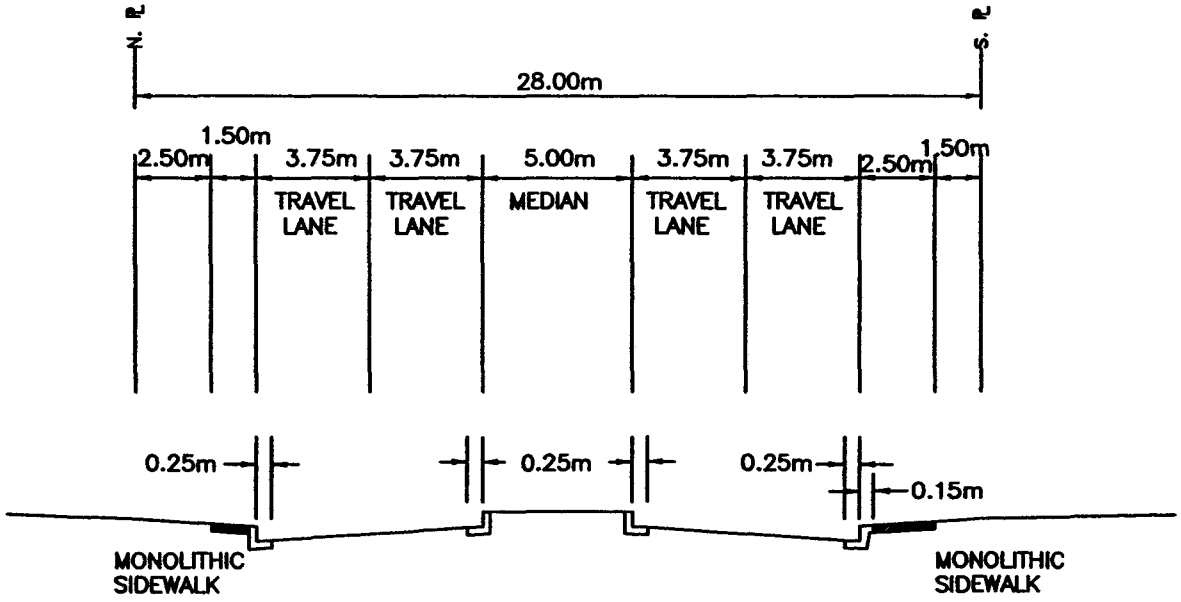
FIGURE 4
DIVIDED AND UNDIVIDED RESIDENTIAL COLLECTOR ROADWAY DETAIL

PREPARED BY:
AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

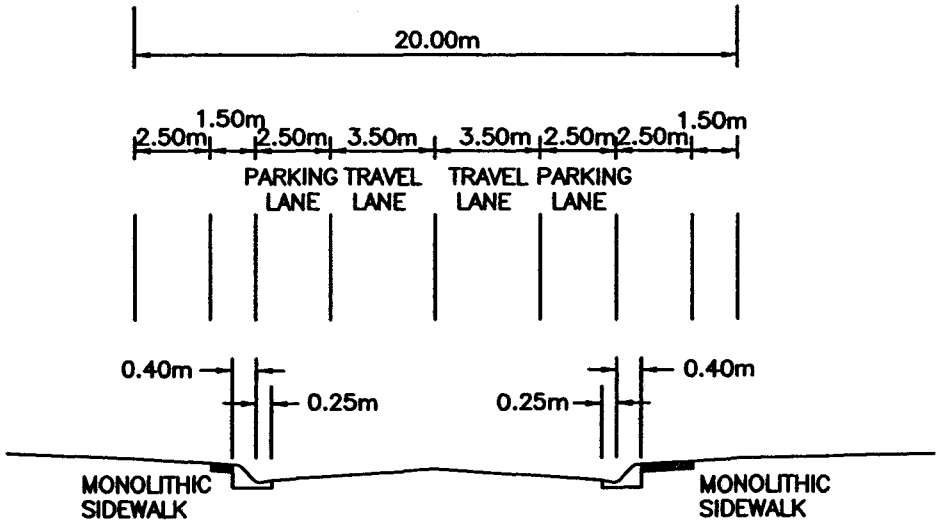
REVISED: MAR 13/2001

ASPEN RIDGE OUTLINE PLAN (PROPOSED)

DIVIDED RESIDENTIAL COLLECTOR



UNDIVIDED RESIDENTIAL COLLECTOR

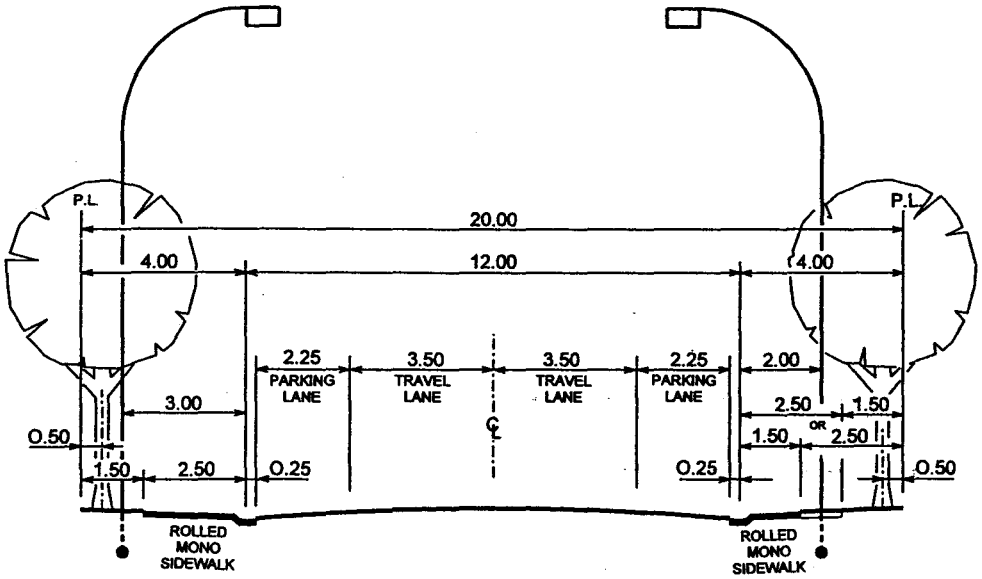


NOTE: THE 2.5m MONOLITHIC SIDEWALK WILL BE LOCATED ALONG THE EAST AND NORTH SIDES OF ADDINGTON DRIVE, ALONG THE SOUTH SIDE OF THE COLLECTOR ROAD TO 30th AVENUE, AND ALONG THE EAST SIDE OF THE COLLECTOR ROAD TO 22nd STREET.

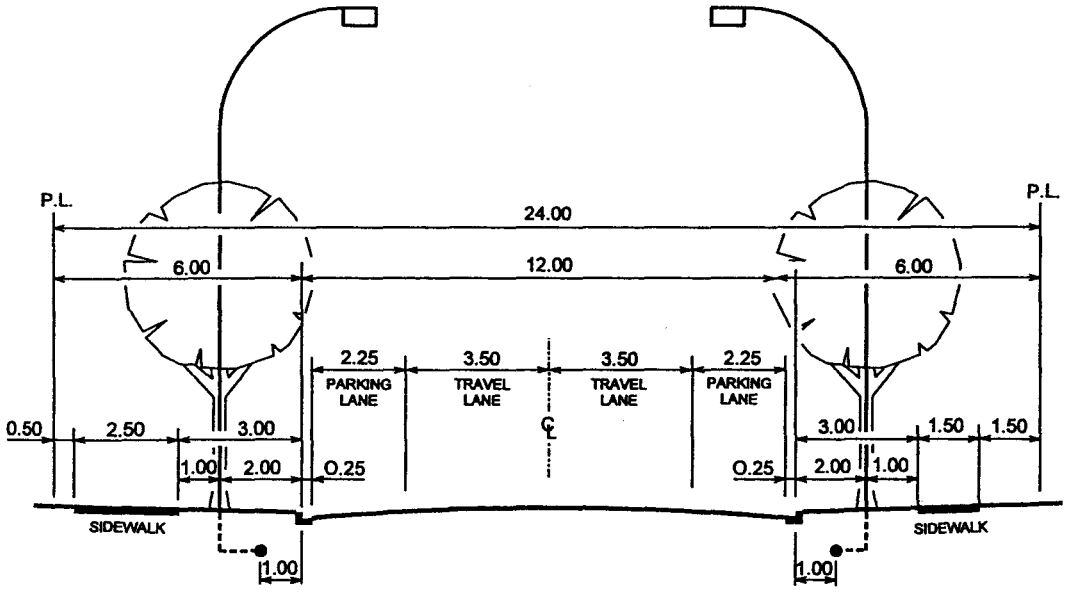
FIGURE 4
DIVIDED AND UNDIVIDED RESIDENTIAL COLLECTOR ROADWAY DETAIL

PREPARED BY:
AL-TERRA ENGINEERING LTD.
EDMONTON RED DEER

REVISED: SEPT 27/2002
REVISED: MAR 13/2001



STANDARD COLLECTOR ROADWAY



COLLECTOR ROADWAY
WITH SEPARATE SIDEWALK

NO.	DATE	REVISION	THE CITY OF RED DEER — ENGINEERING DEPARTMENT		
			DRAWN BY: D.W.K.	DESIGN GUIDELINE DRAWINGS Roadway Design	APPROVED BY: STREETS-UTILITIES ENGINEER
			DATE: JAN 10, 2001	UNDIVIDED COLLECTOR ROADWAY	DRAWING NO. 5.07
			SCALE: N.T.S.		

4.3 Land Use Distribution

Aspen Ridge is a comprehensively planned residential community consisting of residential and ancillary land uses. Table 1 below outlines the land use distribution.

Table 1 - Neighbourhood Area Structure Plan Statistics

Land Use	Acres	Hectares	Percentage
Single Family Detached (R1)	57.12	23.115	38.4%
Single Family Detached - Narrow (R1-N)	2.68	1.086	1.8%
Duplex Lots (R1-A)	11.24	4.547	7.5%
Residential – Multi-family (R2/R3)	9.20	3.724	6.2%
Residential – Multi-family (R2)	7.32	2.964	4.9%
Church Site/Duplex Site (R1-A)	1.64	0.664	1.1%
Day Care/Social Care Residence/Retirement Home (R1)	0.27	0.109	0.2%
Commercial Site (C2)	7.41	3.000	5.0%
Emergency Services / Community Facility/Duplex Site (PS/R1-A)	0.93	0.374	0.6%
School Site, Park & Walkways (PS)	11.13	4.505	7.5%
Storm Detention Pond	2.51	1.016	1.7%
Treed along 30th Avenue (P1)	3.92	1.586	2.6%
Public Utility Lots	0.93	0.374	0.6%
Streets and Lanes	32.58	13.185	21.9%
TOTAL DEVELOPABLE AREA	148.88	60.249	100.0%

Table 1 illustrates that 58.8 per cent of the Neighbourhood Area Structure Plan Area is for residential uses, 12.4 per cent for treed areas and open space including a storm detention pond, 21.9 per cent is dedicated for streets and lanes, 5.0 per cent for commercial development and the balance for other related uses.

4.4 Residential

The low density residential areas are proposed for predominately R1 single detached dwellings, a portion R1-A which may accommodate semi detached dwellings as well as detached dwellings, and a small number of R1-N single detached dwellings.

The residential (R2 and R2/R3) medium density area in the northeast portion of the Neighbourhood Area Structure Plan is proposed for a mix of product type. The R2 units consist of 64 fourplex units and 99 units in an apartment style senior's community. The R2/R3 units consist of 116 typical condominium units.

Multi-family units are often assumed to have two or more bedrooms. Under this scenario, the typical allowance for persons per unit would be 3.0. However, the senior's apartment complex, containing 99 units will not have a population density of 3.0 persons per unit. Instead, we have used a multi family/townhouse number of 2.2 persons per unit.

The resulting estimated population density calculation is summarized in Table 2 as follows:

Table 2 - Estimated Population Density

Land Use	Number of Dwelling Units	Number of Persons Per Unit	Total Population
Single Family - R1	359	3.4	1,221
Single Family - R1-N	25	3.4	85
Duplex - R1-A	156	3.3	515
Multi Family - R2/R3	180	3.0	540
Multi Family - R2	99	2.2	218.0
Totals:	819	-	2,579.0

Population density: 2579.0 ÷ 57.249Ha = 45.0 persons per hectare

This density is within the allowable limit of 45 persons per hectare.

As illustrated in Table 2, the Neighbourhood Area Structure Plan, depending upon the actual lot size and land use, is anticipated to accommodate approximately 819 dwelling units and a population of approximately 2579 persons. Given this estimated unit count, the overall density for the Area Structure Plan Area is approximately 5.8 units per gross acre, and 45.0 Persons/Developable Hectare, with the commercial site area removed from the gross areas.

4.5 Open Space

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

- Components

The components of the proposed Aspen Ridge open space which are cited below, include a neighbourhood school and park centre, east side linear park, and a dry storm retention facility.

a) Neighbourhood School and Park Facility

A 10.6 acre (4.29 ha) central neighbourhood school and park site is provided in the location indicated in the East Hills Area Structure Plan.

THE CITY OF Red Deer

City Clerk's Department

DATE: March 17, 2003

TO: City Council

FROM: Gail Surkan, Chair
Municipal Planning Commission

SUBJECT: ANDERS ASPEN RIDGE NEIGHBOURHOOD PROPOSED AREA STRUCTURE PLAN AMENDMENTS

At our Municipal Planning Commission Meeting of March 17,2003, consideration was given to the proposed area structure plan amendments and hereunder was introduced and passed.

"RESOLVED that the Municipal Planning Commission approve the amendments to the existing Aspen Ridge North Area Structure Plan as outlined below:

1. Conversion of ±1.79 acres of land currently designated for R1A Residential (semi-detached) development to R1 Residential (single family detached) development.

2. At the south-west corner of Adamson Avenue/Addington Drive, deletion of the designated day care site to permit development of this site with the approved alternative land use of R1A Residential (semi-detached) units. Another social care site east across the street will remain designated as the neighbourhood's day care facility, social care residence or retirement home site.

3. On lands currently designated for a 2.0 acre church site, the addition of a cul-de-sac roadway and portion of land to permit development of this site with the approved alternative land use for R1A Residential (semi-detached) units."

.../2

Please note that the above motion does not include support for changing the proposed pedestrian boulevard/sidewalk configuration along Addington Drive, Averill Street and Adamson Avenue to a monolithic sidewalk/curb. Previously, this area was set out to have treed boulevards and MPC is waiting for a response from Parkland Community Planning Services as to why some of the sidewalks have already been poured as monolithic sidewalk/curbs.

Recommendation

That Council consider and accept the above resolution for the above bylaw amendment.

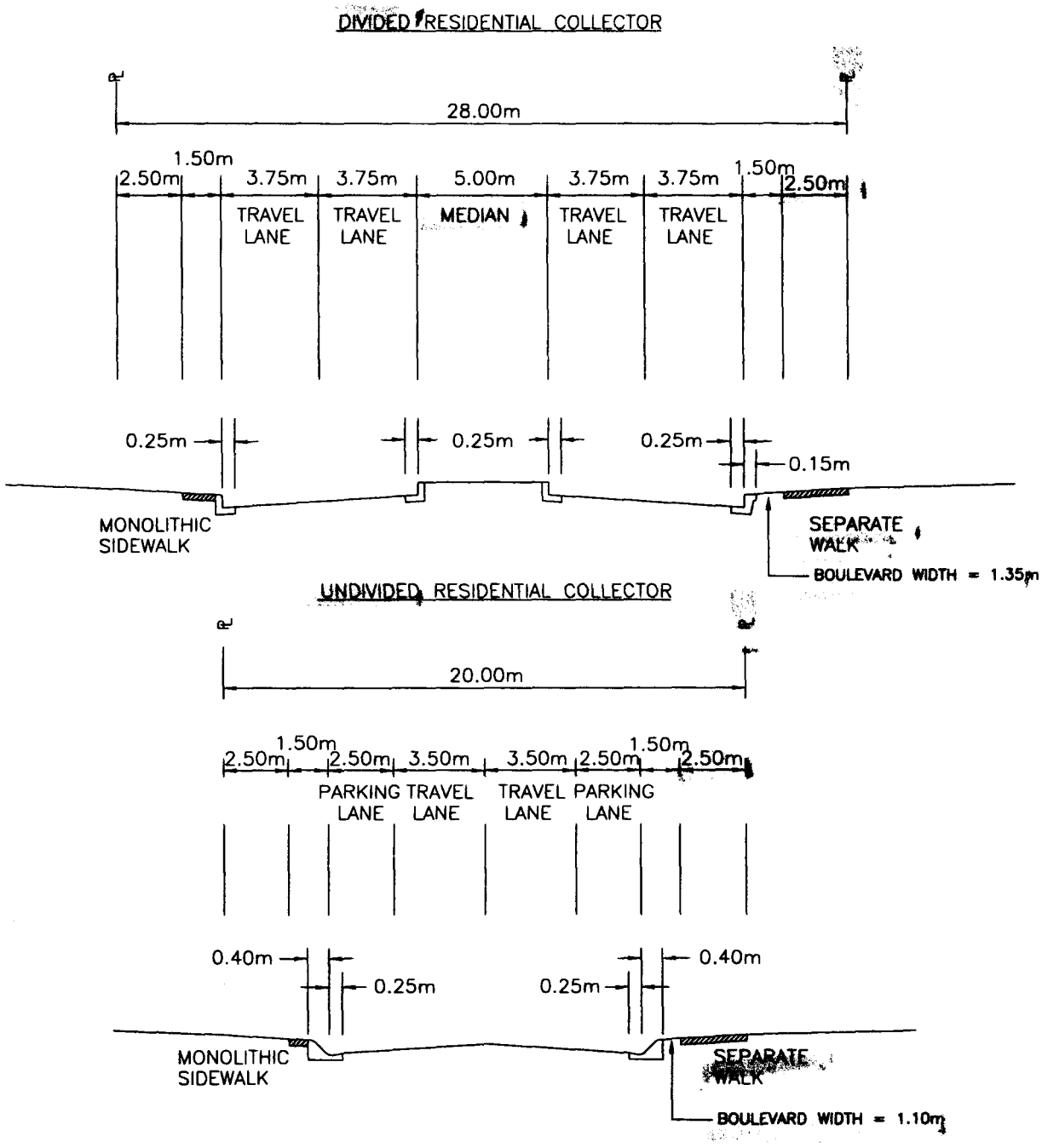
Gail Surkan, Chair
Municipal Planning Commission

/eas

cc. Parkland Community Planning Services

ASPEN RIDGE OUTLINE PLAN

BOULEVARD WIDTH AVAILABLE WITH 2.5m WIDE SEPARATE WALK LOCATED AT PROPERTY LINE:



NOTE: THE 2.5m SEPARATE SIDEWALK WILL BE LOCATED ALONG THE EAST AND SOUTH SIDES OF ADDINGTON DRIVE, ALONG THE SOUTH SIDE OF THE COLLECTOR ROAD TO 30th AVENUE, AND ALONG THE EAST SIDE OF THE COLLECTOR ROAD TO 22nd STREET.

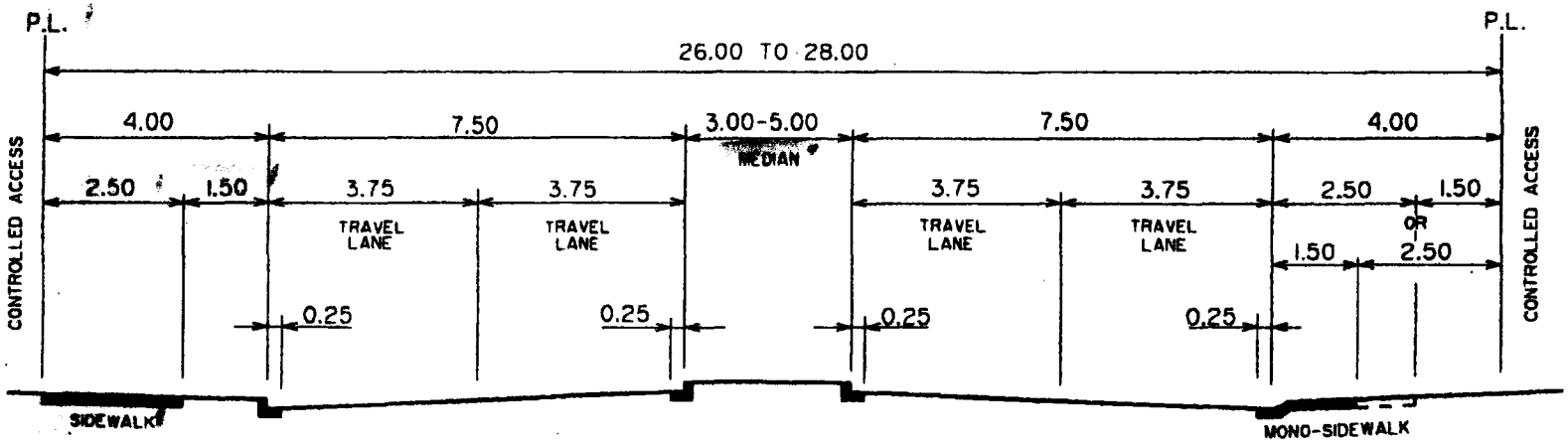
FIGURE 4
DIVIDED AND UNDIVIDED RESIDENTIAL COLLECTOR ROADWAY DETAIL

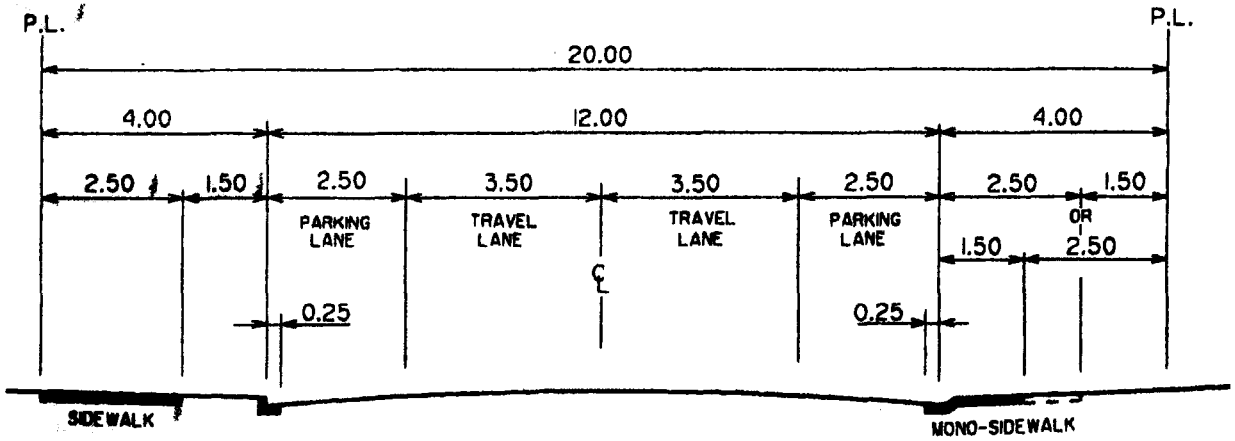
PREPARED BY:

AL-TERRA ENGINEERING LTD.

EDMONTON RED DEER

PREPARED: MAR 25/2003





NOTE: SIDEWALK LOCATION & WIDTH TO BE DETERMINED IN CONSULTATION WITH THE ENGINEERING & PARKS DEPARTMENT

REVISION

SCALE: NTS

DATE: 98/03/13

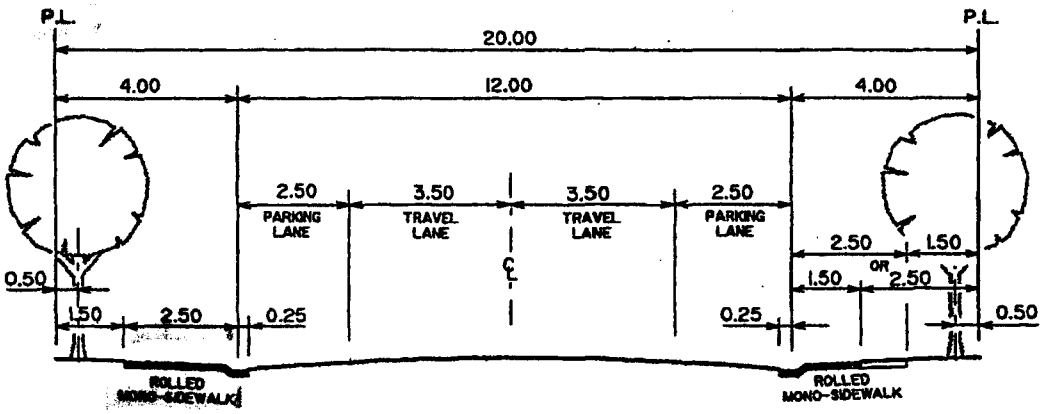
DRAWN BY: D.W.K.

DIVIDED AND UNDIVIDED RESIDENTIAL COLLECTOR ROADWAY

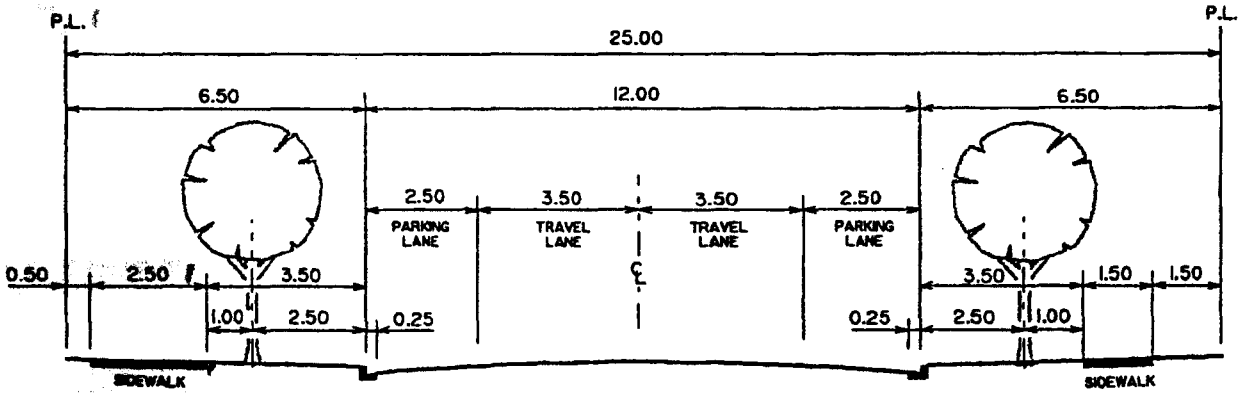
THE CITY OF RED DEER
ENGINEERING DEPARTMENT

ENGINEER DRAWING NO. B-5

APPROVED BY:

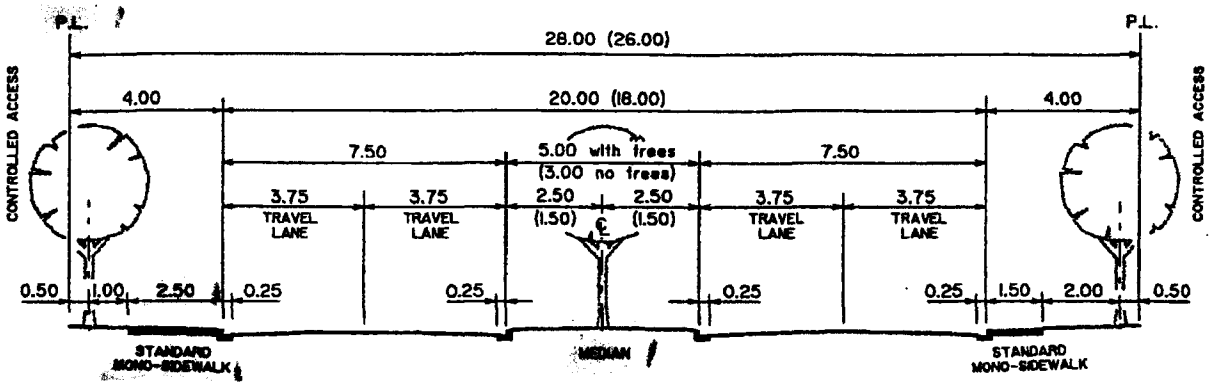


STANDARD COLLECTOR ROADWAY

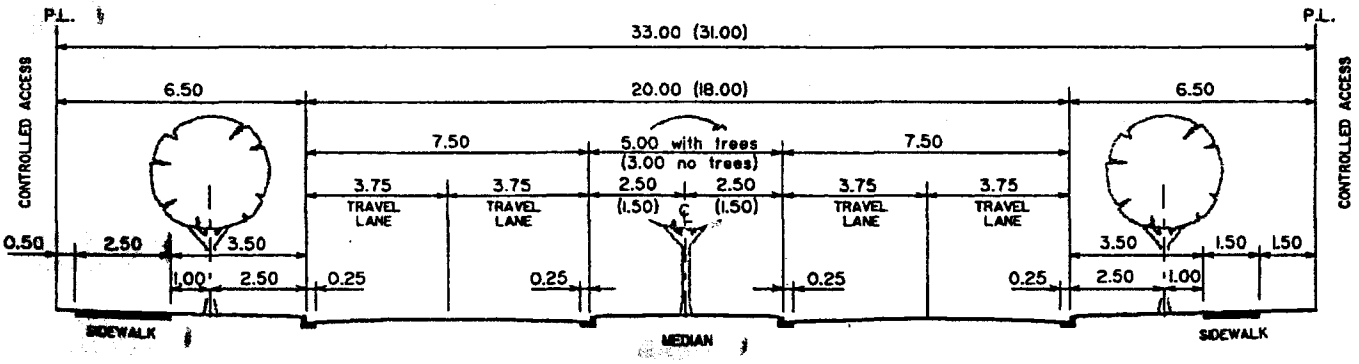


COLLECTOR ROADWAY
WITH SEPARATE SIDEWALK

	DRAWN BY: D.W.K.	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY: ENGINEER
	DATE: FEB 23,1999	UNDIVIDED COLLECTOR ROADWAY	DRAWING NO. B-6
REVISION	SCALE: N.T.S.		



DIVIDED COLLECTOR ROADWAY
WITH TREES IN MEDIAN

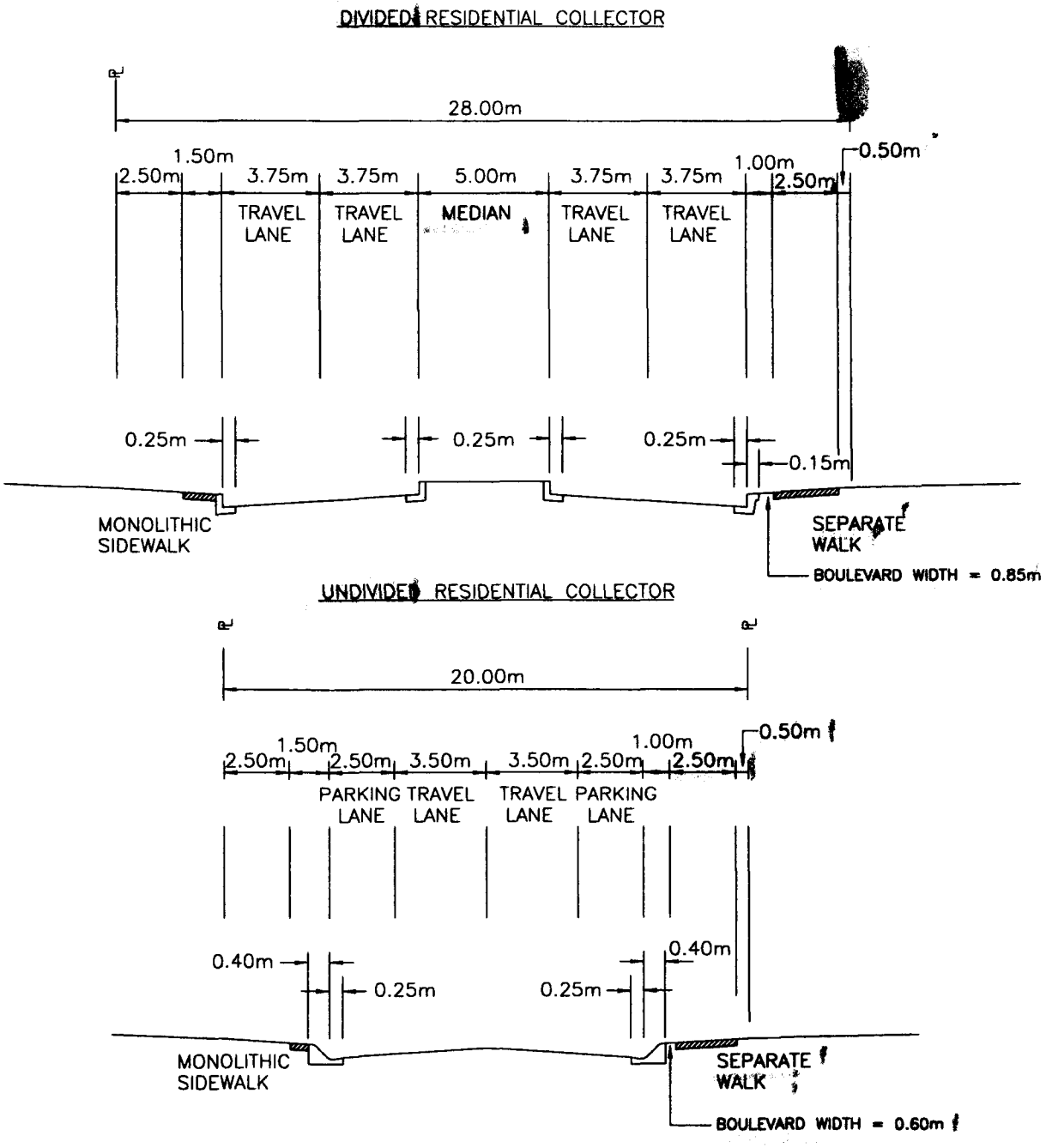


DIVIDED COLLECTOR ROADWAY
WITH SEPARATE SIDEWALK

	DRAWN BY: D.W.K	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY:
	DATE: FEB 23, 1999	DIVIDED COLLECTOR ROADWAY	ENGINEER
REVISION	SCALE: N.T.S.		DRAWING NO. B - 7

ASPEN RIDGE OUTLINE PLAN

BOULEVARD WIDTH AVAILABLE WITH 2.5m WIDE SEPARATE WALK LOCATED 0.50m OFF PROPERTY LINE:



NOTE: THE 2.5m SEPARATE SIDEWALK WILL BE LOCATED ALONG THE EAST AND SOUTH SIDES OF ADDINGTON DRIVE, ALONG THE SOUTH SIDE OF THE COLLECTOR ROAD TO 30th AVENUE, AND ALONG THE EAST SIDE OF THE COLLECTOR ROAD TO 22nd STREET.

FIGURE 4 – REVISED DIVIDED AND UNDIVIDED RESIDENTIAL COLLECTOR ROADWAY DETAIL

PREPARED BY:

AL-TERRA ENGINEERING LTD.

EDMONTON RED DEER

PREPARED: MAR 25/2003

PARKLAND
COMMUNITY
PLANNING
SERVICES

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

DATE: **March 14, 2003**

TO: **Kelly Kloss, City Clerk**

RE: **Land Use Bylaw Amendment 3156/K-2003**
Aspen Ridge Neighbourhood
Phases 12 & 13

Background

Melcor Developments Ltd. is proposing to develop Phases 12 and 13 of their Aspen Ridge neighbourhood. Combined, these phases consist of 88 single family lots, 58 semi-detached lots and 1 future development lot that will be reserved for a possible future emergency services site and/or other community facility. This potential public use site will be left under the current A1 Future Urban Development zoning until such time as the specific use of this site is finalized. The alternative use for this site, as designated in the Aspen Ridge Neighbourhood Area Structure Plan, is for semi-detached housing.

The proposal rezones approximately 10.0 ha (24.7 acres) of land from A1 Future Urban Development District to R1 Residential Low Density and R1A Residential (semi-detached) Districts; this includes all required roadways, lanes and public utility lots.

This rezoning proposal is being processed simultaneously with amendments to the Aspen Ridge Neighbourhood Area Structure Plan (NASP) whereby the requested land uses (zoning) for phases 12 & 13 comply with proposed Aspen Ridge Area Structure Plan Amendment 3217/D-2003 as contained elsewhere in this Council agenda.

Recommendation

Subject to City Council giving first reading to Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003, planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/K-2003.

