

A G E N D A

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FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, JULY 29, 2002*

COMMENCING AT *4:30 P.M.*

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(1) Confirmation of the Minutes of the regular meeting of Monday, July 15, 2002.

(2) **UNFINISHED BUSINESS**

(3) **PUBLIC HEARINGS**

1. City Clerk – *Re: Land Use Bylaw Amendment 3156/GG-2002 / Rezoning of Lot 5A, Block 1, 842 1243 (Corner of 67 Street & 52 Avenue) from I1 Industrial (Business Services) to C4 Commercial (Major Arterial) District / Kal-Tire (Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw)*

2. City Clerk – Re: *Land Use Bylaw Amendment 3156/II-2002 - Rezoning of Approx. 6.87 ha (16.97 ac) of Land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Lancaster South (Lancaster Green) – Phase 4 / City of Red Deer*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .5
3. City Clerk – Re: *Land Use Bylaw Amendment 3156/JJ-2002 – Rezoning of Approx. 4.72 ha (11.66ac) of Land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (semi-detached dwelling) District and P1 Parks and Recreation District / Kentwood – Phase 20 / City of Red Deer*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .22
4. City Clerk – Re: *Neighbourhood Area Structure Plan Amendment 3217/D-2002 / Deer Park Southeast (Devonshire) / Conversion of Approximately 850 Feet of Lane to a Public Utility Lot*  
(Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw) . .26

(4) **REPORTS**

1. Community Services Director – Re: *Sites for Ghost Projects* . .30
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3. Director of Development Services – Re: *Emergency Services Service Delivery Study* . .39
4. Director of Development Services – Re: *Chemical, Biological, Radiological, and Nuclear (CBRN) Federal Program* . .48

5. Land & Economic Development Manager – *Re: Kentwood West, Phase 20 / Closure of a Portion of the Former C & E Trail Right of Way / Road Closure Bylaw 3299/2002*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .56
  6. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/NN-2002 / Rezoning of Approx. 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Anders East (Victoria Park) – Phase 10 / Anders East Developments Ltd.*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .60
  7. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/00-2002 / Low Density Residential Development – 49A Avenue / Greater Downtown Action Plan*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .64
  8. Parkland Community Planning Services – *Re: Land Use Bylaw Amendment 3156/PP-2002 / Rezoning of Lands Required for the South Entrance Road for the West Park Extension (West Lake) Subdivision / Junction of Webster Drive (60<sup>th</sup> Avenue) and 32<sup>nd</sup> Street / Trademark West Park Inc. / The City of Red Deer*  
(Consideration of 1<sup>st</sup> Reading of the Bylaw) . .75
- (5) **CORRESPONDENCE**
1. Red Deer Downtown Business Association – *Re: Parking Committee Report, June, 2002* . .79
- (6) **PETITIONS AND DELEGATIONS**
- (7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

1. City Clerk – *Re: Written Inquiry from Councillor Dawson / Information Related to Standard Project Contracts* . .96

(9) **BYLAWS**

1. **3156/GG-2002** – Land Use Bylaw Amendment - Rezoning of Lot 5A, Block 1, 842 1243 (Corner of 67 Street & 52 Avenue) from I1 Industrial (Business Services) to C4 Commercial (Major Arterial) District / Kal-Tire (2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .103  
. .1
2. **3156/II-2002** – Land Use Bylaw Amendment - Rezoning of Approx. 6.87 ha (16.97 ac) of Land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Lancaster South (Lancaster Green) – Phase 4 / City of Red Deer (2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .105  
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. .22

4. **3156/NN-2002** – Land Use Bylaw Amendment - Rezoning of Approx. 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Anders East (Victoria Park) – Phase 10 / Anders East Developments Ltd.  
(1<sup>st</sup> Reading) . .109  
. .60
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7. **3217/D-2002** - Neighbourhood Area Structure Plan Amendment / Deer Park Southeast (Devonshire) / Conversion of Approximately 850 Ft of Lane to a Public Utility Lot  
(2<sup>nd</sup> & 3<sup>rd</sup> Readings) . .117  
. .26
8. **3299/2002** – Road Closure Bylaw - Kentwood West, Phase 20 / Closure of a Portion of the Former C & E Trail Right of Way  
(1<sup>st</sup> Reading) . .123  
. .56



Office of the City Clerk

**DATE:** July 3, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/GG-2002  
Lot 5A, Block 1, Plan 842 1243  
Kal-Tire Site (Corner of 67<sup>th</sup> Street and 52<sup>nd</sup> Avenue)

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*History*

At the Tuesday, July 2, 2002 meeting of Council, Land Use Bylaw Amendment 3156/GG-2002 was given first reading.

Land Use Bylaw 3156/GG-2002 provides for the rezoning of Lot 5A, Block 1, Plan 842 1243 (Corner of 67<sup>th</sup> Street and 52<sup>nd</sup> Avenue) from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) District in order to ensure that any and all future development at this location would be similar to, and reflect the type and quality of other adjoining C4 commercial uses along this portion of 67<sup>th</sup> Street.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

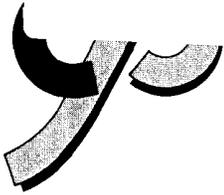
*Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

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

Kelly Kloss  
City Clerk

/chk



**DATE:** June 20, 2002  
**TO:** Kelly Kloss, City Clerk  
**RE:** Land Use Bylaw Amendment 3156/GG-2002  
Lot 5A, Block 1, Plan 842 1243  
Kal-Tire Site (corner of 67 Street & 52 Avenue)

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### Background

Recently the City's Municipal Planning Commission conditionally approved a development permit application by Kal-Tire that will significantly improve and enhance the appearance of this highly visible site. One large storage building is to be removed while other buildings are to be upgraded and/or expanded. Although the proposed redevelopment of this site conforms to the existing I1 Industrial (Business Service) zoning of the site, it would also, due to the commercial nature of this automobile service business, be fully compatible with the type of development found in the City's C4 Commercial (Major Arterial) District.

City Administration and planning staff are of the opinion that, from a land use and planning perspective, it would be desirable to have this site zoned C4 Commercial District in order to ensure that any and all future development at this location would be similar to, and reflect the type and quality of other adjoining C4 commercial uses along this very visible portion of 67 Street. The properties both east and west of the Kal-Tire site are zoned C4 Commercial containing a bank and restaurant to the east and, west across 52 Avenue, the Save-On-Foods development.

In 1998 a City requested planning study (52 Avenue Zoning Study) was undertaken to examine the relevant factors affecting the possible rezoning of properties along 52 Avenue (north of 67 Street) from I1 Industrial (Business Service) District to C4 Commercial (Major Arterial) District. The study concluded that most of the properties located along this portion of 52 Avenue should retain the existing I1 Industrial zoning due to development conformity issues relative to Land Use Bylaw standards and regulations as well as area traffic issues however, three properties were specifically identified and recommended for being rezoned to C4 Commercial District; one of those properties was the Kal-Tire site. This recommendation was based primarily on the site's prime strategic location along 67 Street; that the site already contained a use compatible with the C4 Commercial District and that 67 Street has been developed as a major arterial corridor containing C4 Commercial developments.

The City is initiating this rezoning amendment based on long range planning objectives that would ensure continued commercial development of this site. The Kal-Tire site is shown as commercial in the City's Municipal Development Plan. The proposed redevelopment and upgrading proposal for this site will contribute greatly to the visual appearance of this key development corner and complement the adjoining C4 Commercial uses, thereby providing the desired seamless commercial environment at this location. In consultation with the owners of Kal-Tire, they fully support rezoning of their site to the C4 Commercial District.

City Clerk  
Land Use Bylaw Amendment 3156/GG-2002  
Kal-Tire site at 67 Street & 52 Avenue

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### **Planning Analysis**

The 1998 planning study supports rezoning of the Kal-Tire site to C4 Commercial District. This study undertook a comprehensive examination of existing land uses, traffic patterns and traffic impact on area properties and adjoining neighbourhoods. Rezoning of the Kal-Tire site to C4 Commercial District will ensure that the site could not in the future be redeveloped with I1 Industrial uses, some of which would not be compatible or desirable at this high profile location.

The existing Kal-Tire development and the approved proposed enhancements to this site are a permitted use within the C4 Commercial District and reflect a trade and service related to automobile transportation and the automotive traveler, thereby complying with the general purpose statement for this District.

### **Recommendation**

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/GG-2002.



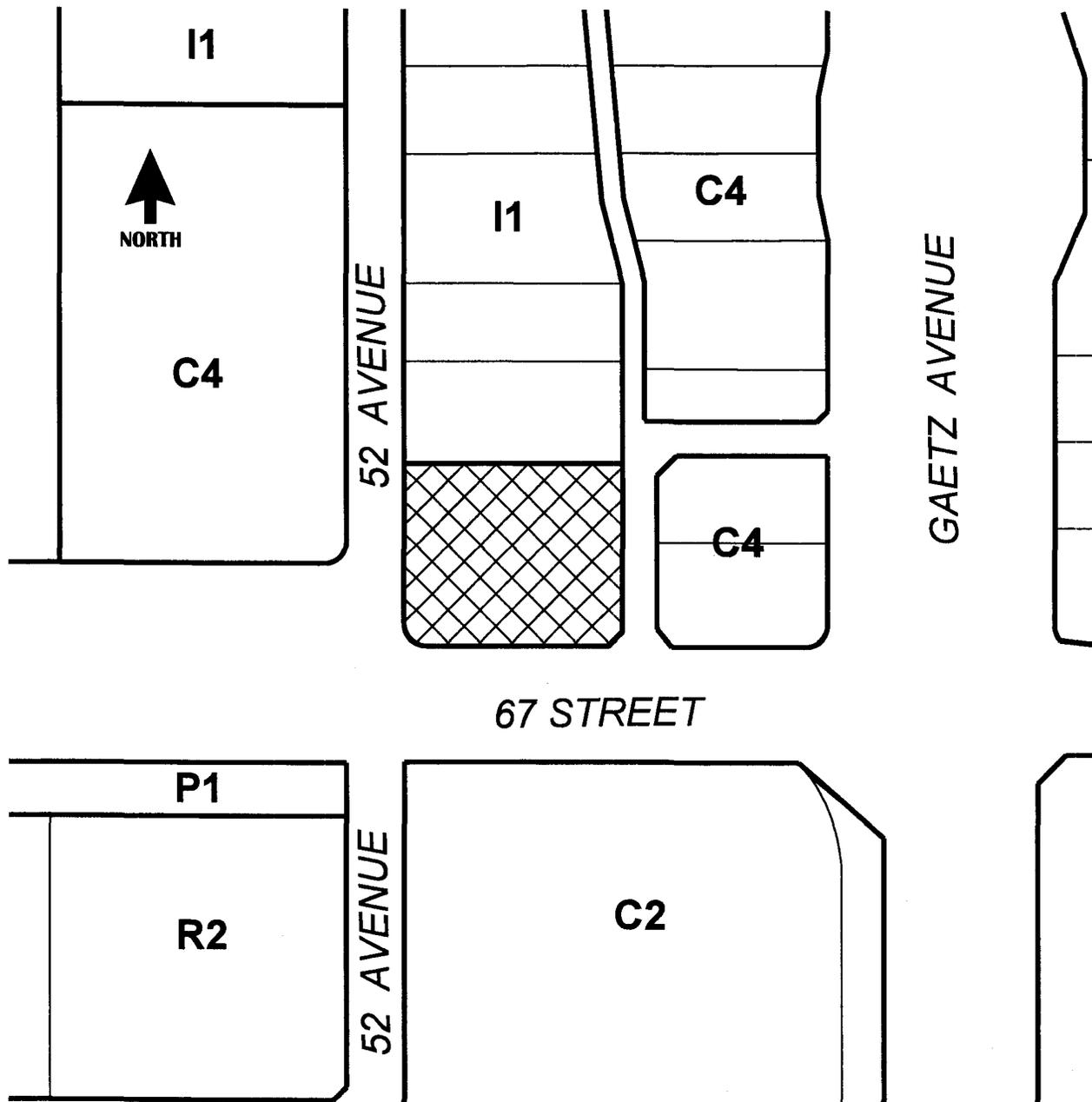
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Tony Lindhout, ACP, MCIP  
PLANNER

Attachment

- c. Greg Scott, Inspections & Licensing Manager  
Fred Embury/Marlene Brault, Kal-Tire

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



**AFFECTED DISTRICTS:**  
I1 - Industrial (Business Service)  
C4 - Commercial (Major Arterial)

Change from :  
I1 to C4 

MAP No. 35 / 2002  
BYLAW No. 3156 / GG - 2002

**LAND USE BYLAW 3156/GG-2002**  
**Kal-Tire Site (corner of 67 Street & 52 Avenue)**

**DESCRIPTION:** Rezone from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) District

**FIRST READING:** July 2, 2002

**FIRST PUBLICATION:** July 12, 2002

**SECOND PUBLICATION:** July 19, 2002

**PUBLIC HEARING & SECOND READING:** July 29, 2002

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

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES  NO

**DEPOSIT?** YES  \$ \_\_\_\_\_ NO  BY: City

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 312.42 & 2<sup>ND</sup> \$ 312.42 TOTAL: \$ 624.84

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

**TOTAL COST:** \$ \_\_\_\_\_

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:** \_\_\_\_\_

(Account No. 59.5901)

July 10, 2002

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/GG -2002**  
**KAL-TIRE SITE**

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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 Kal-Tire site area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/GG-2002**, which will provide for the rezoning of Lot 5A, Block 1, Plan 842-1243 (corner of 67 Street and 52 Avenue) from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) District. The purpose is to ensure all future development at this location will be similar to and reflect the type and quality of adjoining C4 commercial uses along this portion of 67 Street. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July 29, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, July 23, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,



Kelly Kloss  
City Clerk

/attch.

**KAL-TIRE SITE**  
**Land Use Bylaw Amendment**

Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment **3156/GG-2002** to provide for the rezoning of Lot 5A, Block 1, Plan 842-1243 (corner of 67 Street and 52 Avenue) from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) District. The purpose is to ensure all future development at this location will be similar to and reflect the type and quality of adjoining C4 commercial uses along this portion of 67 Street. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

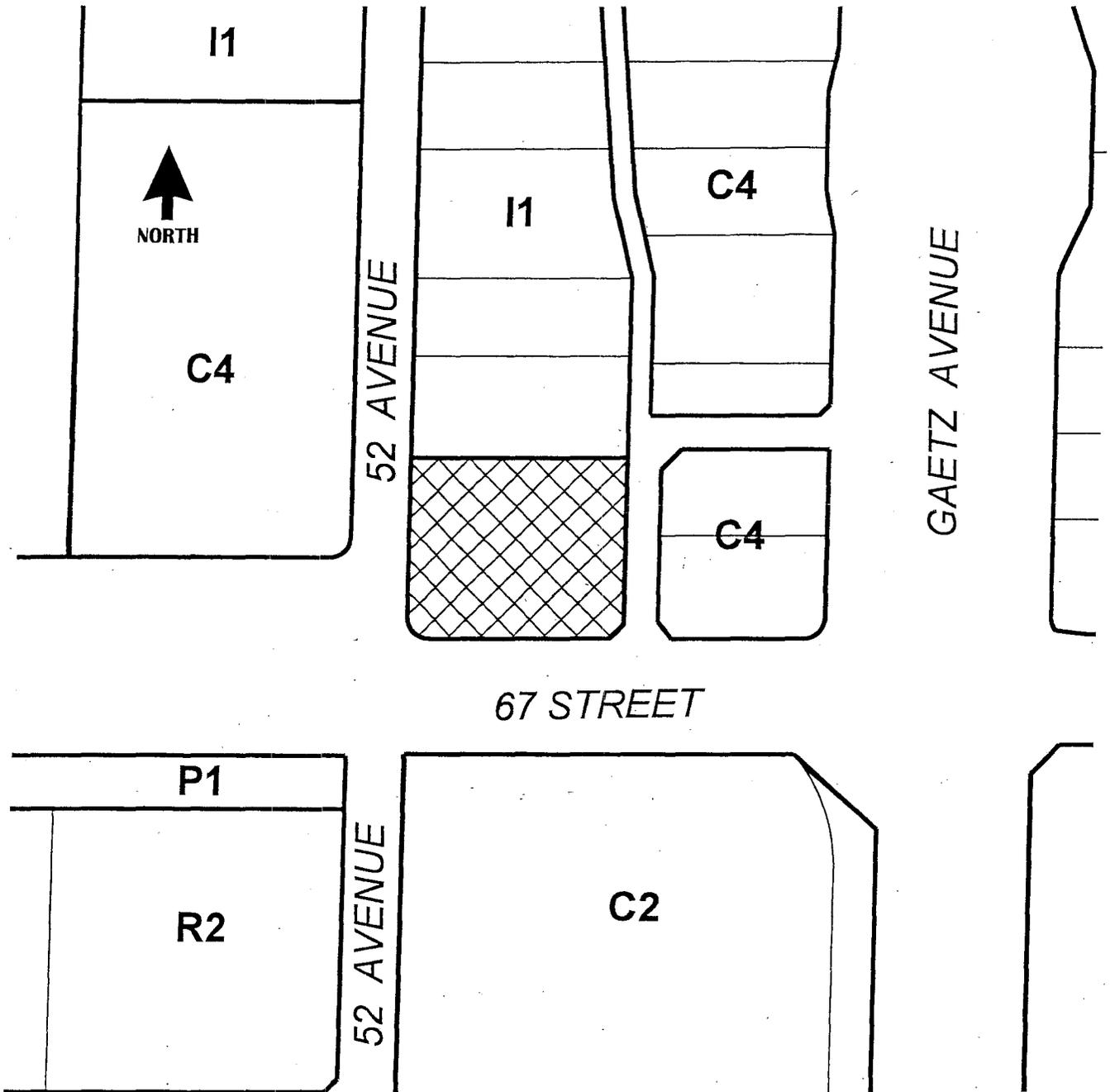
**"Map"**

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Kelly Kloss  
City Clerk

(Publication Dates: July 12 & July 19, 2002)

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



**AFFECTED DISTRICTS:**

*I1 - Industrial (Business Service)*

*C4 - Commercial (Major Arterial)*

*Change from :*

*I1 to C4* 

*MAP No. 35 / 2002*  
*BYLAW No. 3156 / GG - 2002*

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3
Frederick Embury & Marlene Brault	76 Fern Road	RED DEER, AB T4N 4Z4	
Westfair Properties Ltd.	3189 Grandview Highway	VANCOUVER, BC V5M 2E9	
Alberta Housing Corporation	5024 50 Street	RED DEER, AB T4N 1Y3	
Jim Pattison Developments Ltd.	16th Flr 1055 W Hastings Street	VANCOUVER, BC V6E 2H2	
Fred G. Embury & Marlene May Brault	5030 67 Street	RED DEER, AB T4N 2R6	
790514 Alberta Ltd.	6751 52 Avenue	RED DEER, AB T4N 4K8	
The Bank Of Nova Scotia Properties Inc.	6704 50th Avenue	RED DEER, AB T4N 4E1	
New Cheers Restaurants Ltd.	6712 50 Avenue	RED DEER, AB T4N 4E1	
Young Equities (Canada) Ltd.	186 Marina Bay Court	SYLVAN LAKE, AB T4S 1E9	

DATE: July 3, 2002  
TO: Norma Lovell, Assessment  
FROM: Cheryl Adams  
City Clerk's Office  
RE: Land Use Bylaw Amendment 3156/GG-2002  
Kal-Tire Site (67 Street & 52 Avenue)

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Please provide **Sheri Eklund** 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.

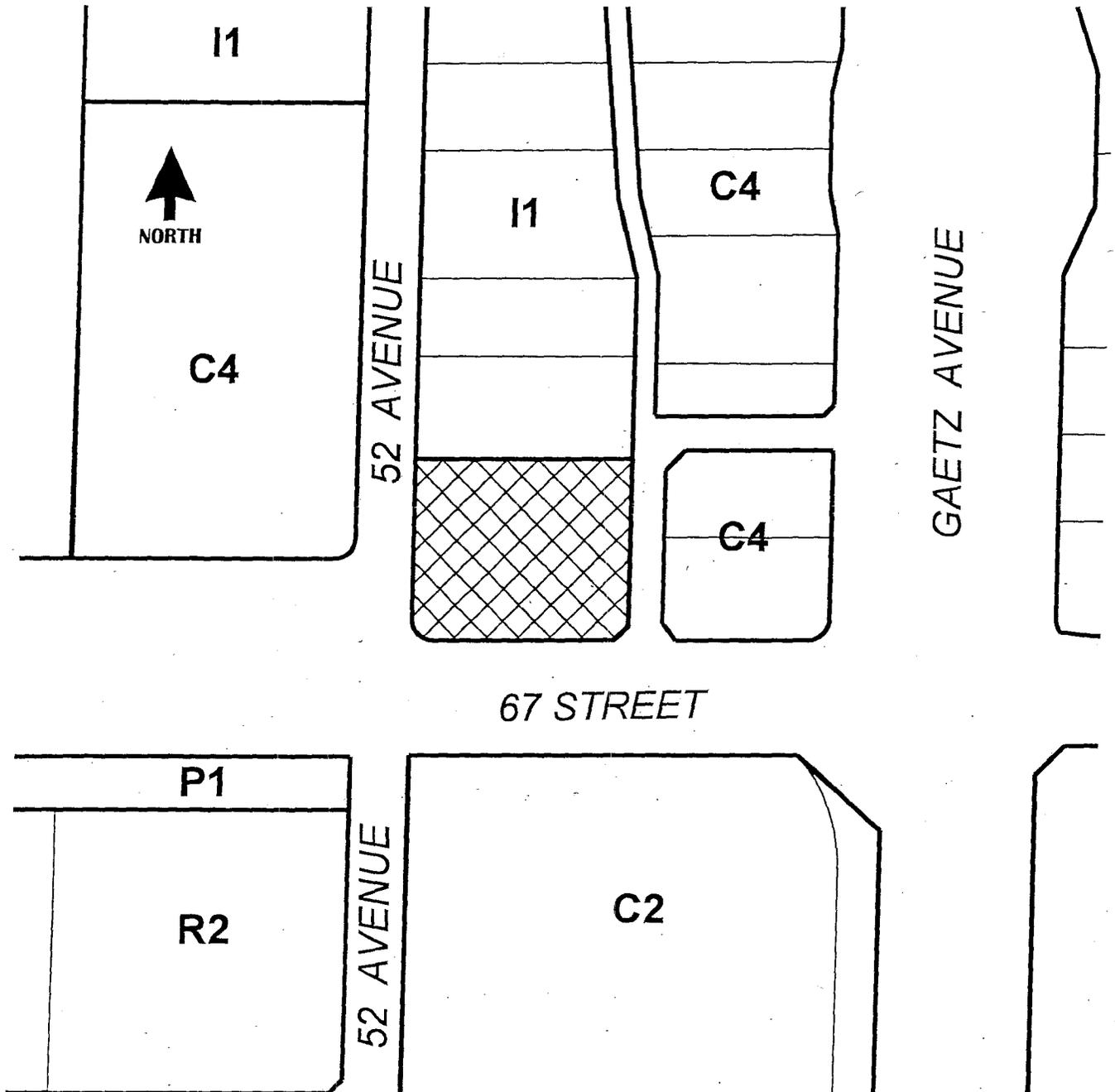
Thanks Norma.

  
C.G. Adams  
City Clerks' Office

Attach.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

I1 - Industrial (Business Service)

C4 - Commercial (Major Arterial)

Change from :

I1 to C4 

MAP No. 35 / 2002

BYLAW No. 3156 / GG - 2002



## Council Decision – July 2, 2002

Office of the City Clerk

**DATE:** July 3, 2002

**TO:** Tony Lindhout  
Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/GG-2002  
Lot 5A, Block 1, Plan 842 1243  
Kal-Tire Site (Corner of 67 Street & 52 Avenue)

---

*Reference Report:*

Parkland Community Planning Services , dated June 20, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/GG-2002 was given first reading. A copy is attached.

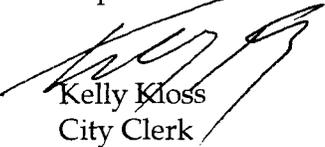
*Report Back to Council:* Yes

A Public Hearing will be held Monday, July 29, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/GG-2002 provides for the rezoning of Lot 5A, Block 1, Plan 842 1243 (Corner of 67<sup>th</sup> Street and 52<sup>nd</sup> Avenue) from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) District in order to ensure that any and all future development at this location would be similar to, and reflect the type and quality of other adjoining C4 commercial uses along this portion of 67<sup>th</sup> Street.

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

/attach.

/chk

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

**BYLAW NO. 3156/GG-2002**

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 F12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

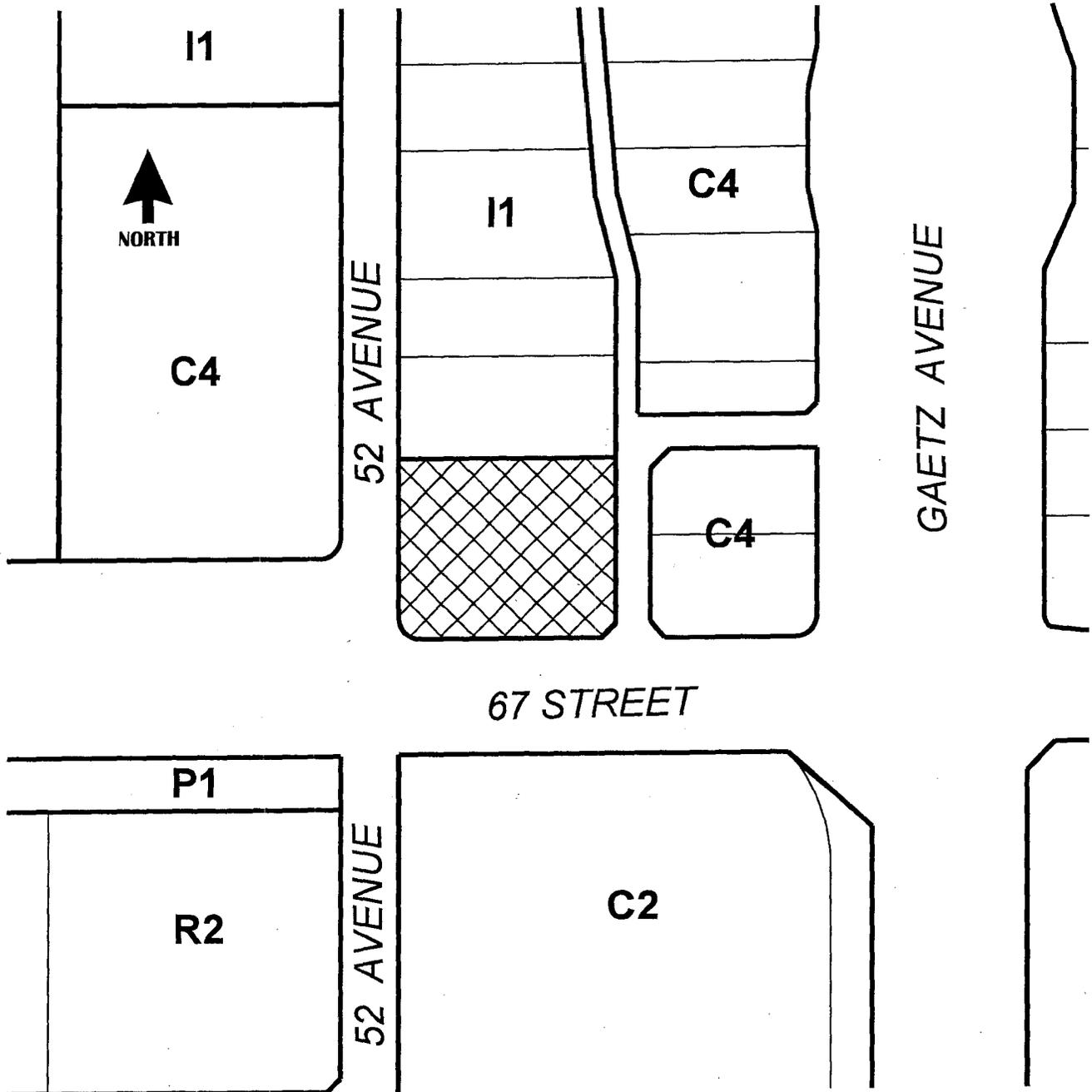
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

*I1 - Industrial (Business Service)*

*C4 - Commercial (Major Arterial)*

Change from :

*I1 to C4* 

MAP No. 35 / 2002  
BYLAW No. 3156 / GG - 2002



## Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Tony Lindhout, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/GG-2002  
Lot 5A, Block 1, Plan 842 1243  
Kal-Tire Site (Corner of 67<sup>th</sup> Street and 52<sup>nd</sup> Avenue)

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***Reference Report:***

City Clerk, dated July 3, 2002 & Parkland Community Planning Services dated June 20, 2002

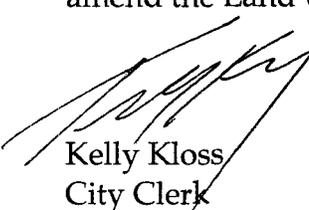
***Bylaw Readings:***

Land Use Bylaw Amendment 3156/GG-2002 was given second and third readings. A copy of the bylaw is attached.

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

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/GG-2002 provides for the rezoning of Lot 5A, Block 1, Plan 842 1243 (Corner of 67<sup>th</sup> Street and 52<sup>nd</sup> Avenue) from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) District in order to ensure that any and all future development at this location would be similar to, and reflect the type and quality of other adjoining C4 commercial uses along this portion of 67<sup>th</sup> Street. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss

City Clerk

/chk

attchs.

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

**BYLAW NO. 3156/GG-2002**

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 F12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2002 attached hereto and forming part of the bylaw.

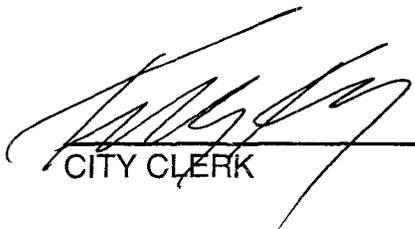
READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

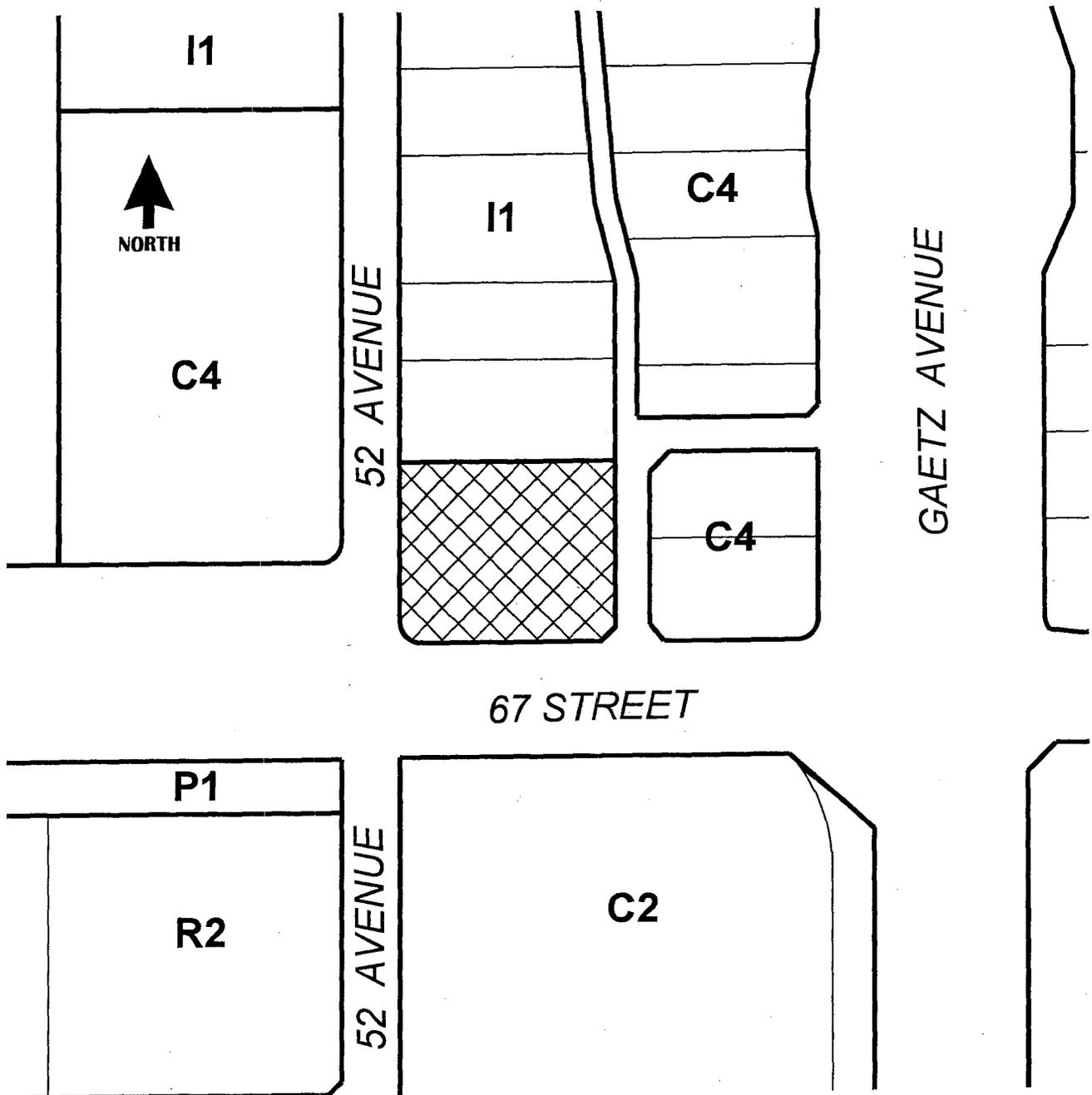
AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of July 2002.

  
\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

*I1 - Industrial (Business Service)*

*C4 - Commercial (Major Arterial)*

Change from :

*I1 to C4* 

MAP No. 35 / 2002  
BYLAW No. 3156 / GG - 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Tony Lindhout, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/GG-2002  
Lot 5A, Block 1, Plan 842 1243  
Kal-Tire Site (Corner of 67<sup>th</sup> Street and 52<sup>nd</sup> Avenue)

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**Reference Report:**

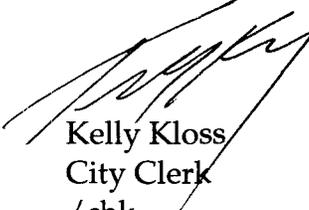
City Clerk, dated July 3, 2002 & Parkland Community Planning Services dated June 20, 2002

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/GG-2002 was given second and third readings. A copy of the bylaw is attached.

**Report Back to Council:** No**Comments/Further Action:**

Land Use Bylaw Amendment 3156/GG-2002 provides for the rezoning of Lot 5A, Block 1, Plan 842 1243 (Corner of 67<sup>th</sup> Street and 52<sup>nd</sup> Avenue) from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) District in order to ensure that any and all future development at this location would be similar to, and reflect the type and quality of other adjoining C4 commercial uses along this portion of 67<sup>th</sup> Street. This office will amend the Land Use Bylaw and distribute copies in due course.

  
Kelly Kloss  
City Clerk/chk  
attchs.

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

**BYLAW NO. 3156/GG-2002**

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 F12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2002 attached hereto and forming part of the bylaw.

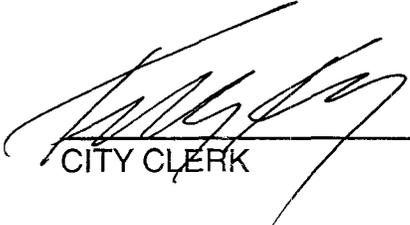
READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

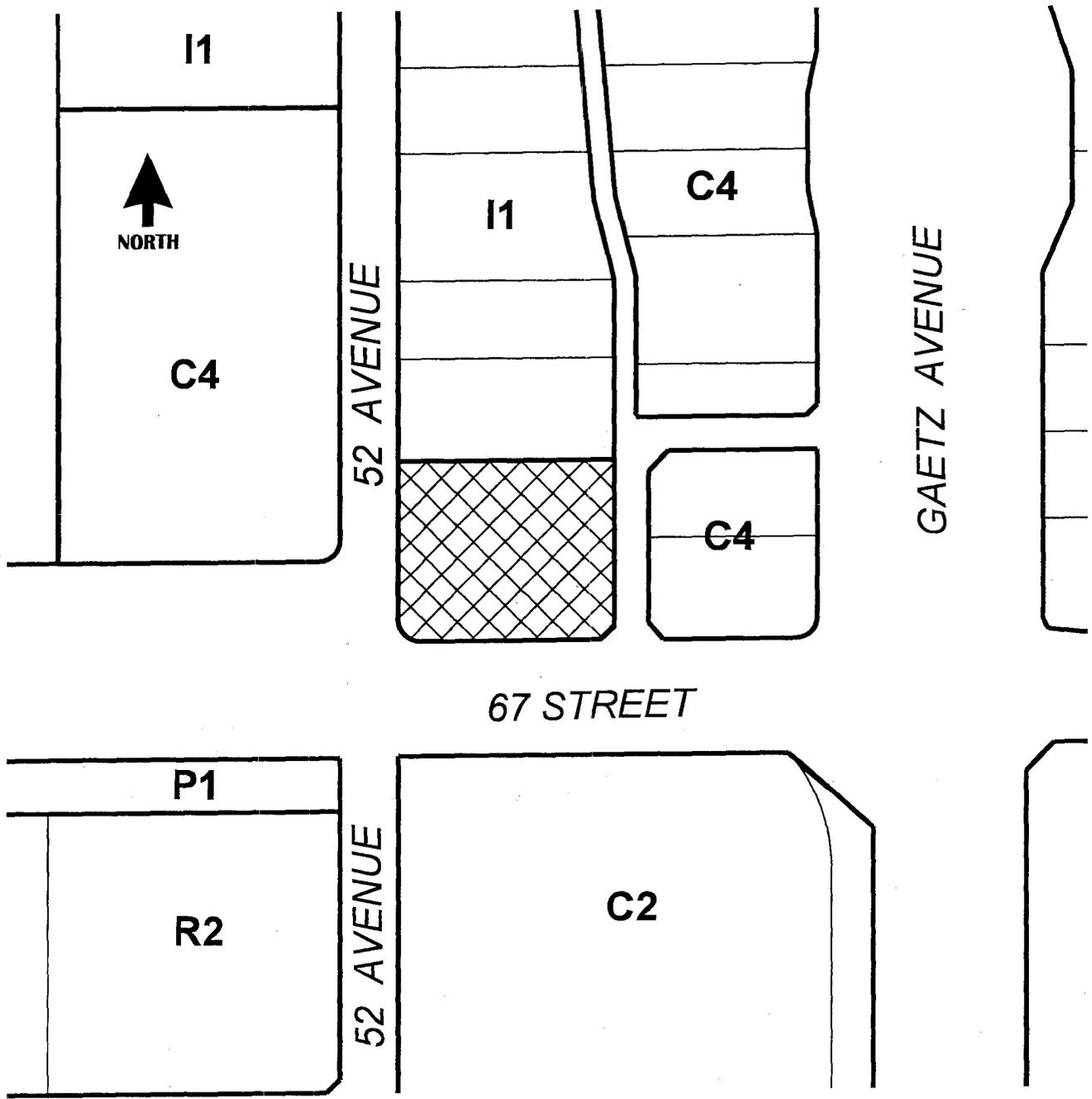
AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of July 2002.

  
\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
I1 - Industrial (Business Service)  
C4 - Commercial (Major Arterial)

Change from :  
I1 to C4 

MAP No. 35 / 2002  
BYLAW No. 3156 / GG - 2002



Office of the City Clerk

**DATE:** July 3, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/II-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phase 4  
City of Red Deer

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*History*

At the Tuesday, July 2, 2002 meeting of Council, Land Use Bylaw Amendment 3156/II-2002 was given first reading.

Land Use Bylaw 3156/II-2002 provides for the rezoning of 6.69 ha (16.53 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District to develop Phase 4 of the Lancaster South (Lancaster Green) subdivision. Phase 4 consists of 64 single-family lots and 2 public utility lots. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

*Public Consultation Process*

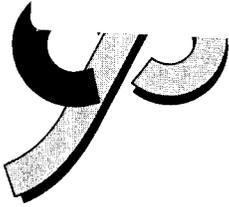
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

*Recommendations*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

Kelly Kloss  
City Clerk

/chk



LAND  
COMMUNITY  
PLANNING  
SERVICES

6

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

---

Date: June 24, 2002  
To: Kelly Kloss, City Clerk  
Re: Land Use Bylaw Amendment 3156/II-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) - Phase 4  
The City of Red Deer

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The City of Red Deer is proposing to develop Phase 4 of the Lancaster South (Lancaster Green) Subdivision. Phase 4 consists of 64 single-family lots and 2 public utility lots. The proposal rezones approximately 6.69ha (16.53ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. The proposed land uses complies with the Lancaster South (Lancaster Green) 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/II-2002.

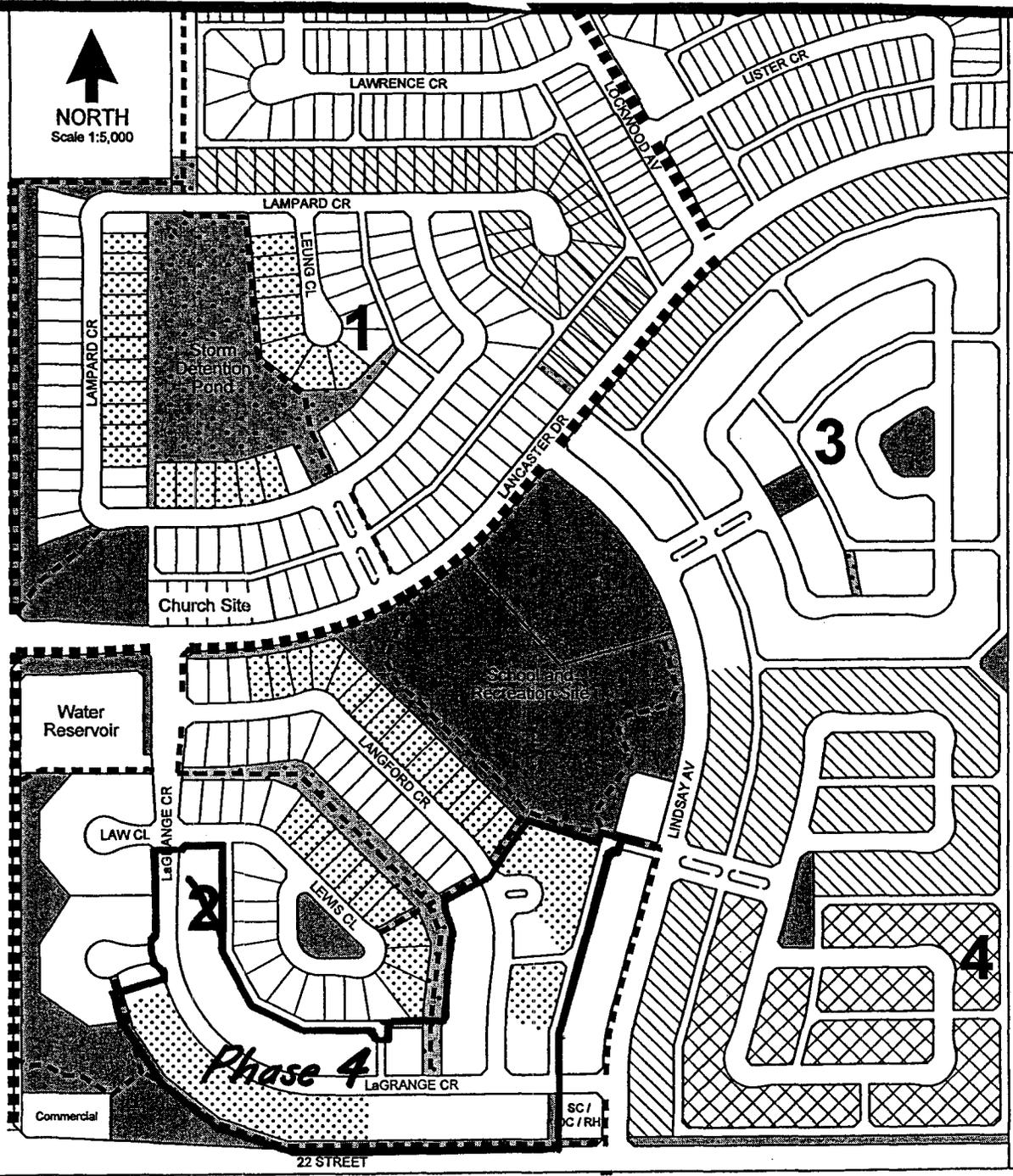
Sincerely,

Frank Wong,  
Planning Assistant

Attachment



30 AVENUE

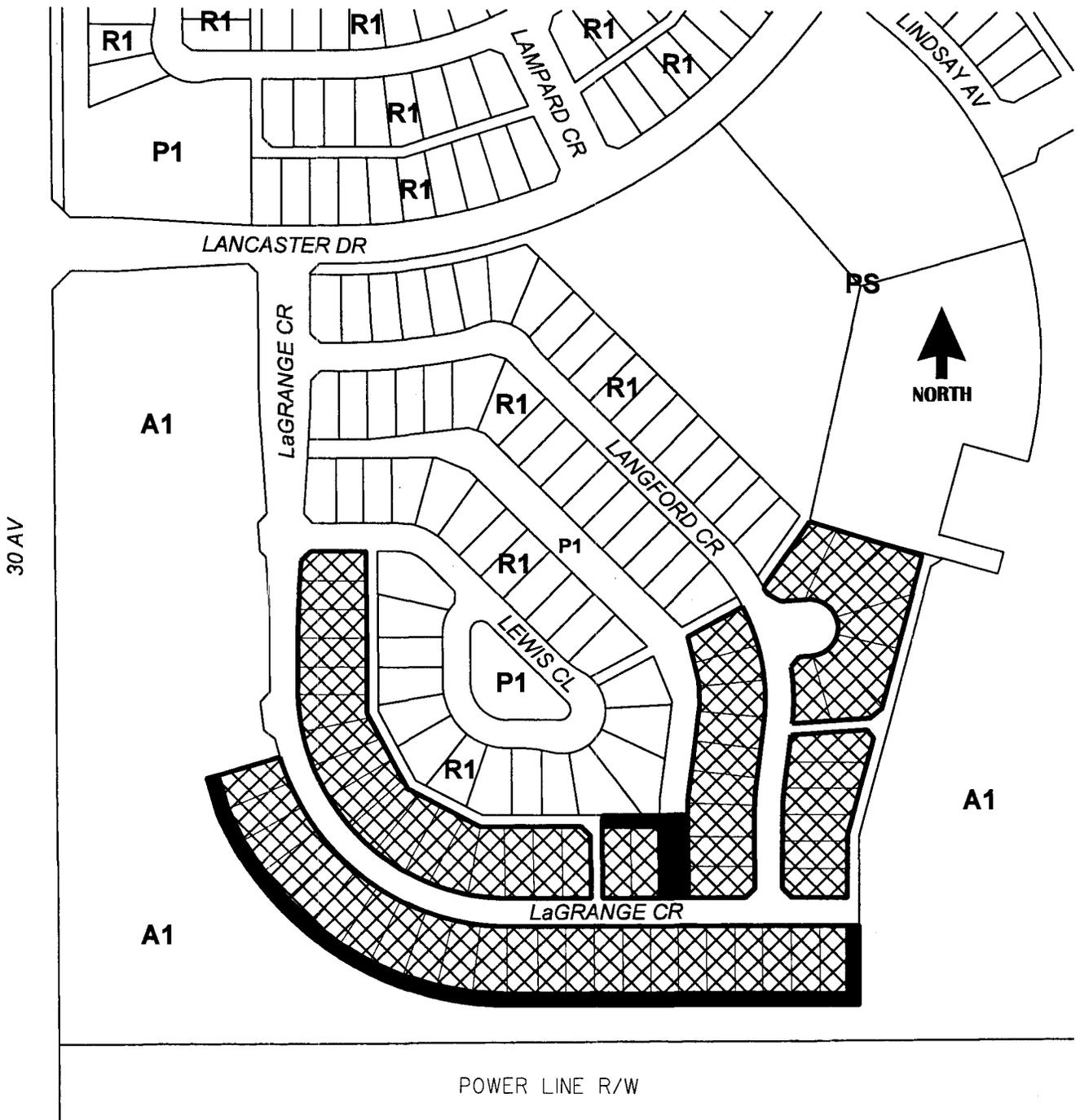


# Lancaster South Neighbourhood Area Structure Plan

- |  |  |                             |
|--|--|-----------------------------|
| R1 Residential                                       | Commercial                               | 2.5m Pedestrian / Bike Path |
| R1 - R1A Residential                                 | Parks and Recreation                     | 1.5m Pedestrian / Bike Path |
| R2 Medium Density Residential                        | Public Utility Lot                       | <b>4</b> Staging Sequence   |
| 2 Storey Residences with Walkout Basements Permitted | Social Care / Day Care / Retirement Home |                             |

Prepared by:  
The City of Red Deer Engineering Department and  
Parkland Community Planning Services  
October 2001

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

**Change from :**  
 A1 to R1   
 A1 to P1 

MAP No. 37 / 2002  
 BYLAW No. 3156 / II - 2002

Brad and Deb Cleland  
 70 Lewis Close  
 Red Deer, AB  
 T4R 3E4

July 19, 2002

Office of the City Clerk  
 4914-48<sup>th</sup> Ave.  
 Red Deer, AB  
 T4N 3T4

Dear Sir/Madam:

This letter is written in response to:  
 Land Use Bylaw Amendment 3156/II – 2002 Dated July 10, 2002

***We strongly object to the proposed development of Phase 4 without including some restrictions on the buffer lots for the following reasons and rational:***

- We feel that the property value of all houses purchased on Lewis Close will be negatively affected. This is partly due to the increased traffic that accompanies subdivisions with smaller lots, but mostly due to the fact that the buffer between the back alley of Lewis Close, and the balance of the proposed development will be occupied in good part by narrow two storey homes with no front garages. This increased alley traffic was not expected by many of the residents of Lewis Close.
- Considerably affected will be the full and transitional walkouts as well as the lots bordering the walking path. No consideration at all was given to existing property owners by the city in its planning of these lots. All of these property owners have incurred additional construction costs as well as extra lot costs for walkout properties. We chose our lot as we were attracted to the green space, the walking paths, architectural controls, front driveways, and low traffic. Lewis Close and Langford Crescent is developing into a very nice area as custom builders have provided a diversity of executive homes. We feel that the city should use the lots (Phase 4) on the alley adjacent to the back alley of Lewis Close as a buffer between the existing executive lots, and the balance of the Phase 4 development.
- We have talked to many of the property owners on Lewis Close and feel that architectural restrictions on the buffer lots that would include front drive garages on all the buffer lots, as well as no two stories on the lots adjacent to the full and transitional walkouts on Lewis Close would go a long way to minimizing the objections of current home owners. This would be a small price for the City to pay to satisfy some upset residents of the existing development.
- Considering the taxes on larger lots and the fact that very few lots would be lost to size them up on the buffer area, the City would loose nothing. The new purchasers in Phase 4 would know exactly what they are purchasing and would not be compromised in any way. Good land usage would be maintained and there would be more premium lots for sale which are in short supply for custom builders who directly support this community. Many of the custom builders we have talked to

not only agree, but say they were considering buying on LaGrange Crescent if lots were the same in size and restrictions to the lots on Lewis Close.

- It makes much more sense to accommodate existing home owners while planning a subdivision than the reverse which often is the case. The new purchasers can at least make their choice. We feel the City is taking our choice away. As I have stated we have talked to many of our neighbors who will invest \$225,000.00 to \$325,000.00 in developing their properties, and what seems to be important to them, as it is to us, is that the lots bordering the existing houses on Lewis Close should have front garages with no two stories permitted, at the very least, on the lots adjacent to the walkouts on Lewis Close.

In closing I would like to say that after talking to many home owners on Lewis Close about what could happen if Phase 4 went ahead without the restrictions we are suggesting, I learned something very interesting. Many of these people went down and talked to Economic and Land development at City Hall to voice their concerns. Several came back with the idea that the lots would be “similar” to those on Lewis with “similar” restrictions. This, although far from the truth, eased their concerns. In frustration, I went down myself today and talked to someone in the same department and was clearly told that two stories will be allowed on all adjacent lots. That front drives will not be required and that there was really “nothing I could do about it”. As long time residents of Red Deer, this type of misleading communication between the City and it’s residents is not new, and it is disappointing to think that people are being misled by others that are unaffected by what they deem to be business as usual. I was further disappointed that the letter sent out did not include a dimensional drawing to make it clear what is being developed next to Lewis Close (which in my opinion is one of the nicest closes to come up for development in Red Deer for a very long time). Once you have seen the dimensioned drawing you do not have to rely on misleading information to understand how we will be affected. Also, it was short notice considering this area was not due for development for several years. Many people failed to receive a City letter as they are under construction and have not moved in yet. It is our hope, that the City would take the concerns of the community into consideration when planning its new areas. Why not take a small step towards those of us who already occupy property in a new area, and create a little harmony.

We hope this letter is received with the intent that it was written, and some consideration will be given to our concerns. We are planning to have someone to represent us at the meeting as we will be on holidays. Our holidays were planned before we received the City letter, therefore, it is with regret that we are not able to attend the July 29, 2002 meeting in person.

Sincerely,



Brad and Deb Cleland

July 22, 2002

Office of the City Clerk  
4914-48 Ave.  
Red Deer, Alberta  
T4N 3T4

Dear Sir or Madam:

This letter is to voice our concerns and objections to the City's proposed zoning changes for Lancaster phase four., proposed Land use Bylaw Amendment 3156/II-2002.

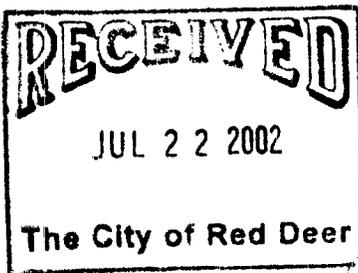
We feel that the proposed change will adversely affect the value of our property and as such are adamantly opposed to the proposed change. The zoning that was in place at the time we purchased the lot at 46 Lewis Close was a significant factor in our decision to purchase our lot. The proposed change will add nothing to our neighborhood, other than more high density, low income dwellings. These dwellings can be planned where homeowners are aware in advance of the City plans.

Thank-you in advance for consideration of our concerns, we can be reached at 403 343 1427.

Sincerely,



Jim & Sheila Van Camp  
46 Lewis Close  
Red Deer, Alberta



Office of the City Clerk  
4914- 48 Ave  
Red Deer, AB  
T4N 3T4

Dear Sir/Madam:

**RE: Land Use Bylaw Amendment 3156/II- 2002  
Lancaster (South) Green Phase 4**

In response to the letter I had received dated July 10, 2002, I would like to inquire as to the types of architectural controls which are to be imposed within Lancaster (South) Green Phase 4. I was advised by personnel within the Land and Economic Development Department at the time I had purchased my lot (Lot 57 Lancaster Green Phase 2) that the housing within the next phase of development adjacent to Phase 2 would have the same architectural controls in place as those found in Phase 2. This assurance played a large role in my decision to purchase a lot within Phase 2.

I feel that if, for any reason, it is not feasible to architecturally control Phase 4 in its entirety, controls should be in place (as found in Phase 2) for the lots adjacent to Lewis Close. I might also suggest a restriction which prohibits the construction of two-storey homes (in Phase 4) adjacent to the walk-out lots of Lewis Close. This would demonstrate exceptional City planning as I feel that the extra expenses incurred to purchase and build upon a walk-out property is deserving of a view over the back yard fence beyond the back wall of an adjacent two storey home.

Thank you for your consideration and I will make every effort to attend the Public Hearing on Monday, July 29, 2002.

Sincerely,



Rob Eastwood

July 17, 2002.

Office of the City Clerk  
4914 - 48 Avenue  
Red Deer, AB T4N 3T4

Attention: Kelly Kloss

Dear Sir or Madam:

This letter is in reference to your letter dated  
July 10<sup>th</sup> indicating a land use Bylaw Amendment  
3156 / II - 2002<sup>change</sup>

After reflecting the situation for my new neighbours  
I object to the fact that the change will occur directly  
south of my new-built residence.

I will accept the R1 Residential zoning with a  
few obligations as follows:

- the residential lots be within approximate size as  
Phase 2 of Lancaster Green
- house plans to adhere to a minimum of 1200 sq ft  
with house type - bungalow or bi-level  
(to enable us to preserve & keep our beautiful views)

- 14
- Have a double - attached garage (less traffic for the back lane)
  - roofing should consist of architectural asphalt (so we do not look down to standard asphalt shingles)
  - no 2-Storey home directly south but to the western tip of the Habrange Crescent
  - Phase 4 would be architecturally controlled as Phase 2

I would appreciate the above given consideration for the newly developed Lancaster Green Phase 4.

I thank you for taking an opportunity to allowing me to express my desires for the proposed new neighbourhood as Lancaster Green Phase 4.

Yours truly,

Shirlette Leung  
74 Lewis Close

## DAVID & MARIE DICKINSON

---

78 Lewis Close  
Red Deer, AB  
Canada T4R 3E4  
Phone 403-346-0588  
Cell 403-350-0050  
Fax 403-346-2927  
dicknson@telusplanet.net

July 22, 2002

Office of the City Clerk  
4914-48th Ave.  
Red Deer, AB  
T4N 3T4

Dear Mr. Kloss:

**Re: Your letter dated July 10<sup>th</sup> – Bylaw Amendment 3156/II-2002**

While impressed at the promptness of City Hall we are concerned of the ethics involved. We feel that the time frame for this action is not reasonable. Some of our neighbors are away, have not moved in yet and are not informed of this current situation, or like ourselves plan to be away on previous commitments that can not be postponed in order for us to give this issue the attention warranted..

Being the 4<sup>th</sup> generation of a family that has called Red Deer home and been proudly civic minded, my husband and I as recently as May of this year returned to Red Deer. We bought what we considered to be a fine home and a wise investment in a preferred community.

We were surprised at the suddenness of this proposed land use bylaw amendment but not yet alarmed. We are pleased that the area is to remain R1 Residential Low Density and P1 Parks and Recreation.

What concerns us is the number and smaller size of the lots, lack of construction and architectural restrictions / specifics currently available to us.

As Phase 4 is a relatively small development with such a high impact on our property and location we expect the same standards and requirements to be met as were specified for Lewis Close and Langford Crescent. We would expect that in no way should our property value be negatively affected.

We have discussed with neighbors in detail and agree strongly with their written responses to you in this matter.

As previously stated we have not had enough time to research your proposal in detail and are unable to attend the July 29<sup>th</sup> meeting. To this end we feel it not unreasonable to postpone this meeting until we the affected taxpayers are more informed and allowed to participate.

Thank you for giving our response your time.

Respectfully,



E. Marie Dickinson

cc: Neighbors in Lewis Close and Langford Crescent  
Paul Meyeette of Parkland Community Planning Services by fax @ 346-1570  
Mayor Gail Surkan by fax @ 342-8365  
Councillor Jeffrey Dawson by fax @346-2885  
Councillor Morris Flewelling by fax @346-6195  
Councillor Vesna Higham by fax @346-6195  
Councillor Bev Hughes by fax @343-1881  
Councillor Dennis Moffat by fax @346-9212  
Councillor Larry Pimm by fax @340-7466  
Councillor Diana Rowe by fax @347-7291  
Councillor Lorna Watkinson-Zimmer by fax @346-2115

Barry & Tammy Webster  
86 Lewis Close  
Red Deer, AB  
T4R 3E4

July 20, 2002

Office of the City Clerk  
4914 48 ave  
Red Deer, AB  
T4N 3T4

Dear Sir/ Madam:

In response to the Land Use Bylaw Amendment 3156/II – 2002 Dated July 10,2002, We are strongly opposed to the proposed development/ land use amendment for many reasons:

After researching the City of Red Deer lots available for approximately the last year, we purchased the lot on Lewis Close with the understanding that there would not be any development to the west of us (LaGrange Cr) until at least the year 2004, and that any future development would be an architecturally controlled area such as Lewis Close. Needless to say this in extreme contradiction to any information given out at the time of purchase. We did not purchase a \$65,000 walkout lot to stare at twenty-foot wide, two-storey “ grain elevator houses, built on a thirty-foot wide lot.

Although “executive” neighborhoods may not be politically correct, they are a fact of life in the city and the City of Red Deer has gone out of its way to effectively destroy any attempt at an executive neighborhood. Good examples of this are Anders on the Lake (row housing directly behind half million dollar homes), Aspen Ridge ( under 1000 sq ft houses facing \$250,000 walkout homes) , Lancaster Drive to the east of Notre Dame School (need I say more), and the list is endless. Do the City Planners have a vendetta against executive property owners or do they just have a sick sense of humor. I see no other explanation for the land usage/development over the past few years. I understand there is a demand for R1 N (narrow lots), however, there is also a place for them, and directly surrounding Lewis Close is not it. I have heard that the new Inglewood area will develop into approx 700 homes. That should suffice for the time being.

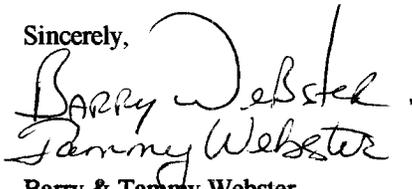
After discussing the proposal with several builders within the city, the consensus seems to be that the City of Red Deer is trying to squeeze out the smaller builders. Many of the smaller builders depend on city lots coming available to build on and survive. Many quality builders that I have talked to, are quite anxious to see lots come available in the area, as the demand for quality, executive projects are on the rise.

We are not totally against the idea of developing the area so called “Phase 4”, merely upset at the design/plans for the proposed area. Should there be allowances for architectural control, such as front garages, walkout lots and Green spaces/walkways, there would not be so much opposition to the idea. Should the north, east & west side of LaGrange crescent be a buffer zone between our lots and the proposed R1 N lots, or even a green space alley/walkway be implemented, the would also be far less opposition.

I do feel compelled to comment on the way the City approached those to be affected by the changes. The only people contacted were on the south side of Lewis Close....by mail. Good one!!!!!! Obviously knowing that there are only two homes receiving mail as the rest are under construction and are NOT receiving postal service at this time. Nor contacted were the homes on the north and east side of Lewis Close. Did you not think that they would be affected by decreased property value? Neighborhood comments seem to be along the way of "sneaky practices" and "that's typical of the city". Absolutely no consideration was given to the residents that have already purchased lots and built their dream homes on those lots.

In closing, I hope that the proposed amendment will meet enough opposition to be either re considered or tabled to the re planning stage

Sincerely,

Handwritten signature of Barry Webster in cursive script.

Barry & Tammy Webster  
86 Lewis Close  
342-0071

**Travis and Colleen Larder**  
**90 Lewis Close**  
**Red Deer, AB**  
**T4R 3E4**

**July 22, 2002**

**Office of the City Clerk**  
**4914 - 48<sup>th</sup> Avenue**  
**Red Deer, AB**  
**T4N 3T4**

Dear Sir/Madam:

This letter is written in response to :

Land Use Bylaw Amendment 3156/II - 2002 Dated July 10, 2002

We strongly object to the proposed development of Lancaster (south) Green Phase 4. It has come to our attention that the development would consist of narrow, two story homes with no front garages. When choosing the location to build our home we did not expect these types of homes in our immediate area. Our neighborhood is developing into a beautiful area consisting of residences of executive show home quality and it is this quality that we are striving to maintain. We have spent considerable time, effort and money creating an environment to suit our lifestyle, as have our fellow neighbors. When choosing our lot on Lewis Close we were attracted to the quiet close location, the green space, low traffic, front garages and strict architectural controls. The residents of Lewis Close have invested in excess of \$200,000.00 to create a suitable living environment and it is our intent not to have the value of our homes and property decrease by a neighboring subdivision consisting of the proposed smaller lots.

Our primary concern is with the increased back alley traffic which will accompany the building of the narrow two story homes with no front garages. Our full intent when purchasing a lot on Lewis Close from the City of Red Deer was to have a location to build our home away from high traffic areas and the environment that accompanies such a proposed development. Our suggestion would be that a buffer area be created for the phase 4 lots on the west and south sides of Lewis Close. These lots, in the proposed buffer area, would be subject to architectural controls which would include homes **with front garages** as well as **no two story** homes, between Lewis Close and the remaining balance of Phase 4 development. This proposal would satisfy us as current residents of the existing Lewis Close development.

We are asking our elected members of City Council to picture themselves in our position and understand our point of view in wanting to maintain the example of architectural quality already evident in Lewis Close. We hope this letter has provided insight to our concerns regarding the Lancaster (south) Green Phase 4 development and that some consideration will be given to our concerns.

Respectfully Submitted,

*Travis Larder*  
*Colleen Larder*

Travis and Colleen Larder

Dean & Sheila Mastel  
66 Lewis Close  
Red Deer, AB  
T4R 3E4

July 23, 2002-07-23

Officer of the City Clerk  
4914 – 48<sup>th</sup> Avenue  
Red Deer, AB  
T4N 3T4

Dear Sir/Madam:

**RE: Land Use Bylaw Amendment 3156/II**

As new residents to the City of Red Deer and Lancaster Green Phase 2, we strongly object to the City of Red Deer rezoning Lancaster (South) Green Phase 4 to small, narrow lots as proposed on July 10, 2002. When we purchased our lot, we were instructed that our area was an architecturally controlled area whereby all homes must meet certain minimum requirements in order to be built there. Obviously taxes, etc., will reflect this. By putting narrow, uncontrolled lots directly behind us, this will reduce the value of not only our home, but all those of our neighbours as well, which is very unfair. Had we wanted a lot in an uncontrolled area where there is mixture, we would have bought elsewhere. However, this is not what we wanted, and we expect to receive exactly what the City originally set out to do, which is to control the area. We realized there would be some housing behind us, however, originally, this was not to occur for approximately four years, and we were led to believe that the housing would remain controlled in the same fashion as Lewis Close.

We are requesting you relook at this issue immediately, and provide a prompt response.

Thank you in advance.

Yours truly,



Dean and Sheila Mastel

**LAND USE BYLAW 3156/II-2002**  
**Lancaster South (Lancaster Green) Phase 4**

**DESCRIPTION:** Rezone from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District

**FIRST READING:** July 2, 2002

**FIRST PUBLICATION:** July 12, 2002

**SECOND PUBLICATION:** July 19, 2002

**PUBLIC HEARING & SECOND READING:** July 29, 2002

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

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES  NO

**DEPOSIT?** YES  \$ \_\_\_\_\_ NO  **BY:** City

**ACTUAL COST OF ADVERTISING:**

1<sup>ST</sup> \$ 309.89 & 2<sup>ND</sup> \$ 309.88 **TOTAL:** \$ 619.76

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

**TOTAL COST:** \$ \_\_\_\_\_

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:** \_\_\_\_\_

(Account No. 59.5901)

July 10, 2002

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/II -2002**  
**LANCASTER (SOUTH) GREEN PHASE 4**

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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 Lancaster (South) Green area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/II-2002**, which will provide for the rezoning of 6.69 ha (16.53 acres) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. Phase 4 of Lancaster Green consists of 64 single-family lots and 2 public utility lots and complies with the neighbourhood area structure plan. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July 29, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, July 23, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,



Kelly Kloss  
City Clerk

/attch.