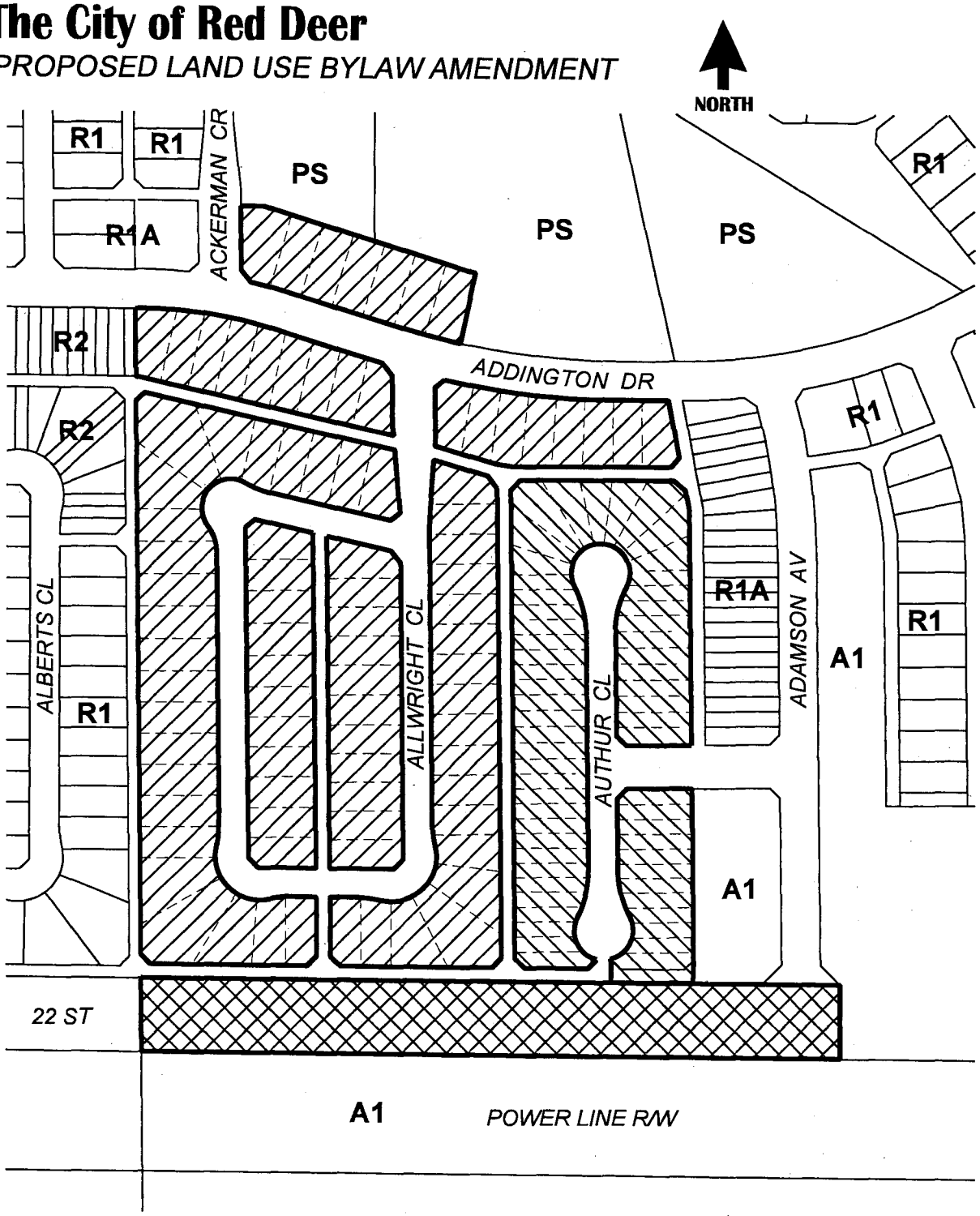
T. Lindhout

Tony Lindhout, ACP, MCIP
PLANNER

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

AI to R1

A1 to R1A

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

MAP No. 9 / 2003

BYLAW No. 3156 / K - 2003

Comments:

The discussion arising at Municipal Planning Commission as a result of the proposed amendments has highlighted an important issue with respect to the current design standards for Neighbourhood Area Structure Plans. As noted, one of the amendments calls for a change to the requirement that the entry to this subdivision on Averill have a separate sidewalk with a boulevard. Municipal Planning Commission Members assumed that meant a treed boulevard such as the type discussed recently in Council and currently being researched by Parkland Community Planning Services. In fact, our current practice is to give developers a choice between a monolithic sidewalk or a substantially increased road right of way with a substantial boulevard. Understandably the majority of developers have always chosen the monolithic sidewalk option.

We believe that there is, at this point, little practical ability to go back and retrofit this area. The current road right away would provide for only a small grass strip which is practically unsustainable. In fact, Engineering Services does not have a design standard which would apply to this type of narrow landscaped strip.

Council can incorporate new design standards in upcoming Area Structure Plans once the results of the current design review by Parkland Community Planning Services is complete (within the next 4-6 weeks). At that time, Council will have the opportunity to consider enhanced design standards for the entryways to subdivisions and major collectors potentially incorporating a boulevard sufficiently large to include trees and sustainable landscaping.

We recommend that the attached amendments be given first reading. Public Hearings would be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

City Clerk's Department

FILE

DATE: **March 25, 2003**

TO: **City Council**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Aspen Ridge Neighbourhood:**
(c) Neighbourhood Area Structure Plan Amendment 3217/D-2003
(d) Land Use Bylaw Amendment 3156/K-2003 – Phases 12 & 13

History
At the Monday, March 24, 2003 Council Meeting, Council gave first reading to Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003 and Land Use Bylaw Amendment 3156/K-2003.

Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003 provides for the following changes: rezoning of approximately 1.79 acres of land from R1A Residential (Semi-detached) development to R1 Residential (Single Family Detached), changing the proposed pedestrian boulevard/sidewalk configuration along Addington Drive, Averill Street and Adamson Avenue to a monolithic sidewalk/curb, deletion of a designated day care site at the south-west corner of Adamson Avenue/Addington Drive to permit development of this site at R1A Residential (Semi-detached) units, and the addition of a cul-de-sac and portion of lane on a previously designated church site to permit development of R1A Residential (Semi-detached) land use.

Land Use Bylaw Amendment 3156/K-2003 provides for the development of Phases 12 and 13 of the Aspen Ridge Neighbourhood. These phases will consist of 88 single family lots, 58 semi-detached lots and 1 future development lot that will be reserved for possible future emergency services site and/or other community facility. Approximately 10.0 ha (24.7 acres) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density and R1A Residential (Semi-detached) Districts, including roadways, lanes and public utility lots.This office will now proceed with the advertising for a Public Hearing. Melcor Developments will be responsible for the advertising costs in this instance.

Public Consultation Process
Public Hearings have been advertised for Tuesday, April 22, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

. . .2/

Recommendations
That following the Public Hearings, Council proceed with:

(a) Second and third readings of Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003, and
(b) Second and third readings of Land Use Bylaw Amendment 3156/K-2003.

Kelly Kloss
City Clerk

/chk

THE CITY OF
Red Deer
CITY CLERK'S DEPARTMENT

FILE

March 25, 2003

Fax: 343-7510

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

Dear Sir:

Aspen Ridge Neighbourhood:
(a) Neighbourhood Area Structure Plan Amendment 3217/D-2003
(b) Land Use Bylaw Amendment 3156/K-2003 – Phases 12 & 13

Red Deer City Council gave first reading to *Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003* and *Land Use Bylaw Amendment 3156/K-2003* at the City of Red Deer's Council Meeting held Monday, March 24, 2003. Copies of the bylaws are attached for your information.

Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003 provides for the following changes: rezoning of approximately 1.79 acres of land from R1A Residential (Semi-detached) development to R1 Residential (Single Family Detached), changing the proposed pedestrian boulevard/sidewalk configuration along Addington Drive, Averill Street and Adamson Avenue to a monolithic sidewalk/curb, deletion of a designated day care site at the south-west corner of Adamson Avenue/Addington Drive to permit development of this site at R1A Residential (Semi-detached) units, and the addition of a cul-de-sac and portion of lane on a previously designated church site to permit development of R1A Residential (Semi-detached) land use.

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Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

. . .2/

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimate cost of advertising, which in this instance is $400, is required by Wednesday, April 2, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

* * * Transmission Result Report(MemoryTX) (Mar.25. 2003 2:48PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Mar.25. 2003 2:43PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
7409	Memory TX	3437510	P. 30	OK	

Reason for error
E.1) Hang up or line fail
E.2) Busy
E.3) No answer
E.4) No facsimile connection

THE CITY OF Red Deer
CITY CLERK'S DEPARTMENT

March 25, 2003

Fax: 343-7510

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

Dear Sir:

Aspen Ridge Neighbourhood:
(a) Neighbourhood Area Structure Plan Amendment 3217/D-2003
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Red Deer City Council gave first reading to *Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003* and *Land Use Bylaw Amendment 3156/K-2003* at the City of Red Deer's Council Meeting held Monday, March 24, 2003. Copies of the bylaws are attached for your information.

Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003 provides for the following changes: rezoning of approximately 1.79 acres of land from R1A Residential (Semi-detached) development to R1 Residential (Single Family Detached), changing the proposed pedestrian boulevard/sidewalk configuration along Addington Drive, Averill Street and Adamson Avenue to a monolithic sidewalk/curb, deletion of a designated day care site at the south-west corner of Adamson Avenue/Addington Drive to permit development of this site at R1A Residential (Semi-detached) units, and the addition of a cul-de-sac and portion of lane on a previously designated church site to permit development of R1A Residential (Semi-detached) land use.

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Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

../2/

City Clerk's Department 4914-48 Avenue Phone: 403.342.8132 Fax: 403.346.6195 E-mail: cityclerk@city.red-deer.ab.ca

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

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

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Aspen Ridge Neighbourhood:**
(a) Neighbourhood Area Structure Plan Amendment 3217/D-2003
(b) Land Use Bylaw Amendment 3156/K-2003 – Phases 12 & 13

Reference Report:
Parkland Community Planning Services, dated March 14 & March 18, 2003

Bylaw Readings:
Neighbourhood Area Structure Plan Amendment 3217/D-2003 and Land Use Bylaw Amendment 3156/K-2003 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes
Public Hearings will be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Aspen Ridge Neighbourhood Area Structure Plan Amendment 3217/D-2003 provides for the following changes: rezoning of approximately 1.79 acres of land from R1A Residential (Semi-detached) development to R1 Residential (Single Family Detached), changing the proposed pedestrian boulevard/sidewalk configuration along Addington Drive, Averill Street and Adamson Avenue to a monolithic sidewalk/curb, deletion of a designated day care site at the south-west corner of Adamson Avenue/Addington Drive to permit development of this site at R1A Residential (Semi-detached) units, and the addition of a cul-de-sac and portion of lane on a previously designated church site to permit development of R1A Residential (Semi-detached) land use.

..2/

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Kelly Kloss
City Clerk

/chk
/attach.
c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno, City Clerk's

BYLAW NO. 3217/D-2003

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans, as described herein.

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

1 Bylaw 3217/98 with regard to the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan is amended by deleting therefrom the entire Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan and substituting therefore, the attached amended Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan, which forms part of this Bylaw.

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

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

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

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

MAYOR

CITY CLERK

NEIGHBOURHOOD AREA STRUCTURE PLAN

ASPEN RIDGE
(ANDERS SOUTHEAST)

NE 1/4 Section 3, Township 38
Range 27, West of 4

Prepared for:

Melcor Developments Ltd.

Prepared by:

Interplan Strategies Inc.

Al-Terra Engineering Ltd.

Revised February 12, 2003
March 3, 2003

97108

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1.0 INTRODUCTION AND PURPOSE

The subject site, Aspen Ridge, is located in southeast quadrant of the City at the intersection of 30th Avenue and 22nd Street (See Figure 1). To the north is the Anders East Outline Plan Area which is presently under development. To the west is the proposed Anders on the Lake Outline Plan area. To the east is the future 30th Avenue arterial road right of way and to the south the future 22nd Street undivided arterial road right of way.

The site is situated within the East Hill Area Structure Plan adopted by Council on April 20, 1998. The site, containing 160 acres (64.9 ha) more or less, is legally described as the NE ¼ Section 3, Township 38, Range 27, West of the 4th Meridian.

Al-Terra Engineering is hereby submitting, on behalf of Melcor Developments Ltd., an application for Neighbourhood Area Structure Plan approval for primarily residential and associated land uses. The plan submitted acknowledges the known edge conditions on all four sides of the site.

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

2.0 POLICY FRAMEWORK

On April 20, 1998 City of Red Deer Council adopted the revised East Hill Area Structure Plan (Bylaw 3207/98). The Area Structure Plan allows for the primary use of land for residential purposes.

Other land uses indicated in the Area Structure Plan include a public elementary/middle school site in conjunction with a neighbourhood centre, a commercial site, and a fire hall site along 22nd Street. The road network shows both 30th Avenue on the east and 22nd Street on the south as arterial roads. The network also shows a collector street loop through the site connecting from Anders East on the north to the future Anders on the Lake to the west. Collector links to 30th Avenue and the future 22nd Street are also shown. The City of Red Deer has established the precise location for the intersection of the collector link with 30th Avenue.

The East Hill Area Structure Plan is implemented by Outline Plans for each quarter section.

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

3.0 SITE CHARACTERISTICS

3.1 Legal Description and Ownership

The subject site is legally described as the NE ¼ Section 3, Township 38, Range 27 West of the 4th Meridian. The quarter section is comprised of two titles:

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

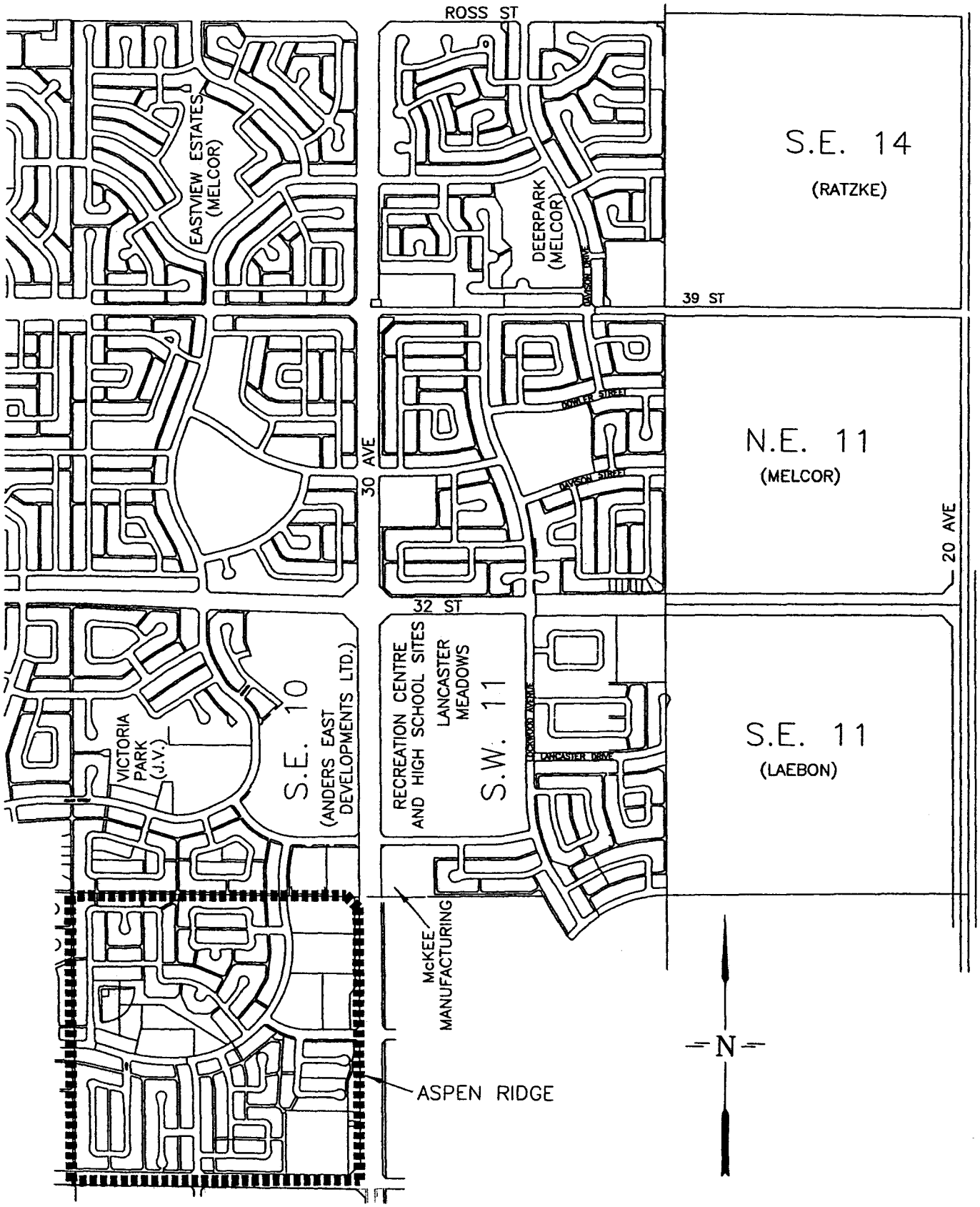


FIGURE 1
LOCATION

SCALE 1:15000
REVISED: MAR 03/03

CONCEPT BY:
INTERPLAN STRATEGIES INC.

PREPARED BY: AL-TERRA ENGINEERING LTD.
EDMONTON RED DEER

- A twenty-one acre parcel in the northeast corner, which was previously owned by five individuals, each with an undivided 1/5 interest. Melcor Developments Ltd. purchased this land parcel.

- The balance of the quarter section is owned by Melcor Developments Ltd.

The appropriate titles are included in Appendix 1.

3.2 Site Area

The site area is as follows:

Total Site	160.31 Ac (64.88 Ha)
Less – Major Road Widening	(11.43 Ac) (4.63 Ha)
Developable Area	148.88 Ac (60.25 Ha)

3.3 Existing Land Use

The subject site is presently under cultivation. There are two existing residences on the site. One is on the 21 acre parcel in the north east corner, the other is located further to the south.

The entire quarter section is presently designated A-1 Future Urban Development District by The City of Red Deer Land Use Bylaw No. 3156/96. The general purpose of this District is

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

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

3.4 Land Form

The site generally slopes from east to northwest from an elevation of approximately 909.5m on the eastern edge to an elevation of 889.5m in the northwest corner (see Figure 2). A fairly prominent ridge is located in the east central portion of the site. There is also a significant row of trees along the eastern boundary of the site extending from section line at the north to the future 22nd Street right of way at the south. The recently completed Ecological Profile for the area identified the trees as a northwest poplar and caragana windbreak. Recommendation R5-a of the Profile states that all of the large poplar trees along the west side of 30th Avenue should be maintained.

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

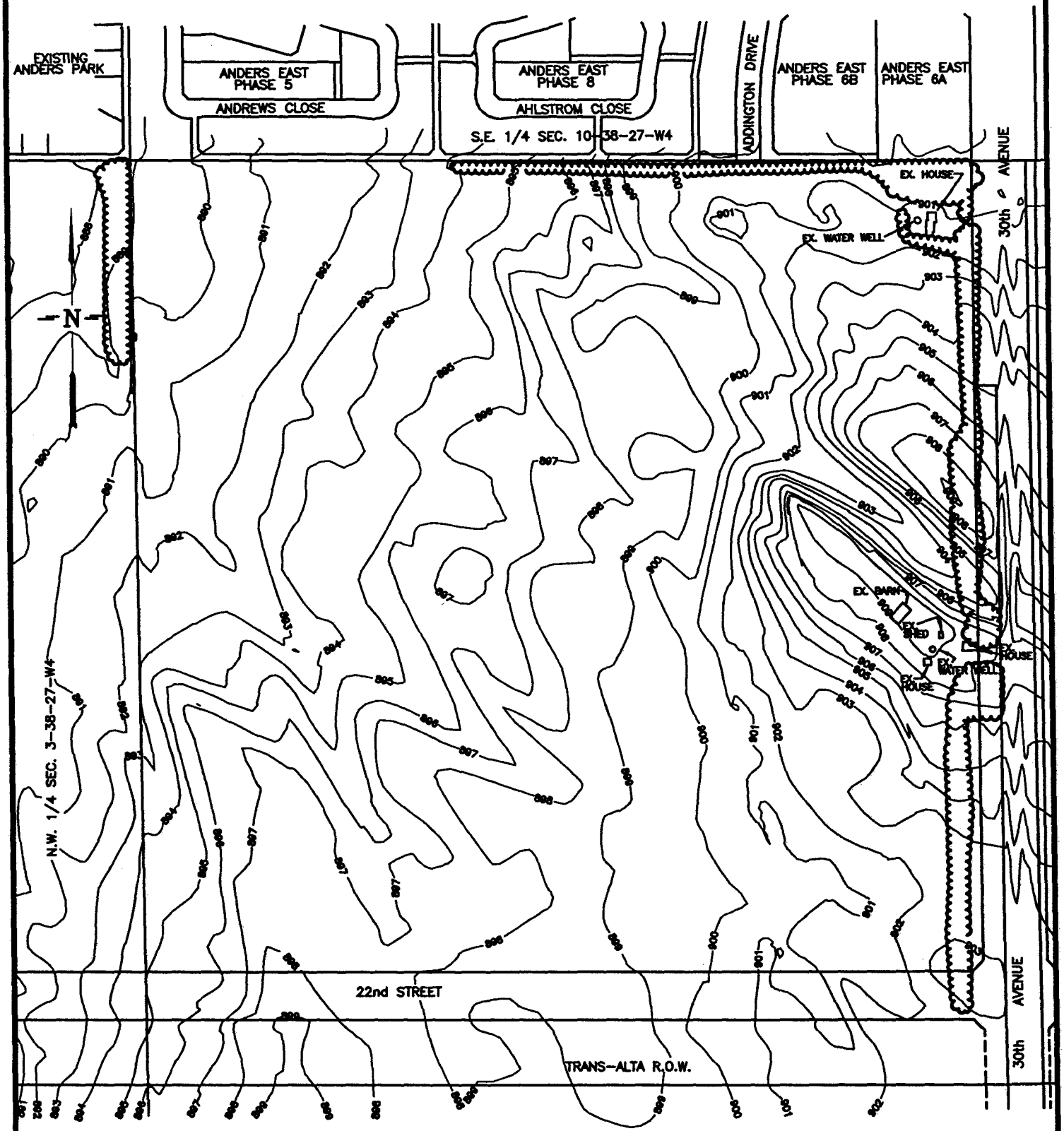


FIGURE 2
SITE FEATURES

LEGEND:

900 ORIGINAL GROUND CONTOURS

ORIGINAL TREELINE

SCALE 1:5000

REVISED APR 10/01

AL-TERRA ENGINEERING LTD.

EDMONTON RED DEER

The Profile also identifies a natural poplar windbreak along the north and west boundaries of the site. While recommendation R6-b recommends that the present natural stand of trees in the northeast corner be preserved, recommendation R6-a acknowledges that preservation of the windbreak trees along the west and north boundary is not possible due to servicing and development requirements.

Recommendation R7 also suggests that an attempt should be made to incorporate the landscaping and present trees around the existing two residences in a comprehensive housing development.

3.5 Access

Access to the site is presently available from 30th Avenue, and from the north/south collector stub from Avery Street. An ultimate access location to 30th Avenue has been established at approximately the midpoint along 30th Avenue.

3.6 Servicing

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from existing utilities immediately adjacent.

3.7 Environmental Considerations

A Phase 1 Environmental Site Assessment has been completed.

3.8 Existing Power Line

There is an existing TransAlta overhead power line right of way situated immediately to the south of subject parcel. This power line will remain in its present location.

3.9 Road Widening

A road widening of 20 metres is required along the eastern boundary of the subject site south of the 21 acre parcel (the 20m widening has already been provided adjacent the 21 acre parcel). This widening is required to provide the necessary right of way for the future arterial street.

A 37.5 metre right of way is required along the southern boundary of the site, adjacent to and north of the TransAlta right of way. The right of way is required for the future 22nd Street arterial. A reduction in right of way width from the typical 60 metres to 37.5 metres is possible because of the relationship to the power right of way, which can serve as the southerly buffer/berm.

4.0 DEVELOPMENT PROPOSAL

Based on the developer's intent, City policies, and site characteristics, a Neighbourhood Area

Structure Plan has been prepared for Aspen Ridge. The components of the Neighbourhood Area Structure Plan are development concept, density and population, open space, transportation, servicing and phasing.

4.1 Development Concept

The intent of the design of overall Aspen Ridge area is to provide a comprehensively planned residential community with an emphasis on integrating land uses, preserving existing trees and at the same time capitalizing on the potential of a good transportation infrastructure.

The Aspen Ridge Neighbourhood Area Structure Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guideline and policy documents. The Plan, based to a large extent on the client's concept, is intended to provide the opportunity for a variety of residential product types. This is an especially important factor when considering the dynamics of the present day market.

The proposed Neighbourhood Area Structure Plan is contained in Figure 3.

4.2 Neighbourhood Structure

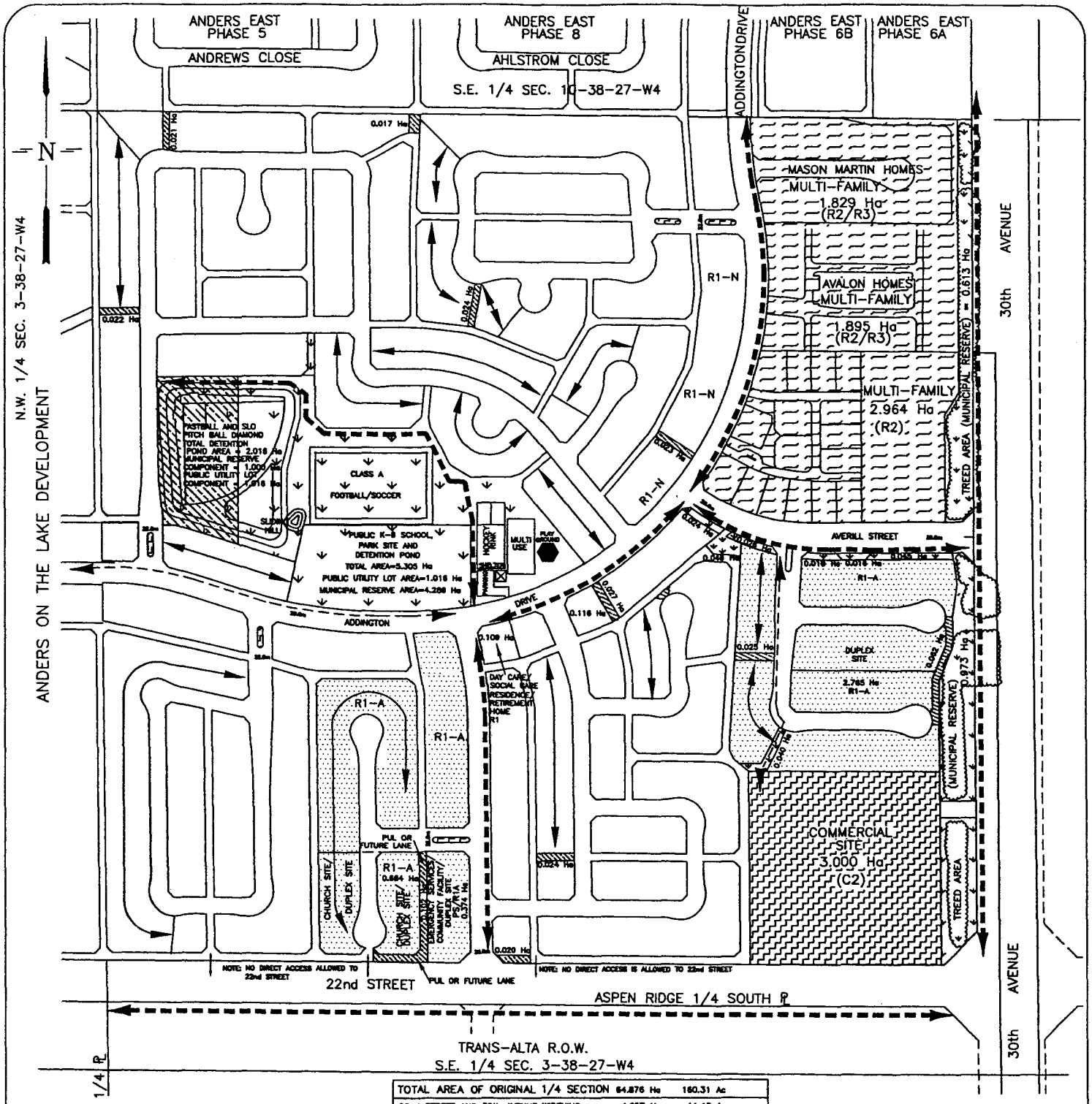
The plan places a possible emergency services/community facility, possible church site, and other possible public facilities such as the social care site at or near a future main entrance to the community. These neighbourhood amenities and the central neighbourhood park are intended to create the focus of the community and are therefore strategically located in terms of both vehicular and pedestrian networks.

Allowance is made in the plan for higher density housing in the northeast portion of the plan area adjacent to the amenity provided by the tree stand that is incorporated into the plan. It is anticipated that this residential cluster will be targeted toward the mature adult segment of the market with the intent to preserve most of the significant trees in the housing development.

A portion of the south east corner of the plan is set aside for a future commercial development at the intersection of 30th Avenue and the future 22nd Street.

Single family detached houses and possibly some semi-detached housing will be distributed throughout the remainder of the community. Although the vast majority of these units will be provided with rear lanes, a small percentage that back onto open space such as parks, storm retention facilities and the treed area will be laneless. As indicated in Figure 3, a portion of the lots is intended to accommodate 2 storey residences with walkout basement.

The lot size, which will be determined at the subdivision stage, is intended to vary in width, thus encouraging a variety of residential building product.



LEGEND:

- TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
- SINGLE FAMILY
- MULTI-FAMILY
- DUPLEX
- COMMERCIAL
- PUBLIC UTILITY LOTS
- SCHOOL, PARKS, AND PUBLIC OPEN SPACE
- MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS
- MAIN PEDESTRIAN WALKWAYS AND BIKE PATHS
- CHILDREN'S PLAYGROUND

TOTAL AREA OF ORIGINAL 1/4 SECTION	64.876 Ha	160.31 Ac	
22nd STREET AND 30th AVENUE WIDENING	4.627 Ha	11.43 Ac	
DEVELOPABLE AREA	60.249 Ha	148.88 Ac	100%
SINGLE FAMILY- DETACHED (R1)	23.115 Ha	57.12 Ac	38.4%
SINGLE FAMILY- NARROW (R1-N)	1.086 Ha	2.68 Ac	1.8%
DUPLEX LOTS (R1-A)	4.547 Ha	11.24 Ac	7.5%
MULTIPLE FAMILY (R2/R3)	3.724 Ha	9.20 Ac	6.2%
MULTIPLE FAMILY (R2)	2.964 Ha	7.32 Ac	4.9%
CHURCH SITE/DUPLEX SITE (R1-A)	0.664 Ha	1.64 Ac	1.1%
DAY CARE/ SOCIAL CARE RESIDENCE/ RETIREMENT HOME (R1)	0.109 Ha	0.27 Ac	0.2%
COMMERCIAL (C2)	3.000 Ha	7.41 Ac	5.0%
EMERGENCY SERVICES/COMMUNITY FACILITY/ DUPLEX SITE (PS/R1-A)	0.374 Ha	0.93 Ac	0.6%
PUBLIC K-8 SCHOOL, PARK AND WALKWAYS (PS)	4.505 Ha	11.13 Ac	7.5%
TREED AREA ALONG 30th AVENUE (P1)	1.586 Ha	3.92 Ac	2.6%
STORM DETENTION POND (PS)	1.016 Ha	2.51 Ac	1.7%
PUBLIC UTILITY LOTS	0.374 Ha	0.93 Ac	0.6%
ROADS	13.185 Ha	32.58 Ac	21.9%
COLLECTOR	3.211 Ha	7.93 Ac	
RESIDENTIAL	7.194 Ha	17.79 Ac	
LANES	2.780 Ha	6.87 Ac	

FIGURE 3
DEVELOPMENT CONCEPT

SCALE 1:5000

REVISED MAR 03/03

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

4.3 Land Use Distribution

Aspen Ridge is a comprehensively planned residential community consisting of residential and ancillary land uses. Table 1 below outlines the land use distribution.

Table 1 - Neighbourhood Area Structure Plan Statistics

Land Use	Acres	Hectares	Percentage
Single Family Detached (R1)	57.12	23.115	38.4%
Single Family Detached - Narrow (R1-N)	2.68	1.086	1.8%
Duplex Lots (R1-A)	11.24	4.547	7.5%
Residential – Multi-family (R2/R3)	9.20	3.724	6.2%
Residential – Multi-family (R2)	7.32	2.964	4.9%
Church Site/Duplex Site (R1-A)	1.64	0.664	1.1%
Day Care/Social Care Residence/Retirement Home (R1)	0.27	0.109	0.2%
Commercial Site (C2)	7.41	3.000	5.0%
Emergency Services / Community Facility/Duplex Site (PS/R1-A)	0.93	0.374	0.6%
School Site, Park & Walkways (PS)	11.13	4.505	7.5%
Storm Detention Pond	2.51	1.016	1.7%
Treed along 30th Avenue (P1)	3.92	1.586	2.6%
Public Utility Lots	0.93	0.374	0.6%
Streets and Lanes	32.58	13.185	21.9%
TOTAL DEVELOPABLE AREA	148.88	60.249	100.0%

Table 1 illustrates that 58.8 per cent of the Neighbourhood Area Structure Plan Area is for residential uses, 12.4 per cent for treed areas and open space including a storm detention pond, 21.9 per cent is dedicated for streets and lanes, 5.0 per cent for commercial development and the balance for other related uses.

4.4 Residential

The low density residential areas are proposed for predominately R1 single detached dwellings, a portion R1-A which may accommodate semi detached dwellings as well as detached dwellings, and a small number of R1-N single detached dwellings.

The residential (R2 and R2/R3) medium density area in the northeast portion of the Neighbourhood Area Structure Plan is proposed for a mix of product type. The R2 units consist of 64 fourplex units and 99 units in an apartment style senior's community. The R2/R3 units consist of 116 typical condominium units.

Multi-family units are often assumed to have two or more bedrooms. Under this scenario, the typical allowance for persons per unit would be 3.0. However, the senior's apartment complex, containing 99 units will not have a population density of 3.0 persons per unit. Instead, we have used a multi family/townhouse number of 2.2 persons per unit.

The resulting estimated population density calculation is summarized in Table 2 as follows:

Table 2 - Estimated Population Density

Land Use	Number of Dwelling Units	Number of Persons Per Unit	Total Population
Single Family - R1	359	3.4	1,221
Single Family - R1-N	25	3.4	85
Duplex - R1-A	156	3.3	515
Multi Family - R2/R3	180	3.0	540
Multi Family - R2	99	2.2	218.0
Totals:	819	-	2,579.0

Population density: 2579.0 ÷ 57.249Ha = 45.0 persons per hectare

This density is within the allowable limit of 45 persons per hectare.

As illustrated in Table 2, the Neighbourhood Area Structure Plan, depending upon the actual lot size and land use, is anticipated to accommodate approximately 819 dwelling units and a population of approximately 2579 persons. Given this estimated unit count, the overall density for the Area Structure Plan Area is approximately 5.8 units per gross acre, and 45.0 Persons/Developable Hectare, with the commercial site area removed from the gross areas.

4.5 Open Space

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

- Components

The components of the proposed Aspen Ridge open space which are cited below, include a neighbourhood school and park centre, east side linear park, and a dry storm retention facility.

a) Neighbourhood School and Park Facility

A 10.6 acre (4.29 ha) central neighbourhood school and park site is provided in the location indicated in the East Hills Area Structure Plan.

b) Linear Park

A 3.92 acre (1.59 ha) north south linear park, ranging from 13 to 30 metres in width, is proposed along the eastern edge of the quarter. The primary purpose for this park is to retain the existing tree stand.

A small 20 foot (6m) wide municipal reserve strip connects to the major linear park. In addition to providing this connection, this strip will serve to separate the rear of the residential lots and the collector roadway.

c) Storm Detention Facility

A storm detention facility is proposed to be part of the overall central park site. The total detention pond area is 4.99 acres (2.02 Hectares) of which 2.47 acres (1 Hectare) is municipal reserve.

- Municipal Reserve

In order to realize the open space network illustrated in the Plan, there will be a municipal reserve dedication of 15.05 acres (6.09 ha) which is 10.11 per cent of the developable area. This dedicated municipal reserve is comprised of the following elements:

	Acres (+/-)	Ha (+/-)
• Neighbourhood school and park	10.60	4.29
• Local Parks	0.53	0.22
• Linear Park (treed area)	3.92	1.59

4.6 Public Facilities

The Plan provides for a possible emergency services/community facility site, a church site, and a social care site.

4.7 Environmental Considerations

As indicated in Section 3.4 of this report and illustrated in Figure 2, the Ecological Profile Report for southeast Red Deer identifies the larger poplar trees along 30th Avenue and in the northeast corner as a Priority "A" for preservation. Most of the trees are included in the proposed municipal reserve strip. The remainder, where possible, will be incorporated in the development of the site. In addition, Recommendation R5-b of the Ecological Profile indicates that a 2.5 metre walking/biking trail be established along the west side of 30th Avenue. The Plan endeavours to accommodate these recommendations.

4.8 Commercial Site

The south east corner of the plan, as previously mentioned, shows a 7.41 acre (3.0 Ha) area set aside for commercial development (to be classified as C2). This area is a proposed location for a District Shopping Centre serving the surrounding community, and will be a major asset to the Aspen Ridge Plan. It will offer a close and convenient opportunity for residents in the area to do their grocery shopping. The proposed accesses for this development are full left-turn, right-turn from 22nd Street and a right-in, right-out entry from 30th Avenue (the City of Red Deer's Recreation, Parks and Culture Department has approved minimal tree removal for this purpose, providing that they are onsite during any tree removal. Adjacent natural vegetation will be preserved. The vegetation that is removed will be compensated by additional landscaping within the Commercial Site). With these entry points from the arterial roads, the traffic generated by the commercial development will have a minimum of impact on the residential areas. As well, the major walkway routes coupled with a short walk connection will allow pedestrian access to the shopping centre from within the neighbourhood.

5.0 TRANSPORTATION

5.1 Traffic Circulation Pattern

The traffic circulation pattern proposed in the Neighbourhood Area Structure Plan conforms to the East Hill Area Structure Plan. At some point in the future, there will be one arterial roadway, and one major collector roadway adjacent to the quarter section:

- 30th Avenue, along the east boundary of the quarter section will be an arterial roadway
- 22nd Street, along the south boundary of the quarter section will be a major collector roadway

Funds for construction of both roadways will come from the City of Red Deer off site levy fund.

Figure 3 illustrates the proposed roadway pattern for the subject quarter section. As illustrated, a looped collector road, Addington Drive, will extend from the Anders East quarter section, through the subject lands, and into the Anders On The Lake quarter section, which is located directly west of the subject quarter section. Collector roads will connect Addington Drive to 30th Avenue, and Addington Drive to 22nd Street.

30th Avenue currently exists as a four lane divided arterial cross section, to just past the mid point of Aspen Ridge quarter section, at Averill Street, tapering to a paved two lane rural cross section at the future 22nd Street intersection. 22nd Street is currently just a cultivated area.

Access to the subject lands for the first few phases of development will come from the Addington Drive collector road, located within Anders East, and from 30th Avenue. The primary access for the district shopping centre will come from 22nd Street.

For the P-loops, and long cul-de-sacs, accesses with medians are proposed to provide a divided access, in case of emergencies, where one side of the access is blocked by an obstruction.

5.2 Pedestrian Circulation Patterns

Figure 3 illustrates a continuous integrated pedestrian system throughout the quarter section, and along 30th Avenue and 22nd Street. Figure 4 illustrates the cross sectional details for the collector roadways. As illustrated on Figure 4:

- A 2.5 metre wide monolithic sidewalk will be installed along the east side of Addington Drive to where Addington Drive intersects with the collector roadway going south to 22nd Street. A 1.5 metre monolithic sidewalk will be installed along the west and north side of Addington Drive.

- A 2.5 metre wide monolithic sidewalk will be installed along the south side of the collector road extending from Addington Drive to 30th Avenue. A 1.5 metre monolithic sidewalk would be installed on the north side of this collector road.

- A 2.5 metre wide monolithic sidewalk will be installed along the east side of the collector roadway extending from Addington Drive to 22nd Street.

- As part of the arterial road construction for 30th Avenue, the pedestrian linkage will be continued along the west side of 30th Avenue. As part of the major collector road construction for 22nd Street, a 2.5m wide asphalt or concrete pedestrian linkage will be installed within the TransAlta right of way. The proposed locations are illustrated on Figure 3.

Two minor pedestrian linkages are illustrated on Figure 3. The first provides continuity along Addington Drive west to the collector road that connects Addington Drive to 22nd Street. The second provides a connection from Averill Street to the commercial site.

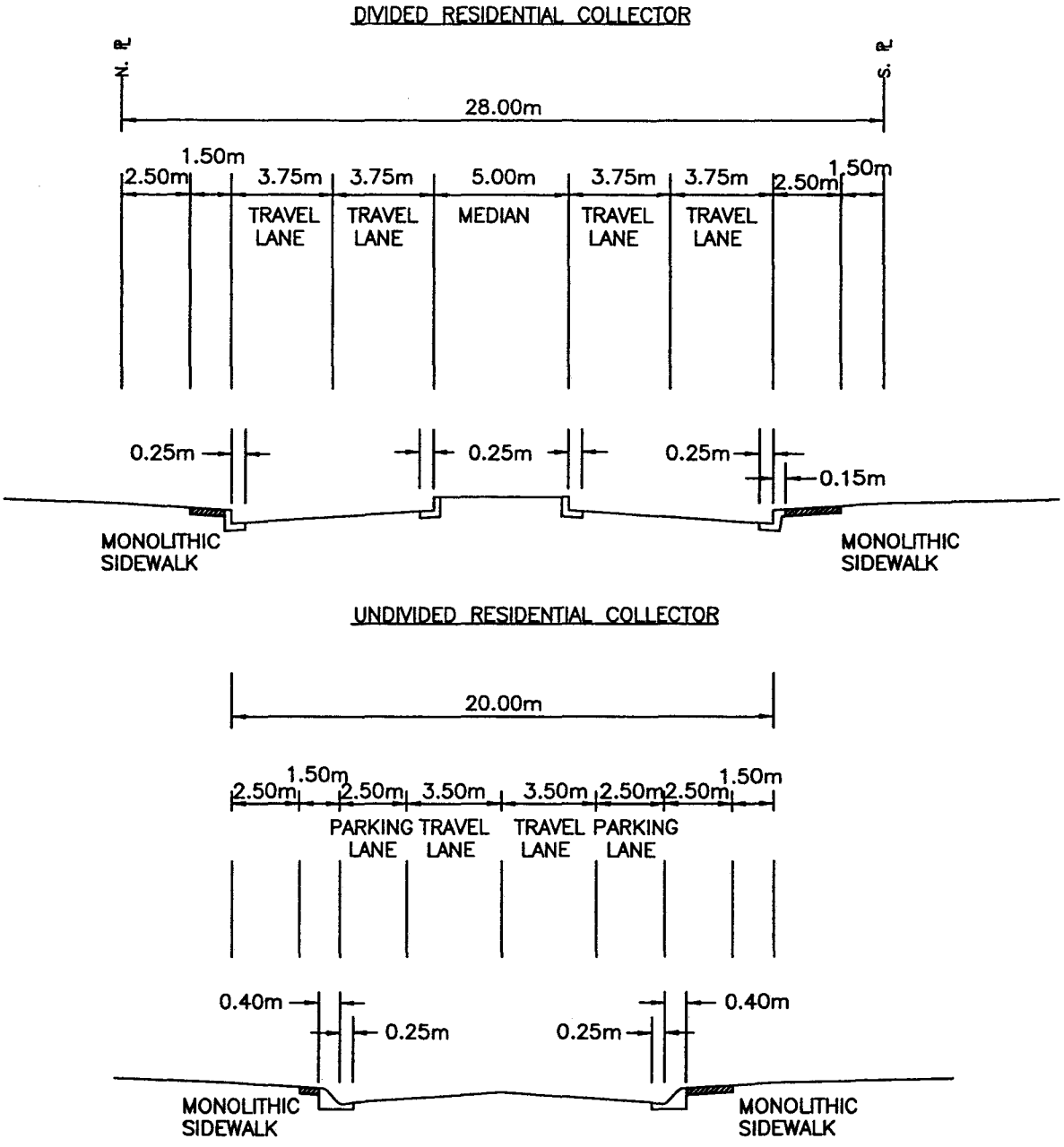
The pedestrian linkage system illustrated on the Neighbourhood Area Structure Plan connects key neighbour-hood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

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

6.0 MUNICIPAL SERVICING

Most of the municipal services required to service this quarter section are existing. The exception is the storm trunk system. The remaining services are a direct extension of services located along the north boundary of the quarter section.

ASPEN RIDGE OUTLINE PLAN



NOTE: THE 2.5m MONOLITHIC SIDEWALK WILL BE LOCATED ALONG THE EAST AND NORTH SIDES OF ADDINGTON DRIVE, ALONG THE SOUTH SIDE OF THE COLLECTOR ROAD TO 30th AVENUE, AND ALONG THE EAST SIDE OF THE COLLECTOR ROAD TO 22nd STREET.

FIGURE 4
DIVIDED AND UNDIVIDED RESIDENTIAL COLLECTOR ROADWAY DETAIL

PREPARED BY:

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

REVISED: SEPT 27/2002
REVISED: MAR 13/2001

6.1 Storm Sewer System

The existing storm trunk system, which is routed through the Anders East quarter section, has capacity for 17.0 hectares of the subject quarter section. The remaining storm drainage, from the remainder of the quarter section, and the adjacent arterial roadways, must be routed to the storm detention pond located north of Addington Drive, toward the west side of the quarter section. The storm detention pond is combined with the neighbourhood school and park. From this storm detention pond, the allowable discharge will be routed westward, through storm sewer mains, ultimately to Piper Creek. The allowable discharge is as follows:

- 0.0013 cu.m/sec/ha for the 1 in 5 year storm
- 0.0036 cu.m/sec/ha for the 1 in 100 year storm event.

Approximately 46 hectares of land will drain into this storm detention pond. The pond must be sized to accommodate the runoff from a one in 100 year storm. The storage volume required in the detention pond, to accommodate this runoff, is approximately 27,000 cubic metres.

6.1.1 Minor Drainage System

Figure 5 illustrates the conceptual layout for the storm sewer system. Runoff for storms up to a one in five year event will be handled via a gravity, piped system. Even for the one in five year storm event, some storm water storage is required in the Anders East storm detention pond, or in the detention pond located within the Aspen Ridge quarter section.

Consideration will be given to providing a weeping tile drainage system for all lots. The storm system design will be completed in accordance with the City of Red Deer Design Guidelines.

6.1.2 Major Overland Drainage System

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

To accommodate this situation, roads and lanes will be designed to route the overland flow to either the storm detention in the Anders East quarter section, or to the proposed storm detention pond in the Aspen Ridge quarter section. Some ponding will also occur within the roads, lanes and municipal reserve lots. The detailed design process will ensure that the major overland drainage system is designed in accordance with the City of Red Deer Design Guidelines.

The major overland drainage system is illustrated on Figure 6.

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

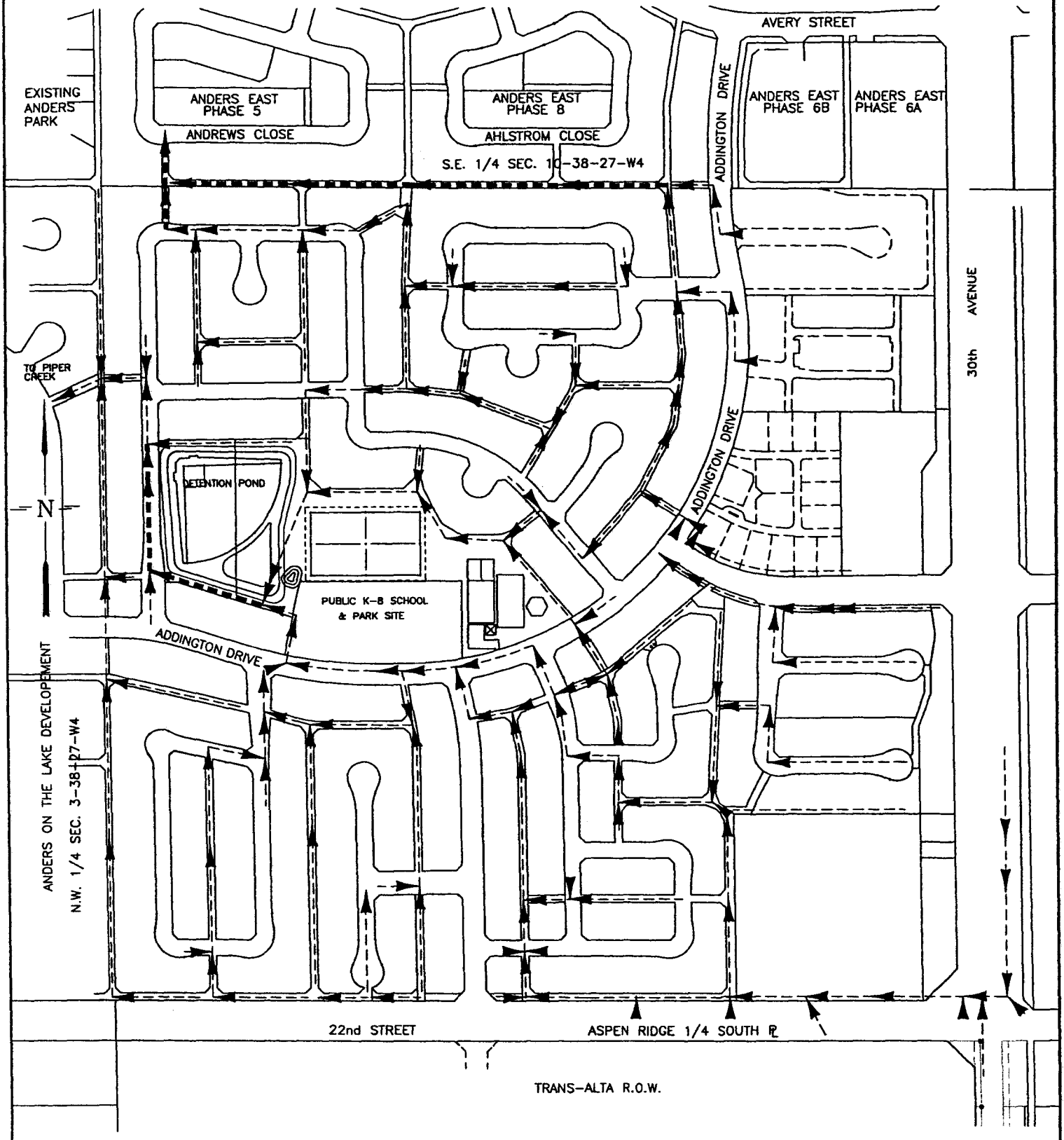


FIGURE 5
STORM SEWERS

SCALE 1:5000

REVISED: APR 10, 2001
REVISED: SEPT 13, 2002
REVISED: JAN 13, 2003
REVISED: FEB 12, 2003
REVISED: MAR 03, 2003

LEGEND:

STORM TRUNK
STORM SEWER

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

6.1.3 Storm Detention Pond Cross Section

The City of Red Deer Recreation Parks and Culture Department requested that a cross section be provided to illustrate how the storm detention pond grades tie into the central park grades. Figure 6a illustrates this cross section and the location it is based on.

6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Anders East quarter section, which is located directly to the north of the Aspen Ridge quarter section.

A 525 millimetre diameter sanitary sewer is stubbed into the northwest corner of the Aspen Ridge quarter section. The sanitary trunk system will be extended partially through the Aspen Ridge quarter section, and then will be routed westward, into the lane which abuts the west boundary of the Aspen Ridge quarter section. The sanitary sewer trunk will service this quarter section, and six additional quarter sections, located to the south, east and west of the Aspen Ridge quarter section. Figure 7 schematically illustrates the proposed layout for the sanitary sewer system. This drawing illustrates the proposed routing for the extension of the sanitary trunk system through the Aspen Ridge quarter section. It also illustrates the proposed location where the sanitary sewer force main will tie into the sanitary sewer trunk system. The sanitary sewer force main will extend from a sanitary lift station located on the NW ¼ Sec. 3-38-27-W4. This sanitary lift station will service four quarter sections of land located to the west and south of the Aspen Ridge quarter section.

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

6.3 Water Distribution System

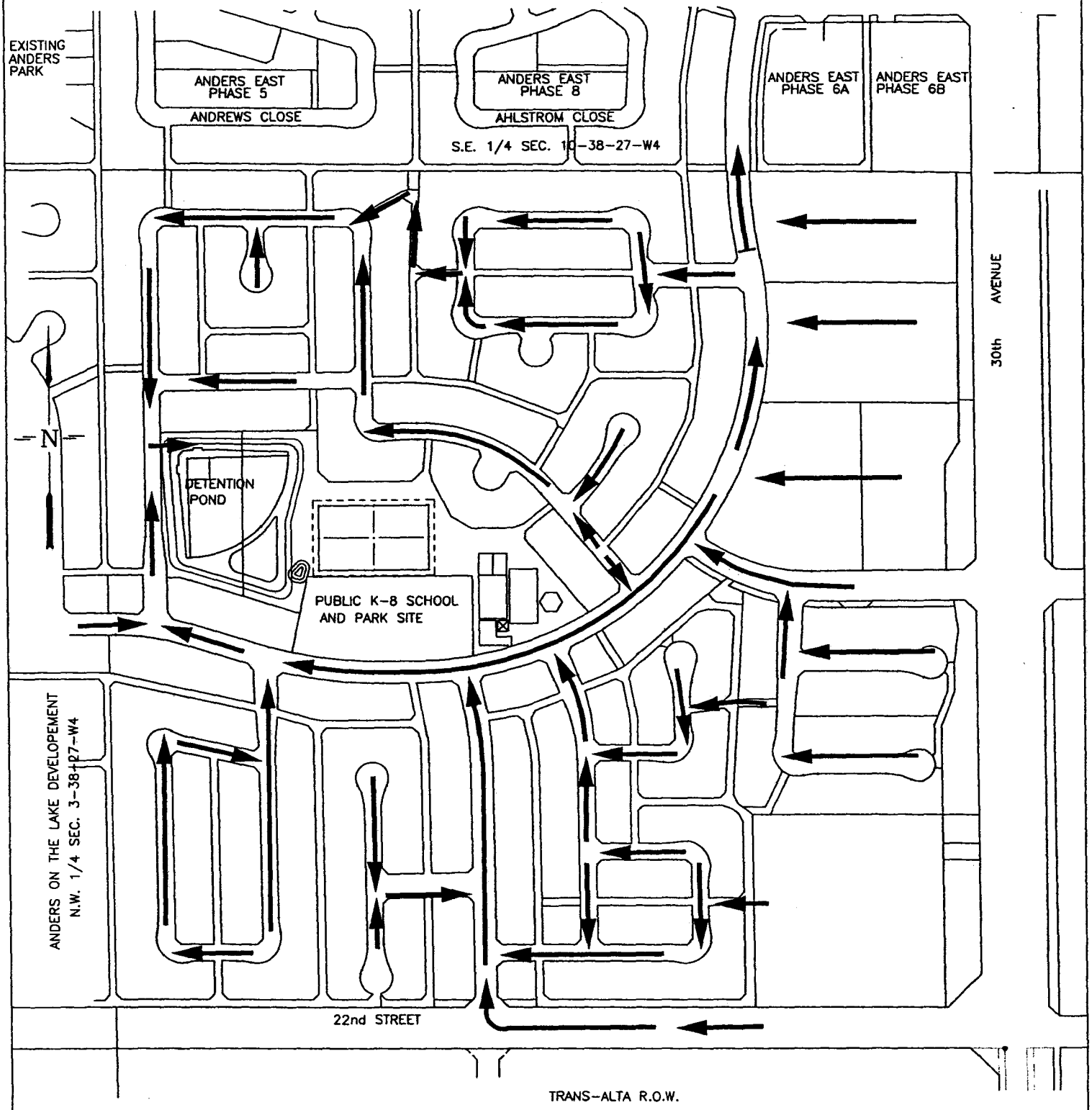
The water distribution system required to service the Aspen Ridge quarter section is a direct extension of the water distribution system for the Anders East quarter section, located directly to the north. The largest water supply mains include:

- A 400 millimetre diameter water main stubbed off at the northwest corner of the quarter section. This water main will be extended along the west side of 30th Avenue.

- A 250 millimetre diameter water main which is existing or will be extended along the south property line of the Anders East quarter section.

- Water feeder mains will also be located along the north side of 22nd Street, and in the lane located adjacent to the west boundary of the Aspen Ridge quarter section.

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN



S.E. 1/4 SEC. 3-38-27-W4

FIGURE 6
OVERLAND DRAINAGE
GREATER THAN 1:5 YEAR STORM EVENT

LEGEND:
DIRECTION OF FLOW

SCALE 1:5000
REVISED: APR 10, 2001
REVISED: SEPT 13, 2002
REVISED: JAN 13, 2003
REVISED: FEB 12, 2003
REVISED: MAR 03, 2003

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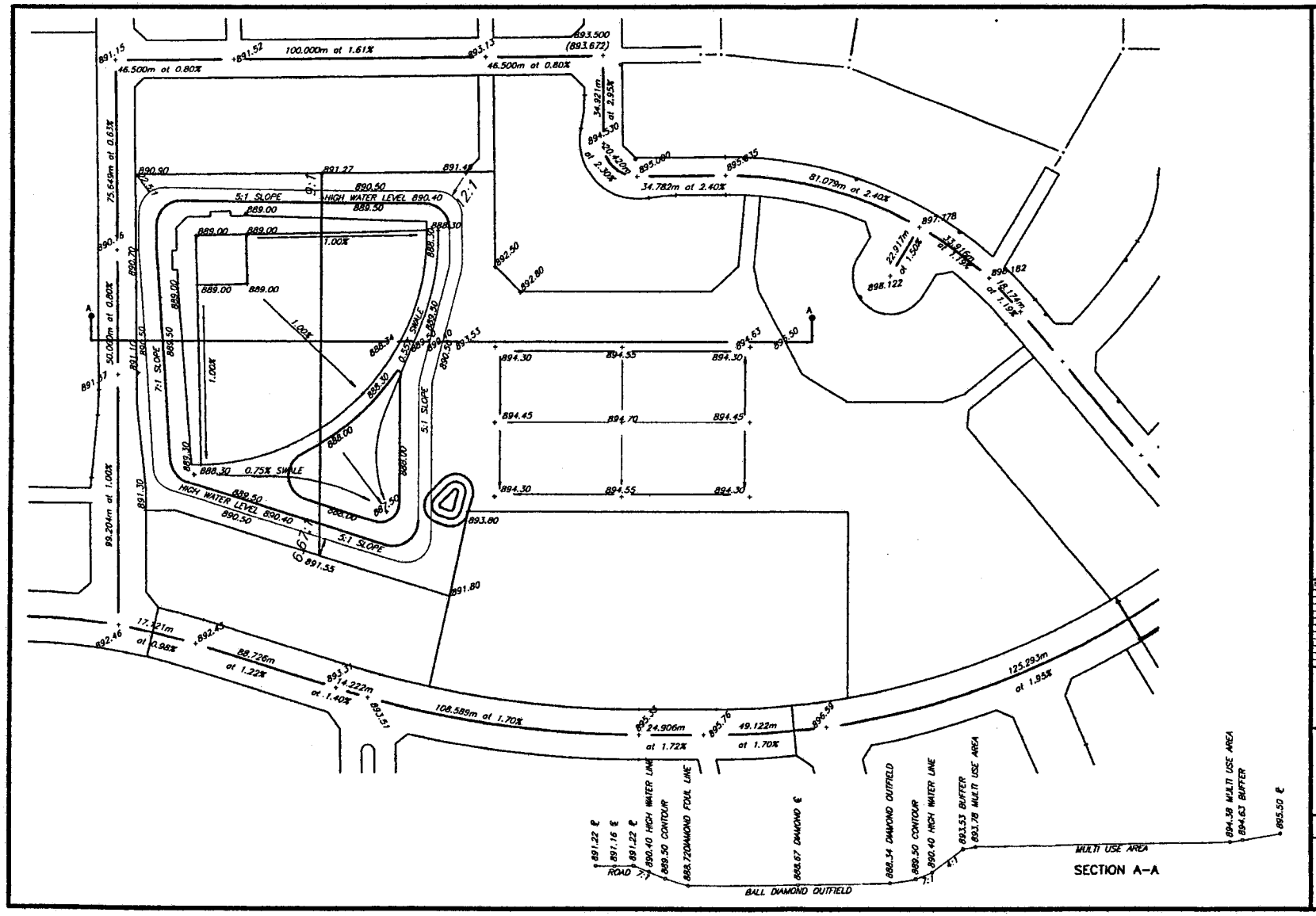
EDMONTON RED DEER



ISSUE	DATE	REMARKS	BY
1	JULY 16/98	PRELIMINARY LAYOUT	DCS
2	APR. 27/99	REVISED FOR OUTLINE CHANGES	LAS
3	JUNE 30/99	REVISED FOR LOCATION	LAS
4	JAN. 25/01	GRADES UPDATED AS PER ASPEN RIDGE PHASE 3	MS
5	SEPT. 17/02	UPDATED STREET GRADES	DVE
6	JAN. 13/03	REVISED PHASE 3 & OUTLINE ACROSS EVEN...	DVE

AL-TERRA
ENGINEERING LTD.
EDMONTON

DESIGN: MAS
APPROVED: MAS
SCALE: 1:1500
JOB No.: 220-6
SHEET No.:
DATE ORIGINAL DRAWN: MAY 13, 1998
DATE PRINT:
DRAWING: FIGURE 6A

THE CITY OF RED DEER

ASPEN RIDGE
PUBLIC K-8 SCHOOL, PARK
SITE AND DETENTION POND
STORM DETENTION POND
DESIGN GRADES

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

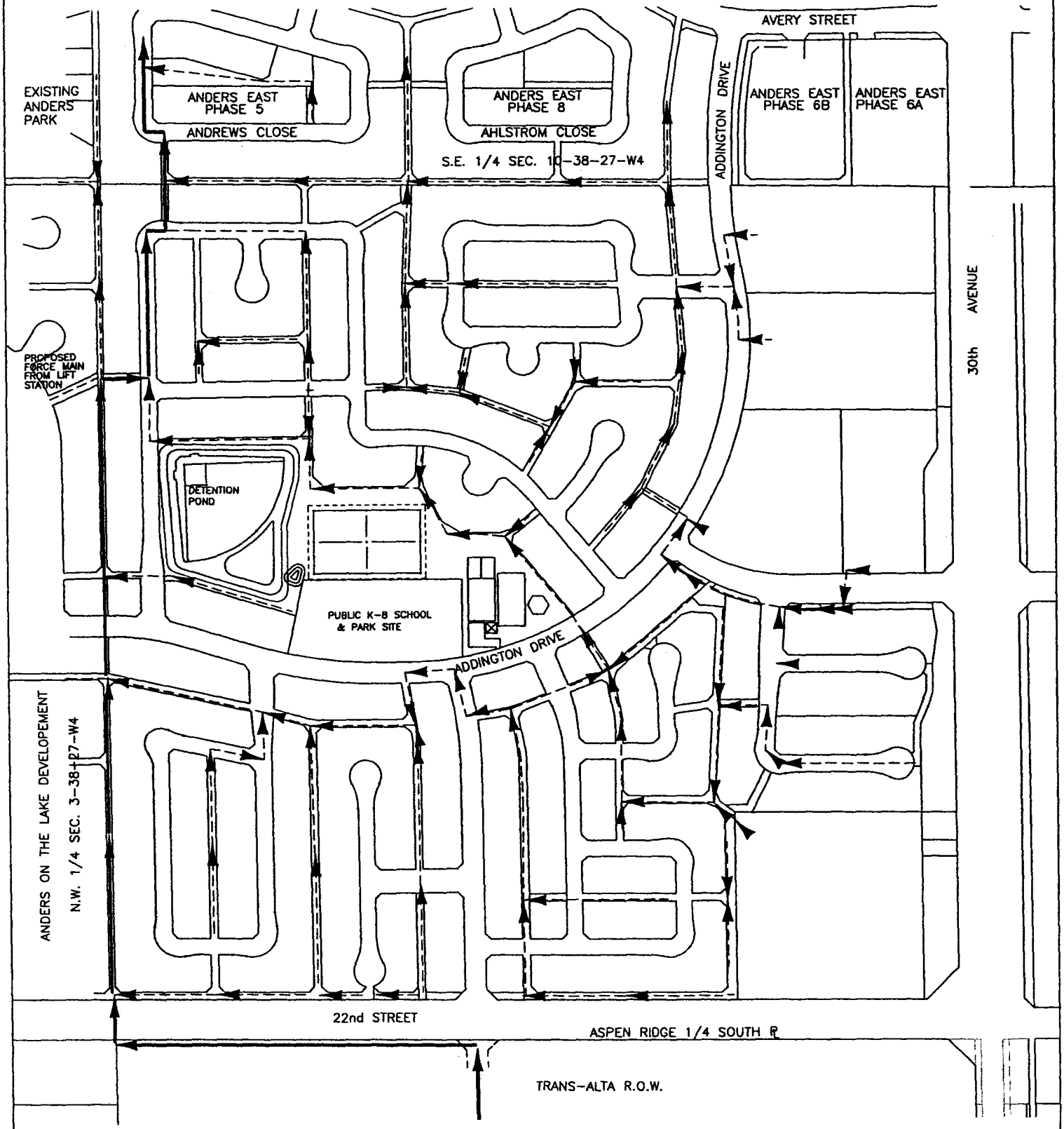


FIGURE 7
SANITARY SEWERS

SCALE 1:5000

REVISED: APR 10, 2001
REVISED: SEPT 13, 2002
REVISED: JAN 13, 2003
REVISED: FEB 12, 2003
REVISED: MAR 03, 2003

LEGEND:

SANITARY TRUNK ——————→
200mm SANITARY - - - - - - →

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

Figure 8 conceptually illustrates the water feeder main routing, and the water distribution system for the quarter section. Computer modelling will be utilized to evaluate actual water main sizes within the quarter section.

All facilities for the water distribution system will be designed in accordance with City of Red Deer Design Guidelines.

6.4 Shallow Utilities

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

7.0 REPORTS FROM SPECIALIZED CONSULTANTS

7.1 Geotechnical Report

The geotechnical report, prepared by Agra Earth & Environmental Ltd, was submitted to the City of Red Deer Engineering Department on April 03, 1998.

7.2 Phase 1 Environmental Site Assessment

The Phase 1 Environmental Assessment, prepared by Agra Earth & Environmental Ltd., was submitted to the City of Red Deer Engineering Department and Community Planning Services on April 07, 1998.

8.0 PHASING OF DEVELOPMENT

Figure 9 illustrates the proposed phasing for development. The present location of utilities dictates the first few phases of development. Market conditions will influence the actual phasing of later development.

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

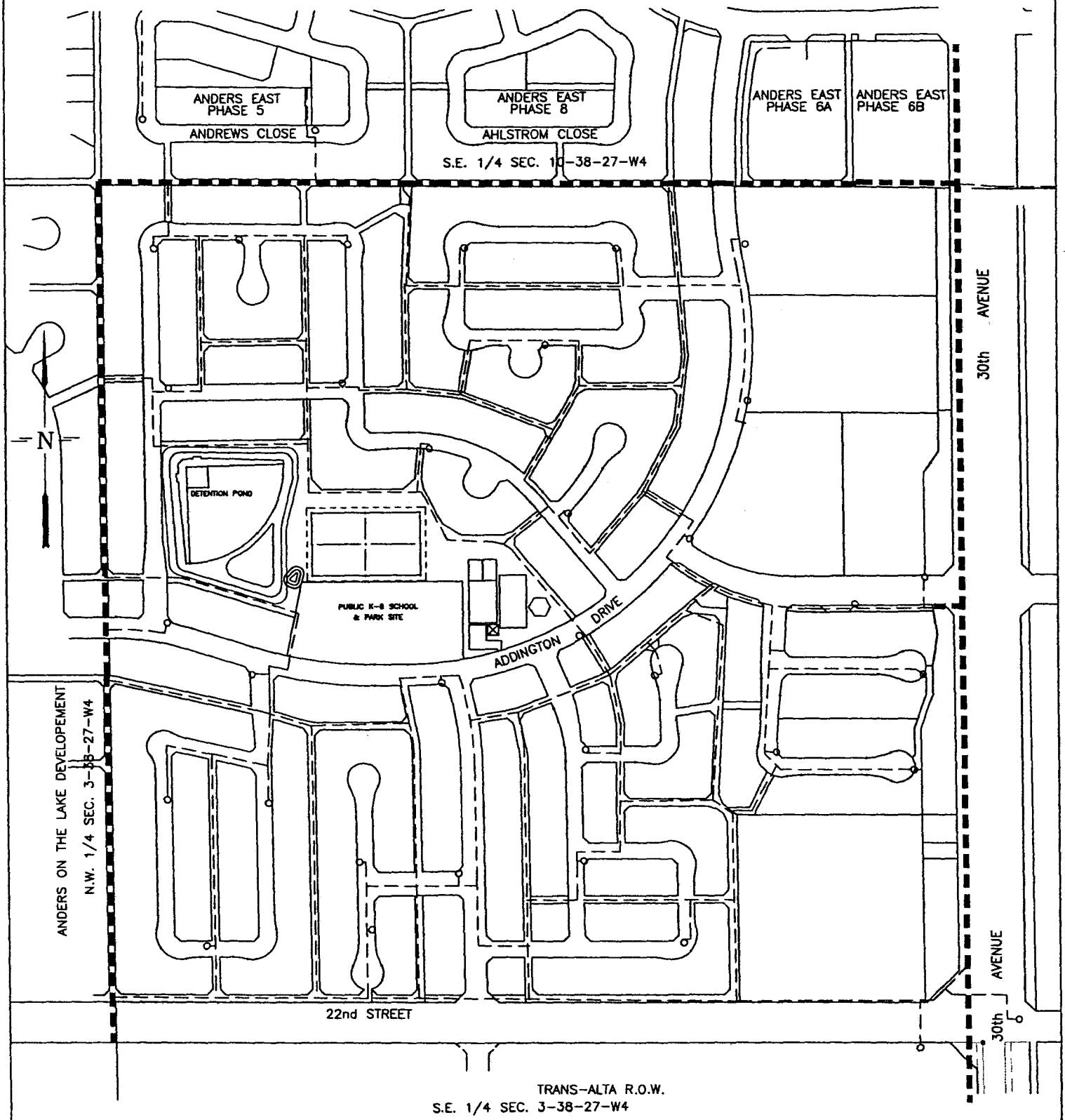


FIGURE 8
WATER DISTRIBUTION

SCALE 1:5000

REVISED APR 10, 2001
REVISED JAN 13, 2003
REVISED FEB 12, 2003
REVISED MAR 03, 2003

LEGEND

FEEDER WATER MAIN
WATER MAIN
HYDRANT o

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

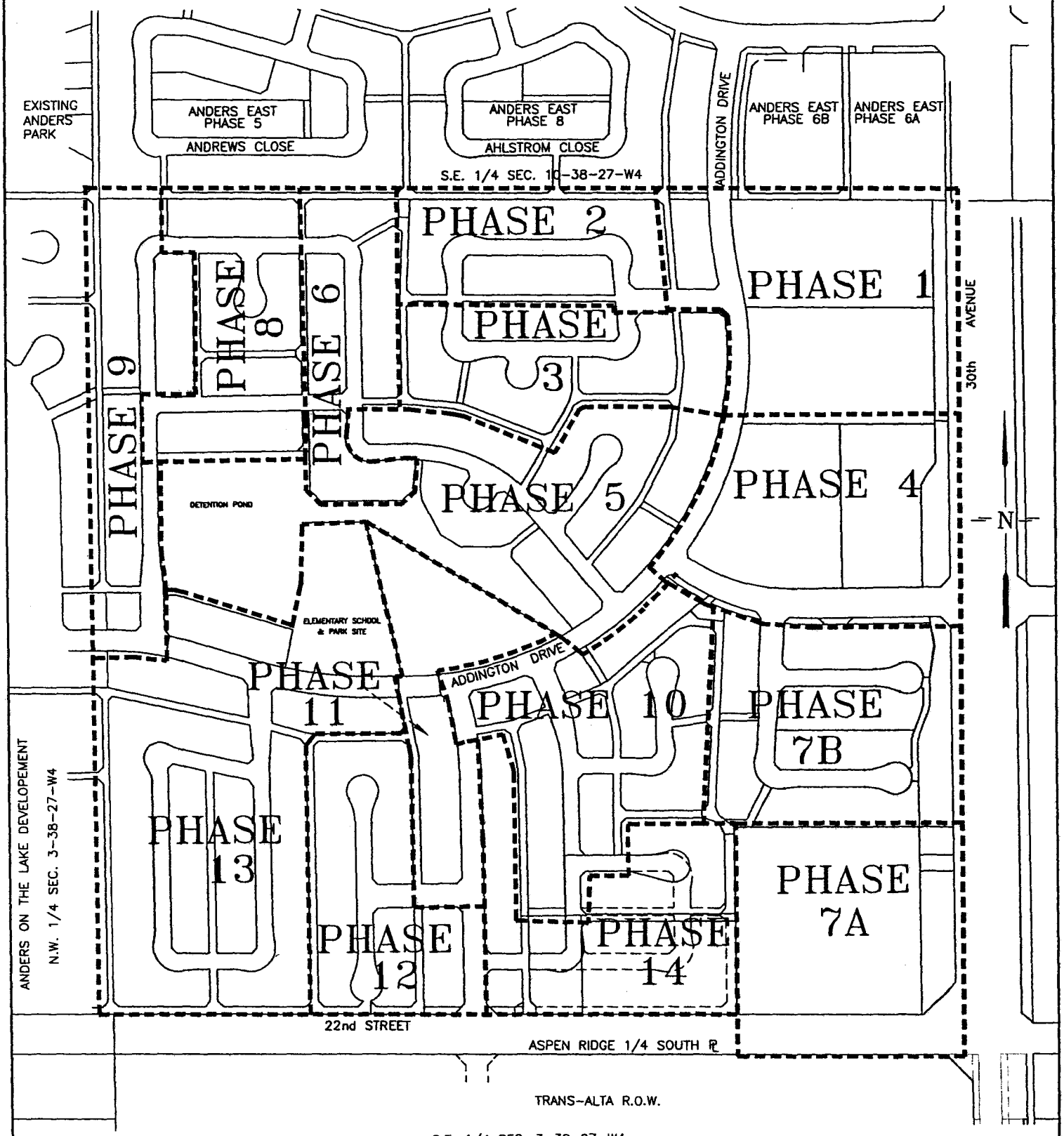


FIGURE 9
PHASING CONCEPT

SCALE 1:5000

REVISED:MAR 03, 2003
REVISED:FEB 12, 2003
REVISED:JAN 13, 2003
REVISED:NOV 14, 2002
REVISED:JUNE 25, 2002
REVISED:MAY 31, 2002

LEGEND:

PHASE BOUNDARY - - - - - - -

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER

F:\Projects\Aspen Ridge\OUTLINE PLANS\REVISION 03-03-03\Fig 9 - Phasing Concept.dwg

BYLAW NO. 3156/K-2003

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

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

1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 9/2003 attached hereto and forming part of the bylaw.