**LANCASTER (SOUTH) GREEN PHASE 4  
Land Use Bylaw Amendment**

Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment **3156/I I-2002** to provide for the rezoning of 6.69 ha (16.53 acres) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. Phase 4 of Lancaster Green consists of 64 single-family lots and 2 public utility lots and complies with the neighbourhood area structure plan. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

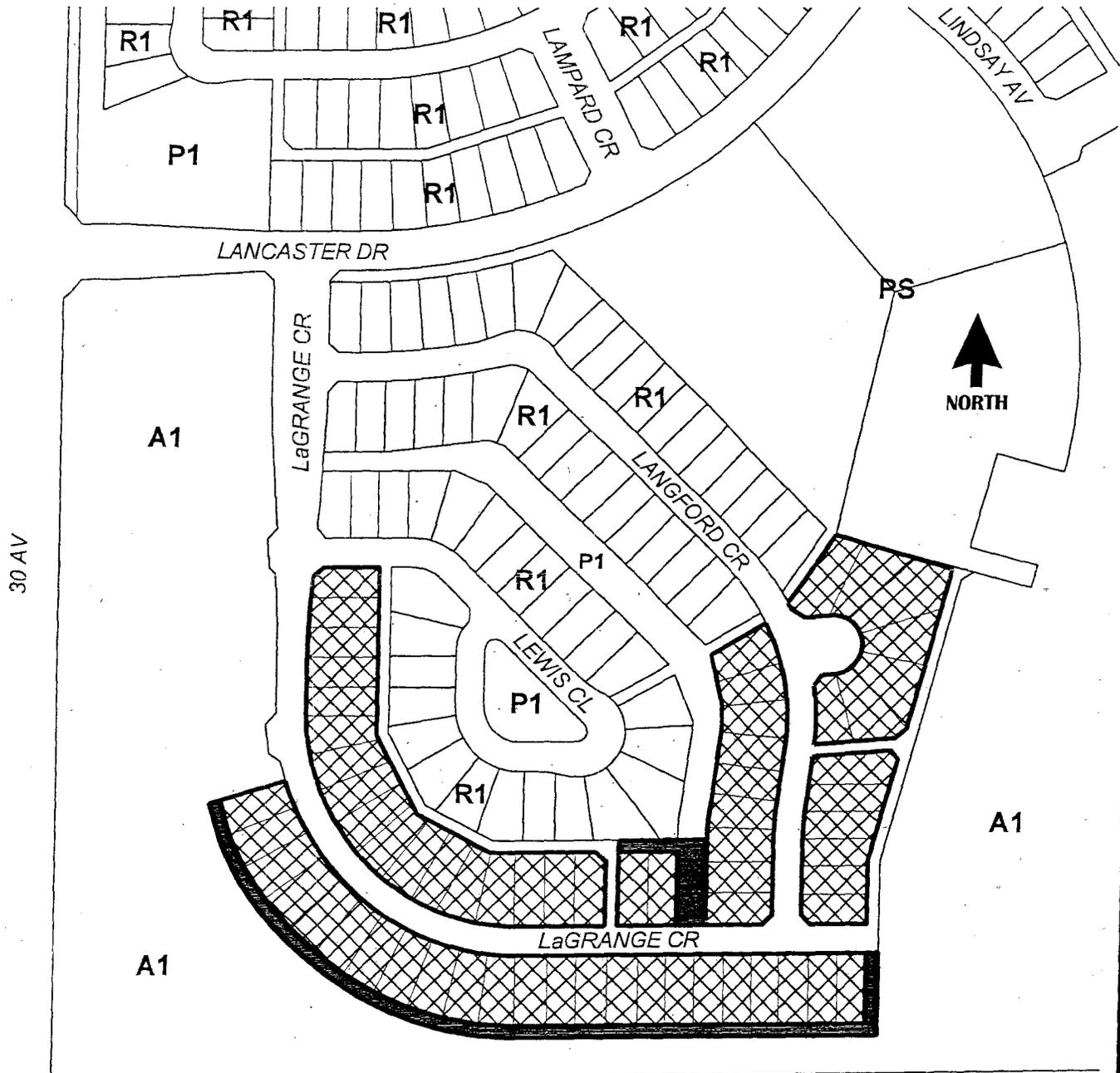
**“Map”**

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, July 29, 2002** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, July 23, 2002**. 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: July 12 & July 19, 2002)

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



POWER LINE R/W

**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 37 / 2002  
 BYLAW No. 3156 / II - 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3
Claude & Kelly Letourneau	39 Fern Crescent	SYLVAN LAKE, AB	
Edwin & Lori-Lynn Knelsen	RR 2	LACOMBE, AB T0C	
Colleen & Travis Larder	90 Lewis Close	RED DEER, AB T4R	
Combres Construction Ltd.	21 Leung Close	RED DEER, AB T4R	
David Earl & E. Marie Dickinson	78 Lewis Close	RED DEER, AB T4R	
Huguette Gerig	16 Muldrew Crescent	RED DEER, AB T4R	
R. Bradley Cleland & Deborah Lynn Diehl	70 Lewis Close	RED DEER, AB T4R	
Dean James & Sheila Maureen Master	66 Lewis Close	RED DEER, AB T4R	
Robert T & Michelle Eastwood	45 Duncan Crescent	RED DEER, AB T4R	
Brian & Gail Morgan	129 Castle Crescent	RED DEER, AB T4P	
Peter Huebler & Vera Schmidt	98 Donnelly Crescent	RED DEER, AB T4R	
Jim Pattison Developments Ltd.	16th Flr 1055 W Hastings Street	VANCOUVER, BC V6E	
R. Y. & Elizabeth J. Ming & D. & D. Sabasch & 216078 Hold.	Ltd. & Peter E. Leyen	Box 186	RED DEER, AB T4N 5E8

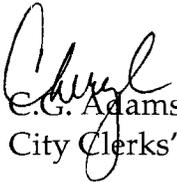
DATE: July 3, 2002  
TO: Norma Lovell, Assessment  
FROM: Cheryl Adams  
City Clerk's Office  
RE: Land Use Bylaw Amendment 3156/II-2002  
Lancaster (South) Green Phase 4

---

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

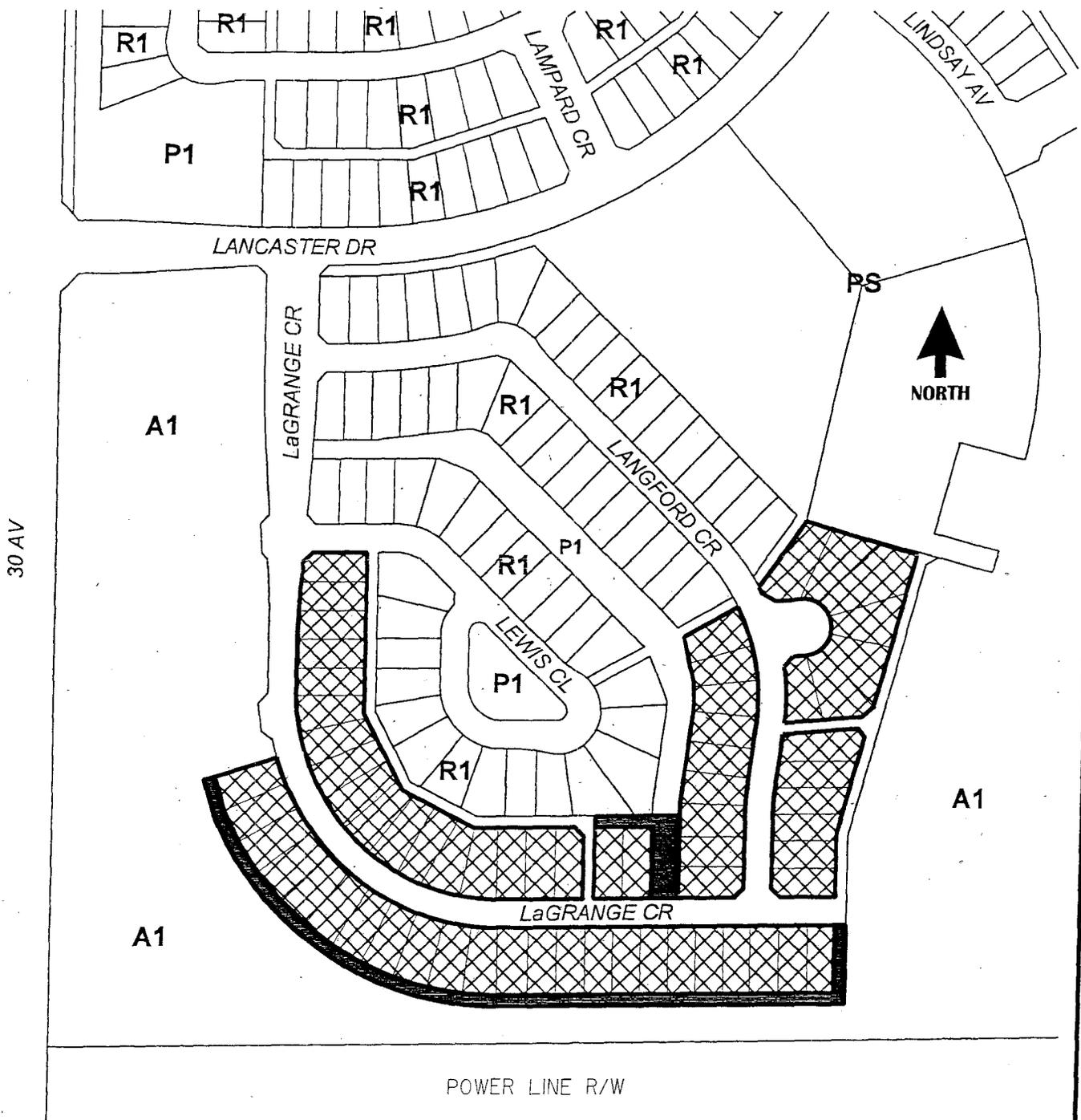
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

  
Cheryl Adams  
City Clerks' Office

Attach.

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

Change from :

A1 to R1   
 A1 to P1 

MAP No. 37 / 2002  
 BYLAW No. 3156 / II - 2002

Office of the City Clerk

**DATE:** July 3, 2002  
**TO:** Frank Wong  
Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/II-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phase 4  
City of Red Deer

---

*Reference Report:*

Parkland Community Planning Services, dated June 24, 2002.

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/II-2002 was given first reading. A copy is attached.

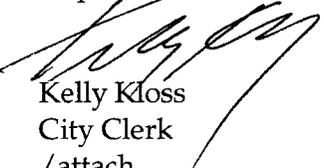
*Report Back to Council:* Yes

A Public Hearing will be held Monday, July 29, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/II-2002 provides for the rezoning of 6.69 ha (16.53 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District to develop Phase 4 of the Lancaster South (Lancaster Green) subdivision. Phase 4 consists of 64 single-family lots and 2 public utility lots. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

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  
/attach.  
/chk

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

**BYLAW NO. 3156/II-2002**

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 K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 37/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **2nd** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

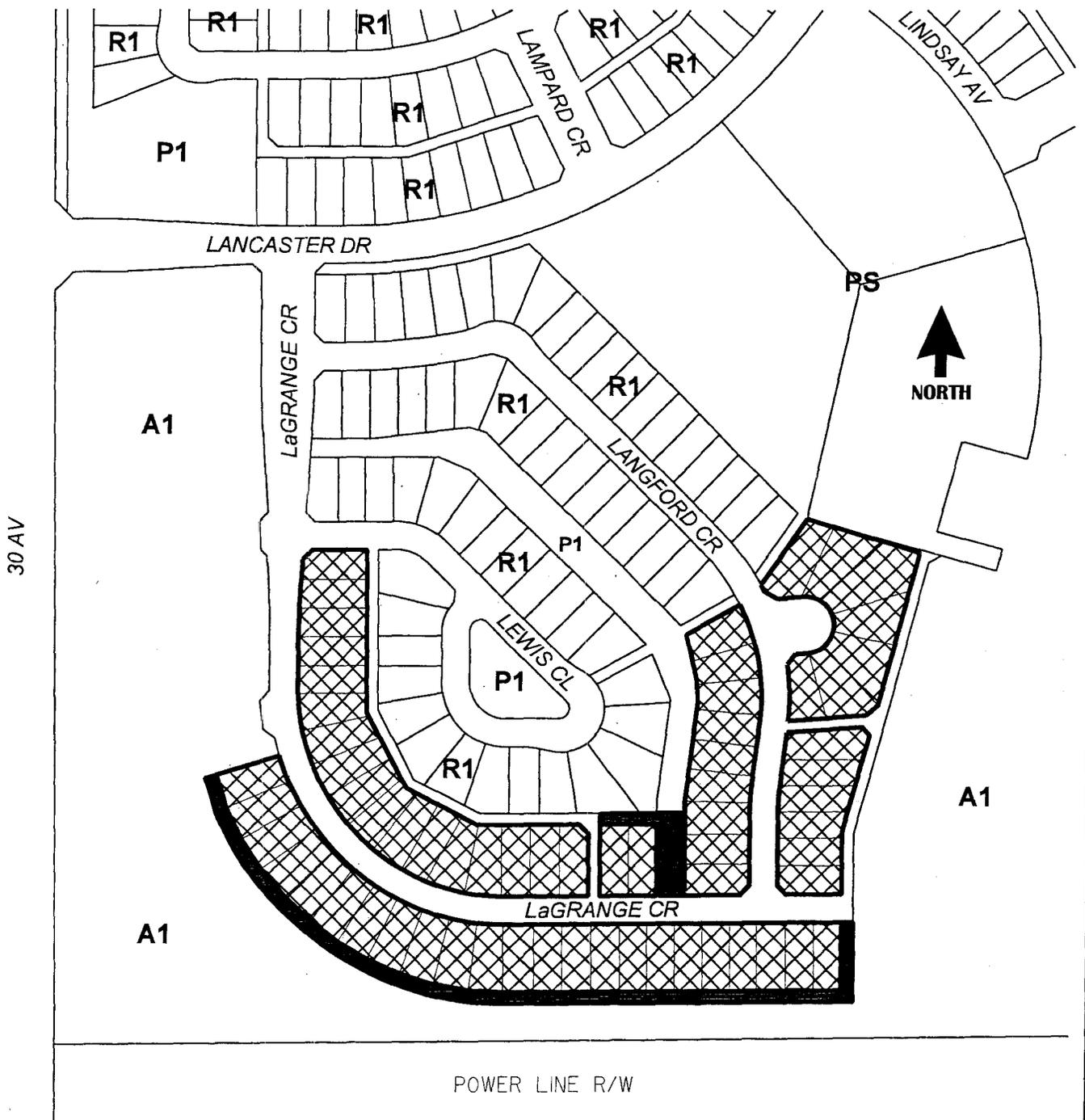
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
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 Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 37 / 2002  
 BYLAW No. 3156 / II - 2002



## Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/II-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phase 4  
City of Red Deer

---

**Reference Report:**

City Clerk, dated July 3, 2002 & Parkland Community Planning Services dated June 24, 2002.

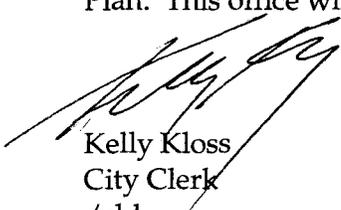
**Bylaw Readings:**

Land Use Bylaw Amendment 3156/II-2002 was given second and third readings. A copy of the bylaw is attached.

**Report Back to Council:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/II-2002 provides for the rezoning of 6.69 ha (16.53 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District to develop Phase 4 of the Lancaster South (Lancaster Green) subdivision. Phase 4 consists of 64 single-family lots and 2 public utility lots. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3156/II-2002**

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- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 37/2002 attached hereto and forming part of the bylaw.

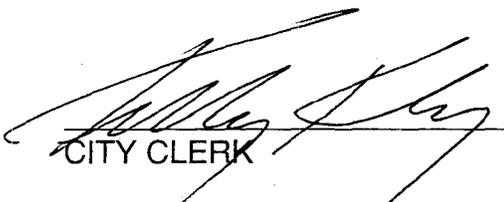
READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

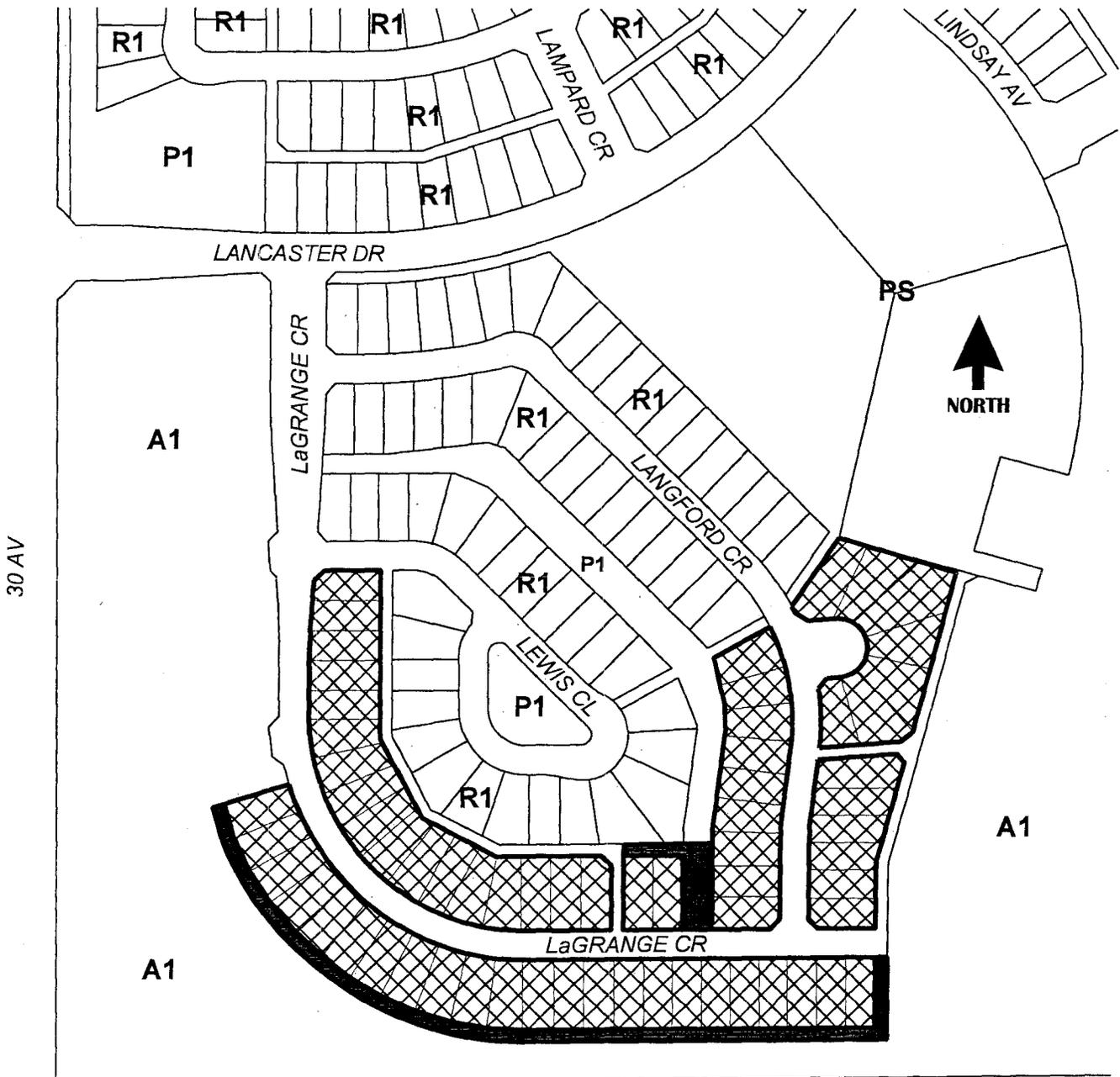
READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of July 2002.

  
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 Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 37 / 2002  
 BYLAW No. 3156 / II - 2002

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/II-2002  
NW ¼ Sec. 2-38-27-4  
Lancaster South (Lancaster Green) – Phase 4  
City of Red Deer

---

*Reference Report:*

City Clerk, dated July 3, 2002 & Parkland Community Planning Services dated June 24, 2002.

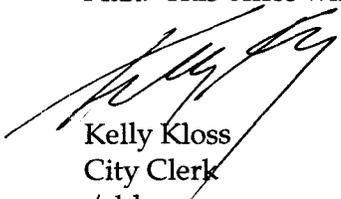
*Bylaw Readings:*

Land Use Bylaw Amendment 3156/II-2002 was given second and third readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/II-2002 provides for the rezoning of 6.69 ha (16.53 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District to develop Phase 4 of the Lancaster South (Lancaster Green) subdivision. Phase 4 consists of 64 single-family lots and 2 public utility lots. The proposed land uses complies with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3156/II-2002**

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:

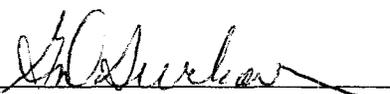
- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 37/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

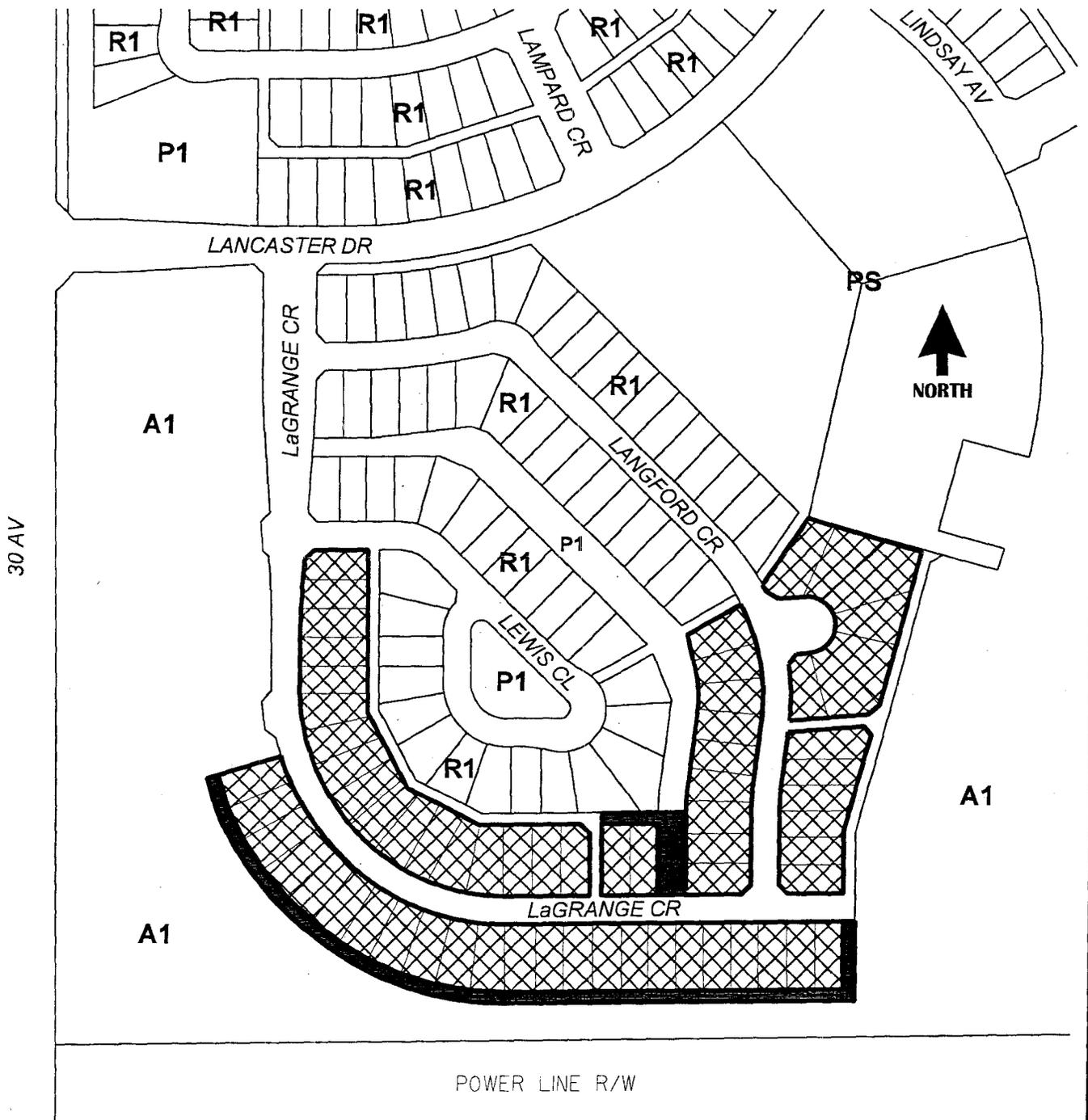
READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of July 2002.

  
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 Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 37 / 2002  
 BYLAW No. 3156 / II - 2002

**Office of the City Clerk**

**DATE:** July 3, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/JJ-2002  
Lot 1, Block 1, Plan 972 0461  
Road Allowance, SW ¼ Sec. 32-38-27-4, C&E No. 1,  
Part of the SW ¼ Sec. 32-38-27-4 and Part of the SE ¼ Sec. 31-38-27-4  
Kentwood – Phase 20 / The City of Red Deer

---

*History*

At the Tuesday, July 2, 2002 meeting of Council, Land Use Bylaw Amendment 3156/JJ-2002 was given first reading.

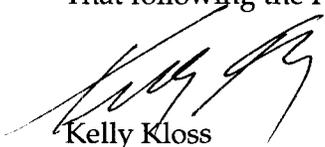
Land Use Bylaw 3156/JJ-2002 provides for the rezoning of approximately 4.72 ha (11.66ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District for the development of Phase 20 of the Kentwood Subdivision. Phase 20 will consist of 33 single-family lots, 28 semi-detached lots, 2 public utility lots and 1 municipal reserve lot. The proposed land uses complies with the Kentwood West Neighbourhood Area Structure Plan.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

*Recommendations*

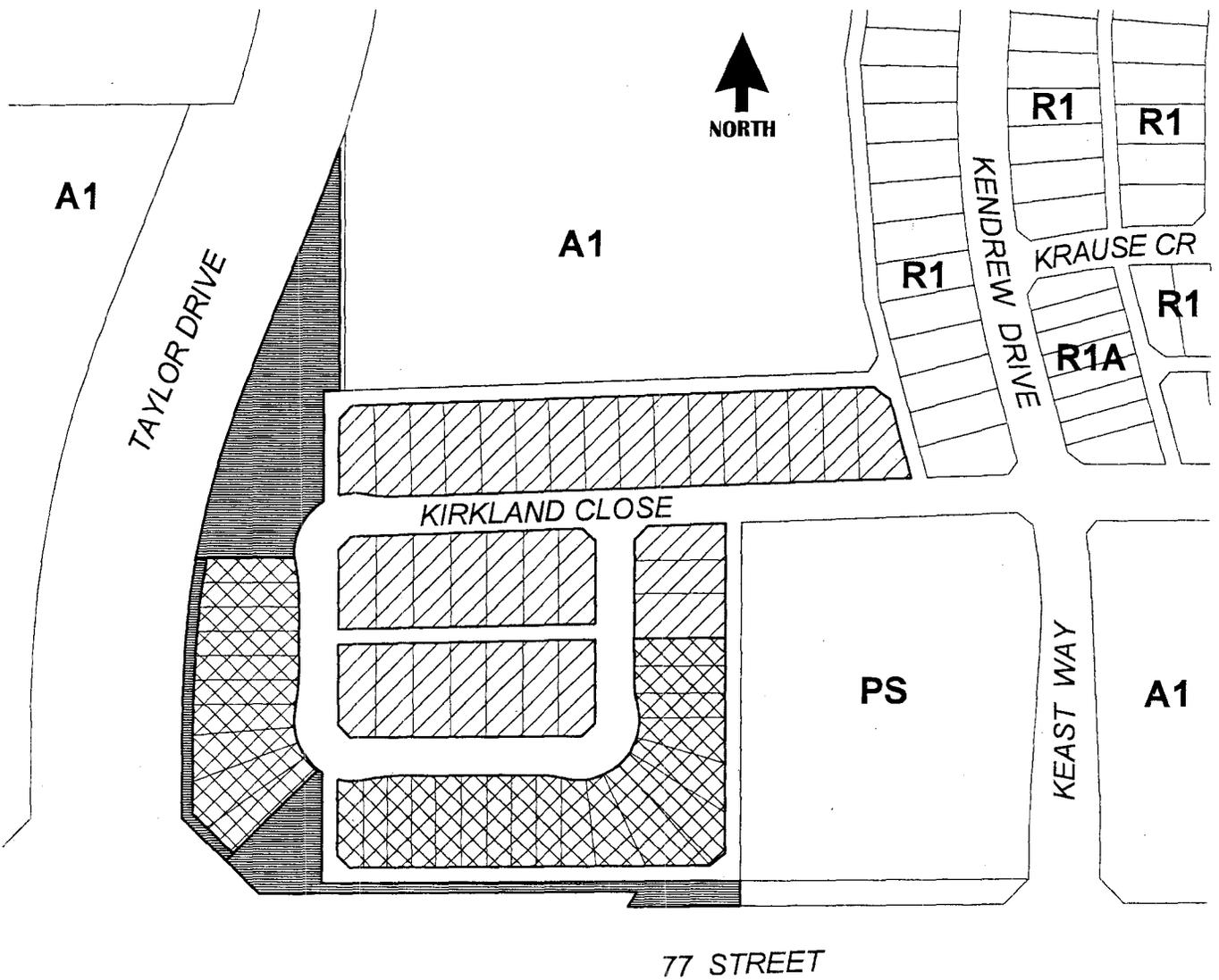
That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk

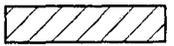
# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



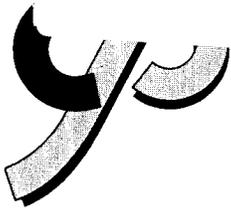
**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

**Change from :**

- A1 to R1 
- A1 to R1A 
- A1 to P1 

MAP No. 38 / 2002  
 BYLAW No. 3156 / JJ - 2002



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: June 24, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/JJ-2002  
Lot 1, Block 1, Plan 972 0461,  
Road Allowance, SW ¼ Sec. 32-38-27-4  
C & E No. 1,  
Part of the SW ¼ Sec. 32-38-27-4, and  
Part of the SE ¼ Sec. 31-38-27-4  
Kentwood – Phase 20  
The City of Red Deer

---

The City of Red Deer is proposing to develop Phase 20 of the Kentwood Subdivision. Phase 20 consists of 33 single-family lots, 28 semi-detached lots, 2 public utility lots and 1 municipal reserve lot. The proposal rezones approximately 4.72ha (11.66ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (semi-detached dwelling) District and P1 Parks and Recreation District. The proposed land uses complies with the Kentwood West 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/JJ-2002.

Sincerely,

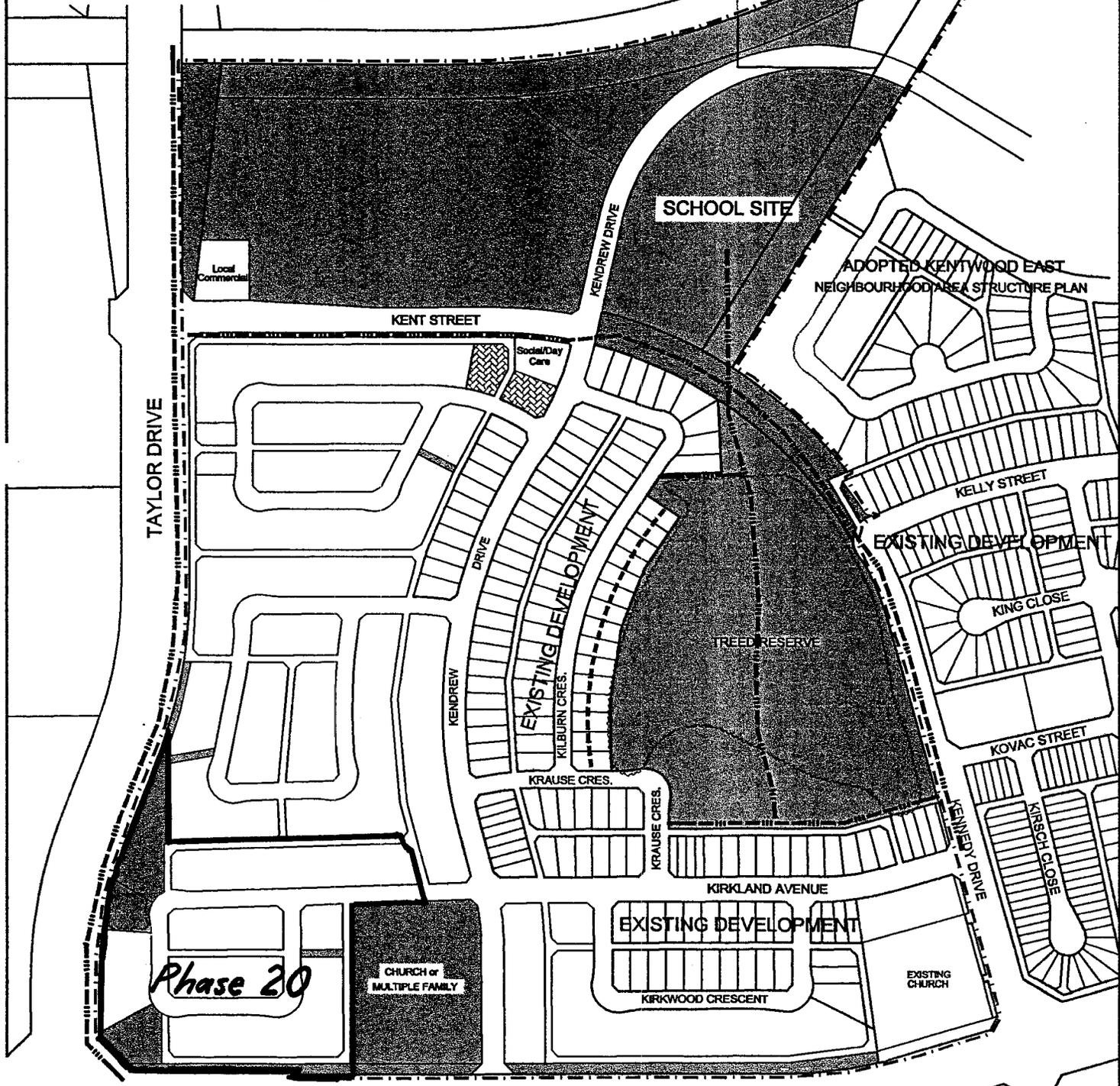
Frank Wong,  
Planning Assistant

Attachment

# Kentwood West Neighbourhood Area Structure Plan

## Figure 3 - Proposed Land Use

- |   |  |   |                            |  |                    |
|---|--|---|----------------------------|--|--------------------|
|  | NASP Plan Boundary                                     |  | Medium Density Residential |  | Public utility lot |
|  | Single Family Residential                              |  | Narrow Single Family       |  |                    |
|  | Semi-Detached Residential                              |  | Parks and Recreation       |  |                    |
|  | Two Storey Residences With Walkout Basements Permitted |  | Pedestrian/Bike Trails     |  |                    |



Council Adoption: Oct. 23, 2000

Prepared by: RD Engineering Department & PCPS  
 July 1998, September 1998, July 2000

Scale In Metres  
 0 50 100 200



**LAND USE BYLAW 3156/JJ-2002**  
**Kentwood Phase 20 (City)**

**DESCRIPTION:** Rezone from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (Semi-detached welling) District and P1 Parks and Recreation District

**FIRST READING:** July 2, 2002  
**FIRST PUBLICATION:** July 12, 2002  
**SECOND PUBLICATION:** July 19, 2002  
**PUBLIC HEARING & SECOND READING:** July 29, 2002  
**THIRD READING:** \_\_\_\_\_

**LETTERS REQUIRED TO PROPERTY OWNERS:** YES  NO

**DEPOSIT?** YES  \$ \_\_\_\_\_ NO  **BY:** City

**ACTUAL COST OF ADVERTISING:**  
1<sup>ST</sup> \$ 309.88 & 2<sup>ND</sup> \$ 309.88 **TOTAL:** \$ 619.76

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

**TOTAL COST:** \$ \_\_\_\_\_

**LESS DEPOSIT RECEIVED:** \$ \_\_\_\_\_

**AMOUNT OWING/ (REFUND):** \$ \_\_\_\_\_

**INVOICE NO.:** \_\_\_\_\_

(Account No. 59.5901)

July 10, 2002

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Land Use Bylaw Amendment 3156/JJ -2002**  
**KENTWOOD PHASE 20**

---

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 Kentwood area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/JJ-2002**, which will provide for the rezoning of approximately 4.72 ha (11.66 acres) of land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District. Phase 20 of Kentwood consists of 33 single-family lots, 28 semi-detached lots, 2 public utility lots and 1 municipal reserve lot. Phase 20 complies with the neighbourhood area structure plan. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July 29, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, July 23, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,



Kelly Kloss  
City Clerk

/attch.

**KENTWOOD PHASE 20  
Land Use Bylaw Amendment**

Council of the City of Red Deer proposes to pass Land Use Bylaw Amendment **3156/JJ-2002** to provide for the rezoning of approximately 4.72 ha (11.66 acres) of land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District. Phase 20 of Kentwood consists of 33 single-family lots, 28 semi-detached lots, 2 public utility lots and 1 municipal reserve lot. Phase 20 complies with the neighbourhood area structure plan. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

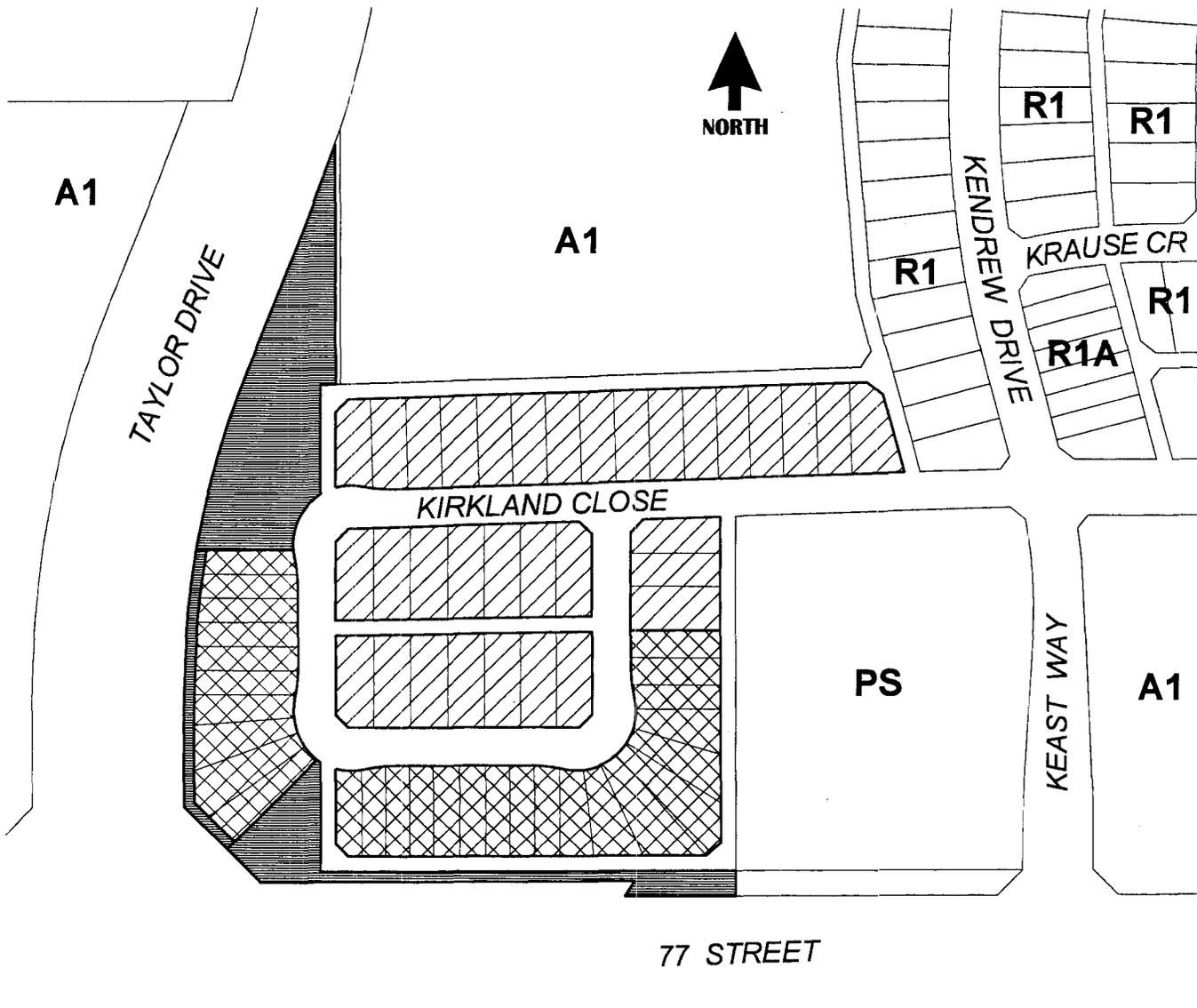
**“Map”**

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Kelly Kloss  
City Clerk

(Publication Dates: July 12 & July 19, 2002)

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 R1A - Residential (Semi-Detached Dwelling)  
 P1 - Parks and Recreation

**Change from :**  
 A1 to R1 [diagonal lines]  
 A1 to R1A [cross-hatching]  
 A1 to P1 [horizontal lines]

MAP No. 38 / 2002  
 BYLAW No. 3156 / JJ - 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd
Scottsville Holdings Inc.	6801 50 Avenue	RED DEER, AB T4N 4E2	
Geraldine Tronnes	3509 – 44 A Avenue	RED DEER, AB T4N 3J6	
Carolina Homes Inc.	1800 717 7 Avenue SW	CALGARY, AB T2P 0Z3	
The President Of The Lethbridge Stake	C/O Stringam Denecky Property	No. 56104805	PO BOX 757
Red Deer School District #104	4747 53 Street	RED DEER, AB T4N 2E6	
Grandview Contracting Ltd.	4919 48 Street	RED DEER, AB T4N 1S8	
Danny & Shirley Rutschke	24 Kendrew Drive	RED DEER, AB T4P 3V2	
Warren Mark Smith	303 120 Piper Drive	RED DEER, AB T4P 1H8	
Christopher Doucette & Megan Balatti	20 Kendrew Drive	RED DEER, AB T4P 3V2	

DATE: July 3, 2002  
TO: Norma Lovell, Assessment  
FROM: Cheryl Adams  
City Clerk's Office  
RE: Land Use Bylaw Amendment 3156/JJ-2002  
Kentwood Phase 20

---

Please provide **Sheri Eklund** 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.

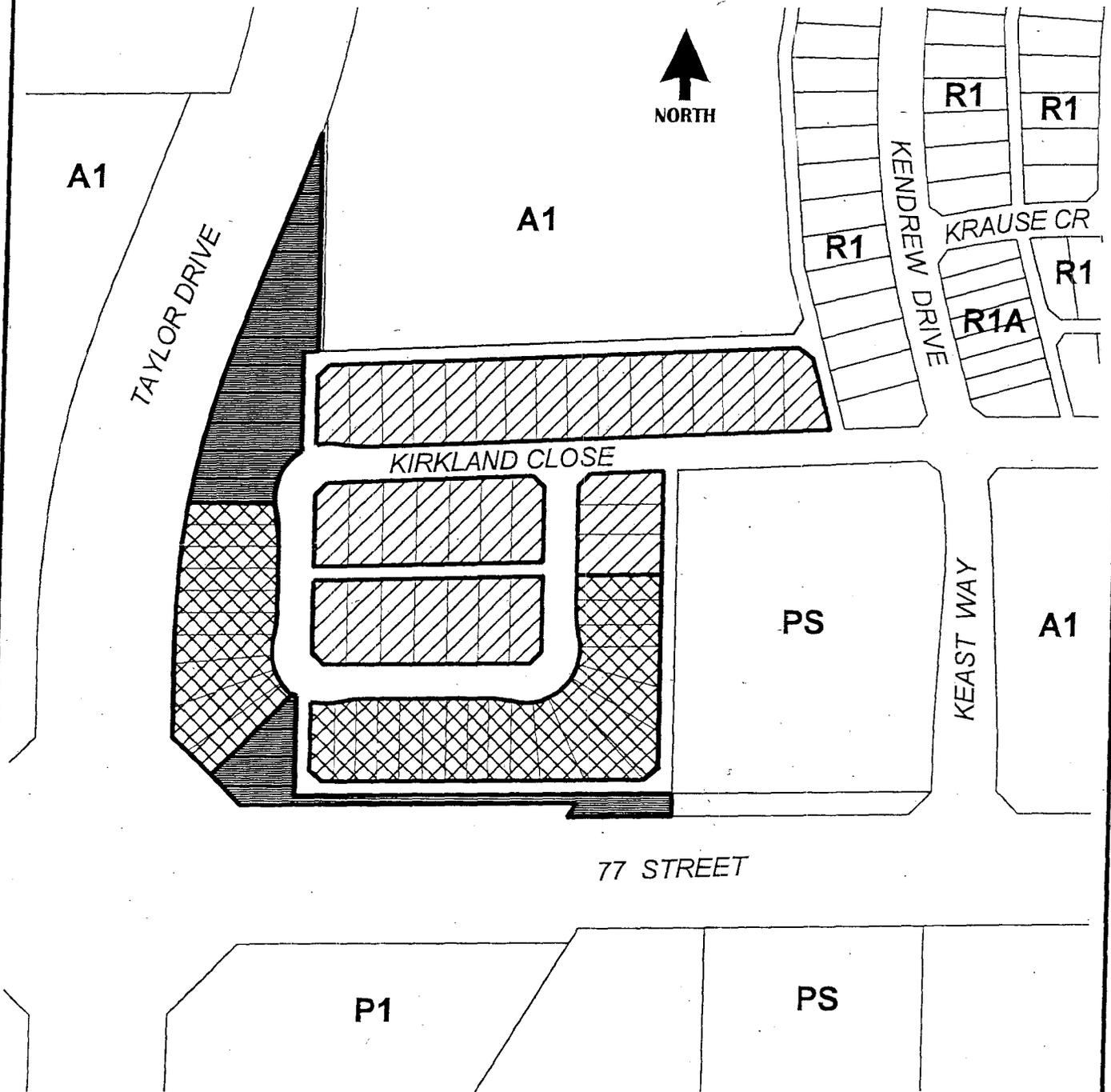


C.G. Adams  
City Clerks' Office

Attach.

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

**Change from :**

- A1 to R1 
- A1 to R1A 
- A1 to P1 

MAP No. 38 / 2002  
 BYLAW No. 3156 / JJ - 2002



## Council Decision – July 2, 2002

Office of the City Clerk

**DATE:** July 3, 2002

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

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/JJ-2002  
Lot 1, Block 1, Plan 972 0461  
Road Allowance, SW ¼ Sec. 32-38-27-4, C&E No. 1,  
Part of the SW ¼ Sec. 32-38-27-4 and Part of the SE ¼ Sec. 31-38-27-4  
Kentwood – Phase 20 / The City of Red Deer

---

**Reference Report:**

Parkland Community Planning Services, dated June 24, 2002.

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/JJ-2002 was given first reading. A copy is attached.

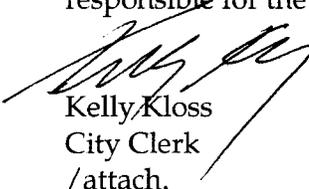
**Report Back to Council:** Yes

A Public Hearing will be held Monday, July 29, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

**Comments/Further Action:**

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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  
/attach.  
/chk

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

**BYLAW NO. 3156/JJ-2002**

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:

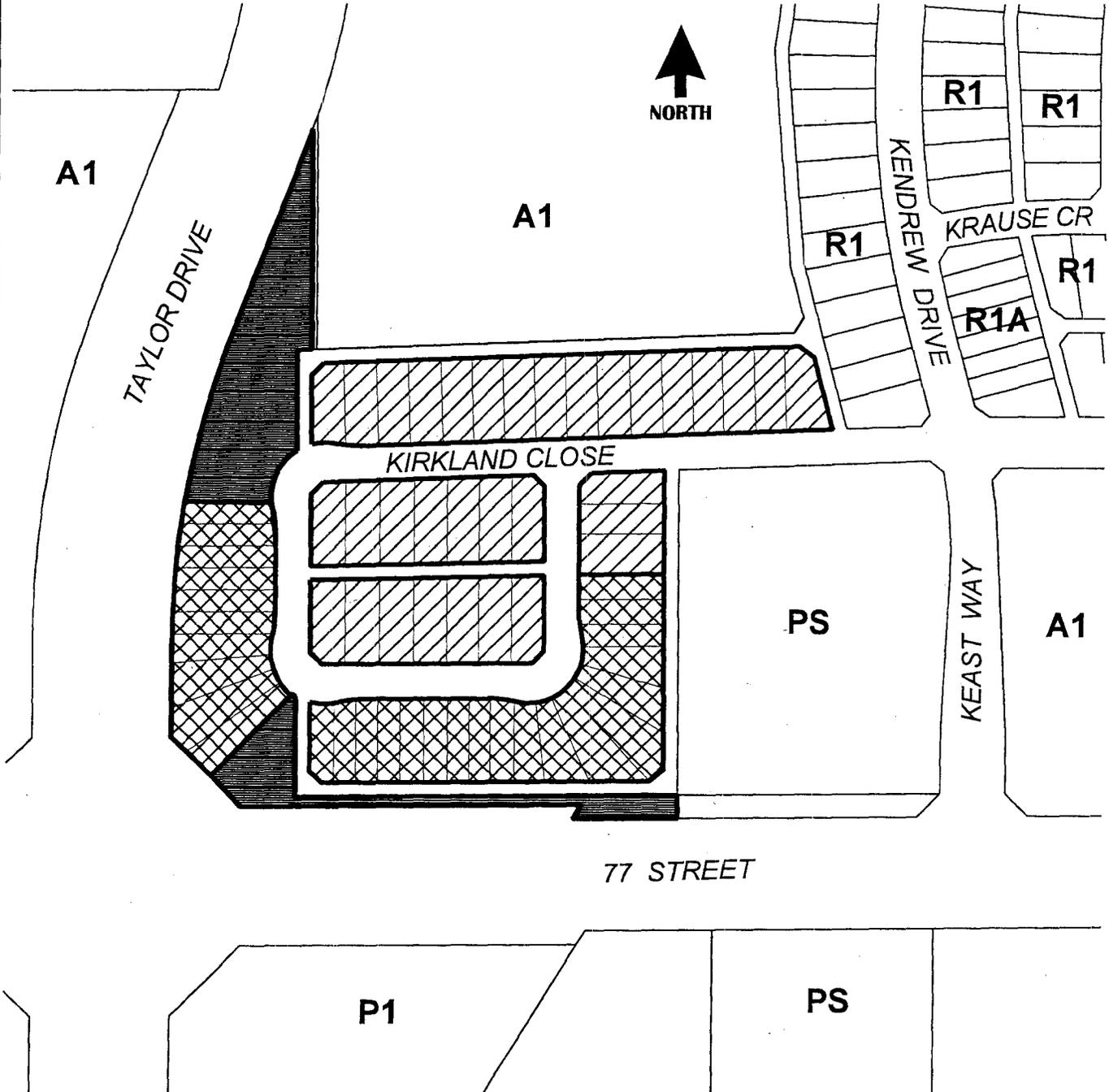
- 1 The "Use District Map E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 38/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **2nd** day of **July** 2002.  
READ A SECOND TIME IN OPEN COUNCIL this day of 2002.  
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.  
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

**Change from :**

- A1 to R1 
- A1 to R1A 
- A1 to P1 

MAP No. 38 / 2002  
 BYLAW No. 3156 / JJ - 2002



## Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002

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

**FROM:** City Clerk

**SUBJECT:** Land Use Bylaw Amendment 3156/JJ-2002  
Lot 1, Block 1, Plan 972 0461  
Road Allowance, SW ¼ Sec. 32-38-27-4, C&E No. 1,  
Part of the SW ¼ Sec. 32-38-27-4 and Part of the SE ¼ Sec. 31-38-27-4  
Kentwood – Phase 20 / The City of Red Deer

---

**Reference Report:**

City Clerk, dated July 3, 2002 & Parkland Community Planning Services dated June 24, 2002.

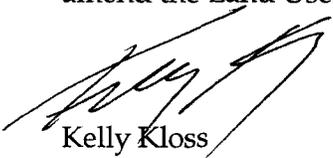
**Bylaw Readings:**

Land Use Bylaw Amendment 3156/JJ-2002 was given second and third readings. A copy of the bylaw is attached.

**Report Back to Council:** No

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/JJ-2002 provides for the rezoning of approximately 4.72 ha (11.66ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1A Residential (Semi-detached dwelling) District and P1 Parks and Recreation District for the development of Phase 20 of the Kentwood Subdivision. Phase 20 will consist of 33 single-family lots, 28 semi-detached lots, 2 public utility lots and 1 municipal reserve lot. The proposed land uses complies with the Kentwood West Neighbourhood Area Structure Plan. This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3156/JJ-2002**

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 E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 38/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

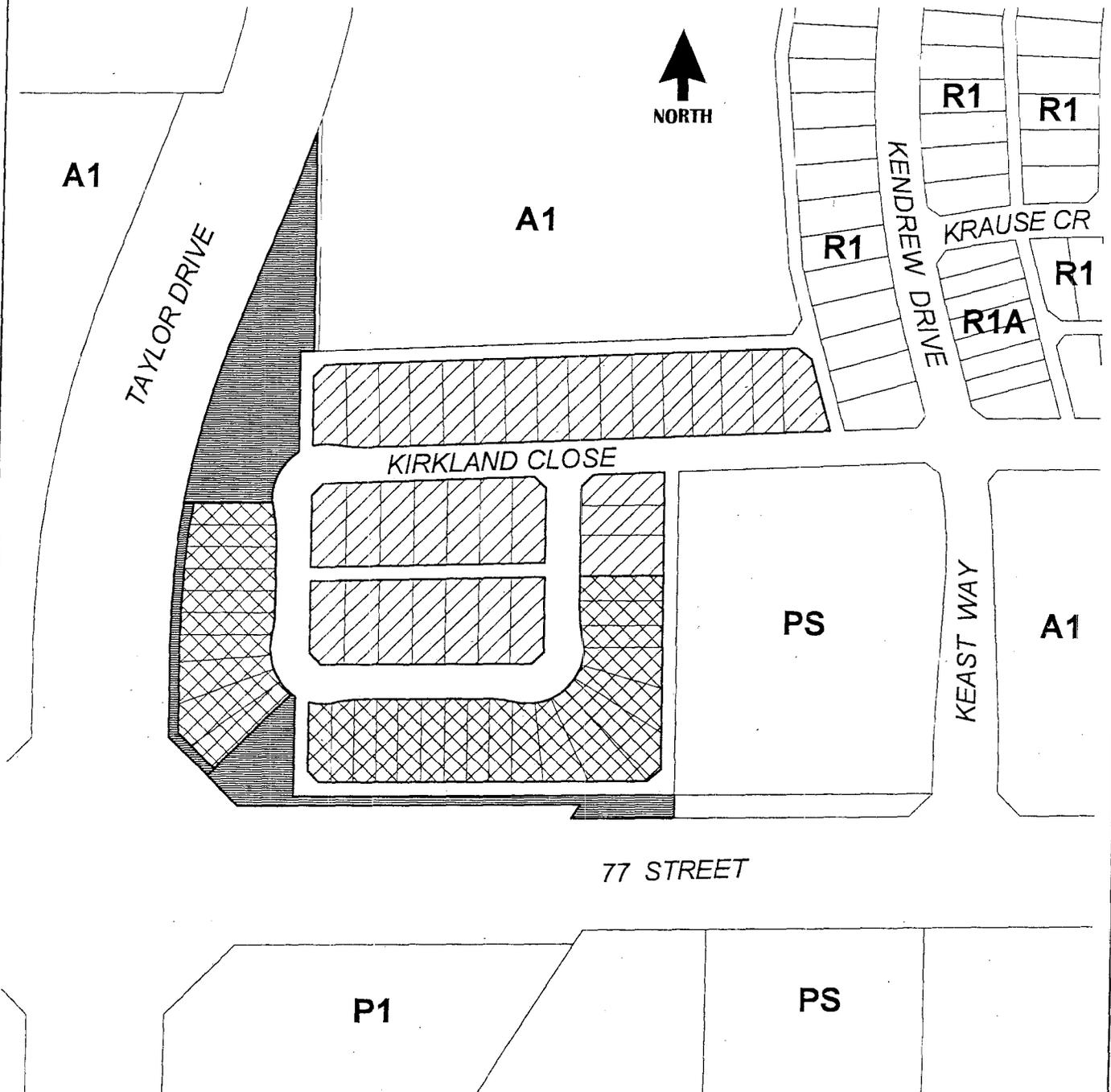
AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of July 2002.

  
\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

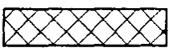
## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

**Change from :**

- A1 to R1 
- A1 to R1A 
- A1 to P1 

MAP No. 38 / 2002  
 BYLAW No. 3156 / JJ - 2002

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/JJ-2002  
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Road Allowance, SW ¼ Sec. 32-38-27-4, C&E No. 1,  
Part of the SW ¼ Sec. 32-38-27-4 and Part of the SE ¼ Sec. 31-38-27-4  
Kentwood – Phase 20 / The City of Red Deer

---

*Reference Report:*

City Clerk, dated July 3, 2002 & Parkland Community Planning Services dated June 24, 2002.

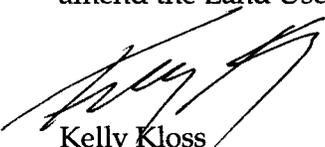
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Land Use Bylaw Amendment 3156/JJ-2002 was given second and third readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

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Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3156/JJ-2002**

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

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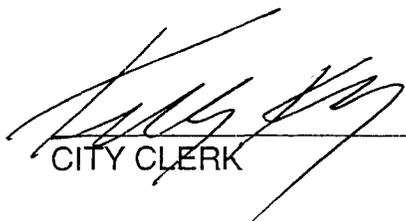
READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

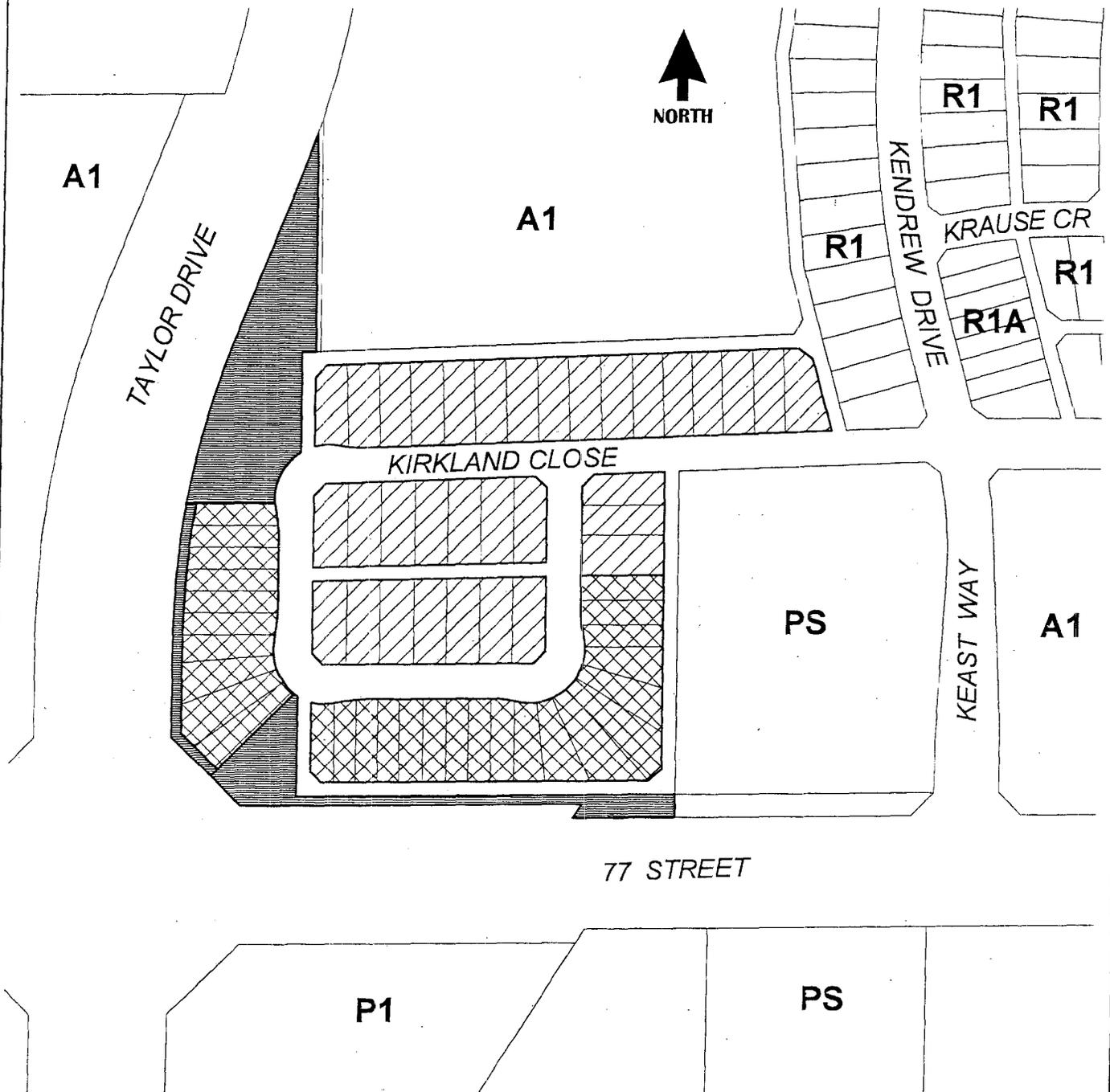
AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of July 2002.

  
\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

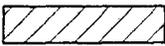
## PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

**Change from :**

- A1 to R1 
- A1 to R1A 
- A1 to P1 

MAP No. 38 / 2002  
 BYLAW No. 3156 / JJ - 2002



Office of the City Clerk

**DATE:** July 3, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Bylaw Amendment 3217/D-2002  
Deer Park Southeast (Devonshire)  
Neighbourhood Area Structure Plan Amendment

---

### *History*

At the Tuesday, July 2, 2002 meeting of Council, Neighbourhood Area Structure Plan Amendment 3217/D-2002 for Deer Park Southeast (Devonshire) was given first reading.

Neighbourhood Area Structure Plan Amendment 3217/D-2002 for Deer Park Southeast (Devonshire) provides for the conversion of approximately 850 feet of lane to a Public Utility Lot. This is being done to reduce potential shortcutting situations and allow designated residential walkout lots to the north to back directly onto a public open space area rather than having a lane separate the residential area from the central park.

### *Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 29, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

### *Recommendations*

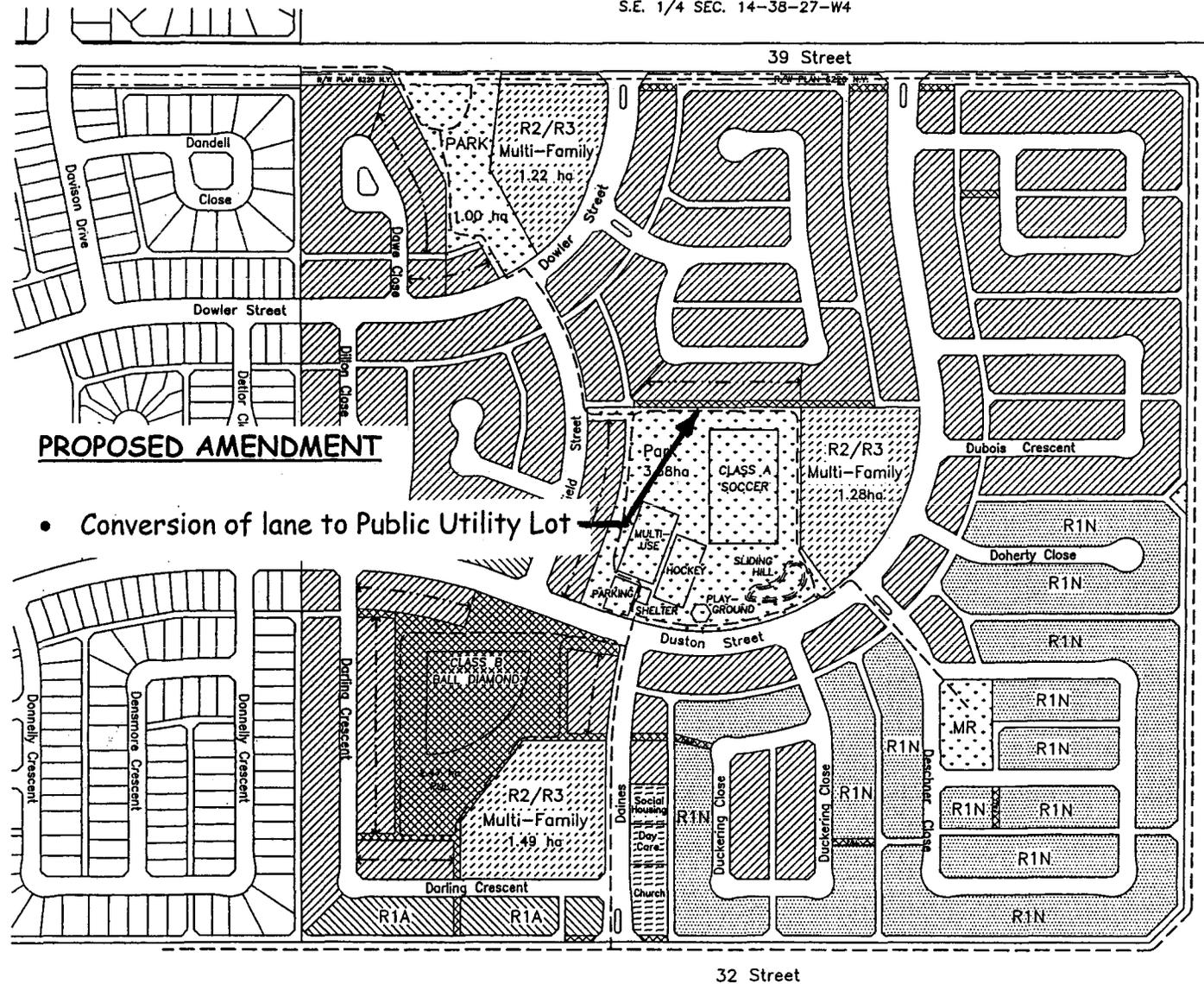
That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.



Kelly Kloss  
City Clerk

/chk

S.E. 1/4 SEC. 14-38-27-W4



**PROPOSED AMENDMENT**

- Conversion of lane to Public Utility Lot

S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

- R1 - Residential (Low Density)
- R1N - Residential (Narrow)
- R1A - Residential (Semi-Detached)
- R2/R3 - Residential (Multi Family)
- R1 - Social Care/Day Care/Church
- MR - Municipal Reserve
- PUL - Public Utility Lot

- Two Storey Walkouts
- - - Pedestrian linkages

**STATISTICS**

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
Total Developable Area	59.56	100.00
R1 - Residential	22.42	37.64
R1N - Residential	8.95	15.03
R1A - Residential	1.31	2.20
R2/R3 - (Multi Family)	4.62	7.75
R1 - Social	0.44	0.74
MR - Municipal Reserve	6.05	10.16
PUL - Public Utility Lot	1.81	2.80
Roads/Lanes	13.91	23.62



**Stantec**

Stantec Consulting Ltd.  
400 - 4808 Ross Street  
Red Deer Alberta  
T4N 1X3  
Tel. 403.342.3320  
Fax. 403.341.0969  
www.stantec.com

CLIENT

**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT CONCEPT  
LAND USE**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

CADD FILE NAME

12870552\FIG3.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

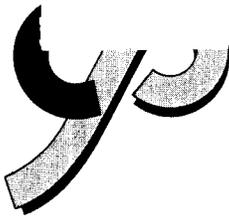
FIGURE

**3.0**

DATE DRAWN

May 2002

STATUS



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**DATE: JUNE 20, 2002**

**TO: KELLY KLOSS, CITY CLERK**

**FROM: TONY LINDHOUT, PLANNER**

**RE: BYLAW AMENDMENT 3217/D-2002  
DEER PARK SOUTHEAST (DEVONSHIRE)  
NEIGHBOURHOOD AREA STRUCTURE PLAN AMENDMENT**

---

In accordance with Section 3.1.3.7 of the City's *Planning and Subdivision Guidelines*, all Neighbourhood Area Structure Plan (NASP) amendments must be forwarded to City Council for their consideration of approval.

### **Background**

Stantec Consulting Ltd. on behalf of the developer Melcor Developments Ltd. has requested a minor amendment to the existing Deer Park Devonshire NASP. The proposed change to the existing Neighbourhood Plan is illustrated on the attached sketch and is summarised as follows:

- Conversion of approximately 850 feet of lane to a Public Utility Lot.

Reason: -reduces potential shortcutting situation,  
- would allow designated residential walkout lots to the north to back directly onto a public open space area rather than having a lane separate the residential area from the central park site.

No other changes are proposed to the remainder of the existing Devonshire NASP.

This proposed Devonshire 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 amendment is supported by all referral agencies/City Departments and fully conforms to the following applicable City statutory and/or other planning documents:

- Municipal Development Plan
- Intermunicipal Development Plan
- Community Services Master Plan
- East Hill Major Area Structure Plan

### **Public Consultation**

Pursuant to Section 3.1.3.5 of the City's *Planning and Subdivision Guidelines*, no neighbourhood public meeting was required in this instance due to the minor nature of the proposed amendment and the insignificant impact on any adjoining lands. The residential area to the north of the proposed amendment is still undeveloped as is the proposed central park site to the south. A large condominium

City Clerk  
Bylaw Amendment 3217/D-2002  
Deer Park Devonshire Neighbourhood Area Structure Plan  
Page 2

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project is currently under construction on the multiple family site located south and east of the proposed lane/PUL amendment. This development will be self contained, have a common perimeter fence, with no access proposed or required to the lane as all vehicle access to the site will be from Duston Street. The developer, Abbey Master Builder, was contacted and has not objected to the Public Utility Lot conversion of a portion of the lane adjoining their site.