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

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

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

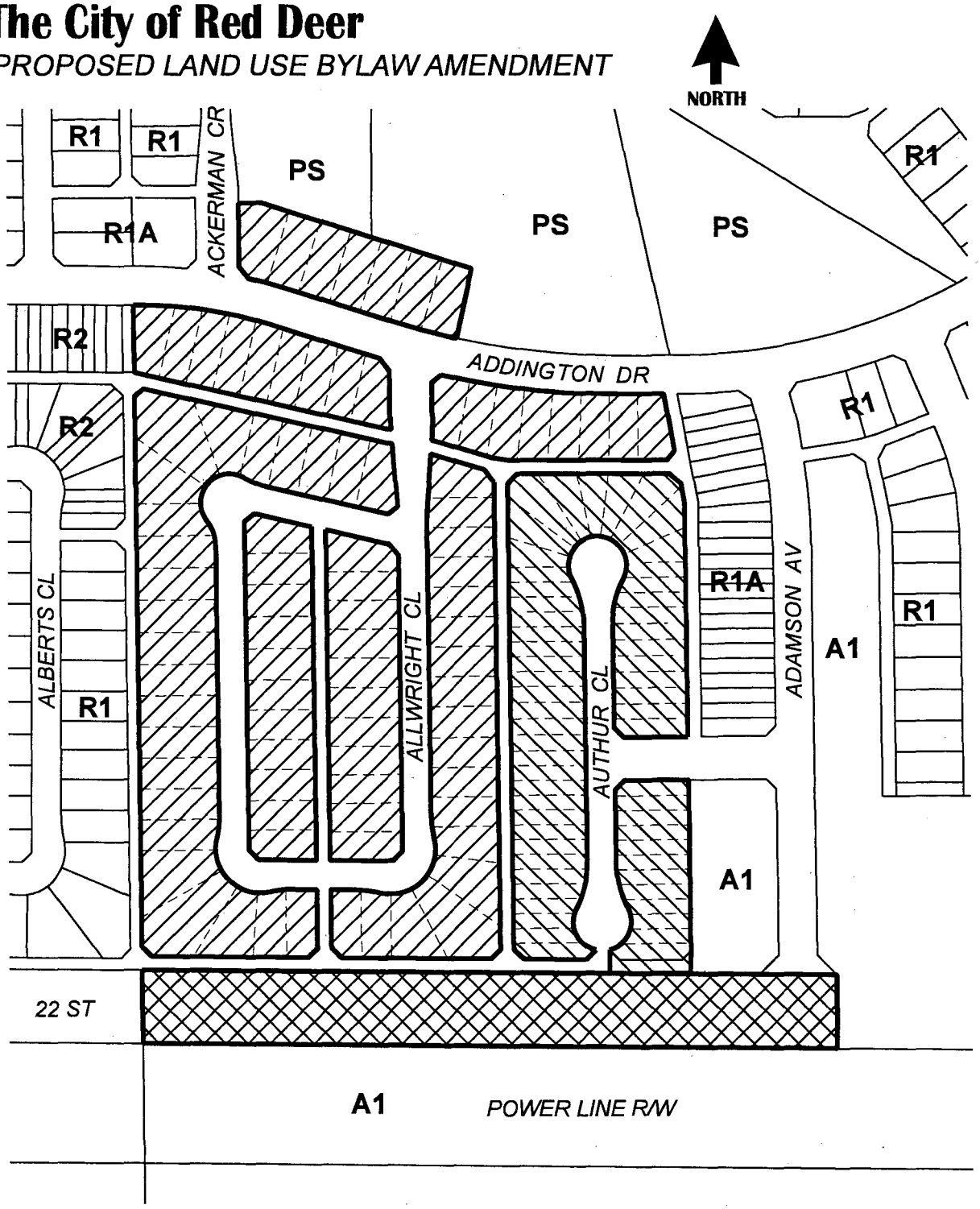
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

AI to R1

A1 to R1A

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

MAP No. 9 / 2003

BYLAW No. 3156 / K - 2003

KLAND
COMMUNITY
PLANNING
SERVICES

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

DATE: March 17, 2003

TO: Kelly Kloss, City Clerk

FROM: Frank Wong, Planning Assistant

RE: Land Use Bylaw Amendment No. 3156/M-2003
Part of the SW ¼ Sec. 3-38-27-4
Inglewood West – Phase 4
Inglewood Communities Inc.

Inglewood Communities Inc. is proposing to develop Phase 4 of the Inglewood West Subdivision. Phase 4 consists of 91 single-family lots, 2 public utility lots and 1 municipal reserve lot. This proposal rezones 9.36 ha (23.13 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, P1 Parks and Recreation Districts and Road.

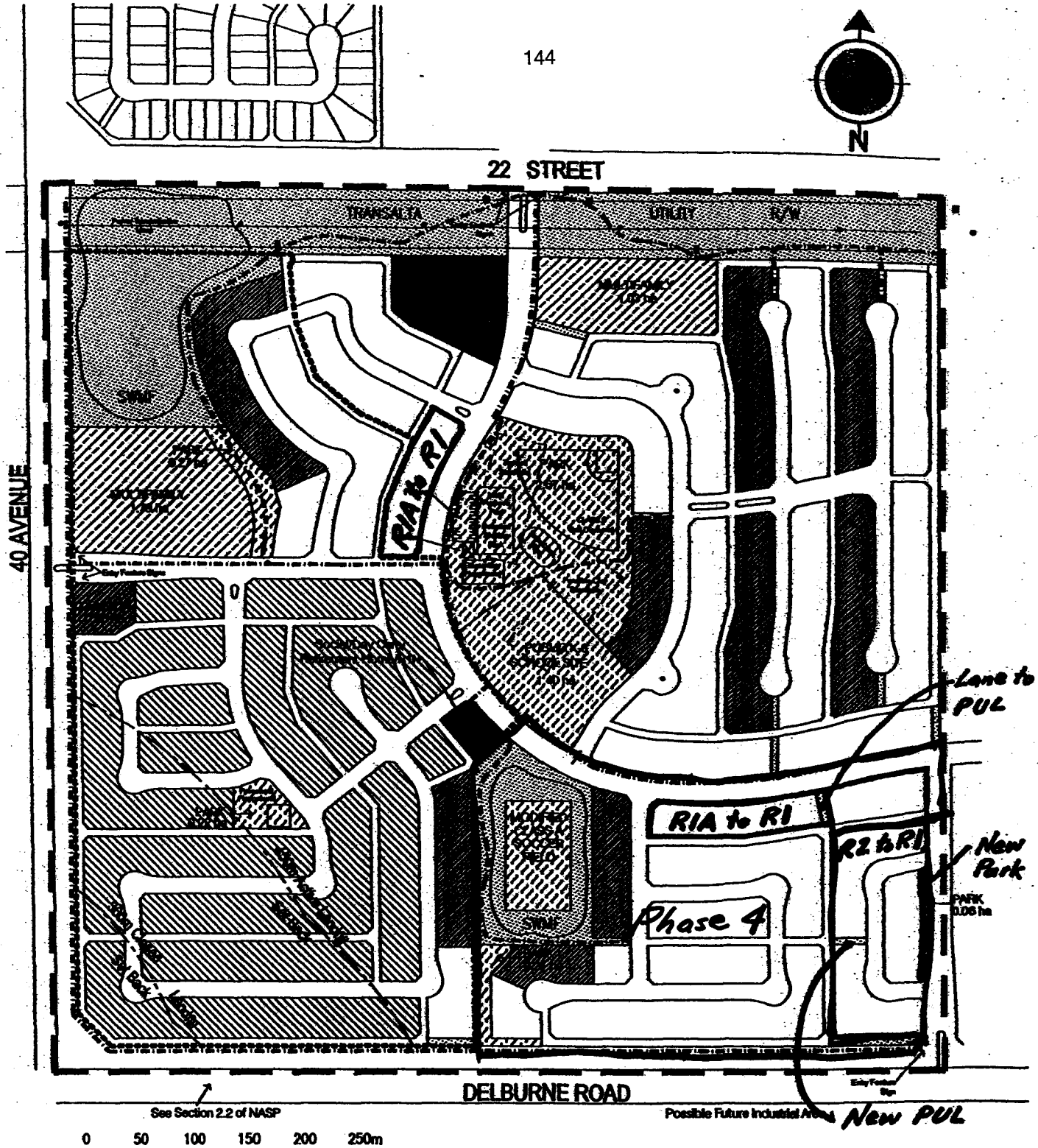
A plan amendment to the Inglewood West Neighbourhood Area Structure Plan is required to permit this rezoning proposal. Such an amendment was submitted on January 13, 2003, processed according to the City's *"Planning & Subdivision Guidelines"* and has received first reading under Bylaw Amendment 3217/C-2003.

Staff recommendation

The proposal complies with the amendment to the Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003; therefore it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/M-2003.

Frank Wong
Planning Assistant

Attachments



Proposed NASP Amendment

Legend

- ASP Boundary
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- R2/R3 Residential Multi Family
- LIMIT OF EXISTING DEVELOPMENT
- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

Stantec

Client/Project
RED DEER
INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
3.0

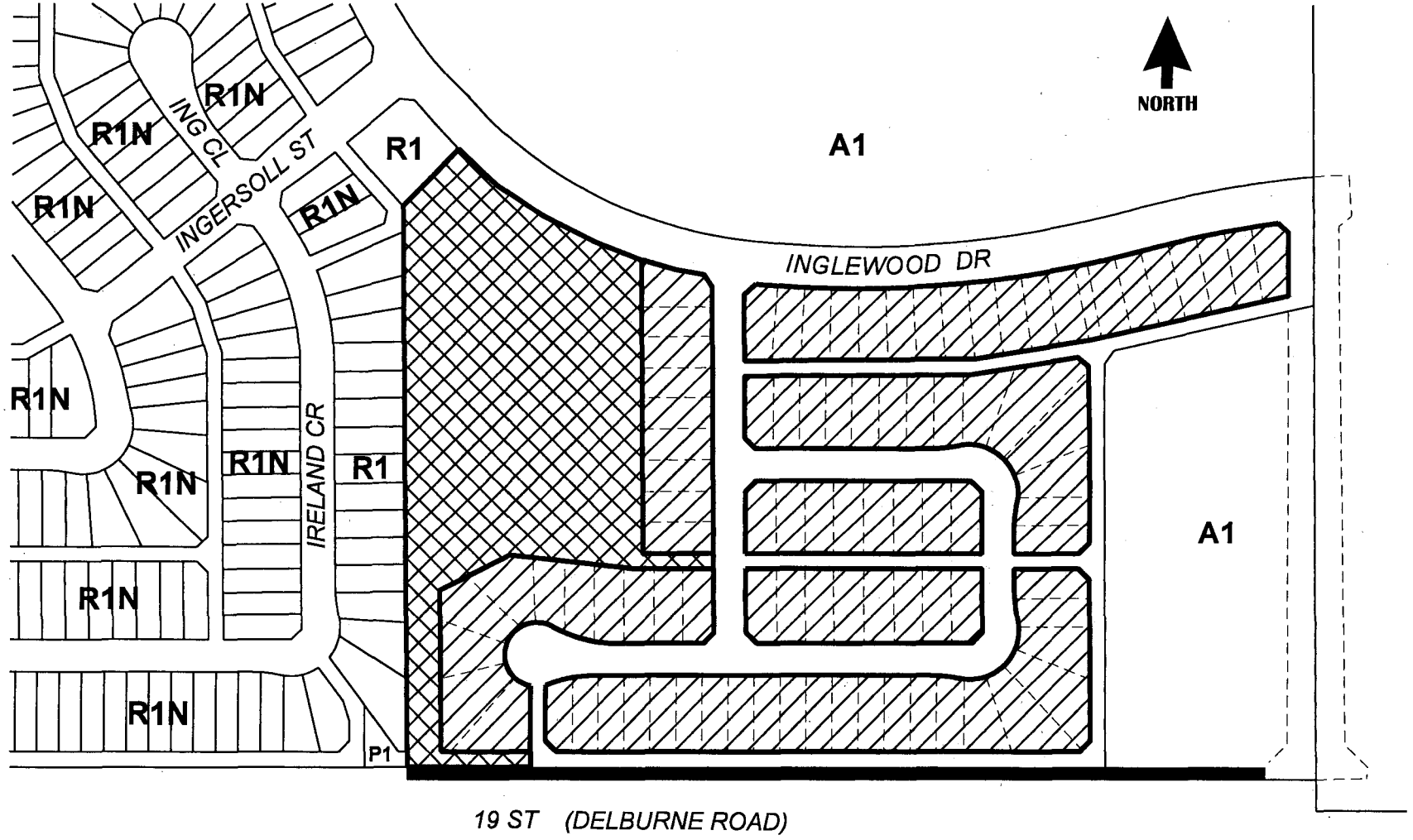
Title
Development Concept

February, 2003
128 70620

Bylaw Amendment 3217/C-2003
1st Reading – March 10, 2003

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)
P1 - Parks and Recreational

Change from :
AI to R1
A1 to P1
A1 to Road

MAP No. 11 / 2003
BYLAW No. 3156 / M - 2003

Comments:

We recommend that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

THE CITY OF
Red Deer

CITY CLERK'S DEPARTMENT
March 25, 2003

Fax: 343-7510

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

Dear Sir:

Land Use Bylaw Amendment 3156/M-2003
Part of the SW ¼ Sec. 3-38-27-4
Inglewood West – Phase 4
Inglewood Communities Inc.

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/M-2003* at the City of Red Deer's Council Meeting held Monday, March 24, 2003. A copy of the bylaws is attached for your information.

Land Use Bylaw Amendment 3156/M-2003 provides for the development of Phase 4 of the Inglewood West Subdivision. Phase 4 will consist of 91 single-family lots, 2 public utility lots and 1 municipal reserve lot. Approximately 9.36 ha (23.13 acres) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density, P1 Parks and Recreation District and Road.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimate cost of advertising, which in this instance is $400, is required by Wednesday, April 2, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

Kelly Kloss
City Clerk
KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/M-2003

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

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

1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 11/2003 attached hereto and forming part of the bylaw.

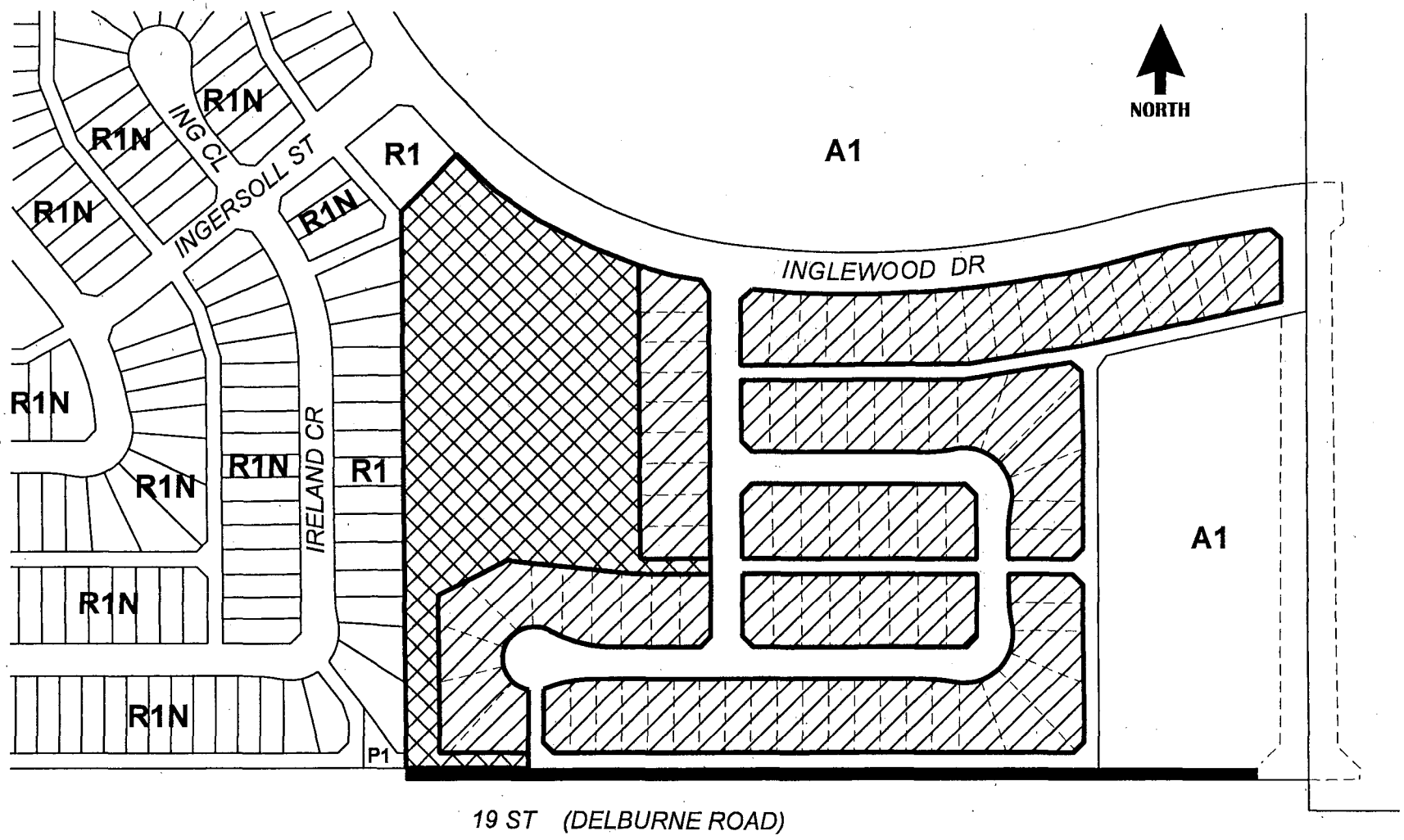
READ A FIRST TIME IN OPEN COUNCIL this	24th	day of	March	2003.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2003.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)
P1 - Parks and Recreational

Change from :
AI to R1
A1 to P1
A1 to Road

MAP No. 11 / 2003
BYLAW No. 3156 / M - 2003

* * * Transmission Result Report(MemoryTX) (Mar.25. 2003 3:16PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Mar.25. 2003 3:10PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
7413	Memory TX	3437510	P. 3	OK	

Reason for error
E.1) Hang up or line fail
E.2) Busy
E.3) No answer
E.4) No facsimile connection

THE CITY OF Red Deer

CITY CLERK'S DEPARTMENT
March 25, 2003

Fax: 343-7510

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

Dear Sir:

Land Use Bylaw Amendment 3156/M-2003
Part of the SW¼ Sec. 3-38-27-4
Inglewood West – Phase 4
Inglewood Communities Inc.

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

Sincerely,

Kelly Kloss
City Clerk
KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

City Clerk's Department 4914-48 Avenue Phone: 403.342.8132 Fax: 403.346.6195 E-mail: cityclerk@city.red-deer.ab.ca

THE CITY OF
Red Deer

FILE

City Clerk's Department

DATE: March 25, 2003

TO: City Council

FROM: Kelly Kloss, City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/M-2003
Part of the SW ¼ Sec. 3-38-27-4
Inglewood West – Phase 4
Inglewood Communities Inc.

History

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

Land Use Bylaw Amendment 3156/M-2003 provides for the development of Phase 4 of the Inglewood West Subdivision. Phase 4 will consist of 91 single-family lots, 2 public utility lots and 1 municipal reserve lot. Approximately 9.36 ha (23.13 acres) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density, P1 Parks and Recreation District and Road.

Public Consultation Process

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

Recommendations

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

Kelly Kloss
City Clerk

/chk

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/M-2003**
Part of the SW ¼ Sec. 3-38-27-4
Inglewood West – Phase 4
Inglewood Communities Inc.

Reference Report:
Parkland Community Planning Services, dated March 17, 2003

Bylaw Readings:
Land Use Bylaw Amendment 3156/M-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/M-2003 provides for the development of Phase 4 of the Inglewood West Subdivision. Phase 4 will consist of 91 single-family lots, 2 public utility lots and 1 municipal reserve lot. Approximately 9.36 ha (23.13 acres) of land will be rezoned from A1 Future Urban Development District to R1 Residential Low Density, P1 Parks and Recreation District and Road. This office will now proceed with the advertising for a Public Hearing. Melcor Developments will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
/attach.
c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administratrive Assistant
B. Greter, Clerk Steno, City Clerk's

BYLAW NO. 3156/M-2003

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

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

1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 11/2003 attached hereto and forming part of the bylaw.

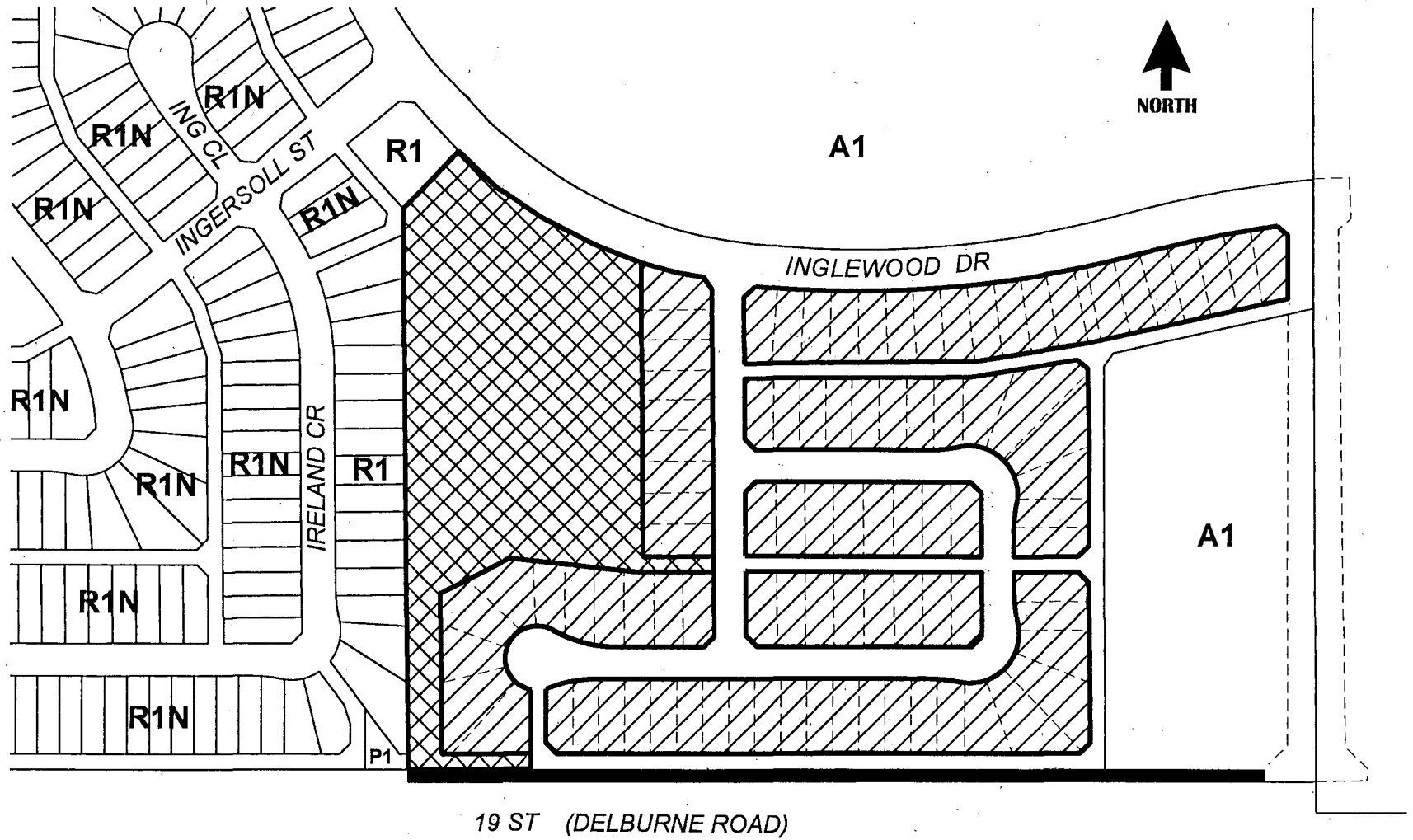
READ A FIRST TIME IN OPEN COUNCIL this	24th	day of	March	2003.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2003.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)
P1 - Parks and Recreational

Change from :
AI to R1
A1 to P1
A1 to Road

MAP No. 11 / 2003
BYLAW No. 3156 / M - 2003

Item No. 15

Date: March 13, 2003

To: Kelly Kloss, City Clerk

From: Parkland Community Planning Services

Re: Land Use Bylaw Amendment 3156/N-2003
Various LUB Amendments

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

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

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

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

...Page 2

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

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

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

3. Cross reference to Figure 9

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

4. Retirement Homes

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

5. Places of Worship

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

...Page 3

6. Adult Oriented Businesses in Neighbourhood Commercial Sites

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

7. Office Use/Commercial Service Facility

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

8. Duplicate Uses in the C2 Regional Shopping Centre District

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

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

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

...Page 4

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

10. Exceptions

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

11. Neighbourhood Commercial District Site Size

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

12. Definitions

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

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

...Page 5

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

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

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

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

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

13 Vehicle Weight

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

Frank Wong,
Planning Assistant

Attachments

THE CITY OF
Red Deer

DATE: **January 20, 2003**

TO: **Greg Scott – Manager Inspections & Licensing Department**

FROM: **Joyce Boon**
Permits & Licensing Supervisor

RE: **Amendment to Land Use Bylaw commercial vehicle weights**

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

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

History

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

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

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

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

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

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

Other Municipalities

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

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

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

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

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

Rationale

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

Recommendation

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

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Comments:

We agree with the recommendations of Parkland Community Planning Services that First Reading be given to the Land Use Bylaw Amendment. A Public Hearing will be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

LAND USE BYLAW AMENDMENT

3156/N-2003

(several issues)

Issue 1

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

The Municipal Government Act requires that a decision on a development permit be issued within 40 days of the application.

The Heritage Significance District indicates that an applicant has to wait up to 45 days before comments are received from the Heritage Preservation Committee related to an application to demolish a heritage building.

These two timelines may come into conflict where an applicant applies for a demolition permit and a development permit at the same time.

In order to ensure that the Heritage Preservation Committee has adequate time to respond and to remove the potential conflict with the Municipal Government Act, the Land Use Bylaw is proposed to be amended to require the comments of the Heritage Preservation Committee as part of the information submitted for a development permit, where demolition of a historically significant building or site is proposed.

Issue 2

- SOCIAL CARE RESIDENCES- Locations where they are allowed in the land use bylaw

- Social Care Residences are currently included as a permitted use in the R3 residential district which means that the use would be automatically approved without reference to MPC.
- This amendment proposes to eliminate Social Care Residences as a permitted use and move it to the discretionary use table allowing MPC to review the location and its impact on the neighbourhood.
- There is no provision for social care residences in the Downtown area. Many of the social care providers are looking for a central location to serve the city.
- It is proposed to add this use as a discretionary use in the C1 and C1A Districts.

Issue 3

Need to provide a reference to figure 9

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

Issue 4

- Retirement homes in the R1 (Single Family Homes) District

Retirement Homes are included as an individual use in the R1 District. This use is proposed to be removed from the R1 residential Low Density District as the size of a retirement home is inconsistent with the scale of a single family use.

Issue 5

- Inserting Place of Worship in the Land Use Bylaw

Each Neighbourhood Area Structure Plan is required to have one site for a Place of Worship as well as one site for social care/daycare/retirement home. Place of Worship is being inserted into the residential Land Use tables subject to a neighbourhood area structure plan identifying the Place of Worship.

Issue 6

- Adult oriented businesses in neighbourhood commercial sites

The small size of the C3 centres could easily be dominated by an adult only use, which may impact negatively on the neighbourhood and other tenants. This became a major issue in the City of Edmonton.

It is proposed to prohibit this use from neighbourhood commercial sites

Issue 7

- Downtown office

- In order to clarify Council's intent to maintain the downtown as the primary area for office use, our lawyers have recommended a rewording of the purpose of the C1 District.

Issue 8

- Personal Service and Commercial Service – overlapping definitions
- Clarifying Commercial Service Use Definition

- The term "personal service" is being eliminated from the land use bylaw. The definition for commercial service facility has been expanded to include personal service. The definition for Commercial service has been combined with the definition for "personal service" and definition has been reworded to make it more explicit.
- A small change to the definition of office is proposed deleting reference to financial outlets to avoid a overlap with the definition for commercial service facility.

Issue 9

- Duplicate uses in the C2 regional shopping centre district

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

Issue 10

- Remove office/add medical and health to the C2 district shopping centre district

The C2 District Centres have been functioning as a larger scale neighbourhood commercial development with a grocery store, retail and medical facilities. It is proposed to the remove "Office in total, not to exceed 10% of the gross leasable area of the whole shopping centre" and replace it with "Health and Medical Services".

This amendment will mean that the District Shopping Centres will be treated in the same manner as C3 sites and will serve as a multi-neighbourhood function in terms of providing medical services. Office use will be eliminated.

Issue 11

- Exceptions:

Two of the existing "Exceptions" in the Land Use bylaw are no longer required.

The security suite in a car wash facility is no longer required as the site was acquired by Woody's RV Sales and the former security quarters in now used for storage.

The sales and service of mobile homes on the M & K Homes site is no longer required because the site has been rezoned to the C4 Commercial District which already allows this use.

Issue 12

- C3 Neighbourhood Commercial District- site size

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

Issue 13

- Definitions

To clarify items in the land use bylaw, four new definitions have been added for Institutional Housing, Day Care Adult, Gross Leasable Area and Hostel.

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

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

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

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

Based upon the new definition, it is proposed to move "hostel" to a discretionary use in the C1 District. Day Care Adult will be added to all districts as an optional use for the Day Care, Social Care or Retirement Home site which is designated in a Neighbourhood area Structure Plan

Issue 14

- Vehicle Weight

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

Vehicle Weights

- Dodge Diesel Pickup 3200kg
- Cube Van 3500kg
- Ford Crew Cab 2200kg
- 3/4 ton tow truck 5000kg

THE CITY OF
Red Deer

City Clerk's Department

DATE: **March 25, 2003**

TO: **City Council**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/N-2003**
Various Items to Improve Clarity of the Land Use Bylaw

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

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

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

..2/

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

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

Kelly Kloss
City Clerk

/chk

FILE

THE CITY OF Red Deer

Council Decision – March 24, 2003

City Clerk's Department

DATE: **March 25, 2003**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **Kelly Kloss, City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/N-2003**
Various Items to Improve Clarity of the Land Use Bylaw

Reference Report:
Parkland Community Planning Services, dated March 13, 2003

Bylaw Readings:
Land Use Bylaw Amendment 3156/N-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Tuesday, April 22, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/M-2003 provides clarification to the Land Use Bylaw for the following:

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

...2/

- Vehicle Weight – Increase of Limits on Weight of Commercial Vehicles in Residential Areas

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
/attach.
c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, Clerk Steno, City Clerk's

BYLAW NO. 3156/N-2003

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

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

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

"10 (1)(d) if a building or site is identified in the Heritage Significance District Subsection 221(7), and where the demolition of the existing building or site is proposed, the applicant shall submit the comments of the Heritage Preservation Committee as required under Section 221(5)"

2 That Section 199 R3 Residential (Multiple Family) District, Permitted Uses (subject to any Area Structure Plan or Area Redevelopment Plan) is amended by deleting Subsection (4) "Social Care Residences".

3 That Section 200 be amended by adding the following

"200 (16) Social Care Residence"

4 That Subsection 177(5) R1 Residential Low Density District Regulations be deleted in whole and replaced with the following:

"177 (5) Side Yard: Detached dwelling: minimum 1.5 m
Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Schedule A Figure 9."

5 That Subsection 176(6) Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan) is amended by deleting "Retirement Home" and replacing it with "Retirement Home in a Single Family Dwelling".

6 That Subsections 176(7), 182(6), 192(11) and 200(13) Discretionary Uses (subject to any applicable Area Structure Plan or Area Redevelopment Plan) are deleted and replaced in whole by the following:

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

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

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

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

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

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

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

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

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

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

but does not include office."

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

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

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

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

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

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

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

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

11 Section 97 is amended by adding:

"97 (15) Hostel"

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

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

"95 General Purpose

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

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

"97 (15) Social Care Residence
104 (18) Social Care Residence"

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

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

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

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

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

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

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

"111 (7) Health and Medical Services

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

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

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

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

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

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

MAYOR

CITY CLERK

Item No. 1
Bylaws

BYLAW NO. 3156/G-2003

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

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

1 The "Use District Maps C7 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/2003 attached hereto and forming part of the bylaw.

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

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

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

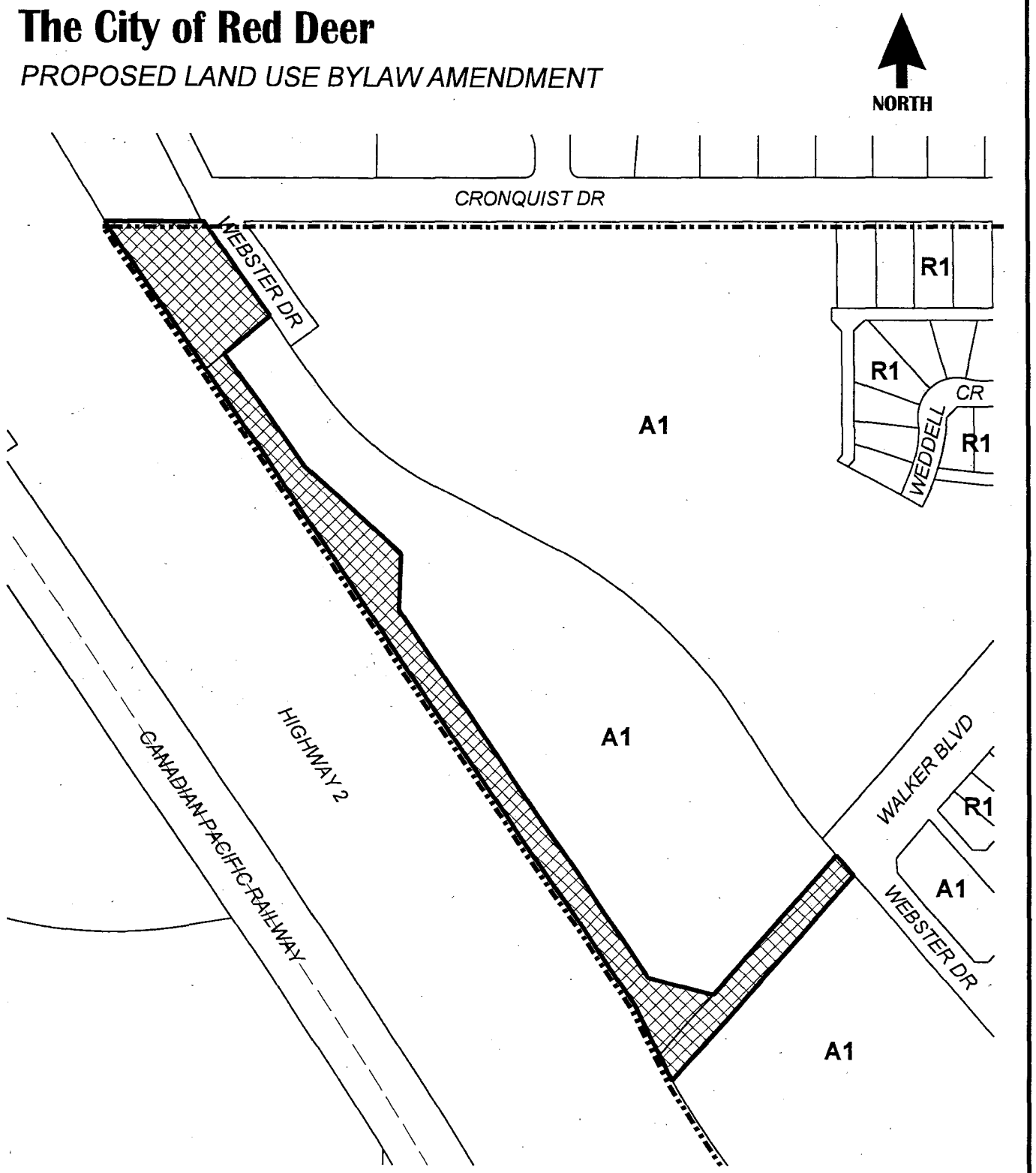
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
P1 - Parks & Recreation

Change from :
A1 to P1

MAP No. 5 / 2003
BYLAW No. 3156 / G - 2003

BYLAW NO. 3217/B-2003

Being a bylaw to amend Bylaw No. 3217/C-2002, the bylaw adopting the West Park Extension (Westlake) Neighbourhood Area Structure Plan as a bylaw of the City of Red Deer.

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

That Bylaw No. 3217/C-2002 is hereby amended:

1. By substituting in the West Park Extension (Westlake) Neighbourhood Area Structure Plan the following; Pages 12, 14, 15, 16, and 19 and Figures 4, 7, 10, 16, 17, 20, 21, and 22.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of February , A.D. 2003.

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

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

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

MAYOR

CITY CLERK

family housing as well as a medium density townhouse site are also proposed in the neighbourhood. The various lot types and the townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in ***Figure 4***.

The proposed land use allocation is illustrated in ***Table 1.***

TABLE 1 LAND USE ALLOCATION

	Acres± (Ha±)	Percentage
Total Neighbourhood Area	**156.26 (63.24)**	-
Environmental Reserve	11.19 (4.53)	-
Developable Area	**145.07 (58.71)**	**100.00**
Land Use		
Single Family – Large Lots	8.08 (3.27)	5.57
Single Family – Standard Lots	46.67 (18.89)	32.17
Single Family – Adult Living	19.84 (8.03)	13.68
Multi - Family – Townhouse	9.69 (3.92)	6.68
Single Family – Narrow Lot	8.18 (3.31)	5.64
Municipal Reserve	14.51 (5.87)	10.00
Streets and Lanes	29.50 (11.94)	20.34
Public Utility Lots	7.30 (2.96)	5.02
Church Site	1.00 (0.40)	0.69
Social Care Site*	0.30 (0.12)	0.21

* Social Housing/Day Care/ Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

neighbourhood in close proximity to major neighbourhood roads and park and natural areas.

Adult Living: Adult living detached single family lots are typically 12.2 metres ± (40 feet ±) wide. They are found in an 8.03 hectare ± (19.84 acre ±) cluster located at the south end of the neighbourhood adjacent to the park and natural areas. As implied by their name, they are intended as detached seniors' housing characterized by smaller yards.

4.1.2 Townhouses

A single, 3.92 gross hectare ± (9.69 acre ±) medium density townhouse site is strategically located in close proximity to a park / natural area and the internal collector road network. Townhouse units will be a maximum two stories high. They are intended for a range of potential homebuyers.

4.2 Development Density

As noted in Section 3.1 maximum density for new residential areas in the City of Red Deer is 45 persons per gross hectare. Based upon the existing policy and given a total neighbourhood development area of 63.24 hectares ± (156.26 acres ±), a maximum population of 2846 persons could be accommodated in the West Park Extension area.

The proposed development concept, however, is well below the maximum, as the estimated population density is 37.35 persons per hectare. This is based upon an estimated build-out of 704 dwelling units, City of Red Deer occupancy factors and a population of 2362 persons.

The population density calculation is summarized in ***Table 2.*** Table 2 also shows the estimated number of dwelling units and associated population for each of the residential land uses when the neighbourhood is fully developed. Single family Standard A lots account for the majority of dwelling units (371) and population (1261) as compared to the other residential land uses.