### **Planning Analysis**

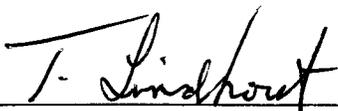
The proposed NASP amendment is considered inconsequential and has no adverse impact on any of the surrounding lands. From a planning and land use perspective, the proposed amendment will enhance the area as the proposed Public Utility Lot effectively increases the amount of public open space in the area. It is also an improvement to the subdivision design of the area and eliminates possible lane traffic issues (shortcutting and parking along the lane related to the central park site).

The Public Utility Lot designation is required due to storm sewer and water main services that will be located along the former lane alignment as well as possible shallow utilities such as E.L. & P. and phone and cable systems.

The City's Municipal Planning Commission at their meeting of June 17, 2002, endorsed the proposed Neighbourhood Area Structure Plan amendment and recommended that Council approve the proposed plan amendment.

### **Recommendation**

That City Council proceed with first reading of Bylaw 3217/D-2002, being the Bylaw to adopt the amended Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.



---

Tony Lindhout, ACP, MCIP  
PLANNER

Attachment

NASP 3217/D-2002  
Deer Park Southeast (Devonshire)

DESCRIPTION: Convert approximately 850 feet of lane to a Public Utility Lot to reduce potential short cutting and allow residential walkout lots

FIRST READING: July 2, 2002  
FIRST PUBLICATION: July 12, 2002  
SECOND PUBLICATION: July 19, 2002  
PUBLIC HEARING & SECOND READING: July 29, 2002  
THIRD READING: \_\_\_\_\_

LETTERS REQUIRED TO PROPERTY OWNERS: YES  NO

DEPOSIT? YES  \$ 400. NO  BY: Melcor

ACTUAL COST OF ADVERTISING:

1<sup>ST</sup> \$ 142.24 & 2<sup>ND</sup> \$ 142.24 TOTAL: \$ 284.48

MAP PREPARATION: \$ —

TOTAL COST: \$ 284.48

LESS DEPOSIT RECEIVED: \$ (400.-)

AMOUNT OWING/ (REFUND): \$ (115.52) refunded

INVOICE NO.: \_\_\_\_\_

**THE CITY OF RED DEER  
PAYMENT VOUCHER**

Melcor Developments  
VENDOR NAME & DEPARTMENT (if applicable)

AB NUMBER

02/07/11  
DATE (YYMMDD)

CONTROL NO.

38625

MAILING ADDRESS

Red Deer  
CITY/PROVINCE

POSTAL CODE

GST REGISTRATION NUMBER

DUE DATE (YYMMDD)

DATE	DESCRIPTION	MEALS			TAXABLE (Y/N)
		B	L	D	

**TOTALS**

AMOUNT (Include GST)

ADVANCE AMOUNT

Refer to Administration Manual for Travel Policy 27/94

**ADDITIONAL DESCRIPTIONS** Refund on Advertising deposit  
re: News Park NASP 3217/D-2002

Tax Expl Code	Tax Rate/Area
E	APNS

Account Number (Business Unit.Object.Subsidiary)	Subledger	S/L Type	Asset ID No.
59.5 901			
2.1816			
<b>TOTAL</b>			

Amount (Include GST)
115.52
115.52



EMPLOYEE SIGNATURE (if applicable)

EMPLOYEE # [ ]  
Cheryl [Signature]  
APPROVED SIGNATURE  
EMPLOYEE # 10519

CHECK REMARK



THE CITY OF RED DEER RECEIPT

RECEIVED FROM Mexco Development \$ 400.00 02, 07, 10  
 THE SUM OF Four hundred Dollars  
 DESCRIPTION Advert Fee Devonshire

	Account Number (Business Unit, Object, Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	59.5901				400.00
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	2.3210				

GST Registration #R119311785

For Deposit Only To  
 City of Red Deer  
 JUL 10 2002  
 Bank of Montreal  
 Not Valid Unless Mailed to  
 001-05510

REMITTANCE ADVICE

DATE	PAYEE	AMOUNT	GE			
4 7 2002	CITY OF RED DEER LD Canadian Serial Bank of Commerce	400.00	1			
	BANK		106505			
DOCUMENT DATE	DOCUMENT NUMBER	DOCUMENT AMOUNT	BALANCE	GROSS AMOUNT	DISCOUNT	NET PAYMENT
4 7 2002	DEVSHR.ASP	400.00		400.00	0.00	400.00
	Advertising Fee Devonshire				acct 100/101	
		400.00		400.00	0.00	400.00

DETACH THIS PORTION BEFORE DEPOSITING

July 10, 2002

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»  
«OwnerAdd3»  
«OwnerAdd4»

Dear Sir/Madam:

**Re: Neighbourhood Area Structure Plan  
Bylaw 3217/D-2002  
DEER PARK DEVONSHIRE**

---

Council of the City of Red Deer is considering a change to the Neighbourhood Area Structure Plan (NASP) for the Deer Park (Devonshire) area. As a property owner in this area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Bylaw 3156/D-2002**, an amendment to the Deer Park (Devonshire) NASP. This amendment converts approximately 850 feet of lane to a Public Utility Lot to reduce the potential short cutting situations and allow designated residential walkout lots to the north to back directly onto a public open space area. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July 29, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, July 23, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,



Kelly Kloss  
City Clerk

**DEER PARK DEVONSHIRE**  
**Neighbourhood Area Structure Plan**

Red Deer City Council proposes to pass **Bylaw 3217/D-2002**, an amendment to the Deer Park (Devonshire) Neighbourhood Area Structure Plan. This amendment converts approximately 850 feet of lane to a Public Utility Lot to reduce the potential short cutting situations and allow designated residential walkout lots to the north to back directly onto a public open space area. The proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, July 29, 2002** at 7:00 p.m. in Council Chambers, 2<sup>nd</sup> floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, July 23, 2002**. 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: July 12 & July 19, 2002)

<b>OwnerName</b>	<b>OwnerAdd1</b>	<b>OwnerAdd2</b>	<b>OwnerAdd3</b>	
Melcor Developments Ltd.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8		
Abbey Homes Ltd.	8 4608 62 Street	RED DEER, AB T4N 6T3		
Gordon Hanson & Sally Leong	39 Duffield Avenue	RED DEER, AB T4R 2X9		
DMC Construction Ltd.	33 Duckering Close	RED DEER, AB T4R 2Z3		
Scott Dubitz	283 Duston Street	RED DEER, AB T4R 2Z3		

DATE: July 3, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams  
City Clerk's Office

RE: NASP 3217/<sup>P</sup>2002  
**Deer Park (Devonshire) Neighbourhood Area Structure Plan**

---

Please provide **Sheri Eklund** 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.

  
C.G. Adams  
City Clerks' Office

Attach.





## Council Decision – July 2, 2002

Office of the City Clerk

**DATE:** July 3, 2002

**TO:** Tony Lindhout  
Parkland Community Planning Services

**FROM:** City Clerk

**SUBJECT:** Bylaw Amendment 3217/D-2002  
Deer Park Southeast (Devonshire)  
Neighbourhood Area Structure Plan Amendment

---

*Reference Report:*

Parkland Community Planning Services, dated June 20, 2002.

*Bylaw Readings:*

Neighbourhood Area Structure Plan Amendment 3217/D-2002 was given first reading. A copy is attached.

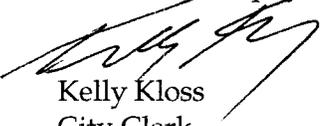
*Report Back to Council:* Yes

A Public Hearing will be held Monday, July 29, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

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This Office will now proceed with the advertising for a Public Hearing. Melcor Developments Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk  
/attach.  
/chk

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

**BYLAW NO. 3217/D-2002**

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 Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan is amended by deleting therefrom Figures 3 to 7 and substituting therefore the attached amended Figures 3 to 7 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

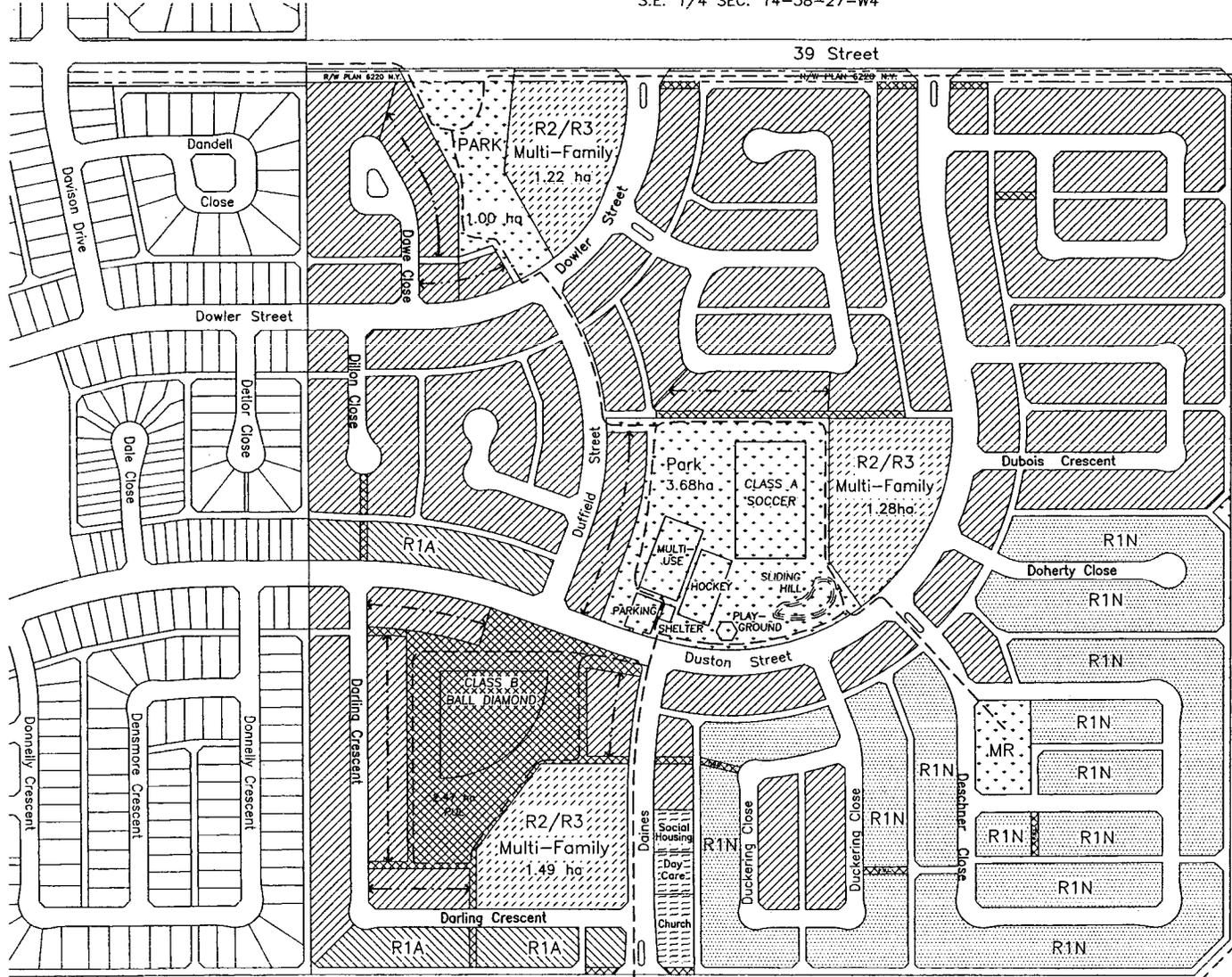
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

S.E. 1/4 SEC. 14-38-27-W4



32 Street

S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

- R1 - Residential (Low Density)
- R1N - Residential (Narrow)
- R1A - Residential (Semi-Detached)
- R2/R3 - Residential (Multi Family)
- R1 - Social Care/Day Care/Church
- MR - Municipal Reserve
- PUL - Public Utility Lot

- Two Storey Walkouts
- Pedestrian linkages

**STATISTICS**

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
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R/W Plan 6220 N.Y.	0.82	
	4.74	
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R2/R3 - (Multi Family)	4.62	7.75
R1 - Social	0.44	0.74
MR - Municipal Reserve	6.05	10.16
PUL - Public Utility Lot	1.81	2.80
Roads/Lanes	13.91	23.68



**Stantec**

Stantec Consulting Ltd.  
400 - 6008 Rowe Street  
Red Deer Alberta  
T4N 1X5  
Tel. 403.342.3320  
Fax. 403.341.0969  
www.stantec.com

CLIENT

**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT CONCEPT  
LAND USE**

SCALE

**1:4000**

DESIGNED BY	R.W.
DRAWN BY	F.C.
CHECKED BY	
APPROVED BY	

CADD FILE NAME  
12870552\FIG3.DWG

SHEET No. **4** OF **4**

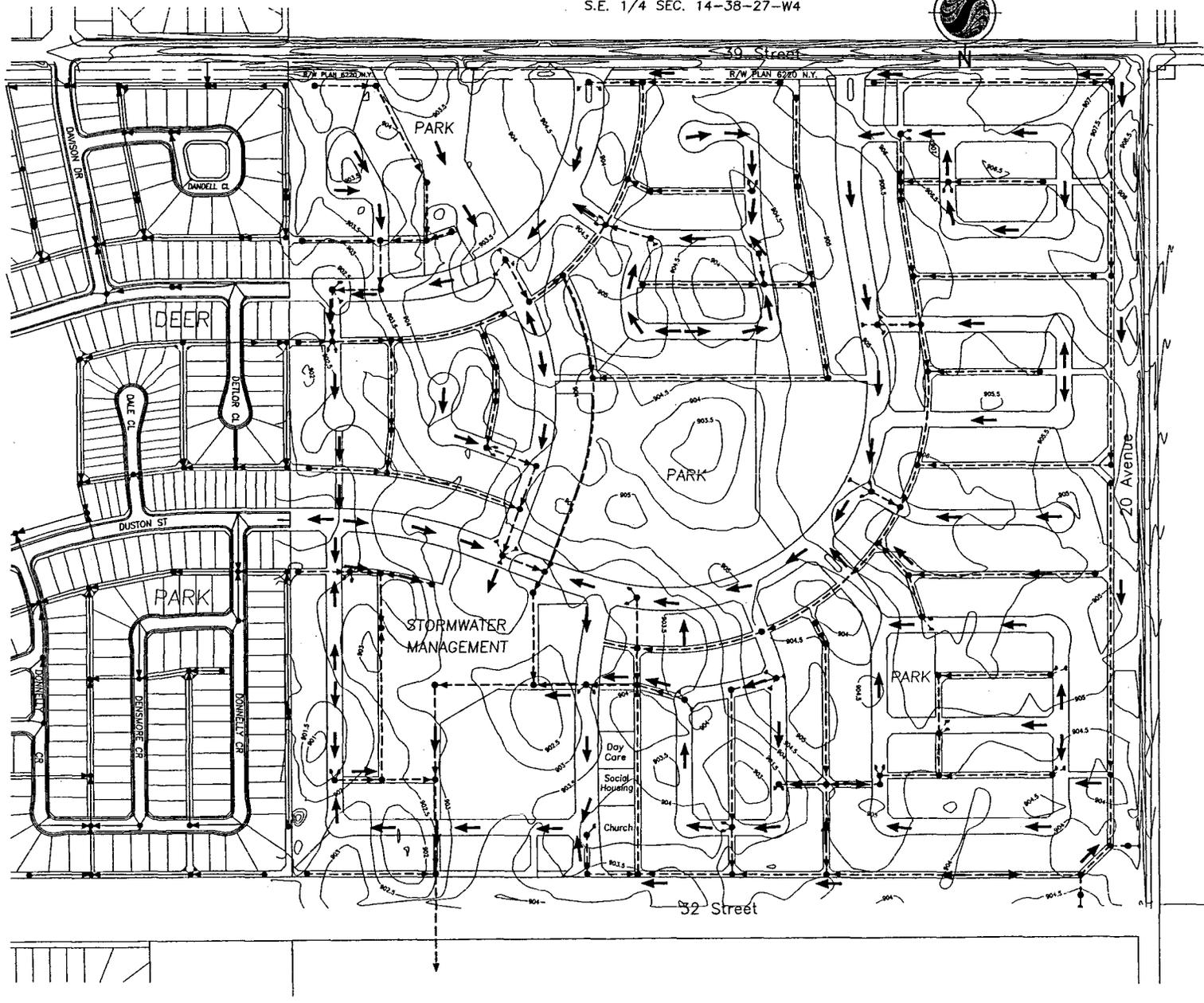
JOB No. **128-70552**

REVISION **4** FIGURE **3.0**

DATE DRAWN  
May 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

-  EXISTING GROUND CONTOUR
-  PROPOSED STORM SEWER MAIN
-  MANHOLE
-  CATCHBASIN & LEAD
-  DIRECTION OF MAJOR OVERLAND FLOW



**Stantec**

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**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
 (MADGE) QUARTER SECTION  
 N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
 STORM SEWER**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

OF

CADD FILE NAME

12870552\FIG5.DWG

JOB No.

128-70552

DATE DRAWN

MAY, 2002

REVISION

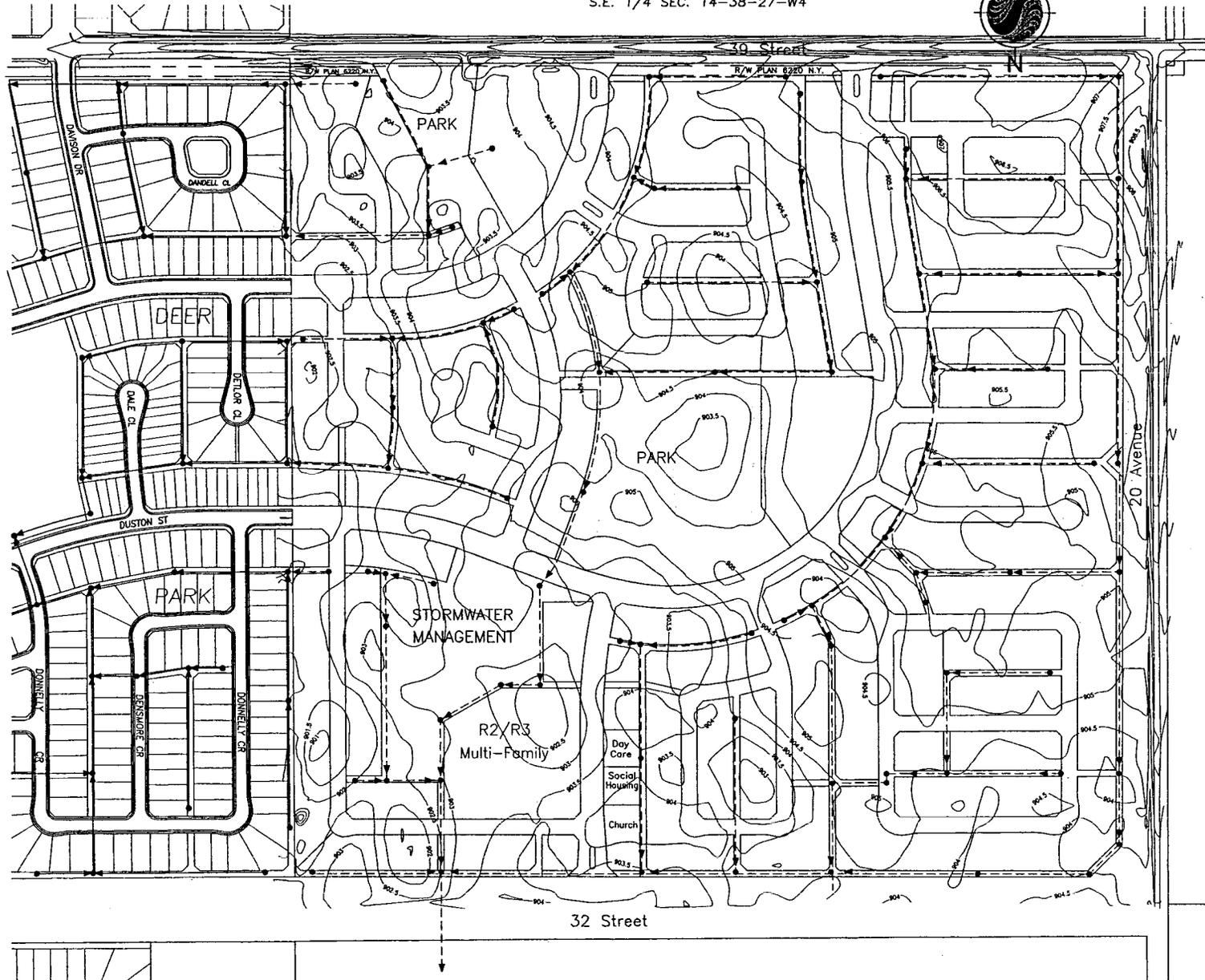
4

FIGURE

**4.0**

STATUS

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE



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PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
SANITARY SEWER**

SCALE

**1:4000**

DESIGNED BY	R.W.
DRAWN BY	F.C.
CHECKED BY	
APPROVED BY	

CADD FILE NAME

12870120\FIG6.DWG

SHEET No.	OF
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JOB No.

128-70552

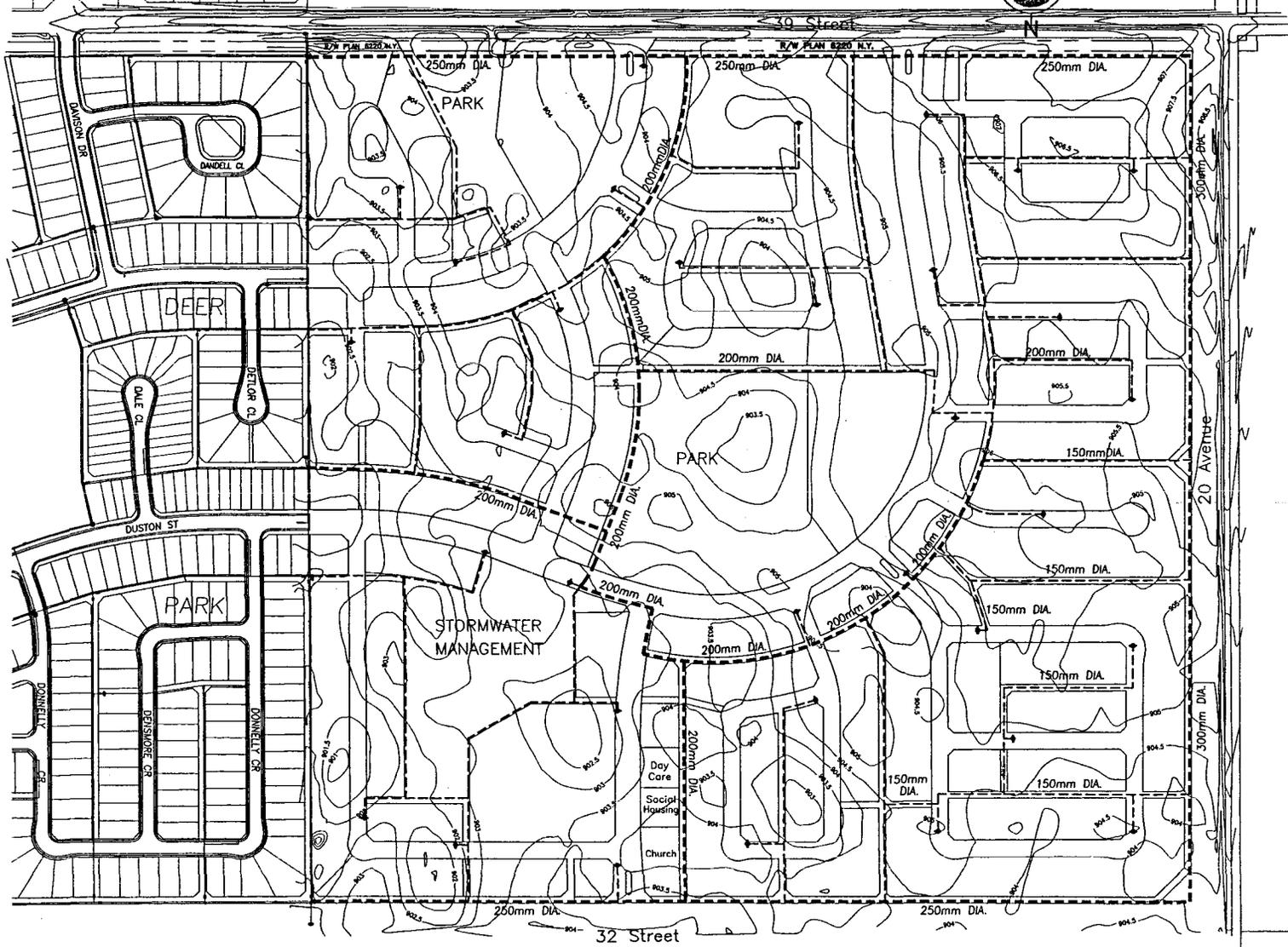
REVISION	FIGURE
4	5.0

DATE DRAWN

MAY, 2002

STATUS
--------

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOURS
- - - PROPOSED WATERMAIN 150mm DIAMETER
- - - PROPOSED WATERMAIN LARGER DIAMETER
- - - PROPOSED FIRE HYDRANT & LEAD

**NOTE:**

ALL PROPOSED WATERMANS 150mm DIA. UNLESS NOTED OTHERWISE.



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PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
WATER**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

CADD FILE NAME

12870552\FIG7.DWG

OF

JOB No.

128-70552

REVISION

4

FIGURE

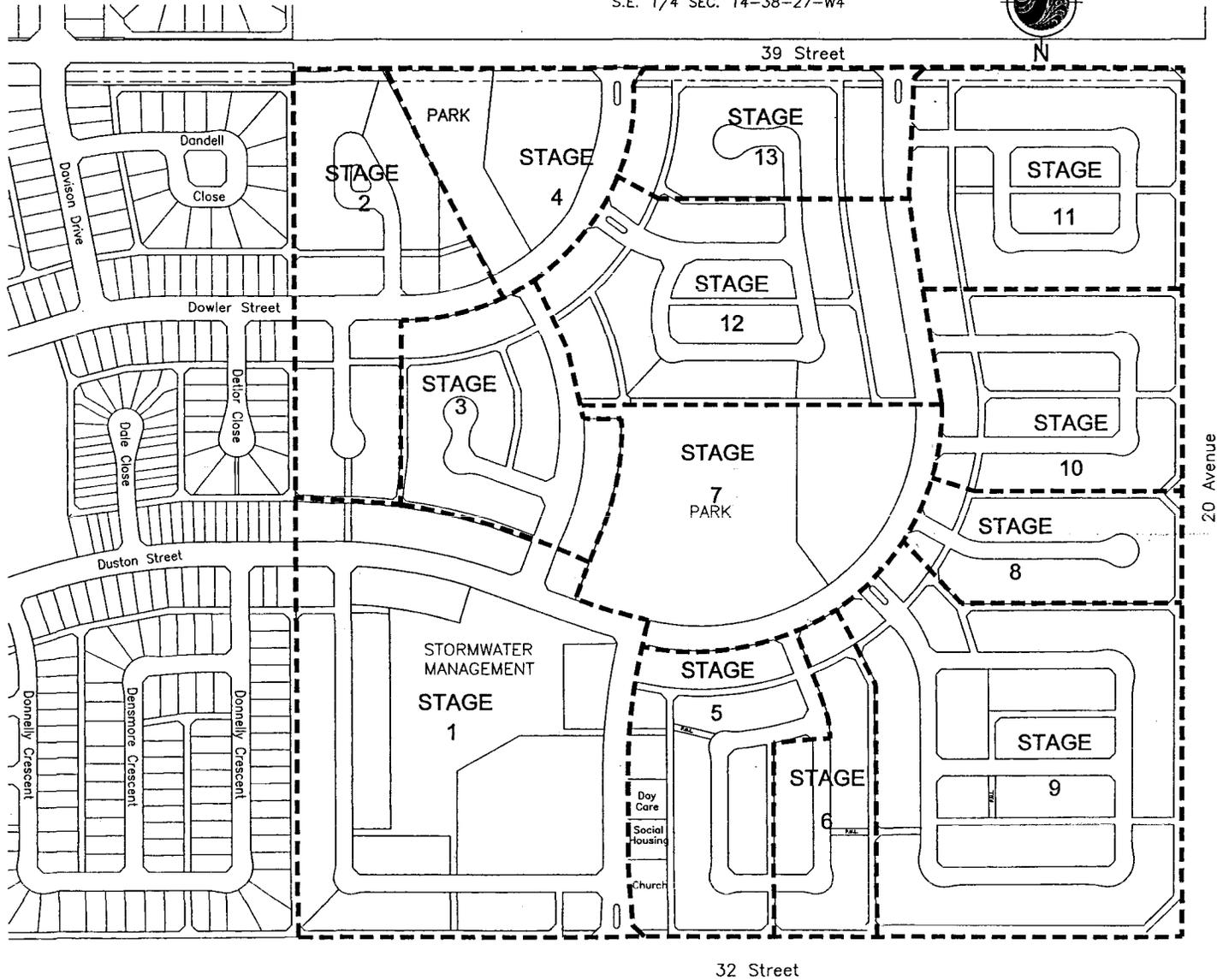
**6.0**

DATE DRAWN

MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

--- Staging Boundaries



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**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT STAGING**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

R.W.

F.C.

CADD FILE NAME

12870552\FIG8.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

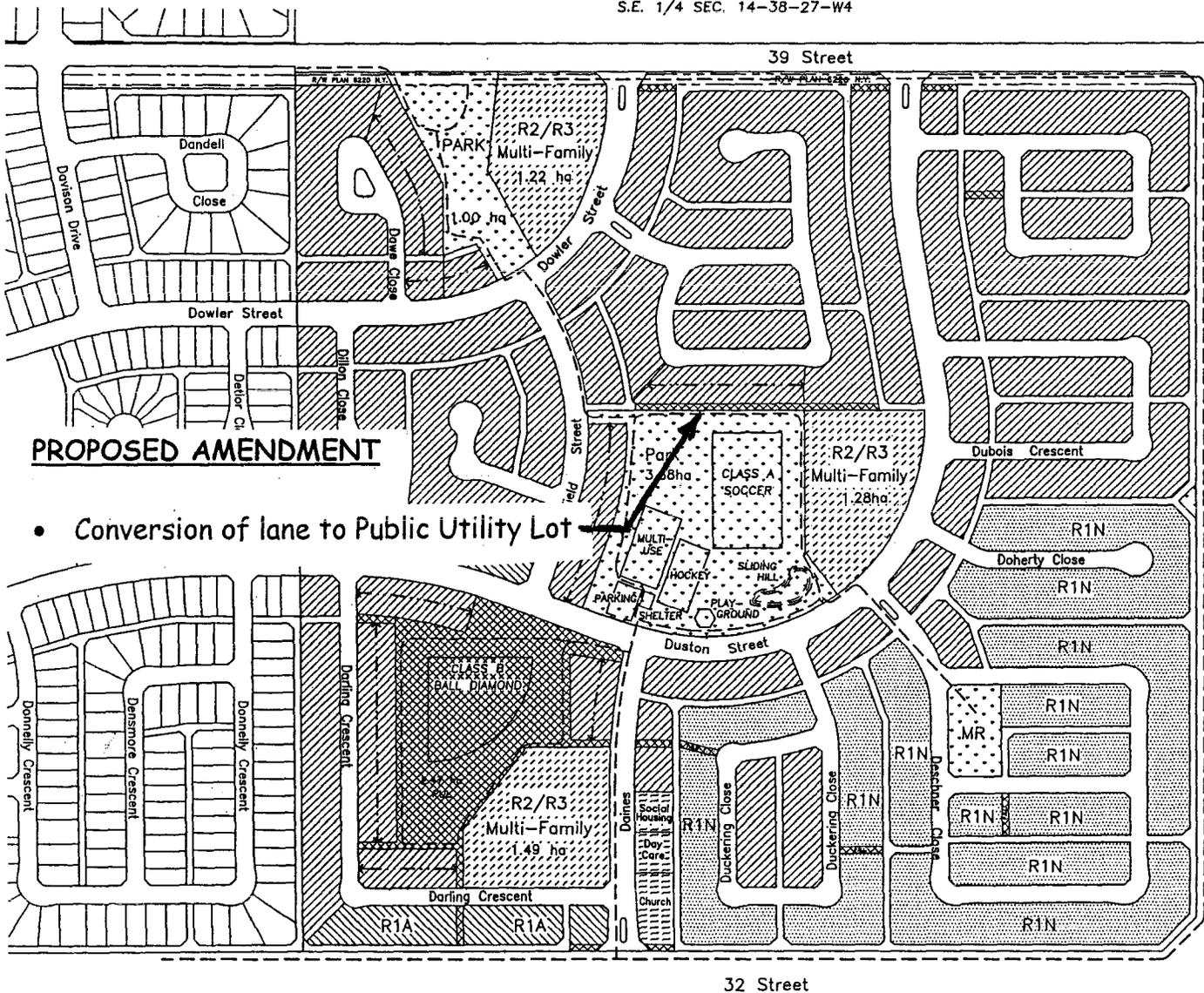
**7.0**

DATE DRAWN

MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



**PROPOSED AMENDMENT**

- Conversion of lane to Public Utility Lot

S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

- R1 - Residential (Low Density)
- R1N - Residential (Narrow)
- R1A - Residential (Semi-Detached)
- R2/R3 - Residential (Multi Family)
- R1 - Social Care/Day Care/Church
- MR - Municipal Reserve
- PUL - Public Utility Lot

- Two Storey Walkouts
- Pedestrian linkages

**STATISTICS**

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 - Residential	22.42	37.64
R1N - Residential	8.95	15.03
R1A - Residential	1.31	2.20
R2/R3 - (Multi Family)	4.62	7.75
R1 - Social	0.44	0.74
MR - Municipal Reserve	6.05	10.16
PUL - Public Utility Lot	1.81	2.80
Roads/Lanes	13.91	23.68



**Stantec**

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Fax. 403.341.0968  
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**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT CONCEPT  
LAND USE**

SCALE

**1:4000**

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APPROVED BY

CADD FILE NAME

12870552\Fig3.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

**3.0**

DATE DRAWN

May 2002

STATUS

64



Office of the City Clerk

July 3, 2002

Fax: 343-7510

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

Dear Sirs:

**Re: Bylaw Amendment 3217/D-2002  
Deer Park Southeast (Devonshire)  
Neighbourhood Area Structure Plan Amendment**

At the City of Red Deer's Council meeting held Tuesday, July 2, 2002, first reading was given to Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan Amendment 3217/D-2002. A copy of the bylaw is attached for your information.

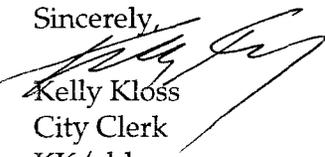
Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan Amendment 3217/D-2002 provides for the conversion of approximately 850 feet of lane to a Public Utility Lot. This is being done to reduce potential shortcutting situations and allow designated residential walkout lots to the north to back directly onto a public open space area rather than having a lane separate the residential area from the central park.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 29, 2002 at 7:00 p.m. in the 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 \$400. We require this deposit by Wednesday, July 10, 2002 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  
KK/chk  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

The City of Red Deer

Box 5008  
Red Deer, Alberta  
T4N 3T4

1) CITY OF RED DEER  
2) C ty Clerks Dept

Date/Time: Jul. 3. 2002 9:51AM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
3017	Memory TX	3437510	P. 7	OK	

Reason for error

E.1) Hang up or line fail  
E.3) No answer

E.2) Busy  
E.4) No facsimile connection



Office of the City Clerk

July 3, 2002

Fax: 343-7510

Melcor Developments Ltd.  
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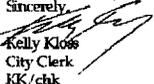
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Kelly Kloss  
City Clerk  
KK/chk

/attach.  
c Parkland Community Planning Services  
C. Adams, Administrative Assistant

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Tony Lindhout, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Bylaw Amendment 3217/D-2002  
Deer Park Southeast (Devonshire)  
Neighbourhood Area Structure Plan Amendment

---

*Reference Report:*

City Clerk, dated July 3, 2002 & Parkland Community Planning Services dated June 20, 2002.

*Bylaw Readings:*

Neighbourhood Area Structure Plan Amendment 3217/D-2002 was given second and third readings. A copy of the bylaw is attached.

*Report Back to Council:* No

*Comments/Further Action:*

Neighbourhood Area Structure Plan Amendment 3217/D-2002 for Deer Park Southeast (Devonshire) provides for the conversion of approximately 850 feet of lane to a Public Utility Lot. This is being done to reduce potential shortcutting situations and allow designated residential walkout lots to the north to back directly onto a public open space area rather than having a lane separate the residential area from the central park.

  
Kelly Kloss  
City Clerk

/chk  
attchs.

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

**BYLAW NO. 3217/D-2002**

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:

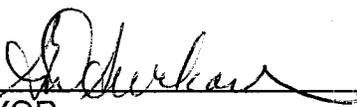
- 1 Bylaw 3217/98 with regard to the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan is amended by deleting therefrom Figures 3 to 7 and substituting therefore the attached amended Figures 3 to 7 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

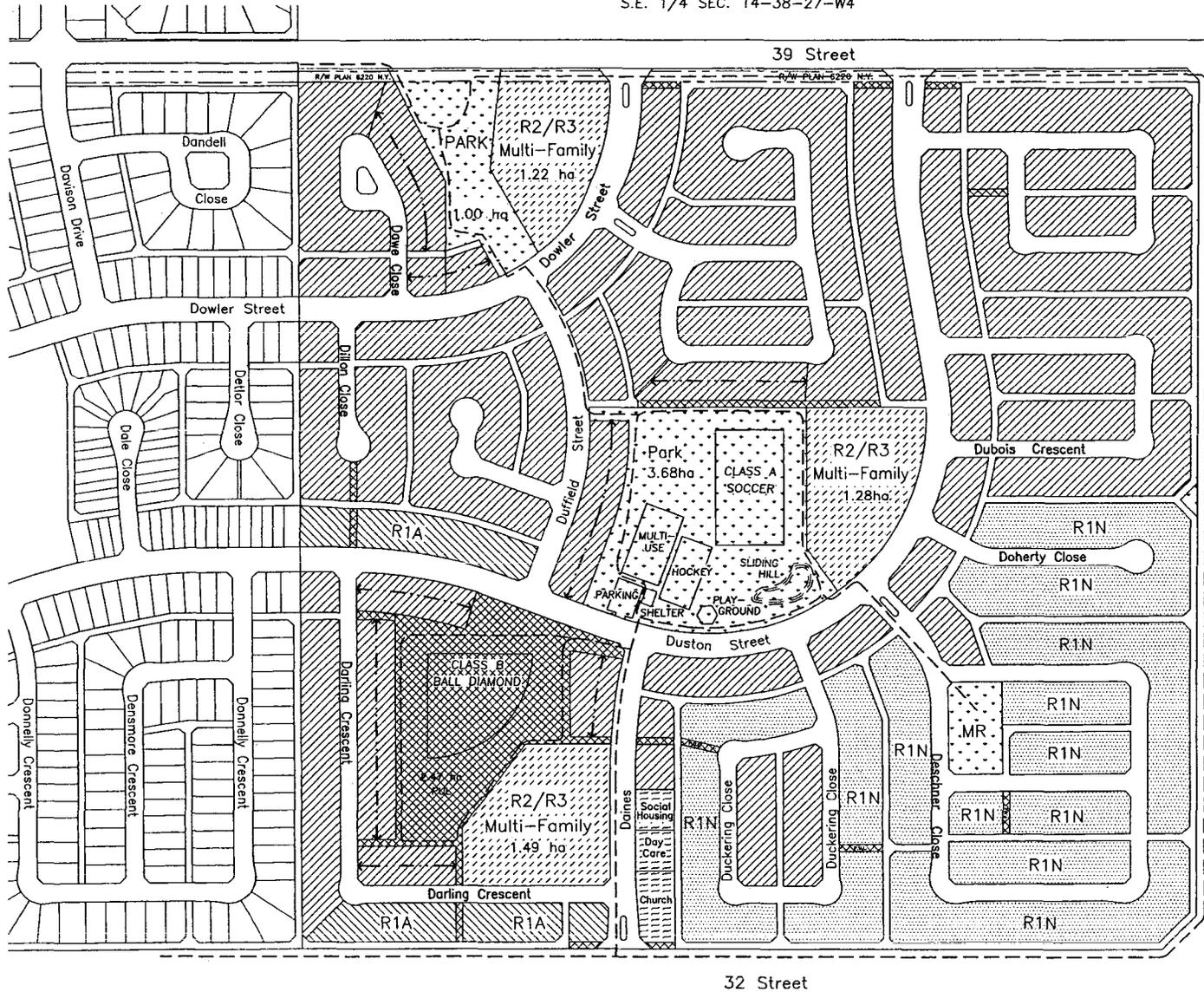
READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of July 2002.

  
MAYOR

  
CITY CLERK

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

- R1 - Residential (Low Density)
- R1N - Residential (Narrow)
- R1A - Residential (Semi-Detached)
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PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT CONCEPT  
LAND USE**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

OF

CADD FILE NAME

12670552\FIG3.DWG

JOB No.

128-70552

REVISION

FIGURE

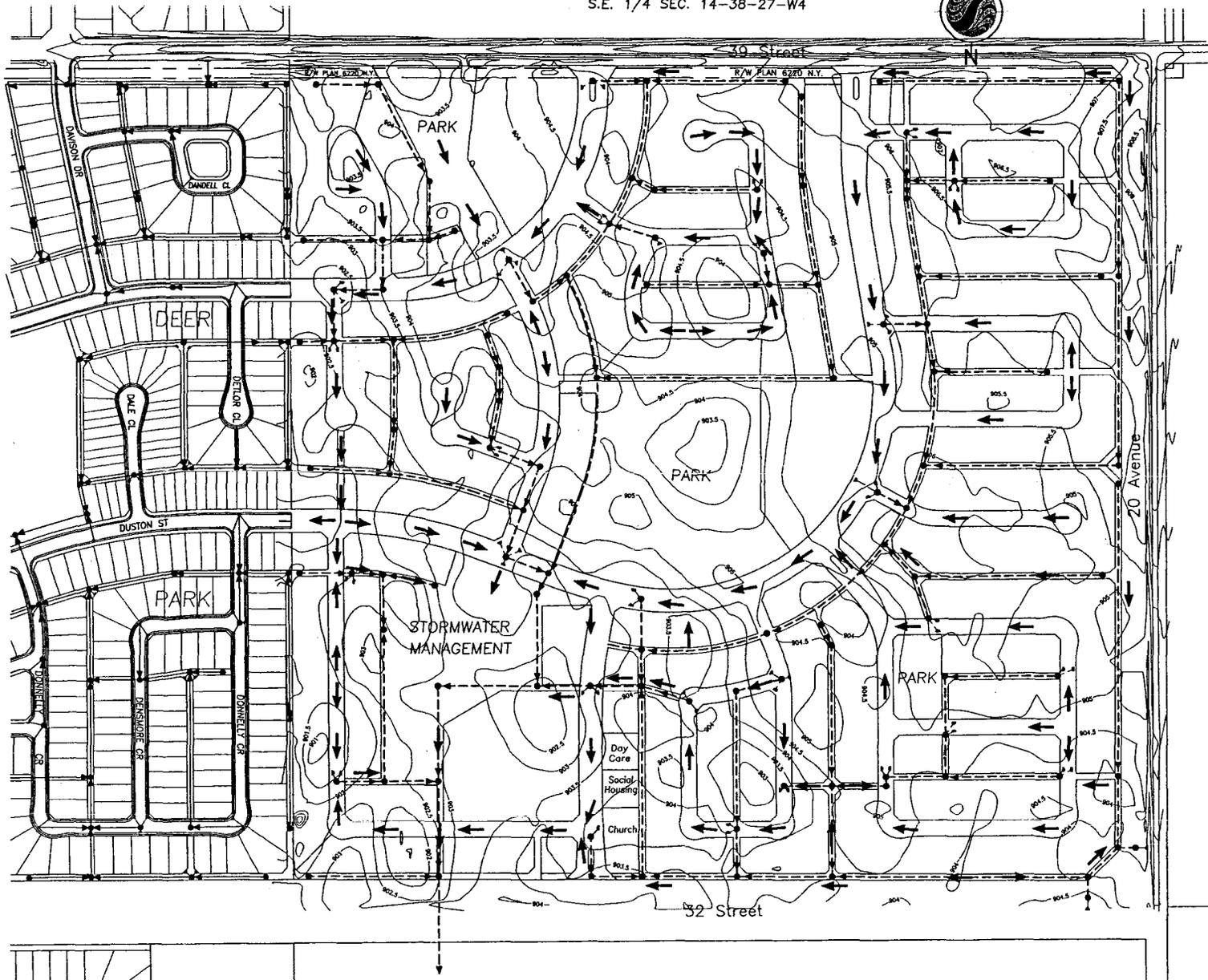
**4** **3.0**

DATE DRAWN

May 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOUR
- - - PROPOSED STORM SEWER MAIN
- MANHOLE
- ∨ CATCHBASIN & LEAD
- ← DIRECTION OF MAJOR OVERLAND FLOW

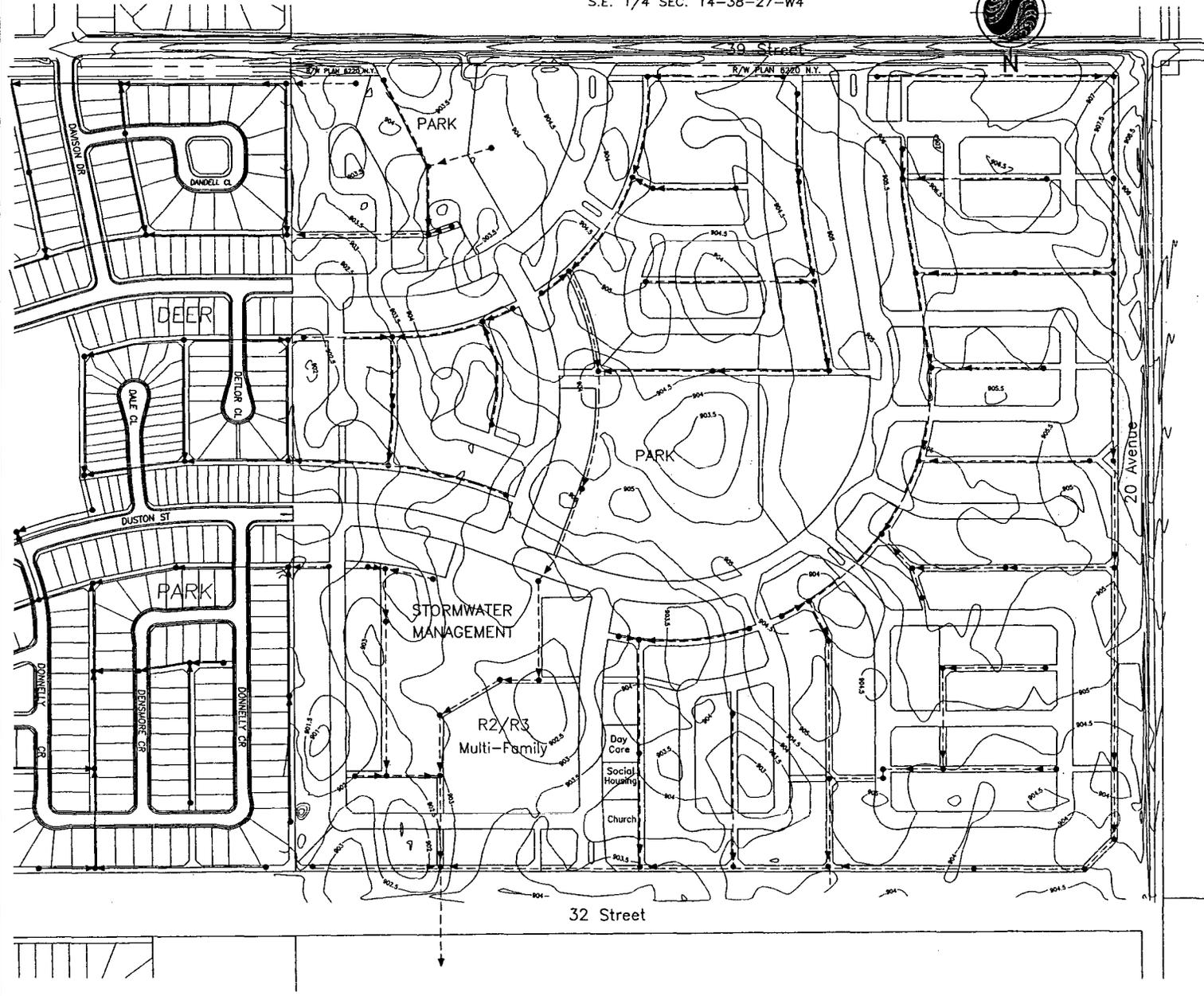


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PROJECT		
<b>DEER PARK DEVONSHIRE (MADGE) QUARTER SECTION N.E. 1/4 SEC. 11-38-27-W4</b>		
SUBJECT		
<b>SITE SERVICING STORM SEWER</b>		
SCALE	DESIGNED BY	R.W.
<b>1:4000</b>	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME	SHEET No.	OF
12870552\FIG5.DWG		
JOB No.	REVISION	FIGURE
128-70552	4	<b>4.0</b>
DATE DRAWN	STATUS	
MAY, 2002		

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE



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**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
SANITARY SEWER**

SCALE

**1:4000**

DESIGNED BY R.W.

DRAWN BY F.C.

CHECKED BY

APPROVED BY

CADD FILE NAME

12870120\FIG6.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

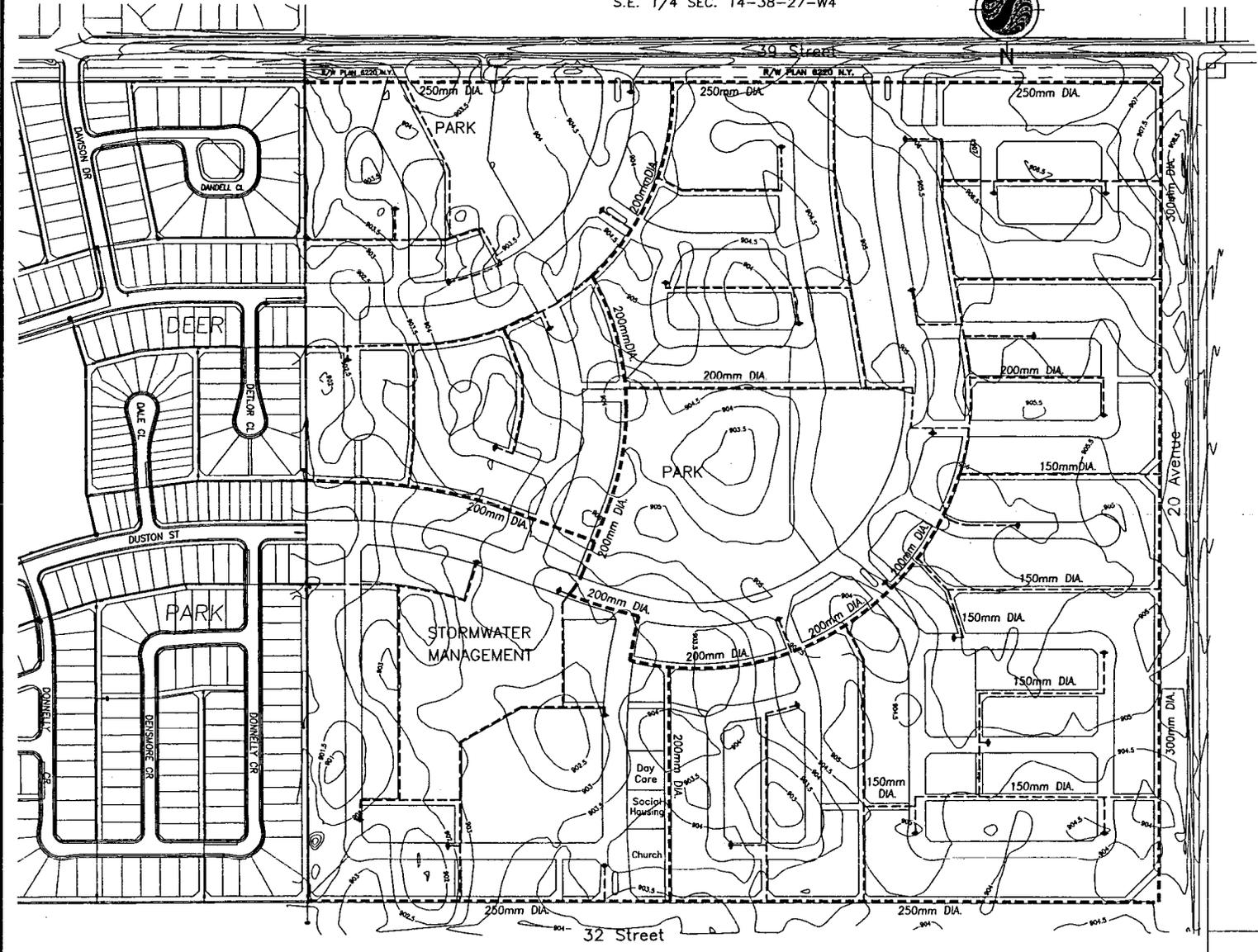
**5.0**

DATE DRAWN

MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOURS
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**NOTE:**

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PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
WATER**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

OF

JOB No.

**128-70552**

REVISION

**4**

FIGURE

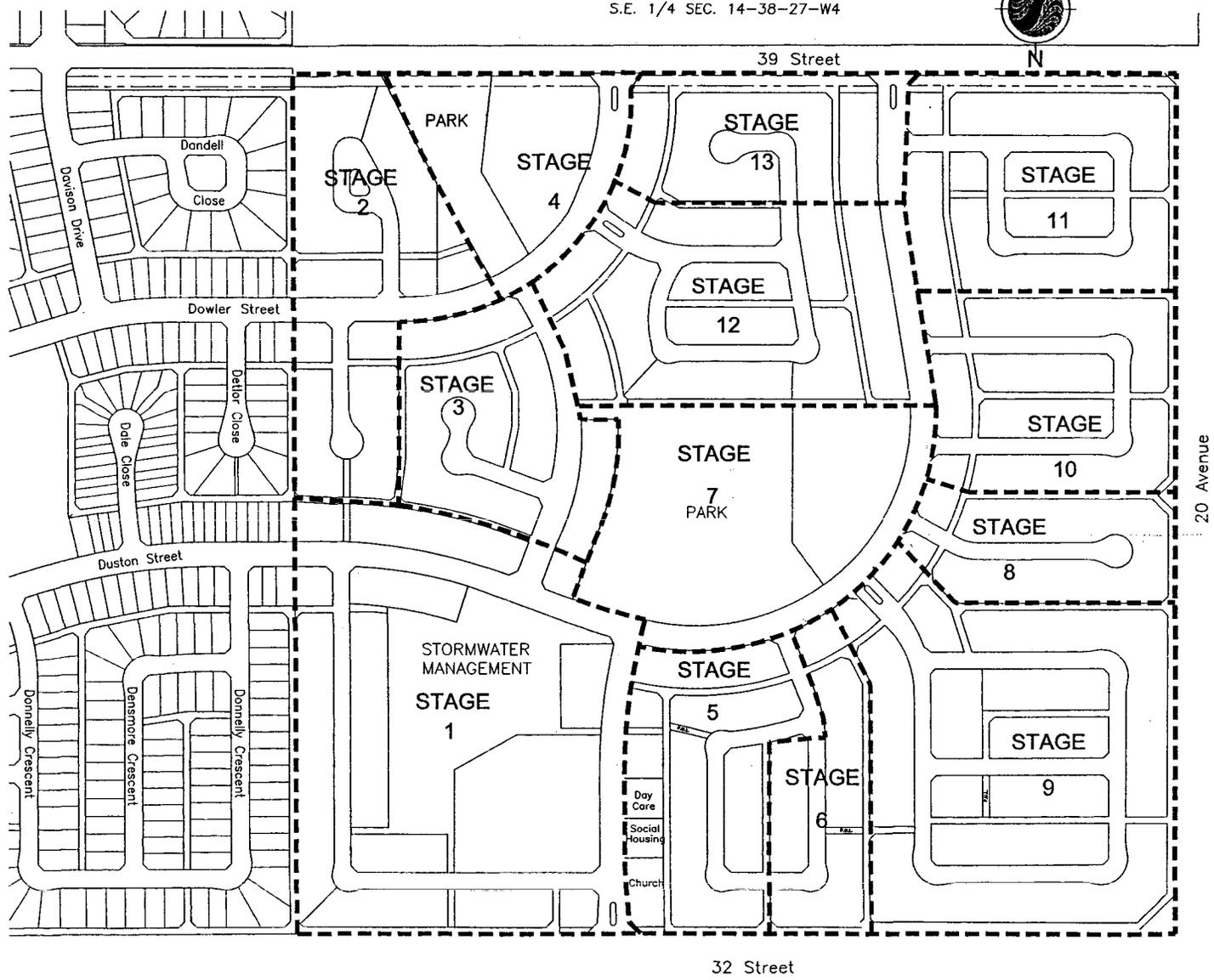
**6.0**

DATE DRAWN

**MAY, 2002**

STATUS

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

----- Staging Boundaries



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PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT STAGING**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

CADD FILE NAME

12870552\FIG8.DWG

JOB No.

128-70552

DATE DRAWN

MAY, 2002

REVISION

FIGURE

4

7.0

STATUS

of

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Tony Lindhout, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Bylaw Amendment 3217/D-2002  
Deer Park Southeast (Devonshire)  
Neighbourhood Area Structure Plan Amendment

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Kelly Kloss  
City Clerk  
/chk  
attchs.

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

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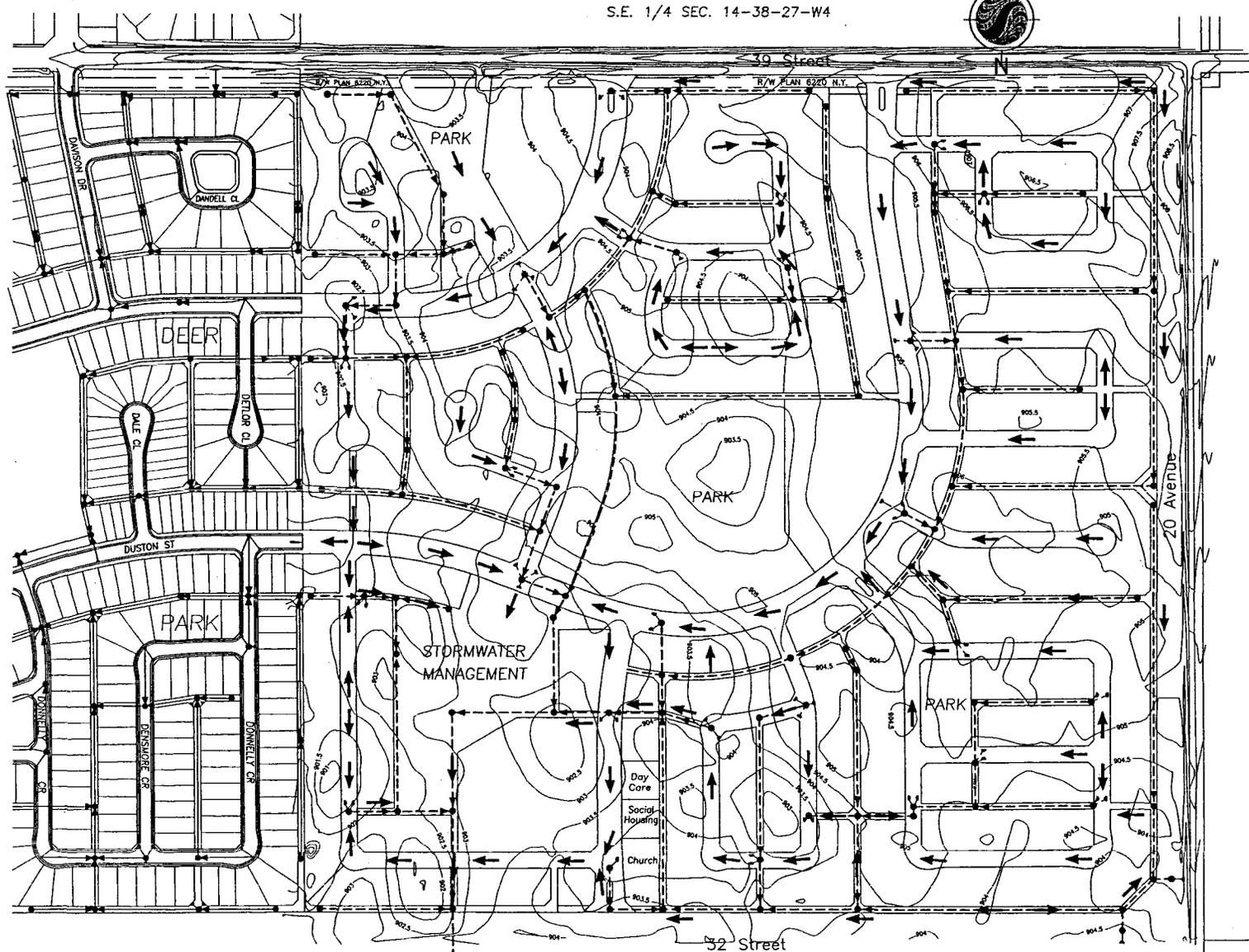
AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of July 2002.

  
MAYOR

  
CITY CLERK



S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

-  EXISTING GROUND CONTOUR
-  PROPOSED STORM SEWER MAIN
-  MANHOLE
-  CATCHBASIN & LEAD
-  DIRECTION OF MAJOR OVERLAND FLOW



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CLIENT

**MELCOR DEVELOPMENTS LTD.**

PROJECT

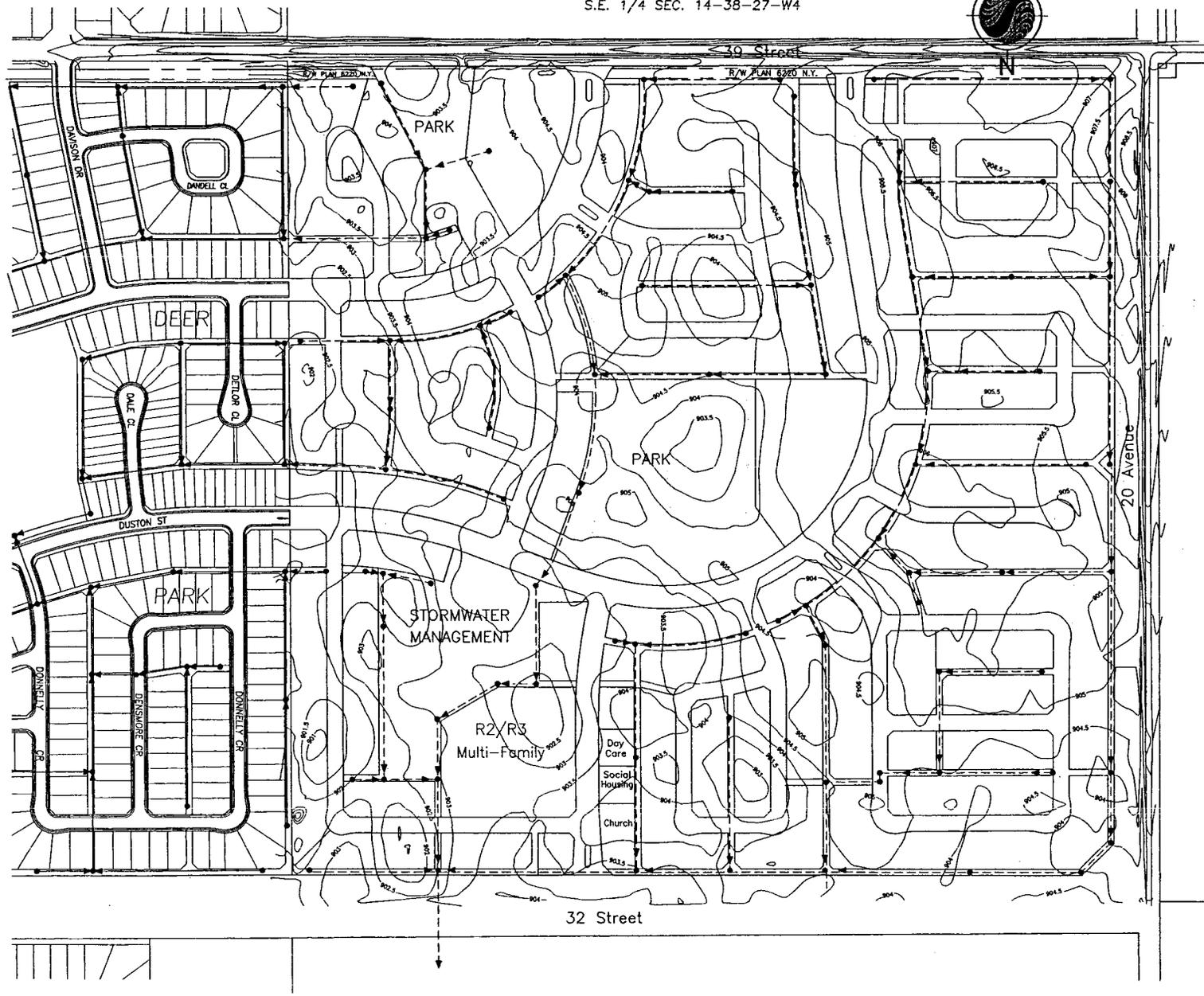
**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
STORM SEWER**

SCALE	1:4000	DESIGNED BY	R.W.
		DRAWN BY	F.C.
CADD FILE NAME	12870552\FIGS.DWG	CHECKED BY	
		APPROVED BY	
JOB No.	128-70552	SHEET No.	OF
DATE DRAWN	MAY, 2002	REVISION	FIGURE
		4	4.0
		STATUS	

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE



**Stantec**

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CLIENT

**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
SANITARY SEWER**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

CADD FILE NAME

12870120\FIG6.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

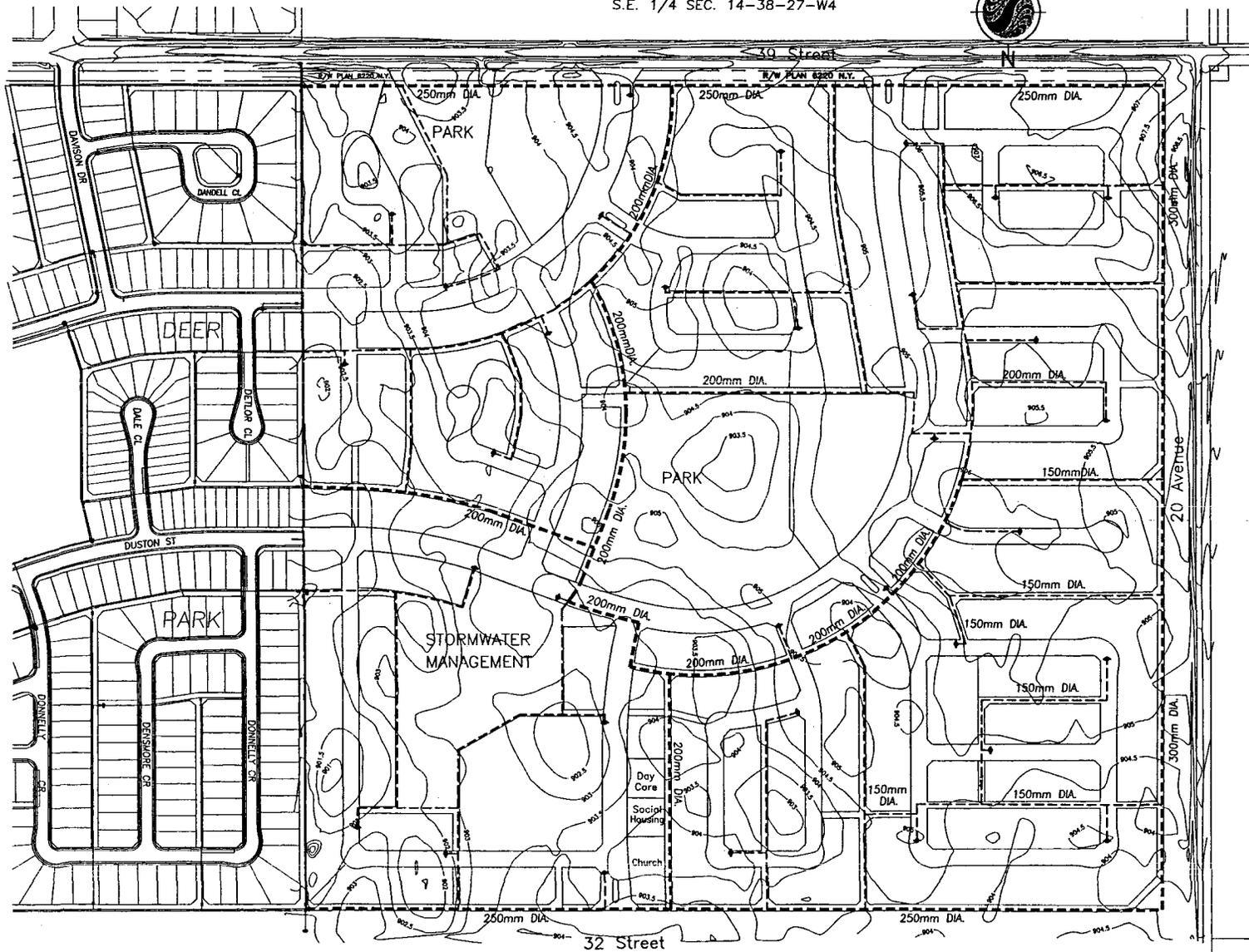
**5.0**

DATE DRAWN

MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOURS
- - - - PROPOSED WATERMAIN 150mm DIAMETER
- - - - PROPOSED WATERMAIN LARGER DIAMETER
- - - - PROPOSED FIRE HYDRANT & LEAD

**NOTE:**

ALL PROPOSED WATERMANS 150mm DIA. UNLESS NOTED OTHERWISE.