TABLE 2 ESTIMATED POPULATION DENSITIES

Land Use	Lot Width (m±)	Number of Dwelling Units	Number of Persons/ Unit	Total Population (Maximum)	Density Persons/Ha
Single Family, Large Lot	22.9	30	3.4	102	-
Single Family, Standard A Lots	12.8	371	3.4	1261	-
Single Family,Standard B Lots	16.8	14	3.4	48	
Single Family, Narrow Lots	10.4	81	3.4	275	
Single Family, Adult Living Lot	12.2	130	3.4	442	-
Multiple Family, Townhouse	*9.69 ac@8upa*	78	3.0	234	-
Total ***(With church and social care site)***		**704**	-	**2362**	**37.35**
Multiple Family, Townhouse ***(Additional- no social care site)****	*0.30 ac@8upa*	2	3.0	6	
Single Family, Standard Lot A (***Additional- no church)***	*12.9*	5	3.4	17	
Total ***(No church or social care site*)***		**711**	-	**2385**	**37.71**

** Social Housing /Daycare /Retirement Home /R2*

NOTE: The occupancy factor of 3.4 persons per dwelling unit used for the Adult Living single family is considered to be high. Applying a more realistic factor of 2.2 persons per dwelling unit to the Adult Living component the anticipated overall neighbourhood density would be 34.88 persons per hectare (with a church and social care site) and 35.25 persons per hectare (without the sites).

The relatively low estimated population density can be attributed to the amount of park and natural areas that are provided and the quantity of lower density single family detached development.

It should be noted that the calculations are based on the assumption that the church and community care sites would be developed for these intended purposes. Should the two sites be developed for residential purposes, the estimated population density for the entire neighbourhood would marginally increase to 37.71 persons per hectare (15.26 persons per acre). This is well within the 45 persons per hectare limit stipulated in the City of Red Deer *Municipal Development Plan.*

4.3 Parks and Open Space

The parks and open space system includes several different types of parks and an extensive pedestrian / cycling trail system connecting parks and neighbourhoods. The park and trail systems represent important community amenities and focal points for new West Park Extension residents as well as those from neighbouring communities. Approximately 10 per cent of the site is provided as municipal reserve, satisfying the *Municipal Government Act* and City of Red Deer requirements. It is comprised of a balance of natural areas, local play areas, buffer and linear parks. The percentage increases to 21 per cent when the environmental reserve areas and public utility lots such as the storm detention facility are included.

4.3.1 West Area Park

The neighbourhood's largest and most significant park is the linear park that runs the length of neighbourhood's western boundary. It includes a 3.58 hectare ± (8.87 acre ±) natural park located at approximately the midway point along the boundary (see ***Figure 8***). A "play area", complete with a full range of playground facilities, a multi-use area and a small parking lot are integrated into the natural area park. The final location and layout of the play area will be determined in cooperation with the City of Red Deer Recreation Parks and Culture Department. The western linear park system connects the northern and southern detention

4.7 Public Utilities

In addition to the environmental reserve wetland area within the Plan boundary and the one to the east of 60th Avenue, two storm detention facilities are provided to service the neighbourhood. A large, 2.12 hectares ± (5.2 acres ±) site, located in the northeast sector of the neighbourhood just east of the Grand Boulevard, will be supplemented by 0.30 hectares ± (0.76 acres ±) of municipal reserve along the east and north side. The combined area will be landscaped and developed as an amenity for the neighbourhood as well as a storm sewer facility (see ***Figure 10*** *and Section 6.3*).

A small 0.40 hectares ± (1.0 acres ±) wetland in the northwest corner will also be retained as part of the open space and storm water system.

5.0 TRANSPORTATION

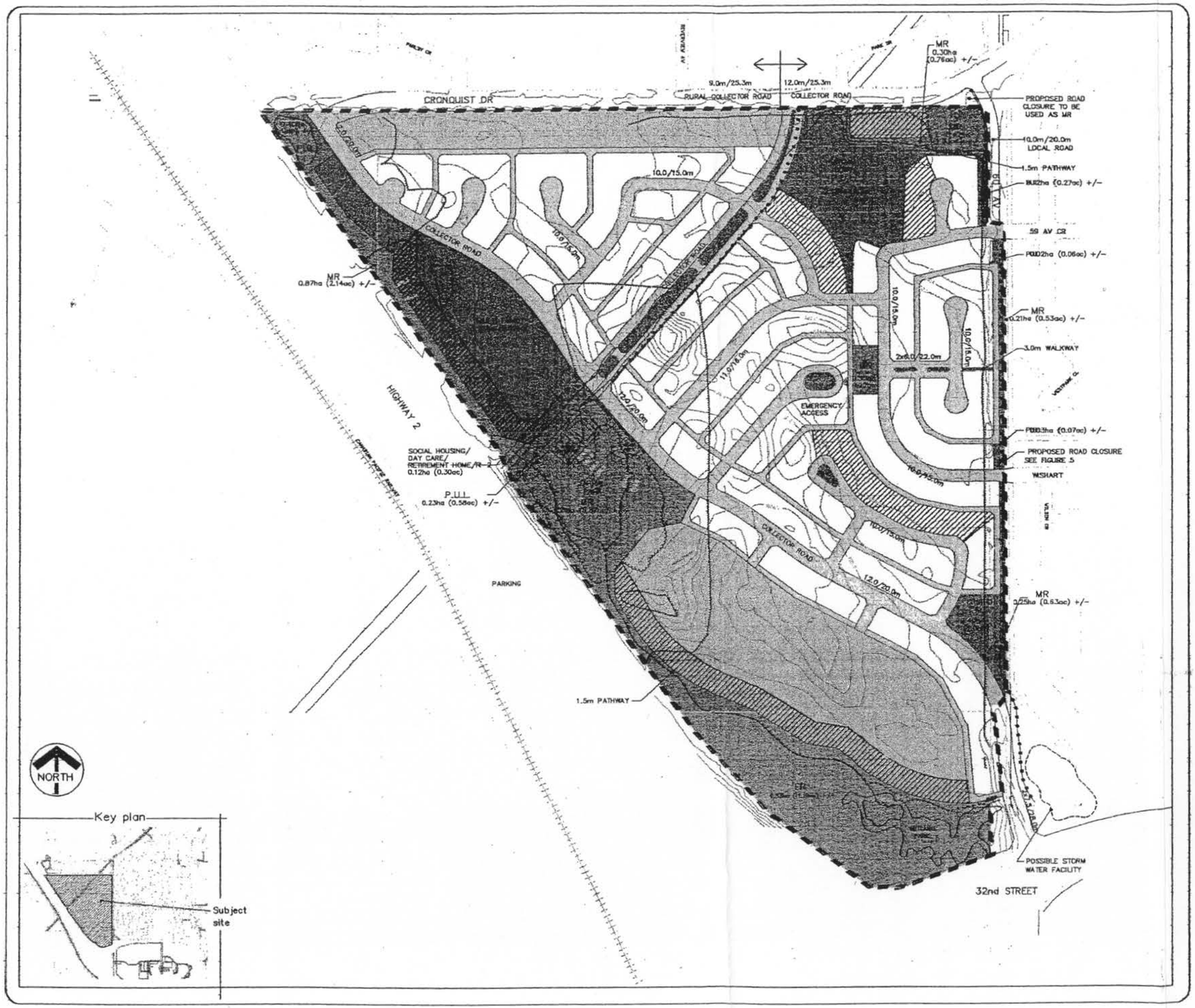
A West Park Extension Traffic Impact Study was prepared by Finn Transportation Consultants in November 2001 and was submitted under separate cover. This study addresses both the external and internal transportation networks and concludes that both networks can adequately accommodate the anticipated traffic generated by the West Park Extension.

5.1 Internal Road Network

Road connections to the external road network are strategically located. An internal road hierarchy conveys traffic efficiently and safely within the neighbourhood, while cul-de-sacs provide access to many of the single family residences.

As outlined in Section 4.1, the proposed neighbourhood structure plan closes a portion of the existing 60th Avenue. This closure is intended to provide for more continuity between the existing community and the new neighbourhood and will eliminate the current shortcutting traffic on 60th Avenue. A small portion of 60th Avenue between 59th Avenue Crescent and Cronquist Drive will remain open to accommodate local traffic movement.

The intent of the proposed internal roadway network is to:



West Park Extension

in Red Deer

Neighbourhood Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

Plan Statistics	Acres ±	Hectares ±	%
Total Area	156.26	63.24	
Environmental Reserve	11.19	4.53	
Total Developable	145.07	58.71	
Single family Large Lots	8.08	3.27	5.57
Single family Std. Lots	46.67	18.89	32.17
Single family Narrow Lots	8.18	3.31	5.64
Single family Adult Living	19.84	8.03	13.68
Multi family – Town House	9.69	3.92	6.68
Street and Lanes	29.50	11.94	20.34
Public Utility Lots	7.30	2.96	5.02
Church Site	1.0	0.40	0.69
Social Care Site (Social Housing/Day Care/ Retirement Home/R2	0.30	0.12	0.21
Municipal Reserve *	14.51	5.87	10.0
Net Developable Area	145.07	58.71	100.0

* Municipal Reserve Summary	Acres ±	Hectares ±
Cental Park	8.87	3.58
Highway 2 Buffer	2.14	0.87
Buffer – Existing Community	1.16	0.47
Tot Lot	0.55	0.22
Feature Park	1.03	0.42
N.E. Storm Pond	0.76	0.31
Total Area for Municipal Reserve	14.51	5.87

Legend

- Neighbourhood Structure Plan Boundary
- Existing Power Poles
- Proposed 1.5m Pathway
- Proposed Walkway
- Existing Tree Cover
- Children Play Area
- Potential Walkout lots
- Landscaped Medians
- Proposed 2.5m Regional Pathway
- Existing Contours

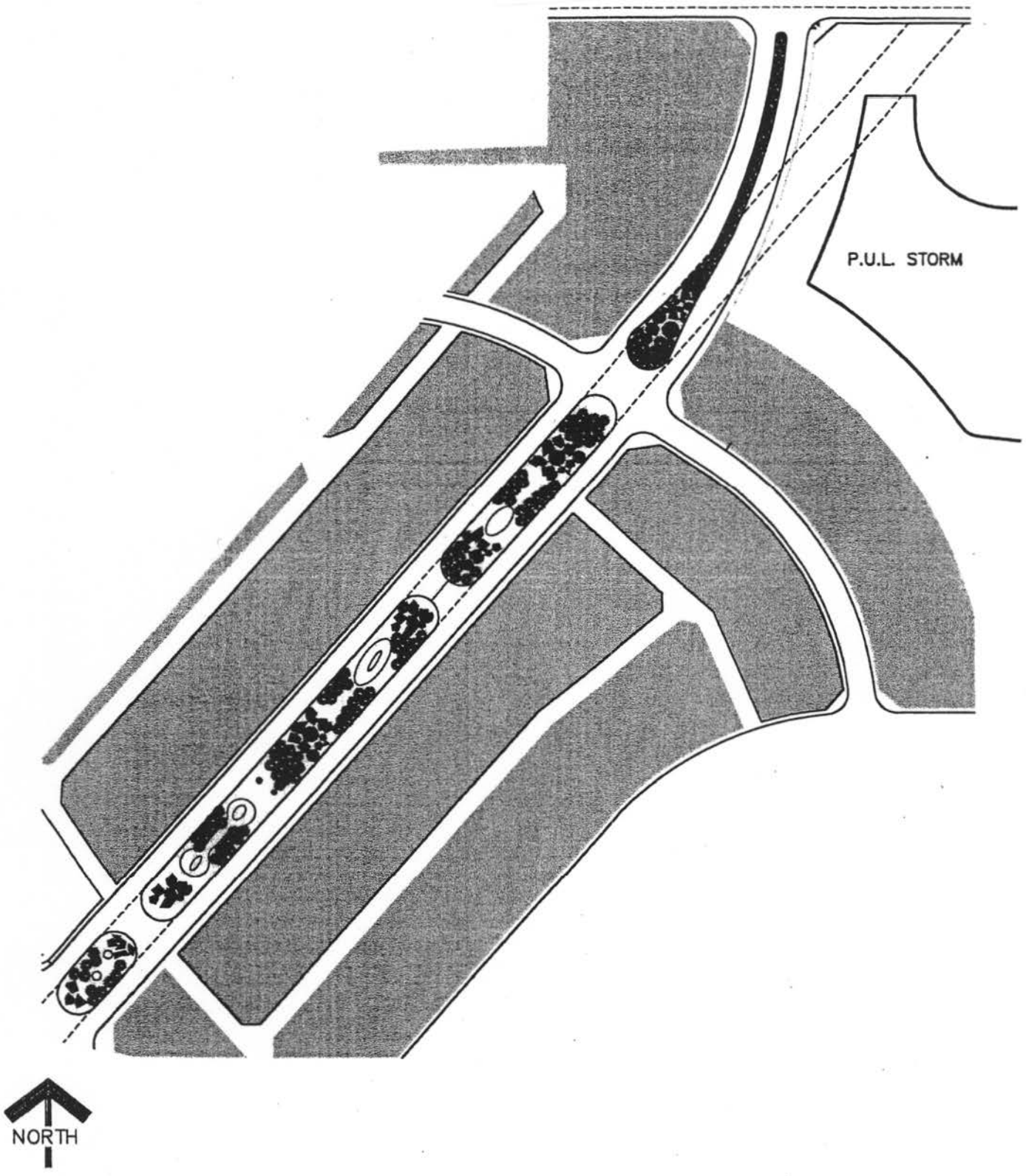
Planning Team

InterPlan Strategies Inc.
Al–Terra Engineering Ltd.
Lim Associates Inc.
Flam Transportation Consultants
Weathoff Resources Engineering Inc.
McElhanny Consulting Services Ltd.
Group 2 Architects

Prepared By

InterPlan strategies inc.
Land Planning Services

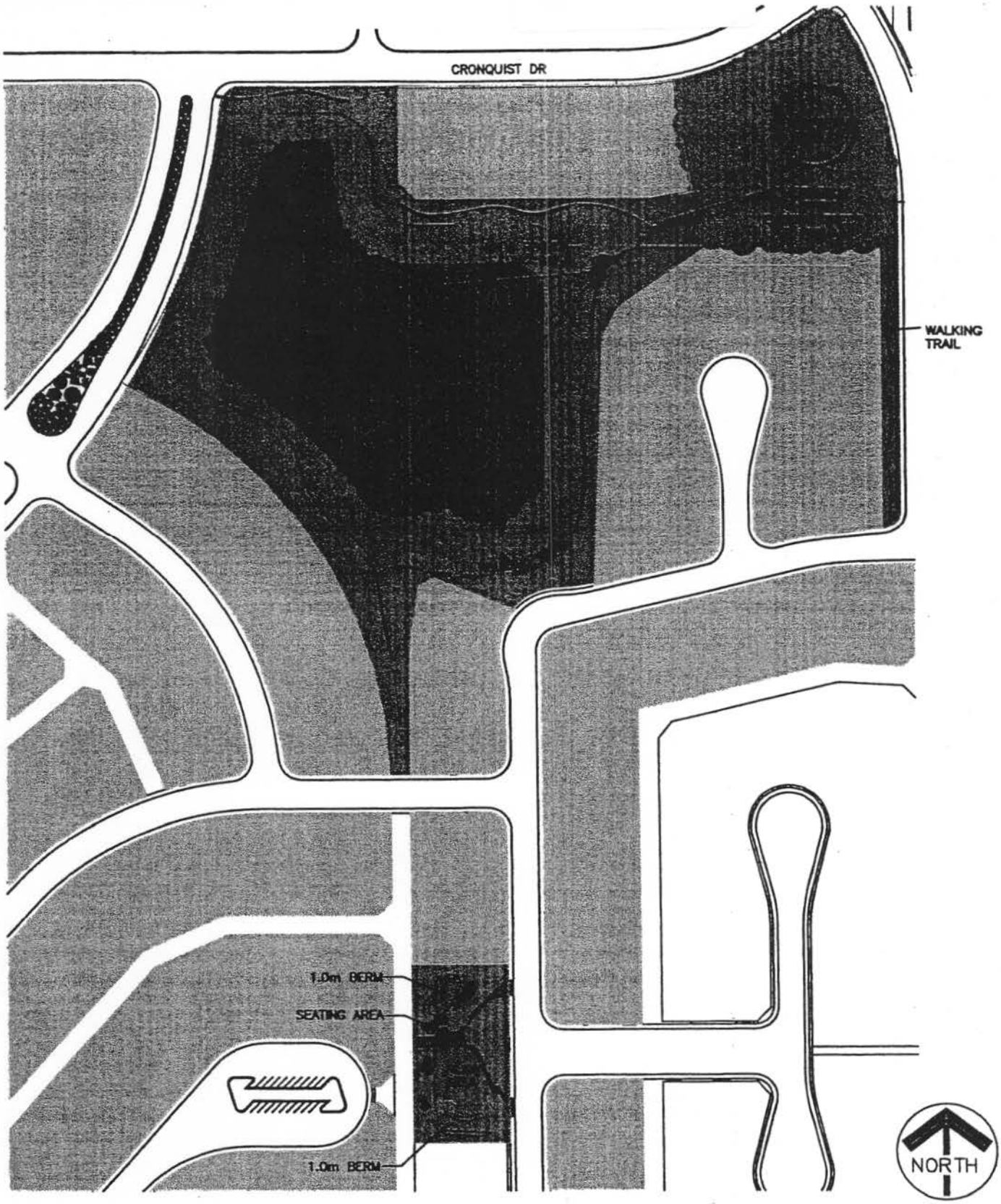
Date	Scale	Figure
Nov. 2001	0 20 50 100m	4
Rev Jan. 24/03 (MPC)		



West Park Extension
Grand Boulevard Concept Plan

Al-Terra Engineering Ltd.

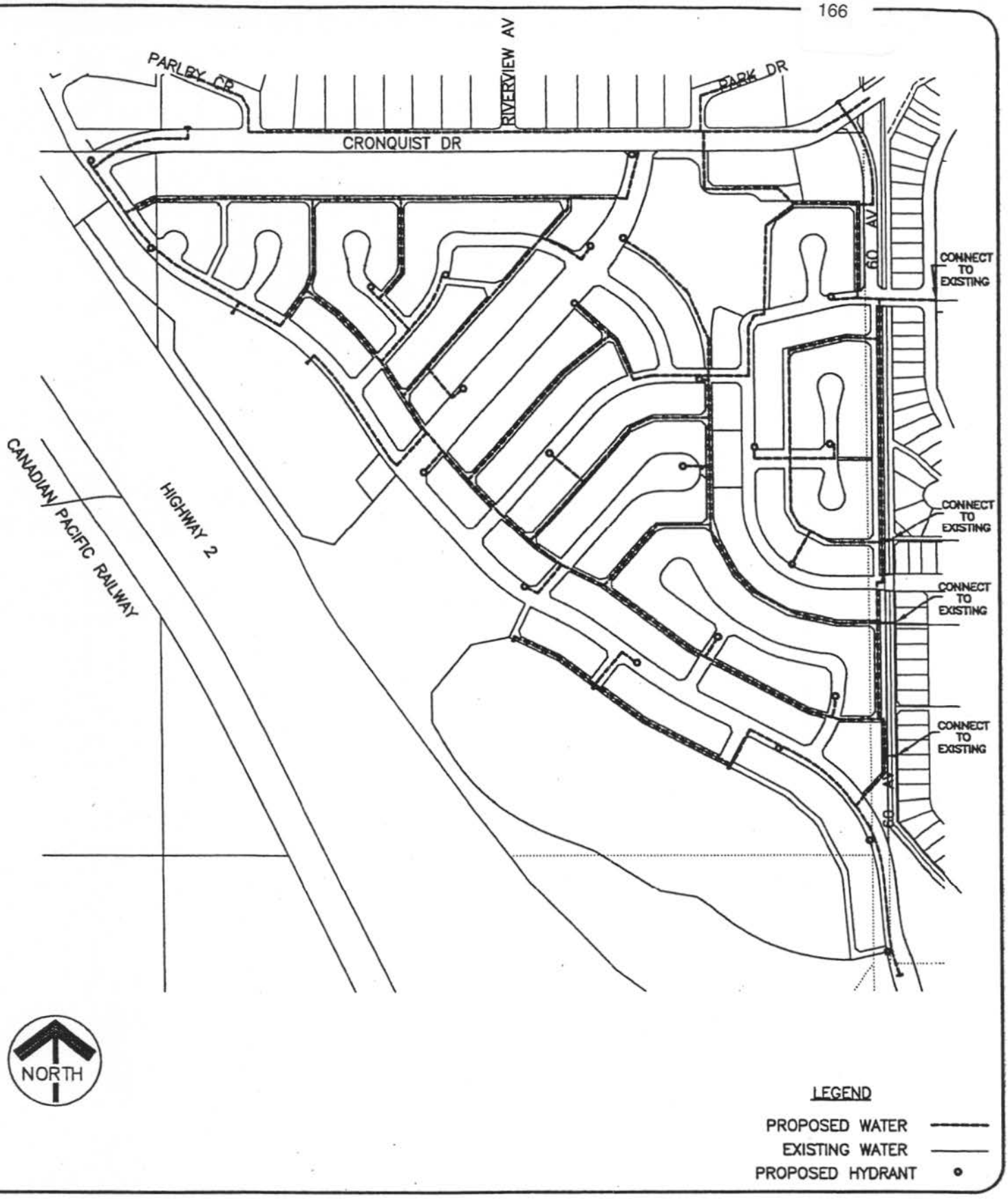
FIGURE 7



West Park Extension
Northeast Wetland
Park Concept Plan

Al-Terra Engineering Ltd.

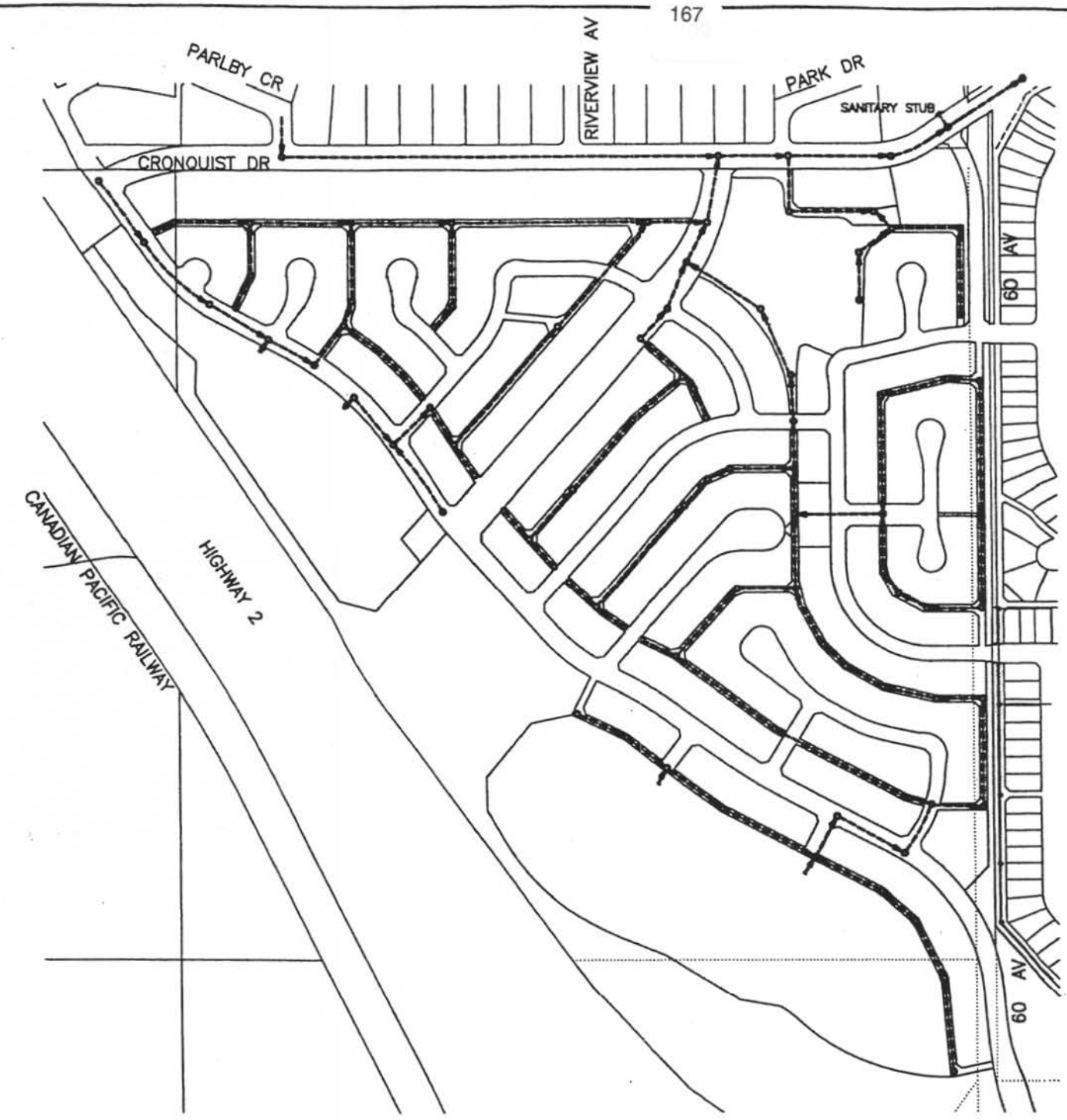
FIGURE 10



West Park Extension
Proposed Water Main

Al-Terra Engineering Ltd.

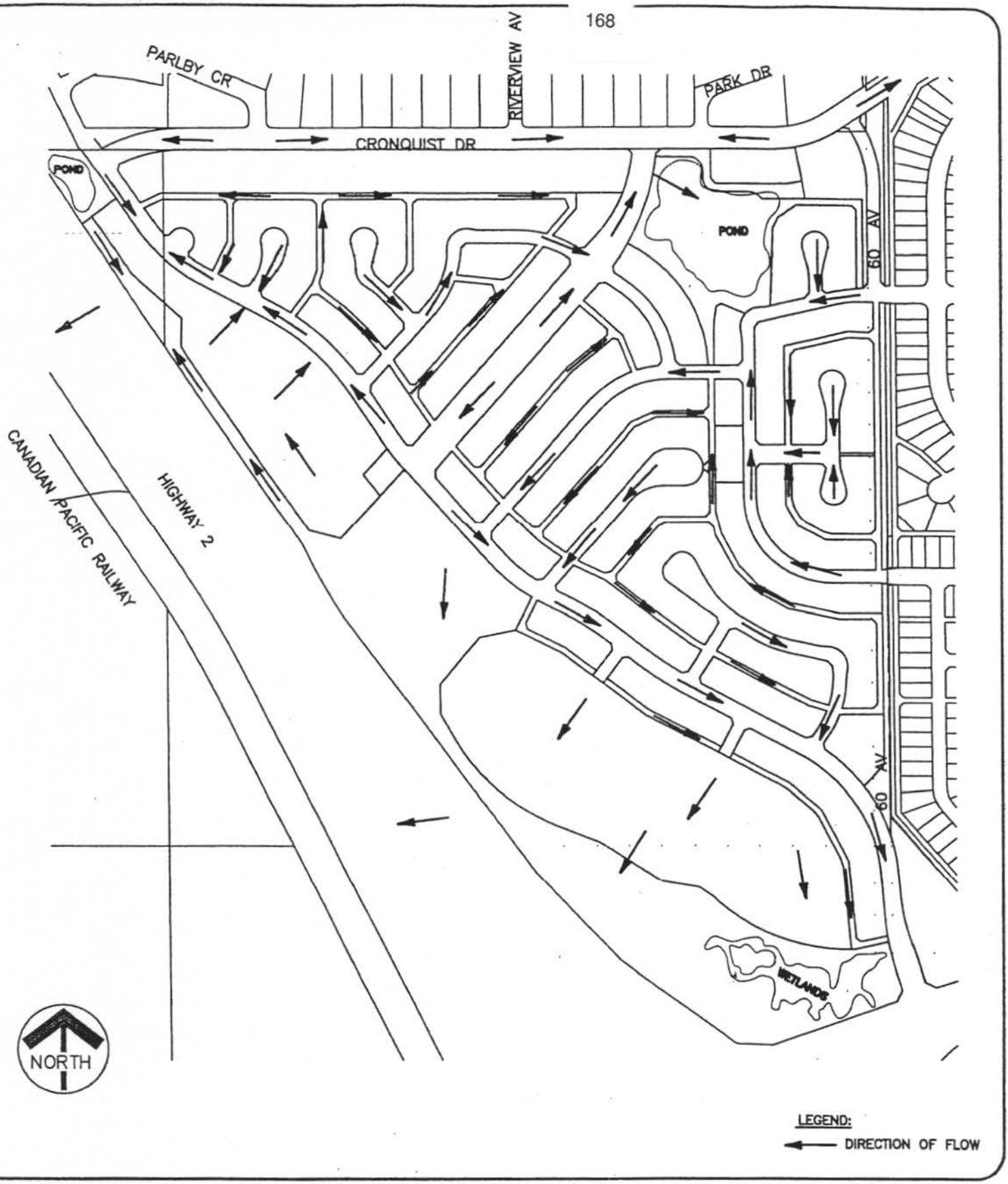
FIGURE 16



West Park Extension
Proposed Sanitary Sewer

Al-Terra Engineering Ltd.

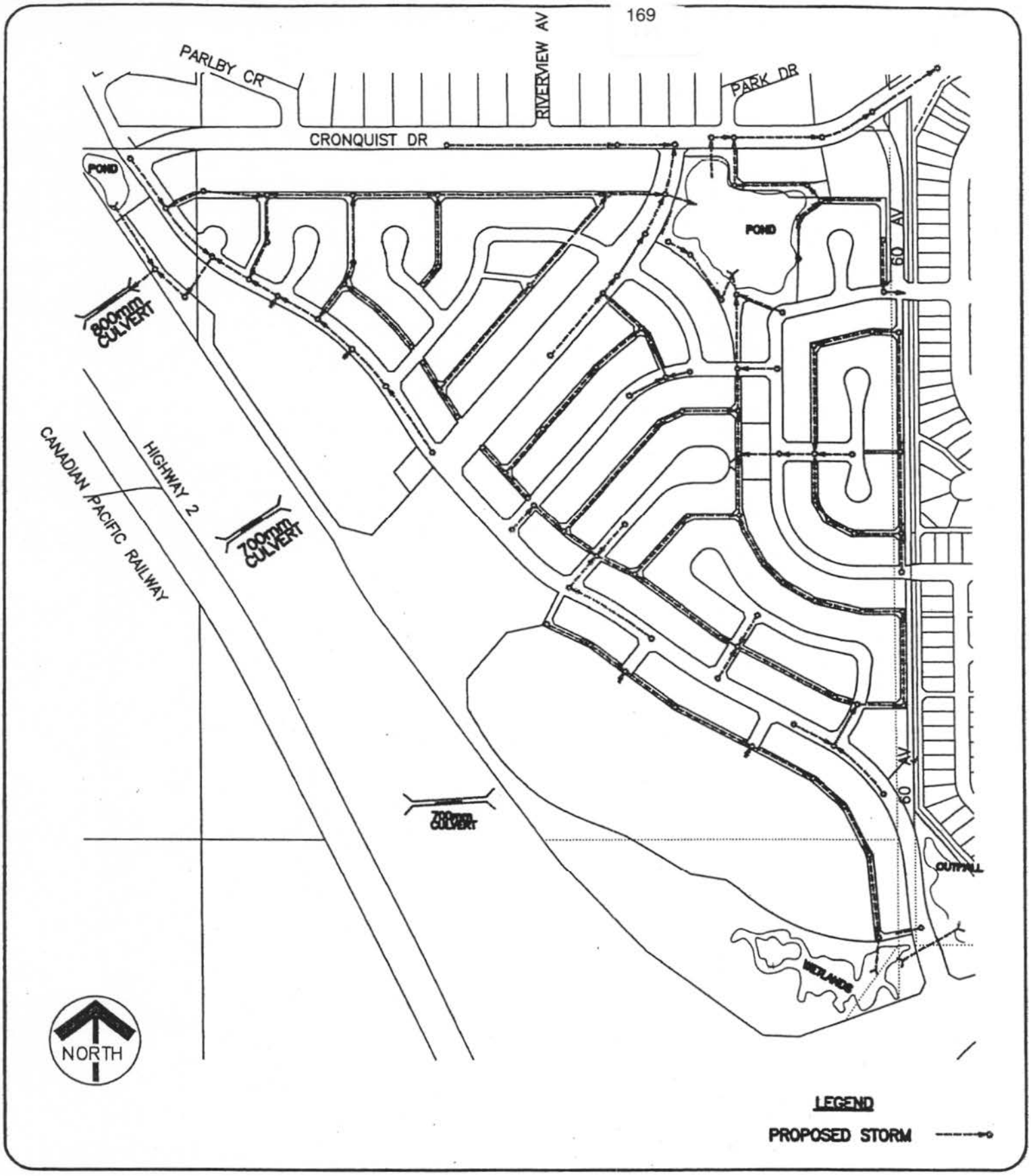
FIGURE 17



West Park Extension
Proposed Overland Drainage

Al-Terra Engineering Ltd.

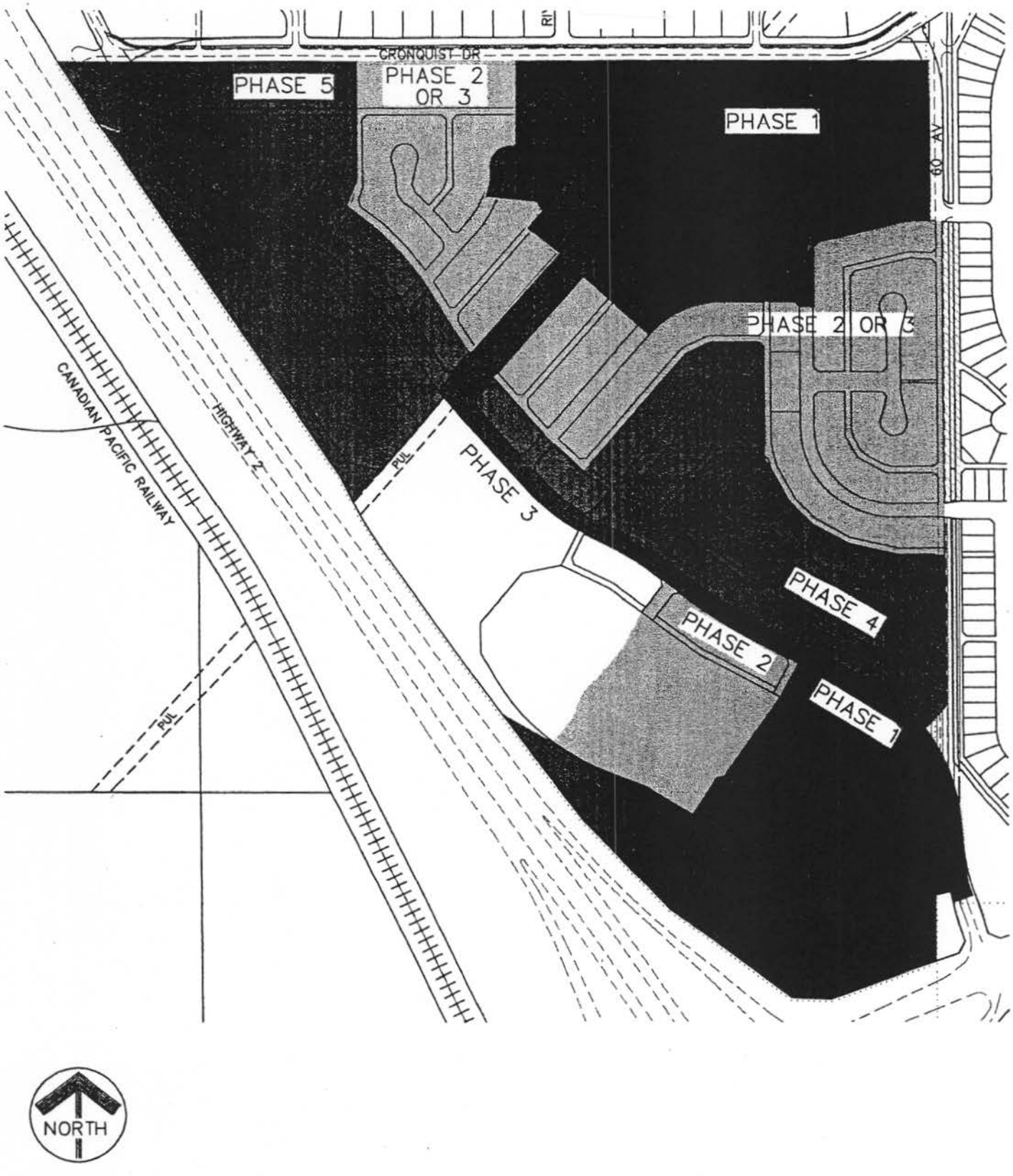
FIGURE 20



West Park Extension
Proposed Storm Sewer

Al-Terra Engineering Ltd.

FIGURE 21



West Park Extension
Phasing

FIGURE
22

Al-Terra Engineering Ltd.

Item No. 3

BYLAW NO. 3156/H-2003

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

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

1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 6/2003 attached hereto and forming part of the bylaw.

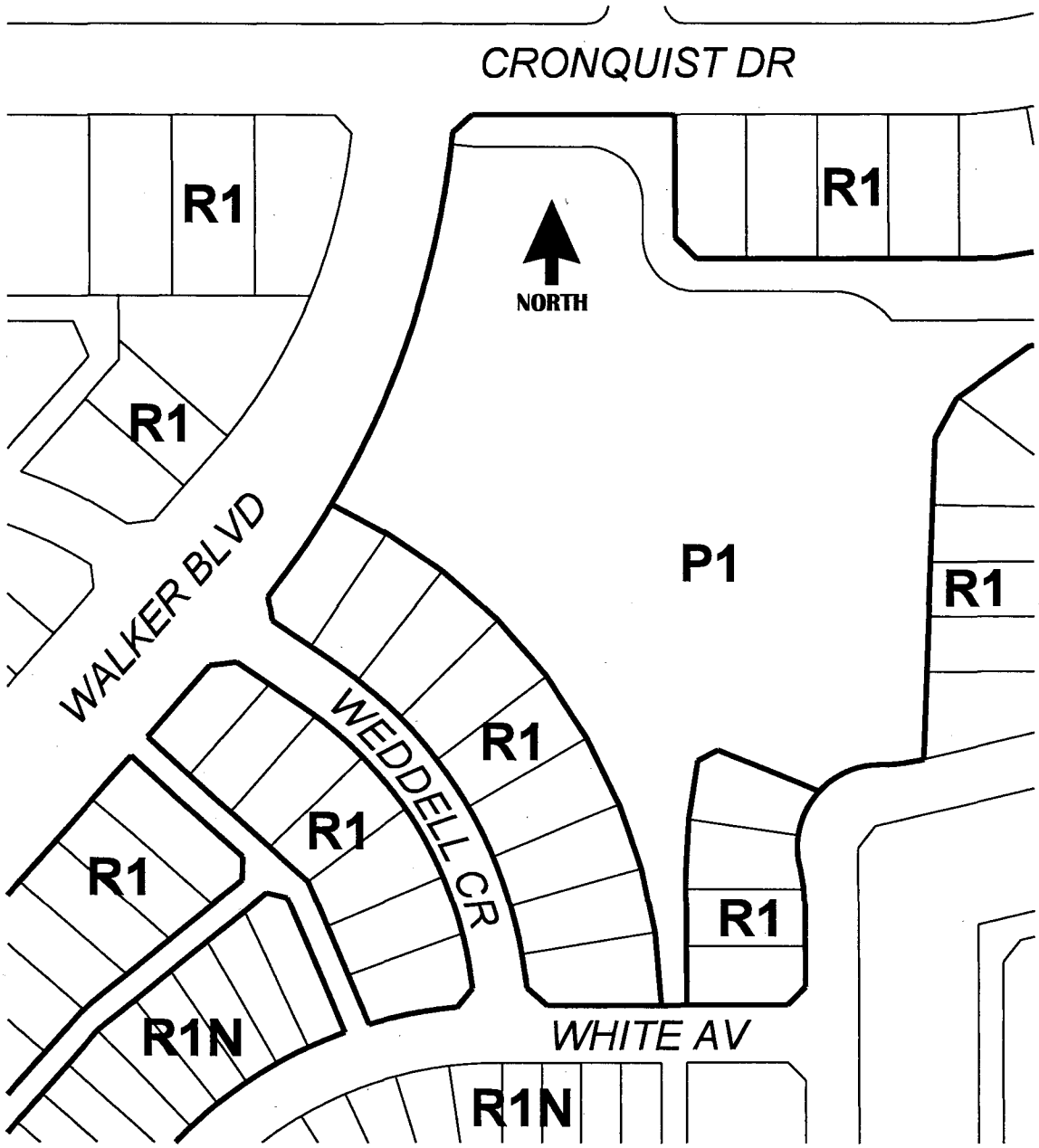
READ A FIRST TIME IN OPEN COUNCIL this	24th	day of	February	2003.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2003.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1N - Residential Narrow Lot

P1 - Parks & Recreation

MAP No. 6 / 2003

BYLAW No. 3156 / H - 2003

BYLAW NO. 3217/D-2003

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans, as described herein.

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

1 Bylaw 3217/98 with regard to the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan is amended by deleting therefrom the entire Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan and substituting therefore, the attached amended Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2003.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2003.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2003.

_____ MAYOR

_____ CITY CLERK

NEIGHBOURHOOD AREA STRUCTURE PLAN

ASPEN RIDGE
(ANDERS SOUTHEAST)

NE 1/4 Section 3, Township 38
Range 27, West of 4

Prepared for:

Melcor Developments Ltd.

Prepared by:

Interplan Strategies Inc.

Al-Terra Engineering Ltd.

Revised February 12, 2003
March 3, 2003

97108

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1.0 INTRODUCTION AND PURPOSE

The subject site, Aspen Ridge, is located in southeast quadrant of the City at the intersection of 30th Avenue and 22nd Street (See Figure 1). To the north is the Anders East Outline Plan Area which is presently under development. To the west is the proposed Anders on the Lake Outline Plan area. To the east is the future 30th Avenue arterial road right of way and to the south the future 22nd Street undivided arterial road right of way.

The site is situated within the East Hill Area Structure Plan adopted by Council on April 20, 1998. The site, containing 160 acres (64.9 ha) more or less, is legally described as the NE ¼ Section 3, Township 38, Range 27, West of the 4th Meridian.

Al-Terra Engineering is hereby submitting, on behalf of Melcor Developments Ltd., an application for Neighbourhood Area Structure Plan approval for primarily residential and associated land uses. The plan submitted acknowledges the known edge conditions on all four sides of the site.

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

2.0 POLICY FRAMEWORK

On April 20, 1998 City of Red Deer Council adopted the revised East Hill Area Structure Plan (Bylaw 3207/98). The Area Structure Plan allows for the primary use of land for residential purposes.

Other land uses indicated in the Area Structure Plan include a public elementary/middle school site in conjunction with a neighbourhood centre, a commercial site, and a fire hall site along 22nd Street. The road network shows both 30th Avenue on the east and 22nd Street on the south as arterial roads. The network also shows a collector street loop through the site connecting from Anders East on the north to the future Anders on the Lake to the west. Collector links to 30th Avenue and the future 22nd Street are also shown. The City of Red Deer has established the precise location for the intersection of the collector link with 30th Avenue.

The East Hill Area Structure Plan is implemented by Outline Plans for each quarter section.

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

3.0 SITE CHARACTERISTICS

3.1 Legal Description and Ownership

The subject site is legally described as the NE ¼ Section 3, Township 38, Range 27 West of the 4th Meridian. The quarter section is comprised of two titles:

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

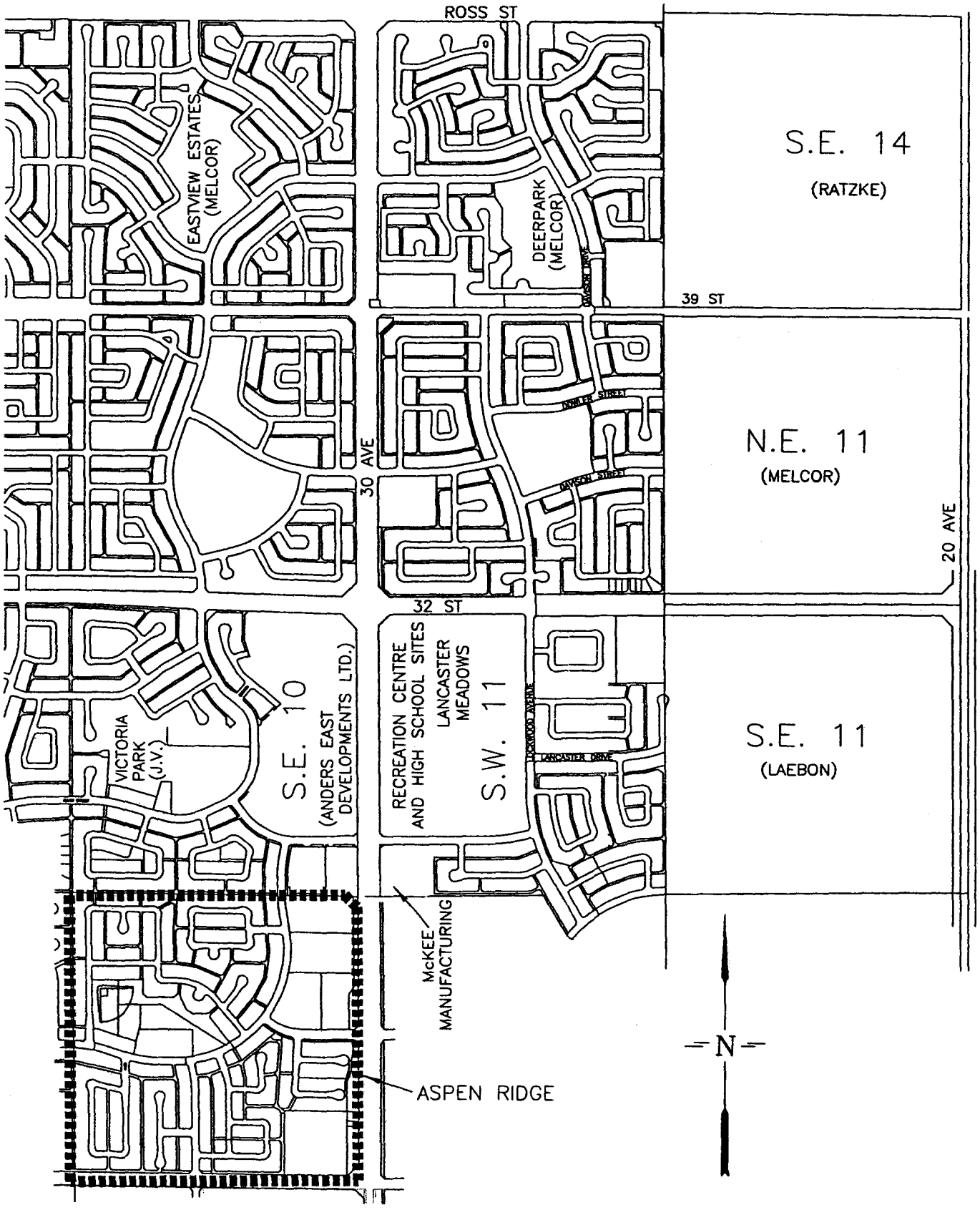


FIGURE 1
LOCATION
SCALE 1:15000
REVISED: MAR 03/03

CONCEPT BY:
INTERPLAN STRATEGIES INC.

PREPARED BY: AL-TERRA ENGINEERING LTD.
EDMONTON RED DEER

- A twenty-one acre parcel in the northeast corner, which was previously owned by five individuals, each with an undivided 1/5 interest. Melcor Developments Ltd. purchased this land parcel.

- The balance of the quarter section is owned by Melcor Developments Ltd.

The appropriate titles are included in Appendix 1.

3.2 Site Area

The site area is as follows:

Total Site	160.31 Ac (64.88 Ha)
Less – Major Road Widening	(11.43 Ac) (4.63 Ha)
Developable Area	148.88 Ac (60.25 Ha)

3.3 Existing Land Use

The subject site is presently under cultivation. There are two existing residences on the site. One is on the 21 acre parcel in the north east corner, the other is located further to the south.

The entire quarter section is presently designated A-1 Future Urban Development District by The City of Red Deer Land Use Bylaw No. 3156/96. The general purpose of this District is

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

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

3.4 Land Form

The site generally slopes from east to northwest from an elevation of approximately 909.5m on the eastern edge to an elevation of 889.5m in the northwest corner (see Figure 2). A fairly prominent ridge is located in the east central portion of the site. There is also a significant row of trees along the eastern boundary of the site extending from section line at the north to the future 22nd Street right of way at the south. The recently completed Ecological Profile for the area identified the trees as a northwest poplar and caragana windbreak. Recommendation R5-a of the Profile states that all of the large poplar trees along the west side of 30th Avenue should be maintained.

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

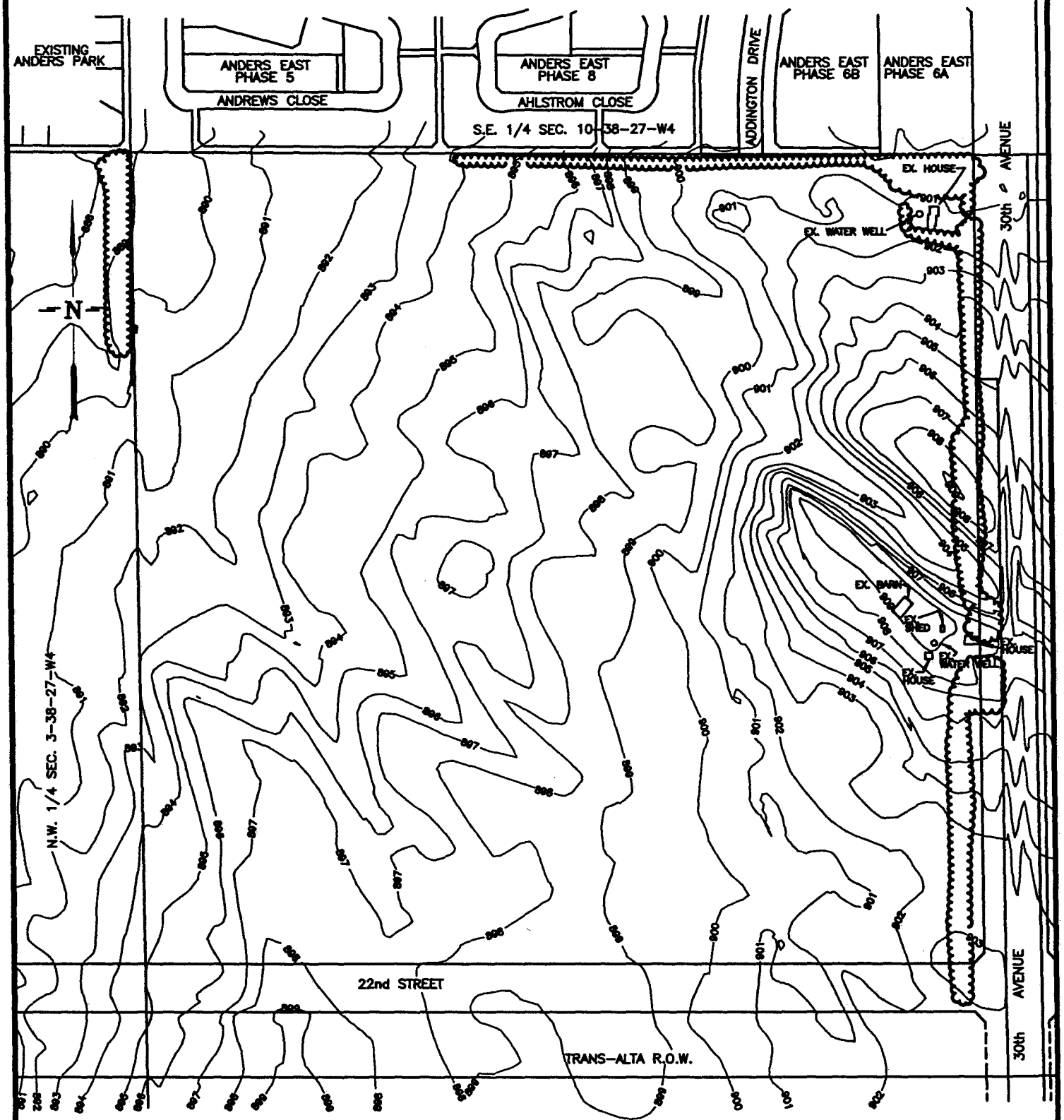


FIGURE 2
SITE FEATURES

LEGEND:

900 ORIGINAL GROUND CONTOURS

ORIGINAL TREELINE

SCALE 1:5000

REVISED APR 10/01

AL-TERRA ENGINEERING LTD.

The Profile also identifies a natural poplar windbreak along the north and west boundaries of the site. While recommendation R6-b recommends that the present natural stand of trees in the northeast corner be preserved, recommendation R6-a acknowledges that preservation of the windbreak trees along the west and north boundary is not possible due to servicing and development requirements.

Recommendation R7 also suggests that an attempt should be made to incorporate the landscaping and present trees around the existing two residences in a comprehensive housing development.

3.5 Access

Access to the site is presently available from 30th Avenue, and from the north/south collector stub from Avery Street. An ultimate access location to 30th Avenue has been established at approximately the midpoint along 30th Avenue.

3.6 Servicing

The site can be full-serviced with sewer, water and storm water utilities (assuming storm water management techniques are implemented) and shallow utilities from existing utilities immediately adjacent.

3.7 Environmental Considerations

A Phase 1 Environmental Site Assessment has been completed.

3.8 Existing Power Line

There is an existing TransAlta overhead power line right of way situated immediately to the south of subject parcel. This power line will remain in its present location.

3.9 Road Widening

A road widening of 20 metres is required along the eastern boundary of the subject site south of the 21 acre parcel (the 20m widening has already been provided adjacent the 21 acre parcel). This widening is required to provide the necessary right of way for the future arterial street.

A 37.5 metre right of way is required along the southern boundary of the site, adjacent to and north of the TransAlta right of way. The right of way is required for the future 22nd Street arterial. A reduction in right of way width from the typical 60 metres to 37.5 metres is possible because of the relationship to the power right of way, which can serve as the southerly buffer/berm.

4.0 DEVELOPMENT PROPOSAL

Based on the developer's intent, City policies, and site characteristics, a Neighbourhood Area

Structure Plan has been prepared for Aspen Ridge. The components of the Neighbourhood Area Structure Plan are development concept, density and population, open space, transportation, servicing and phasing.

4.1 Development Concept

The intent of the design of overall Aspen Ridge area is to provide a comprehensively planned residential community with an emphasis on integrating land uses, preserving existing trees and at the same time capitalizing on the potential of a good transportation infrastructure.

The Aspen Ridge Neighbourhood Area Structure Plan incorporates the policies contained in the East Hill Area Structure Plan and other City of Red Deer guideline and policy documents. The Plan, based to a large extent on the client's concept, is intended to provide the opportunity for a variety of residential product types. This is an especially important factor when considering the dynamics of the present day market.

The proposed Neighbourhood Area Structure Plan is contained in Figure 3.

4.2 Neighbourhood Structure

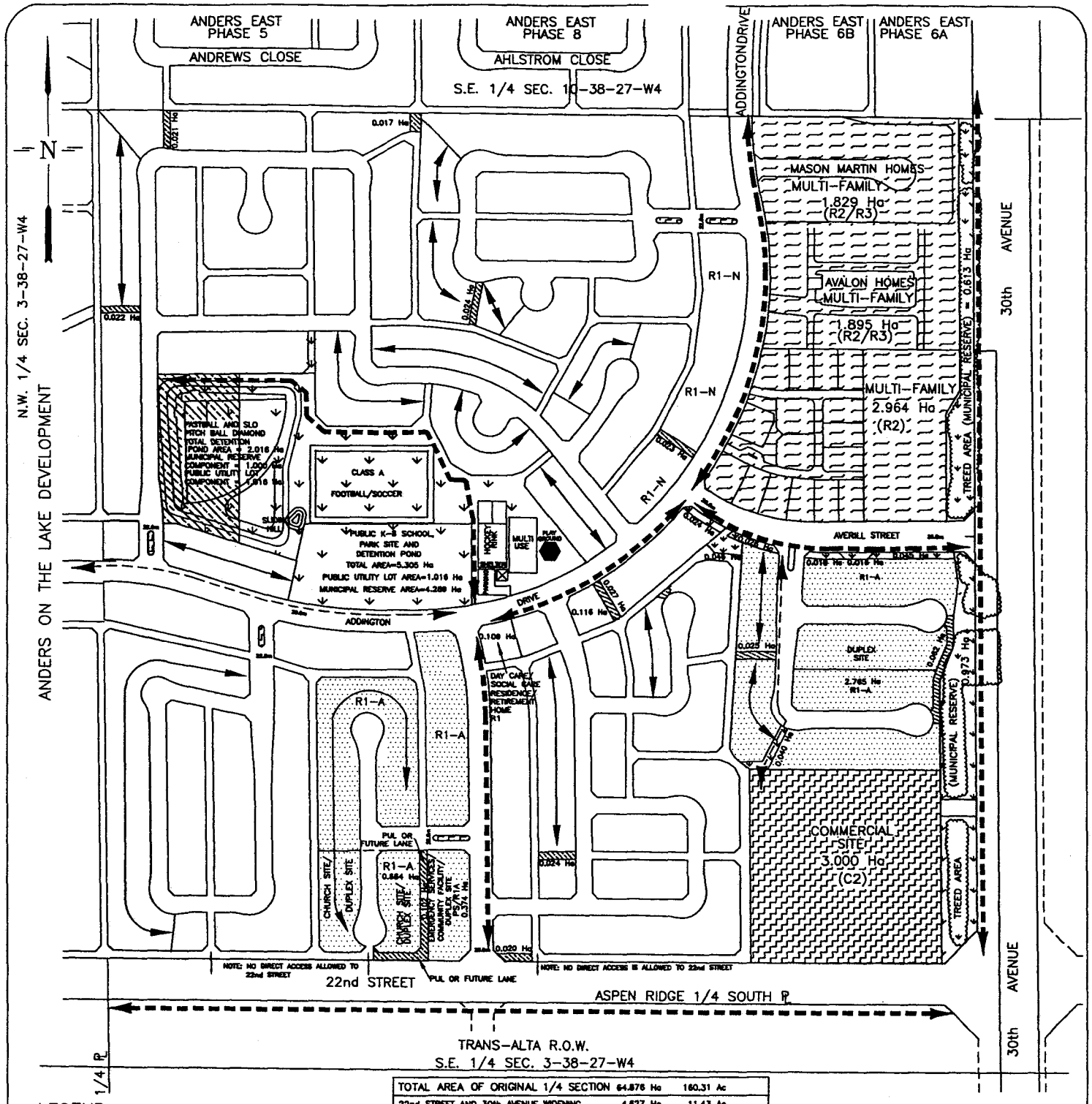
The plan places a possible emergency services/community facility, possible church site, and other possible public facilities such as the social care site at or near a future main entrance to the community. These neighbourhood amenities and the central neighbourhood park are intended to create the focus of the community and are therefore strategically located in terms of both vehicular and pedestrian networks.

Allowance is made in the plan for higher density housing in the northeast portion of the plan area adjacent to the amenity provided by the tree stand that is incorporated into the plan. It is anticipated that this residential cluster will be targeted toward the mature adult segment of the market with the intent to preserve most of the significant trees in the housing development.

A portion of the south east corner of the plan is set aside for a future commercial development at the intersection of 30th Avenue and the future 22nd Street.

Single family detached houses and possibly some semi-detached housing will be distributed throughout the remainder of the community. Although the vast majority of these units will be provided with rear lanes, a small percentage that back onto open space such as parks, storm retention facilities and the treed area will be laneless. As indicated in Figure 3, a portion of the lots is intended to accommodate 2 storey residences with walkout basement.

The lot size, which will be determined at the subdivision stage, is intended to vary in width, thus encouraging a variety of residential building product.



LEGEND:

- TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
- SINGLE FAMILY
- MULTI-FAMILY
- DUPLEX
- COMMERCIAL
- PUBLIC UTILITY LOTS
- SCHOOL, PARKS, AND PUBLIC OPEN SPACE
- MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS
- MAIN PEDESTRIAN WALKWAYS AND BIKE PATHS
- CHILDREN'S PLAYGROUND

TOTAL AREA OF ORIGINAL 1/4 SECTION	64.876 Ha	160.31 Ac	
22nd STREET AND 30th AVENUE WIDENING	4.827 Ha	11.43 Ac	
DEVELOPABLE AREA	60.249 Ha	148.88 Ac	100%
SINGLE FAMILY- DETACHED (R1)	23.115 Ha	57.12 Ac	38.4%
SINGLE FAMILY- NARROW (R1-N)	1.066 Ha	2.66 Ac	1.8%
DUPLEX LOTS (R1-A)	4.547 Ha	11.24 Ac	7.5%
MULTIPLE FAMILY (R2/R3)	3.724 Ha	9.20 Ac	6.2%
MULTIPLE FAMILY (R2)	2.964 Ha	7.32 Ac	4.9%
CHURCH SITE/DUPLEX SITE (R1-A)	0.664 Ha	1.64 Ac	1.1%
DAY CARE/ SOCIAL CARE RESIDENCE/ RETIREMENT HOME (R1)	0.109 Ha	0.27 Ac	0.2%
COMMERCIAL (C2)	3.000 Ha	7.41 Ac	5.0%
EMERGENCY SERVICES/COMMUNITY FACILITY/ DUPLEX SITE (PS/R1-A)	0.374 Ha	0.93 Ac	0.6%
PUBLIC K-8 SCHOOL, PARK AND WALKWAYS (PS)	4.505 Ha	11.13 Ac	7.5%
TREED AREA ALONG 30th AVENUE (P1)	1.586 Ha	3.92 Ac	2.6%
STORM DETENTION POND (PS)	1.016 Ha	2.51 Ac	1.7%
PUBLIC UTILITY LOTS	0.374 Ha	0.93 Ac	0.6%
ROADS	13.185 Ha	32.58 Ac	21.9%
COLLECTOR	3.211 Ha	7.93 Ac	
RESIDENTIAL	7.194 Ha	17.79 Ac	
LANES	2.780 Ha	6.87 Ac	

FIGURE 3
DEVELOPMENT CONCEPT

SCALE 1:5000

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4.3 Land Use Distribution

Aspen Ridge is a comprehensively planned residential community consisting of residential and ancillary land uses. Table 1 below outlines the land use distribution.

Table 1 - Neighbourhood Area Structure Plan Statistics

Land Use	Acres	Hectares	Percentage
Single Family Detached (R1)	57.12	23.115	38.4%
Single Family Detached - Narrow (R1-N)	2.68	1.086	1.8%
Duplex Lots (R1-A)	11.24	4.547	7.5%
Residential – Multi-family (R2/R3)	9.20	3.724	6.2%
Residential – Multi-family (R2)	7.32	2.964	4.9%
Church Site/Duplex Site (R1-A)	1.64	0.664	1.1%
Day Care/Social Care Residence/Retirement Home (R1)	0.27	0.109	0.2%
Commercial Site (C2)	7.41	3.000	5.0%
Emergency Services / Community Facility/Duplex Site (PS/R1-A)	0.93	0.374	0.6%
School Site, Park & Walkways (PS)	11.13	4.505	7.5%
Storm Detention Pond	2.51	1.016	1.7%
Treed along 30th Avenue (P1)	3.92	1.586	2.6%
Public Utility Lots	0.93	0.374	0.6%
Streets and Lanes	32.58	13.185	21.9%
TOTAL DEVELOPABLE AREA	148.88	60.249	100.0%

Table 1 illustrates that 58.8 per cent of the Neighbourhood Area Structure Plan Area is for residential uses, 12.4 per cent for treed areas and open space including a storm detention pond, 21.9 per cent is dedicated for streets and lanes, 5.0 per cent for commercial development and the balance for other related uses.

4.4 Residential

The low density residential areas are proposed for predominately R1 single detached dwellings, a portion R1-A which may accommodate semi detached dwellings as well as detached dwellings, and a small number of R1-N single detached dwellings.

The residential (R2 and R2/R3) medium density area in the northeast portion of the Neighbourhood Area Structure Plan is proposed for a mix of product type. The R2 units consist of 64 fourplex units and 99 units in an apartment style senior's community. The R2/R3 units consist of 116 typical condominium units.

Multi-family units are often assumed to have two or more bedrooms. Under this scenario, the typical allowance for persons per unit would be 3.0. However, the senior's apartment complex, containing 99 units will not have a population density of 3.0 persons per unit. Instead, we have used a multi family/townhouse number of 2.2 persons per unit.

The resulting estimated population density calculation is summarized in Table 2 as follows:

Table 2 - Estimated Population Density

Land Use	Number of Dwelling Units	Number of Persons Per Unit	Total Population
Single Family - R1	359	3.4	1,221
Single Family - R1-N	25	3.4	85
Duplex - R1-A	156	3.3	515
Multi Family - R2/R3	180	3.0	540
Multi Family - R2	99	2.2	218.0
Totals:	819	-	2,579.0

Population density: 2579.0 ÷ 57.249Ha = 45.0 persons per hectare

This density is within the allowable limit of 45 persons per hectare.

As illustrated in Table 2, the Neighbourhood Area Structure Plan, depending upon the actual lot size and land use, is anticipated to accommodate approximately 819 dwelling units and a population of approximately 2579 persons. Given this estimated unit count, the overall density for the Area Structure Plan Area is approximately 5.8 units per gross acre, and 45.0 Persons/Developable Hectare, with the commercial site area removed from the gross areas.

4.5 Open Space

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

- Components

The components of the proposed Aspen Ridge open space which are cited below, include a neighbourhood school and park centre, east side linear park, and a dry storm retention facility.

a) Neighbourhood School and Park Facility

A 10.6 acre (4.29 ha) central neighbourhood school and park site is provided in the location indicated in the East Hills Area Structure Plan.

b) Linear Park

A 3.92 acre (1.59 ha) north south linear park, ranging from 13 to 30 metres in width, is proposed along the eastern edge of the quarter. The primary purpose for this park is to retain the existing tree stand.

A small 20 foot (6m) wide municipal reserve strip connects to the major linear park. In addition to providing this connection, this strip will serve to separate the rear of the residential lots and the collector roadway.

c) Storm Detention Facility

A storm detention facility is proposed to be part of the overall central park site. The total detention pond area is 4.99 acres (2.02 Hectares) of which 2.47 acres (1 Hectare) is municipal reserve.

- Municipal Reserve

In order to realize the open space network illustrated in the Plan, there will be a municipal reserve dedication of 15.05 acres (6.09 ha) which is 10.11 per cent of the developable area. This dedicated municipal reserve is comprised of the following elements:

	Acres (+/-)	Ha (+/-)
• Neighbourhood school and park	10.60	4.29
• Local Parks	0.53	0.22
• Linear Park (treed area)	3.92	1.59

4.6 Public Facilities

The Plan provides for a possible emergency services/community facility site, a church site, and a social care site.

4.7 Environmental Considerations

As indicated in Section 3.4 of this report and illustrated in Figure 2, the Ecological Profile Report for southeast Red Deer identifies the larger poplar trees along 30th Avenue and in the northeast corner as a Priority "A" for preservation. Most of the trees are included in the proposed municipal reserve strip. The remainder, where possible, will be incorporated in the development of the site. In addition, Recommendation R5-b of the Ecological Profile indicates that a 2.5 metre walking/biking trail be established along the west side of 30th Avenue. The Plan endeavours to accommodate these recommendations.

4.8 Commercial Site

The south east corner of the plan, as previously mentioned, shows a 7.41 acre (3.0 Ha) area set aside for commercial development (to be classified as C2). This area is a proposed location for a District Shopping Centre serving the surrounding community, and will be a major asset to the Aspen Ridge Plan. It will offer a close and convenient opportunity for residents in the area to do their grocery shopping. The proposed accesses for this development are full left-turn, right-turn from 22nd Street and a right-in, right-out entry from 30th Avenue (the City of Red Deer's Recreation, Parks and Culture Department has approved minimal tree removal for this purpose, providing that they are onsite during any tree removal. Adjacent natural vegetation will be preserved. The vegetation that is removed will be compensated by additional landscaping within the Commercial Site). With these entry points from the arterial roads, the traffic generated by the commercial development will have a minimum of impact on the residential areas. As well, the major walkway routes coupled with a short walk connection will allow pedestrian access to the shopping centre from within the neighbourhood.

5.0 TRANSPORTATION

5.1 Traffic Circulation Pattern

The traffic circulation pattern proposed in the Neighbourhood Area Structure Plan conforms to the East Hill Area Structure Plan. At some point in the future, there will be one arterial roadway, and one major collector roadway adjacent to the quarter section:

- 30th Avenue, along the east boundary of the quarter section will be an arterial roadway
- 22nd Street, along the south boundary of the quarter section will be a major collector roadway

Funds for construction of both roadways will come from the City of Red Deer off site levy fund.

Figure 3 illustrates the proposed roadway pattern for the subject quarter section. As illustrated, a looped collector road, Addington Drive, will extend from the Anders East quarter section, through the subject lands, and into the Anders On The Lake quarter section, which is located directly west of the subject quarter section. Collector roads will connect Addington Drive to 30th Avenue, and Addington Drive to 22nd Street.

30th Avenue currently exists as a four lane divided arterial cross section, to just past the mid point of Aspen Ridge quarter section, at Averill Street, tapering to a paved two lane rural cross section at the future 22ndStreet intersection. 22nd Street is currently just a cultivated area.

Access to the subject lands for the first few phases of development will come from the Addington Drive collector road, located within Anders East, and from 30th Avenue. The primary access for the district shopping centre will come from 22nd Street.

For the P-loops, and long cul-de-sacs, accesses with medians are proposed to provide a divided access, in case of emergencies, where one side of the access is blocked by an obstruction.

5.2 Pedestrian Circulation Patterns

Figure 3 illustrates a continuous integrated pedestrian system throughout the quarter section, and along 30th Avenue and 22nd Street. Figure 4 illustrates the cross sectional details for the collector roadways. As illustrated on Figure 4:

- A 2.5 metre wide monolithic sidewalk will be installed along the east side of Addington Drive to where Addington Drive intersects with the collector roadway going south to 22nd Street. A 1.5 metre monolithic sidewalk will be installed along the west and north side of Addington Drive.

- A 2.5 metre wide monolithic sidewalk will be installed along the south side of the collector road extending from Addington Drive to 30th Avenue. A 1.5 metre monolithic sidewalk would be installed on the north side of this collector road.

- A 2.5 metre wide monolithic sidewalk will be installed along the east side of the collector roadway extending from Addington Drive to 22nd Street.

- As part of the arterial road construction for 30th Avenue, the pedestrian linkage will be continued along the west side of 30th Avenue. As part of the major collector road construction for 22nd Street, a 2.5m wide asphalt or concrete pedestrian linkage will be installed within the TransAlta right of way. The proposed locations are illustrated on Figure 3.

Two minor pedestrian linkages are illustrated on Figure 3. The first provides continuity along Addington Drive west to the collector road that connects Addington Drive to 22nd Street. The second provides a connection from Averill Street to the commercial site.

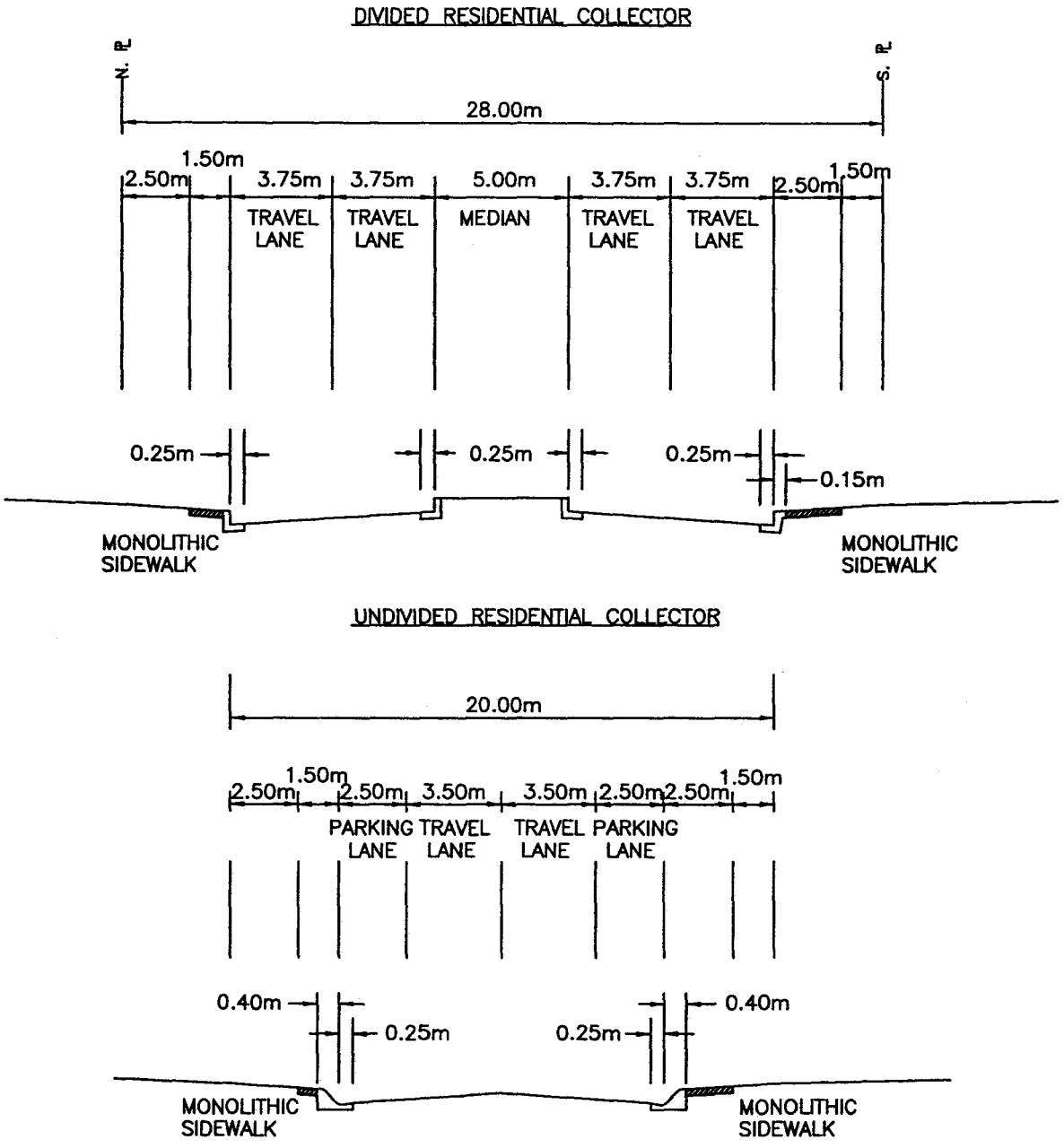
The pedestrian linkage system illustrated on the Neighbourhood Area Structure Plan connects key neighbour-hood elements and will enable residents to walk, run or ride bicycles through the community on a system of paths in open spaces or on boulevard walks that are separate from the roadways.

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

6.0 MUNICIPAL SERVICING

Most of the municipal services required to service this quarter section are existing. The exception is the storm trunk system. The remaining services are a direct extension of services located along the north boundary of the quarter section.

ASPEN RIDGE OUTLINE PLAN



NOTE: THE 2.5m MONOLITHIC SIDEWALK WILL BE LOCATED ALONG THE EAST AND NORTH SIDES OF ADDINGTON DRIVE, ALONG THE SOUTH SIDE OF THE COLLECTOR ROAD TO 30th AVENUE, AND ALONG THE EAST SIDE OF THE COLLECTOR ROAD TO 22nd STREET.