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CLIENT

**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
WATER**

SCALE

**1:4000**

DESIGNED BY \_\_\_\_\_ R.W.

DRAWN BY \_\_\_\_\_ F.C.

CHECKED BY \_\_\_\_\_

APPROVED BY \_\_\_\_\_

CADD FILE NAME

12870552\FIG7.DWG

SHEET No. \_\_\_\_\_ OF \_\_\_\_\_

JOB No.

128-70552

REVISION \_\_\_\_\_ FIGURE

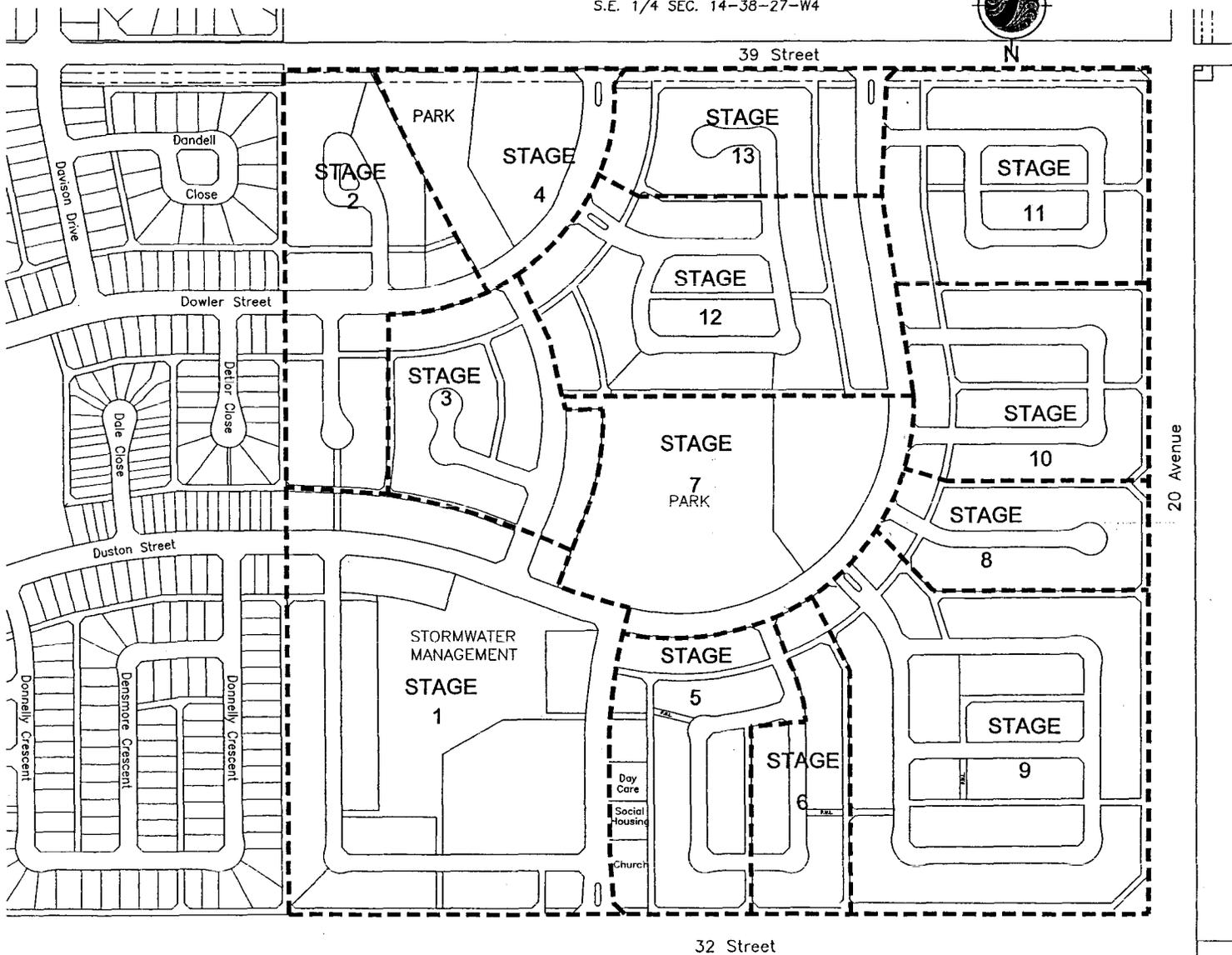
4 / **6.0**

DATE DRAWN

MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

----- Staging Boundaries



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PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT STAGING**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

R.W.

F.C.

CADD FILE NAME

12870552\FIG8.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

**7.0**

DATE DRAWN

MAY, 2002

STATUS

**FILE**



Office of the City Clerk

July 30, 2002

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

Dear Sirs:

**Re: Bylaw Amendment 3217/D-2002  
Deer Park Southeast (Devonshire)  
Neighbourhood Area Structure Plan Amendment**

At the City of Red Deer's Council Meeting held July 29, 2002, a Public Hearing was held with respect to Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan 3217/D-2002. Following the Public Hearing, Neighbourhood Area Structure Plan 3217/D-2002 was given second and third readings, a copy of which is attached.

Neighbourhood Area Structure Plan Amendment 3217/D-2002 for Deer Park Southeast (Devonshire) provides for the conversion of approximately 850 feet of lane to a Public Utility Lot. This is being done to reduce potential shortcutting situations and allow designated residential walkout lots to the north to back directly onto a public open space area rather than having a lane separate the residential area from the central park.

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

Sincerely,

Kelly Kloss  
City Clerk

KK/chk

c Parkland Community Planning Services

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4

**BYLAW NO. 3217/D-2002**

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:

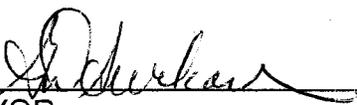
- 1 Bylaw 3217/98 with regard to the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan is amended by deleting therefrom Figures 3 to 7 and substituting therefore the attached amended Figures 3 to 7 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

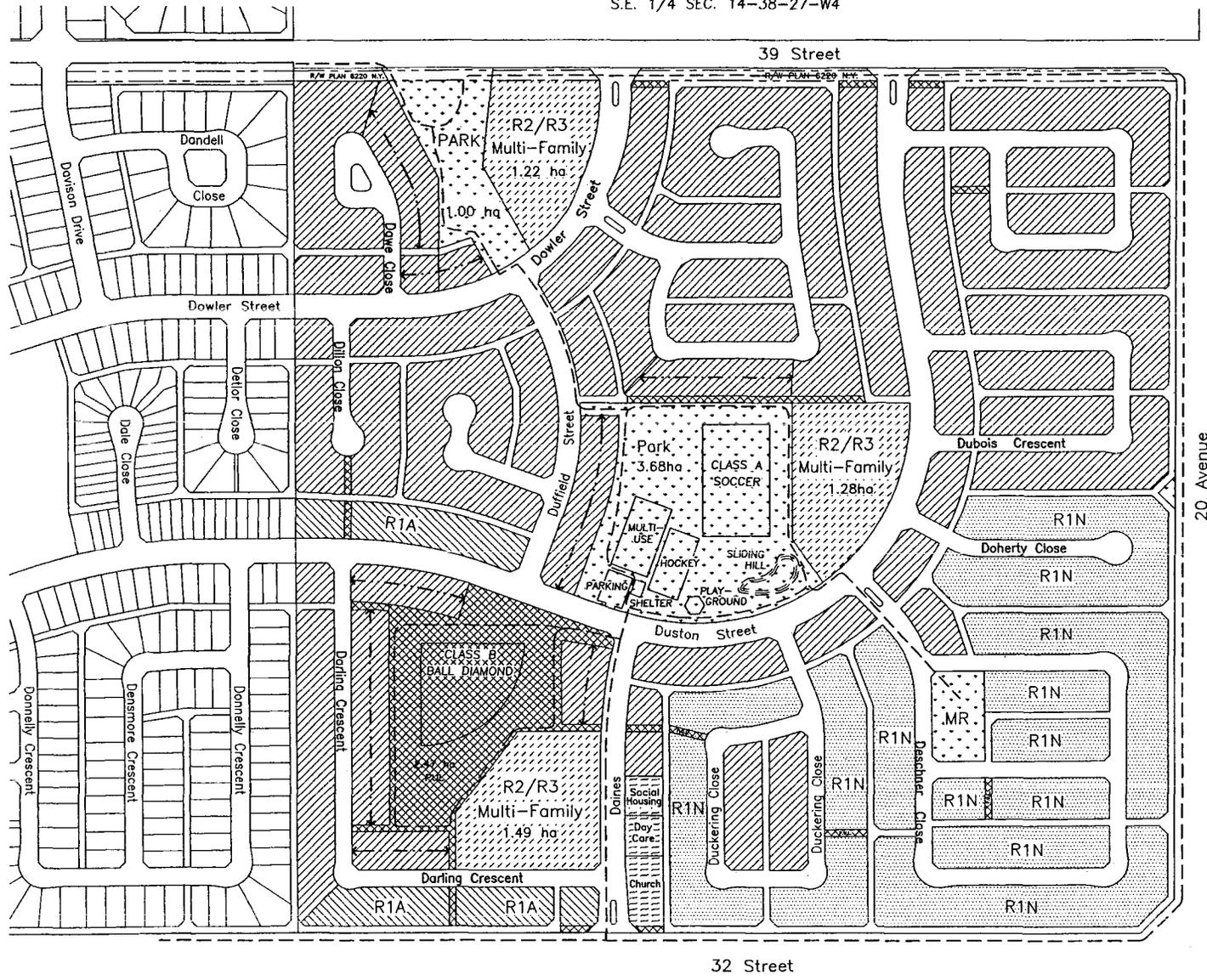
READ A THIRD TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 29<sup>th</sup> day of July 2002.

  
\_\_\_\_\_  
MAYOR

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

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

- R1 - Residential (Low Density)
- R1N - Residential (Narrow)
- R1A - Residential (Semi-Detached)
- R2/R3 - Residential (Multi Family)
- R1 - Social Care/Day Care/Church
- MR - Municipal Reserve
- PUL - Public Utility Lot

- Two Storey Walkouts
- Pedestrian linkages

**STATISTICS**

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 - Residential	22.42	37.64
R1N - Residential	8.95	15.03
R1A - Residential	1.31	2.20
R2/R3 - (Multi Family)	4.62	7.75
R1 - Social	0.44	0.74
MR - Municipal Reserve	6.05	10.16
PUL - Public Utility Lot	1.81	2.80
Roads/Lanes	13.91	23.68



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**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT CONCEPT  
LAND USE**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

OF

CADD FILE NAME

12870552\FIG3.DWG

JOB No.

128-70552

REVISION

4

FIGURE

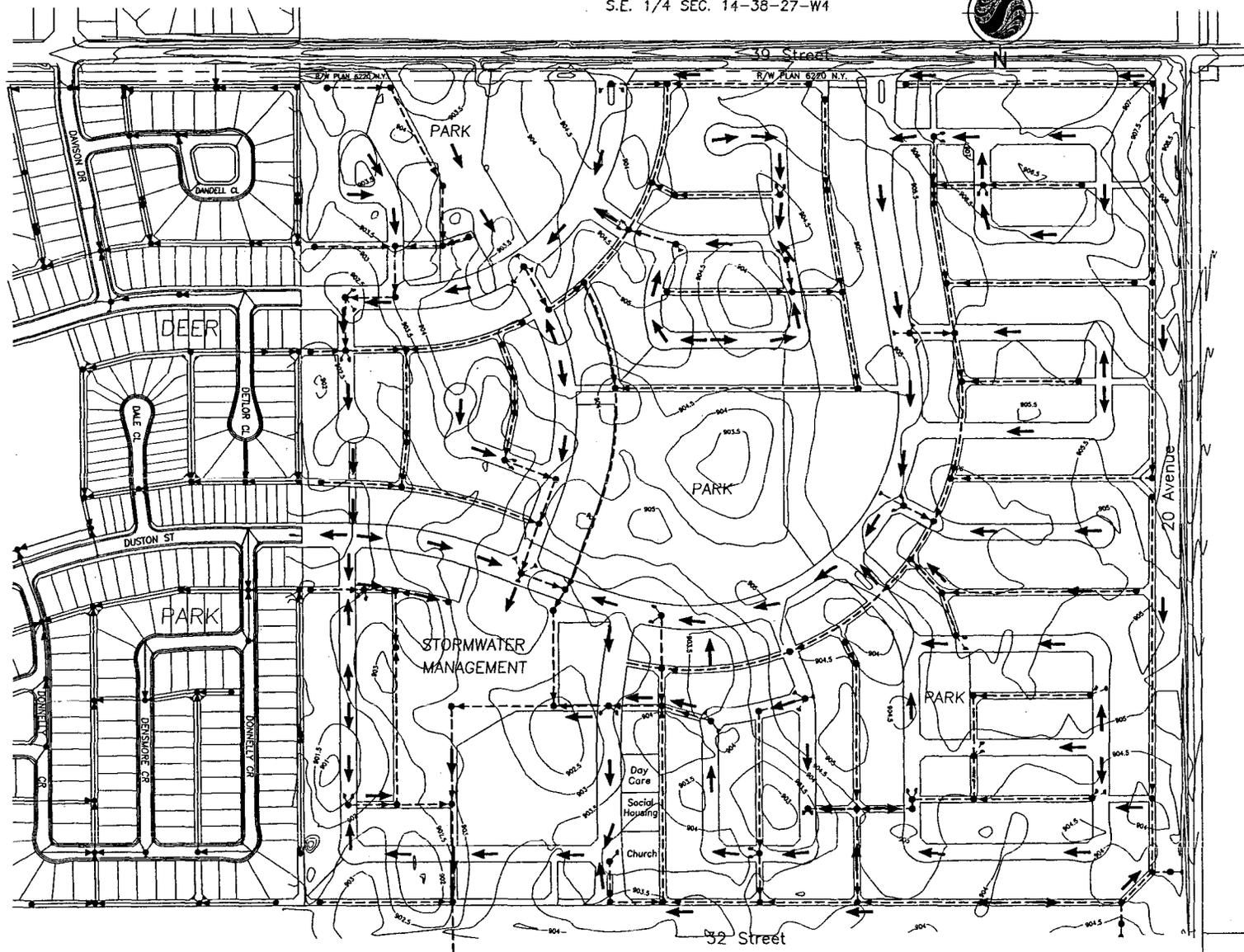
**3.0**

DATE DRAWN

May 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE
- CATCHBASIN & LEAD
- DIRECTION OF MAJOR OVERLAND FLOW



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PROJECT

**DEER PARK DEVONSHIRE  
 (MADGE) QUARTER SECTION  
 N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
 STORM SEWER**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

CADD FILE NAME

12870552\FIG5.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

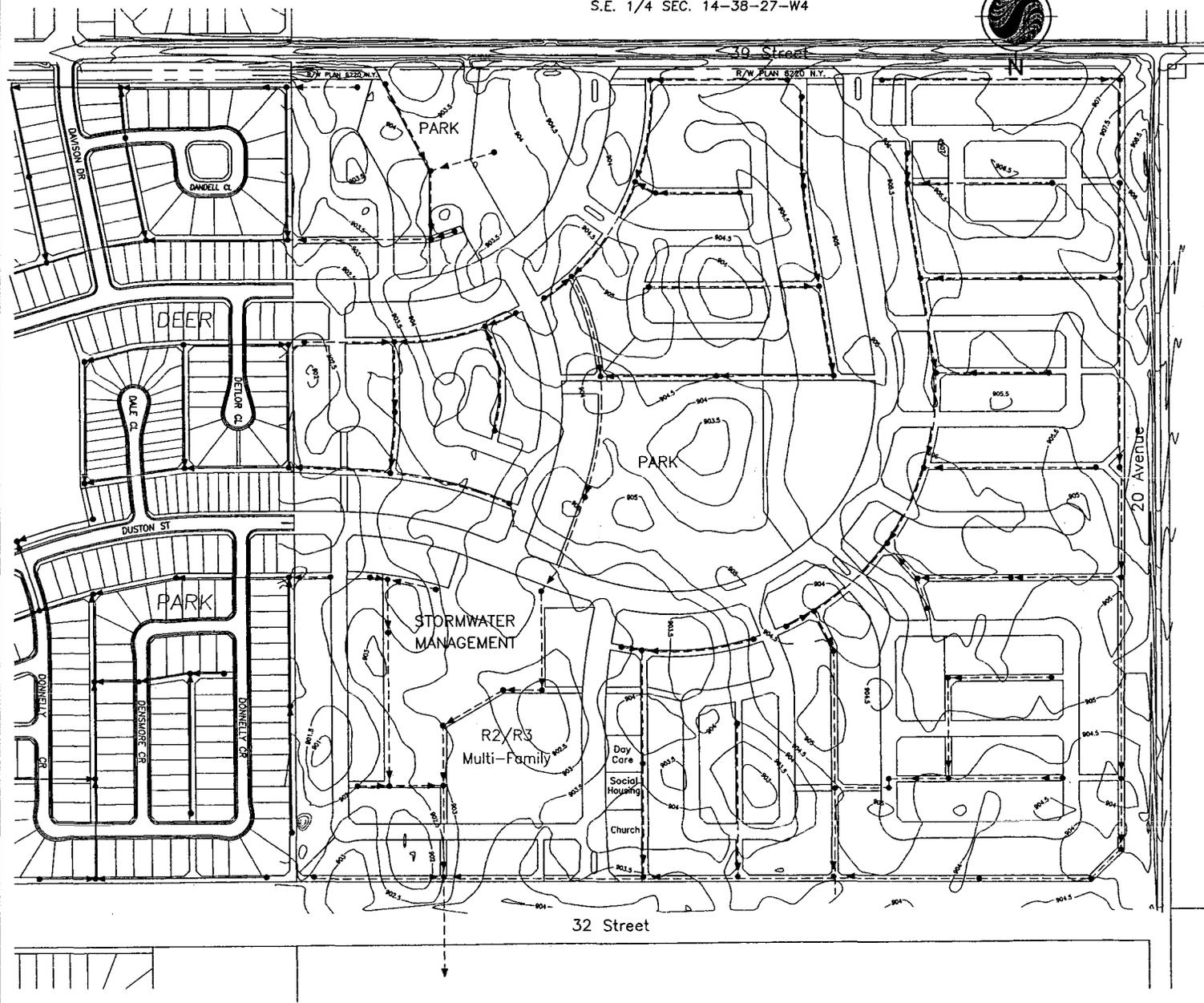
**4.0**

DATE DRAWN

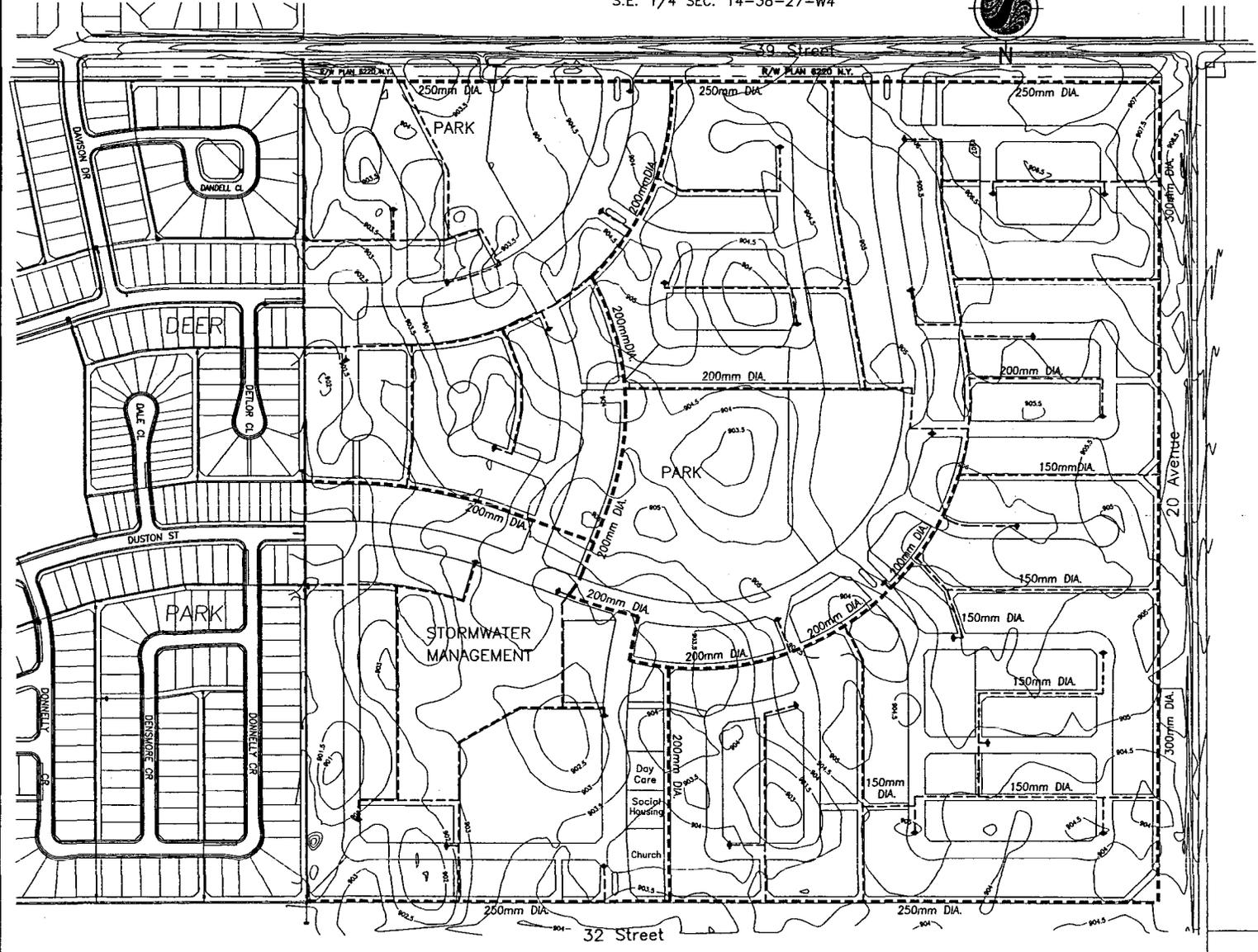
MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOURS
- - - PROPOSED WATERMAIN 150mm DIAMETER
- - - PROPOSED WATERMAIN LARGER DIAMETER
- - - PROPOSED FIRE HYDRANT & LEAD

**NOTE:**

ALL PROPOSED WATERMAINS 150mm DIA. UNLESS NOTED OTHERWISE.



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PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
WATER**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

CADD FILE NAME

12870552\FIG7.DWG

OF

JOB No.

128-70552

REVISION

4

FIGURE

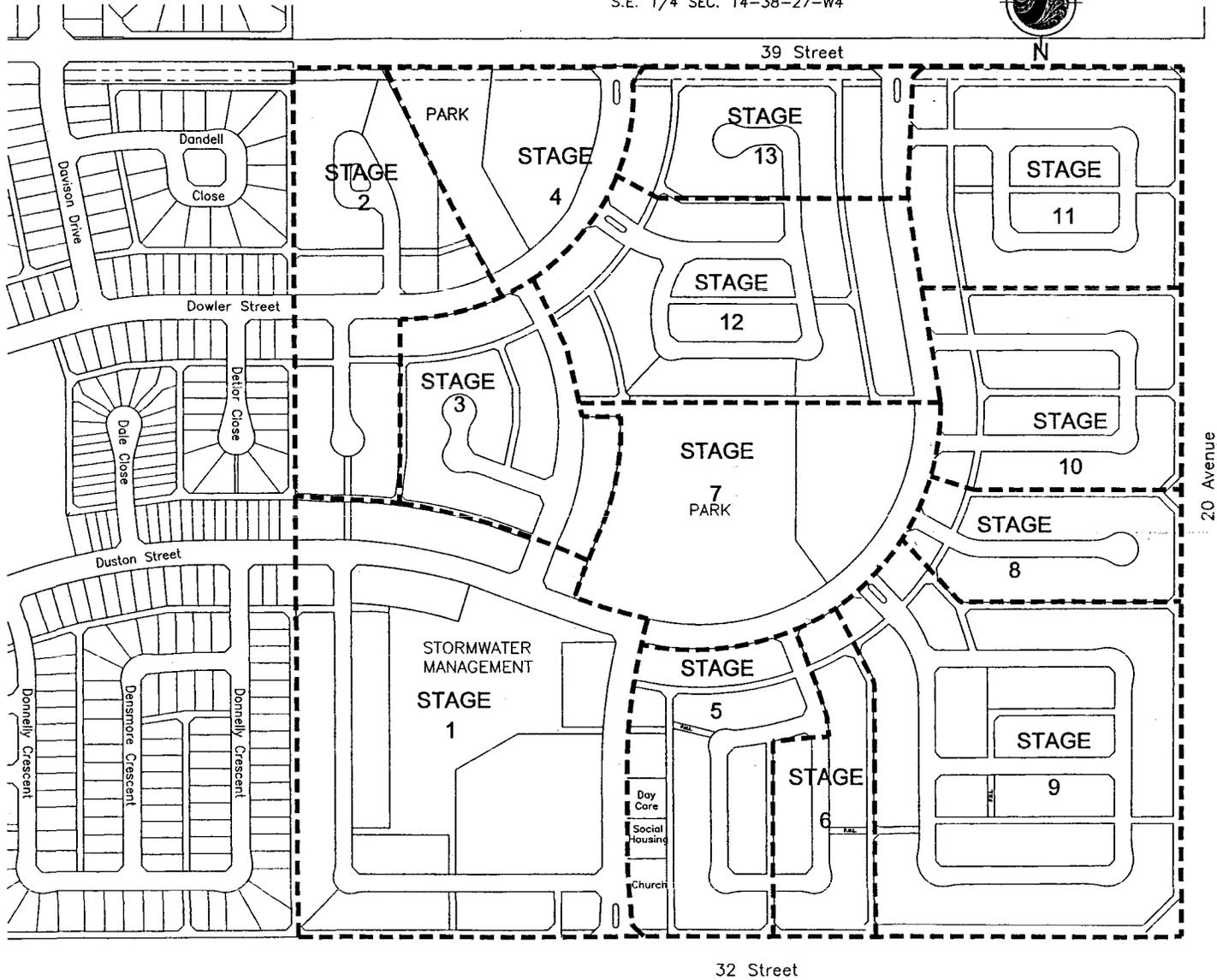
**6.0**

DATE DRAWN

MAY, 2002

STATUS

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

----- Staging Boundaries



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PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT STAGING**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

R.W.

F.C.

CADD FILE NAME

12870552\FIC8.DWG

SHEET No.

OF

JOB No.

128-70552

REVISION

4

FIGURE

**7.0**

DATE DRAWN

MAY, 2002

STATUS

**Date:** July 8, 2002  
**To:** Kelly Kloss  
City Clerk  
**From:** Colleen Jensen  
Community Services Director  
**Re:** Sites for Ghost Projects

---

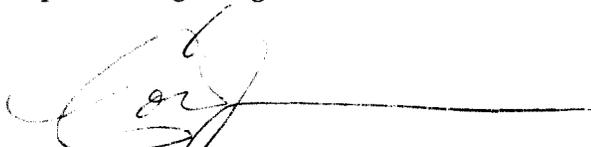
The attached report from Harold Jeske, Recreation, Parks & Culture Manager, provides some history and background with respect to the Ghost Projects in the downtown. As noted, work has been undertaken in the past months by the Downtown Business Association and the Public Art Committee, to identify several locations that would be suitable for the installation of future ghosts. Both organizations feel that it will be very helpful to have a "menu" of locations available to any family or organization that is considering developing a ghost, as this will streamline the current application process considerably.

Council may also recall that there has been some informal discussion with respect to ghosts located in City Hall Park. As mentioned in the attached report, a plan will be proposed by City Parks staff with respect to ghosts in City Hall Park, with appropriate locations identified. This is intended to come forward for Council's consideration in the fall of 2002. If Council agrees to the idea of ghosts in City Hall Park, as well as the recommended locations, then those sites will be added to the list attached.

Both Mr. Jeske and I have been quite involved in the identification and review of the sites and are, therefore, supportive of the recommendation put forward by the Public Art Committee and the Recreation, Parks & Culture Board. It should be noted, however, that when a specific site is chosen for a ghost, then City departments will have further involvement in determining the exact positioning of the ghost at that site. This will ensure that there are no problems with easements, utilities, and so on.

#### RECOMMENDATION

THAT Council of The City of Red Deer approve the attached list of locations on public lands as potential sites for future ghosts, as part of the Downtown Ghost Project, and further, that the Administration be directed to consult with appropriate departments to determine the positioning of a ghost at a site, once an exact location for a ghost has been chosen.



Colleen Jensen

:dmg

Att.

- c. Harold Jeske, Recreation, Parks & Culture Manager
- Kerry Dawson, Culture Development Supt.

**Cultural Services**

M0500-62

**DATE:** July 3, 2002

**TO:** Colleen Jensen, Director of Community Services  
Kelly Kloss, City Clerk

**cc:** Public Art Committee  
Heritage Preservation Committee  
Cultural Advisory Committee

**FROM:** Harold Jeske,  
Recreation, Parks & Culture Manager

**SUBJECT:** Sites for Ghost Projects

---

**History**

The ghost project was initiated in 1993 by the then Towne Centre Association (the Downtown Business Association). The original goal was to have 24 bronze statues located in downtown Red Deer. To date six ghosts have been completed and two are pending. The ghosts are managed and maintained by the Downtown Business Association, however, as "ghosts" is a public art collection, the ownership is by the community of Red Deer. Projects are normally funded by community organizations through fundraising activities and grant programs.

The request for a ghost project is submitted to the Downtown Business Association who submit an application to the Culture Development Superintendent to distribute the information to appropriate City departments and agencies for comment. The Public Art Committee reviews the comments and forwards a recommendation to the Recreation, Parks & Culture Board to forward to City Council for consideration. Council's role is to review each of the ghost projects when installation occurs on public lands.

**Discussion**

Two ghosts projects are presently being considered. Without knowing where a project is to be located, it is difficult for the applicant (Downtown Business Association) to provide appropriate information on size, design, footprint and/or composition, and for the City departments and agencies to comment on the ghost project when details about the project are not known. The Downtown Business Association identified 11 sites in the downtown core as being suitable for ghost projects. The site list has been circulated to the appropriate City departments, committees and agencies for comments.

In general, the responses were favorable with the sites identified, with appropriate departments and agencies recognizing the need to provide comments when specific locations are identified in each of these sites. City Hall Park is a potential future site for a ghost as has been discussed with City Council, however, has not been included in this request as a plan for this site is being developed and ghost locations will be considered at that time.

⇒ page 2

## Cultural Services

### Site Locations

At their meeting of June 11, 2002, the Recreation, Parks & Culture Board reviewed the recommended sites for ghosts as follows (map attached):

1. Coronation Park - Ross Street between 46 Avenue and 45 Avenue
2. Downtown Park Plaza - 52 Avenue between 46 Street and 48 Street
3. Rotary Park - bottom of Spruce Drive at 43 Street
4. Rotary Park - 49 Avenue and 43 Street (north west corner)
5. Old Court House - park between the Old Court House and Bishops Drug Store
6. South of Gallery on Ross - referred to as the bulb
7. 49 Avenue and 49 Street - south west corner of City Hall park
8. 51 Street and 49 Avenue - north west corner of the intersection
9. Gaetz Avenue and 48 Street - north east corner of the intersection
10. 49 Avenue and Ross Street - south east corner of the intersection
11. Victory Park - triangle at the intersection of Ross Street and 46 Avenue

The Recreation, Parks & Culture Board passed the following motion:

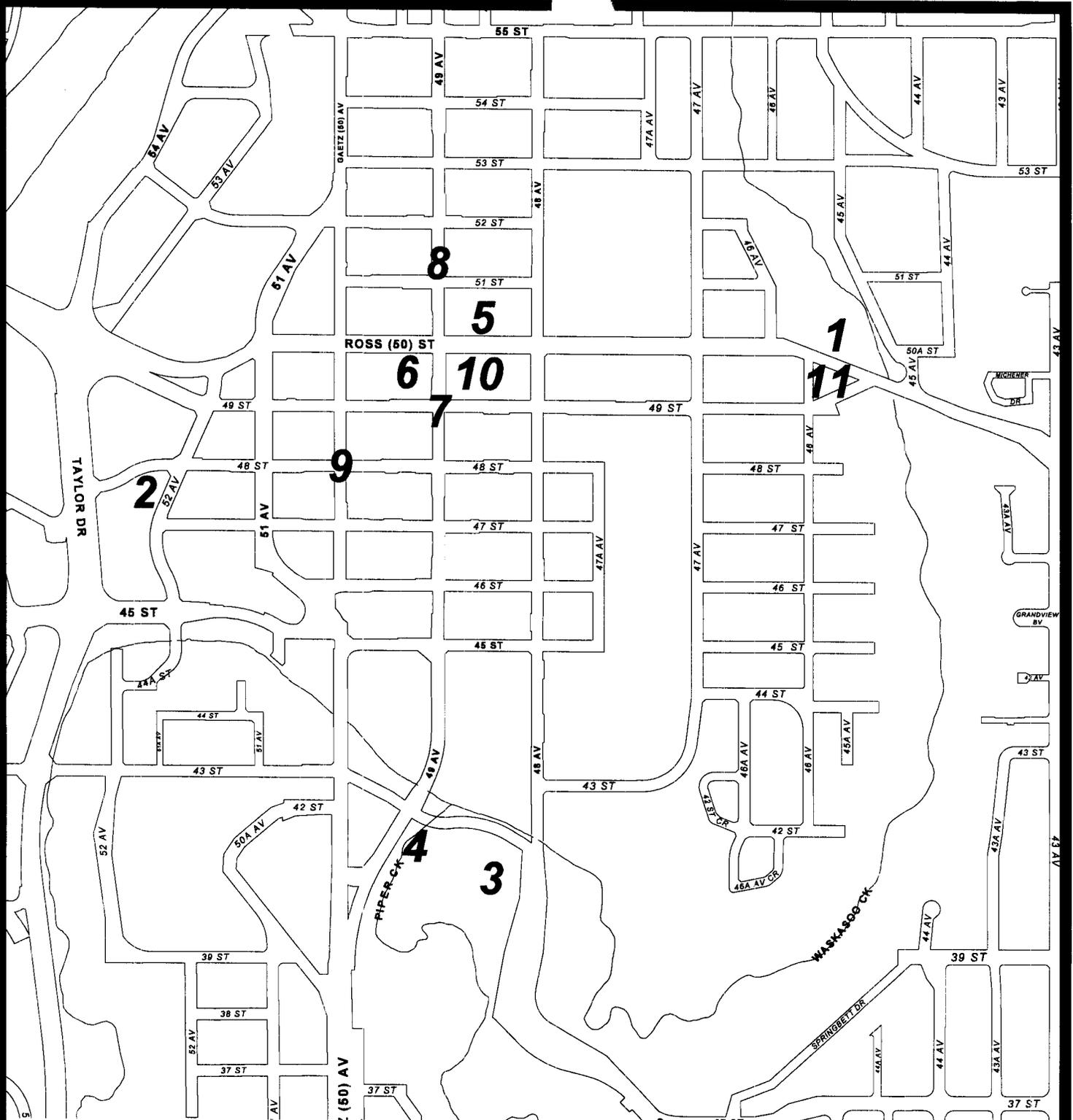
**Resolved that the Recreation, Parks & Culture Board supports the proposed locations for Ghost Projects as presented by the Public Art Committee.**

### Recommendation

That City Council pass a resolution approving the above site locations for future ghost projects.

Harold Jeske

KD:mak



## Sites for Ghost Projects

- |                             |                               |
|-----------------------------|-------------------------------|
| 1. Coronation Park          | 7. 49 Avenue and 49 Street    |
| 2. Downtown Park Plaza      | 8. 51 Street and 49 Avenue    |
| 3. Rotary Park              | 9. Gætz Avenue and 48 Street  |
| 4. Rotary Park              | 10. 49 Avenue and Ross Street |
| 5. Old Court House          | 11. Victory Park              |
| 6. south of Gallery on Ross |                               |



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July 2002

*Comments:*

We agree with the recommendations of the Community Services Director.

"G. D. Surkan"  
Mayor

"R. Burkard"  
Acting City Manager

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Colleen Jensen, Community Services Director  
**FROM:** City Clerk  
**SUBJECT:** Sites for Ghost Projects

---

*Reference Report:*

Community Services Director dated July 8, 2002 & Recreation, Parks & Culture Manager, dated July 3, 2002

*Resolutions:*

**Resolved** that Council of the City of Red Deer having considered the report from the Community Services Director, dated July 8, 2002, re: Sites for Ghost Projects, hereby:

1. Approves the following locations on public lands as potential sites for future ghosts, as part of the Downtown Ghost Project:
  1. Coronation Park -- Ross Street between 46 Avenue & 45 Avenue
  2. Downtown Park Plaza – 52 Avenue between 46 Street & 48 Street
  3. Rotary Park – Bottom of Spruce Drive at 43 Street
  4. Rotary Park – 49 Avenue and 43 Street (North West Corner)
  5. Old Court House – Park Between the Old Court House and Bishops Drug Store
  6. Adjacent North to the Gallery on Ross – On the Traffic Bulb
  7. 51 Street and 49 Avenue – North West Corner of the Intersection
  8. Gaetz Avenue and 48 Street – North East Corner of the Intersection
  9. 49 Avenue and Ross Street – South East Corner of the Intersection
  10. Victory Park – Triangle at the Intersection of Ross Street and 46 Avenue
2. Directs City Administration to consult with appropriate departments to determine the positioning of a ghost at a site, once an exact location for a ghost has been chosen.

*Report Back to Council:* No

*Comments/Further Action:*

A report is to come back to Council on a plan for Ghosts in and around City Hall Park.



Kelly Kloss  
City Clerk  
/chk

c Recreation, Parks & Culture Manager  
Culture Development Superintendent

**DATE:** July 15, 2002

**TO:** Kelly Kloss, City Clerk

**FROM:** Paulo Mancuso, Chair,  
Red Deer and District Family and Community Support Services

Barbara Jeffrey, Manager, Social Planning

**SUBJECT:** Low Income Programs Review

---

## BACKGROUND

In May, 2002, the Honourable Clint Dunford, Minister of Alberta Human Resources and Employment (AHRE) released the report of an MLA committee which had been charged with the review of the programs and services that support Albertans with low incomes. The question to which the committee sought answers was:

*How should Alberta Human Resources and Employment programs support low-income individuals and families to meet the challenges they face entering the 21<sup>st</sup> century?*

The committee work is reported in two documents dated November 2001:

*Low-Income Programs Review: What We Heard*  
*Low-Income Programs Review: What We Recommend*

The two documents are included with this memo. Both documents are available at [www.gov.ab.ca/ahre/lir](http://www.gov.ab.ca/ahre/lir) or by calling 310-4455.

The Low-Income Programs Review outlines 11 recommendations and the expected outcomes combined with proposed actions “to ensure that the Alberta government’s various services and programs for low income Albertans are delivered in a consistent, co-ordinated and effective manner” and “recommendations for immediate changes to AHRE’s existing programs”. Each recommendation is important to the future of benefits programs but particularly

- Recommendation 2* Provide enhanced and more flexible financial support.
- Recommendation 3* Introduce new supports and other measures to encourage work and provide a smooth transition to independence for income support clients able to work.
- Recommendation 4* Introduce new supports and other measures to assist low-income Albertans not receiving income support from AHRE to enhance their financial security and maintain their independence.

The expected outcomes of these two recommendations include

- *Healthier low-income families*
- *Resources sufficient to meet people's basic needs*

At a meeting of the Inter City Forum on Social Policy (Vesna Higham and Barbara Jeffrey are the representatives from Red Deer) on May 28, 2002, Minister Dunford explained, to the Inter-City Forum’s dismay, that although he felt that the recommendations of the report would make the government programs fairer and more equitable, the government would not, at this time, make any immediate changes to benefit levels. He did, however, commit to immediately begin to make the benefits more flexible, depending on individual situations.

Kelly Kloss  
 Low Income Programs Review  
 Page 2/3

The Red Deer and District Family and Community Support Services Board considered the Low-Income Programs Review at their June 2002 board meeting and approved a motion to urge the Government of Alberta to act upon the recommendations. The FCSS Board went further to recommend that the provincial government consider the recommendations a priority and not delay implementation until "oil and gas revenues" allow. As Unit Authority for the Family and Community Support Services and, to strengthen the appeal to the provincial government, Council is asked to endorse the recommendation of the FCSS Board. The Strategic Plan (2002) for the City of Red Deer in Strategy 1.8.2 says that The City will "take a leadership role in coordinating...submissions, and in collectively lobbying the Provincial Government for fair responses to our regional rural and urban needs."

### IDENTIFICATION OF NEED IN RED DEER

Many citizens in Red Deer and district depend on one of the five benefits programs that are the focus of this review:

Supports For Independence (SFI) formerly social assistance  
 Assured Income For The Severely Handicapped (AISH)  
 Widow's Pension  
 Skills Development Program (student living allowance)]  
 Alberta Child Health Benefit

When taxes and other revenues are directed by the provincial government to these social programs, the recipients, for the most part, spend the benefits in the municipality in which they live, for rental accommodations, at grocery stores and at local businesses, for the basic services that each citizen needs.

Benefits programs have been inadequate to meet basic needs. The Annual Progress Report (December 2001) of the Community Housing Plan (*The Journey Home*) stated that average apartment rents for a one, two and three bedroom apartment was \$540, \$573 and \$847, respectively. In November 2000, The Journey Home included the maximum shelter allowance for persons on Supports For Independence (who are expected to work):

One person unit	\$168
Two adults	\$336
1 adult, one child	\$428
3 persons	\$503
4 persons	\$524
5 persons	\$546
each additional person	\$ 20
child not living with relatives	\$ 64

The same report stated that persons on Supports For Independence (SFI) would receive, per month, as cash including the shelter allowance,

Single person	\$ 397
Single adult with two children	\$ 939
Two parents with two children	\$1136

Kelly Kloss  
 Low Income Programs Review  
 Page 3/3

The families with children would also be eligible for other benefits such as the Alberta Child Health Benefit, day care subsidy and the National Child Benefit Supplements.

A profile of Poverty in Mid-Sized Alberta Cities (October 1999) used Statistics Canada's 1995 Low Income Cut-offs to decide that if a family of four had an annual income of \$27 046 (\$2254/mo) they would be considered living in poverty. Some critics have seen the Low-Income Cut-offs as too "generous" but few would argue that if your monthly income was \$1136 rather than \$2243, you are coping (or not) with poverty.

If recipients of "low-income programs" spend their money in the local municipality, the municipality is also increasingly being asked to respond to basic social services for all residents. The May/June 2002 issue of Forum reported on a workshop organized by the Federation of Canadian Municipalities to explore how work in municipal governments "contributes to reducing poverty and promoting social development: The administration of the Homelessness Initiative for provincial and federal governments and the increase in Family and Community Support Services funding for prevention and early intervention, especially aimed at children at risk, are examples of increased expectations of municipalities. Both programs compensate the municipality for administration costs.

The Low-Income Programs Review Committee heard that the benefits programs are not enabling recipients to participate in recreational and social activities, to meet transportation costs, to pay for various fees for service or to meet any emergencies. The Strategic Plan 2002 for The City of Red Deer includes the goal that "all citizens should have the opportunity to...participate in programs and benefit from services that contribute to their quality of life." (Goal 1) As lack of income marginalizes citizens, the long-term effects of not being included in activities that most people consider normal will be obvious in our communities.

An appeal to the Government of Alberta to implement the recommendations of the Low-Income Programs Review will have an immediate, beneficial effect on citizens of Red Deer and area who are required, due to many different circumstances, to depend on provincial benefits programs.

Pam Ralston, Community Facilitator in the Social Planning Department, will be in Council Chambers to answer any questions.

## **RECOMMENDATION**

That Council support the recommendation of the Red Deer and District Family and Community Support Services Board to urge the Government of Alberta to immediately implement the recommendations of the Low-Income Programs Review and give the implementation a high priority which is not dependent on fluctuating provincial government revenues.

*Comments:*

We concur with the recommendation of the Red Deer and District Family and Community Support Services Committee. We particularly note the emphasis in the recommendation on increased flexibility to reflect circumstances and particularly the costs and unique needs arising from high-growth environments such as our own. As a high-growth community we are increasingly dealing with the implications of limited income amongst a significant portion of our population and have continued to point out to the Provincial Government the lack of fiscal capacity which municipalities have to deal with these issues ranging from affordable housing through adequate transportation to preventative social programs. At the core of each of these problems is the issue of inadequate income and we believe it is critical that the Provincial Government begin to address this difficulty at its core.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

Additional copies of this report  
are available by calling **310-4455**,  
or at [www.gov.ab.ca/ahre/lir](http://www.gov.ab.ca/ahre/lir)

# **LOW-INCOME PROGRAMS REVIEW**

**What We Recommend**

**MLA Committee to Review  
Low-Income Programs**

November 2001

## LETTER TO THE MINISTER

Honourable Minister Dunford,

As the MLA Committee to Review Low-Income Programs, we are pleased to provide our report and recommendations for the future.

We want to begin by thanking the thousands of Albertans from across the province who provided their comments and suggestions to our Committee during the review. Low-income Albertans, representatives of many organizations, program staff, researchers and others contributed to our discussions and deliberations in various ways. Much of their input was provided during the summer months — a busy time for families and individuals — and their contribution in time and energy showed a high interest and commitment toward the programs we reviewed. As well, we want to thank Anne Ward Neville, Project Director for the review, and Vasant Chotai, Manager for Policy and Project Support, together with our consultants and other project staff, who worked diligently with the MLA Committee and supported us throughout the review.

We learned that many provincial programs and services work well and are delivered effectively, that valuable lessons have been learned over the years and improvements made, that program staff are dedicated and competent, and that many of the needs of low-income Albertans are being met.

At the same time we identified a number of important issues that suggest the need for fundamental changes in the way programs and services for low-income Albertans are structured and delivered. The central elements of our proposed changes include one consolidated low-income program; flexible, equitable and responsive support levels and benefits; new incentives for employment; extending benefits to low-income working Albertans; and “one-window” access for clients.

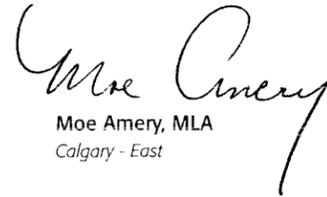
The MLA Committee intends that the changes arising from the review will improve the lives of low-income Albertans. Taken together, we believe the recommendations will provide for Albertans’ needs and support Albertans’ desire for self-sufficiency and independence.



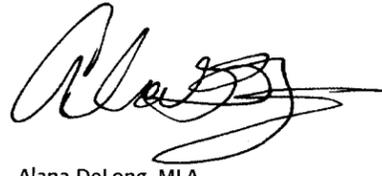
We believe the proposals described in this report will reinforce the value Albertans place on work and the province's historical leadership in providing programs for low-income individuals and families. We encourage you to carefully consider our findings and recommendations.



**Thomas Lukaszuk, MLA, Chair**  
*Edmonton - Castle Downs*



**Moe Amery, MLA**  
*Calgary - East*



**Alana DeLong, MLA**  
*Calgary - Bow*



**Bryce Jacobs, MLA**  
*Cardston - Taber - Warner*



**Gary Masyk, MLA**  
*Edmonton - Norwood*

- paying non-custodial family members to care for the children of SFI clients while engaged in work related activities.
- ✓ Improve access to, and information about, existing low-income programs and supports by:
  - promoting the Alberta Child Health Benefit to increase the number of children in low-income families benefiting from the program;
  - providing complete and accurate information about AHRE's programs and services on the department's website; and
  - training AHRE front-line staff so they are better able to provide information to low-income Albertans about available programs.
- ✓ Provide AHRE staff with sensitivity and cultural awareness training, and training to assess client capabilities, as required.
- ✓ Provide direct access to AHRE appeal panels.

### CONCLUDING COMMENTS

The MLA Committee would like to thank everyone who participated in the review of the programs delivered by AHRE for low-income Albertans. These people have played a key role in shaping the proposed future direction for programs and services for low-income Albertans.

The Committee is confident that implementing the recommendations presented in this report will improve the quality of life of low-income Albertans, encourage work and self-reliance and provide assistance to those who are not able to achieve and maintain independence.

## PURPOSES OF THE REVIEW

In June of 2001, the Honourable Clint Dunford, Minister of Alberta Human Resources and Employment (AHRE), appointed an MLA Committee to review the department's programs and services that support low-income Albertans. These programs and services are:



THE BASIC QUESTION PRESENTED TO THE COMMITTEE WAS:

**How should Alberta Human Resources and Employment programs support low-income individuals and families to meet the challenges they face entering the 21st century?**

The MLA Committee probed for the answers to this question through an extensive consultation process involving a discussion guide, questionnaire submissions and letters, and through focus groups and workshops held in various parts of the province. A separate *What We Heard* report documents the comments received from Albertans through the review process.

The MLA Committee also visited program offices, and reviewed background reports and other relevant information. From all these inputs, the Committee analyzed program issues, potential solutions and implications.

In this report, the MLA Committee describes its vision for the future of AHRE's low-income programs and services, with recommendations for the changes needed to achieve that vision. These recommendations respond to the needs identified for enhanced support to Albertans, more incentives for

independence, greater equity among programs, added program flexibility and simplicity, and improved program access and delivery.

It is the MLA Committee's considered opinion that the changes will provide a sound foundation for the province's support of Albertans who require help to meet their basic needs and become more self-reliant.

## VI. COORDINATION OF SERVICES

### PROPOSED ACTION

**Launch an interdepartmental initiative to ensure that the Alberta government's various services and programs for low-income Albertans are delivered in a consistent, coordinated, and effective manner.**

#### EXPECTED OUTCOMES:

- i) Greater access to low-income Alberta government programs.
- ii) Improved efficiency and effectiveness in the government's delivery of social programs and services through improved program integration and linkage, "one-window" access to low-income programs and supports, coordinated information dissemination, and data sharing.

#### COMMITTEE PROPOSAL:

- ✓ Initiate an inter-departmental process to ensure that the development of the proposed new low-income support model is coordinated with the programs and services delivered by other ministries that serve low-income Albertans, particularly Health and Wellness, Children's Services, Seniors (housing), Learning, Justice and Attorney General, and Community Development.

## VII. RECOMMENDATIONS FOR IMMEDIATE CHANGES TO AHRE'S EXISTING PROGRAMS

The MLA Committee recognizes that it will take time for AHRE to implement the proposed model for the structure and delivery of programs for low-income Albertans. The Committee also recognizes there are pressing issues facing low-income Albertans that AHRE should address immediately.

The Committee recommends that AHRE make the following changes to its existing programs while bridging to the proposed new low-income support program:

- ✓ Increase SFI shelter benefits, particularly for single adults and single parents, and clients living in high cost communities.
- ✓ Provide extended health benefits to all SFI and AISH clients leaving income support programs.
- ✓ Improve work incentives by:
  - increasing the amount of earnings SFI clients can keep before benefits are reduced;
  - providing increased support to help clients meet the costs of getting and keeping a job (including transportation costs); and

## IV. OVERSEEING THE IMPLEMENTATION OF THE NEW LOW-INCOME SUPPORT PROGRAM

### RECOMMENDATION #10

Appoint an independent committee to oversee the implementation of the new AHRE low-income support program.

#### DISCUSSION:

The MLA Committee is recommending fundamental changes to the structure and delivery of AHRE's programs and services for low-income Albertans. The magnitude, complexity, and potential sensitivity of the proposed changes to the new low-income support program means that great care must be taken to ensure that the implementation is smooth and the intended outcomes are achieved.

The Committee suggests that an independent committee be appointed to oversee the implementation of the new low-income support model.

The committee would act as a liaison between stakeholders, AHRE and other ministries delivering low-income programs.

## V. MONITORING THE OUTCOMES OF THE NEW LOW-INCOME SUPPORT PROGRAM

### RECOMMENDATION #11

Monitor the outcomes of the new low-income support program.

#### COMMITTEE PROPOSAL:

✓ The MLA Committee suggests that the implementation of the proposed new income support program be monitored to determine whether the intended outcomes are being achieved, using the following performance measures:

- Financial improvement for low-income Albertans as a result of the support provided.
- Proportion of Alberta families with incomes above the Market Basket Measure.
- Proportion of former income support clients able to remain self-sufficient after they leave the income support system.
- Employment stability and earnings of clients after they leave the income support program.

## GUIDING GOALS AND PRINCIPLES

A number of strategic goals taken from the Government of Alberta's *Measuring Up*<sup>1</sup> report served as important touchstones for the MLA Committee. These include the following:

**Goal: Albertans will be independent.**

... and part of helping Albertans become independent is ensuring they have the knowledge and skills necessary to participate in a changing economy and work force...

**Goal: Our workforce will be skilled and productive.**

... and this requires ... skill development...

**Goal: Albertans unable to provide for their basic needs will receive help.**

... and Alberta is committed to providing a safety net...

**Goal: Albertans will be healthy.**

... and the accessibility to health care services is an important factor...

**Goal: Our children will be well cared for, safe, successful at learning, and healthy.**

... and low incomes affect children and their families in negative ways...

It is the MLA Committee's view that the province's strengths are based on the significance Albertans place on self-reliance, work, and volunteerism. The Committee believes it is important to reinforce those values through the programs and services provided by AHRE.

<sup>1</sup> *Measuring Up* is the performance summary contained in the 2000/2001 annual report of the Government of Alberta.

Several fundamental principles have also guided the MLA Committee and served as reference points for its recommendations, namely that:

- All Albertans must be treated with fairness and equity.
- The dignity of all Albertans and their diverse needs must be respected.
- Access to essential social programs and services must be assured for all Albertans and full information about those programs should be available.
- Appropriate assistance must be provided to those in need.
- Albertans' privacy must be protected.
- Programs and services must be developed and delivered effectively and efficiently.
- No specific client groups should be negatively affected by program and service changes arising from the review.

The MLA Committee also recognizes the fundamental need of the Alberta government to work closely with other levels of government, volunteer organizations and community groups, and business and labour organizations, to ensure that any system of services and programs meets the needs of low-income Albertans. Alberta Human Resources and Employment represents only one component — albeit a very important one — of a larger, interconnected system of programs and services that affect low-income individuals and families.

### III. INFORMATION AND COMMUNICATION

#### RECOMMENDATION #9

**Improve the availability, clarity, and communication of information relating to low-income programs and services.**

#### EXPECTED OUTCOMES:

- i) Improved accessibility to eligible programs and services for low-income Albertans. Albertans have choices in how, when, and where they can access AHRE programs and services.
- ii) Improved equity within the low-income service population.
- iii) Low-income Albertans' basic needs are met.
- iv) More Albertans will become independent and self-reliant through stronger work force attachment.
- v) Healthier low-income families.

#### COMMITTEE PROPOSALS:

- ✓ Provide training to all front-line AHRE staff about the programs and services available to low-income Albertans through AHRE, other Alberta government departments, and other organizations. The training should provide staff with knowledge of the programs available, the eligibility criteria for programs and services, and how low-income Albertans can access the programs and services.
- ✓ Adopt new approaches for communicating program information and eligibility criteria (e.g., web-based, via other non-profit organizations, through employers and unions, in conjunction with other provincial and federal programs, etc.). This is particularly important given the proposed extension of program benefits to a new group of low-income Albertans not currently served by AHRE.
- ✓ Increase awareness of the AHRE appeal process, including how to access appeal panels directly, among low-income Albertans.

- ✓ Strengthen the monitoring of client's progress toward independence, adjusting supports, including training supports, as required.

**RECOMMENDATION #7**

Introduce a simplified and more independent appeal process for clients.

**EXPECTED OUTCOMES:**

- i) The assessment, eligibility and administrative decisions of AHRE programs are fair and impartial.
- ii) A fair, efficient and timely appeal process.

**COMMITTEE PROPOSALS:**

- ✓ Reduce the number of appeal panels within AHRE. Develop and introduce a new and independent single-window appeal system that replaces other appeal processes elsewhere in AHRE.
- ✓ Increase access to the AHRE appeals process by allowing direct filing of appeals to appeal panel chairs (or the secretariat) and increasing the use of teleconferencing for appeal hearings.

**RECOMMENDATION #8**

Change the current system for delivering income support to off-reserve Albertans with treaty status.

**EXPECTED OUTCOMES:**

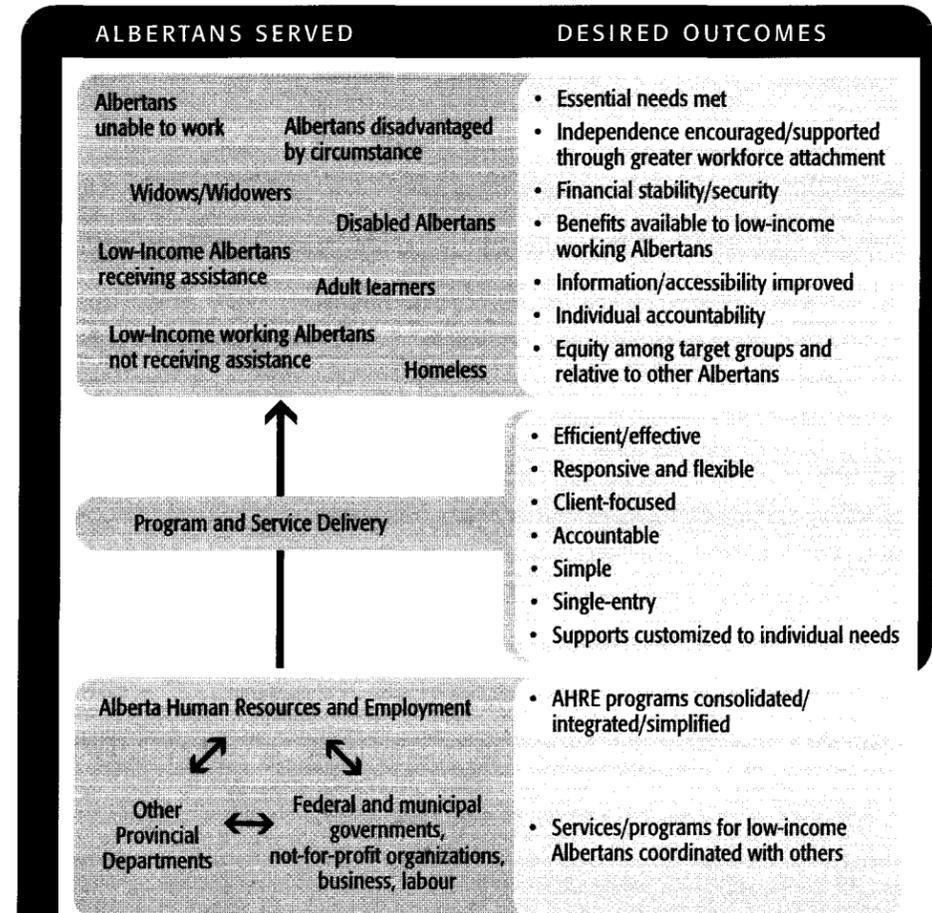
- i) Income support for off-reserve Albertans with treaty status is delivered in a fair, consistent and equitable manner.
- ii) Albertans with treaty status clearly understand the programs and services they can access and which organization is responsible for administering the program or service.
- iii) Services to low-income Albertans with treaty status living off-reserve are not duplicated and are delivered with sensitivity.

**COMMITTEE PROPOSAL:**

- ✓ Change the existing mixed system of delivering SFI services so AHRE delivers income support directly to Albertans with treaty status living off-reserve. This change will allow for a smooth transition to the single income support program.

**SUPPORTS TO LOW-INCOME ALBERTANS: THE COMMITTEE'S VISION**

The MLA Committee has developed a vision of a support system for low-income Albertans. That vision provides a reference point for assessing current programs and services and developing recommendations. The system, conceptualized below, provides the necessary income and supports to Albertans in need and assists those who are able to work to achieve their full employment potential.



## RECOMMENDATION #5

Rationalize program eligibility criteria between various client groups.

### EXPECTED OUTCOMES:

- i) Equitable eligibility requirements and benefits among different client groups.
- ii) Clear understanding among clients and program staff regarding program eligibility. Simplified client assessment and program administration.
- iii) Program eligibility based on present-day circumstances and conditions.

### COMMITTEE PROPOSALS:

- ✓ Design a simple and clear eligibility and assessment system for the new low-income support program.
- ✓ Set the asset and income levels for program eligibility and supports so they are equitable between all client groups.

## II. PROGRAM AND SERVICE DELIVERY

### RECOMMENDATION #6

Improve the customer focus of the current delivery system.

### EXPECTED OUTCOMES:

- i) Increased client satisfaction with the services provided by AHRE.
- ii) AHRE is viewed as providing professional and personal service, and is seen as open, transparent, and accessible.

### COMMITTEE PROPOSALS:

- ✓ Provide training in customer service, cultural sensitivity, and disability/ability awareness to all AHRE front-line staff who are in contact with the general public.
- ✓ Expand staff training to ensure a solid understanding of the range of supports offered by AHRE and the more comprehensive approach to be taken in meeting client needs.
- ✓ Strengthen the assessment of client capabilities in order to provide appropriate supports to help clients maximize their potential for independence. Reassess client capabilities on a regular basis through an independent medical examination.



**COMMITTEE PROPOSALS:**

- ✓ For income support clients, introduce stronger work incentives including expanded access to allowances for work-related costs and transportation, increased earnings exemptions, new training opportunities, and continued health and school expense benefits when clients leave income assistance.
- ✓ Pay non-custodial family members for childcare so parents receiving income support can participate in education or training programs, look for work, or work.

**RECOMMENDATION #4**

**Introduce new supports and other measures to assist low-income Albertans not receiving income support from AHRE to enhance their financial security and maintain their independence.**

**EXPECTED OUTCOMES:**

- i) More financially secure low-income Albertans outside the income support system.
- ii) For low-income Albertans outside the income support system, enhanced work force attachment and stability, new opportunities for training and employment advancement, and reduced inequities relative to those within the province's income safety net.
- iii) Healthier low-income families.

**COMMITTEE PROPOSALS:**

- ✓ Provide supplementary medical benefits for low-income adults not receiving income support, with coverage for prescription drugs, glasses, dental care, essential diabetic supplies, and emergency ambulance services.
- ✓ Provide Family Maintenance services to all low-income custodial parents to help them to obtain agreements or court orders for child support.
- ✓ Provide school expense supports (K-12) for all children in low-income families.
- ✓ Provide training benefits (including assistance toward part-time studies and short-term skill upgrading programs) and work-related supports (including transportation supports) to low-income working Albertans who are currently ineligible for these benefits.

**ISSUES IDENTIFIED**

The MLA Committee identified a number of program and service issues that need to be addressed to reach its long term vision. These issues, which were identified through the consultation process and the MLA Committee's independent analysis and assessment, are summarized below.

**Levels of Financial Support**

Current benefit levels do not meet the needs of many Albertans who rely on income support. The support system is not flexible enough to meet the higher costs of living in certain communities, especially where housing is more expensive. Adjustments to support levels to recognize these higher costs are neither responsive nor timely. Disparities in support exist between various client groups, and relative to low-income working Albertans.

**Independence and Self-Sufficiency**

AHRE's existing programs and services do not adequately encourage and support Albertans who are able to work to reach their full employment potential — to progress from unemployment to part-time or full-employment, or to move from lower skilled, lower paying jobs to more highly skilled and higher paying jobs. Current income support programs often discourage people from working and becoming self-sufficient. Low-income working Albertans are unable to access some services and supports, such as extended health benefits for adults, and training and shelter benefits. Those benefits would reduce the risks of leaving income support, increase financial security, and help low-income Albertans find and keep more highly skilled jobs with higher earning potential.

Albertans who cannot be fully independent should be supported to allow them to participate in society to the full extent of their ability.

## Program and Service Organization

The MLA Committee saw evidence that AHRE's programs and services are overly complex and insufficiently responsive when trying to meet the diverse and often unique circumstances and needs of low-income Albertans. AHRE often requires clients to access different programs and services in many different locations.

## Program Delivery and Information

The current support system is complex and can be difficult to understand. Information about the various programs is often not available from a single source, and those in the client group often find it hard to determine program eligibility criteria. As well, some low-income Albertans who provided input to the MLA Committee felt that program staff do not always respond with understanding or sensitivity to the people who turn to them for assistance.

## Program Coordination and Alignment

It became clear to the MLA Committee that other government ministries and departments as well as various non-governmental, not-for-profit service organizations and agencies are involved in the delivery of health, housing and food, and other programs that benefit low-income adults and families. These services are often closely inter-related, with changes in policies and programs in one area having significant implications for others. The primary focus of this review was on AHRE programs, but they do not work in isolation from the programs of other service delivery organizations. An improved system-wide coordination of low-income programs and services is needed.

### COMMITTEE PROPOSALS:

- ✓ Phase-in the Market Basket Measure (MBM) as the targeted minimum income threshold.
- ✓ Adjust the income supports for clients whose combined incomes and benefits do not meet the MBM.
- ✓ Provide adjustments for income support clients to meet local and regional cost differences not recognized in the MBM, such as rural transportation costs.
- ✓ Provide the flexibility to assist low-income Albertans with meeting unforeseen emergency needs.
- ✓ Provide shelter support to all low-income Albertans in high-cost, high-growth communities with extraordinary housing costs.
- ✓ Allow shelter benefits for clients living with family members, to offset the additional costs associated with providing accommodation (e.g., increased utility costs).
- ✓ Together with other government and community service providers, identify an approach to assist people with no fixed address.

### RECOMMENDATION #3

**Introduce new supports and other measures to encourage work and provide a smooth transition to independence for income support clients able to work.**

#### EXPECTED OUTCOMES:

- i) Working will be financially more attractive than income support for low-income Albertans who are between jobs.
- ii) Participation of income support clients in work, both paid and volunteer, to their full capabilities.
- iii) Increased client confidence and self-esteem.
- iv) Increased ability of income support clients to become independent and stay independent.

## I. PROGRAMS AND SERVICES

### RECOMMENDATION #1

Consolidate AHRE income support programs (SFI, AISH, Widows' Pension, and Skills Development Program student living allowance) into a new, single integrated low-income support program.

#### EXPECTED OUTCOMES:

- i) Reduced program complexity for clients and staff.
- ii) Easier access to programs and supports to help low-income Albertans achieve their potential for independence.
- iii) Enhanced capacity of staff to respond to individual client needs and unique circumstances.
- iv) Greater equity in the amount of financial support provided for clients with similar needs and family circumstances.
- v) Improved service delivery efficiency and effectiveness.

#### COMMITTEE PROPOSAL:

- ✓ Consolidate AHRE's four current low-income support programs into one program with integrated benefits and supports that assist Albertans in achieving and maintaining their potential for independence.

### RECOMMENDATION #2

Provide enhanced and more flexible financial support.