FIGURE 4
DIVIDED AND UNDIVIDED RESIDENTIAL COLLECTOR ROADWAY DETAIL

REVISED: SEPT 27/2002
REVISED: MAR 13/2001

PREPARED BY:
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6.1 Storm Sewer System

The existing storm trunk system, which is routed through the Anders East quarter section, has capacity for 17.0 hectares of the subject quarter section. The remaining storm drainage, from the remainder of the quarter section, and the adjacent arterial roadways, must be routed to the storm detention pond located north of Addington Drive, toward the west side of the quarter section. The storm detention pond is combined with the neighbourhood school and park. From this storm detention pond, the allowable discharge will be routed westward, through storm sewer mains, ultimately to Piper Creek. The allowable discharge is as follows:

- 0.0013 cu.m/sec/ha for the 1 in 5 year storm
- 0.0036 cu.m/sec/ha for the 1 in 100 year storm event.

Approximately 46 hectares of land will drain into this storm detention pond. The pond must be sized to accommodate the runoff from a one in 100 year storm. The storage volume required in the detention pond, to accommodate this runoff, is approximately 27,000 cubic metres.

6.1.1 Minor Drainage System

Figure 5 illustrates the conceptual layout for the storm sewer system. Runoff for storms up to a one in five year event will be handled via a gravity, piped system. Even for the one in five year storm event, some storm water storage is required in the Anders East storm detention pond, or in the detention pond located within the Aspen Ridge quarter section.

Consideration will be given to providing a weeping tile drainage system for all lots. The storm system design will be completed in accordance with the City of Red Deer Design Guidelines.

6.1.2 Major Overland Drainage System

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

To accommodate this situation, roads and lanes will be designed to route the overland flow to either the storm detention in the Anders East quarter section, or to the proposed storm detention pond in the Aspen Ridge quarter section. Some ponding will also occur within the roads, lanes and municipal reserve lots. The detailed design process will ensure that the major overland drainage system is designed in accordance with the City of Red Deer Design Guidelines.

The major overland drainage system is illustrated on Figure 6.

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

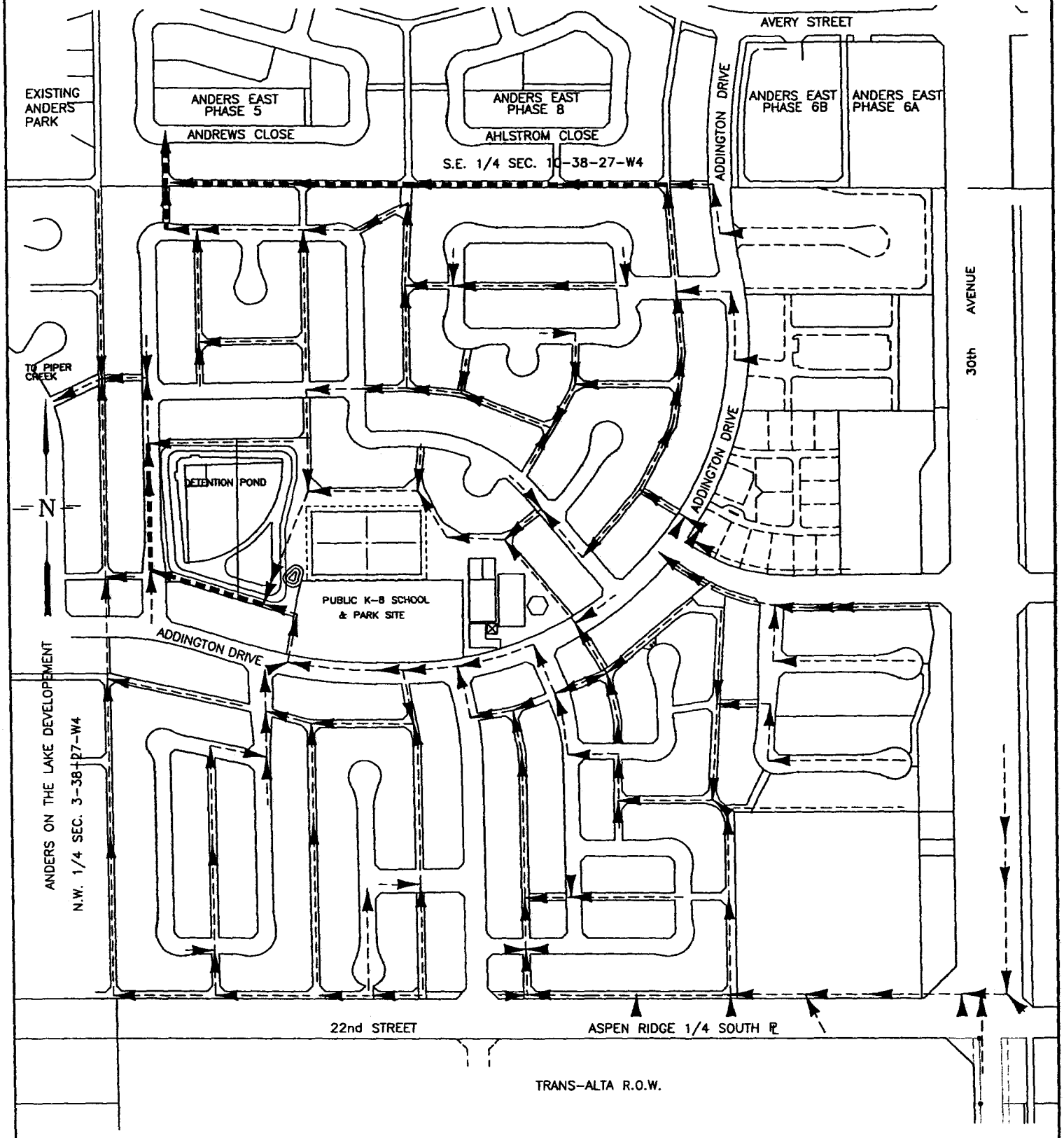

FIGURE 5
STORM SEWERS

SCALE 1:5000

REVISED: APR 10, 2001
REVISED: SEPT 13, 2002
REVISED: JAN 13, 2003
REVISED: FEB 12, 2003
REVISED: MAR 03, 2003

LEGEND:

STORM TRUNK
STORM SEWER

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6.1.3 Storm Detention Pond Cross Section

The City of Red Deer Recreation Parks and Culture Department requested that a cross section be provided to illustrate how the storm detention pond grades tie into the central park grades. Figure 6a illustrates this cross section and the location it is based on.

6.2 Sanitary Sewer System

The sanitary sewer system required to service the subject quarter section is a direct extension of the sanitary sewer system located within the Anders East quarter section, which is located directly to the north of the Aspen Ridge quarter section.

A 525 millimetre diameter sanitary sewer is stubbed into the northwest corner of the Aspen Ridge quarter section. The sanitary trunk system will be extended partially through the Aspen Ridge quarter section, and then will be routed westward, into the lane which abuts the west boundary of the Aspen Ridge quarter section. The sanitary sewer trunk will service this quarter section, and six additional quarter sections, located to the south, east and west of the Aspen Ridge quarter section. Figure 7 schematically illustrates the proposed layout for the sanitary sewer system. This drawing illustrates the proposed routing for the extension of the sanitary trunk system through the Aspen Ridge quarter section. It also illustrates the proposed location where the sanitary sewer force main will tie into the sanitary sewer trunk system. The sanitary sewer force main will extend from a sanitary lift station located on the NW ¼ Sec. 3-38-27-W4. This sanitary lift station will service four quarter sections of land located to the west and south of the Aspen Ridge quarter section.

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

6.3 Water Distribution System

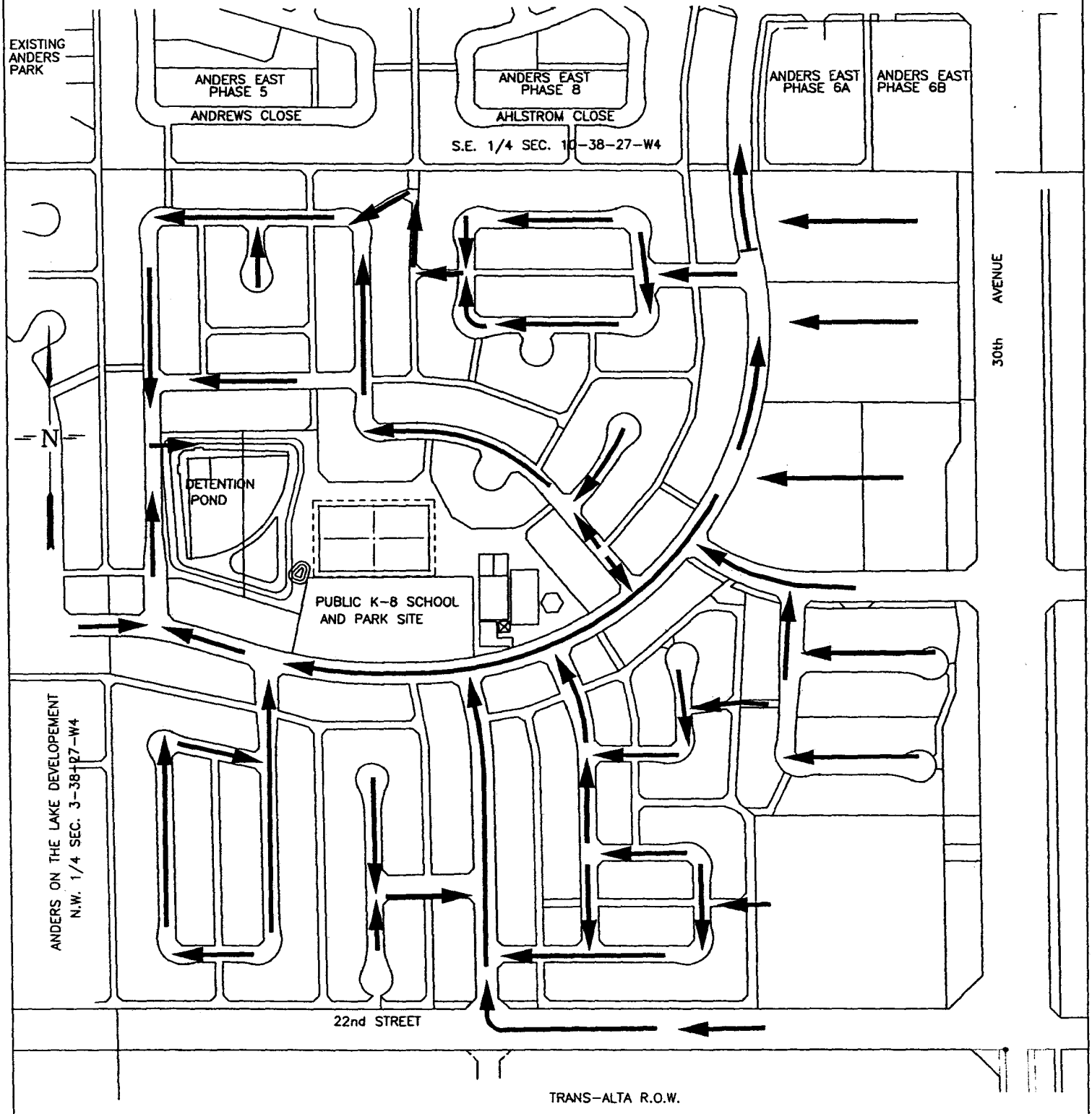
The water distribution system required to service the Aspen Ridge quarter section is a direct extension of the water distribution system for the Anders East quarter section, located directly to the north. The largest water supply mains include:

- A 400 millimetre diameter water main stubbed off at the northwest corner of the quarter section. This water main will be extended along the west side of 30th Avenue.

- A 250 millimetre diameter water main which is existing or will be extended along the south property line of the Anders East quarter section.

- Water feeder mains will also be located along the north side of 22nd Street, and in the lane located adjacent to the west boundary of the Aspen Ridge quarter section.

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN



S.E. 1/4 SEC. 3-38-27-W4

FIGURE 6
OVERLAND DRAINAGE
GREATER THAN 1:5 YEAR STORM EVENT

SCALE 1:5000

REVISED: APR 10, 2001
REVISED: SEPT 13, 2002
REVISED: JAN 13, 2003
REVISED: FEB 12, 2003
REVISED: MAR 03, 2003

LEGEND:
DIRECTION OF FLOW

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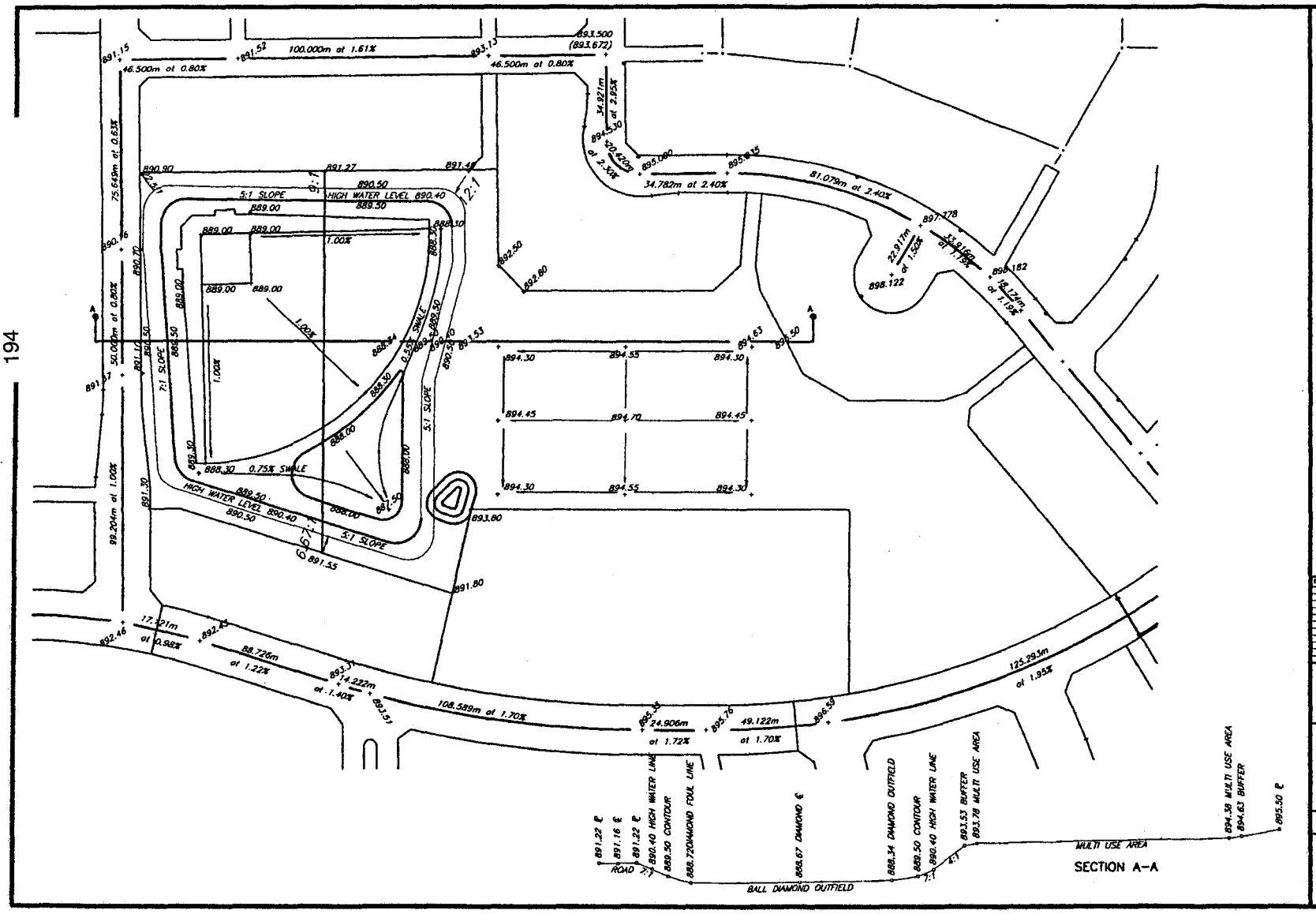

ISSUE	DATE	REMARKS	BY
1	JULY 16/98	PRELIMINARY LAYOUT	DCS
2	JUNE 11/99	REVISED FOR OUTLOT CHANGES	JC
3	JUNE 28/99	REVISED FOR LOCATION	MS
4	JAN. 31/01	GRADES UPDATED AS PER ASPEN RIDGE PHASE 3	MS
5	SEPT. 17/02	UPDATED STREET GRADES	TCC
6	JAN. 13/03	REVISED PHASE 2 & FUTURE SCHOOL PARK	DNF

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ENGINEERING LTD.

DESIGN:	DCS
DRAWN:	MAB
APPROVED:	MAB
SCALE:	
HORIZONTAL:	1:1500
VERTICAL:	1:1500
SCALE:	1:1500
JOB No.:	330-6
SHEET No.:	
DATE ORIGINAL DRAWN:	MAY 13, 1998
DATE REVISED:	
DRAWING:	FIGURE 6A

THE CITY OF RED DEER

ASPEN RIDGE
PUBLIC K-8 SCHOOL, PARK SITE AND DETENTION POND
STORM DETENTION POND DESIGN GRADES

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

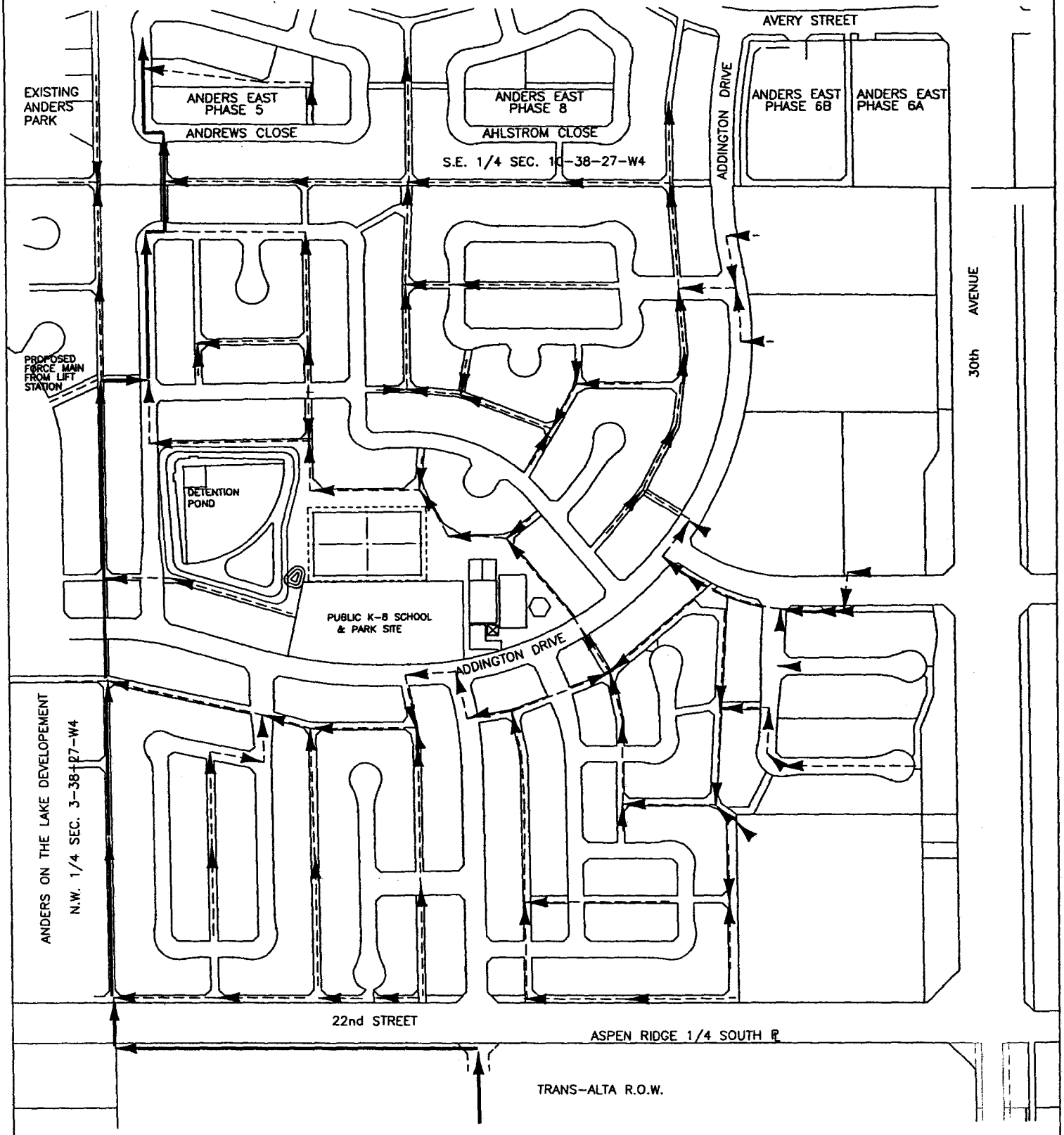

FIGURE 7
SANITARY SEWERS

SCALE 1:5000
REVISED: APR 10, 2001
REVISED: SEPT 13, 2002
REVISED: JAN 13, 2003
REVISED: FEB 12, 2003
REVISED: MAR 03, 2003

LEGEND:
SANITARY TRUNK
200mm SANITARY

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Figure 8 conceptually illustrates the water feeder main routing, and the water distribution system for the quarter section. Computer modelling will be utilized to evaluate actual water main sizes within the quarter section.

All facilities for the water distribution system will be designed in accordance with City of Red Deer Design Guidelines.

6.4 Shallow Utilities

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

7.0 REPORTS FROM SPECIALIZED CONSULTANTS

7.1 Geotechnical Report

The geotechnical report, prepared by Agra Earth & Environmental Ltd, was submitted to the City of Red Deer Engineering Department on April 03, 1998.

7.2 Phase 1 Environmental Site Assessment

The Phase 1 Environmental Assessment, prepared by Agra Earth & Environmental Ltd., was submitted to the City of Red Deer Engineering Department and Community Planning Services on April 07, 1998.

8.0 PHASING OF DEVELOPMENT

Figure 9 illustrates the proposed phasing for development. The present location of utilities dictates the first few phases of development. Market conditions will influence the actual phasing of later development.

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

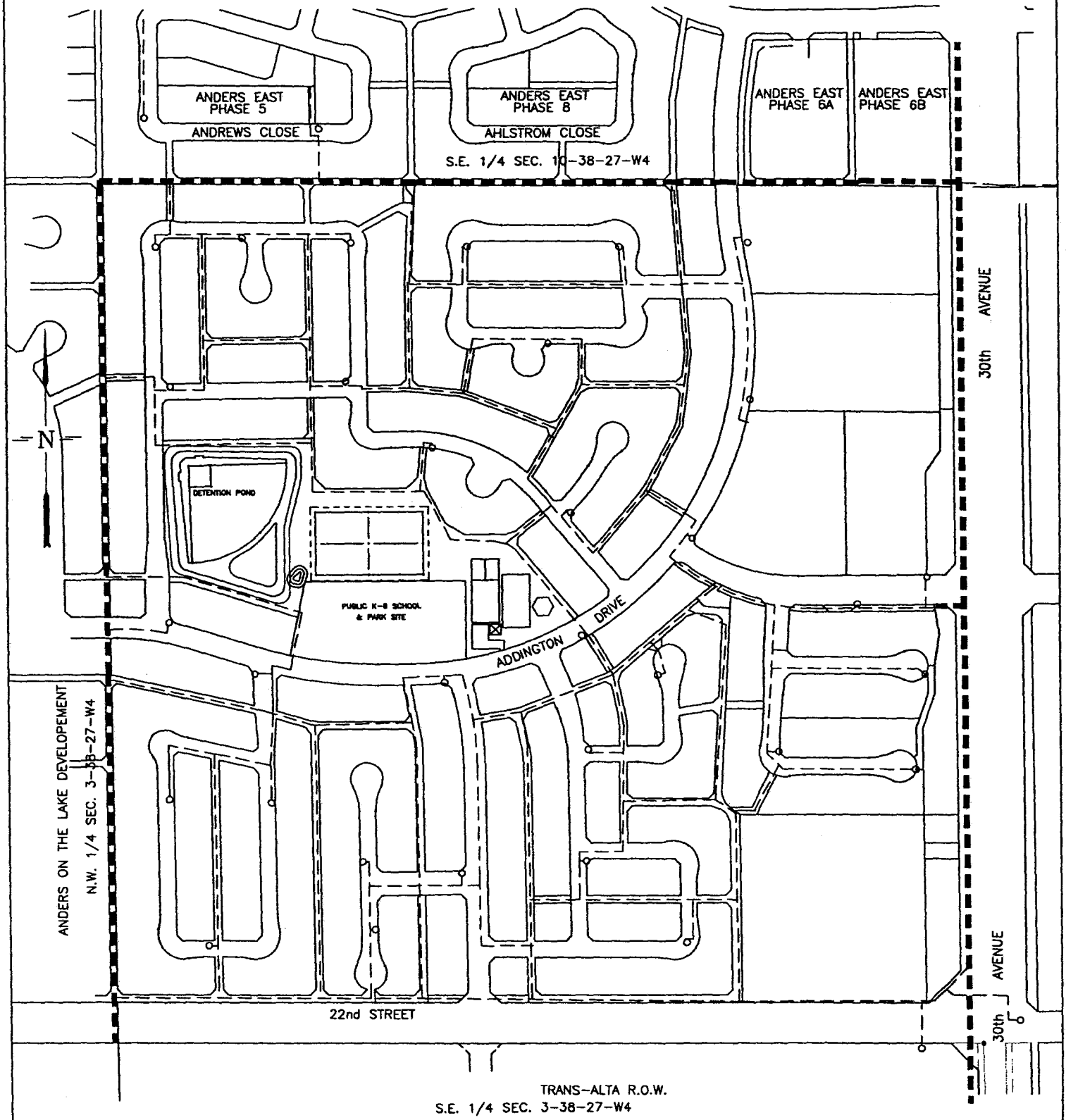

FIGURE 8
WATER DISTRIBUTION

SCALE 1:5000

REVISED APR 10, 2001
REVISED JAN 13, 2003
REVISED FEB 12, 2003
REVISED MAR 03, 2003

LEGEND

FEEDER WATER MAIN
WATER MAIN
HYDRANT

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ENGINEERING LTD.
EDMONTON RED DEER

ASPEN RIDGE NEIGHBOURHOOD AREA STRUCTURE PLAN

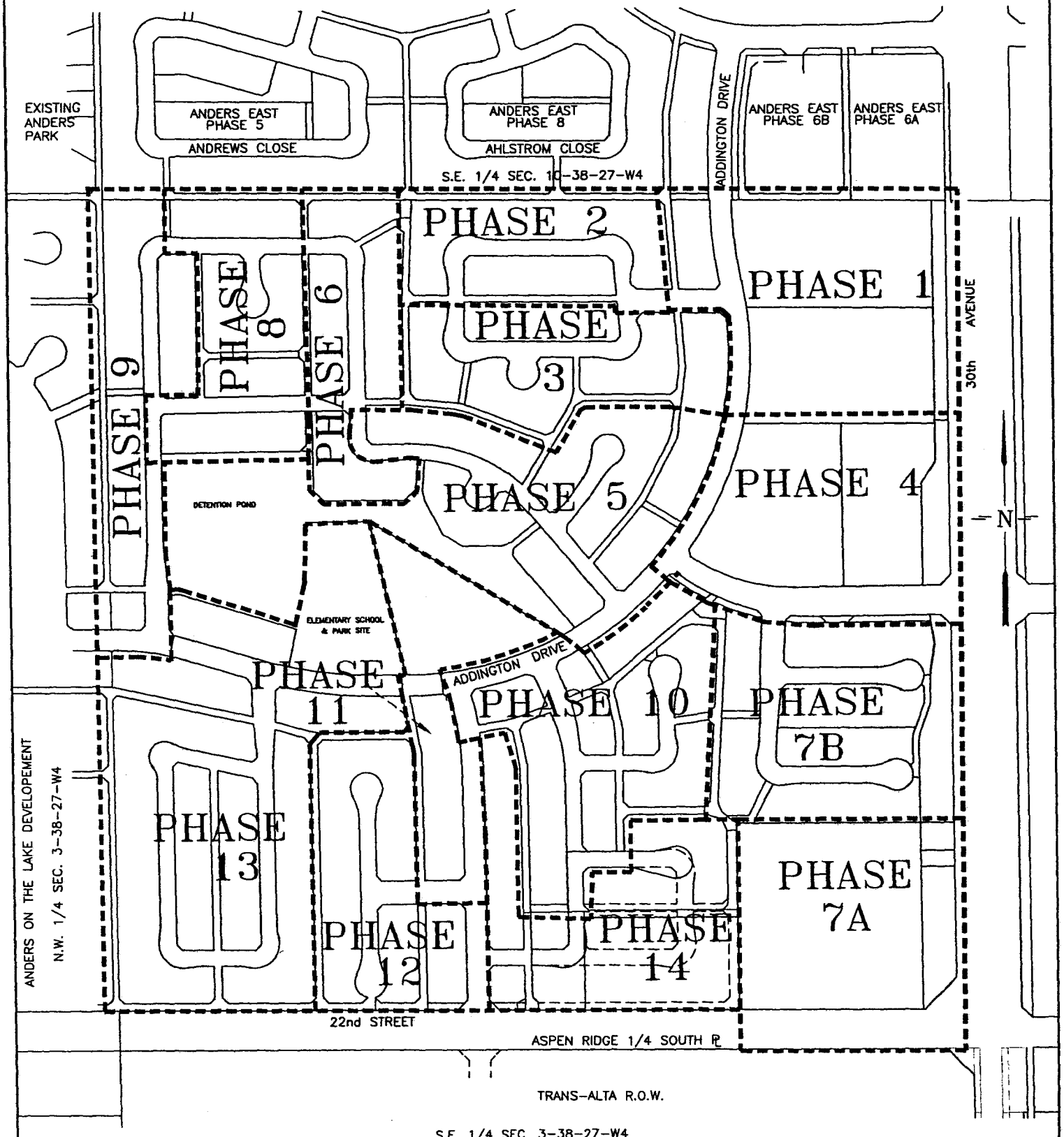

FIGURE 9
PHASING CONCEPT

SCALE 1:5000

REVISED:MAR 03, 2003
REVISED:FEB 12, 2003
REVISED:JAN 13, 2003
REVISED:NOV 14, 2002
REVISED:JUNE 25, 2002
REVISED:MAY 31, 2002

LEGEND:

PHASE BOUNDARY ----------

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F:\Projects\Aspen Ridge\OUTLINE PLANS\REVISION 03-03-03\Fig 9 - Phasing Concept.dwg

BYLAW NO. 3156/K-2003

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

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

1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 9/2003 attached hereto and forming part of the bylaw.

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

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

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

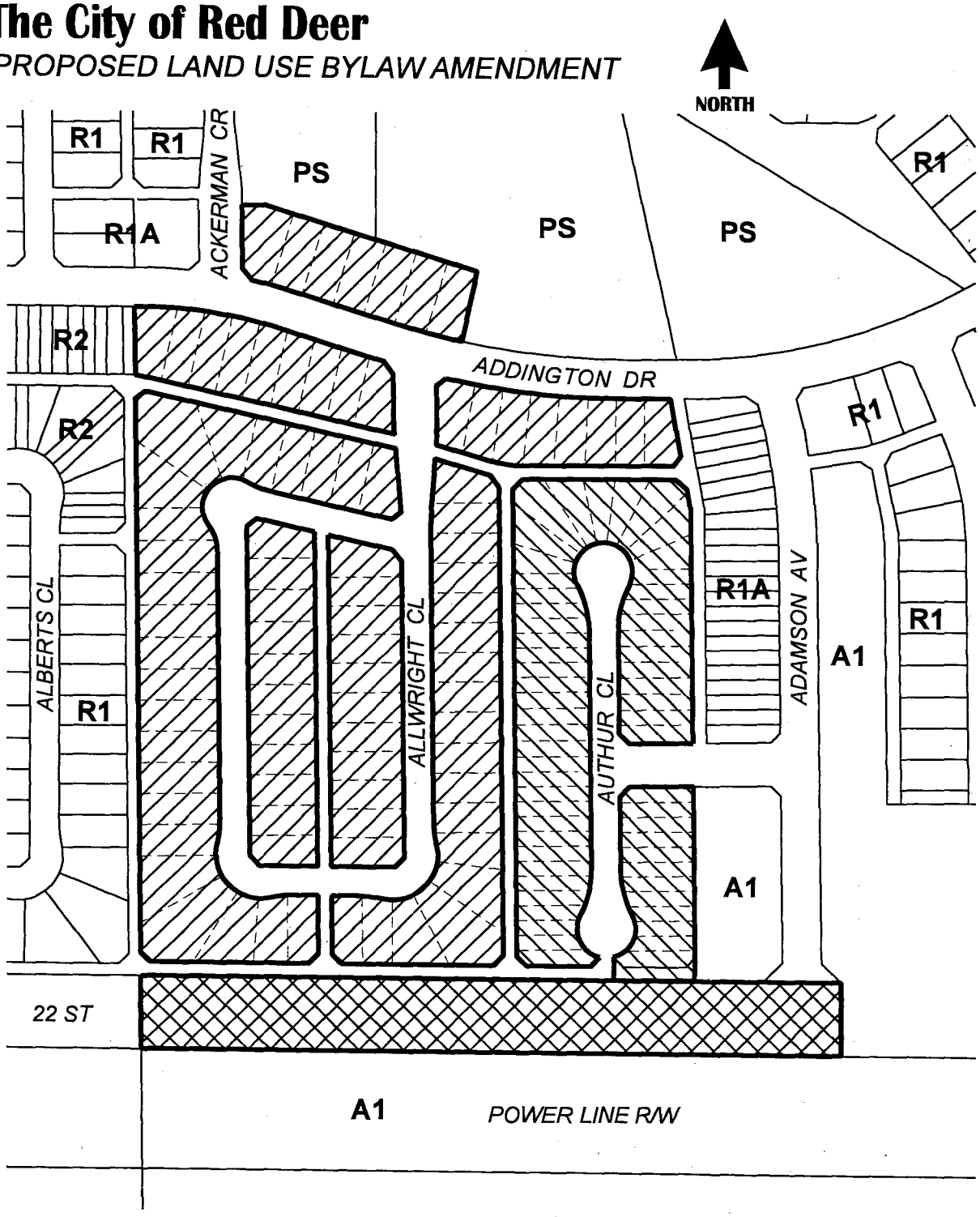
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

AI to R1

A1 to R1A

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

MAP No. 9 / 2003

BYLAW No. 3156 / K - 2003

Item No. 6

BYLAW NO. 3156/M-2003

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

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

1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 11/2003 attached hereto and forming part of the bylaw.

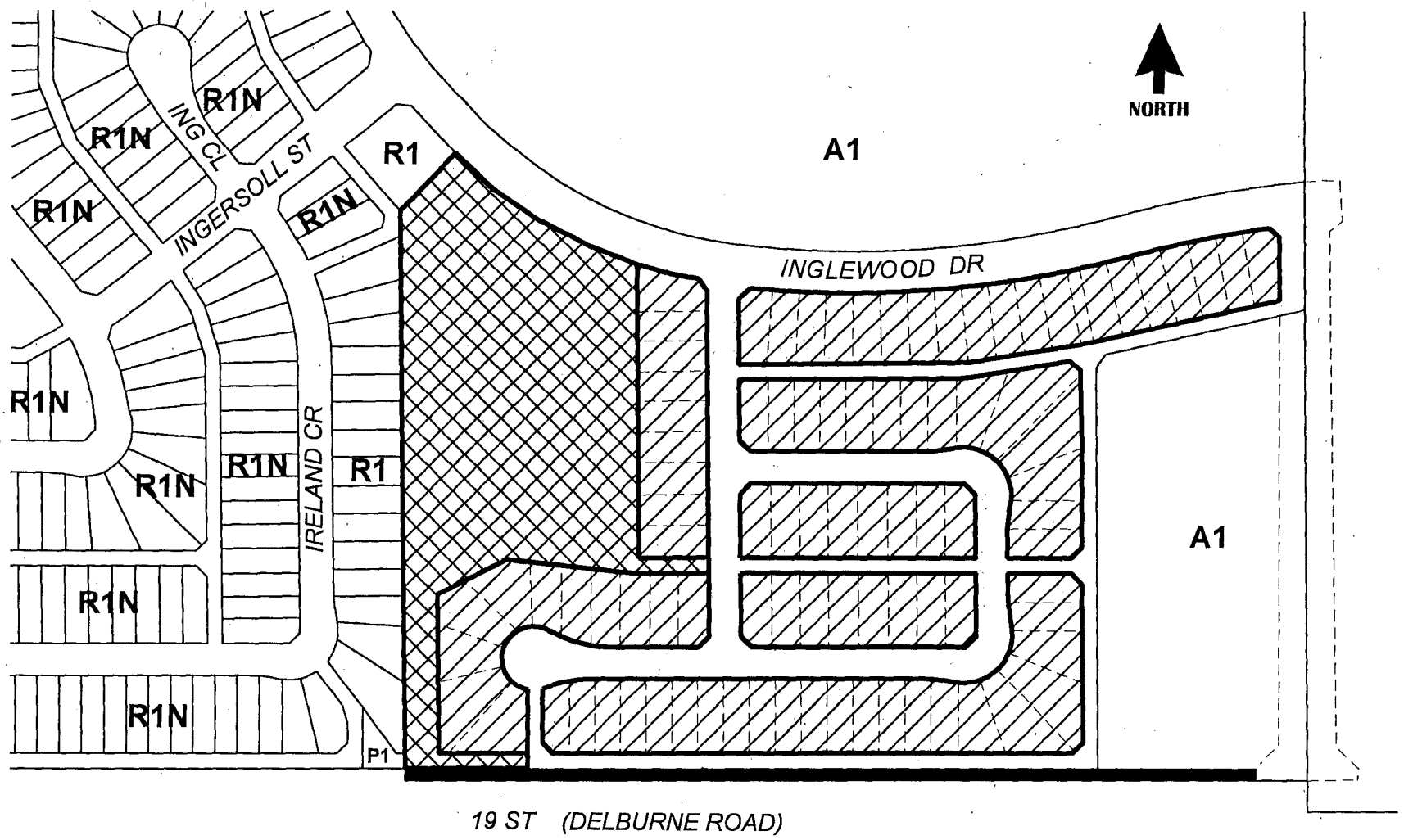
READ A FIRST TIME IN OPEN COUNCIL this	day of	2003.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2003.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)
P1 - Parks and Recreational

Change from :
AI to R1
A1 to P1
A1 to Road

MAP No. 11 / 2003
BYLAW No. 3156 / M - 2003

BYLAW NO. 3156/N-2003

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

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

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

"10 (1)(d) if a building or site is identified in the Heritage Significance District Subsection 221(7), and where the demolition of the existing building or site is proposed, the applicant shall submit the comments of the Heritage Preservation Committee as required under Section 221(5)"

2 That Section 199 R3 Residential (Multiple Family) District, Permitted Uses (subject to any Area Structure Plan or Area Redevelopment Plan) is amended by deleting Subsection (4) "Social Care Residences".

3 That Section 200 be amended by adding the following

"200 (16) Social Care Residence"

4 That Subsection 177(5) R1 Residential Low Density District Regulations be deleted in whole and replaced with the following:

"177 (5) Side Yard: Detached dwelling: minimum 1.5 m
Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall be in accordance with Schedule A Figure 9."

5 That Subsection 176(6) Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan) is amended by deleting "Retirement Home" and replacing it with "Retirement Home in a Single Family Dwelling".

6 That Subsections 176(7), 182(6), 192(11) and 200(13) Discretionary Uses (subject to any applicable Area Structure Plan or Area Redevelopment Plan) are deleted and replaced in whole by the following:

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

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

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

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

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

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

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

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

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

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

but does not include office."

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

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

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

THIS PAGE AMENDED.
- SECTION 14 -
5/B - "97 (16) - SOCIAL CARE RESIDENCE
ADT (15)
CHANGED - MAY 1, 2003
C&C.

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

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

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

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

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

11 Section 97 is amended by adding:

"97 (15) Hostel"

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

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

"95 General Purpose

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

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

"97 (15) Social Care Residence
104 (18) Social Care Residence"

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

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

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

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

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

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

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

11 Section 97 is amended by adding:

"97 (15) Hostel"

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

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

"95 General Purpose

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

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

"97 (16) Social Care Residence
104 (18) Social Care Residence"

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

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

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

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

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

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

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

"111 (7) Health and Medical Services

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

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

READ A FIRST TIME IN OPEN COUNCIL this	day of	2003.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2003.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2003.

MAYOR

CITY CLERK

BYLAW NO. 3186/A-2003

Being a bylaw to amend Bylaw No. 3186/97 the Traffic Bylaw of The City of Red Deer.

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

Bylaw No. 3186/97 is hereby amended as follows:

1 By deleting Schedule "L" and replacing it with the attached Schedule "L".

READ A FIRST TIME IN OPEN COUNCIL this	day of	2003.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2003.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2003.

MAYOR

CITY CLERK

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	PART 2 RIGHTS AND DUTIES OF PEDESTRIANS	
14	Crossing street where sign prohibits	20.00
15	Obstructing a highway	20.00
16	Pedestrians not involved in Special Event	50.00
17	Unauthorized public meetings	30.00
19	Hitchhiking	20.00
	PART 3 SIDEWALKS-BICYCLE PATHS	
20	Operate a motor vehicle upon a sidewalk, trial, path	35.00
21	Bicycles on sidewalk where prohibited	25.00
22	Skateboards on sidewalk where prohibited	25.00
22.1	Operating bicycle, skateboard, roller blades in Transit Terminal	35.00
	PART 4 PARKING	
23	Stopping where prohibited	35.00
24(a)	Park in construction area	25.00
24(b)	Park in bus stop	25.00
24(c)	Park to obstruct Fire-Emergency door	60.00
24(d)	Park in entrance, fire hall or hospital	60.00
24(e)	Park in area for special class of vehicles	25.00
24(f)	Parking in area signed "NO PARKING"	30.00
24(g)	Parking in a fire lane	60.00

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
24.1	Park in loading or unloading zone for a period of time exceeding ten minutes	25.00
25(1)	Driving a vehicle contrary to the Road Repair Sign	35.00
25(3)	Interfering with Road Repair Sign	35.00
25(4)	No Parking - street cleaning, snow removal	35.00
26(1)	Parking in an alley	25.00
27(1)	Parking longer than designated time	20.00
27(2)	Parking longer than designated time (second offence)	25.00
28(1)	Parking unattached holiday trailer on highway	50.00
29(1)	Parking in taxi stand	25.00
29(2)	Leave taxi cab unattended	25.00
29(3)	Park taxi in taxi stand when not for hire	25.00
30	Park taxi other than place allowed	25.00
32.1	Stopping or Parking:	35.00
	(a) on a sidewalk or boulevard	
	(b) on a crosswalk	
	(c) within an intersection	
	(d) at an intersection nearer than 5 metres to a curb	
	(e) within 5 metres from a stop sign	
	(g) within 1.5 metres of access to any garage, private road or vehicle access over sidewalk	
	(h) within 5 metres of a crosswalk	

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	(i) stopping or parking so as to obstruct traffic	
	(j) where prohibited by a traffic control device	
	(k) beside a parked vehicle	
32.1	Stopping or Parking	60.00
	(f) within 5 metres from any fire hydrant	
32.2	Parallel Parking	30.00
32.3	Angle Parking	30.00
32.4	Vehicle on a Jack	35.00
32.5 (1)	Abandoning of vehicle on highway	35.00
32.5 (2)	Abandoning of vehicle on private property	35.00
32.5 (3)	Park so as to obstruct Traffic	35.00
34(1)	Parking in disabled space	150.00
34(2)	DELETED	

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	PART 5 PARKING ON PRIVATE PROPERTY	
35(1)	Park on private property	35.00
35(2)	Park on parking lot on private land - public access	35.00
36	Park in a leased stall	35.00
	PART 6 CITY PARKING	
37	Park or operate vehicle - City owned land	35.00
38	Park in City employee stall	35.00
39(2)	Park contrary to signs - City parking lot	18.00
39(3)	Parking in City lot	25.00
39(4)	Parking prohibited in City lot in excess of 36 hours	35.00
	PART 7 PARKING METERS	
40	Meter violations	20.00
41	Meter violation - second offence	25.00
44	Unauthorized meter exemption sticker	35.00
45(a)	Not parking within lines - metered space	18.00
45(b)	Improper angle park - metered space	18.00
45(c)	Improper parallel park - metered space	18.00
48	Park at hooded meter	25.00
49	Taxi cab in metered space	25.00

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	PART 7A TRANSIT TERMINAL	
51.1(1)	Loitering in Transit Terminal	35.00
51.1(2)	Enter Transit Terminal after hours	35.00
51.1(3)	Run or walk in area for passage of motor vehicles	35.00
51.1(4)	Deposit litter in Transit Terminal	35.00
51.1(5)	Spit on any area of Transit Terminal	35.00
51.1(6)	Bring animals into Transit Terminal	35.00
	PART 8 SPECIAL CLASSES OF VEHICLES	
52	Angle park vehicle exceeding 6 metres	35.00
53(1)	Park vehicle over 6 metres - residential district	110.00
53.2	ark Unattached Trailer	25.00
54	Residing in holiday trailer or recreation vehicle	85.00
55(a)	Overdimension permits	110.00
55(b)	Overweight permits	110.00
58(a)	Failure to obtain permit	110.00
58(b)	Violation of permit conditions	110.00
59	Weight limits on bridge	110.00
60(a)	Refusing to stop for Peace Officer	110.00
60(b)	Refusal to permit weighing of vehicle	110.00
61	Vehicle with metal lugs without permit	110.00
63	Heavy vehicle operation off truck routes	110.00
73(1)	Overtake transit bus on right side	35.00

SCHEDULE "L"

INDEX TO OFFENCES AND SPECIFIED PENALTIES

Section	*Title of Offence*	*Penalty*
	PART 9 RULES FOR PARADES AND PROCESSIONS	
74(1)	Hold a Special Event without a permit	50.00
74(3)	Be a member of an unauthorized Special Event	35.00
	PART 10 MISCELLANEOUS	
78	Heavy vehicle operation across sidewalks	110.00
79(1)	Vehicular access on sidewalk or boulevard	35.00
80(1)	Failure to obey bus regulations	15.00
81(1)	Placing obstructions and snow on roadway	35.00
82(1)	Failure to clean sidewalks	35.00
83	Distraction by light or object	110.00
84	Washing vehicles - drainage to highway	110.00
85	Unloading across sidewalk	35.00
86	Placing goods on highway	35.00
87	Sledding behind moving vehicles	35.00
88	Allowing livestock to obstruct traffic	25.00
89	Livestock on City property	25.00
90	Damaging a roadway	110.00
91	Encroachment or obstruction on highway	35.00
92	Storing material on City property without permit	110.00
93	Placing salt on sidewalk	20.00
94	Draining radiator on roadway	510.00
95	Failing to trim overhanging shrubs	35.00
96	Unauthorized damage to boulevard trees	35.00
101	Dumping dangerous goods on highway	510.00

BYLAW NO. 3265/A-2003

Being a bylaw to amend Bylaw No. 3265/2000, the Committees Bylaw of the City of Red Deer;

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

Bylaw No. 3265/2000 is hereby amended as follows:

1 By deleting Section 22 (8) in its entirety.

2 By deleting Section 22 (13) (c) 2 (ii) in its entirety.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2003.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2003.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2003.

MAYOR

CITY CLERK

Item No. 10

BYLAW NO. 3273/B-2003

Being a bylaw to amend Bylaw No. 3273/2000, the Electric Utility Bylaw of The City of Red Deer.

COUNCIL ENACTS AS FOLLOWS:

Bylaw No. 3273/2000 is hereby amended as follows:

1. By deleting Appendix "A" – Distribution Tariff – and replacing it with Appendix "A" attached hereto.

2. By deleting Appendix "D" - Regulated Rate Option Tariff – and replacing it with Appendix "D" attached hereto.

3. This bylaw shall come into effect on May 1, 2003.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2003.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2003.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2003.

_____ _____

MAYOR CITY CLERK

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT

DISTRIBUTION TARIFF

GENERAL

Effective Date

This Tariff is effective on May 1, 2003. It applies to all consumptions, whether estimated or actual, on and after May 1, 2002, for the use of System Access and Distribution Access services.

Terms and Conditions

The "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Schedule of Fees for Distribution Access Services", the "Schedule of Fees for Retail Access Services" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or

2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

On-Peak Hours

On-peak hours are HE0900 to HE2100 Monday to Friday inclusive, including statutory holidays occurring Monday to Friday inclusive.

Off-Peak Hours

Off-peak hours are all hours except the on-peak hours.

Eligibility for Time-Of-Use Options

Customers wishing to take a time-of-use tariff option must have installed revenue-approved interval metering capable of recording 15-minute consumption information.

RESIDENTIAL - RATE 61

Application

Applies to all residential premises which are measured by a single meter and which contain not more than two dwelling units.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Basic Charge	$ per day	0.0816	0.3077
Variable Charge	$/kWh of all energy	0.0031	0.0092

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Basic Charge	$ per day	0.0816	0.3077
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0092
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0092

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

GENERAL SERVICE - RATE 63

Application

Applies to non-residential customers and to residential premises not entitled to Rate 61, plus the "house lights" services (including common area lighting and utility rooms) of apartment buildings where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Basic Charge	$ per day	0.3945	0.0971
Variable Charge	$/kWh of all energy	0.0031	0.0216

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Basic Charge	$ per day	0.3945	0.0971
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0216
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0216

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access plus Distribution Charge), plus any applicable Municipal Consent and Access Fee.

GENERAL SERVICE - RATE 64

Application

Applies to commercial and industrial installations where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0403	0.1016
Variable Charge	$/kWh of all energy	0.0031	0.0029

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0403	0.1016
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0029
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0029

Note: Options 1 and 2 may not be combined.

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

LARGE GENERAL SERVICE/INDUSTRIAL - RATE 78

Application

Applies where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA.

Rate 78 is also applicable to all customers who were billed on Rate 78 prior to December 31, 2000 regardless of the kVA Metered Demand.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0414	0.0917
Variable Charge	$/kWh of all energy	0.0031	0.0030

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0414	0.0917
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0030
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0030

Note: Options 1 and 2 may not be combined.

Municipal Consent and Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

STREET LIGHT SERVICE - RATE 81

Application Applies to standard street light fixtures.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0492	0.1108
Variable Charge	$/kWh of all energy	0.0031	0.0039

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0492	0.1108
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0039
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0039

Note: 1. Options 1 and 2 may not be combined.
2. Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

Municipal Consent And Access Fee Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

TRAFFIC LIGHT SERVICE - RATE 82

Application Applies to standard traffic light systems.

Distribution Tariff

Option 1

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0492	0.1161
Variable Charge	$/kWh of all energy	0.0031	0.0037

Option 2 – Time-of-Use Option

	Unit	System Access	Distribution Access
Demand Charge	$/kVA of Billing Demand per day	0.0492	0.1161
Variable Charge: on-peak	$/kWh of on-peak energy	0.0042	0.0037
Variable Charge: off-peak	$/kWh of off-peak energy	0.0020	0.0037

Note:
1. Options 1 and 2 may not be combined.
2. Demand and consumption values of individual fixtures will be established by the Electric Light & Power Manager and will be reviewed by the Electric Light & Power Manager from time to time.

Municipal Consent And Access Fee Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Minimum Monthly Charge Total Demand Charge (System Access plus Distribution Access), plus any applicable Municipal Consent and Access Fee.

DISTRIBUTION GENERATION - RATE 83

Application

Applies to generators meeting all of the following requirements

1. Have a capacity of 150 kW or greater, and connected to a distribution voltage;
2. Have installed a revenue class bi-directional 15-minute interval meter.

Generators not meeting the above requirements are reviewed on an individual basis.

Distribution Tariff

	Unit	Distribution Access
Capacity Charge	$/kW of peak output per day	0.0825
Variable Charge	$/kWh of supplied energy	0.0057

Note:
1. Power consumption by the customer for standby purposes is subject to an applicable rate (61, 63, 64, 78, 81 or 82) for load customers
2. Peak output is measured and calculated in the same manner as the Billing Demand for load customers

Municipal Consent And Access Fee

Assessed as 17% of each and every component of the Distribution Access Charge and is added to the customer's bill.

Transmission Charge

As per the applicable Supply Tariff of the Transmission Administrator. This is a charge to the customer and is added to the customer's bill.

Transmission Credit

DTS × Σ(A – B) where DTS is the applicable Demand Tariff of the Transmission Administrator
A is hourly gross billing determinants at the Point of Delivery to which the customer is connected
B is hourly net billing determinants at the Point of Delivery to which the customer is connected

This is a credit to the customer and is calculated on a monthly basis.

CITY OF RED DEER
ELECTRIC LIGHT & POWER DEPARTMENT

REGULATED RATE OPTION TARIFF

GENERAL

Effective Date

This Tariff is effective on May 1, 2003.

Terms and Conditions

The "Terms and Conditions for the Regulated Rate Option", the "Terms and Conditions for Distribution Access Services" and the "Terms and Conditions for Retail Access Services" are part of this Tariff. Furthermore, the "Regulated Rate Option Fee Schedule", the "Distribution Access Services Schedule of Fees", the "Retail Access Services Schedule of Fees" and the "Retail Access Service Agreement" are also part of this Tariff.

Billing Demand

The kVA of Billing Demand with respect to the monthly billing period will be the greater of:

1. the highest kVA Metered Demand in the monthly billing period; or

2. the highest kVA Metered Demand in the 12 consecutive months including and ending with the current monthly billing period.

The kVA Metered Demand will be measured by either a thermal demand meter having a demand response period of 90% in 15 minutes and a 30 minute test period, or 15 minute interval demand metering equipment.

The kVA of Billing Demand will be re-established on such shorter periods of time as designated by the Electric Light & Power Manager for the individual customer as warranted by that customer's changing load characteristics.

RESIDENTIAL REGULATED RATE OPTION

RATE 61

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 61 is available between January 1, 2001 and December 31, 2005.

Application

Applies to all residential premises which

(1) are measured by a single meter and which contain not more than two dwelling units; and
(2) are not currently enrolled under any other price options or with any alternative retail electricity supplier.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Basic Charge	$0.0816 per day
b) Variable Charge	$0.0031 per kWh of all energy
Distribution Access Charge	
a) Basic Charge	$0.3077 per day
b) Variable Charge	$0.0092 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 63

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 63 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a non-residential customer, or to a residential premise not entitled to Rate 61, or to the "house lights" service (including common area lighting and utility rooms) of apartment buildings, where the kVA Metered Demand is less than 50 kVA. If the kVA Metered Demand exceeds 50 kVA, Rate 64 will be applied immediately and will be continued to be applied irrespective of future kVA Metered Demand; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity with respect to each separate property will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

Services are to be taken at one of the following nominal voltages:

120/240 Volts, single phase, 3 wire;
120/208Y Volts, network, 3 wire;
120/208Y Volts, three phase, 4 wire;
347/600Y Volts, three phase, 4 wire.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Basic Charge	$0.3945 per day
b) Variable Charge	$0.0031 per kWh of all energy
Distribution Access Charge	
a) Basic Charge	$0.0971 per day
b) Variable Charge	$0.0216 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Basic Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 64

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 64 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where service is taken at the voltage listed for Rate 63 but where the kVA Metered Demand is 50 kVA or greater; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003; or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 64 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 64 after December 31, 2000.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Demand Charge	$0.0403 per kVA of Billing Demand per day
b) Variable Charge	$0.0031 per kWh of all energy
Distribution Access Charge	
a) Demand Charge	$0.1016 per kVA of Billing Demand per day
b) Variable Charge	$0.0029 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge, plus any applicable Balancing Pool Flow Through.

GENERAL SERVICE REGULATED RATE OPTION

RATE 78

This tariff is provided in accordance with the Alberta Regulated Rate Option Regulation (A/R 132/2001). Rate 78 is available between January 1, 2001 and December 31, 2003.

Application

(1) Applies to a commercial or industrial installation where 4,160 volts or greater is available with adequate system capacity and service is taken at 4,160 volts or greater, balanced three phase and the kVA Metered Demand is not less than 1000 kVA; and

(2) Total electricity consumption, for each property, is less than 250,000 kWh in 12 consecutive months starting January 1, 1999 and ending December 31, 2003, or it is reasonably forecasted that during the years 2001 to 2003 the total annual consumption of electricity will be less than 250,000 kWh; and

(3) Customer is not currently enrolled under any other price options or with any alternative retail electricity supplier.

An existing customer on General Service Rate 78 at December 31, 2000 who continues to meet the criteria in (2) and (3) will remain on Rate 78 after December 31, 2000.

Rate

Billing Charge	$0.1006 per day
Energy Charge	$0.06348 per kWh of all energy
System Access Charge	
a) Demand Charge	$0.0414 per kVA of Billing Demand per day
b) Variable Charge	$0.0031 per kWh of all energy
Distribution Access Charge	
a) Demand Charge	$0.0917 per kVA of Billing Demand per day
b) Variable Charge	$0.0030 per kWh of all energy

Balancing Pool Flow Through

Charges or credits as established by the Alberta Balancing Pool Administrator.

Municipal Consent and Access Fee

Assessed on each and every component of the Distribution Access Charge at the rate set out in the City of Red Deer Distribution Tariff and is added to the customer's bill.

Minimum Monthly Charge

Total Demand Charge (System Access Charge plus Distribution Access Charge), plus any applicable Municipal Consent and Access Fee, plus any applicable Billing Charge.

BYLAW NO. 3308/2003

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

> "All that portion of Plan 892-3301 shown as "Kentwood Drive", containing 0.60 ha. more or less."

READ A FIRST TIME IN OPEN COUNCIL this	day of	2003.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2003.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2003.

MAYOR

CITY CLERK

BYLAW NO. 3309/2003

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

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

> "All that portion of Plan 892-0111 shown as "Area required for road", containing 1.39 ha. more or less."

READ A FIRST TIME IN OPEN COUNCIL this	day of	2003.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2003.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2003.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2003.

MAYOR

CITY CLERK

Item No. 13

BYLAW NO. 3310/2003

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may recover the cost of the following:

1. New or expanded facilities for the storage, treatment, or supplying of water;

2. New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;

3. New or expanded storm sewer drainage facilities; and

WHEREAS, pursuant to Section 655(1) of the Municipal Government Act, The City has included a condition in the Land Use Bylaw that an applicant enter into an Agreement with The City to construct or pay for the construction of a road required to give access to the subdivision.

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

1 This bylaw may be cited as "The Off-Site Levy Bylaw".

2 Definitions:

For the purpose of this bylaw:

(1) "Development" shall mean:

(a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

(b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

(2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for the Development, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.

(3) "Net Development Area" means the area remaining after deletion of lands required for major arterial roadways, environmental reserve, and other undevelopable lands from the Gross Area.

3 (1) In all the area outlined in the attached Schedule "A", the sum of $3,665 for each hectare within the development area for Sanitary Trunk Service.

(2) In all the area outlined in the attached Schedule "B", the sum of $12,170 for each hectare within the development area for Storm Trunk Service.

(3) In all the area outlined in the attached Schedule "C", the sum of $8,390 for each hectare within the development area for Water Trunk Service.

(4) In all the area outlined in the attached Schedule "D", the sum of $24,375 for each hectare within the development area for Arterial Roads.

4 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City prior to the approval of a subdivision plan, a development permit, or a building permit as the case may be.

5 Notwithstanding the provisions of this bylaw, where lands are required to be dedicated to The City in excess of the required 10% municipal and school reserves and where the Director of Development Services considers that such lands are undevelopable, or where lands are required to be dedicated to The City for major thoroughfares through the development area in excess of land required for highways to serve the development area, the Director of Development Services may at his discretion relax the requirement of this bylaw and reduce the area of the development area by the area of such excess lands to be dedicated for the purpose of calculating the off-site cost levies payable to The City.

6 Bylaw 3068/92 is hereby repealed.

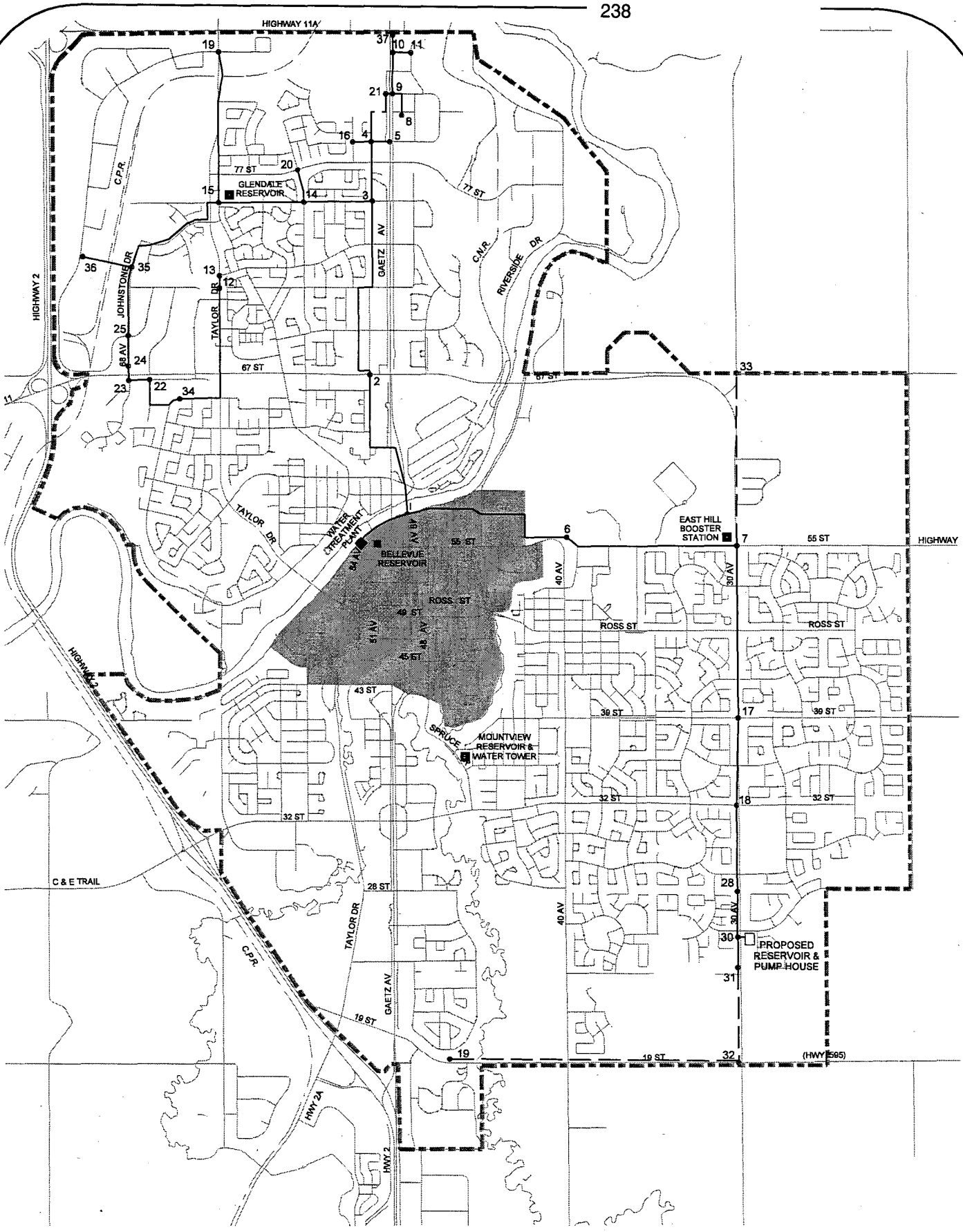
READ A FIRST TIME IN OPEN COUNCIL this day of 2003

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

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

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

MAYOR CITY CLERK



BYLAW 3310/2003

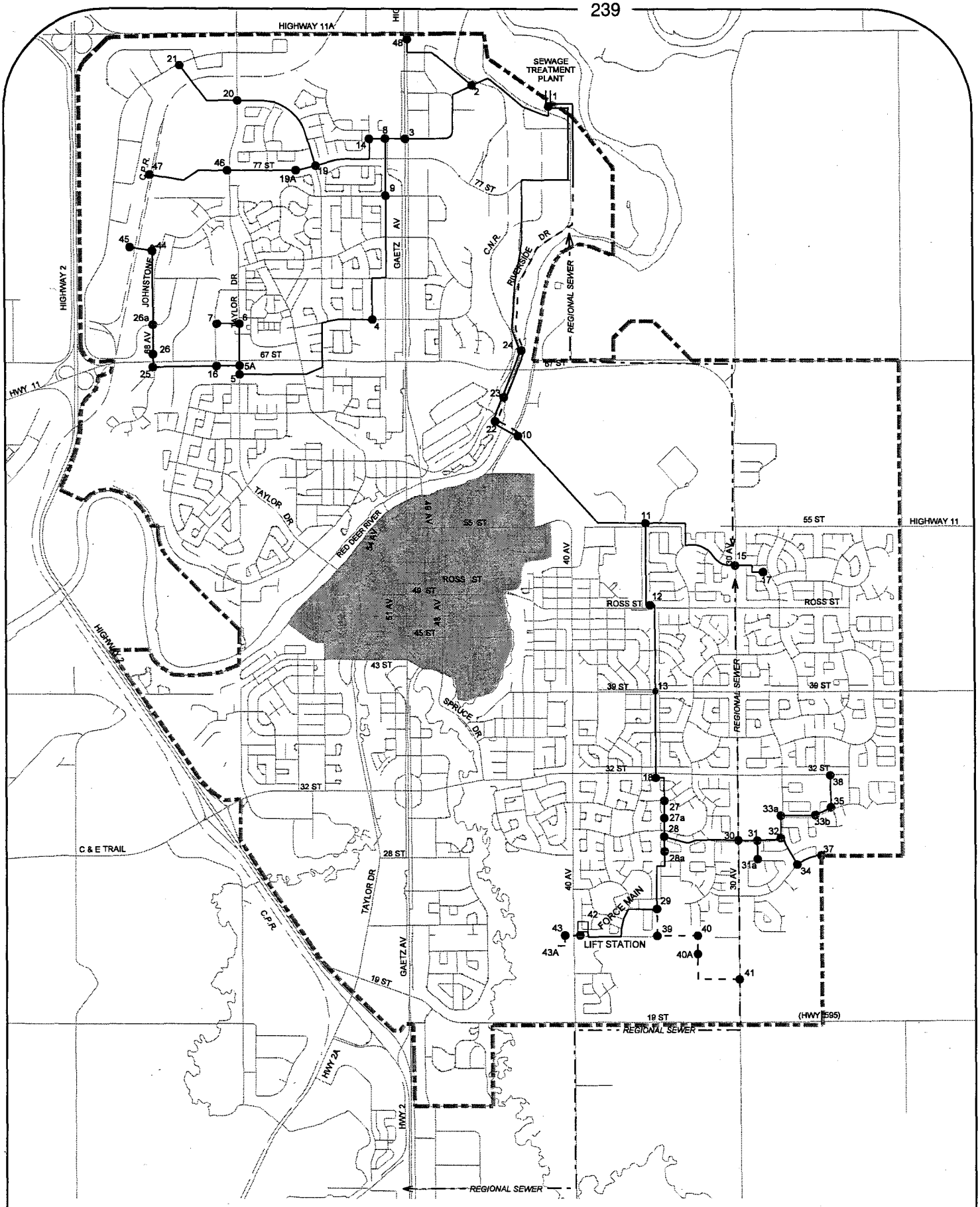
WATER TRUNKS

SCHEDULE "A"

Basin Boundary
Existing Trunks
Proposed Trunks

Central Exempt Area
(levies do not apply)

Not to Scale
MAR 2003



BYLAW 3310/2003

Basin Boundary

Central Exempt Area (levies do not apply)

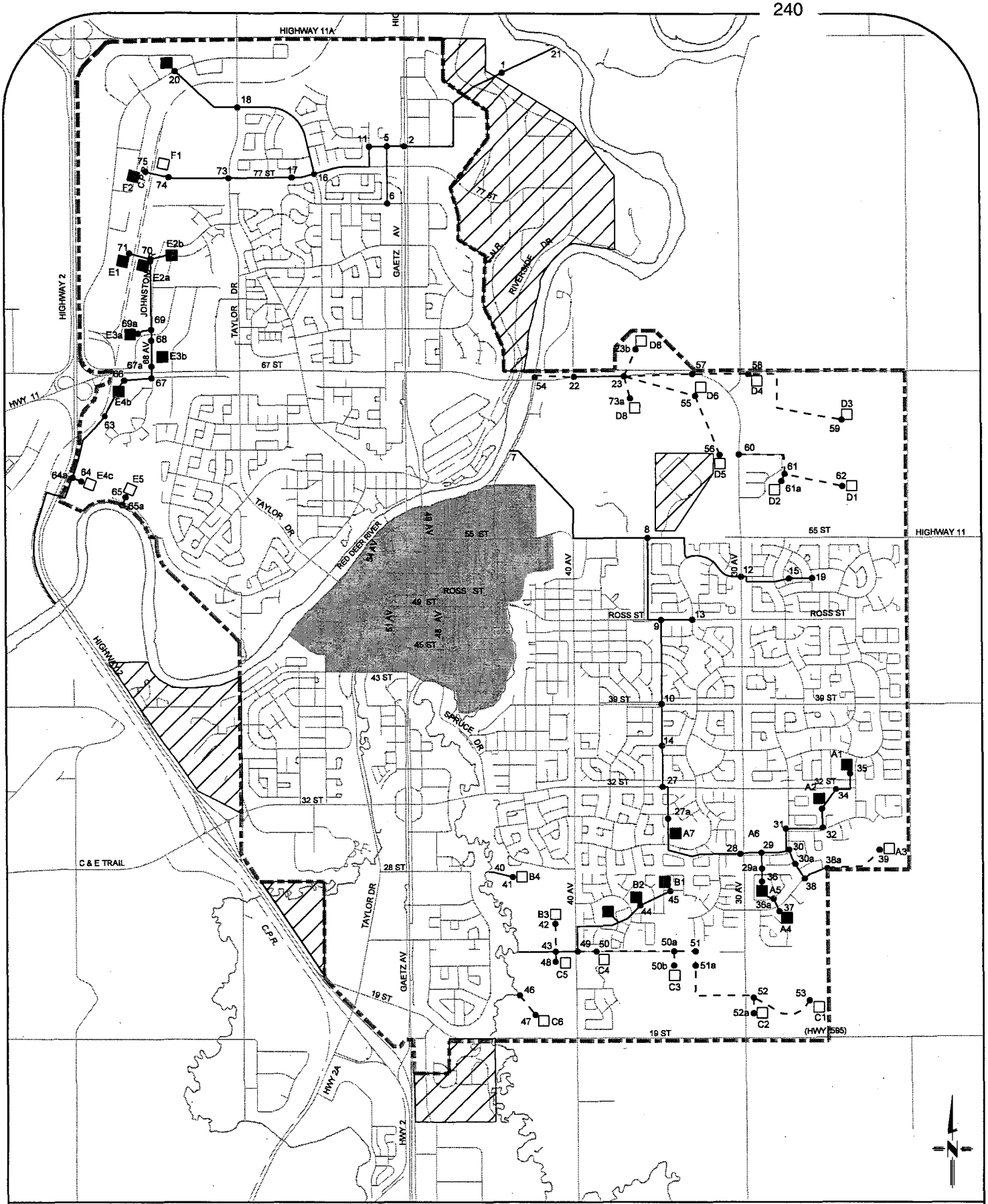
SANITARY TRUNKS

SCHEDULE "B"

Existing Trunks

Proposed Trunks

Not to Scale
MAR 2003



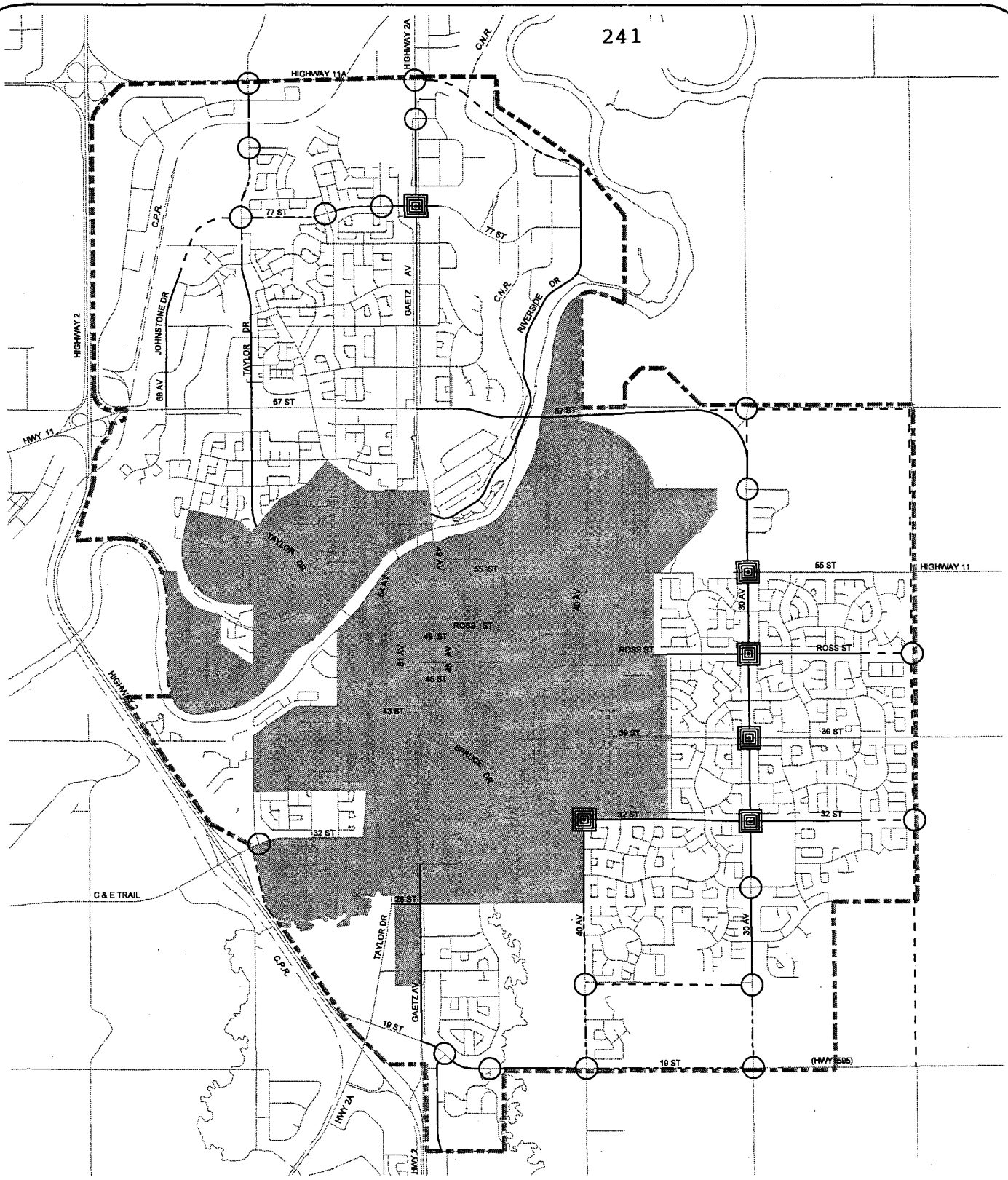
STORM TRUNKS

Not to Scale MAR 2003

SCHEDULE "C"

BYLAW 3310/2003

- Basin Boundary
- Central Exempt Area (levies do not apply)
- Developer to construct and pay for own outfall main; basin levy charge not applicable
- ■ Existing Detention Pond
- □ Proposed Detention Pond
- ——— Existing Trunks
- - — — - Proposed Trunks



BYLAW 3310/2003

PUBLIC ROADWAY LEVY

SCHEDULE "D"

- Basin Boundary
- Existing 4 lane road (included in levy rate)
- Proposed 4 lane road
- Proposed 4 lane with 2 existing lanes
- Former Central Basin (levies do not apply)
- Existing traffic lights included in offsite levy rate
- Proposed traffic lights included in offsite levy rate

NOTE:
Only initial 2 lane construction included on 20 Avenue (20 St to 67 St), Northlands Drive and 67 Street (20 Av to 30 Av)

Not to Scale
MAR 2003