#### EXPECTED OUTCOMES:

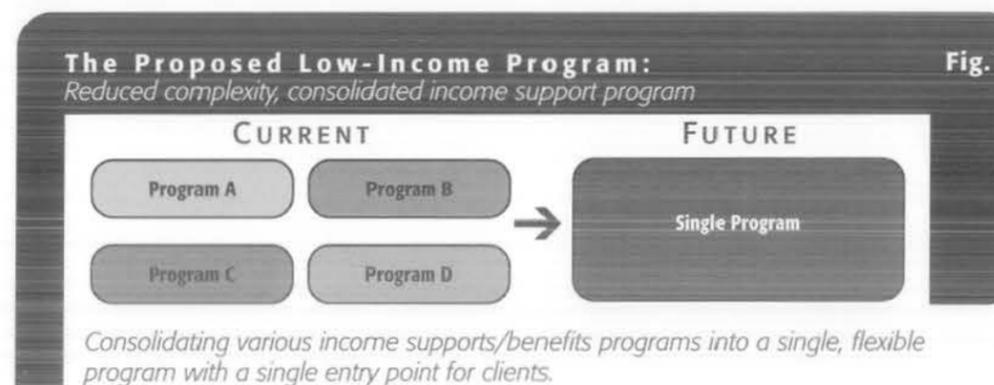
- i) Low-income Albertans will have resources sufficient to meet their basic needs.
- ii) Low-income Albertans with disabilities or other barriers that prevent them from working will receive adequate and assured income support.
- iii) The support system will be responsive to differences in regional circumstances, unique family and individual needs, and unforeseen client emergencies.

## OVERVIEW OF PROPOSED SUPPORT FRAMEWORK

The MLA Committee is proposing a fundamental change in the way AHRE's programs and services to low-income Albertans are viewed, structured, and delivered. This change is consistent with the MLA Committee's program vision — described earlier — and it addresses a number of the key issues identified during the review. The proposed low-income support program will enhance support levels and encourage and assist all low-income Albertans to reach their full employment potential and achieve greater independence.

The cornerstones of the proposed new low-income support program are illustrated here. They include the following key features:

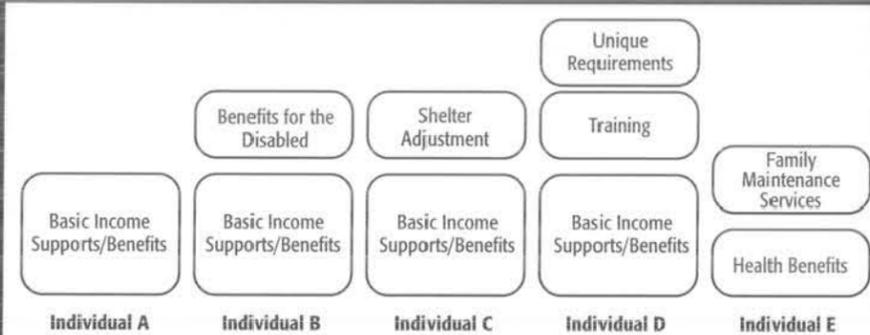
- The primary feature of the proposed low-income support program is that it consolidates existing income support programs into a single integrated program, with the flexibility to meet unique client needs and circumstances (Fig. 1).



- The new program will allow simplified access through a single point of entry. The program will provide standardized benefits for families and individuals having the same needs, but will make additional

benefits available to meet the specific needs of various client groups. It will have the flexibility to address unique and pressing local and individual circumstances. Low-income working Albertans who are now ineligible for income and benefit support will gain access to adult health benefits, shelter benefits in high-cost areas, assistance with children's school expenses, transportation supports, and training programs (Fig. 2).

**Fig.2 The Proposed Low-Income Program:**  
*A building block approach*



*Through a building-block approach, program benefits and support will be customized to the needs of individuals.*

- The program will offer a broader range of services to clients, providing AHRE with a greater capacity to meet the needs of low-income Albertans. These services will strengthen attachment to the workforce. People will remain self-reliant instead of turning to AHRE's income support program for assistance (Fig. 3).

**Fig.3 The Proposed Low-Income Program:**  
*New supports and portable benefits to those "inside" and "outside" AHRE's program*

	EXISTING PROGRAMS		NEW PROGRAM
AHRE Income Support Clients	<ul style="list-style-type: none"> <li>• Income Support</li> <li>• Training</li> <li>• Child/adult health benefits</li> </ul>	+	<ul style="list-style-type: none"> <li>• Adequate income support</li> <li>• Community shelter adjustment</li> <li>• Expanded work incentives</li> <li>• Family child care</li> <li>• Improved earnings exemptions</li> <li>• New training opportunities/supports</li> </ul>
Working Low-Income Albertans	<ul style="list-style-type: none"> <li>• Alberta Child Health Benefit</li> </ul>	+	<ul style="list-style-type: none"> <li>• Adult health benefits</li> <li>• Skills training</li> <li>• School expense benefits</li> <li>• Community shelter adjustment</li> <li>• New work-related benefits (e.g. transportation)</li> <li>• Family maintenance services</li> </ul>

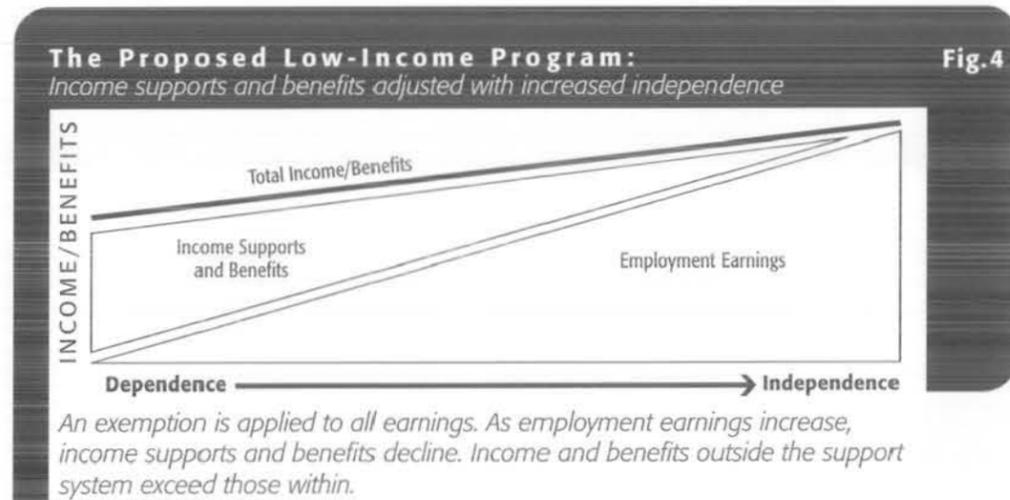
*An expanded array of supports will be available to low-income Albertans to meet their needs and maximize their employment participation and opportunities.*

## MLA COMMITTEE RECOMMENDATIONS

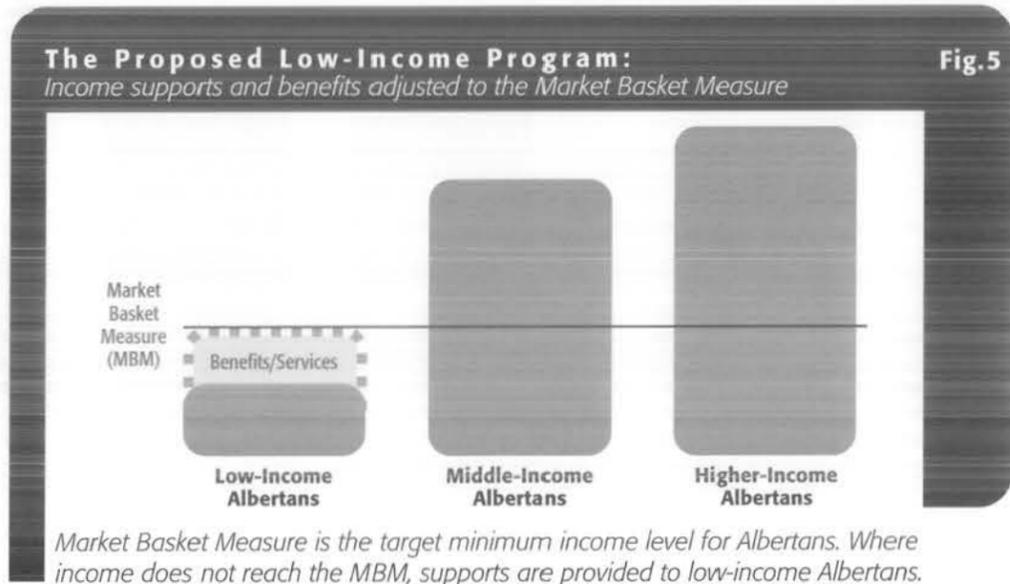
The key recommendation of the MLA Committee is to adopt the proposed new low-income support program outlined in the previous section. AHRE's current income support programs would be consolidated into this single program, which would have the flexibility to respond to individual and family needs and circumstances and local shelter costs. The Market Basket Measure would be adopted as the targeted minimum income level for all Alberta families, whether they rely on income support or work in jobs that provide an income lower than the Market Basket Measure level. Certain benefits previously available only to Albertans who rely on income support would be extended to low-income working Albertans to enhance their financial security and potential for self-reliance.

The MLA Committee's more detailed recommendations are summarized below under three main areas: Programs and Services, Delivery, and Information. The Committee is also proposing a way to coordinate the programs and services provided by the Government of Alberta for low-income Albertans.

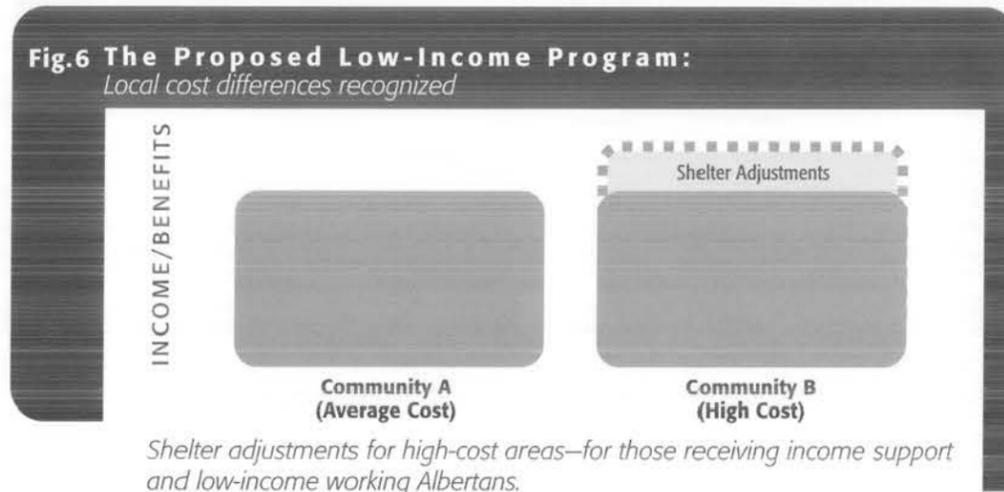
- The new program will encourage low-income Albertans to progress toward greater levels of self-reliance. As their earnings increase, their benefits are reduced (Fig. 4).



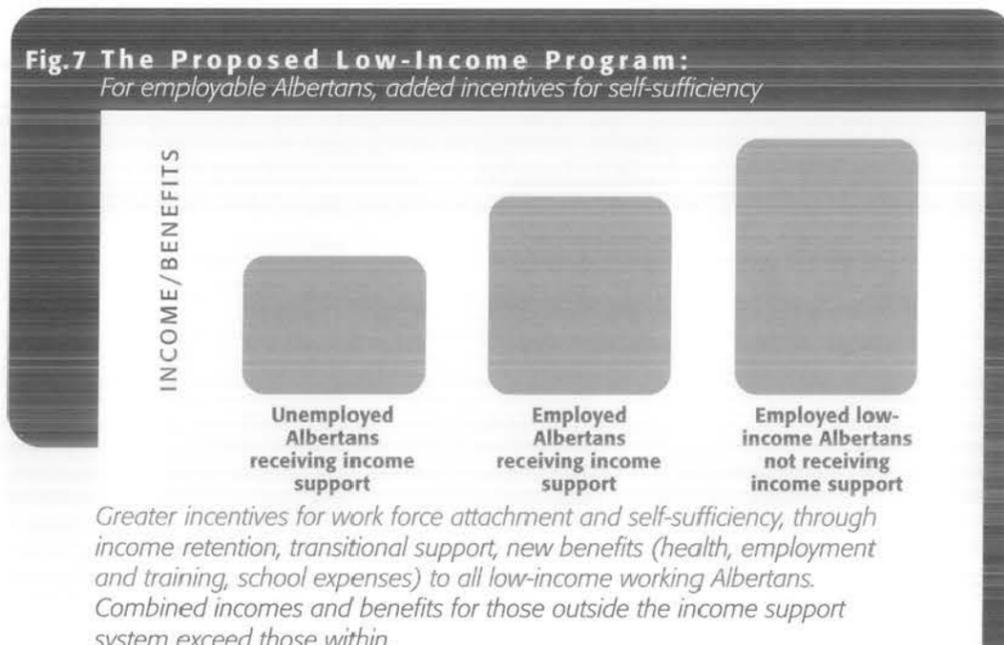
- The Market Basket Measure (MBM) is the proposed target minimum level for supports to low-income Albertans. The MBM establishes the minimum income required to purchase a “basket” of goods that includes housing, food, clothing, transportation, personal hygiene and household supplies, furniture, telephone service, and some reading, recreation, and entertainment. The MBM level varies by five different community types. Human Resources Development Canada is expected to release updated MBM data late in 2002 (Fig. 5).



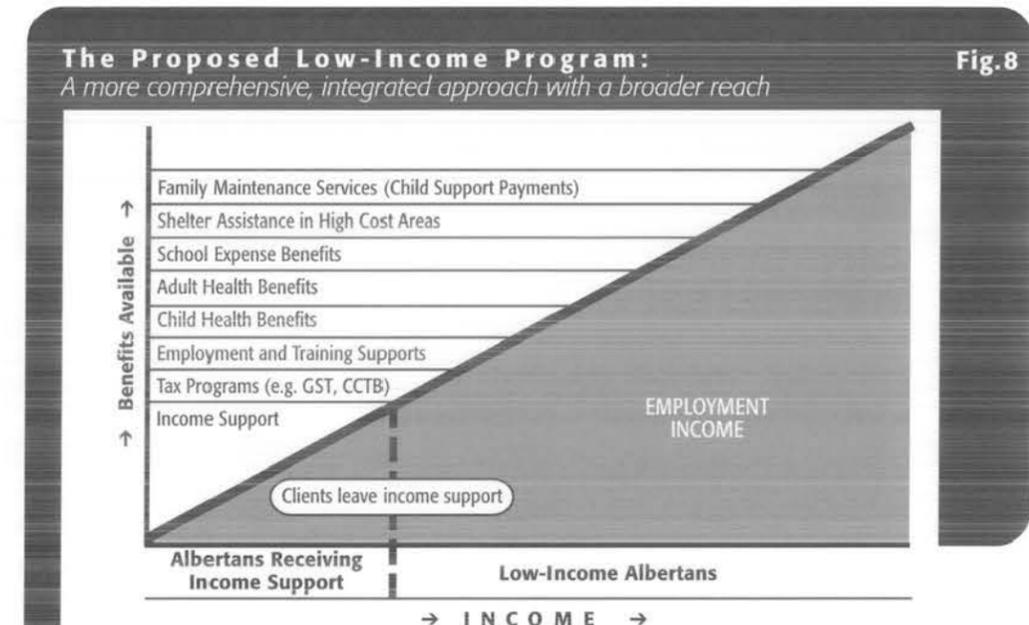
- The new program includes adjustments for extraordinary shelter costs in high-growth, high-cost areas, for both income support clients and low-income working families who do not access income support. (Fig. 6).



- The program will provide some benefits to all low-income working Albertans, including income support clients who leave the program. Income support clients will be able to have more of their employment earnings exempt from benefit calculations, which will be an incentive to become independent and self-reliant (Fig. 7).



Summary



The new low-income support program will offer the following benefits to low-income Albertans:

- enhanced program supports;
- expanded employment opportunities and incentives;
- extended eligibility;
- improved access;
- increased responsiveness to individual, family and local needs;
- increased effectiveness and efficiency in program administration and delivery; and
- low-income working Albertans outside the income support system will always be better off.

The MLA Committee recognizes that the proposed changes represent a significant departure from the current system. The recommended low-income support program will likely need to be phased-in over time. A number of bridging measures will be required to move smoothly from the present system to the new program, and to ensure that no current income support client groups are negatively affected.

The MLA Committee's more detailed recommendations are described in the following section of the report.

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Barbara Jeffrey, Social Planning Manager  
**FROM:** City Clerk  
**SUBJECT:** Low Income Programs Review

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*Reference Report:*

Chair, Red Deer & District FCSS & Social Planning Manager dated July 15, 2002

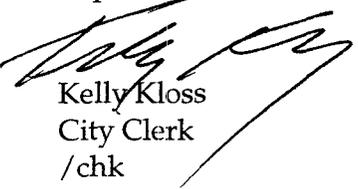
*Resolutions:*

**Resolved** that Council of the City of Red Deer having considered the report from the Chair of the Red Deer and District Family Community Support Services and the Social Planning Manager, dated July 15, 2002, re: Low Income Programs Review supports the recommendation of the Red Deer and District Family and Community Support Services Board to urge the Government of Alberta to immediately implement the recommendations of the Low-Income Programs Review and give the implementation a high priority which is not dependent on fluctuating provincial government revenues.

*Report Back to Council:* No

*Comments/Further Action:*

Please draft a letter to the Government of Alberta, for the Mayor's signature, regarding the implementation of recommendations of the Low-Income Programs Review.

  
Kelly Kloss  
City Clerk  
/chk

c Community Services Director  
FCSS Board

Date: July 24, 2002  
To: City Clerk  
From: Director of Development Services  
**Re: Emergency Services Service Delivery Study**

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Council will hear a presentation of the findings of the second phase of the subject project at the July 29, 2002 meeting of Council. The Consultant will present his recommendations and, as well, a report from the Emergency Services Manager is enclosed in the Council agenda.

This report is prepared to provide some history and context to the issue before Council.

The 2001 Emergency Services Budget documents prepared for Council's consideration contained recommendations regarding both staff and facility enhancement. The Department's Business Plan discusses the possibility of an additional facility in north Red Deer in 2004, as well as the possible relocation of Station 3. The plan goes on to discuss the requirement to hire additional staff over the period between 2003 and 2005. I have attached the appropriate sections of the business plan for Council.

During the budget debate, it was resolved that reference to the station and to the staff be deleted and instead a sum be set aside and identified as funding for emergency resource provision. It was further decided that a consultant be hired to carry out the two-phase study we are presently concluding.

During the 2002 Emergency Services Department budget deliberations, Council approved the hiring of five additional firemedics. This decision was based on a presentation by the Emergency Services Manager. He indicated that while the Consultant had not completed his work at that point, early indications were that one of his findings would be that the Department was understaffed and that they were experiencing considerable difficulty meeting the current response targets.

City Clerk  
Page 2  
July 24, 2002

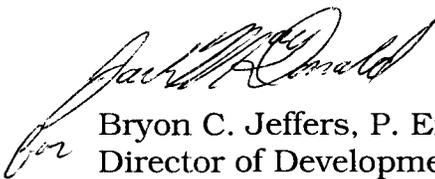
The Emergency Services Manager indicated that he would be attempting to increase staff at a rate of five per year over a period of years. The rationale for this was two-fold; first it would provide for a more manageable hiring process and second the impact on the budget would be spread over a number of years.

The Consultant will present his report at Council, and Council may also consider the recommendation of the Emergency Services Master Plan Committee. It is intended that the matter would then be tabled for two to four weeks to allow Council to consider the information and recommendations before them. The matter will then be brought back before Council for further discussion and direction.

Should Council approve in principle the recommendations before them, those recommendations will form the basis for the Department's future business plans. It is clearly understood that the process will be reviewed annually at each budget deliberation. Council may, at that time, chose to alter the process as they deem appropriate.

#### **RECOMMENDATION**

It is respectfully recommended that Council receive and discuss the material presented. This presentation is for information only at this time. Administration will bring the issue back to Council in two to four weeks for consideration.



Bryon C. Jeffers, P. Eng.  
Director of Development Services

BCJ/emr

- c. Emergency Services Manager  
Director of Corporate Services

## **RESULTS ACHIEVED AND CHALLENGES ENCOUNTERED**

With the leadership and assistance from the Personnel Department, a new collective agreement was negotiated with IAFF local 1190 without the need of arbitration.

The Phoenix Emergency Services explosion and fire was well managed by our crews on scene and despite the large loss, department activities maintained the viability of two local businesses.

The significant involvement of department staff significantly contributed to meeting the needs of victims of the tornado.

## **EFFICIENCIES AND INNOVATIONS**

The new collective agreement provides for efficient and innovative ways of providing training using department staff.

Almost all department staff is participating in a five-year medical research project to fight heart disease. It appears that at least one significant health situation was identified and successfully dealt with in the last year.

A light rescue unit was purchased and put into service to improve response and permit the reassignment of the heavy rescue to full-time haz-mat duty.

“Cool Kids Wear Lids Program” is continuing to expand.

The Adopt-a-School campaign, where one crew will take on public education responsibilities for a specific school, is gaining momentum.



## **COST OF GROWTH**

Increased recreational activity on the Red Deer River has persuaded us to include the purchase of a riverboat at some time to increase our ability for water rescue.

We will need to address the requirements for service delivery in north Red Deer as well as reviewing the location of Station 3. The Business Plan and Budgets currently provide for possible construction of a new North Red Deer facility in 2004. Funds for this facility, with an estimated cost of \$2,200,000, are being provided:

2002 - \$1,100,000  
 2003 - \$ 850,000  
 2004 - \$ 250,000

Additional resources will need to be put into training of additional staff as well as public education. To provide for staffing \$250,000 is being provided in 2003. There will be \$850,000 needed in 2004 and \$1,100,000 in 2005.

The increased redevelopment of the downtown places additional risk within The City, which are beyond the capabilities of the department. As the redevelopment of downtown continues, additional risk will result due to the increase in the number and size of buildings, which are beyond the resources of the department to protect.

With the proliferation of hazardous materials in and around the community and the related economic activity, our ability to deal with haz-mat incidents must be increased.

## **REVENUE MANAGEMENT**

### **Ambulance Service**

There is a three-tier rate for ambulance service:

- Most customers are charged the Blue Cross Rate for ambulance service.
- Ambulance billings that are a Provincial responsibility are at rate set by the Province but administered by Alberta Blue Cross.
- All others are charged the Alberta Ambulance Operator's rate. This has not been revised for a number of years.

The method of charging for ambulance service is under review. Currently rates are based on providing BLS or ALS service as appropriate. Consideration is being given to charging for all ambulance calls at the ALS rate.

### **Fire Equipment**

Rates for use of fire equipment are set comparable to rates charged by other centres. Most calls are for highway rescue. Rates for highway calls are set by Alberta Infrastructure.

**2001, 2002 AND 2003 OPERATING BUDGETS**

**PROGRAM: DEPARTMENT SUMMARY**

**DEPARTMENT: Emergency Services**

**DIRECTORATE: Development Services**

**DESCRIPTION OF PROGRAM**

The primary department responsibility is the safety of the citizens of Red Deer in the areas of fire, hazardous materials and emergency medical services.  
The department provides Fire Suppression, Rescue, Hazmat, Inspection, Code and Bylaw Enforcement, and Public Education services.  
It also provides courses to staff in areas of fire suppression, rescue, emergency medical services and other areas of service delivery to acquire and maintain knowledge and skills required to ensure safe, efficient and optimal delivery of services.

**LEVEL OF SERVICE**

Provide appropriate response to fire, ambulance, hazmat and rescue within The City of Red Deer.  
Maintain disaster preparedness and readiness in the community.  
Promote public safety in buildings and promote public education in fire and injury prevention within the community.  
Provide Regional 9-1-1 service to central Alberta and offer dispatch services.

**OBJECTIVES AND ACTION**

- Objective** To promote injury and fire prevention  
**Action** Expand the Learn Not To Burn program to additional students  
Increase the delivery of the Risk Watch Program  
Construct the Fire Safe House at Safe City
- Objective** Undertake regional initiatives  
**Action** Meet the objectives of the Business Plan as it relates to regional dispatch  
Promote regional cooperativeness as it relates to disaster planning  
Update all mutual aid agreements
- Objective** Develop the capabilities of our personnel  
**Action** Increase skills through training  
Increase focus on team approach  
Promote safe work practices  
Increase department competency
- Objective** Ensure good performance measures  
**Action** Review historic response time targets with our Emergency Services Master Plan Advisory Comm. in 2001  
Run a station location model to review station sites, especially for Stations 3 and 5
- Objective** Purchases are made within City purchasing guidelines  
**Action** There are no instances when policy is not followed and there is no detrimental effect on service delivery due to delayed purchasing
- Objective** High level of customer service is maintained  
**Action** Phone calls answered within three rings, 95% of the time  
At least one new customer initiative is implemented each year

<b>SUMMARY PAGE NUMBERS:</b>	<b>1999 ACTUAL</b>	<b>2000 BUDGET</b>	<b>2001 BUDGET</b>	<b>2002 BUDGET</b>	<b>2003 BUDGET</b>
<b>EXPENDITURE</b>					
Personnel	\$7,029,535	\$8,093,176	\$8,347,245	\$8,429,090	\$8,487,297
General & Contracted Services	339,888	436,180	517,255	444,230	462,155
Materials, Supplies & Utilities	332,197	252,370	279,420	279,720	292,770
Other	65,618	30,339	30,023	0	0
Internal Charges & Transfers	690,021	285,906	624,339	1,857,878	1,856,649
<b>TOTAL EXPENDITURE</b>	<b>\$8,457,258</b>	<b>\$9,097,971</b>	<b>\$9,798,282</b>	<b>\$11,010,918</b>	<b>\$11,098,871</b>
<b>REVENUE</b>	<b>1,538,971</b>	<b>1,446,181</b>	<b>1,613,605</b>	<b>1,713,980</b>	<b>1,767,980</b>
<b>NET TAX LEVY</b>	<b>\$6,918,287</b>	<b>\$7,651,790</b>	<b>\$8,184,677</b>	<b>\$9,296,938</b>	<b>\$9,330,891</b>
Percent of Prior Year		110.6%	107.0%	113.6%	100.4%
<b>EQUIVALENT FULL TIME POSITIONS</b>	<b>108.7</b>	<b>109.7</b>	<b>110.0</b>	<b>110.0</b>	<b>110.2</b>

**2001, 2002 AND 2003 OPERATING BUDGETS**

**PROGRAM: ADMINISTRATION**

**DEPARTMENT: Emergency Services**

**DIRECTORATE: Development Services**

**DESCRIPTION OF PROGRAM**

The Administration section has two main functions: to provide overall leadership, direction, planning and management of the department; and provide clerical support in the areas of payroll, invoicing, daily data entry and purchasing.

**LEVEL OF SERVICE**

Revenues and expenditures are within budget.  
 Programs achieve outlined objective.  
 All records are up to date and accurate.  
 Support requirements of the Chief Officers and Safety Codes Officers.

**OBJECTIVES AND ACTION**

- Objective** To ensure that department staff are aware of department goals and direction.  
**Action** Make sure department priorities and initiatives are communicated to all staff.
- Objective** To ensure department expenditures stay within budget.  
**Action** Budget is monitored at least monthly and necessary action taken to address budget variances.
- Objective** To ensure payroll entries, invoicing and purchasing are completed in a timely fashion; as well as providing quality customer service.  
**Action** To ensure employee time is correctly accounted for with a minimal error rate (1%)  
 Invoices are generated in a timely (by month end) and accurate manner (1% error rate)

<b>DETAIL PAGES 2549 &amp; 2550</b>	<b>1999 ACTUAL</b>	<b>2000 BUDGET</b>	<b>2001 BUDGET</b>	<b>2002 BUDGET</b>	<b>2003 BUDGET</b>
<b>EXPENDITURE</b>					
Personnel	\$424,198	\$450,266	\$495,673	\$497,788	\$499,904
General & Contracted Services	13,777	18,950	99,800	24,800	24,800
Materials, Supplies & Utilities	7,185	7,650	7,850	7,900	7,900
Other	65,592	30,339	30,023	0	0
Internal Charges & Transfers	(91,274)	14,286	(56,861)	44,658	45,649
<b>TOTAL EXPENDITURE</b>	<b>\$419,478</b>	<b>\$521,491</b>	<b>\$576,485</b>	<b>\$575,146</b>	<b>\$578,253</b>
<b>REVENUE</b>	<b>2,165</b>	<b>1,181</b>	<b>625</b>	<b>0</b>	
<b>NET TAX LEVY</b>	<b>\$417,313</b>	<b>\$520,310</b>	<b>\$575,860</b>	<b>\$575,146</b>	<b>\$578,253</b>
Percent of Prior Year		124.7%	110.7%	99.9%	100.5%
<b>EQUIVALENT FULL TIME POSITIONS</b>	<b>6.25</b>	<b>6.25</b>	<b>6.25</b>	<b>6.25</b>	<b>6.25</b>

**Emergency Services**

**DATE: JULY 22, 2002**

**TO: CITY CLERK**

**FROM: FIRE CHIEF/MANAGER  
EMERGENCY SERVICES DEPARTMENT**

**SUBJECT: EMERGENCY SERVICES MASTER PLAN RECOMMENDATION**

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As Council is aware the Emergency Services Master Plan Advisory Committee was directed to complete the second phase of the Emergency Services review of service delivery and response standards. Completion of the first phase in February of this year resulted in a resolution of Council dated February 25, 2002 that consisted of two recommendations, that Council:

1. Adopts as a planning guideline for the years 2003 to 2007 response characteristics of:
  - 1<sup>st</sup> response in 4 minutes 90% of the time
  - 2<sup>nd</sup> response in 6 minutes 75% of the time
  - 3<sup>rd</sup> response in 8 minutes 75% of the time,
2. Agrees that the planning guideline above form the framework of the second phase of the Emergency Services review, provided that such guidelines will not be implemented except in such manner and at such time as Council may subsequently resolve.

During budget deliberations this year Council also acknowledged the difficulty the Emergency Services Department was having in meeting its previous mandate and authorized the hiring of five additional Fire-Medics to immediately assist with their efforts. We are pleased to report that they started training July 15<sup>th</sup> and will be on active duty as of July 22<sup>nd</sup>.

The second phase was completed by Dillon Consulting Ltd. and the results were presented to the Emergency Services Advisory Committee on June 26, 2002. A review of the process to date and a thorough analysis of potential solutions was conducted by Mr. Claudio Cavelli of Dillon Consulting. The Committee discussed at length the different options considering future growth, increasing service demands, response times particularly in the north and southeast, and depth of response for the entire City. Based on the planning guideline outlined in #1 above, the following motion was introduced:



## Emergency Services

### ES Master Plan Recommendation

July 16, 2002

Page 2

'That the Emergency Services Master Plan Advisory Committee accept *the City of Red Deer Emergency Services Review, Station Location Assessment Evaluation of Future Conditions* Draft dated May 31, 2002 as the planning guideline for service delivery and recommend to Council of the City of Red Deer that:

1. Administration be directed to investigate options for future relocation of the Fire Prevention, administration, communications and mechanical services of the department (currently located in Station No. 3);
2. The City continue to increase staff by a minimum of 5 per year until 2007;
3. The City consider building Station No. 5 to open no later than 2005;
4. Station No. #3 be considered for relocation as the population approaches 90,000.

A new station in the north end was the only solution to meeting the 4/6/8 min.-90/75/75% of the time planning guideline. Gradually increasing manning by 5 per year was the most balanced approach to meeting increasing service demands, being able to recruit reasonable numbers of qualified people, having properly trained staff in place when the station is ready to open, and to spread the increases over a number of years.

Mr. Claudio Covelli will be present to provide detail and answer any questions Council may have.

### Recommendation

We would respectfully recommend that Council approve the direction recommended by the Emergency Services master Plan Implementation Committee in the resolution above. This approval would be subject to review of the Emergency Services budget each year and specific Council direction on the future station and staffing requirements they believe is appropriate.

We would respectfully request Council's direction on the future station and staffing requirements that they believe is appropriate.

A handwritten signature in black ink, appearing to read 'Jack MacDonald'.

Jack MacDonald  
Fire Chief/Manager Emergency Services

CC: Director of Development Services

***Comments:***

We agree with the recommendations of the Director of Development Services. We recommend that this be tabled to the August 26, 2002 Council Meeting.

"G. D. Surkan"  
Mayor

"R. Burkard"  
Acting City Manager

**COUNCIL MEETING OF JULY 29<sup>TH</sup>, 2002**

**ATTACHMENT**

**DOCUMENT STATUS:        PUBLIC**

**REFERS TO:                EMERGENCY SERVICES SERVICE  
DELIVERY STUDY**

**City of Red Deer  
Emergency Services Review**

**Station Location Assessment  
Evaluation of Future Conditions  
Final**

**Prepared By:**

**Dillon Consulting Limited  
Donal Baird Associates**

**May 31, 2002**

## **Station Location Assessment Evaluation of Future Conditions**

### **1.0 INTRODUCTION**

Council formerly reviewed the "Evaluation of Alternative Service Standards", dated January 21, 2002 and adopted the following response planning guideline for the years 2003 to 2007.

#### **4/6/8 Minutes – 90%/75%/75% of the Time**

This standard includes a first vehicle responding in four minutes of travel time 90% of the time, a second vehicle in six minutes of travel time 75% of the time, and a third vehicle in eight minutes of travel time 75% of the time. The standard is based on a crew of four per vehicle responding.

The selection of the standard was a prerequisite to identifying existing and future suppression resource needs and station location.

The purpose of this working paper is to present the results of our review of the City's emergency response and resource needs for a 90,000 population threshold, as identified in the City of Red Deer Growth Study, completed by UMA Engineering Limited - Price Waterhouse Coopers in 2000.

### **2.0 NETWORK MODEL UPDATE**

The Growth Study, and other references were used to determine the likely future road network corresponding to the population threshold. Speed limits on future roads were assumed to be consistent with the speed limit trends on the existing road network.

Future fire demand zones were identified in keeping with the 90,000 population threshold identified in the Growth Study and additional references. Fire risk classifications were assigned to these lands based on the land uses identified in the reference documents, consistent with the fire risk classification adopted for existing lands.

Future developments were primarily concentrated in the northeast, northwest, and south portions of the city. A total of 22 fire demand zones were added to represent future developments, bringing the total number of fire demand zones covering the City to 130.

The future road network and fire demand zones are illustrated in **Figure 1**.

### 3.0 FUTURE DEPLOYMENT ANALYSIS

This section summarizes the results of the deployment analysis for future conditions. A number of scenarios were developed and tested to highlight the coverage deficiencies that might arise as a result of future developments, and identify possible solutions necessary to meet the desired service standard. The aim of the analysis was to identify a “practical” solution to meet the standard.

The following paragraphs describe the assessment of various future station location and response staffing scenarios. These descriptions are followed by a table, which summarizes the results of the analyses. All scenarios are tested against the desired service standard described in **Section 1.0** and includes a first vehicle responding in four minutes of travel time 90% of the time, a second vehicle in six minutes of travel time 75% of the time, and a third vehicle in eight minutes of travel time 75% of the time. It should be noted that all optimizations were base on the four minute, first responding vehicle standard.

#### *Scenario 1*

This can be described as the “base” or “do nothing” future scenario. The scenario was tested to evaluate the coverage that would result if no changes were made to the fire suppression resources. The four existing stations would result in 71%, 67%, and 67% coverage for the first, second, and third responding vehicles, respectively. **Figures 2a, 2b, and 2c** illustrate the results of the analyses.

#### *Scenario 2*

This scenario is based on adding one optimally located fire station to the existing four stations. This would require the construction of an additional station. For analysis purposes a fully staffed pump vehicle would be available to respond to fire calls and an ambulance for medical calls. The existing stations are not relocated. This scenario results in coverage of 82% for the first responding vehicle, which does not meet the identified standard. The results are depicted in **Figure 3**. Clearly, meeting the desired standard would require the construction of a fifth station as well as the relocation of at least one of the existing four stations.

#### *Scenario 3*

This scenario is based on optimally locating all five stations throughout the city. This would require the construction of an additional station and the relocation of each of the existing stations (at least theoretically). For analysis purposes a fully staffed pump vehicle would be available to respond to fire calls and an ambulance for medical calls. This scenario was developed to indicate the best first response coverage attainable with 5 stations. The scenario would result in 95%, 70%, and 85% coverage for the first, second, and third responding vehicles, respectively. **Figure 4** illustrates the coverage deficiencies for the four minute, first responding vehicle standard. In this theoretical assessment maximizing the first response coverage compromises, to some extent, the second response coverage.

This scenario was run to help understand which of the existing stations are closest to their theoretical optimum location and is therefore helpful in determining which of the existing stations are candidates for relocation.

**Scenario 4**

The scenario assesses the effect of adding one optimally located station, with one fully staffed pump vehicle available to respond to fire calls and an ambulance for medical calls. The scenario also assumes the optimal relocation of **Stations 2 and 3**. Stations 1 and 4 remain in their existing locations. The scenario would result in 92%, 79%, and 79% coverage for the first, second, and third responding vehicles, respectively. **Figures 5a, 5b, and 5c** illustrate the results of the analyses. The results indicate that Station 2 does not move very far and practically this would not be done.

**Scenario 5**

This scenario assumes the addition of one optimally located fire station with one additional fully staffed pump vehicle available to respond to fire calls and an ambulance for medical calls. The scenario also assumes the relocation of **Station 3** to an optimal location. Stations 1,2 and 4 remain in their existing locations. This scenario results in coverage of 90%, 81%, and 77% for the first, second, and third responding vehicles, respectively. **Figures 6a, 6b, and 6c** illustrate the results of the analyses. The scenario meets and exceeds the desired service standard.

**Scenario 6**

This scenario assumes the addition of one optimally located fire station with one additional fully staffed pump vehicle available to respond to fire calls and an ambulance for medical calls. The scenario also assumes the relocation of **Station 2** to an optimal location. Stations 1,3 and 4 remain in their existing locations. This scenario results in coverage of 88%, 75%, and 86% for the first, second, and third responding vehicles, respectively. **Figures 7a, 7b, and 7c** illustrate the results of the analyses. The scenario marginally fails to meet the desired service standard.

**TABLE 1  
 FUTURE RESPONSE COVERAGE SUMMARY**

Scenario	Description	1 <sup>st</sup> Vehicle Response	2 <sup>nd</sup> Vehicle Response	3 <sup>rd</sup> Vehicle Response	Met Standard
1	4 existing stations - no additional fire suppression/emergency medical resources (future do-nothing).	71%	67%	67%	No
2	5 stations in total - 4 existing stations and one additional optimally located fire station, one additional pumper, ambulance and requisite staffing.	82%	N/A	N/A	No
3*	5 optimally located stations, one additional pumper, ambulance and requisite staffing.	95%	70%	85%	No
4	5 stations in total - existing stations 1 & 4 in existing locations, stations 2, 3 and an additional station optimally located. One additional pumper, ambulance and requisite staffing.	92%	79%	79%	Yes
5	5 stations in total - existing stations 1,2 & 4 in existing locations, station 3 and an additional station optimally located. One additional pumper, ambulance and requisite staffing.	90%	81%	77%	Yes
6	5 stations in total - existing stations 1,3 & 4 in existing locations, station 2 and an additional station optimally located. One additional pumper, ambulance and requisite staffing.	88%	75%	86%	No

\*Optimization based on the 4 minute, first responding vehicle standard.

## **4.0 FUTURE DEPLOYMENT ANALYSIS**

The City of Red Deer Emergency Services Department operates as a fully integrated department, providing fire suppression, rescue, and emergency medical services for the City. The effectiveness of the department's intervention to fire and other emergencies is heavily dependent upon the speed and depth of response of resources. The focus of the following analysis is on staffing and deployment analysis. Having reviewed the present department operation and cognizant of the need for an fifth station (as identified in the preceding section), the following presents a future base case and two other possible future staffing and deployment options. The existing department operation is briefly discussed to give perspective to the identified options (details of these are presented in **Table 2**).

### ***The Existing Condition***

The City presently operates four fire/emergency services stations. Each station houses at least one operational pumper and one ambulance. A total of 83 Fire-Medics make up the fire suppression/emergency services staff. Three of the existing four shifts have 21 Fire-Medics assigned the fourth has 20. Training, vacations and illnesses can amount up to 20% of assigned staff, leaving as few as 16-response staff on-duty per shift (four per station).

Four on-duty response staff are typically available to respond to all fire, rescue and emergency medical calls within each station's service area. When an ambulance (crew of 2) is deployed from a station, the remaining two on-duty Fire-Medics are insufficient in number to deploy the pumper, should a fire emergency arise. This has serious implications on the ability of the department to meet the standard adopted.

### ***Future Base Condition***

This staffing option is an extension of the existing staffing situation. A total of 25 on duty Fire-Medics would be required per shift to keep a minimum of four on-duty response staff per station (after accounting for the 20% to cover for vacations, illnesses and training).

As in the existing condition, when an ambulance (crew of two) is deployed from a station, the remaining two on-duty Fire-Medics, are insufficient in number to deploy the pumper, should a fire emergency arise.

### ***Future Option 1***

This option assumes an additional two on-duty response staff (three assigned) per shift (to the future base condition), be available to fill in the staffing numbers in any station from which an ambulance has been deployed for an extended period of time. These additional staff would be on-duty at a centrally located station. Thereby, minimizing their average travel time to any other station that might require them.

This would require a total of three on-duty staff per shift over and above the future base case condition, resulting in a total of 112 Fire-Medics.

Where multiple ambulances are deployed simultaneously for extended periods of time, only one station could be reinforced with the additional staff.

### ***Future Option 2***

This option assumes a total of five on-duty response staff (six assigned) in each station, per shift. This would require a total of 30 on-duty Fire-Medics per shift, bringing the total number of Fire-Medics to 120.

The deployment of an ambulance from any station would leave three on-duty Fire-Medics in that station. These three remaining Fire-Medics could then deploy a pump vehicle to a fire emergency, albeit with a reduced staff. While this would result in a reduction in the first response (four minute, first response standard is based on a crew of four) capability, three Fire-Medics would be on the scene within four minutes 90% of the time. However, when the second responding vehicle arrives it would arrive with five Fire-Medics, bringing the staff complement to eight.

This option would be advantageous in situations where two or more simultaneous fire and/or ambulance calls are experienced. It adds considerable flexibility and depth, but also cost. It also requires that a pump vehicle on occasion would respond with three staff, which goes against best practices.

## **5.0 RECOMMENDATIONS**

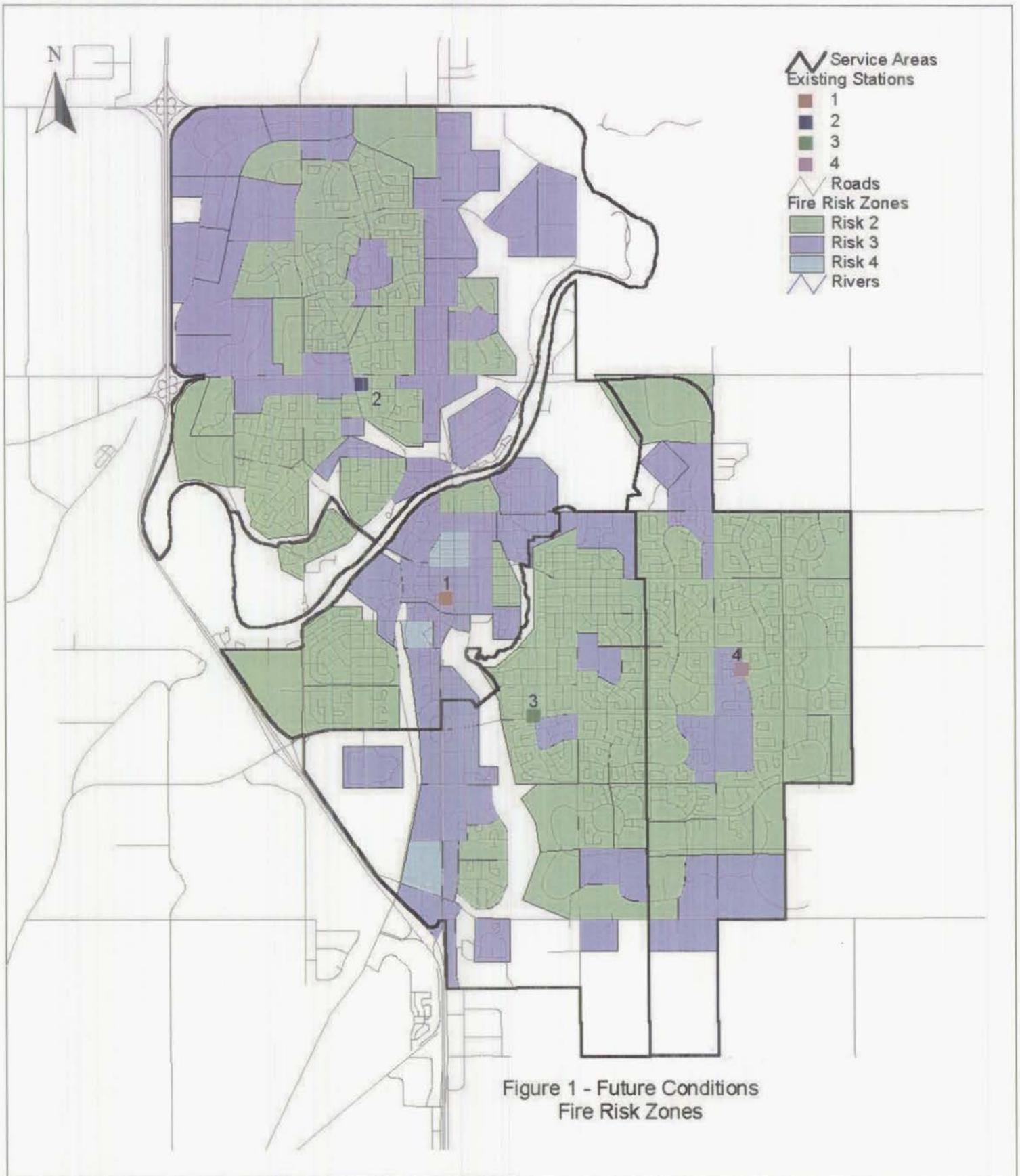
The following are our recommendations. They are based on balancing the cost of the service with its effectiveness given the call volume and other considerations. They are also based on the practical considerations about moving stations.

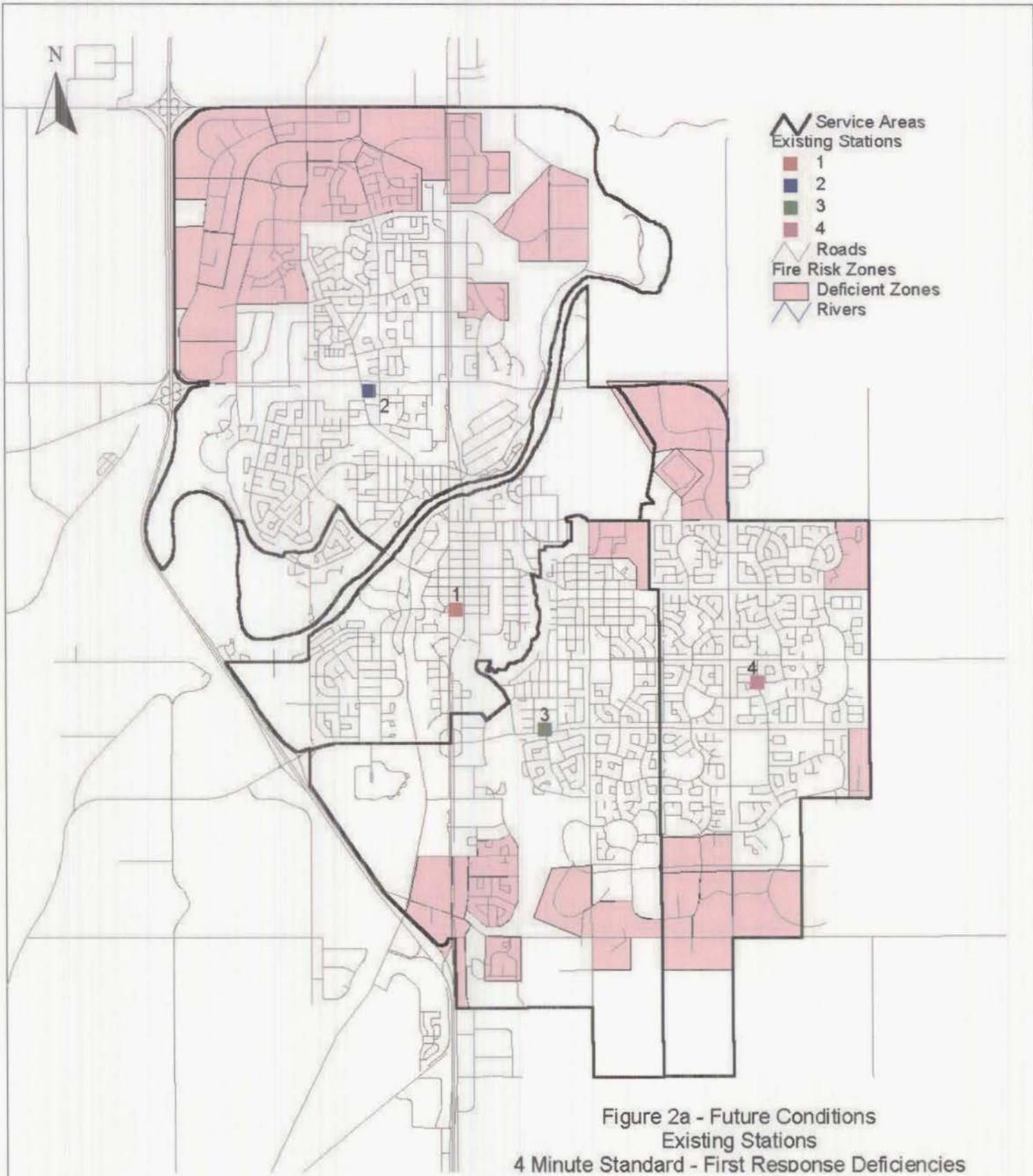
1. Adopt **Scenario 5**, which places a new station in the north part of the City to cover deficiencies there, and relocate **Station 3** further south. The relocation of Station 3 is driven by growth. When growth in the south approaches the 90,000-population level, relocation of Station 3 would make sense.
2. Existing service levels do not meet the adopted standard so the addition of the fifth station is required as soon as practical. A program of annual increases in staff with a view towards having the new Station 5 in place no later than 2005 appears to be a practical solution.
3. Adopt operating **Option 1**, which would bring the City up to 112 Fire-Medics. This provides staffing to cover those frequent occasions when an ambulance is out for extended periods. It also provides the flexibility to deploy staff in other ways on occasions when there are more than the minimum on duty (e.g. staff some stations with five Fire-Medics).

**TABLE 2  
 SUMMARY OF STATION AND STAFFING OPTIONS**

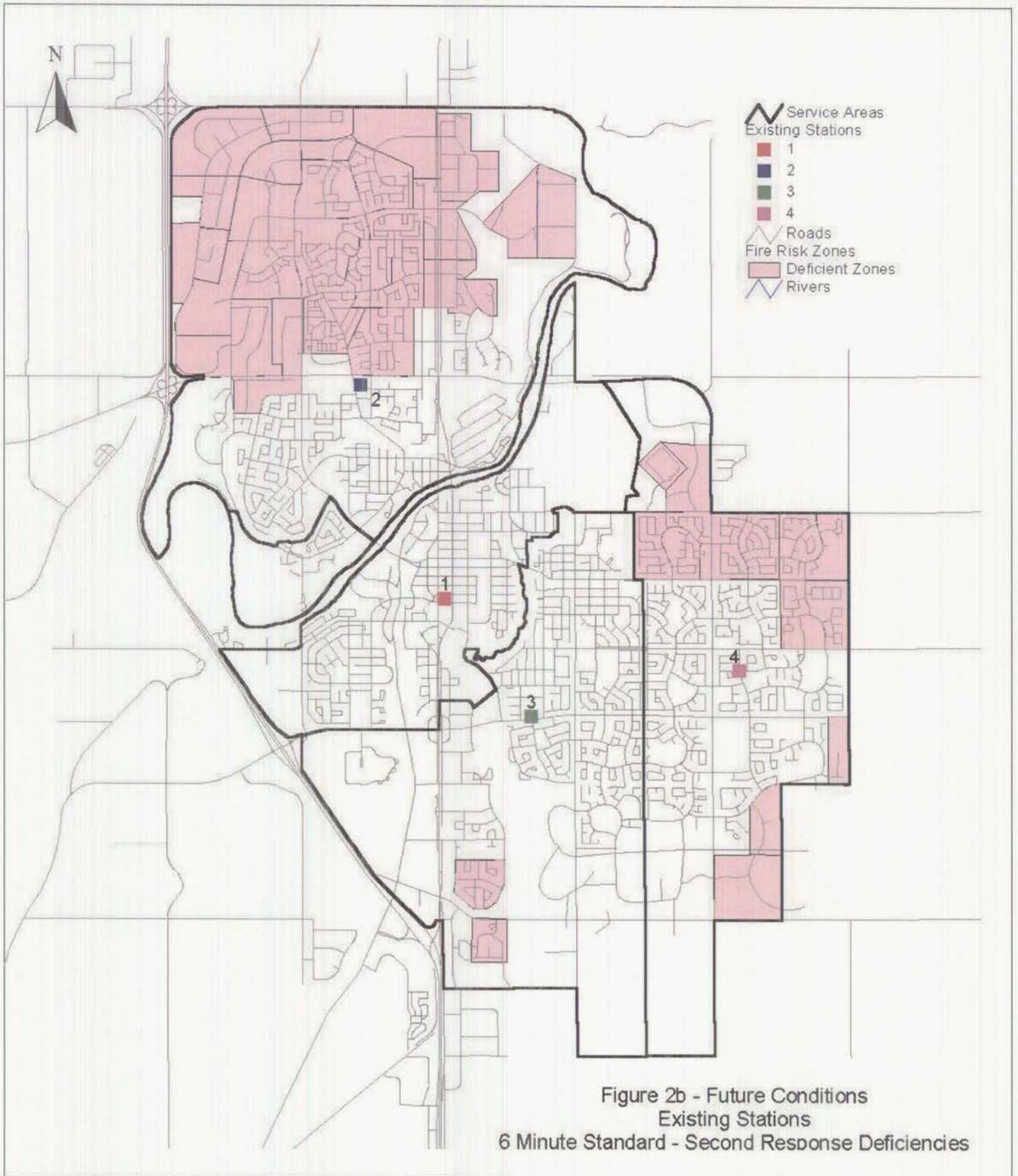
<b>Indicator</b>	<b>Existing - 4 Stations</b>	<b>Future - 5 Stations Base Condition</b>	<b>Future - 5 Stations Option 1</b>	<b>Future - 5 Stations Option 2</b>
Number of Stations	4	5	5	5
Number of Fully-Staffed Pump Companies	4	5	5	5
Fire-Medics per Shift	20/21	25 <sup>1</sup>	28 <sup>1</sup>	30 <sup>1</sup>
Total Number of Fire-Medics	83	100 <sup>1</sup>	112 <sup>1</sup>	120 <sup>1</sup>
Number of Ambulances	4	5	5	5
Additional Fire-Medics Assigned per Shift (Total) <sup>2</sup>	N/A	5/4 (17)	8/7 (29)	10/9 (37)
Annual Additional Staff Operating Cost <sup>3</sup>	N/A	\$1,105,000	\$1,885,000	\$2,405,000
Additional Capital Cost <sup>4</sup>	N/A	Station: \$1,250,000 Pump: \$450,000 Ambulance: \$130,000 Total: \$1,830,000	Station: \$1,250,000 Pump: \$450,000 Ambulance: \$130,000 Total: \$1,830,000	Station: \$1,250,000 Pump: \$450,000 Ambulance: \$130,000 Total: \$1,830,000

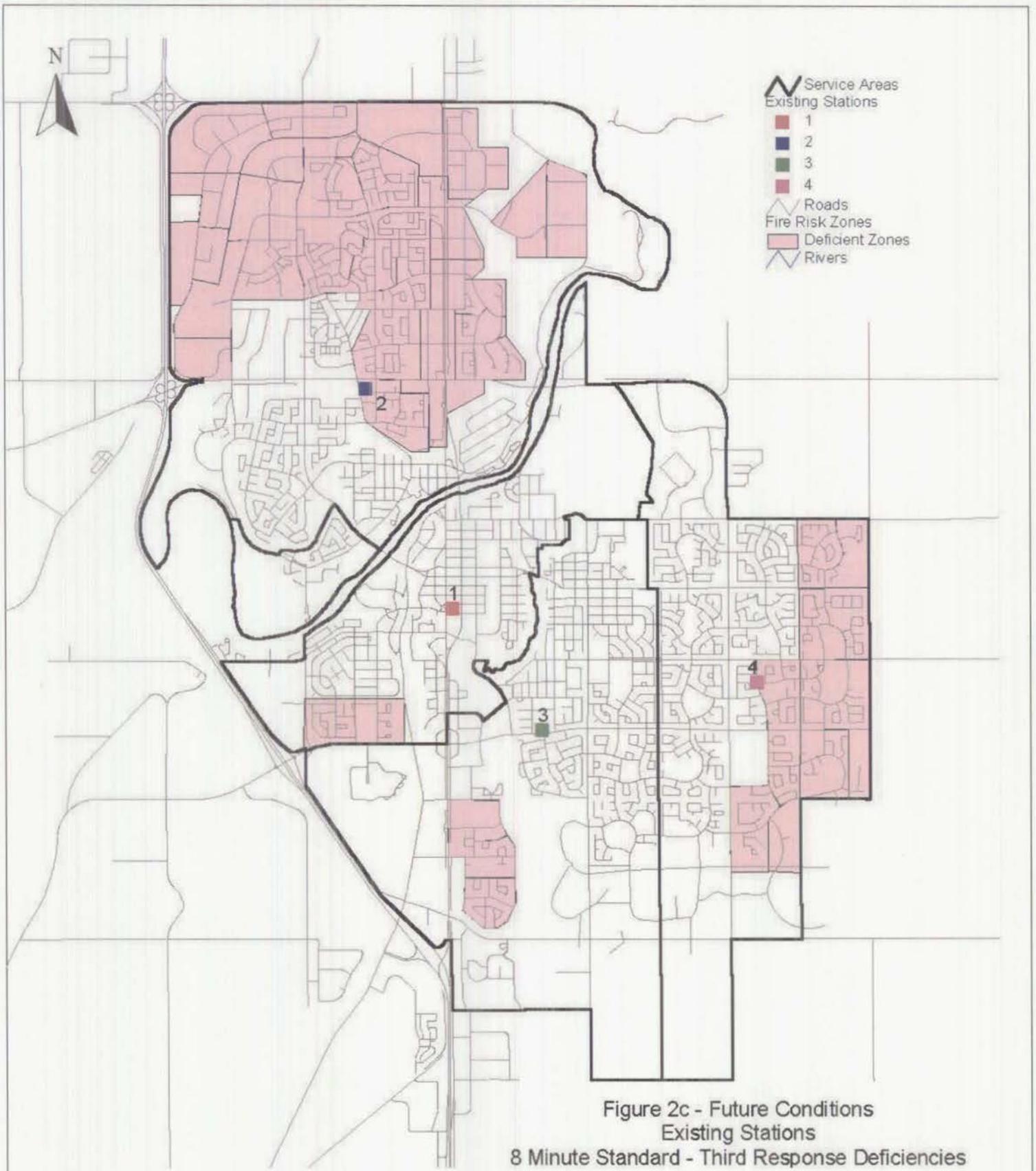
- Notes: 1. Includes the "Additional Fire-Medics Assigned/Shift (Total)".  
 2. Three of the existing four shifts have 21 Fire-Medics assigned on duty, the fourth has 20. The additional Fire-Medics all shifts up to the same number of staff.  
 3. Staff Operating Costs are based on a company of 20 Fire-Medics at a cost of \$1,300,000/year.  
 4. Capital Costs are based on: a Station at \$1,250,000; a Pump Vehicle at \$450,000 each; and an Ambulance \$130,000 each.





# City of Red Deer Emergency Services Review





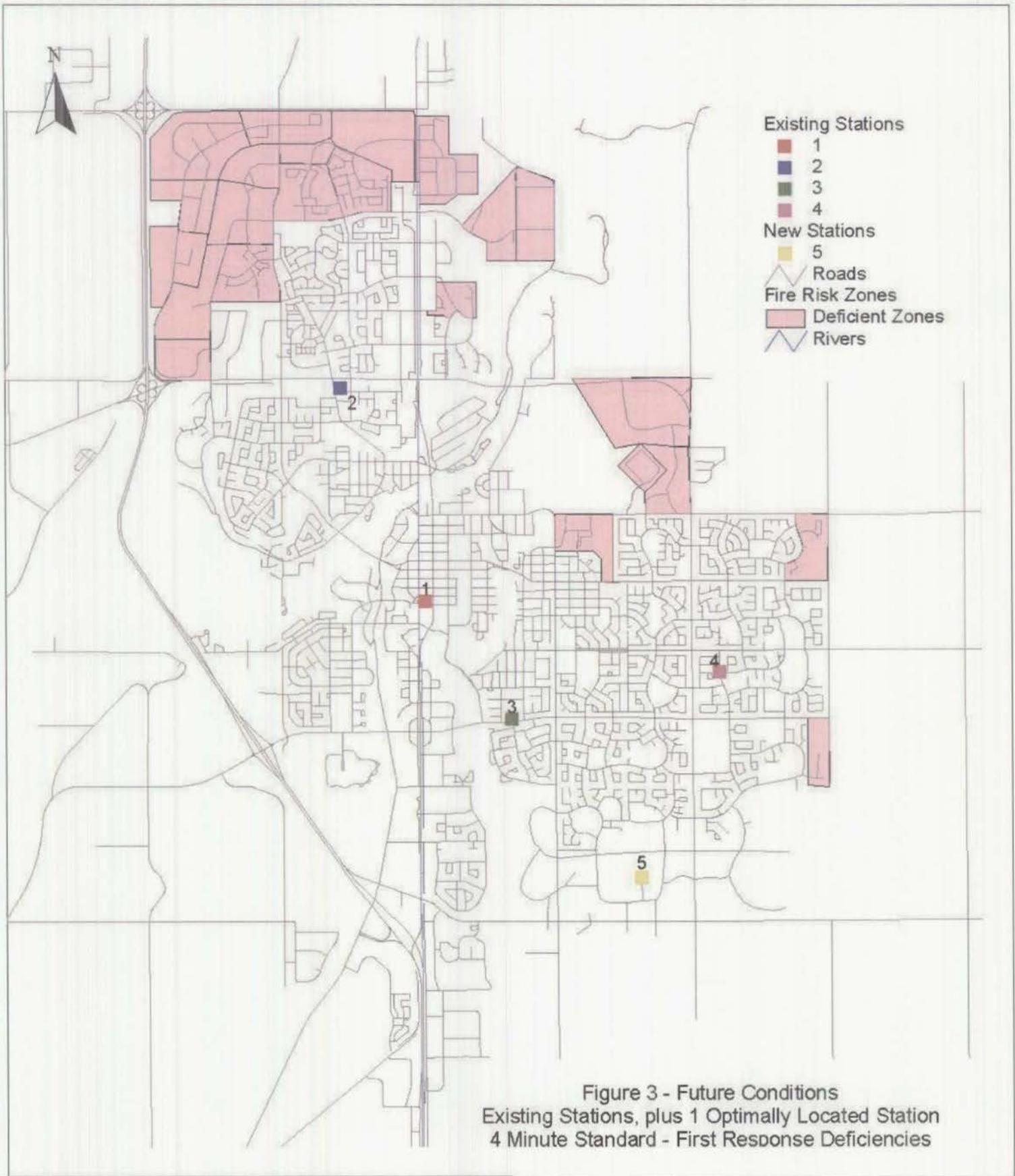
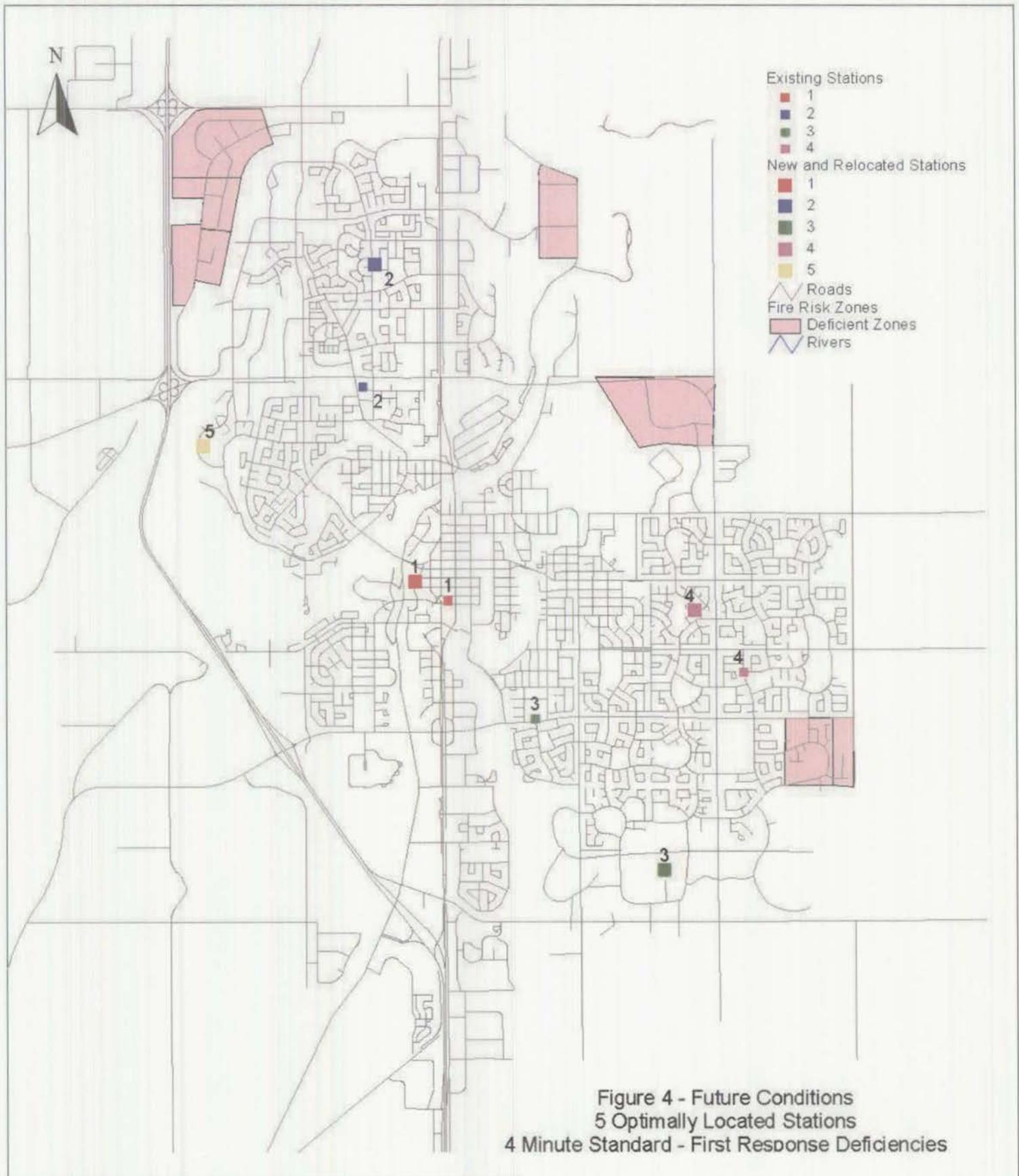


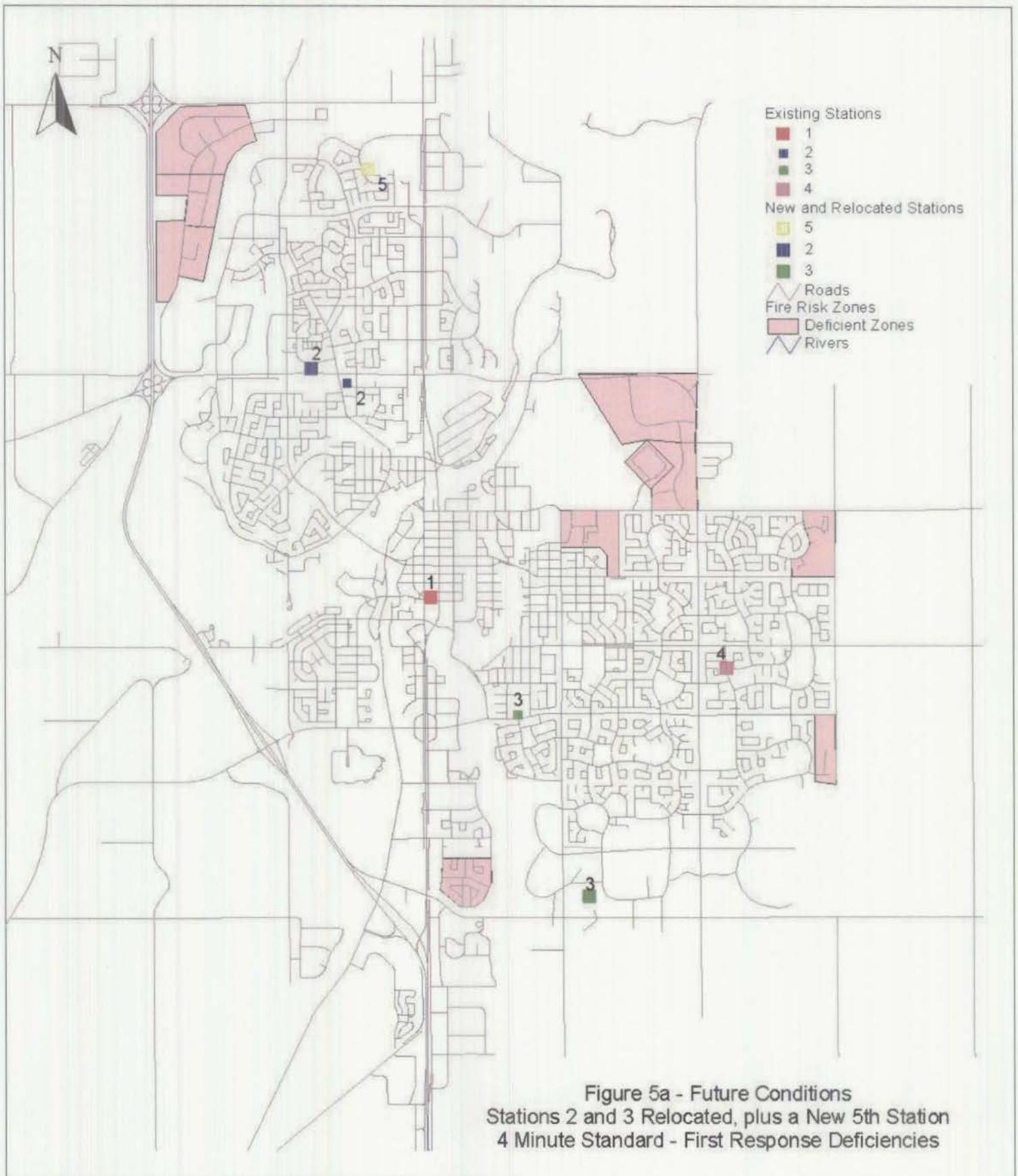
Figure 3 - Future Conditions  
Existing Stations, plus 1 Optimally Located Station  
4 Minute Standard - First Response Deficiencies

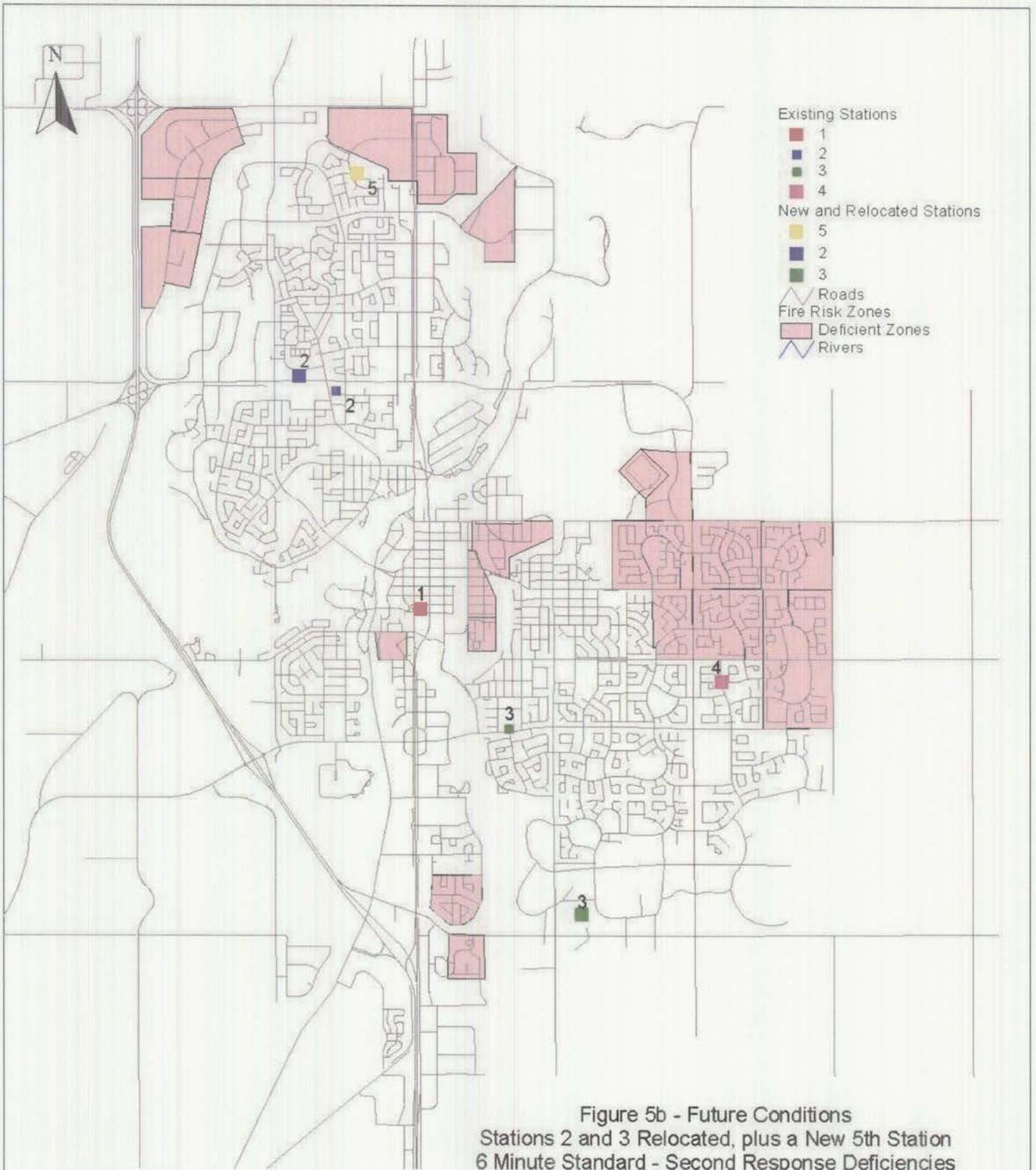


# City of Red Deer Emergency Services Review

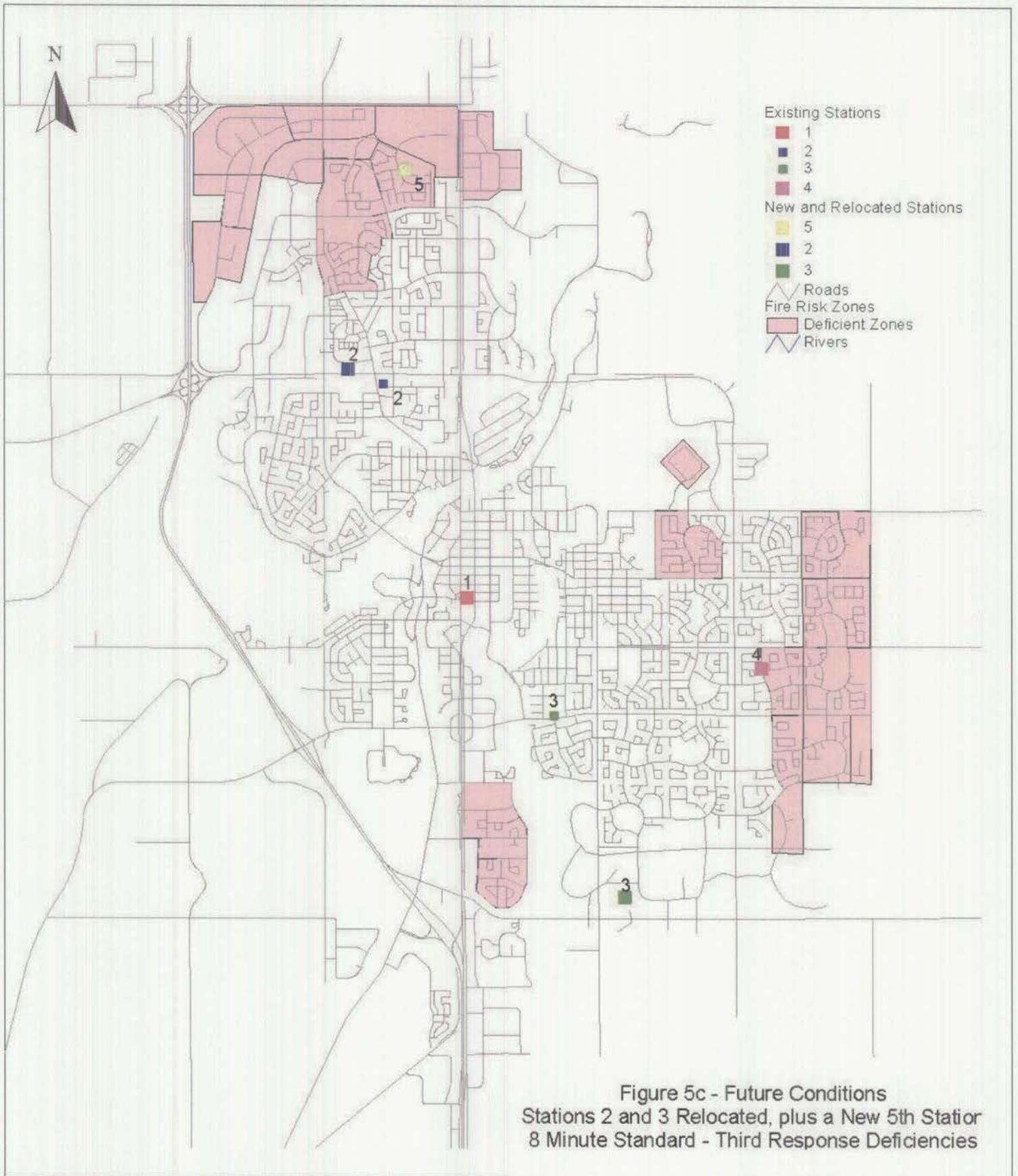


# City of Red Deer Emergency Services Review





# City of Red Deer Emergency Services Review



# City of Red Deer Emergency Services Review

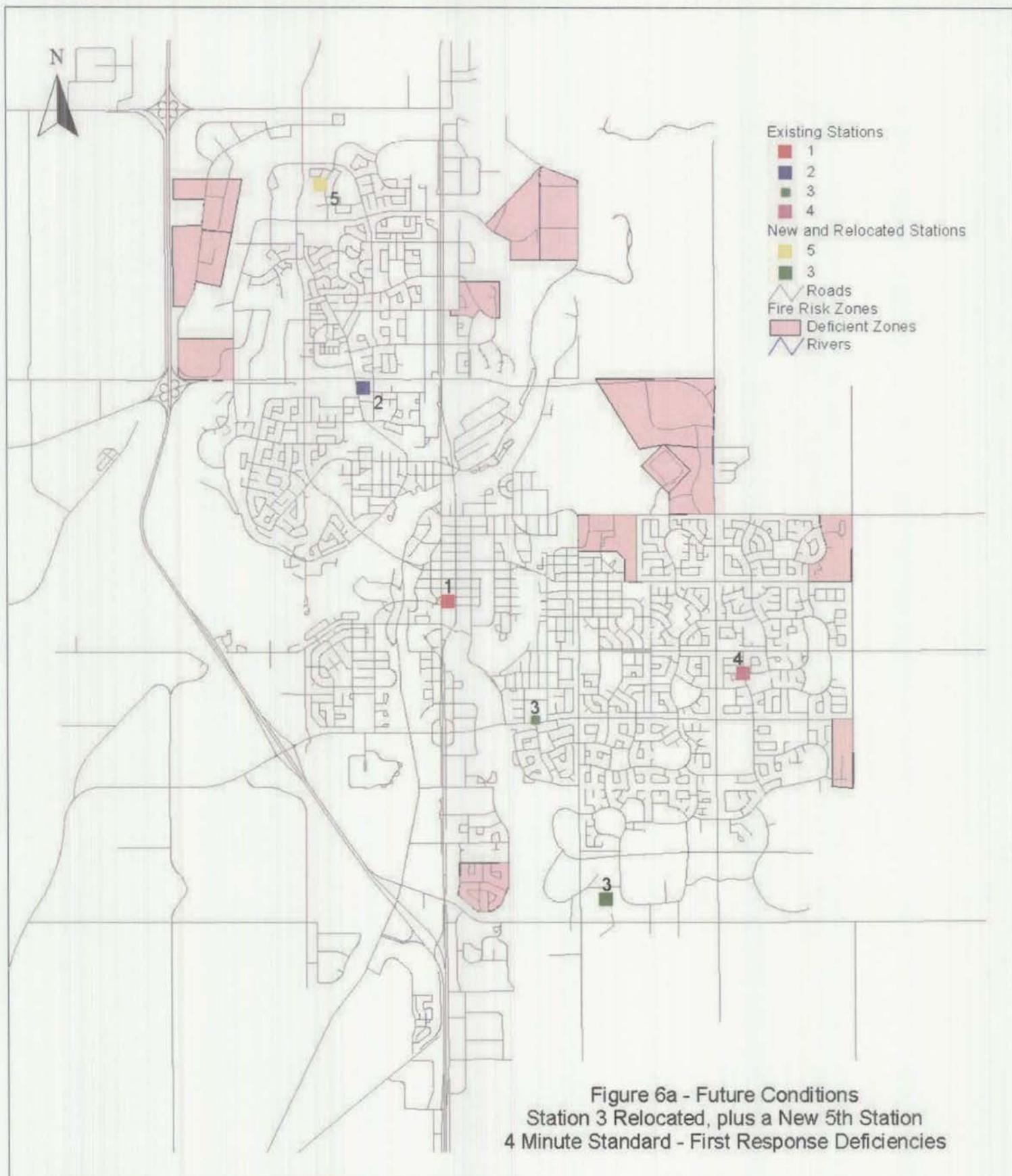
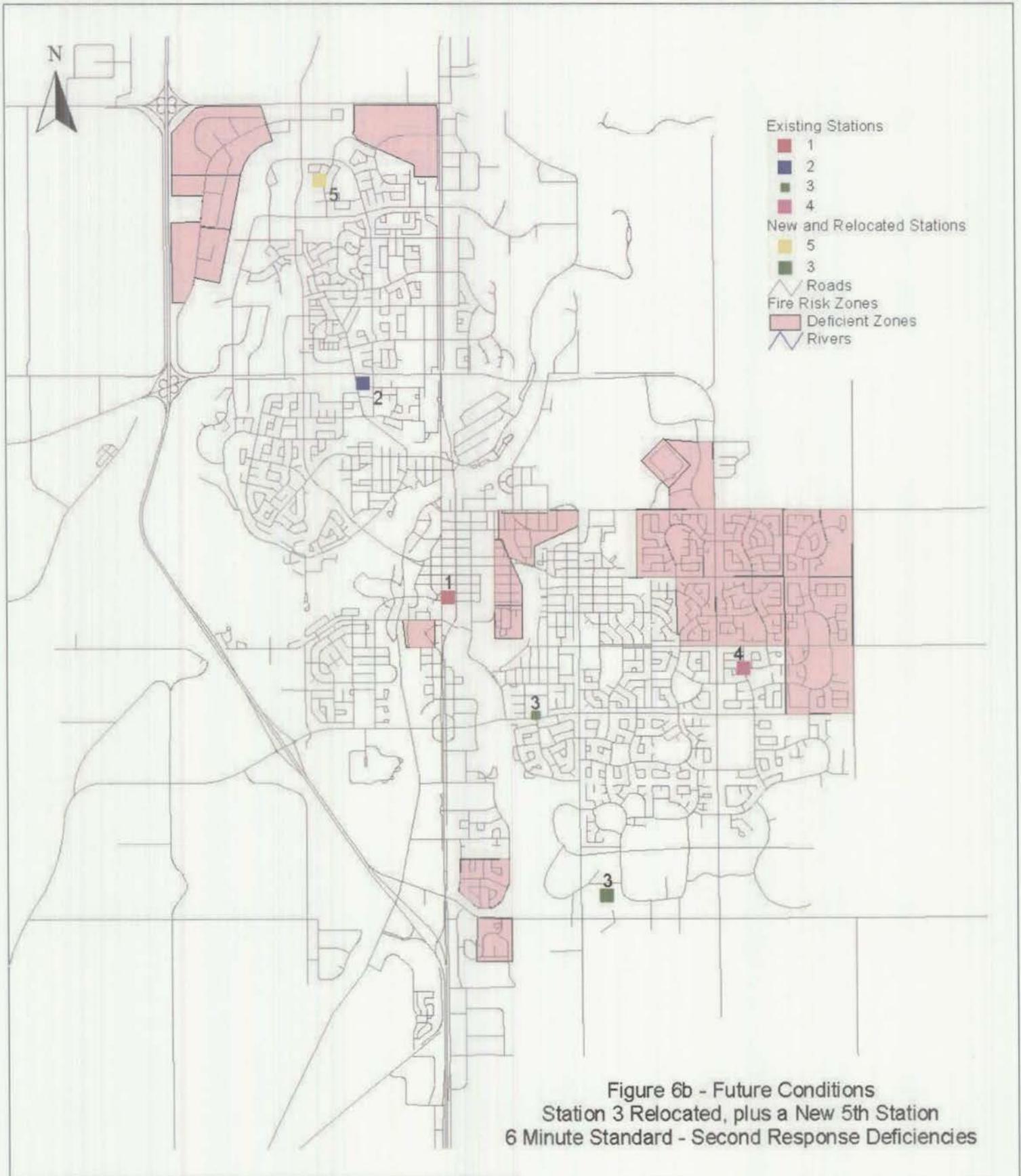
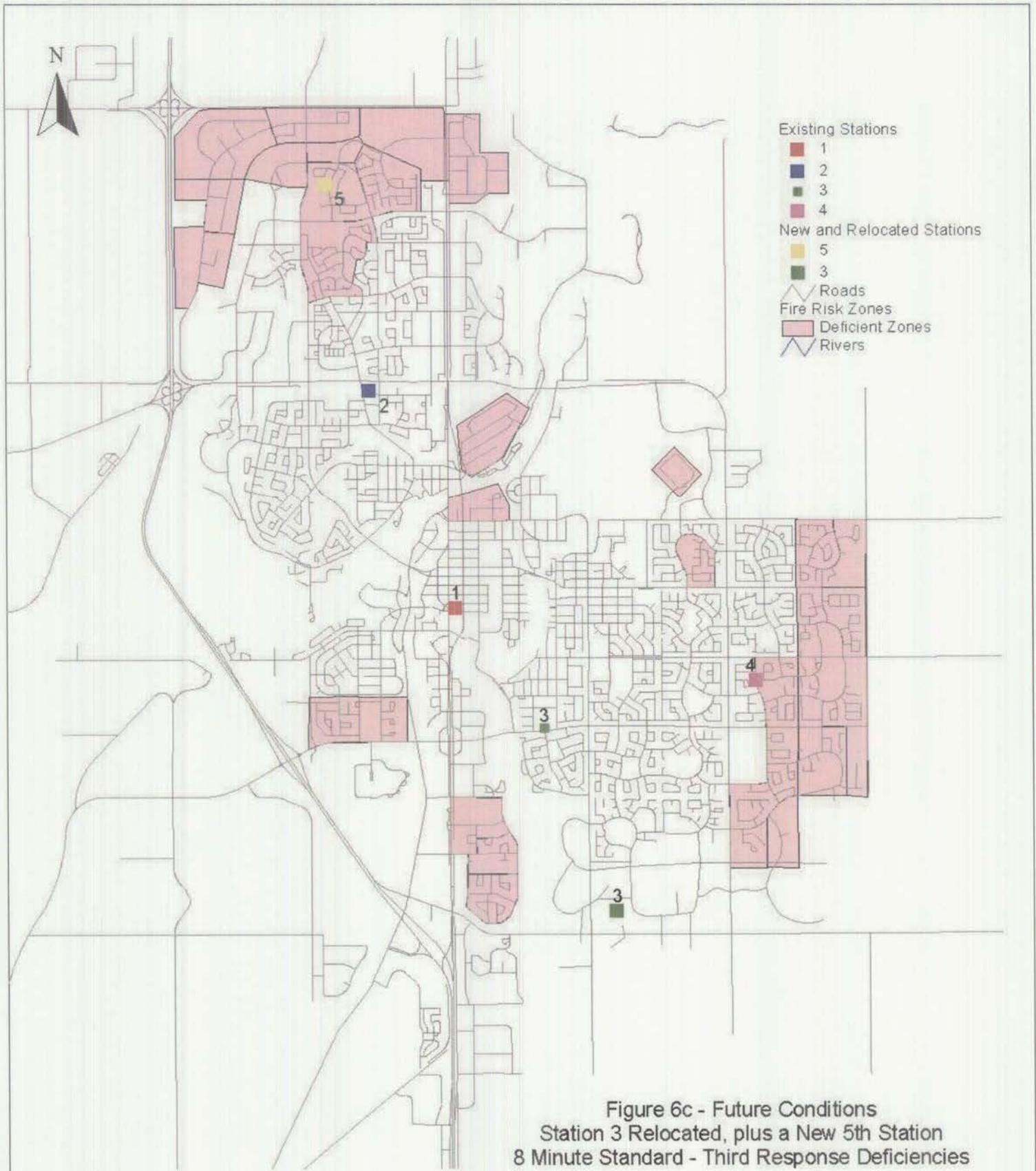


Figure 6a - Future Conditions  
 Station 3 Relocated, plus a New 5th Station  
 4 Minute Standard - First Response Deficiencies





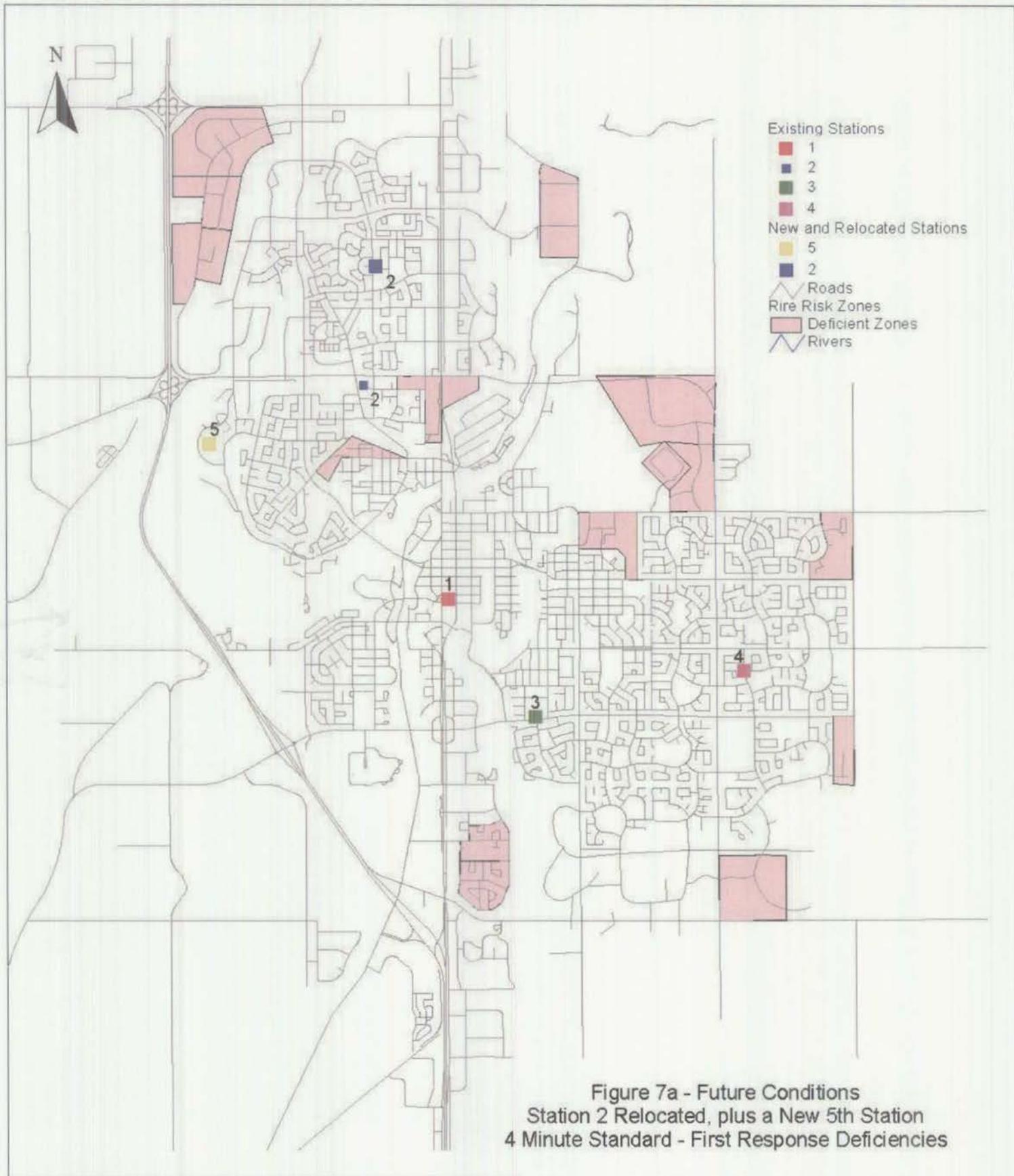
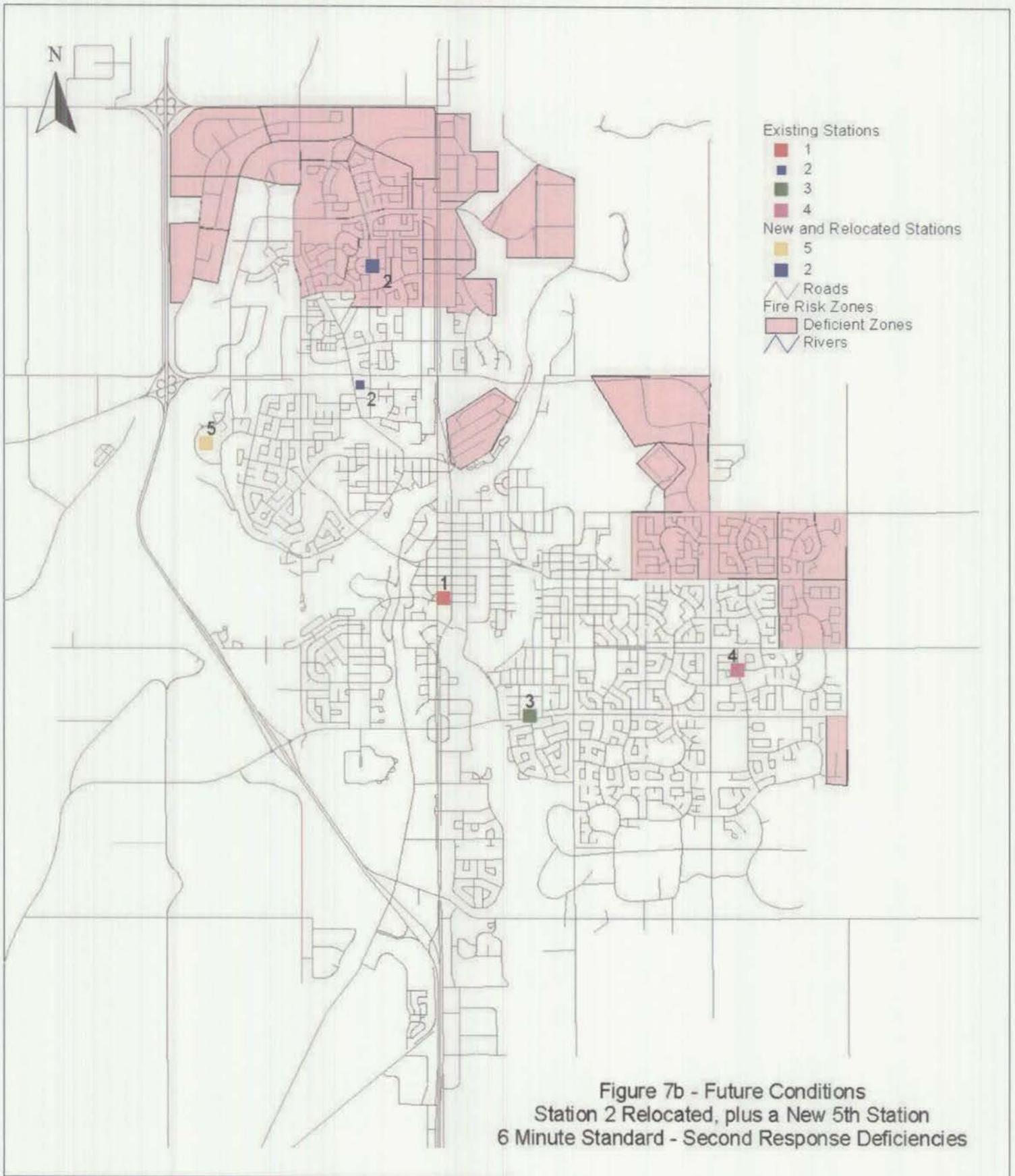


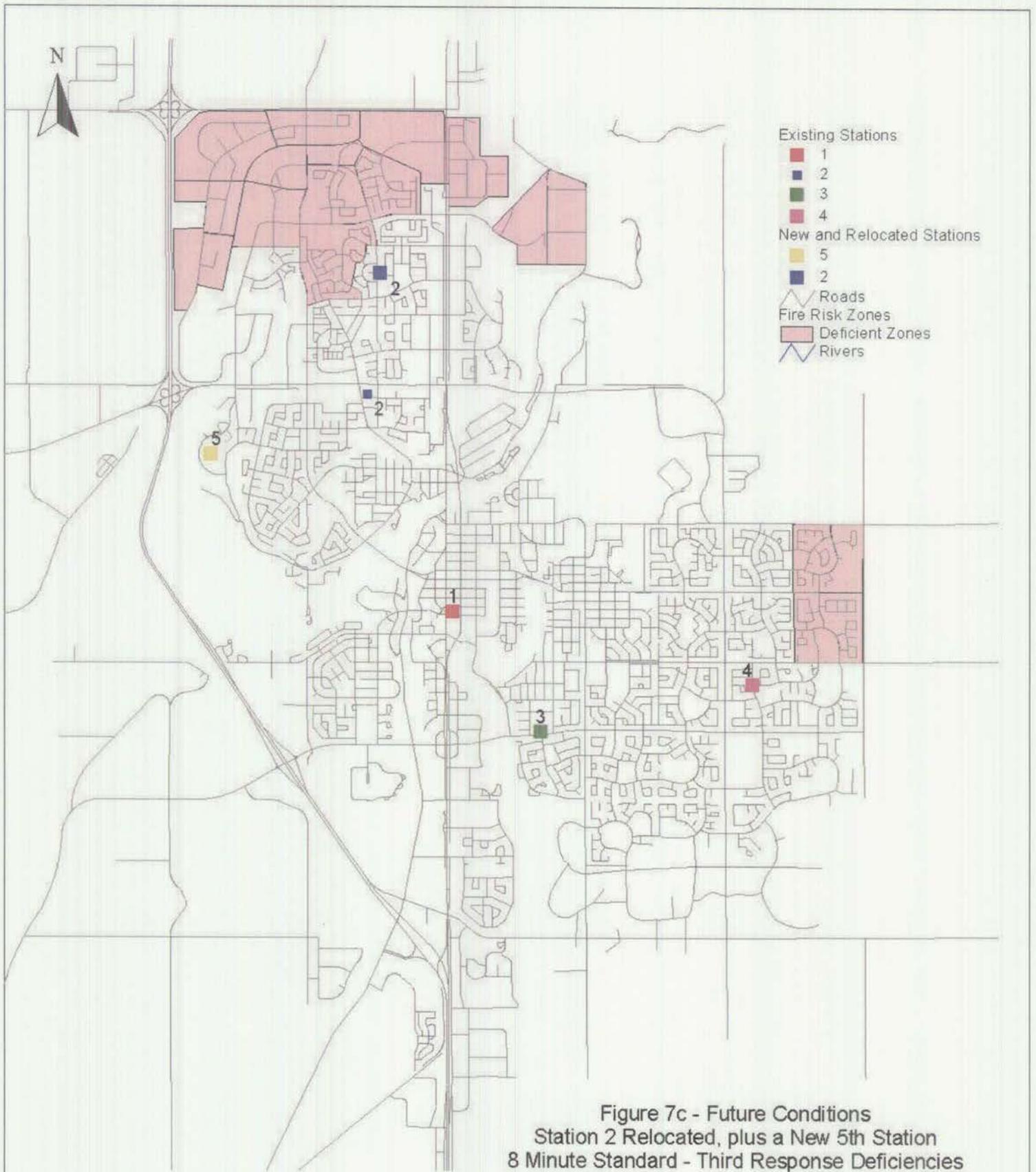
Figure 7a - Future Conditions  
 Station 2 Relocated, plus a New 5th Station  
 4 Minute Standard - First Response Deficiencies



# City of Red Deer Emergency Services Review



# City of Red Deer Emergency Services Review



# City of Red Deer Emergency Services Review

# **City of Red Deer Emergency Services**



## **Review**

### **Station Location Assessment Evaluation of Future Conditions**

Prepared by:

Dillon Consulting Limited

Donal Baird Associates

# Introduction

- Presentation of the Emergency Services Review Study Recommendations
- Two Step Process
  - Step 1 – Assess & select the service planning guideline
  - Step 2 – Assess future condition based on the adopted service planning guideline
- Focus on Step 2 today

# **Presentation Outline**

- Background
- Purpose of Step 2
- Assessment Methodology
- Analytic Results
- Staffing and Deployment Analysis
- Study Recommendations

# Background

- Earlier this year we reported on the results of Step 1
- We reviewed the implications of alternative service planning guidelines on service levels, staffing and cost
- Council adopted a response planning guideline for the years 2003 to 2007, and to complete Step 2

# **4/6/8 Minutes 90%/75%/75% of the Time**

The service planning guideline includes:

- A first vehicle responding in 4 minutes of travel time 90% of the time
- A second vehicle responding in 6 minutes travel time 75% of the time
- A third vehicle responding in 8 minutes travel time 75% of the time

# Purpose of Step 2

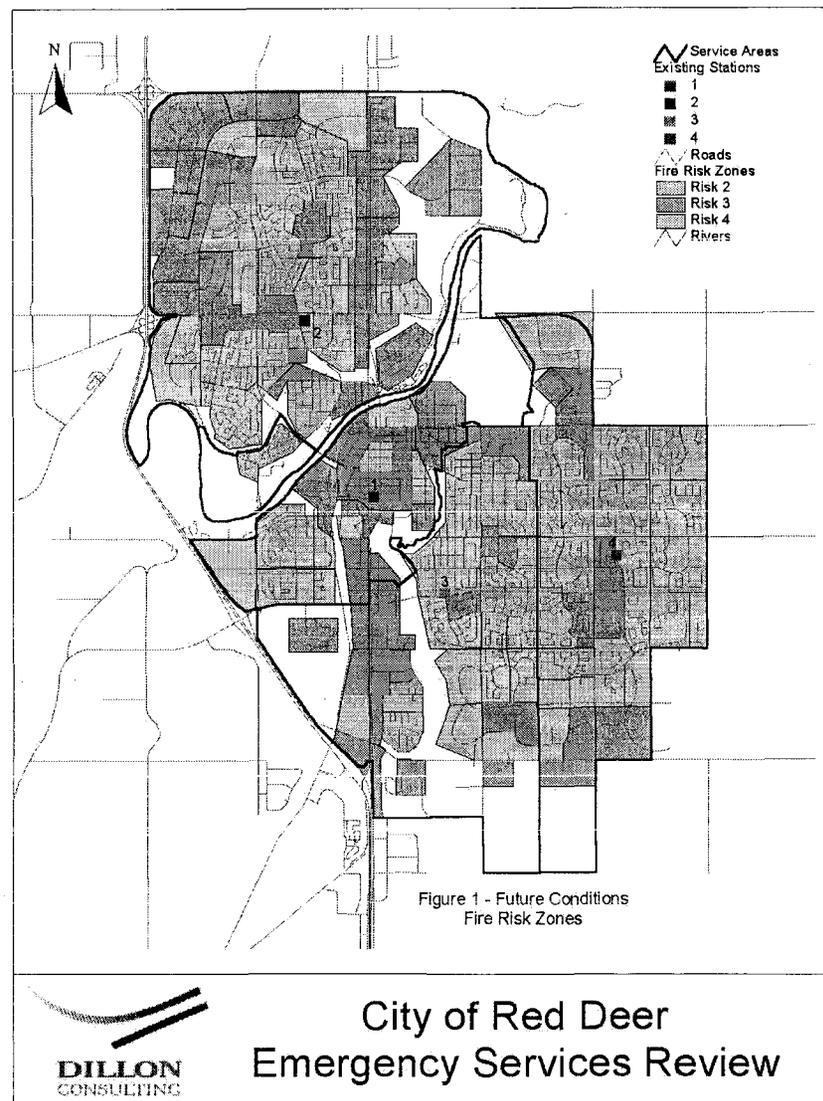
- Evaluate the implication of the adopted service planning guideline on future:
  - Staff
  - Stations & equipment
  - Capital & operating cost
- Provide recommendations to the City outlining practical means of meeting the planning guideline

# Assessment Methodology

- Updated our Analytic Model to reflect:
  - Future road network
  - Future development levels
- Update represents the 90,000 population threshold as identified in the *City of Red Deer Growth Study* (2000)

# Assessment Methodology

- 22 Fire Risk Zones were added to represent future developments
- A total of 130 fire risk zones cover the City



# **Assessment Methodology**

- Test and highlight coverage deficiencies based on future conditions
- Identify possible solutions to meet the service planning guideline
- Select a practical solution that can be implemented
- All analyses included a pump vehicle and an ambulance in each station

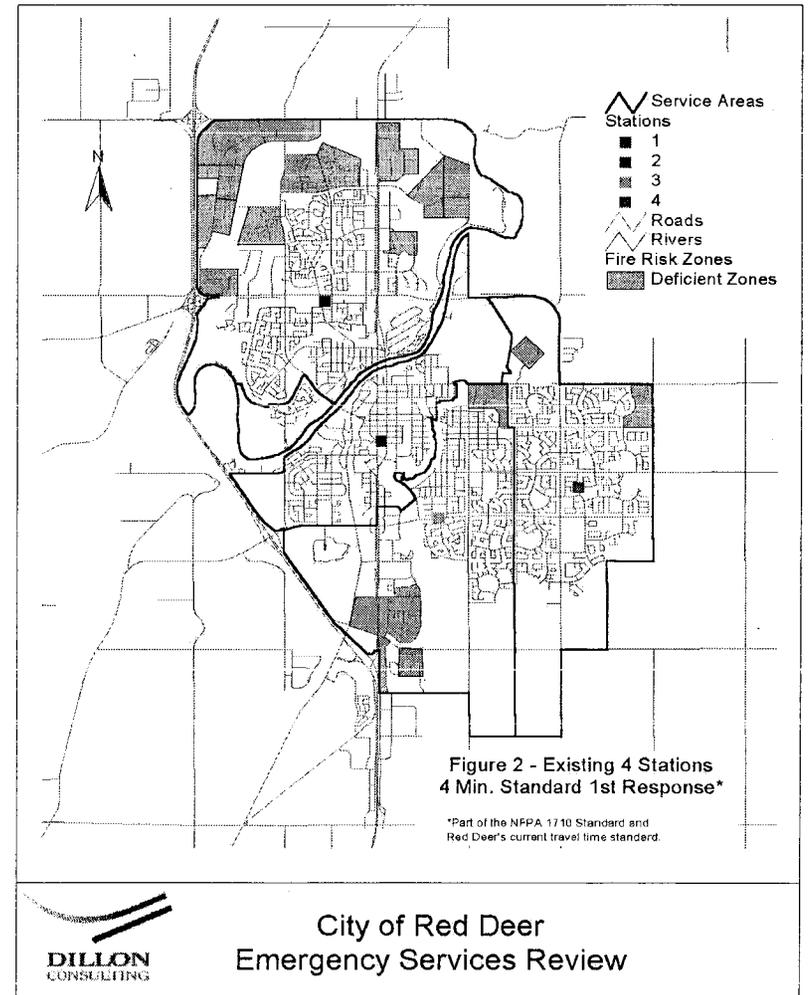
# Analytic Results

## Existing Stations

Modelled results for the  
1<sup>st</sup>/2<sup>nd</sup>/ 3<sup>rd</sup> vehicle in  
4/6/8 minutes

⇒ 80%/65%/60%

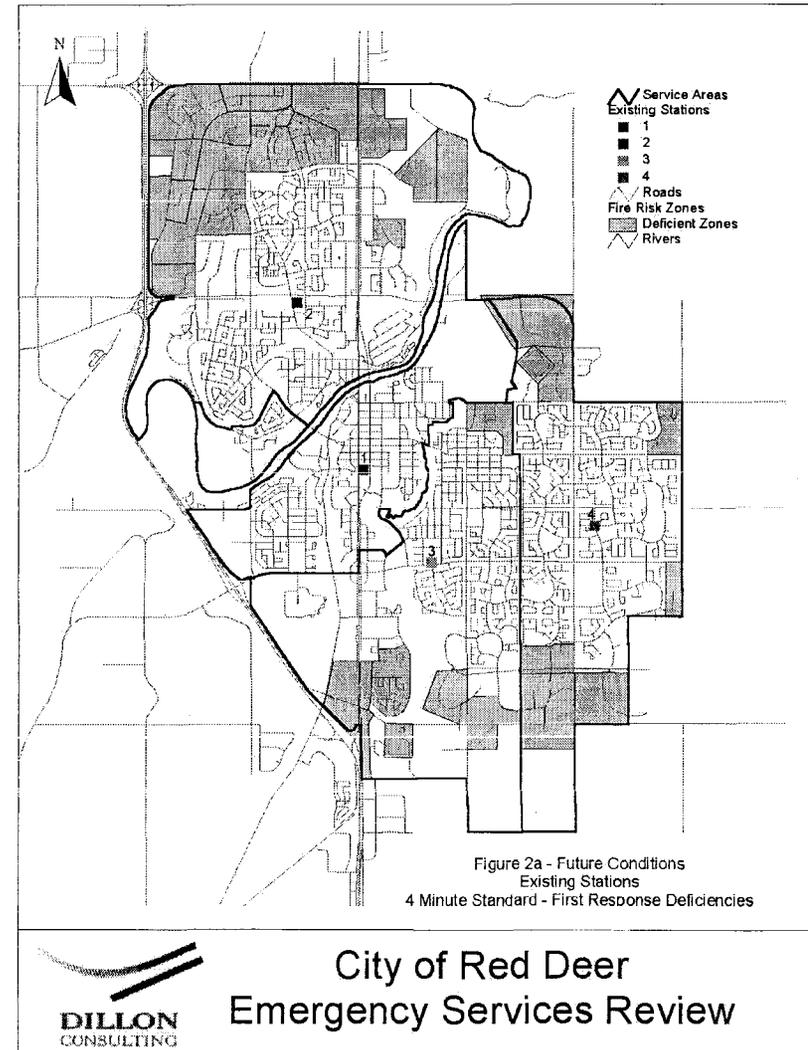
- Actual results for the  
1<sup>st</sup> vehicle in 4 minutes  
in 2001 is 62%



# Analytic Results

## Scenario 1

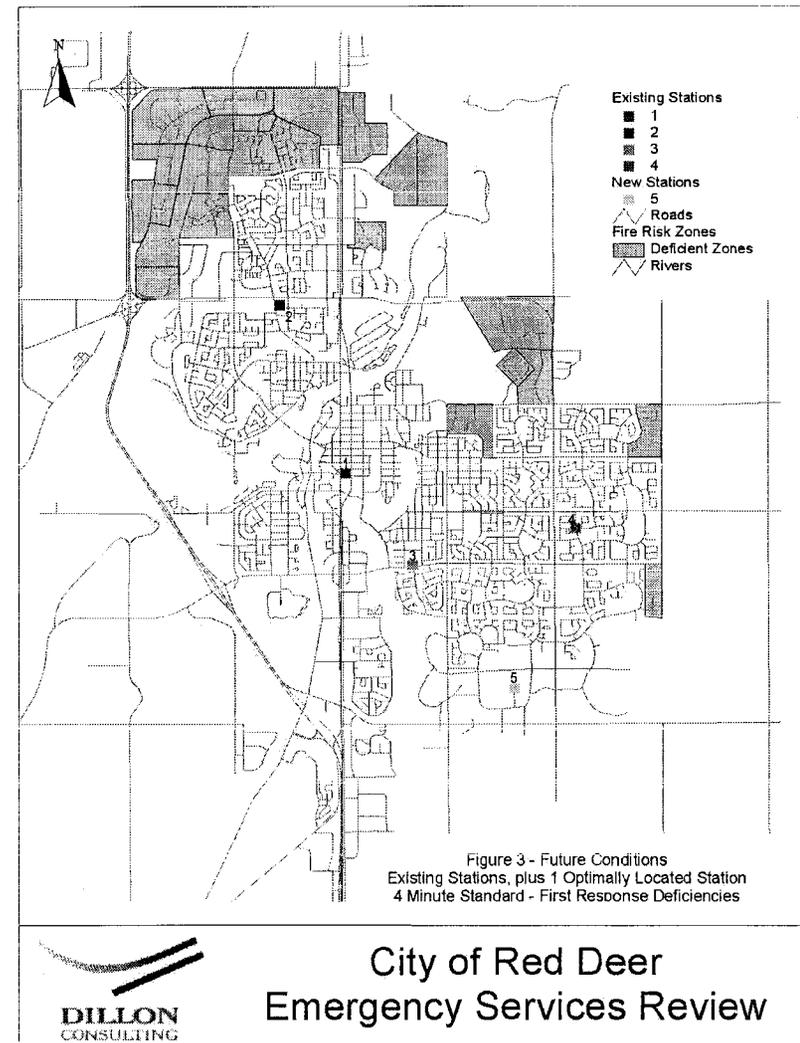
- “Do-Nothing” – existing stations & staff
- Modelled results for 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> vehicle in 4/6/8 min.  
→ 71%/67%/67%
- Does not meet standard



# Analytic Results

## Scenario 2

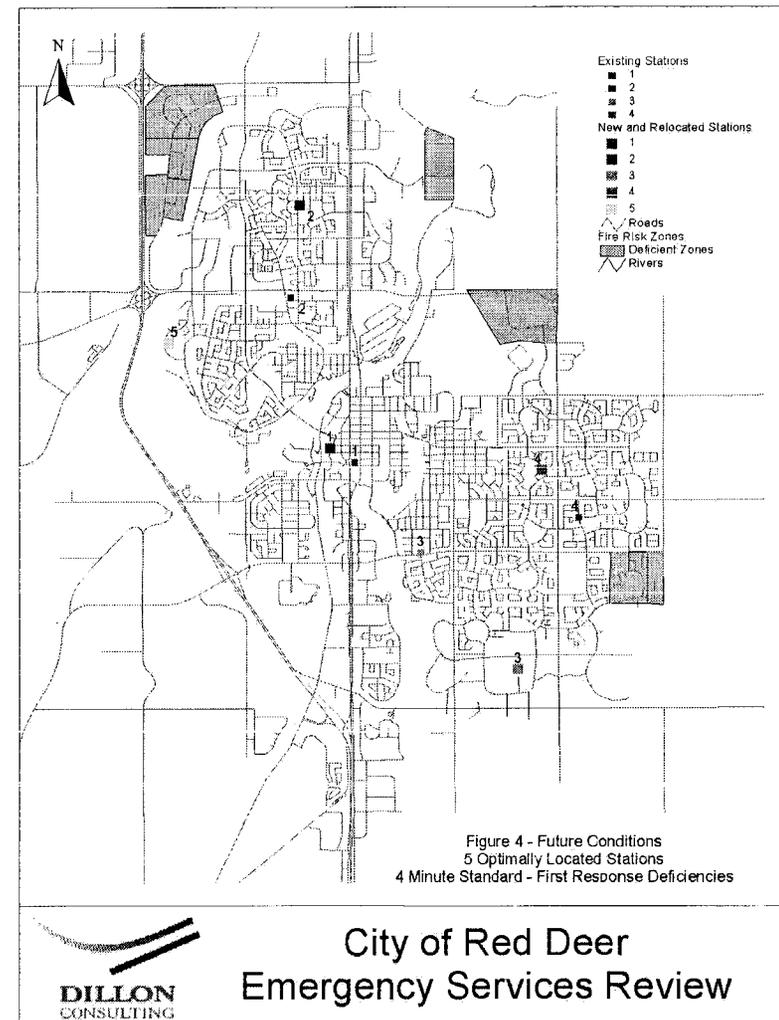
- Add 1 optimally located station to the existing 4 stations
- Modelled result has a first response coverage of 82%
- Does not meet service guideline
- At least one of the stations must be relocated



# Analytic Results

## Scenario 3

- 5 optimally located stations
- Modelled results for 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> vehicle in 4/6/8 minutes  
⇒ 95%/70%/85%
- Optimal locations based first response
- Helps us understand which stations are best located



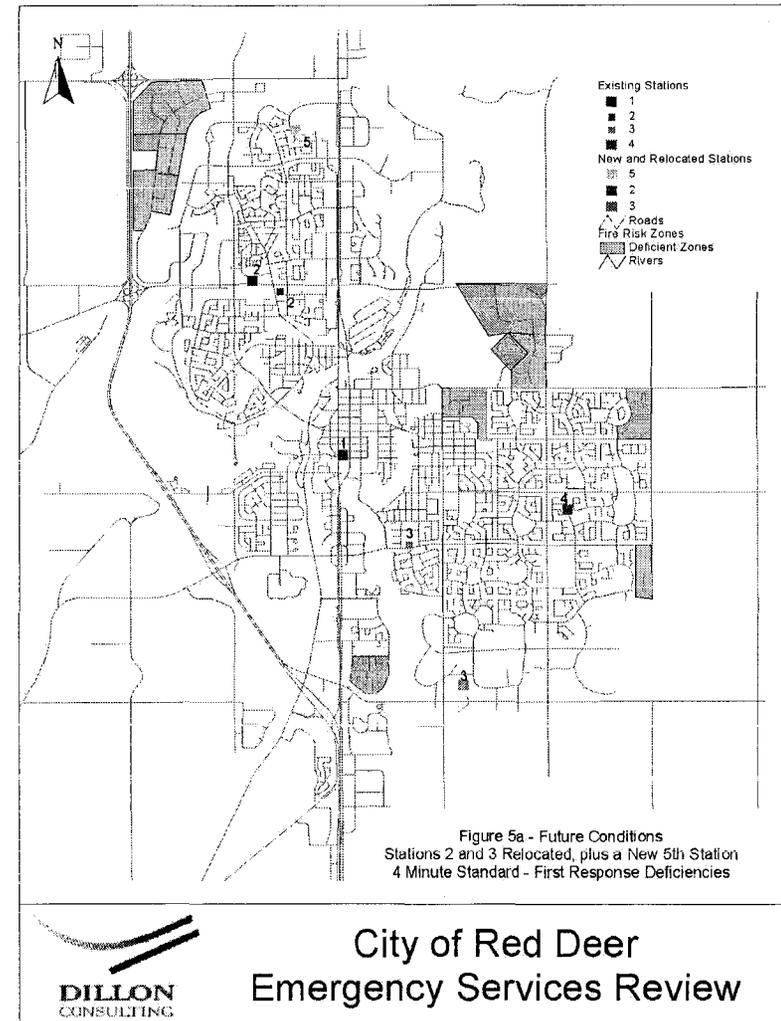
# Analytic Results

## Scenario 4

- Stations 1 & 4 in their existing locations
- Stations 2, 3 & 5 optimized
- Modelled results for 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> vehicle in 4/6/8 minutes

⇒ 92%/79%/79%

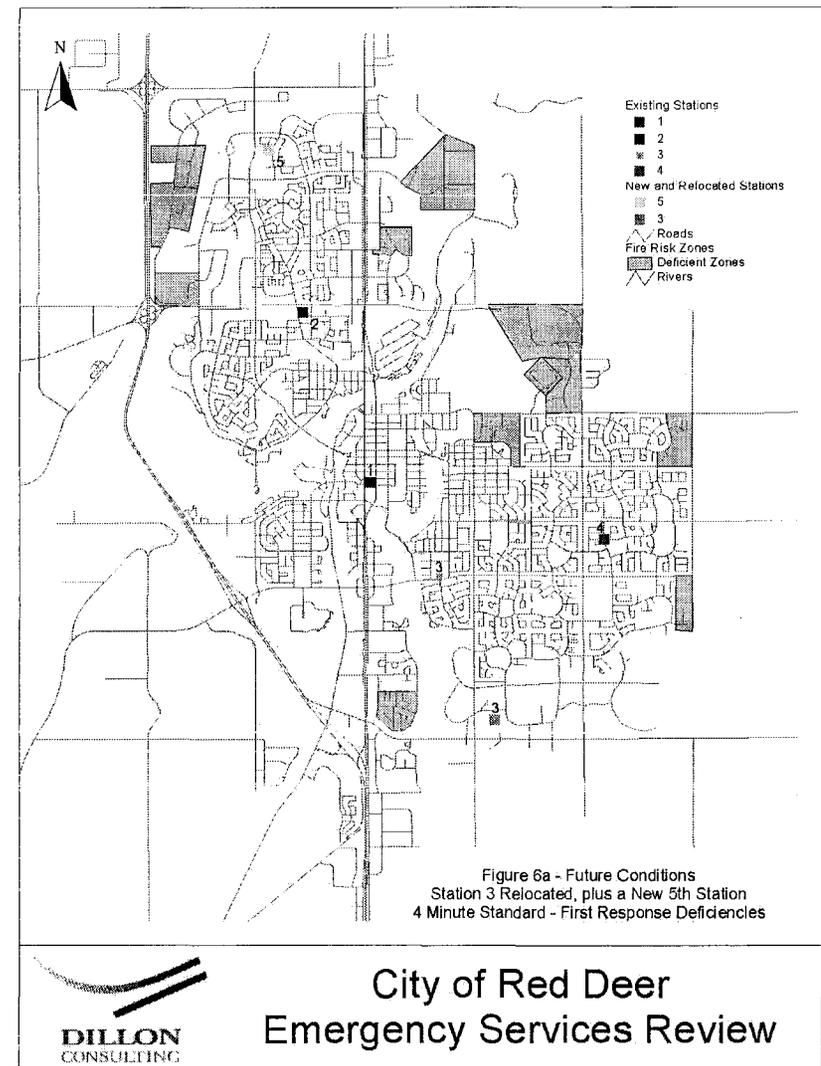
- Meets service guideline
- Station 2 moves little



# Analytic Results

## Scenario 5

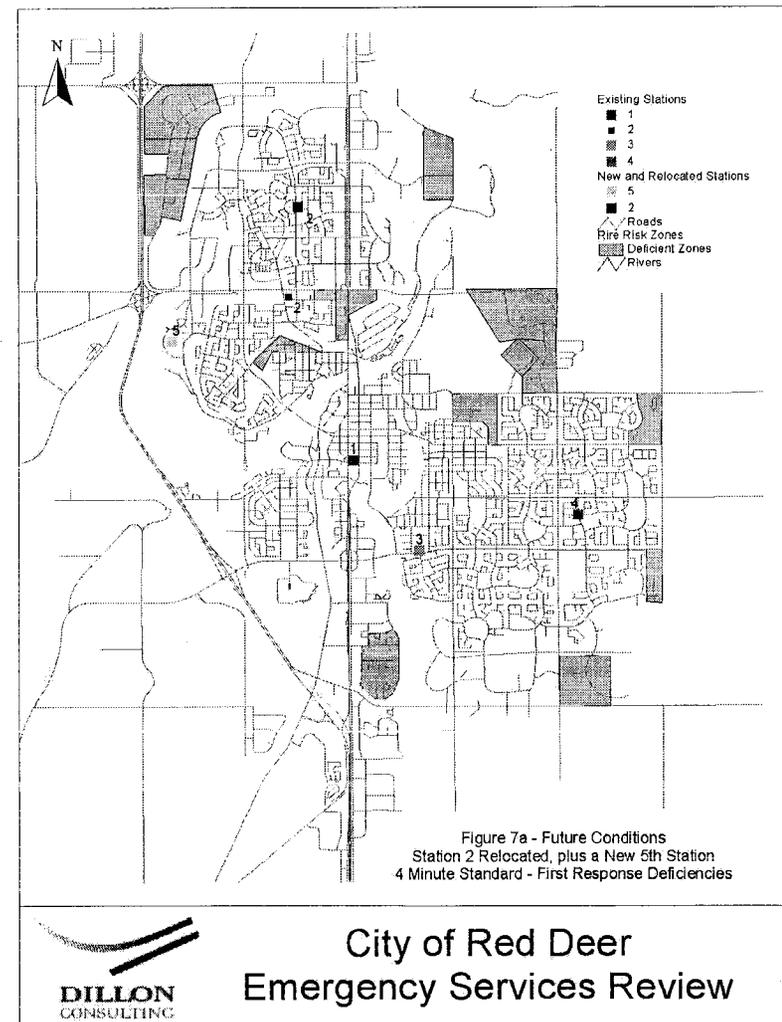
- Stations 1, 2 and 4 in their existing locations
- Stations 3 & 5 optimized
- Modelled results for 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> vehicle in 4/6/8 minutes
  - ⇒ 90%/81%/77%
- Meets service guideline
- Recommended station arrangement



# Analytic Results

## Scenario 6

- Stations 1, 3 and 4 in their existing locations
- Stations 2 & 5 optimized
- Modelled results for 1<sup>st</sup>/2<sup>nd</sup>/3<sup>rd</sup> vehicle in 4/6/8 minutes  
⇒ 88%/75%/86%
- Does not meet service guideline



# **Staffing and Deployment Analysis**

- Identified the practical future station arrangement
- Need a complimentary staffing and deployment plan
- The integrated Emergency Service Department is a very good model
- Needs to be supported to be effective

# **Staffing and Deployment Analysis**

- 83 Fire-Medics on 4 shifts, in 4 stations today
- It takes 5 staff to keep 4 on duty (accounts for vacations, illness, etc.)
- Leaves as few as 16 Fire-Medics on duty per shift (4 per station)
- When ambulance is on call (2 Staff), Pumper can't deploy – service level drops

# **Staffing and Deployment Analysis**

- 25 Fire-Medics required on duty per shift (100 minimum) to fill the stations
- Does not solve the deployment problem when an ambulance is out
- Need additional depth to support the integrated service model
- Question is ... How Much?

# **Staffing and Deployment Analysis Future Option 1**

- Two additional on Fire-Medics per shift (3 assigned)
- Additional staff would be centrally located
- Fill in at any station from which an ambulance has been deployed
- Requires a total of 112 full-time Fire-Medics
- Can support a two-alarm situation

# **Staffing and Deployment Analysis Future Option 2**

- 5 on duty Fire-Medic per shift & station (6 assigned)
- 30 on duty Fire-Medics per shift (120 Total)
- Deployment of an ambulance leaves 3 on duty - could deploy the Pumper on a second alarm
- Reduced 1<sup>st</sup> response of 3 staff, followed by a 2nd response of 5 staff (8 total)
- Can support multiple calls at the same time

# Staffing and Deployment Analysis

## Summary of Options

Indicator	Base Case	Option 1	Option 2
Stations	5	5	5
Pump Companies	5	5	5
Assigned Fire-Medics per shift	25	28	30
Total Fire-Medics	100	112	120
Ambulances	5	5	5
Additional Annual Staff Operating Cost	\$1,105,000	\$1,885,000	\$2,405,000
Additional Capital Cost	\$1,830,000	\$1,830,000	\$1,830,000

# **Recommendation 1**

- Adopt **Scenario 5** – Locate a new Station 5 in the north end of the City
- Relocate Station 3 south to cover growth areas, when population approaches 90,000 level

# **Recommendation 2**

- Existing service levels do not meet the adopted service guideline...Station 5 is needed now
- Annually increase staff with a view to having Station 5 operational no later than 2005 as a practical solution

# **Recommendation 3**

- Adopt operating **Option 1** – bringing Fire-Medic staff to 112
- Required to cover occasions when ambulance is out for extended periods of time
- Balances costs and service level
- Provides staff deployment flexibility

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Bryon Jeffers, Director of Development Services  
**FROM:** City Clerk  
**SUBJECT:** Emergency Services Service Delivery Study

---

*Reference Report:*

Director of Development Services, dated July 24, 2002

*Resolutions:*

**Resolved** that Council of the City of Red Deer having considered the report from the Director of Development Services, dated July 24, 2002, re: Emergency Services Service Delivery Study hereby agrees to table this item to the August 26, 2002 meeting of Council.

*Report Back to Council:* Yes

*Comments/Further Action:*

This item is to be brought back for Council's review at the August 26, 2002 meeting.

  
Kelly Kloss  
City Clerk  
/chk

c Director of Corporate Services  
Emergency Services Manager

Date: July 24, 2002

To: City Clerk

From: Director of Development Services

**Re: Chemical, Biological, Radiological, and Nuclear (CBRN)  
Federal Program**

---

Since the original report was drafted for Council, we have been able to gather information. We have also attached to this report, a detailed description and costing for the material we would acquire through the Program.

Present City policy would allow the Director of Development Services to transfer funds from another Department within the Division (e.g. Inspections and Licensing) to Emergency Services to fund this purchase. Purchase of this equipment does not, in our mind, constitute the creation of a new service, but rather allows us to carry out an existing service in a safer manner. Notwithstanding that policy, I thought that this issue should be presented to Council for their information and direction. While the maximum net cost to The City is approximately \$30,000, we will be required to front end the total purchase of approximately \$120,000.

The **Chemical, Biological, Radiological, and Nuclear (CBRN) Federal Program** is designed to assist first response agencies that currently respond to these events. As such it is an enhancement of what the Emergency Services Department has done, and is expected to do. Analysis by the Province of Alberta's Disaster Services specialists has highlighted the necessity to upgrade existing equipment to have the proper equipment and technology to perform appropriate surveillance and identification at these incidents.

The equipment these funds would purchase is detailed in the following pages with costing and explanatory information. The Haz-Mat equipment the Department currently uses was not designed for the new and more sophisticated threats this CBRN Program addresses. Many of the typical situations require specific equipment to determine the presence and the concentrations of hazardous agents. We do not have this equipment. While we do possess some of the suits used for decontamination purposes, we have neither the quantity nor all the types of suits needed. Purchasing additional suits would allow us to retain our current capability in the event the new suits were used at a CBRN incident and needed replacement.

The ongoing annual maintenance and operational costs are estimated to be approximately \$2,500. We anticipate recovery of these costs as part of our billing structure to outside agencies. We may have to absorb the costs for an incident within our boundaries, depending on the parties involved. This is no different than the situation we face today. Replacement costs of equipment would also be our responsibility, but recovery of these costs would be similarly billed.

Training costs have been estimated at approximately \$25,000 per year. If we were to do some of this training while the members were on duty, this portion of the cost would be negligible. However, because of the regional component to the Program, training with outside agencies would be imperative, and our costs to participate would need to be absorbed within our current training budget. As indicated previously, a funding proposal has been submitted to the Alberta Government, and while the Disaster Services representatives are hopeful the Province will participate, they are careful to caution that nothing has been guaranteed.

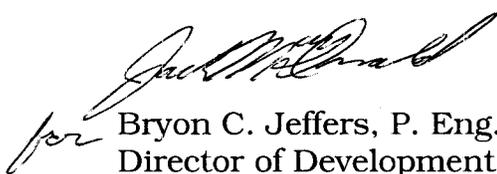
To date the following municipalities (4 of 7) have confirmed their agreement to participate in the program; Edmonton, Calgary, Grande Prairie, and Medicine Hat. Wood Buffalo is undecided. It is important to note that Edmonton and Calgary have committed to significantly higher expenditures, since they are agreeing to provide north/south provincial response capable of mitigating the incident. For example, Edmonton's share is roughly \$150,000 of the \$600,000 worth of CBRN equipment they would purchase.

Lethbridge has so far declined, but we understand Provincial Government has asked the Lethbridge MLA to intervene and request the Mayor reconsider the benefits Lethbridge would realize from participating in the Program.

We continue to believe that this is an excellent opportunity to equip our response personnel properly so that they are able to deal with incidents in the safest possible manner for our employees and our citizens.

### **RECOMMENDATION**

We respectfully recommend that Council approve the purchase of the subject equipment as stated in the original report.

  
for Bryon C. Jeffers, P. Eng.  
Director of Development Services

BCJ/emr  
Att.  
c. Emergency Services Manager

# A

MUNICIPAL AFFAIRS  
Disaster Services

**ALBERTA MUNICIPAL AFFAIRS - DISASTER SERVICES  
JOINT EMERGENCY PREPAREDNESS PROGRAM (JEPP)  
Project Expenditure Summary**

Item	C,B,R,N	First Responder Org.	Use (Surv., Ident., Response)	Cost Per Item	Qty	Total Projected Cost	Actual Cost (Minus GST)
Containment box	C,B	P	I,R	\$800.00	2	\$1,600.00	
CAM	C	F	S,I	\$18,000.00	2	\$36,000.00	
Three Way Paper	C	P,F,E	S,I,R	\$9.00	5	\$45.00	
M265-A1 Chem ID Kit	C	P,F	I,R	\$320.00	1	\$320.00	
RSDL Sponges	C,B,R	P,F,E	R	\$50.00	10	\$500.00	
Training Pouches - RSDL	C,B,R	P,F,E	Training	\$18.00	10	\$180.00	
Rapid Inflatable Tents	C,B,R	P,F,E	R	\$12,000.00	1	\$12,000.00	
Calcium Hypo Chloride	C,B,R	P,F,E	R	\$100.00	2	\$200.00	
Draeger Chem Detection System	C	P,F	S,I,R	\$3,600.00	1	\$3,600.00	
Class A Suits-Full Protection	C,B,R	P,F	S,I,R	\$850.00	2	\$1,700.00	
Radiation Monitors	R	P,F,E	S,I,R	\$3,200.00	1	\$3,200.00	
Photo-Ionization Detectors	C	F	S,I,R	\$4,200.00	1	\$4,200.00	
PBB - RAE	C	F	S,I,R	\$12,000.00	1	\$12,000.00	
Bio Threat Assessment Kit (BTA)	B	P,F,E	I,R	\$26,000.00	1	\$26,000.00	
Tickets for BTA	B	P,F,E	I,R	\$5,000.00	1	\$5,000.00	
Level B PPE	C,B,R	E	R	\$1,300.00	4	\$5,200.00	
Level C PPE for Transportation	C,B,R	E	R	\$1,000.00	2	\$2,000.00	
<b>TOTALS</b>						<b>\$113,745.00</b>	



Emergency Services

**DATE:** July 12, 2002  
**TO:** Jack MacDonald  
**CC:**  
**FROM:** Jim Pendergast  
**SUBJECT:** CBRN Equipment Use

---

#### Containment Box

A container used to transport and/or ship contained and confirmed biological and chemical products.

#### CAM

A chemical and biological electronic detector currently being used by the armed forces.

#### 3 Way Paper

Small strips that can be attached to a stick, boots, etc. to determine if a wet substance is chemical or biological.

#### M265-A1 Chem. ID Kit

A special detection kit used to determine the toxicity of spilled or released chemicals.

#### RSDL sponges

Reactive skin decontamination lotion, used to decontaminate skin and entry suits in a sponge form.

#### Training pouches

Non-reactive rsdI training pouches used for training exercises.

#### Rapid inflatable tents

A self-contained tent set up using air bottles and used for decontamination and shelter.

**Emergency Services**

Calcium Hypo Chloride

Bleach for decontamination.

Draeger detection system

Name brand specific chemical detectors, used for known chemical sensing.

Class A suits

Fully encapsulated chemical/biological protective clothing for rescue and entry/containment personnel.

Radiation monitors

Monitors used to determine if there is radiation present, what type, and in what amounts.

Photo-Ionization detectors (PID)

For detecting lower explosive limits (lel).

PBB-Rae

Name brand specific parts per billion (ppb) chemical detectors used for general sensing - very accurate.

BTA

A detector to read samples.

Tickets for BTA

Reloads for BTA kit.

Level B suits

Non-fully encapsulated chemical suits used for decontamination teams and lower threat situation entry teams.

Level C suits

Low level chemical protection suits (rain suits) used for splash protection.

**Emergency Services**

**DATE: JULY 22, 2002**

**TO: CITY CLERK**

**FROM: FIRE CHIEF/MANAGER, EMERGENCY SERVICES**

**SUBJECT: JOINT EMERGENCY PREPAREDNESS PROGRAM (JEPP) FOR CHEMICAL BIOLOGICAL RADIOLOGICAL NUCLEAR (CBRN) FIRST RESPONDER EQUIPMENT AND CAPABILITY**

---

The City of Red Deer Emergency Services Department has been approached by the Province of Alberta's Disaster Services to participate in a federal program they are attempting to coordinate. The catalyst for this program is clearly the aftermath of the 9/11 events of last year in the United States. Federal funding has been made available and the concept is based on dividing the province into seven regions and equipping a major centre in each of the regions to adequately respond to a CBRN event to a first responder level: Red Deer, Lethbridge, Medicine Hat, Grande Prairie, and Fort McMurray, Calgary, Edmonton are the seven centres. Their function would be to confirm that it is indeed a CBRN situation and identify the problem.

For the five smaller centres, the second tier in the response would be from either Edmonton or Calgary who would be responsible for mitigating the situation.

The program has been put on hold at the federal level because of the quality and extensiveness of the Alberta proposal. Alberta Disaster Services is attempting to make maximum use of the available funds, but are serving only in an advisory and intermediary role. The JEPP grant is federally funded and sponsored by the Office of Critical Infrastructure Protection and Emergency Preparedness (OCIPEP). The federal-municipal arrangement, which is shared on a 75/25 ratio, essentially allows the Emergency Services Department to purchase this equipment with 25 cent dollars.

Red Deer Emergency Services has previously taken advantage of a JEPP grant in 1990, which saw us purchase our haz-mat rescue truck. The condition attached to the grant was to accept a regional responsibility. The Department has successfully met both Red Deer's and our region's needs with this truck and see similar benefits to this new program. The past year has seen us respond to a number of "white powder" anthrax scares, both inside the municipality and to Lacombe and Drumheller.

With mutual aid agreements and our own municipal obligations, we believe this program will provide us with better equipment to protect our citizens and firefighters. Cost recovery is an issue we will be undertaking with our partners, and there is also the possibility of provincial funding. However, this is not a certainty at this time and no decision will be made until the Fall sitting of the Alberta Legislature.



## Emergency Services

Joint Emergency Preparedness

July 16, 2002

Page 2

While Red Deer has a limited HAZ-MAT capability, the new perceived CBRN hazards cannot be addressed with our current systems and equipment. This standardized proposal for the seven centres would ensure that response speed, population centres of mass, large concentrations of critical infrastructure and the security and health needs of Albertans are addressed. It would also ensure that Red Deer's Emergency Services personnel, the first responders to an incident in our city and region, have appropriate capabilities for this new hazard.

- Depending upon the size of the grant awarded by OCIEP, the maximum final cost for Red Deer would be \$29,289.34.
- The additional \$87,868.01 would be covered by the JEPP funding.
- The total project cost would then be \$117,157.35.
- The City of Red Deer would be required to initially pay the entire amount.
- After purchasing the equipment and completing the project the JEPP funding would be paid to the City of Red Deer in the amount of the Federal Government's 75% share.

This program was announced quite recently and we did not budget for this expenditure in 2002. The federal and provincial governments are requesting a response from the City by July 31 of this year.

Ongoing training, maintenance, and equipment replacement costs are not covered by this program and would be the Department's responsibility. We believe we will be able to absorb the training costs, and our plan is to bill the appropriate parties for the maintenance and replacement costs as we respond. Unfortunately, we have not been given the time needed to secure some of these arrangements before coming to Council to seek approval. While there is a possibility that there may be some surplus in the 2002 department budget, we would not be able to absorb the full amount, \$29,289.34. We consider this program to be an excellent opportunity to upgrade our equipment and capabilities to respond to these critical incidents.

### Recommendation

We respectfully request City Council approve Red Deer Emergency Services CBRN proposal, and agree to fund the municipal portion of the program through an over expenditure to the 2002 Emergency Services Department budget not to exceed \$29,289.34

Respectfully submitted,

Jack MacDonald  
Fire Chief/Manager  
Red Deer Emergency Services

CC: Bryon Jeffers  
Director of Development Services

***Comments:***

We agree with the recommendations of the Director of Development Services. From a financial management point of view, the Director of Development Services has pointed out the probability that this purchase can be funded within the Division. Should in fact that not be possible, we anticipate that the purchase would be funded from overall surpluses.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

**COUNCIL MEETING OF JULY 29<sup>TH</sup> , 2002**

**ATTACHMENT**

**DOCUMENT STATUS:        PUBLIC**

**REFERS TO:                CHEMICAL, BIOLOGICAL,  
RADIOLOGICAL, AND NUCLEAR  
(CBRN) FEDERAL PROGRAM**



Office of the City Clerk

**DATE:** July 26, 2002

**TO:** City Council

**FROM:** City Clerk

**SUBJECT:** Chemical, Biological, Radiological, and Nuclear (CBRN) Federal Program

On the July 29, 2002 Council Agenda, Council is being asked to approve the City participating in the above program.

On Friday, July 26, 2002, the City received the attached News Release advising that the cost of the equipment will be funded 75% Federal and 25% provincial.

This means that the municipal portion of \$29,289.34 previously reported will be paid by the Province.

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

Kelly Kloss  
City Clerk

KK/chk  
/attach.



# **News release**

July 26, 2002

## **Province to pick up counter-terrorism equipment tab**

*Edmonton...* Seven major municipalities, with the province's assistance, are planning to purchase equipment that detects and protects against possible chemical, biological, radiological and nuclear threats.

Alberta Municipal Affairs will be providing a one-time grant of up to \$450,000 for the purchase of the equipment. The municipalities are Edmonton, Calgary, the Regional Municipality of Wood Buffalo, Red Deer, Grande Prairie, Lethbridge and Medicine Hat.

"The safety and security of Albertans is a priority of this government," said Municipal Affairs Minister Guy Boutilier. "This equipment will be used as part of the municipalities' emergency response plan and will provide another level of security for Albertans."

The province coordinated with the seven municipalities a plan to access federal funding for the purchase of counter-terrorism equipment, which includes radiation monitors, biological threat assessment kits, and chemical detection systems.

"This is a very important step the province is taking," said Edmonton Mayor Bill Smith. "Emergency preparedness is a major priority for municipalities and this equipment makes our plans even stronger in case of any potential incidents."

All of the emergency equipment to be purchased under the plan would stay in the seven major municipalities because they have the largest populations and the greatest need for it. The seven municipalities will also make the equipment available during emergencies to other communities on a regional basis. This will provide response capability with this highly specialized equipment for the entire province.

-30-

Visit our web site at [www.gov.ab.ca/ma](http://www.gov.ab.ca/ma)

**For further information, contact:**

Laurent Auger - Minister's Office, Alberta Municipal Affairs - 780-427-3744

Jay O'Neill - Communications, Alberta Municipal Affairs - 780-427-8862

Dial 310-0000 for toll free access outside Edmonton

**Kelly Kloss**

**From:** Jack MacDonald  
**Sent:** July 26, 2002 1:38 PM  
**To:** Kelly Kloss  
**Cc:** Bryon Jeffers; City Manager; Mayor  
**Subject:** RE: CBRN Program

Kelly: New information seems to arrive hourly! I have now been informed that we will not need the signatures of the municipal officers on the application form, although I don't understand how this will work, or what application will ultimately be made. Nonetheless, it is clear that the entire program is now funded-75% Federal, 25% Provincial. They are pursuing who will make the original purchase of the equipment and will advise us soon as to our next step. We may still be the ones to make the initial 100% investment to buy the equipment with reimbursement to follow. Thanks for your patience, Jack.

-----  
**From:** Jack MacDonald  
**Sent:** July 26, 2002 11:21  
**To:** Kelly Kloss  
**Cc:** Bryon Jeffers; City Manager; Mayor  
**Subject:** CBRN Program

Kelly: I confirmed this morning with Ric Henderson, Disaster Services Officer-Central Alberta District, that The Province of Alberta has committed to funding the Municipal portion of the grant. We would still need to pay the entire costs up front and then receive the full amount back from the provincial and federal governments. Therefore we still require municipal signatures on the grant application.

A news release is available on the provincial website [www.gov.ab.ca](http://www.gov.ab.ca) and the article is under 'news releases', if you think that should be included to Council.

Thanks, Jack

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Bryon Jeffers, Director of Development Services  
**FROM:** City Clerk  
**SUBJECT:** Chemical, Biological, Radiological, and Nuclear (CBRN) Federal Program

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*Reference Report:*

Director of Development Services, dated July 24, 2002

*Resolutions:*

**Resolved** that Council of the City of Red Deer having considered the report from the Director of Development Services, dated July 24, 2002 and the City Clerk, dated July 26, 2002, re: Chemical, Biological, Radiological, and Nuclear (CBRN) Federal Program, hereby approves participating in this program with the capital costs being funded by the Federal and Provincial Governments.

*Report Back to Council:* No

*Comments/Further Action:*

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

Kelly Kloss  
City Clerk  
/chk

c Director of Corporate Services  
Emergency Services Manager



# Memo

---

**DATE:** July 11, 2002

**TO:** Kelly Kloss, City Clerk

**FROM:** Howard Thompson  
Land & Economic Development

**RE:** **Kentwood West, Phase 20  
Required Road Closure**

---

## Background

On May 6, 2002 City Council considered a report from Land and Economic Development Manager and approved advancing the capital budget for residential land development including Phase 20 in Kentwood.

To facilitate the survey and plan of subdivision for Phase 20, which we plan to place on the open market in October, 2002, we require the passing of a 'Road Closure Bylaw' for a portion of the former C & E Trail right of way. This request is in conformance with the Kentwood West, Neighborhood Area Structure Plan. A map showing the subject area is attached.

## Recommendation

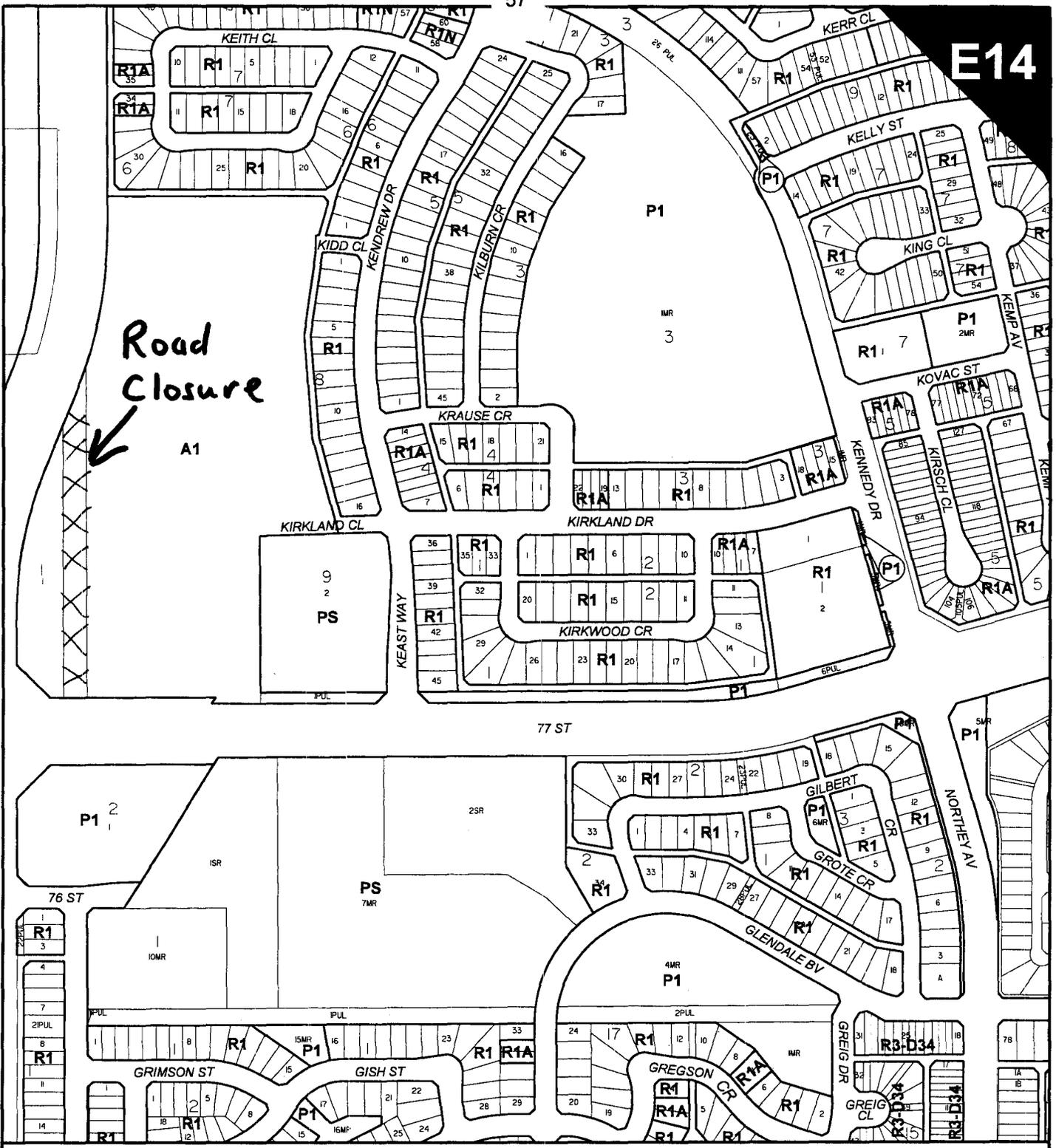
That City Council approve the road closure bylaw as follows: -

"All that portion of the original road allowance adjoining the west boundary of SW 32-38-27 W4M which lies within Subdivision Plan \_\_\_\_\_, and containing 0.54 Ha more or less."

Howard Thompson, Manager  
Land and Economic Development

Encl.

PR/mjw



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 SW¼ Sec 32  
 3156 / BB-98      Sept 8, 1998  
 3156 / JJ-2000    Oct 23, 2000  
 3156 / Y-2001    July 16, 2001

D15	E15	F15
D14	<b>E14</b>	F14
D13	E13	F13

**SW¼ Sec 32**  
Twp 38- Rge 27 - W4th

printed on  
July 19, 2002



***Comments:***

We agree that First Reading be given to the Road Closure Bylaw. A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"  
Mayor

"R. Burkard"  
Acting City Manager

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Howard Thompson, Land & Economic Development Manager  
**FROM:** City Clerk  
**SUBJECT:** Kentwood West, Phase 20  
Closure of a Portion of the Former C & E Trail Right of Way  
Road Closure Bylaw 3299/2002

---

*Reference Report:*

Director of Development Services, dated July 24, 2002

*Bylaw Readings:*

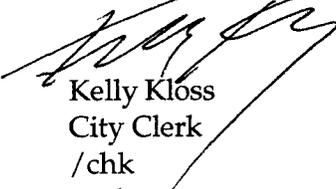
Road Closure Bylaw 3299/2002 was given first reading. A copy is attached.

*Report Back to Council:* Yes

A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

In order to facilitate the survey and plan of subdivision for Phase 20 in Kentwood West, which will be placed on the open market in October, 2002, the closure of a portion of the former C & E Trail right of way is required. This is in conformance with the Kentwood West, Neighbourhood Area Structure Plan. The City will be responsible for the advertising costs in this instance.

  
Kelly Kloss  
City Clerk  
/chk  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Parkland Community Planning Services  
C. Adams, Administrative Assistant

**BYLAW NO. 3299/2002**

Being a bylaw to close a portion 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 the original road allowance adjoining the west boundary of SW 32-38-27 W4M which lies within Subdivision Plan\_\_\_\_\_, and containing 0.54 Ha more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



**FILE**

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Kentwood West, Phase 20  
Closure of a Portion of the Former C & E Trail Right of Way  
Road Closure Bylaw 3299/2002

---

*History*

At the Monday, July 29, 2002 meeting of Council, Road Closure Bylaw 3299/2002 was given first reading.

In order to facilitate the survey and plan of subdivision for Phase 20 in Kentwood West, which will be placed on the open market in October, 2002, the closure of a portion of the former C & E Trail right of way is required. This is in conformance with the Kentwood West, Neighbourhood Area Structure Plan.

*Public Consultation Process*

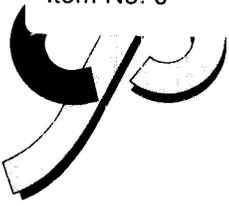
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 26, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

*Recommendation*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings 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: July 19, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/NN-2002  
Remainder of the SE ¼ Sec. 10-38-27-4  
Anders East (Victoria Park) – Phase 10  
Anders East Developments Ltd.

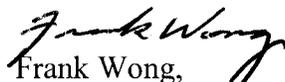
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Anders East Developments Ltd. is proposing to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 consists of 29 single-family lots, 1 municipal reserve lot, and 1 public utility lot. The proposal rezones approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. The proposed land uses complies with the Anders East (Victoria Park) Outline Plan. (Note: this is an older plan that preceded the use of Area Structure Plans for new quarter sections.)

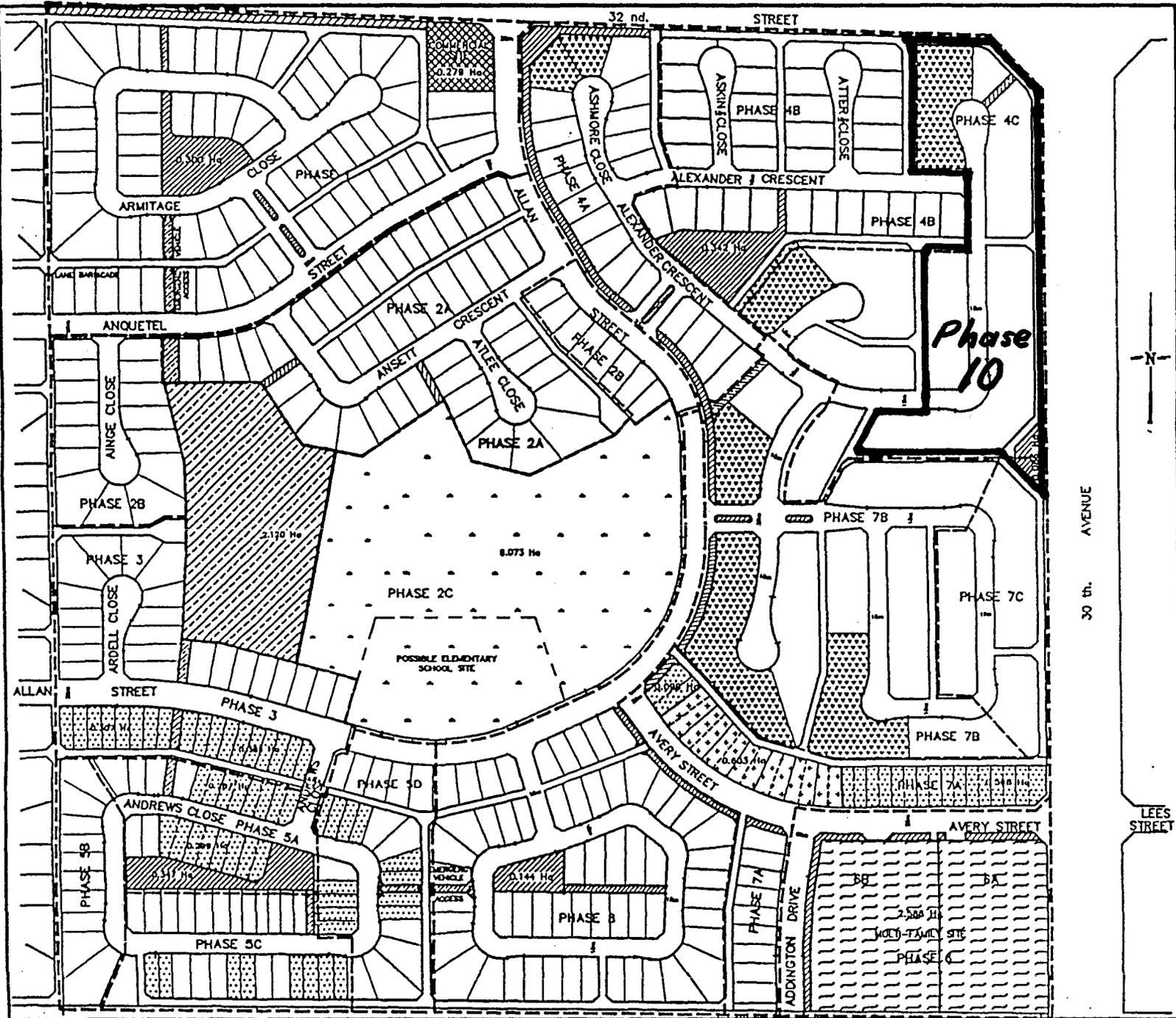
Recommendation

The proposed subdivision complies with the Outline Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/NN-2002.

Sincerely,

  
Frank Wong,  
Planning Assistant

Attachment



RED DEER  
**ANDERS EAST  
 OUTLINE PLAN**  
 SHOWING  
**SUBDIVISION**  
 OF THE  
 S.E.1/4, 10-38-27-W4  
 FOR  
**ANDERS EAST  
 DEVELOPMENTS LTD.**  
 SCALE: N.T.S.

- SINGLE FAMILY DETACHED - R-1
- WALKWAYS AND LOCAL PARKS
- NEIGHBOURHOOD COMMERCIAL
- SCHOOL/PARK SITE
- DUPLEX LOTS - R-1(A)
- SINGLE FAMILY NARROW LOTS - R-1(N)
- MULTI-FAMILY RESIDENTIAL
- TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
- MINOR COLLECTOR MEDIANS
- P.U.L. LOTS
- EXISTING PHASE BOUNDARIES

ALL ROADS ARE 16m UNLESS OTHERWISE NOTED.

PREPARED: MAR. 8, 1990  
 REVISIONS: JUNE 01, 1990  
 JUNE 24, 1990  
 JUNE 27, 1990  
 JULY 31, 1990  
 APR 12, 1995  
 APR 20, 1995  
 SEPT 28, 1995  
 JAN 28, 1997

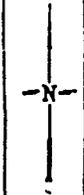
FEB 18, 1997  
 APR 05, 1998  
 APR 30, 1998  
 MAY 15, 1998  
 JUNE 08, 1998  
 AUG 19, 1998  
 NOV 24, 1998

Approved: Dec. 1/98  
 CAD FILE: \PROJ\AND-PL\AND-POS\_8x11

PREPARED BY:  
**AL-TERRA**  
 ENGINEERING LTD.  
 Edmonton Red Deer

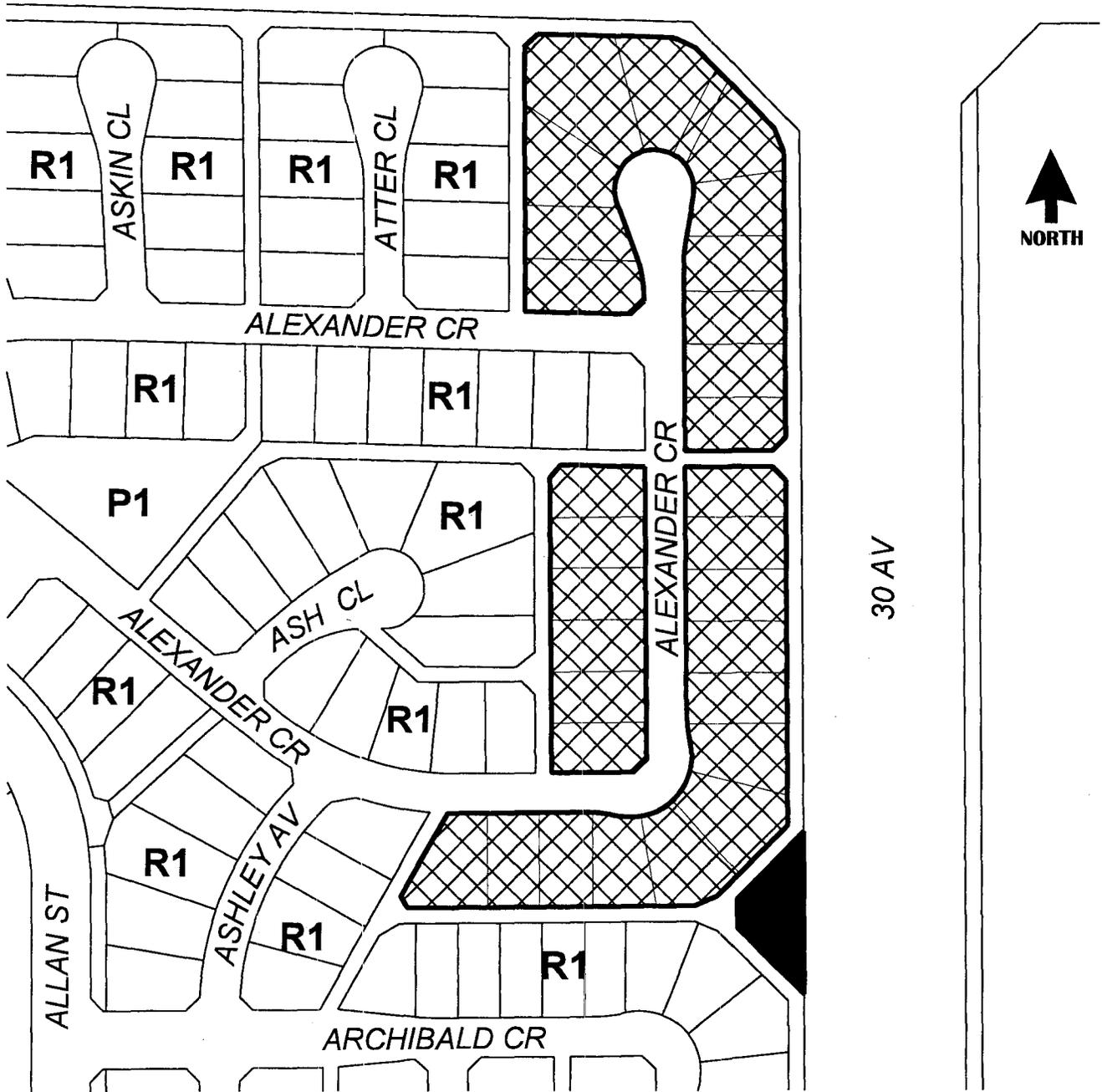
IN ASSOCIATION WITH:  
**Mackenzie Associates**  
 Consulting Group Limited

30 th. AVENUE



# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 42 / 2002  
 BYLAW No. 3156 / NN - 2002

***Comments:***

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/NN-2002  
Remainder of the SE ¼ Sec. 10-38-27-4  
Anders East (Victoria Park) – Phase 10  
Anders East Developments Ltd.

---

*Reference Report:*

Parkland Community Planning Services, dated July 19, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/NN-2002 was given first reading. A copy is attached.

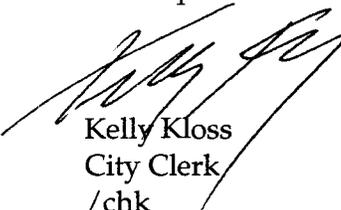
*Report Back to Council:* Yes

A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan.

This office will now proceed with the advertising for a Public Hearing. Anders East Developments Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss  
City Clerk  
/chk  
attchs.

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

**BYLAW NO. 3156/NN-2002**

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 J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 42/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **29th** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

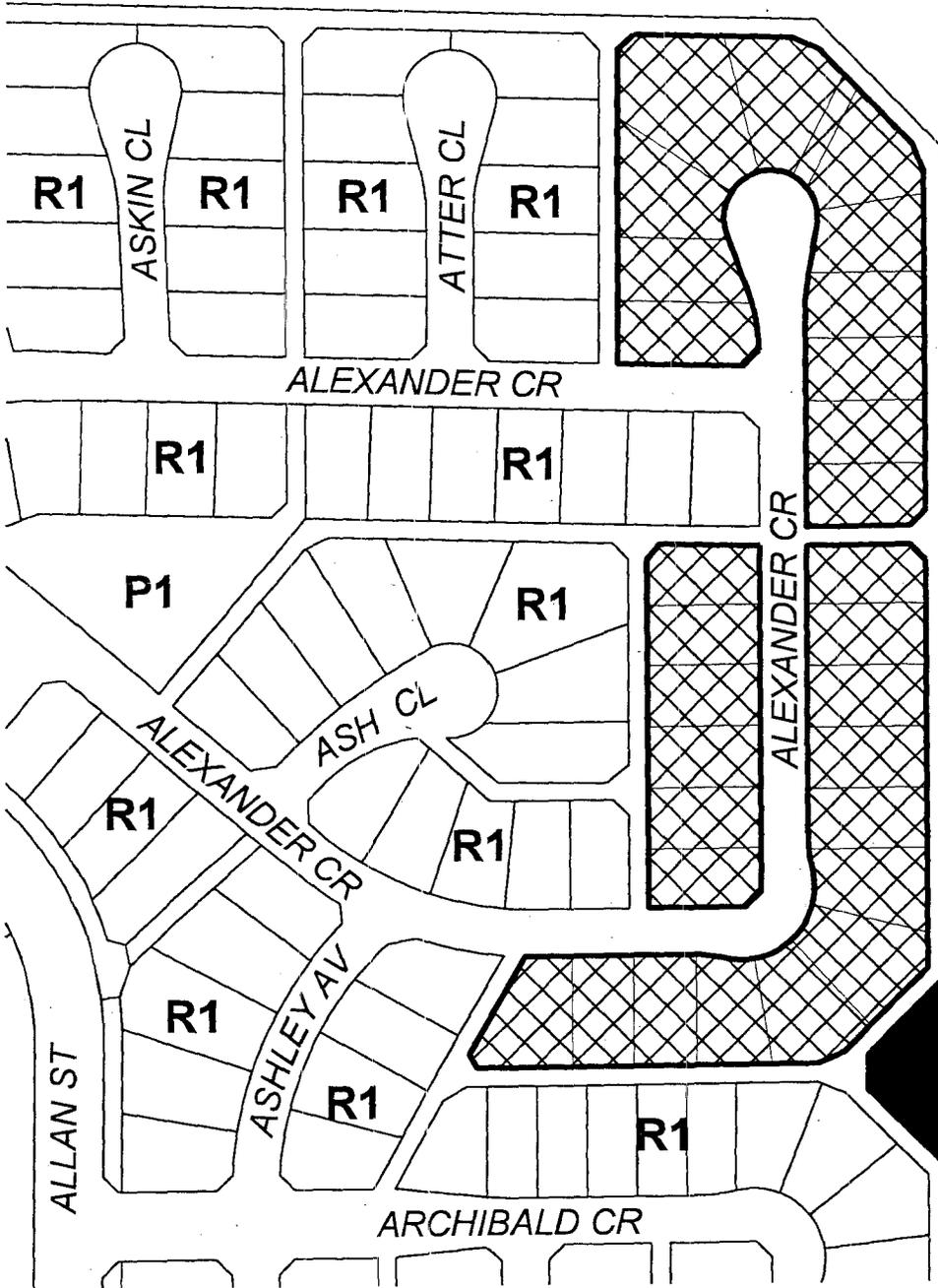
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 42 / 2002  
 BYLAW No. 3156 / NN - 2002

**FILE**



Office of the City Clerk

July 30, 2002

Anders East Developments Ltd.  
c/o 502, 4901 - 48 Street  
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/NN-2002  
Remainder of the SE ¼ 10-38-27-4  
Anders East (Victoria Park) - Phase 10  
Anders East Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, July 29, 2002, first reading was given to Land Use Bylaw Amendment 3156/NN-2002. A copy of the bylaw is attached for your information.

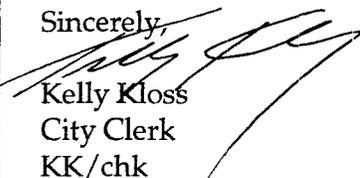
Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 26, 2002 at 7:00 p.m., in the 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 \$400. We require this deposit by no later than Wednesday, August 7, 2002 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  
KK/chk  
/attach.

c Parkland Community Planning Services  
C. Adams, Administrative Assistant

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4

**BYLAW NO. 3156/NN-2002**

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 J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 42/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **29th** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

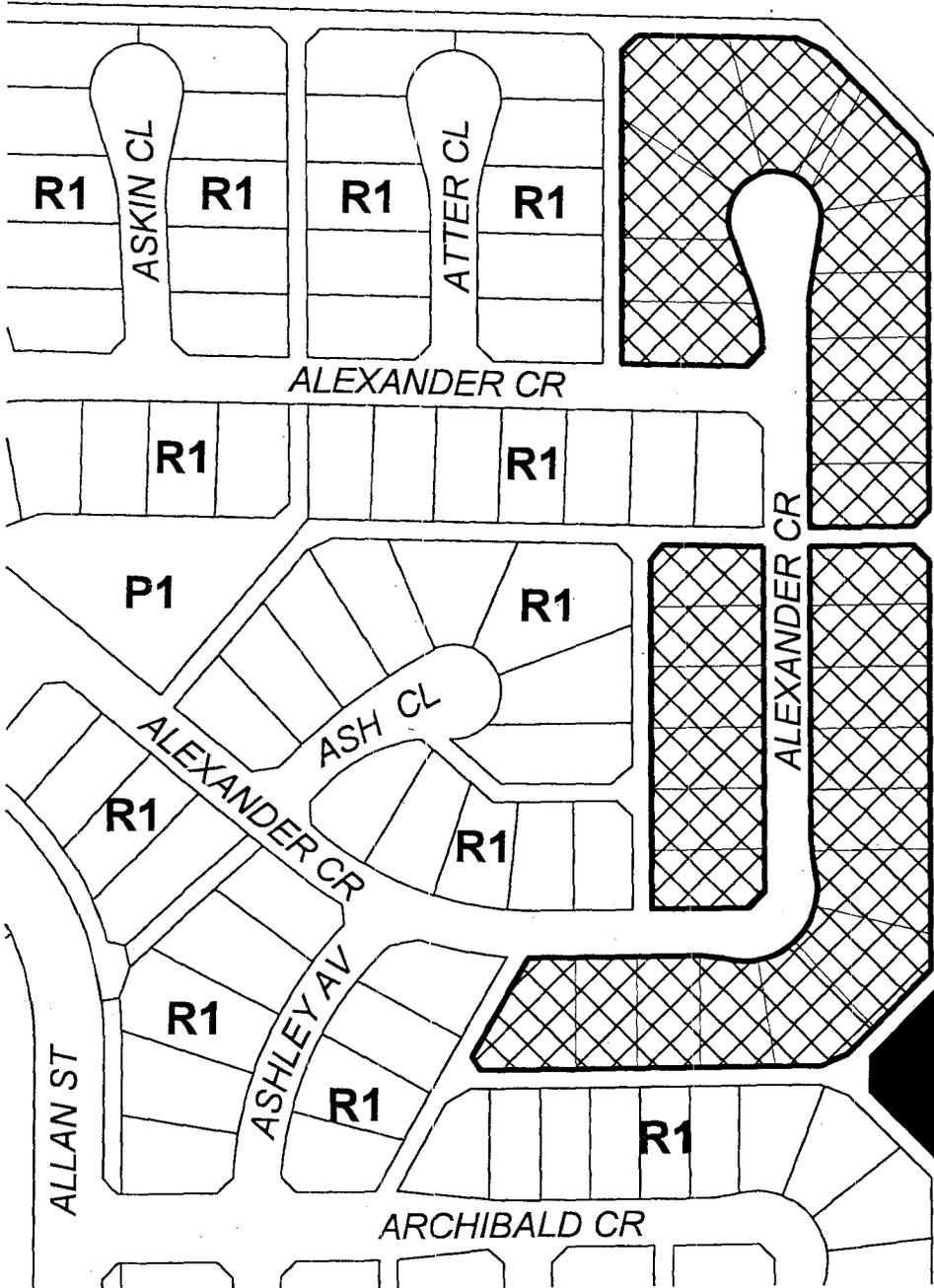
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

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

32 ST



30 AV

**AFFECTED DISTRICTS:**  
*A1 - Future Urban Development*  
*R1 - Residential (Low Density)*  
*P1 - Parks and Recreation*

*Change from :*  
 A1 to R1   
 A1 to P1 

MAP No. 42 / 2002  
 BYLAW No. 3156 / NN - 2002



**FILE**

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/NN-2002  
Remainder of the SE ¼ Sec. 10-38-27-4  
Anders East (Victoria Park) – Phase 10  
Anders East Developments Ltd.

---

*History*

At the Monday, July 29, 2002 meeting of Council, Land Use Bylaw Amendment 3156/NN-2002 was given first reading.

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan.

*Public Consultation Process*

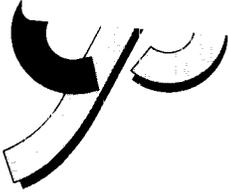
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 26, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

*Recommendation*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

Kelly Kloss  
City Clerk

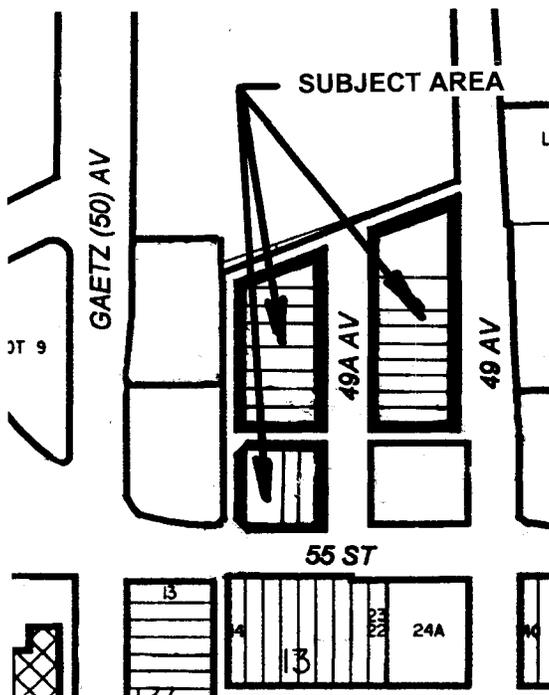
/chk



**DATE:** July 22, 2002  
**TO:** City Clerk  
**FROM:** Tony Lindhout, Planner  
**RE:** Land Use Bylaw Amendment 3156/OO-2002  
Low Density Residential Development - 49A Avenue  
Greater Downtown Action Plan

### Background

Late in 2001, planning staff initiated a public consultation process with the landowners of property on 49A Avenue and adjacent 55 Street to discuss options regarding the retention of low density residential development in this area. This initiative comes out of the City's Greater Downtown Action Plan (GDAP) which states in Policy 9.1 that "existing low density north downtown residential areas are to be retained as low density residential neighbourhoods". The GDAP is a statutory planning document and through implementation of its policies, is meant to guide future growth and development of downtown neighbourhoods including the 49A Avenue area in order to achieve the following planning objectives:



- to guide neighbourhood redevelopment,
- to encourage high quality neighbourhood design consistent with a vision that reflects the greater community interests, and
- to ensure neighbourhood amenities and features are protected and showcased (e.g. heritage).

This small isolated neighbourhood consists of seven landowners who own the 11 detached homes located on 20 lots. At least six of these homes are rental properties and/or contain secondary suites.

One of the key reasons for identification of this area for low density residential is the fact that the existing residential development on 49A Avenue is still all detached residential dwellings, most of which have strong heritage elements that make this street unique and rich in architectural character. Implementation of Policy 9.1 would require an amendment to the current City Land Use Bylaw as the existing R2 (Medium Density)

Residential zoning of properties on 49A Avenue does not conform to the Greater Downtown Action Plan in that the R2 zoning allows development such as duplexes, townhouses and small apartment buildings.

### **Neighbourhood Meetings**

All landowners of properties on 49A Avenue and in the immediate area along the north side of 55 Street were notified by mail and invited to attend each of two separate neighbourhood meetings hosted by planning staff. While attendance at both meetings was poor, those that did attend reflected the following opinions:

- Support retention of detached residential dwellings along 49A Avenue as the principal form of development.
- Support retention of the existing historical character and flavor of 49A Avenue.
- Support idea that any redevelopment along 49A Avenue contain heritage design elements similar to those contained in the present housing stock (i.e. high pitched roofs, gables/dormers/turrets, front porches, parapets, cornices, and window, trim and architectural detail elements from the Victorian era).
- Maintain existing streetscape (planted/treed boulevards, large spacious lots, no front driveways or front drive garages).
- Retention of secondary suites as a permitted use.
- 49A Avenue is congested with overflow parking from staff/employees working in the Integrated Financial Services building on the corner of 49 Avenue and 55 Street.

Two property owners (combined owners of 5 homes) phoned planning staff to verbally indicate their opposition to any zoning changes with their preference to retain the existing R2 zoning. One other area resident submitted a written response indicating that this neighbourhood has already lost too much of the heritage type elements to make saving the rest worthwhile.

All landowner written correspondence received, including comment sheets from the neighbourhood meetings, are attached under separate cover for Council members.

### **Planning Analysis/Response**

While there does not appear to be significant landowner objection to the retention of the existing form of detached residential housing on 49A Avenue, there is mixed reaction to the idea of amending the R2 zoning of the area. Based on verbal and written input received from area landowners, it would appear that 3 landowners (43% of affected landowners) representing 6 properties (55% of all properties) are opposed to any changes. While it was expressed that the (historic) character of this street has already been compromised, planning staff are of the opinion that the built form of housing as it exists today on 49A Avenue still contains a significant concentration of housing and street design elements associated with early 1900's style urban development. This would include tree planted boulevards with large lots and homes, many of which still contain historic era architectural detailing,

Notwithstanding that this area is small, has recently seen one older home demolished and replaced with a new one and that one additional older home has been moved into the area, the historical character and flavor of the existing streetscape still remains, and is worthwhile preserving. Retention and renovation of existing buildings (sustainability), and the preservation of buildings and environments of historical and cultural value are important to the broader community, a principle advocated in the City's Strategic Plan, Municipal Development Plan and Greater Downtown Action Plan. Most of the homes on 49A Avenue (9 out of 11) are designated a historically significant resource under the City's Land Use

City Clerk  
 Use Bylaw Amendment 3156/OO-2002  
 Page 3

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Bylaw. Planning staff are of the opinion that any future land use activity and potential development/redevelopment on this street should compliment present development patterns including retention of the low density residential character of the area.

Planning staff propose that a new land use (zoning) district be specifically created for the 49A Avenue area that would meet the intent of the Greater Downtown Action Plan whereby the existing residential area be rezoned in a manner that will ensure retention of the detached form of housing and also allow secondary suites. As no existing City land use district allows for this combination, it is suggested that a Direct Control District be created for this area that would be identical to the existing R2 Residential District but that those uses and regulations pertaining to multiple family developments (semi-detached, multi-attached and multiple family buildings) and any other non-applicable land uses, be removed. The present Land Use Bylaw exception that allows a prosthetic services business to operate from the house at 4926-55 Street is proposed to be retained and continue to apply to this site.

The proposed Direct Control District for this area is shown below in a format that illustrates the minor changes required (additions and deletions) from the existing R2 District to reflect the current built environment on 49A Avenue that contains no multiple family developments. In summary, there were no changes made to the permitted use table but all references to multiple family developments (discretionary uses) and their applicable regulations have been deleted. This will enable the area to retain its existing low density residential character in accordance with the policies of the Greater Downtown Action Plan.

## **PROPOSED DIRECT CONTROL DISTRICT**

(Based on existing R2 Residential District)

- Deletions from R2 District are shown as ~~strikethrough~~
- Additions are shown in *italic*

### **DC (17) DIRECT CONTROL DISTRICT NO. 17 (See Map G10)**

#### **190 General Purpose**

The general purpose of this District is to provide a ~~medium~~ *low* density residential area *in the form of detached housing* ~~with a mixture of housing types and residential accommodation~~ and at the same time control, regulate and encourage the development or redevelopment of *detached housing* ~~residential uses~~ *in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.* ~~that are compatible with both neighbourhood, the immediate site and the growth policies of the General Municipal Plan.~~

**191 Permitted Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council:**

- (1) Detached dwelling.
- (2) Secondary Suite.
- (3) Neighbourhood identification signs.
- (4) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (5) Home music instructor/instruction (two students), subject to section 68.
- (6) Accessory building.

**192 Discretionary Uses, subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council:**

- ~~(1) Semi-detached dwelling unit.~~
- ~~(2) Multi-attached building.~~
- ~~(3) Multiple family building.~~
- ~~(4) Home occupations which will generate additional traffic.~~
- (5) Accessory residential structure *use*.
- ~~(6) Existing Special Residential (approved prior to December 7, 1998):~~
  - ~~(a) churches,~~
  - ~~(b) kindergartens,~~
  - ~~(c) schools,~~
  - ~~(d) social care residences,~~
  - ~~(e) day care facilities.~~

~~For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.~~

- ~~(7) Municipal Services limited to Police, Emergency Services and/or Utilities.~~
- ~~(8) Public and quasi public buildings.~~

- (9) Garden Suite.
- ~~(10) Retirement Home.~~
- ~~(11) Day Care Facilities and Social Care Residences on sites which are so designated in a Neighbourhood Area Structure Plan.~~
- (12) Home music instructor/instruction (six students), subject to section 68.
- (13) Bed & breakfast, subject to section 64.
- (14) Amateur radio tower.

### 193 Regulations

- (1) Floor Area:
 

Detached dwelling	<i>Minimum</i>	frontage in m x 6 m
<del>Semi-detached dwelling</del>	<del>minimum</del>	<del>65 m<sup>2</sup> for each unit</del>
<del>Multi-attached</del>	<del>minimum</del>	<del>60 m<sup>2</sup> for each unit</del>
<del>Multi-family</del>	<del>minimum</del>	<del>60 m<sup>2</sup> for each unit</del>
- (2) Site Coverage:
 

maximum	40% (includes garage and accessory buildings)
---------	---
- (3) Building Height:
 

maximum	two storeys with maximum of 10 m measured from the average of the lot grade <del>except apartments which shall be allowed three storeys</del>
---------	---
- (4) Front Yard:
 

minimum	6 m <del>except multi-family which shall have a minimum setback of 7.5 m</del>
---------	--
- (5) Side Yard:
 

minimum	1.5m	
<del>Detached dwelling</del>	<del>minimum</del>	<del>1.5 m</del>
<del>Semi-detached dwelling (without side entry)</del>	<del>minimum</del>	<del>1.5 m</del>
<del>Semi-detached dwelling (with side entry)</del>	<del>minimum</del>	<del>2.4 m</del>

Multi-attached  
 (without side entry) — minimum — 1.8 m

Multi-attached  
 (with side entry) — minimum — 2.4 m

Multi-family — minimum — 66% of building height and in no case less than 3 m

Special Residential — minimum — 3 m

Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.

(6) Rear Yard: minimum 7.5 m

(7) Lot Depth: minimum 30 m

(8) Landscaping: minimum 35% of site area

(9) Parking: subject to section 48

(10) Loading: n/a

(11) Lot Area: *minimum* 360m<sup>2</sup>

Detached dwelling — minimum — 360 m<sup>2</sup>

Semi-detached dwelling — minimum — 232 m<sup>2</sup> per dwelling unit

Multi-attached — minimum — 185 m<sup>2</sup> per internal unit

minimum — 240 m<sup>2</sup> per end unit

Multi-family

(no separate bedroom) — minimum — 74 m<sup>2</sup> per dwelling unit

(one bedroom) — minimum — 111 m<sup>2</sup> per dwelling unit

(more than one bedroom) — minimum — 139 m<sup>2</sup> per dwelling unit

(12) Frontage:

Detached dwelling: minimum 12 m

Semi-detached dwelling	minimum	7.6 m per dwelling unit
Multi-attached building	minimum	22.0 m, 6.1 m per each unit
Multiple family building	minimum	19.5 m

## 194 Special Regulations

- (1) ~~Notwithstanding section 193 where an approved subdivision plan or a proposed subdivision plan within this use district comprises of at least 5 sites the Development Authority shall specify the front yard setback required.~~
- (2) ~~Notwithstanding section 193, in a laneless subdivision, one of the side yards for a detached dwelling and the side yard for a semi-detached dwelling unit shall be:~~
- (a) ~~1.5 m where a garage or carport is attached to or is an integral part of the principal building, or~~
  - (b) ~~3 m where a garage or carport is to be provided in the rear yard of the site, or~~
  - (c) ~~5 m where a garage or carport is to be attached to the principal building at a later date, and~~
  - (d) ~~if the front building line of the site is 21 m in length or greater, the minimum side yard in one side of the site shall be 10% of such building line. The minimum side yard on the other side of the site in the case subsection (a) hereof applies, 10 per cent of the said building line; in the case subsection (b) or (c) applies, 3 m or 5 m respectively, as the case may be.~~
- (3) (a) ~~Where each half of a semi-detached house is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.~~
- (b) ~~Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.~~
- (4) ~~Notwithstanding subsection 193(4) the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 m by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.~~

- (5) Notwithstanding section 193, the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with section 193, namely:
- (a) not less than 90% of the minimum front yard, side yard, rear yard, site area, or frontage,
  - (b) not less than 95% of the minimum floor area,
  - (c) not less than 98% of the minimum landscaping area.
- (6) In calculating the minimum floor area for an odd and irregular shaped site:
- (a) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,
  - (b) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

#### **195 Site Development**

~~Notwithstanding section 193, the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.~~

#### **196 Site Location**

- ~~(1) Notwithstanding section 193, a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.~~
- ~~(2) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.~~

#### **197 Redevelopment of Existing Neighbourhood**

Notwithstanding section 193, in order to maintain the character of an existing neighbourhood, the ~~Municipal Planning Commission~~ *Development Authority* shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street. *Front driveways and/or front drive garages are not permitted.*

City Clerk  
Use Bylaw Amendment 3156/OO-2002  
Page 9

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**Planning Recommendation**

That City Council proceed with first reading of Land Use Bylaw Amendment 3156/OO-2002.

If this proposed Bylaw amendment is not supported by Council, the Greater Downtown Action Plan should be amended by removing reference to the retention of low density residential development in the 49A Avenue area. Council direction would be requested.

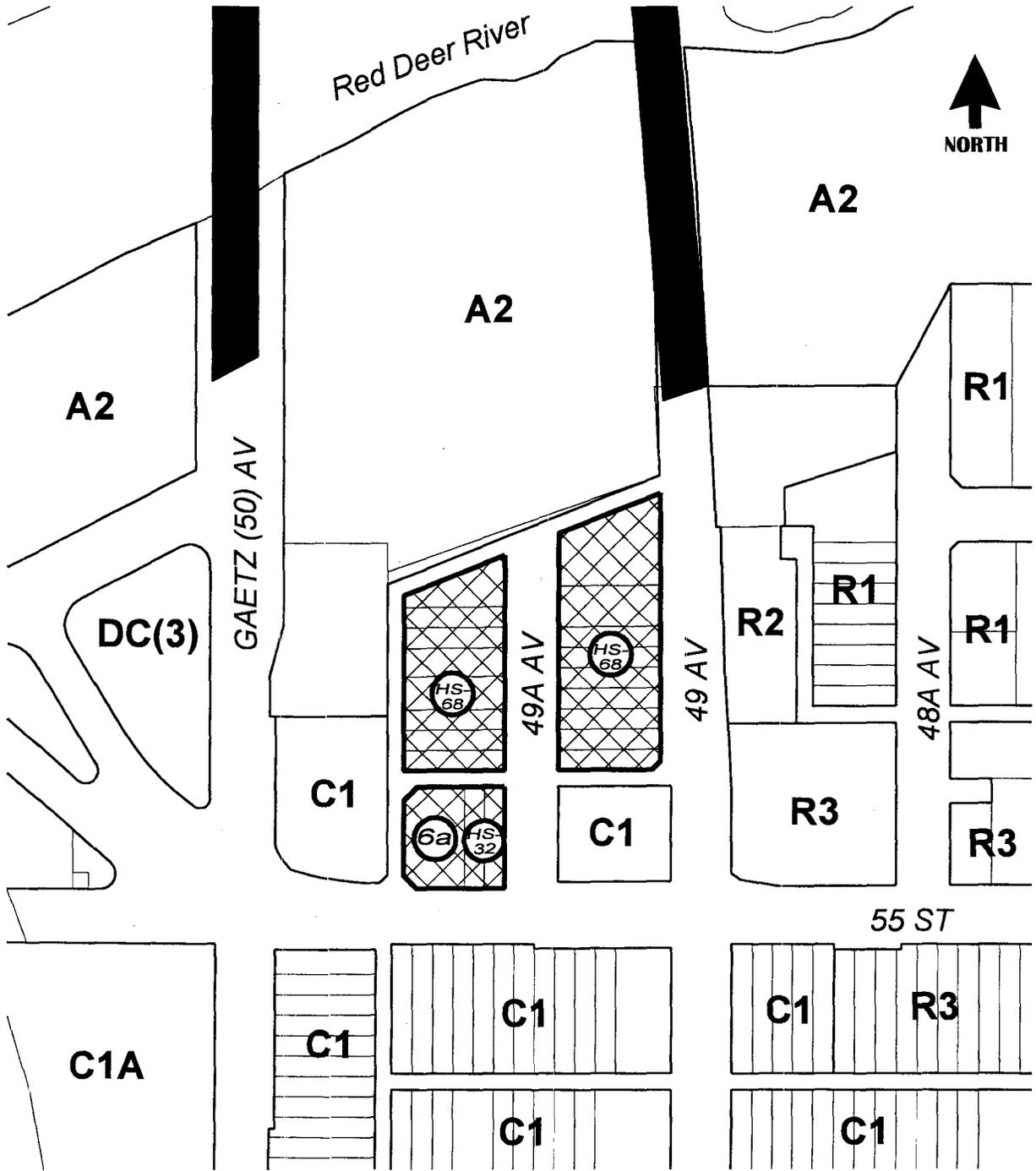


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Tony Lindhout, ACP, MCIP  
PLANNER

Attachment

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



**AFFECTED DISTRICTS:**

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002  
 BYLAW No. 3156 / 00 - 2002

***Comments:***

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Tony Lindhout, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/OO-2002  
Low Density Residential Development – 49A Avenue  
Greater Downtown Action Plan

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*Reference Report:*

Parkland Community Planning Services, dated July 22, 2002

*Bylaw Readings:*

Land Use Bylaw Amendment 3156/OO-2002 was given first reading. A copy is attached.

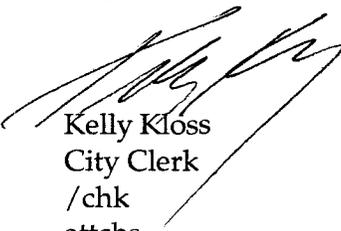
*Report Back to Council:* Yes

A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

*Comments/Further Action:*

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of 49A Avenue to a Direct Control District for the purpose of retaining the area's existing low density detached housing in accordance with the City's Greater Downtown Action Plan. The proposed Direct Control District would be based on the existing R2 Residential District, deleting all reference to multiple family developments, and allowing secondary suites.

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  
attchs.

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



## BYLAW NO. 3156/00-2002

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 G10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 43/2002 attached hereto and forming part of the bylaw.
- 2 Addition of the following new DC Direct Control District:

**"DC (17) DIRECT CONTROL DISTRICT NO. 17 (See Map G10)**

**151.1 (1) General Purpose**

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

**(2) Permitted Uses:**

- (a) Detached dwelling.
- (b) Secondary Suite.
- (c) Neighbourhood identification signs.
- (d) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (e) Home music instructor/instruction (two students), subject to section 68.
- (f) Accessory building.

**(3) Discretionary Uses:**

- (a) Accessory use.
- (b) Garden Suite.

- (c) Home music instructor/instruction (six students), subject to section 68.
- (d) Bed & breakfast, subject to section 64.
- (e) Amateur radio tower.

**(4) Regulations**

- (a) Floor Area:
  - Detached dwelling: minimum frontage in m x 6 m
- (b) Site Coverage: maximum 40% (includes garage and accessory buildings)
- (c) Building Height: maximum two storeys with maximum of 10 m measured from the average of the lot grade
- (d) Front Yard: minimum 6 m
- (e) Side Yard: minimum 1.5 m

Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.

- (f) Rear Yard: minimum 7.5 m
- (g) Lot Depth: minimum 30 m
- (h) Landscaping: minimum 35% of site area
- (i) Parking: subject to section 48
- (j) Lot Area: minimum 360 m<sup>2</sup>
- (k) Lot Frontage: minimum 12 m

**(5) Special Regulations**

- (a) Notwithstanding Section 151.1(4) the Development Authority may deem that an existing building or lot within the following

**(6) Redevelopment of Existing Neighbourhood**

Notwithstanding Section 151.1(4), in order to maintain the character of the existing neighbourhood, the Development Authority shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards and/or architecture of existing development in the neighbourhood. In order to ensure that the front streetscape is not altered by either garages or driveways, front driveways or front drive garages are not permitted.”

READ A FIRST TIME IN OPEN COUNCIL this 29<sup>th</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

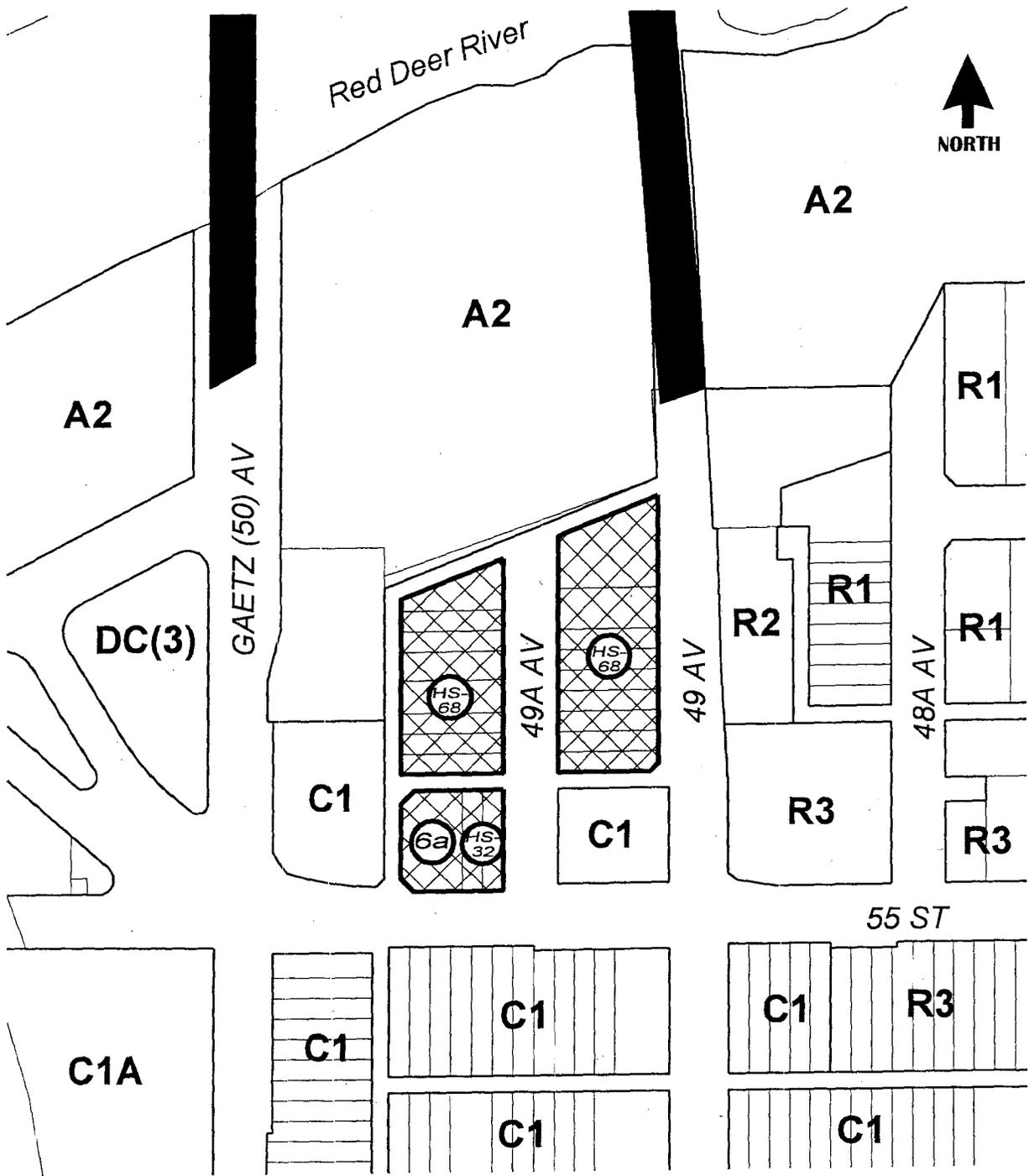
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

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



**AFFECTED DISTRICTS:**

- R2 - Residential (medium Density)
- HS - Historically Significant Resources No. 32 & 68
- DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002  
 BYLAW No. 3156 / 00 - 2002



**FILE**

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/OO-2002  
Low Density Residential Development – 49A Avenue  
Greater Downtown Action Plan

---

*History*

At the Monday, July 29, 2002 meeting of Council, Land Use Bylaw Amendment 3156/OO-2002 was given first reading.

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of 49A Avenue to a Direct Control District for the purpose of retaining the area's existing low density detached housing in accordance with the City's Greater Downtown Action Plan. The proposed Direct Control District would be based on the existing R2 Residential District, deleting all reference to multiple family developments, and allowing secondary suites.

*Public Consultation Process*

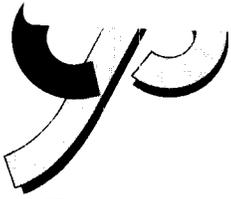
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 26, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

*Recommendation*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings 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: July 23, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/PP-2002  
Lot G, Block 44, Plan 2886 TR,  
Portion of 60<sup>th</sup> Avenue, and  
Portion of 32<sup>nd</sup> Street  
W ½ Sec. 8-38-27-4  
Junction of Webster Drive (60<sup>th</sup> Avenue) and 32<sup>nd</sup> Street  
Trademark West Park Inc./The City of Red Deer

---

Trademark West Park Inc. and the City of Red Deer is in the process of finalizing a land sale agreement for lands required for the south entrance road for the West Park Extension (West Lake) Subdivision. As part of the process, the City wish to consolidate and rezone the lands resulting from the closing of 60<sup>th</sup> Avenue.

The proposal is part of the road system that facilitates the adjacent West Park Extension (West Lake) Neighbourhood Area Structure Plan. A Road Closure Bylaw is forthcoming from the Land and Economic Development Department.

Recommendation

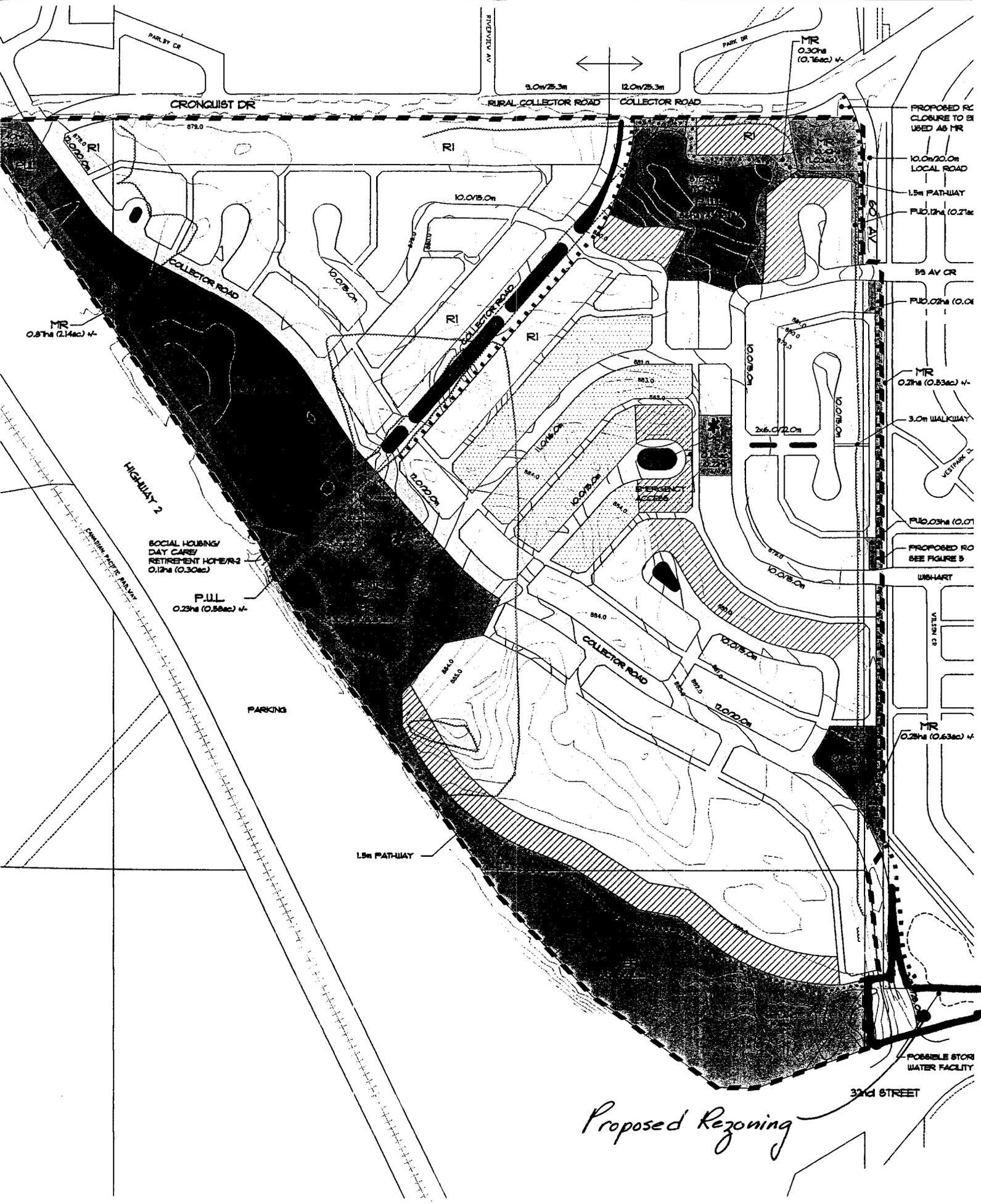
The proposal is part of the approved south entrance for the West Park Extension (West Lake) Subdivision; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/PP-2002.

Sincerely,

Frank Wong,  
Planning Assistant

Attachment

c. Al-Terra Engineering Ltd.



Proposed Rezoning

32nd STREET

SOCIAL HOUSING/  
DAY CARE/  
RETIREMENT HOME/RS  
0.12ha (0.30ac)

P.U.L.  
0.23ha (0.58ac) +/-

PARKING

1.5m PATH-WAY

PROPOSED RC  
CLOSURE TO BE  
USED AS MR

10.0m/20.0m  
LOCAL ROAD

1.5m PATH-WAY

P.U.L. 0.12ha (0.21ac)

59 AV CR

P.U.L. 0.07ha (0.01)

MR  
0.23ha (0.58ac) +/-

3.0m WALKWAY

WESTPARK CR

P.U.L. 0.03ha (0.07)

PROPOSED RC  
SEE FIGURE 5

WISHART

43 HUSTIA

MR  
0.23ha (0.63ac) +/-

POSSIBLE STORM  
WATER FACILITY

CRONQUIST DR

RURAL COLLECTOR ROAD

COLLECTOR ROAD

COLLECTOR ROAD

COLLECTOR ROAD

COLLECTOR ROAD

COLLECTOR ROAD

HIGHWAY 2

EMERGENCY ACCESS

EMERGENCY ACCESS

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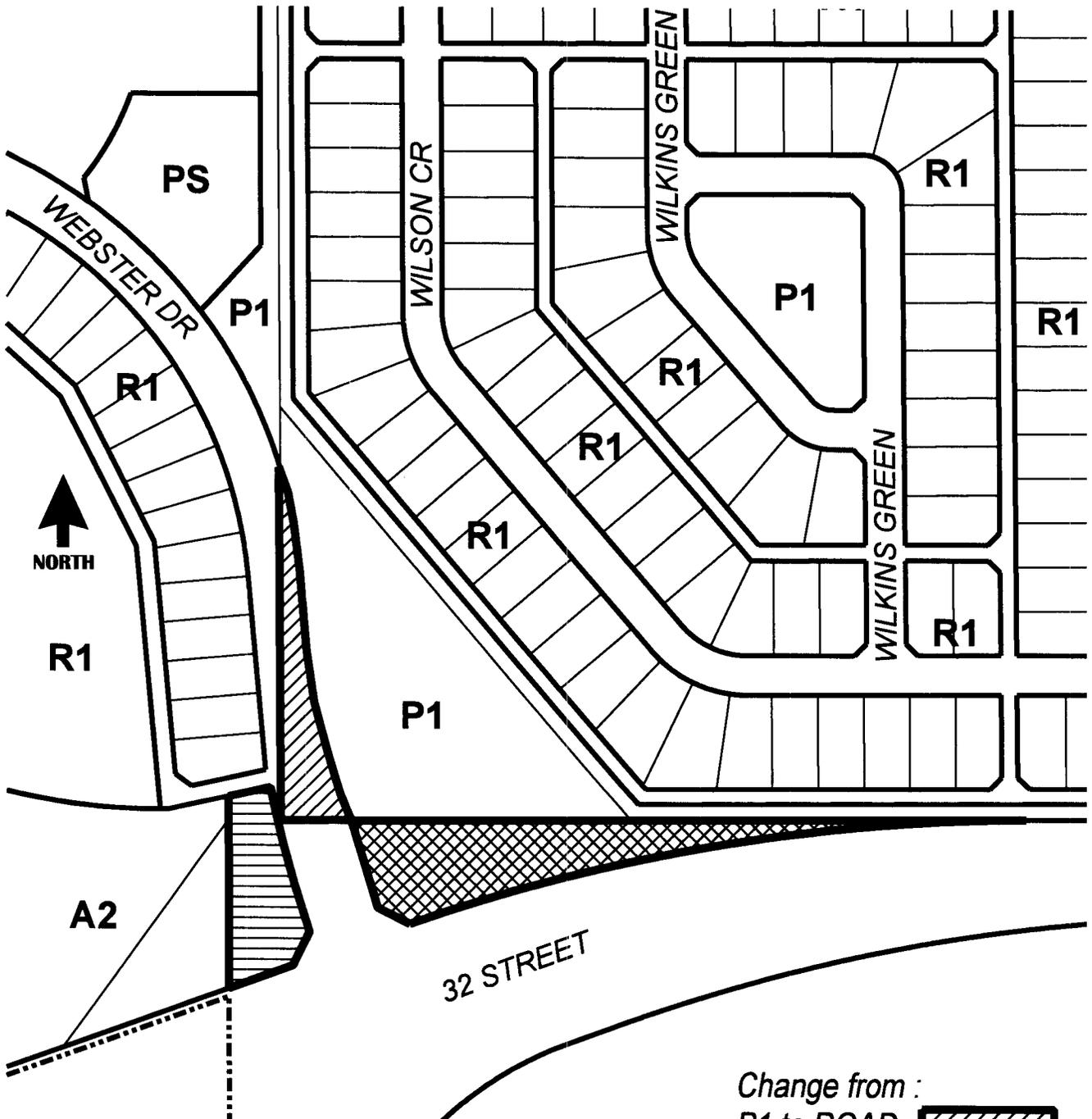
SOCIAL HOUSING/  
DAY CARE/  
RETIREMENT HOME/RS  
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PARKING

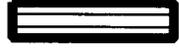
P.U.L.

0.23ha (0.58ac) +/-

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 P1 - Parks and Recreational  
 A2 - Environmental Preservation

Change from :  
 P1 to ROAD   
 ROAD to P1   
 ROAD to A2 

MAP No. 44 / 2002  
 BYLAW No. 3156 / PP - 2002

***Comments:***

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Frank Wong, Parkland Community Planning Services  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/PP-2002  
Lot G, Block 44, Plan 2886 TR  
Portion of 60<sup>th</sup> Avenue & Portion of 32<sup>nd</sup> Street  
W ½ Sec. 8-38-27-4  
Junction of Webster Drive (60<sup>th</sup> Avenue) and 32<sup>nd</sup> Street  
Trademark West Park Inc/ The City of Red Deer

---

**Reference Report:**

Parkland Community Planning Services, dated July 23, 2002

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/PP-2002 was given first reading. A copy is attached.

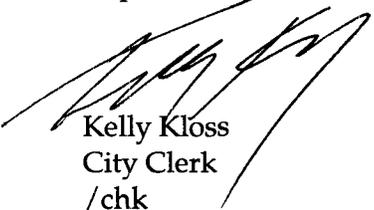
**Report Back to Council:** Yes

A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/PP-2002 provides for a consolidation and rezoning of lands resulting from the closing of 60<sup>th</sup> Avenue as part of the process required to finalize a land sale agreement for land required from the south entrance road for the West Park Extension (West Lake) Subdivision.

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  
attchs.

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

**BYLAW NO. 3156/PP-2002**

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 E6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 44/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **29th** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

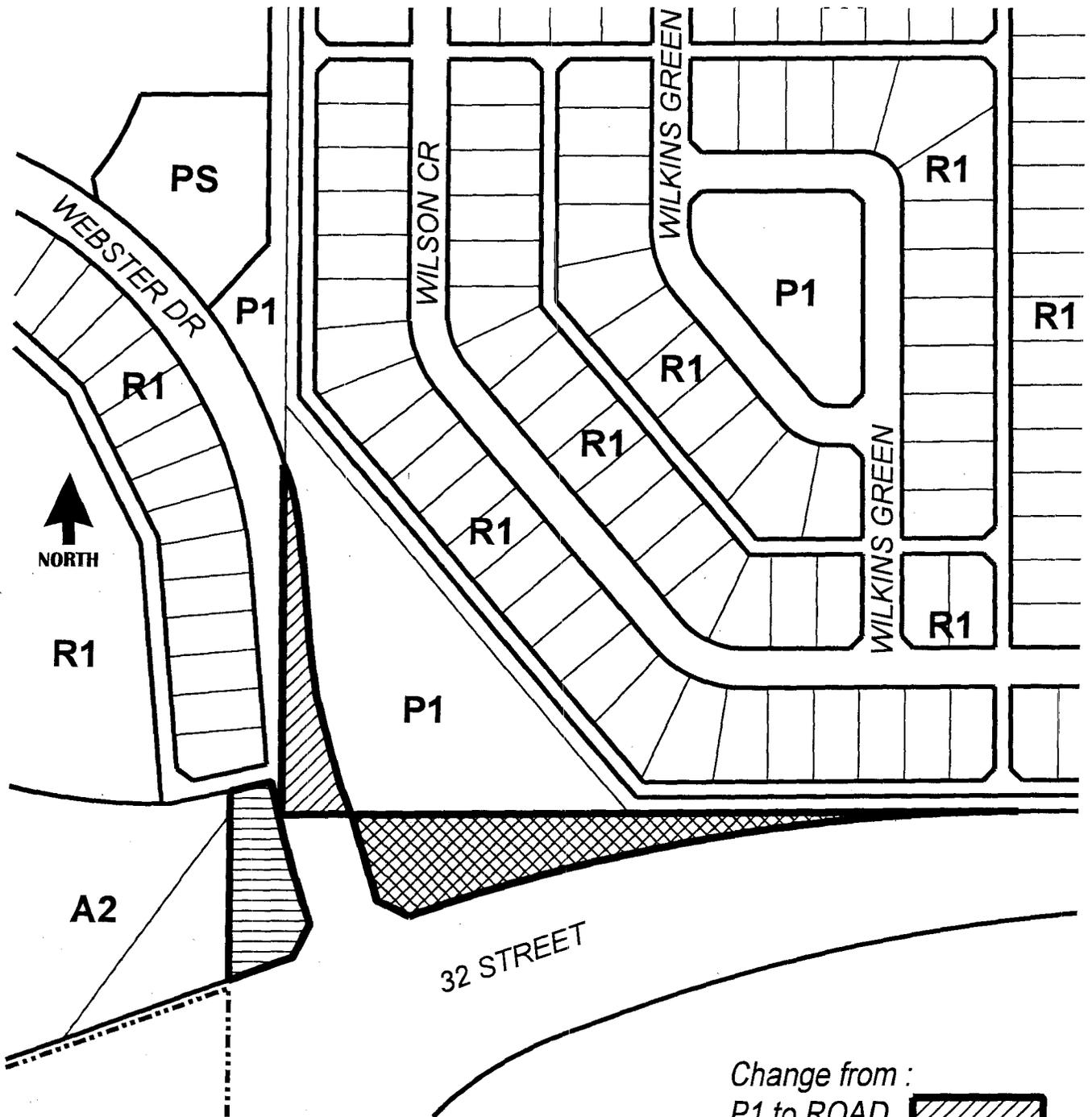
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



NORTH

A2

32 STREET

Change from :

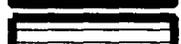
P1 to ROAD



ROAD to P1



ROAD to A2



AFFECTED DISTRICTS:

P1 - Parks and Recreational

A2 - Environmental Preservation

MAP No. 44 / 2002  
BYLAW No. 3156 / PP - 2002



Office of the City Clerk

**LE**

**DATE:** July 30, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Land Use Bylaw Amendment 3156/PP-2002  
Lot G, Block 44, Plan 2886 TR  
Portion of 60<sup>th</sup> Avenue & Portion of 32<sup>nd</sup> Street  
W 1/2 Sec. 8-38-27-4  
Junction of Webster Drive (60<sup>th</sup> Avenue) and 32<sup>nd</sup> Street  
Trademark West Park Inc/ The City of Red Deer

---

*History*

At the Monday, July 29, 2002 meeting of Council, Land Use Bylaw Amendment 3156/PP-2002 was given first reading.

Land Use Bylaw Amendment 3156/PP-2002 provides for a consolidation and rezoning of lands resulting from the closing of 60<sup>th</sup> Avenue as part of the process required to finalize a land sale agreement for land required from the south entrance road for the West Park Extension (West Lake) Subdivision.

*Public Consultation Process*

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 26, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

*Recommendation*

That following the Public Hearing, Council may proceed with 2<sup>nd</sup> and 3<sup>rd</sup> readings of the bylaw.

Kelly Kloss  
City Clerk

/chk



July 8, 2002

Your Worship and Members of City Council  
City of Red Deer  
Red Deer, Alberta T4N 3T4

The Downtown Business Association has had a Parking Committee which has been reviewing downtown parking issues.

The Committee compiled the attached report which has been approved by the Downtown Business Association and is being submitted to Council for their consideration.

City Council had requested that the Downtown Business Association consider "revenue sources other than taxation, for capital and operating to enhance parking in the downtown." The Committee discussions on this item included:

- Modification and / or elimination of free one hour parking
- Debenture debt
- User fees
- Special property tax level for downtown properties
- Level of parking fines
- Parking rates
- Additional parking meters

Representatives of the Downtown Business Association Parking Committee will be present in Council Chambers on Monday, July 29, 2002 to present the report and respond to questions.

Thank you for the opportunity to present our report.

Sincerely,

A handwritten signature in black ink, appearing to read "Dennis Zimmer".

Dennis Zimmer, Chairman  
Downtown Business Association Parking Committee



# Parking Committee Report

Prepared for: Red Deer City Council  
June 2002

## **Table of Contents**

**Section 1.0 Introduction**

**Section 2.0 Parking Administration**

**Section 3.0 Off – Street Parking**

**Section 4.0 On Street Parking**

**Section 5.0 Recommendation Summary**

Section 1.0  
**Introduction**

## **Background**

On August 14, 2001 the City of Red Deer wrote to the Red Deer Downtown Business Association indicating actions taken with respect to the parking report submitted to Council in May 2001.

The City also made the following request to the Downtown Business Association:

*“To consider the rates of parking further and ask the Association for their views on revenue sources, other than taxation for capital and operating to enhance parking in the downtown”*

The Board of Directors for the Downtown Business Association requested the Parking Committee to consider the request from the City and review the downtown parking issues.

### **The mandate of the Committee was to:**

- Consider the matter of non taxation revenue sources for capital and operating to enhance parking in the downtown
- Identify specific parking issues
- Review funding operation of other parkades across Canada
- Develop recommendations
- Present recommendations to City Council

## **Committee Membership**

**The Parking Committee membership was:**

Dennis Zimmer, Chairman	Downtown Business Owner
Dick McDonell	Downtown Business Owner
Darryl Sim	Property Manager
Rick Marz	Manager, Financial Institution
Mitch Whitman	Business Manager
Lloyd Meadows	Real Estate Leasing & Sales Agent
Bev Hughes	Red Deer City Councillor
Jeffrey Dawson	Red Deer City Councillor
Ray Congdon	Executive Director, Downtown Business Association
Jan Fisher	Executive Director, Red Deer Chamber of Commerce

## **Process**

The Committee undertook the following activities in development of their report:

- **Conducted research on and / or gathered information on:**
  - Parkades
  - History of Parking Fund
  - On & Off Street parking rates
  - Allocation of parking fines
  - Traffic Study
  - Property Taxation
  - Potential for increased use of transit system
  - Employee parking alternatives
  - Impact of not having a vibrant downtown
  - Impact of delayed downtown development
- Met with Greg Scott and Bryon Jeffers
- Met with Mayor Surkan, Norbert Van Wyk, Don Oszli, Peter Hansum regarding a partnership to build a parkade above the transit terminal
- Held an informal meeting with City Council to discuss funding of a parkade
- Developed and submitted a parkade proposal to City Council
- Contacted downtown business community regarding lease of space in parkade

Section 2.0  
**Parking Administration**

## 2.1 Parking Authority

The Administration of parking in the City of Red Deer has been done under a variety of structures over the years. The continued development of the downtown core and the resulting pressure for enhancement of off street parking necessitates creation of new partnerships and different approaches to the issues.

**Recommendation:**

The Downtown Business Association recommends that the City and the Downtown Business Association investigate the feasibility of establishing a Parking Authority for The City of Red Deer.

## 2.2 Parking Rates

One source of revenue for ongoing parking maintenance and parking enhancement is money received from meters and off-street parking lots. These rates should be reviewed on a regular basis.

**Recommendation:**

The Downtown Business Association recommends that the City review every second year the rates for both on-street and off-street parking.

## 2.3 Parking Fines

Fines collected for parking violations provide significant revenue to the parking fund and the amount of the fines should be reviewed on a regular basis

**Recommendation:**

The Downtown Business Association recommends that the City review every second year the level of fines for parking violations.

**Recommendation:**

The Downtown Business Association recommends that the City review the current fine structure with respect to the amount of fines and discount allowed.

## **2.4 Parking Enforcement**

The current hours for parking enforcement are from 9:00 am until 4:30 pm Monday – Saturday. These enforcement hours permit individuals to park until 10:00 am and from 3:30 pm on with no financial contribution to parking revenues. A large number of businesses in the downtown are open until at least 5:30 pm.

### **Recommendation:**

The Downtown Business Association recommends that the City amend the hours of parking enforcement to be from 8:00 am until 6:00 pm Monday – Saturday.

## **2.5 Use of Public Transportation**

Public Transportation is currently utilized by a very small percentage of individuals working in the downtown area. The completion of the new off-street transit terminal will result in a far more pleasant and safer environment for transit users. Increased use of public transportation has the potential to reduce parking requirements.

### **Recommendation:**

The Downtown Business Association recommends that the City and the Downtown Business Association investigate ways in which use of public transportation could be increased.

## **2.6 Downtown Shuttle Service**

The reduced inventory of off-street parking in the downtown core requires both employees and customers requiring more than one hour of parking, to find other locations to park. The increasing number of employees working in the downtown requires a need to identify employee-parking alternatives outside our downtown core.

### **Recommendation:**

The Downtown Business Association recommends that the City and the Downtown Business Association consider implementation of a downtown shuttle service.

## **2.7 Parking Technology**

The existing inventory of parking meters are mechanical meters and ongoing maintenance is becoming an issue due to age and difficulty in obtaining replacement parts. New technologies are available in parking meters, enforcement and parking management.

### **Recommendation:**

The Downtown Business Association recommends that the City investigate the new technologies available in the area of parking equipment, management and enforcement.

Section 3.0  
**Off – Street Parking**

### 3.1 Off – Street parking Lots

The reduction in off-street parking inventory, which has resulted from development in the downtown area, has created a shortage for both customers and employees.

**Recommendation:**

The Downtown Business Association recommends that the City consider developing additional small off-street long-term parking lots throughout the downtown area.

### 3.2 Designated Parking Lot

The area on the North side of 43<sup>rd</sup> street east of the tennis courts has been used for many years as a parking area. Improvement to the area and creation of organized parking will provide significant off-street parking area adjacent to downtown.

**Recommendation:**

The Downtown Business Association recommends that the City consider developing the area on the North side of 43<sup>rd</sup> Street east of the tennis courts into a long-term parking lot with a gravel surface, wheel stops and signage.

### 3.3 Parkade

The construction of the Transit Terminal has resulted in a significant reduction in off-street parking in the downtown core. This was acknowledged by the City, in the provision of infrastructure in the transit terminal to permit construction of a parkade at a later date. To ensure that we will be able to continue to provide development opportunities in the downtown area it is important to protect that investment.

**Recommendation:**

The Downtown Business Association recommends to the City that any development above the transit terminal be for parking.

Section 4.0  
**On – Street Parking**

#### 4.1 Parking Meter Coverage

There are several areas in the downtown, which do not currently have parking meters, and therefore are not generating revenue to assist in dealing with our ongoing parking needs.

**Recommendation:**

The Downtown Business Association recommends that the City expand parking meter coverage in the downtown area. Examples; 47<sup>th</sup> Avenue north of Ross Street, Ross Street, east of 47<sup>th</sup> Avenue, 52<sup>nd</sup> Avenue.

#### 4.2 Pilot Projects

There are new technologies available in the area of parking equipment, enforcement, and parking management, which should be considered to assist in dealing with our ongoing parking requirements.

**Recommendation:**

The Downtown Business Association recommends that the City conduct a pilot project or projects to test new parking equipment and management technologies.

#### 4.3 Parking Meter Replacement

The existing inventory of parking meters is mechanical meters and it is becoming increasingly difficult to obtain replacement parts. New meter technology provides greater flexibility in programming rates and enforcement times.

**Recommendation:**

The Downtown Business Association recommends that the City replace all existing parking meters with electronic meters.

#### 4.4 One Hour Free Parking

The current one hour free parking has been in place for a number of years. The need for parking in excess of one hour as well as the need to generate additional revenue to meet future parking needs indicates a review of the current program should be done.

**Recommendation:**

The Downtown Business Association recommends that the City and the Downtown Business Association investigate modification of the current one-hour free parking.

Section 5.0  
**Recommendation Summary**

**Parking Administration**

- The Downtown Business Association recommends that the City and the Downtown Business Association investigate the feasibility of establishing a Parking Authority for the City of Red Deer.
- The Downtown Business Association recommends that the City review every second year, the rates for both on-street and off-street parking
- The Downtown Business Association recommends that the City review every second year, the level of fines for parking violations
- The Downtown Business Association recommends that the City review the current Fine structure with respect to the amount of fines and discount allowed
- The Downtown Business Association recommends that the City amend the hours of parking enforcement to be from 8:00 am until 6:00 pm, Monday – Saturday
- The Downtown Business Association recommends that the City and the Downtown Business Association investigate ways in which use of Public Transportation could be increased
- The Downtown Business Association recommends that the City and the Downtown Business Association consider implementation of a downtown shuttle service
- The Downtown Business Association recommends that the City investigate the increased use technology in parking equipment, management and enforcement

**Off Street Parking Limits**

- The Downtown Business Association recommends that the City consider developing additional small off-street long-term parking lots throughout the downtown area.
- The Downtown Business Association recommends that the City consider developing the area on the North side of 43<sup>rd</sup> Street east of the tennis courts into a long-term parking lot with a gravel surface, wheel stops and signage
- The Downtown Business Association recommends to the City that any development above the transit terminal be for parking

**On-Street Parking**

- The Downtown Business Association recommends that the City expand parking meter coverage in the downtown area. Examples; 47<sup>th</sup> Avenue north of Ross Street, Ross Street, east of 47<sup>th</sup> Avenue, 52<sup>nd</sup> Avenue.
- The Downtown Business Association recommends that the City conduct a pilot project or projects to test new parking equipment and management technologies
- The Downtown Business Association recommends that the City replace all existing parking meters with electronic meters
- The Downtown Business Association recommends that the City and the Downtown Business Association investigate modification of the current on-hour FREE parking

***Comments:***

We recommend that Council hear the presentations then direct the Administration to prepare a response to the recommendation for a future meeting of Council.

"G. D. Surkan"  
Mayor

"R. Burkard"  
Acting City Manager

**COUNCIL MEETING OF JULY 29<sup>TH</sup> , 2002**

**ATTACHMENT**

**DOCUMENT STATUS:           PUBLIC**

**REFERS TO:                   BACKUP INFORMATION ON  
DOWNTOWN BUSINESS  
ASSOCIATION PREVIOUS  
PARKING COMMITTEE REPORT  
SUBMITTED TO COUNCIL IN  
JUNE, 2001**

**DATE:** July 25, 2001  
**TO:** Council  
**FROM:** City Clerk  
**RE:** 1. Downtown Business Association – Parking Committee Report  
2. Notice of Motion – Councillor Dawson - Parking Rates Review  
3. Notice of Motion – Councillor Dawson – Public vs Private Parking Rates

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### ***History***

At the Council meeting of June 18, 2001 the attached Downtown Business Association Parking Committee Report was submitted to Council. At that time, Council agreed that a report from City Administration be drafted in response to this document.

As part of this review, the Administration were to take in consideration the following two Notices of Motion from Councillor Dawson:

- (1) *WHEREAS*, there appears to be a need for additional parking in the downtown area of Red Deer in the vicinity of the City's centre; and

*WHEREAS*, there appears to be a shortage of retail on-street parking and a shortage of funds to make a significant change in the parking situation;

*NOW THEREFORE BE IT RESOLVED*, that in order to generate enough money to pay the capital, interest and operating costs of a parking structure over the next 20-25 years that Council agrees to investigate options to improve on-street and off-street parking, including:

1. The possibility of reinstating one hour maximum meters at all on-street parking locations where free parking is now available, and that rates should be significantly raised to encourage the use of off-street parking.
2. An increase in parking related fines, such as:
  - (a) Fines for off-street parking offences to be raised to net \$10 minimum.
  - (b) An increase in fines for on-street parking regarding non-payment to meters to net \$15 minimum.
  - (c) The fine for disobeying a one hour limit to be raised to \$10 net with the ability to fine the offender every hour to a maximum of five times in a one day period. Should the offender violate the one hour meter payment and in addition not plug the meter, the fine would be a combined violation of \$20 per hour to a maximum five times in one day.

3. Enforcement hours be increased from 9:00 a.m. to 4:00 p.m. to 8:00 a.m. to 6:00 p.m. with enforcement officers taking a ½ hour break at 12:30 p.m. to allow 1.5 hours for lunch. With new electronic meters, programming should be available to permit the acceptance of 90 minutes worth of coin from 11:30 a.m. to 12:30 p.m.

Moved by Councillor Dawson, seconded by Councillor Moffat

**Resolved that** Council of The City of Red Deer hereby agrees to refer the Notice of Motion from Councillor Dawson re: Parking in the Downtown Area, to the Downtown Business Association for their comment and analysis during and in conjunction with the Association's review of possible solutions to parking in the downtown.

- (2) **Whereas** the City of Red Deer has a policy for many activities that it carries out to not compete with the private sector but rather sets rates based on market conditions,

**And Whereas** the private sector in some cases charges substantially more than the City for parking in the downtown,

**Therefore be it Resolved** the City of Red Deer create a policy on parking rates which will take private sector rates into consideration.

Attached is the Administration's report in response to the above.



Kelly Kloss  
City Clerk

KK/chk

/attach.

---

**DATE: July 24, 2001**

**TO: CITY CLERK**

**FROM: BRYON JEFFERS, Director  
Development Services**

**RE: DOWNTOWN BUSINESS ASSOCIATION  
PARKING COMMITTEE REPORT**

---

When Council considered the above on May 7<sup>th</sup>, 2001 and June 11 they requested the administration to review the information presented and comment on the issues raised, together with Councilor Dawson's Notice of Motion of May 7 and June 11. Our comments begin with the Downtown Business Association's report and recommendations.

2.1 **Parking Policy Recommendation:**

"The Downtown Business Association recommends that the City amend the 1989 parking policy "to retain as a minimum an equivalent of the 200 existing off-street public parking spaces on the four blocks bordered by Ross Street, 48<sup>th</sup> Street and Gaetz Avenue" by changing the number of spaces to 400."

Staff Comments:

While the 1989 Parking Study recommended retaining an equivalent 200 off-street parking spaces in the downtown, City Council did not adopt a policy to reflect this. The City has endeavoured to maintain an adequate supply of parking stalls and on June 11, 2001, City Council approved the installation of foundations for a Parkade in conjunction with the construction of a Transit Terminal. We are also working on a plan to allocate parking for the public in the City Hall staff lot (behind the RCMP building). This would, in addition to the approximately 30 stalls that will be available adjacent to the Transit Terminal, provide replacement for most of the stalls lost due to the terminal construction.

**Capital Costs Recommendation:**

"The Downtown Business Association recommends that the City consider the capital costs of a Transit Terminal and Parkade as part of the community infrastructure costs."

Staff Comments:

All the structures that the City builds such as roads, bridges, and buildings are considered community infrastructure. There is a significant difference, however, in how infrastructure is financed. For example, roads, bridges, water and sewer trunk lines are financed through development levies paid for by the development industry and supplemented by provincial grants where they are available for transportation and transit projects. A portion of the new Transit Terminal is eligible for provincial funding under the Basic Capital Program. The Parkade is not eligible for transportation or transit grants from the Province. The City also does not have available development levies for off-street parking since these were cancelled for downtown development in response to request from the downtown business community. In addition, the introduction of one-hour free parking has further reduced the revenues that would be available for enhanced parking in the

downtown. Presently there is a one-time Canada/Alberta Infrastructure Program for which the Parkade would be eligible. However, an unallocated portion of this program has not been applied for pending review of the East Hill drainage program which presently is largely unfunded. Council continues to view the East Hill Drainage project with a higher priority than a Parkade. This leaves the Parkade presently unfunded and considering these costs as part of the “community infrastructure costs” as recommended by the Downtown Business Association would not change this.

### 2.3 **Parkade Construction Recommendation:**

“The Downtown Business Association recommends that the City proceed with construction of a Transit Terminal and Parkade in conjunction with an off-street transit terminal during 2001.”

Staff comments:

Council dealt with this issue at the May 7<sup>th</sup> meeting and June 11, when it was decided to proceed with a Transit Terminal and foundations for a Parkade, which can be built at a future date, subject to securing an appropriate funding source.

### 2.4 **Transit Terminal/Parkade Specifications & Project Cost Allocations Recommendation:**

“The Downtown Business Association recommends that the City review both the current specifications for the Transit Terminal/Parkade and the cost allocations between the two project components to ensure that alternatives are considered which might result in reduced costs.”

Staff Comments:

The total cost of either a Transit project and/or a Parkade will be closely examined to ensure the best construction alternatives are chosen. The designers will be encouraged to be as innovative as possible. We are continuously reviewing costs to ensure that they are being allocated to the proper component of the project, either the Parkade or the Terminal. It is noted that the tender results for the Terminal and Parkade foundations saw a reduction for the foundations and an increase for the Terminal component which is funded 75% from the Basic Capital Grant.

### 2.5 **Parkade User Fees Recommendation:**

“The Downtown Business Association recommends that the City establish user fees in the Parkade at levels that will cover all of the operating costs of the Parkade and provide money to replenish the parking fund.”

Staff Comments:

The fee structure for the Parkade will take into account the costs associated with the project including ongoing maintenance; however, we must also consider the market sensitivity or what the customer will pay. If the fee would be appreciably higher than what the private operator’s charge, we will have difficulty attracting customers. The following chart indicates possible scenarios for parking fees:

<b>PARKADE FINANCING OPTIONS:</b>						
<b>Assumptions:</b>						
Hourly stalls	100 stalls at		9 hrs/day		6 days/week	
Monthly stalls	320					
Occupancy Rate	85%					
Debenture Rate	6.5% over		20 years			
<b>Revenue Options:</b>						
	Option 1	Option 2	Option 3	Option 4	Option 5	Option 6
Monthly Stall Rate	\$50	\$60	\$70	\$80	\$90	\$100
Hourly Stall Rate	\$0.50	\$0.60	\$0.70	\$0.80	\$0.90	\$1.00
Annual Revenue	\$273,360	\$328,032	\$382,704	\$437,376	\$492,048	\$546,720
Operating Costs	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000	\$160,000
Property Taxes	\$19,076	\$28,277	\$37,477	\$46,677	\$55,878	\$65,078
Net Annual Income	\$94,284	\$139,755	\$185,227	\$230,699	\$276,170	\$321,642
<b>Repayment Amount</b>	<b>\$1,038,864</b>	<b>\$1,539,894</b>	<b>\$2,040,925</b>	<b>\$2,541,955</b>	<b>\$3,042,985</b>	<b>\$3,544,015</b>

From the above it can be seen that at various rates contributions from a low of \$94,284 to a high of \$321,642 would be available on an annual basis to replenish the parking fund. Further these amounts would be available to service debt in the amounts indicated if debt was used to finance the Parkade construction.

### **Section 3**

#### **3.1 Free One-Hour Parking Recommendation:**

"The Downtown Business Association recommends that the City maintain the free one-hour parking program."

"The Downtown Business Association recommends that the City continue to ensure enforcement of the one-hour time limit."

#### **Staff Comments:**

We agree that this program should continue, however, Council and the Downtown Business Association should be aware that parking revenue declined after this program was introduced. The program was introduced in May of 1994 and involved a small area of the downtown. As the program was successful, it was expanded until now most of the commercial area of downtown is included. In 1995, the parking meter revenue was \$274,000, in 1999 it was \$192,000, and in 2000 it was \$118,000.

Fine revenues for these years is difficult to relate to metered parking as the account includes fines issued for the entire city for all traffic bylaw infractions.

The program appears to benefit the public whom come downtown, and to discontinue it would not be accepted by the public or downtown merchants. It should be pointed out, however, that the program for free one-hour parking does have a cost. The cost is that it eliminates an immediate source of funding that would be available for enhanced parking in the downtown.

### 3.2 **Parking Meter Restrictions Recommendation:**

"The Downtown Business Association recommends that the City restrict parking on the following streets to a maximum of two hours:

- 47<sup>th</sup> Street between 48<sup>th</sup> Avenue and Gaetz Avenue;
- 53<sup>rd</sup> Street between 48<sup>th</sup> Avenue and Gaetz Avenue;
- 48<sup>th</sup> Avenue between 47<sup>th</sup> Street and 53<sup>rd</sup> Street."

Currently, these streets have a combination of meters varying from free one hour to 10-hour meters. The free one-hour meters will not be changed.

#### Staff Comments

Our costs to change the existing meters at the above locations would be approximately \$2,000 and we could cover the areas with existing enforcement staff. We concur with this proposal.

## **Section 4**

### 4.1 **Long term Parking Recommendation:**

"The Downtown Business Association recommends that the City restrict parking in City owned lots in the downtown area to hourly or daily parking."

#### Staff Comments:

We need to define what our role in parking is, either for short term, long term or a combination. Currently long-term parking (all day) is used by employees, while the short-term parking (less than 4 hours) is used by customers.

Customers use the on-street free one-hour parking spots; however, there is a need for parking for those who need more than one hour to conduct their business. For these people, the off-street lots are important. The post office parking lot P4 (about 60 stalls) is used by about 60% for long-term parking. Employees almost exclusively use the lots located further from this area.

If we convert some of our lots it should probably be to hourly parking [meters that have maximum limit], which shoppers or other customers visiting downtown could use. Generally employees use the lots that offer daily or longer-term parking where parking can be paid for on a daily basis. We suggest that four-hour meters be used with a notation regarding the maximum stay of 4 hours. Hourly meters may not provide people with enough time to conduct their business without returning to put more money in the meter. This approach is more practical when a lot is fully utilized. The majority of City lots are not at maximum capacity and therefore the recommendation that follows applies to P4 only.

We recommend that we convert the post office (P4) lot to this type of parking. Employees looking for long term space can either access the private sector lots or City lots located further away from the City Center.

### 4.2 **Municipal Lot P4 (see above):**

"The Downtown Business Association recommends that the City limit parking in Lot P4 to a maximum of four hours."

Staff Comments: see the reply to 4.1.

### 4.3 **Signage Recommendation:**

"The Downtown Business Association recommends that the City upgrade the signage in the downtown area to indicate the location of off-street parking lots."

Staff Comments:

A brochure that outlines the location of City lots is available at several locations in the city including the Tourist Bureau. However, a large sign that locates City parking lots in several of the downtown lots is something we can do within the approved 2001 budget.

4.4 **New Metered Parking Area Recommendation:**

"The Downtown Business Association recommends that the City create an area for five-hour metered parking on the east side of 47A Avenue between 45<sup>th</sup> Street and 48<sup>th</sup> Street (single line angle or parallel parking)."

Staff Comments:

This can be done at an approximate cost of \$800, however, we recommend that the opinion of the adjacent residential property owners should be sought prior to any work proceeding.

4.5 **Parking Lot Development Recommendation:**

"The Downtown Business Association recommends that the City encourage development of new private parking areas by reviewing the paving and landscaping requirements on such developments."

Staff Comments:

The requirement for landscaping and paving of permanent (intended for more than 2 years' use) was put in place as the result of recommendations in a 1988 a study done for The City. The study indicated that the parking lots were detracting from development and appearance of the downtown because of their appearance. These were graveled lots without any landscaping.

The current policy allows for the paving to be put off if the parking lot is temporary (less than two years). We feel the paving and landscaping requirements are reasonable given the impact a parking lot can have on the streetscape.

Councilor Dawson's Notice of Motion raised three issues:

1. The possibility of re-instating one-hour parking meters;
2. Increase in fines;
3. Increase in enforcement hours.

- **Re-install one hour meters:**

The Downtown Association is requesting that the free parking remains and comments from the public indicate that they feel the free parking is an important consideration in coming downtown. We agree with this position, however, we repeat our previous comment that this program does cost the Parking Fund a considerable source of revenue. As previously mentioned, our estimate of the loss in revenue is \$150,000 per year based on revenue prior to this program being installed.

We feel that the free parking should remain because of support from the public and merchants.

- **Increase fines and enforcement:**

Increased fines and enforcement may increase the amount of revenue; however, there will be a significant adverse public reaction. The free parking and enforcement hours have somewhat countered the perception that coming downtown is expensive and can result in parking tickets. The effect of adding several hours to the patrol times is difficult to quantify

and there would be additional enforcement costs. Our ticket structure is generally in the median for cities we surveyed (see attachment). In our opinion, increases to both will have a negative impact and might result in fewer people willing to come downtown.

It may be time to consider the rates charged in our off-street parking lots. The rates have not been changed for several years. Councilor Dawson requested that we compare our off-street parking rates to those charged in the private sector, which we have done as shown in the table attached. The location of these lots is throughout the downtown so it is difficult to draw exact comparisons with the city lots. Prior to this we used Empire Parking as our principle source of information. We are recommending changes to the majority of lots as shown in the attached table.

It is difficult to determine what the increase in revenue will be as currently we do not have a breakdown of revenue from each lot. As well, some current customers may choose to find other parking. Our best estimate is an increase of \$30,000 to \$40,000 based on a projected revenue of \$150,000 for this year.

### **RECOMMENDATIONS:**

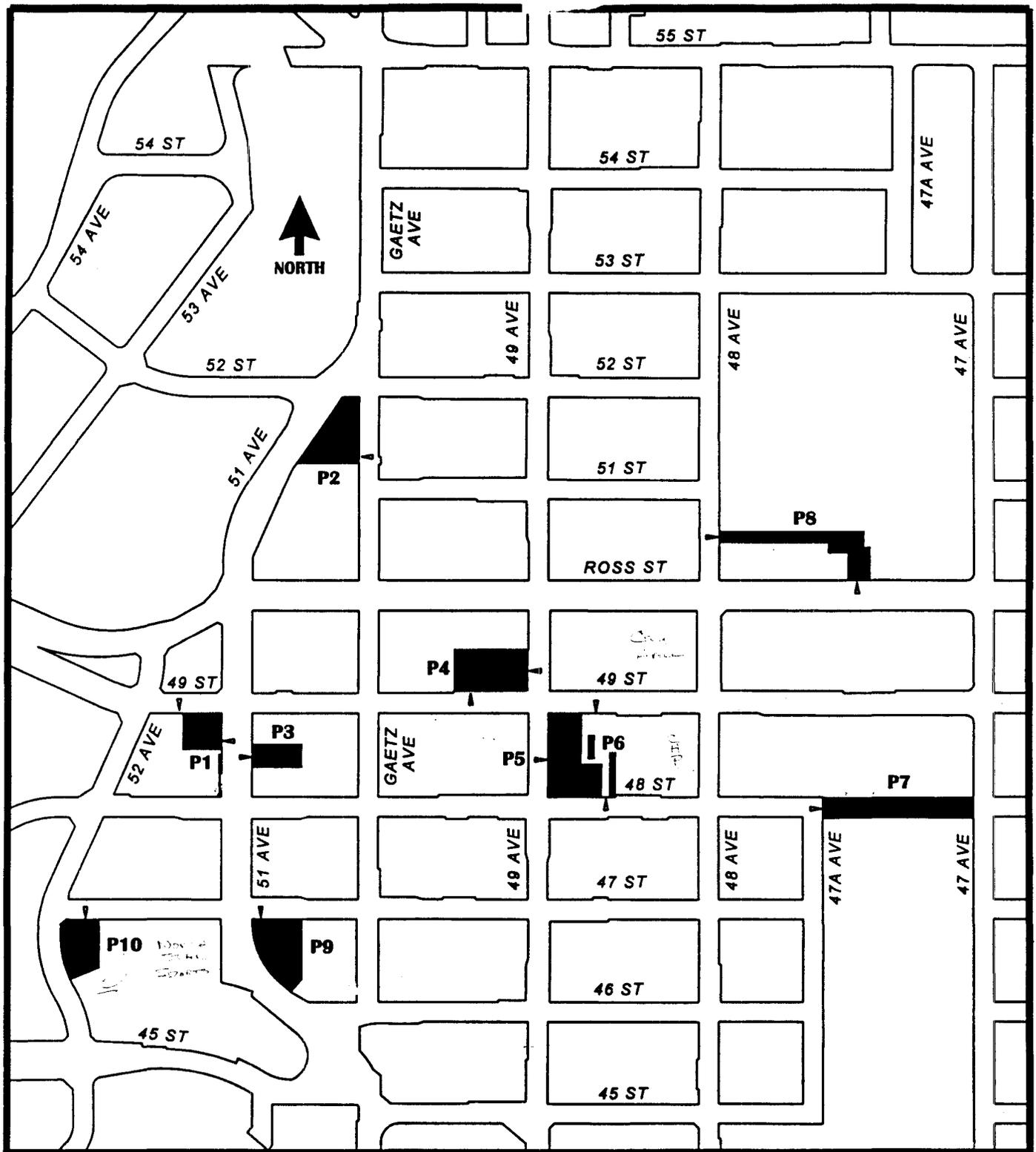
That Council approves the following:

1. A new fee structure for City parking lots as per the staff recommendation.
2. No change to City policy for enforcement of parking regulations or offence penalties.
3. No change to City policy to parking lot standards.
4. Implementation of additional signage in parking lots.
5. Implementation of changes to Post Office parking lot (installation of meters).
6. The installation of meters along 47<sup>th</sup> Avenue is deferred until discussions are held with the adjacent residential areas. The Downtown Association is requested to coordinate these discussions.
7. To maintain the current one-hour free parking program.

  
 BRYON JEFFERS  
 Director, Development Services

RS:kb

Attach.



LOT	DAILY RATE	NEW DAILY RATE	MONTHLY RATE
P1	\$2.00	\$2.50	\$30 + GST
P2	\$4.00	\$5.00	\$50 + GST
P3	\$2.00	\$2.50	\$30 + GST
P5	\$4.00	\$5.00	\$35 + GST
P6	\$4.00	\$5.00	--
P7	\$1.25	\$1.50	\$30 + GST
P8	\$1.25	\$1.50	--
P9	\$1.25	\$1.50	\$30 + GST
P10	\$1.25	\$1.50	\$25 + GST

## REVENUE INCREASE IN PARKING LOT FEES

LOT	DAILY RATE	NEW DAILY RATE Monthly rate
P1	\$ 2.00 \$40.00	\$ 3.00 \$60.00
P2	\$ 4.00 \$80.00	No change
P3	\$ 2.00 \$40.00	\$ 3.00 \$60.00
P4	\$ 4.00 \$80.00	\$ 5.00 \$100.00
P5 transit	\$ 4.00	
P6 transit	\$ 4.00	
P7	\$ 1.25 \$25.00	\$ 2.00 \$40.00
P8	\$ 1.25 \$25.00	\$ 2.00 \$40.00
P9	\$ 1.25 \$25.00	\$ 2.00 \$40.00
P11	\$ 1.25 \$25.00	\$ 2.00 \$40.00

Private Sector Rates			
Company A \$32.00 to \$42.80	Company B \$7.00 to \$8.00 per day or \$140.00 to \$160.00 monthly	Company C \$40.00 to \$45.00	Company D \$70.00 per month Company E \$60.00 per month Company F \$55.00 per month

# FILE

## Office of the City Clerk

August 14, 2001

Ray Congdon, Executive Director  
Downtown Business Association of Red Deer  
9, 4921 – 49 Street  
Red Deer, AB T4N 1V2

Dear Ray:

**RE: Downtown Business Association – Parking Committee Report  
Notice of Motion: Councillor Dawson – Parking Rates Review  
Notice of Motion: Councillor Dawson – Public vs Private Parking Rates**

At the City of Red Deer's Council meeting held Monday, August 13, 2001, Council discussed enhancing parking in the downtown, and the following resolution was passed:

**Resolved that** Council of the City of Red Deer having reviewed the reports from the City Clerk dated July 25, 2001 and the Director of Development Services, dated July 24, 2001, re: Downtown Business Association – Parking Committee Report, Notice of Motion – Councillor Dawson, Parking Rates Review and Notice of Motion – Councillor Dawson, Public vs Private Parking Rates hereby approves the following:

1. A new fee structure for City parking lots as per the staff recommendation.
2. No change to City policy for enforcement of parking regulations or offence penalties.
3. No change to City policy to parking lot standards.
4. Implementation of additional signage in parking lots.
5. Implementation of changes to Post Office parking lot (installation of meters).
6. The installation of meters along 47<sup>th</sup> Avenue is deferred until discussions are held with the adjacent residential areas. The Downtown Business Association is requested to coordinate these discussions.
7. To maintain the current one-hour free parking program.
8. Request the Downtown Business Association to consider the rates of parking further and ask the Association for their views on revenue sources, other than taxation, for capital and operating to enhance parking in the downtown.
9. That the Administration review on an annual basis the parking rates which will take into consideration private sector rates.

Council requested the Downtown Business Association to review the matter of enhanced parking in the downtown and being forward comments on revenue sources, other than taxation, for capital and operating to enhance parking in the downtown.

...2/



Box 5008  
Red Deer, Alberta  
T4N 3T4

The City of Red Deer

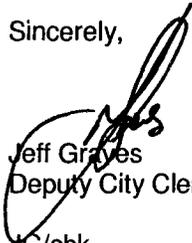
Downtown Business Association  
August 14, 2001  
Page 2

Your Association is also asked to coordinate discussions regarding the installation of meters along 47<sup>th</sup> Avenue.

The new fee structure, as approved by Council, is enclosed for your information.

Please do not hesitate to contact me at 342-8132 should you have any questions or require additional information.

Sincerely,



Jeff Graves  
Deputy City Clerk

JG/chk  
/attach.

c      City Manager  
         Director of Development Services  
         Inspections & Licensing Manager

## REVENUE INCREASE IN PARKING LOT FEES

LOT	DAILY RATE	NEW DAILY RATE Monthly rate
P1	\$ 2.00 \$40.00	\$ 3.00 \$60.00
P2	\$ 4.00 \$80.00	No change
P3	\$ 2.00 \$40.00	\$ 3.00 \$60.00
P4	\$ 4.00 \$80.00	\$ 5.00 \$100.00
P5 transit	\$ 4.00	
P6 transit	\$ 4.00	
P7	\$ 1.25 \$25.00	\$ 2.00 \$40.00
P8	\$ 1.25 \$25.00	\$ 2.00 \$40.00
P9	\$ 1.25 \$25.00	\$ 2.00 \$40.00
P11	\$ 1.25 \$25.00	\$ 2.00 \$40.00

Private Sector Rates			
Company A \$32.00 to \$42.80	Company B \$7.00 to \$8.00 per day or \$140.00 to \$160.00 monthly	Company C \$40.00 to \$45.00	Company D \$70.00 per month Company E \$60.00 per month Company F \$55.00 per month

**FILE**



Council Decision – July 29, 2002

Office of the City Clerk

**DATE:** July 30, 2002  
**TO:** Bryon Jeffers, Director of Development Services  
**FROM:** City Clerk  
**SUBJECT:** Red Deer Downtown Business Association  
Parking Committee Report, June, 2002

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*Reference Report:*

Red Deer Downtown Business Association Letter dated July 8, 2002

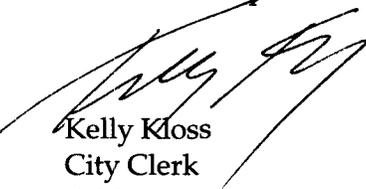
*Resolutions:*

**Resolved** that Council of the City of Red Deer having considered the correspondence from the Red Deer Downtown Business Association, dated July 8, 2002, re: Parking Committee Report, Prepared for Red Deer City Council, June, 2002, hereby directs City Administration to review the recommendations contained in the Parking Committee Report and prepare a response to the recommendations for a future meeting of Council.

*Report Back to Council:* Yes

*Comments/Further Action:*

Please have your staff prepare a response to the recommendations contained in the Parking Committee Report to be submitted to a future Council Meeting.



Kelly Kloss  
City Clerk  
/chk

c Director of Development Services  
Inspections & Licensing Manager

**FILE**



Office of the City Clerk

July 30, 2002

Dennis Zimmer, Chairman  
Red Deer Downtown Business Association  
#9, 4921 - 49 Street  
Red Deer, AB T4N 1V2

Dear Dennis:

*Re: Downtown Business Association Parking Committee Report, June, 2002*

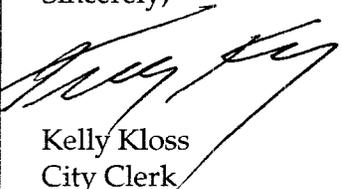
Thank you for attending the July 29, 2002 Council Meeting and presenting the Parking Committee Report to Council. Council reviewed the report and passed the following resolution:

*"Resolved* that Council of the City of Red Deer having considered the correspondence from the Red Deer Downtown Business Association, dated July 8, 2002, re: Parking Committee Report, Prepared for Red Deer City Council, June, 2002, hereby directs City Administration to review the recommendations contained in the Parking Committee Report and prepare a response to the recommendations for a future meeting of Council."

I will let you know when a response to the recommendations contained in the report will be brought back to Council for review.

Please call if you have any questions.

Sincerely,



Kelly Kloss  
City Clerk

KK/chk  
c Director of Development Services

*The City of Red Deer*

Box 5008  
Red Deer, Alberta  
T4N 3T4



Office of the City Clerk

**DATE:** July 23, 2002  
**TO:** City Council  
**FROM:** City Clerk  
**SUBJECT:** Written Inquiry – Councillor Jeffrey Dawson

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*History*

At the Monday, July 15, 2002 meeting of Council, the following written inquiry was introduced by Councillor Dawson:

“With regard to projects undertaken by the City through private contractors/consultants, the following information related to standard project contracts be provided:

- 1) What are the guidelines used in setting completion dates.
- 2) Are there bonuses included should the project be completed prior to the stipulated completion date.
- 3) Are there penalties included should the project exceed the stipulated completion date.
- 4) What holdbacks are provided for.
- 5) Are there bonding requirements to ensure satisfactory completion of the project.”

Attached are the responses from the Community Services Director, the Recreation, Parks and Culture Manager and the Engineering Services Manager for Council’s review.



Kelly Kloss  
City Clerk  
/chk

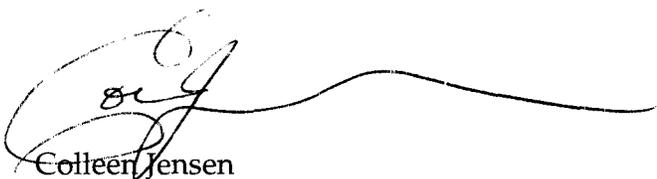
**Date:** July 22, 2002  
**To:** Kelly Kloss  
City Clerk  
**From:** Colleen Jensen  
Community Services Director  
**Re:** Reponse to Councillor Dawson's Query

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In order to respond to the a/n query, I passed the specific questions on to Harold Jeske, Recreation, Parks & Culture Manager. His department would be the primary one in Community Services that deals with contracts. Mr. Jeske's response is attached.

In addition, the only other contracts that Community Services would deal with are those where a consultant is contracted to undertake a study, survey or report. These contracts typically have a detailed terms of reference, with a target completion date. It has been my finding that, often, timelines may change once the contract is underway, due to changes in the scope of the work. If this happens, then a new completion date is negotiated. In my experience, I have never been involved in bonuses or penalties with this type of contract. There have been occasions when, toward the end of a project, holdbacks have been established in order to address deficiencies by the contractor. As well, this type of contract does not typically ask for bonding or provision of insurance related to performance.

I trust this meets your needs. If you have any further questions, please call me.



Colleen Jensen

:dmg

Att.

**Date:** July 19, 2002  
**To:** Colleen Jensen, Community Services Director  
**From:** Harold Jeske, Recreation, Parks & Culture Manager  
**Re:** Response to Councillor Dawson's Query - Council Meeting July 15, 2002

---

I will respond to each question in the order presented and will be as brief as I possibly can.

1. What are the guidelines used in setting project completion dates?

Response: To my knowledge that are no formal guidelines for establishing completion dates. Various criteria are used to establish these dates including but not limited to:

- program requirements,
- user group requirements, and
- financial implications such as additional operating costs or loss of revenue.

2. Are there bonuses included should the project be completed prior to the completion date?
3. Are there penalties included should the project exceed the stipulated completion date.

Response: Typically municipalities and other public institutions such as school boards do not include bonus and penalty clauses in their construction project agreements. These are usually the types of clauses you would see in commercial projects such as a grocery store or some other commercial venture where there could be substantial loss of revenue should the project be delayed. Another consideration to keep in mind is operating cost savings when a project is delayed.

Both bonus and penalty clauses must be mentioned in advance in the tender documents as these will certainly impact the contract price. It should also be mentioned that if there is a penalty clause in a contract there must also be a bonus clause in the contract. In other words, they go hand in hand. If bonus and penalty clauses are not mentioned in advance, the bidders of any contract must be given the opportunity to adjust the bid price or they would have the right to withdraw their bid.

Colleen Jensen, Community Services Director  
 Response to Councillor Dawson  
 July 19, 2002

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4. What holdbacks are provided for?

Response: It is our custom to take what is called a "Lien Holdback" as prescribed by law. This amounts to 10% and is usually taken on each progress payment. Although not as popular and certainly not usually a part of municipal or other public institution requirement, is what is called a "Deficiency Holdback". This amounts to 10% of the project cost and is taken with each progress payment as well. As with bonus and penalty clauses, this requirement must also be announced in advance in the tender documents, or the bidders must be given the opportunity to adjust the bid accordingly to compensate for any holdback requirements not announced in advance.

The City policy is to take a 10% lien holdback with each progress payment and on any project that I've been involved in, deficiency holdbacks have been taken when warranted in consultation with our consultant and the general contractor. Usually this happens near the end of the project if we're not satisfied with areas of the finished product related to workmanship, materials, and/or equipment supplied.

5. Are there bonding requirements to ensure satisfactory completion of the project?

Response: Basically bonding is insurance. Criteria we use from time to time to determine if bonding is necessary includes, but is not limited to:

- how well we know the contractor and how much faith we have in his ability to do a specific project,
- the size and cost of the project, and
- the difficulty of the project.

For example, if the project is quite small (\$150,000 range), the contractors that may be interested in this work, may not be bondable. We have several examples of contractors that have done work in this community that are not bondable to the 50% minimum requirement because of the size of their operation.

If bonding is required, consent of surety will be written into the tender documents. This means that should a bid be successful, they have provided confirmation that they can provide bonding. Bonding typically covers 50% of materials and labour, which usually works out to 50% of the project. Usually the general contractor will provide the bonding, which will also bond any of the sub-trades, however, the general contractor may ask each of the sub-trades to provide bonding as well, which will reduce his bonding costs. We would still deal only with the general contractor if there were any bonding related issues.

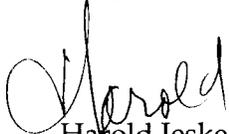
.../3

Colleen Jensen, Community Services Director  
Response to Councillor Dawson  
July 19, 2002

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Bid bonds are also used on some projects and amounts to about 10% of the value of the bid price. A bid bond guarantees that the bidder will not just submit a bid without giving it due consideration. It also is a form of guarantee that the bidder, if selected to do the job, will actually do the job, and if not, we can hold his bid to make up the difference between his bid and the next lowest bid. In some cases we could ask for a certified cheque as security in the amount of 10% as opposed to a bond. Essentially they both do the same thing.

Hopefully this answers Councillor Dawson's questions as far as the Recreation, Parks & Culture Department is concerned. I should also mention that very seldom do we use any formal contracts prepared by The City to engage the services of either consulting firms or general contractors. Our consultants usually provide these contract forms which we review and make revisions as we see appropriate for a particular project.

  
Harold Jeske

:jb

Date: July 22, 2002  
To: City Clerk  
From: Engineering Services Manager  
Re: **Standard Contract Requirements  
Response to Written Enquiry from Councillor Dawson**

---

We have the following comments in response to Councilor Dawson's enquiry about standard project contract requirements for construction contractors and consultants.

**A. Construction Contracts**

1. The guidelines used in setting completion dates vary depending on project needs, but most commonly we indicate the desired timeline in the Tender, then ask the Tenderer to stipulate how many calendar days he will need to complete the contract. The contract completion date is then established based on the date of contract award plus the number of calendar days that the Tenderer has stipulated.
2. There are no provisions for early completion bonuses in our standard contract.
3. There are no penalties per se in our standard contract, although we have a provision to apply liquidated damages, which is definitely a deterrent against late completion. Liquidated damages are losses suffered by The City resulting from late completion of the contract. The estimated value of liquidated damages is stipulated in the tender based on a rate per day and can be charged to the contractor if the actual completion date exceeds the contract completion date. Most commonly, this cost would include the cost of extending engineering services (e.g. \$500 to \$1000 per day), but it could include anticipated operating losses in some cases.
4. Payments are made on a monthly basis for work completed during the previous month. Ten percent of each payment is held back in accordance with the Builders Lien Act. Forty-five days following contract completion, the lien holdback is released, provided that no liens have been filed and the contractor declares that his workers and suppliers have been paid.

City Clerk  
Page 2  
July 22, 2002

A deficiency holdback may also be applied if part of the work is deemed to be incomplete or incorrect. In this case, the holdback is released once the deficient work has been rectified.

5. Contractors must provide performance bonding and labour and materials payment bonding at the time of signing the contract. The value of each bond is based on 50% of the contract value. If the contractor fails to perform his work in accordance with the contract or fails to pay his workers or suppliers, the bonding company is obliged to correct these failures.

**B. Consulting Contracts**

1. Engineering consultants are generally invited to submit a proposal for services based on a Terms of Reference prepared by The City that includes a desired schedule for the project. The engineering proposal stipulates the schedule that the consultant is committed to follow. This schedule forms part of the engineering contract between The City and the successful proponent.
2. There are no bonuses or penalties for early or late completion within our standard engineering contracts.
3. Consultants are paid on a monthly basis for work completed during the previous month. There are generally no holdbacks applied, although funds could be held back if a consultant was not performing according to the contract.
4. No bonding is required for engineering consultants, although they are required to carry professional liability insurance. This is intended to cover correction of design or other performance faults.
5. A consultant's successful completion of their assignment will improve the likelihood that they will be invited to submit proposals for future City projects. This is a significant incentive for a consultant to perform well. If a consultant is in serious breach of his contract, his contract could be terminated and damages for actual losses incurred by The City could be sought against him and/or his insurance company.



Ken G. Haslop, P. Eng.  
Engineering Services Manager

TCW/emr

- c. Director of Development Services  
Director of Corporate Services  
Director of Community Services

**BYLAW NO. 3156/GG-2002**

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 F12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 35/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

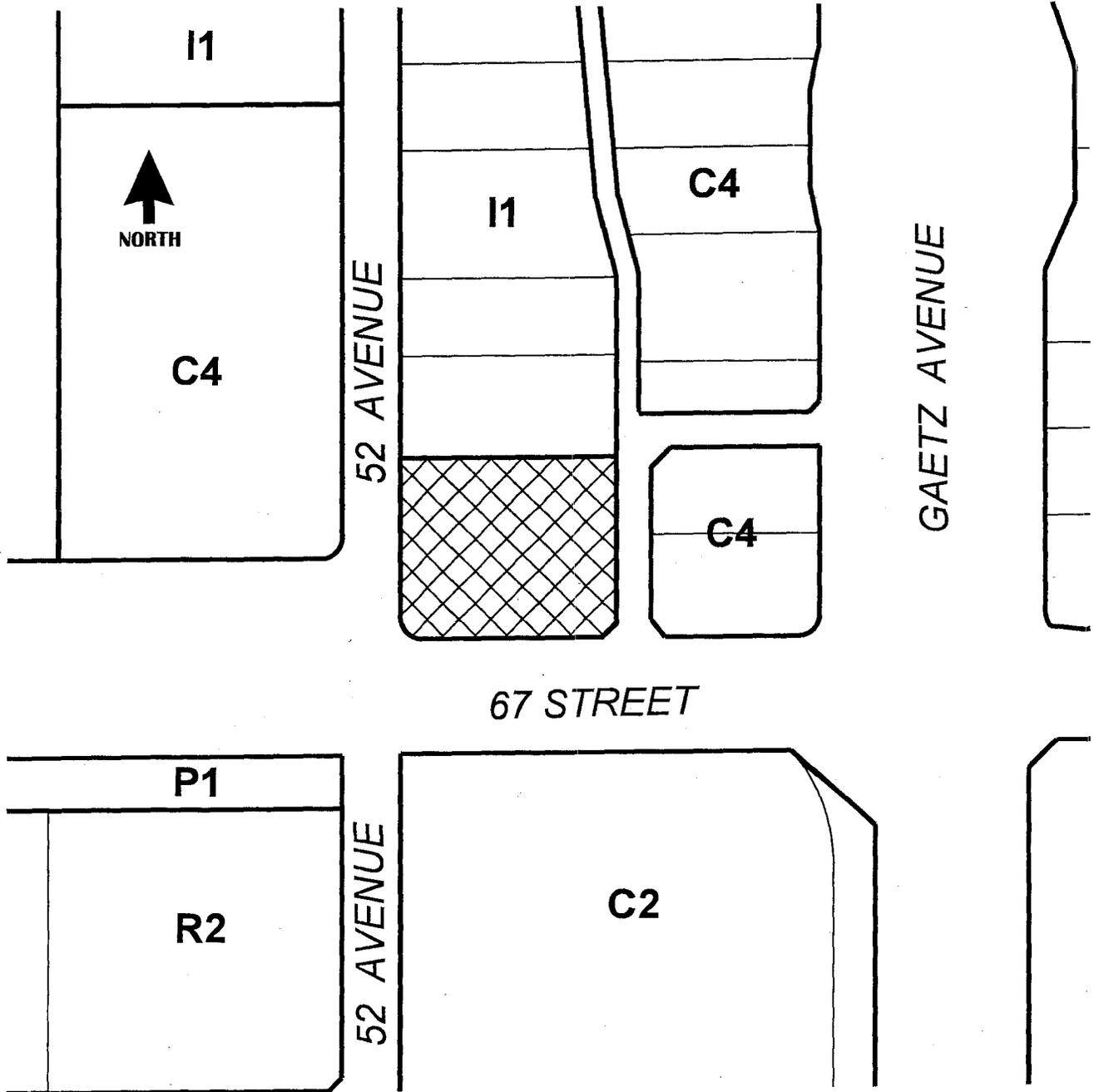
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 I1 - Industrial (Business Service)  
 C4 - Commercial (Major Arterial)

Change from :  
 I1 to C4 

MAP No. 35 / 2002  
 BYLAW No. 3156 / GG - 2002

Item No. 2

**BYLAW NO. 3156/II-2002**

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 K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 37/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **2nd** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

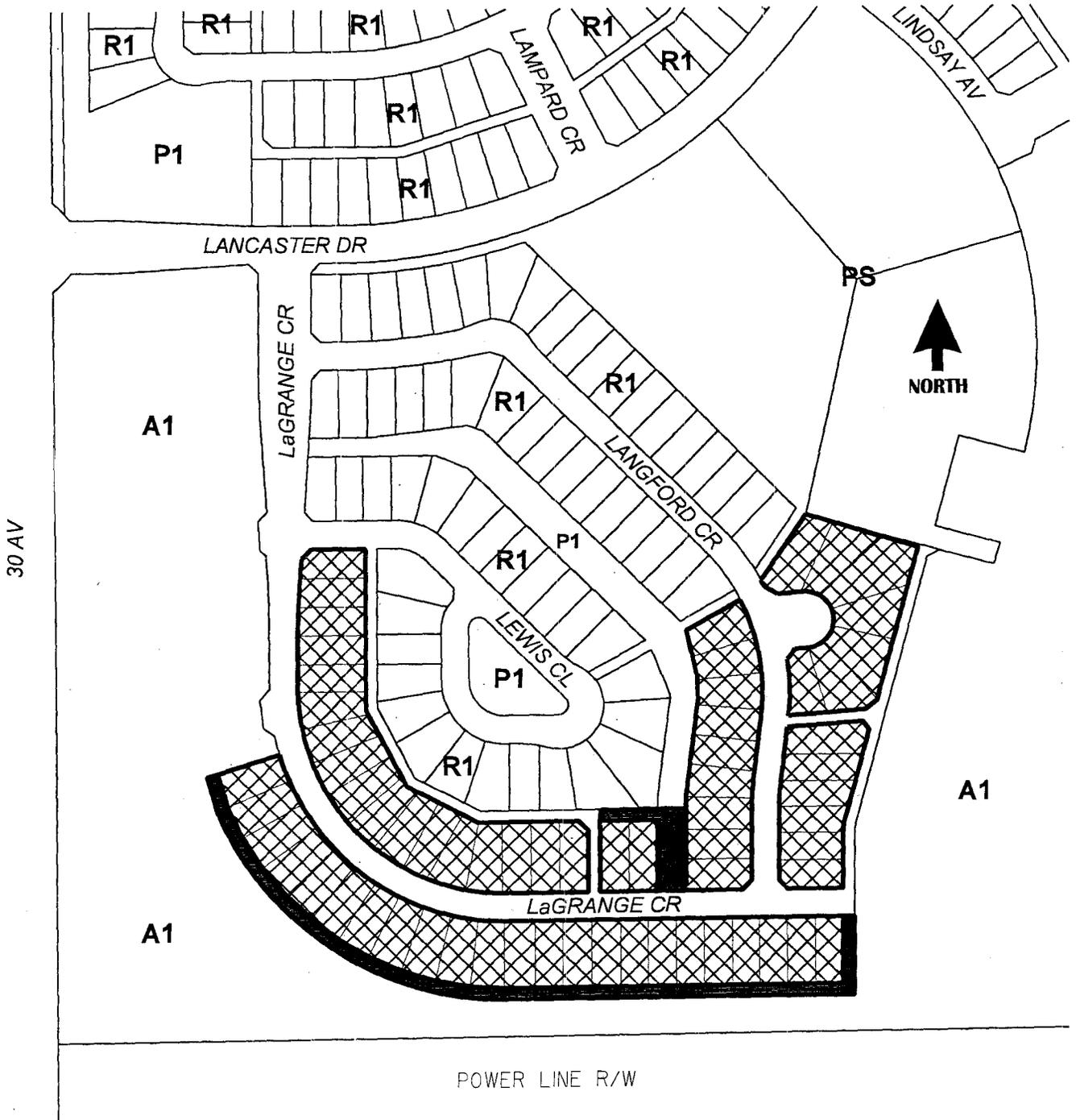
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
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 Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 37 / 2002  
 BYLAW No. 3156 / II - 2002

**BYLAW NO. 3156/JJ-2002**

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 E14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 38/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **2nd** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

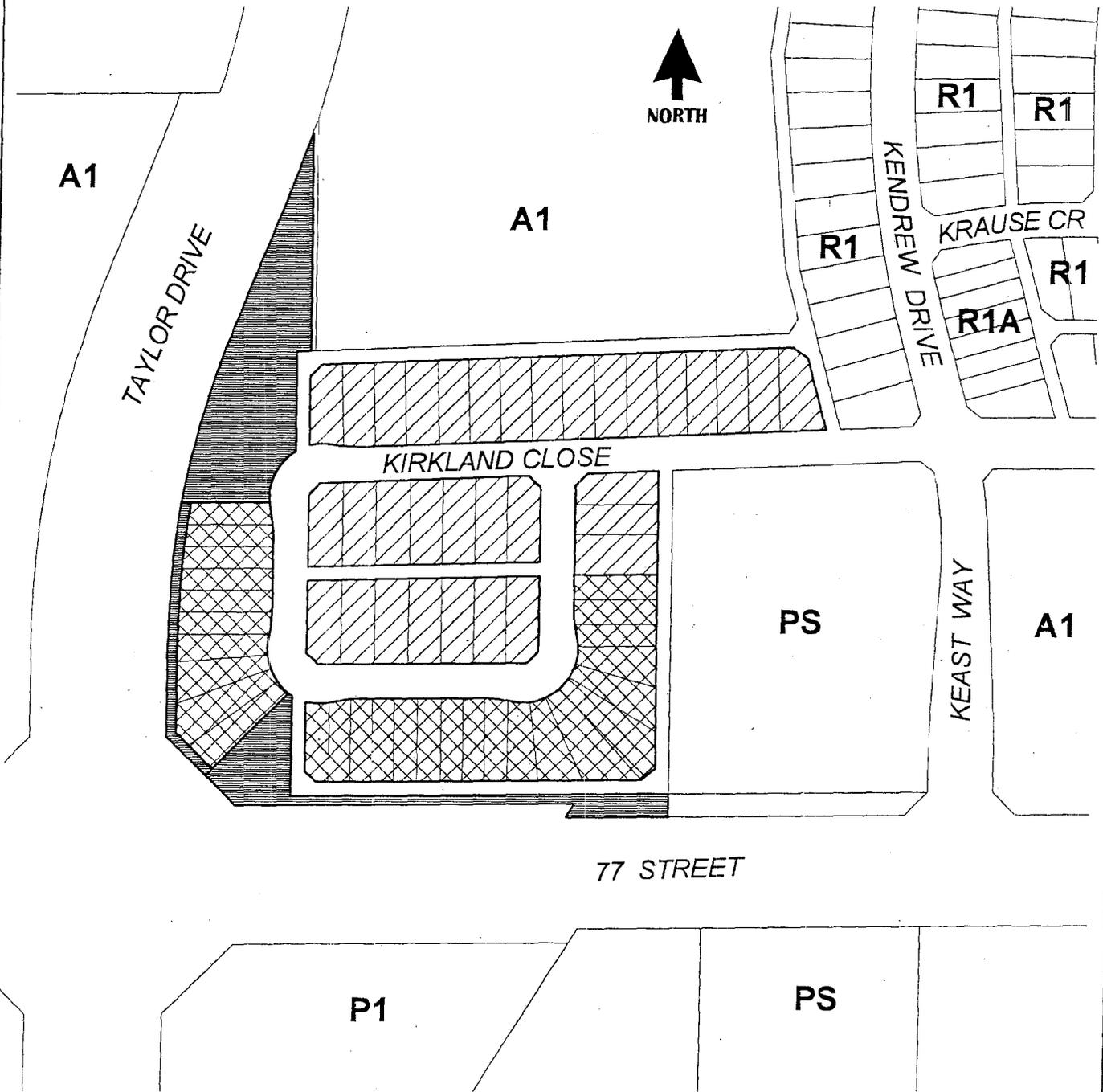
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks and Recreation

**Change from :**

- A1 to R1 
- A1 to R1A 
- A1 to P1 

MAP No. 38 / 2002  
 BYLAW No. 3156 / JJ - 2002

**BYLAW NO. 3156/NN-2002**

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 J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 42/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    2002.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    2002.

READ A THIRD TIME IN OPEN COUNCIL this                    day of                    2002.

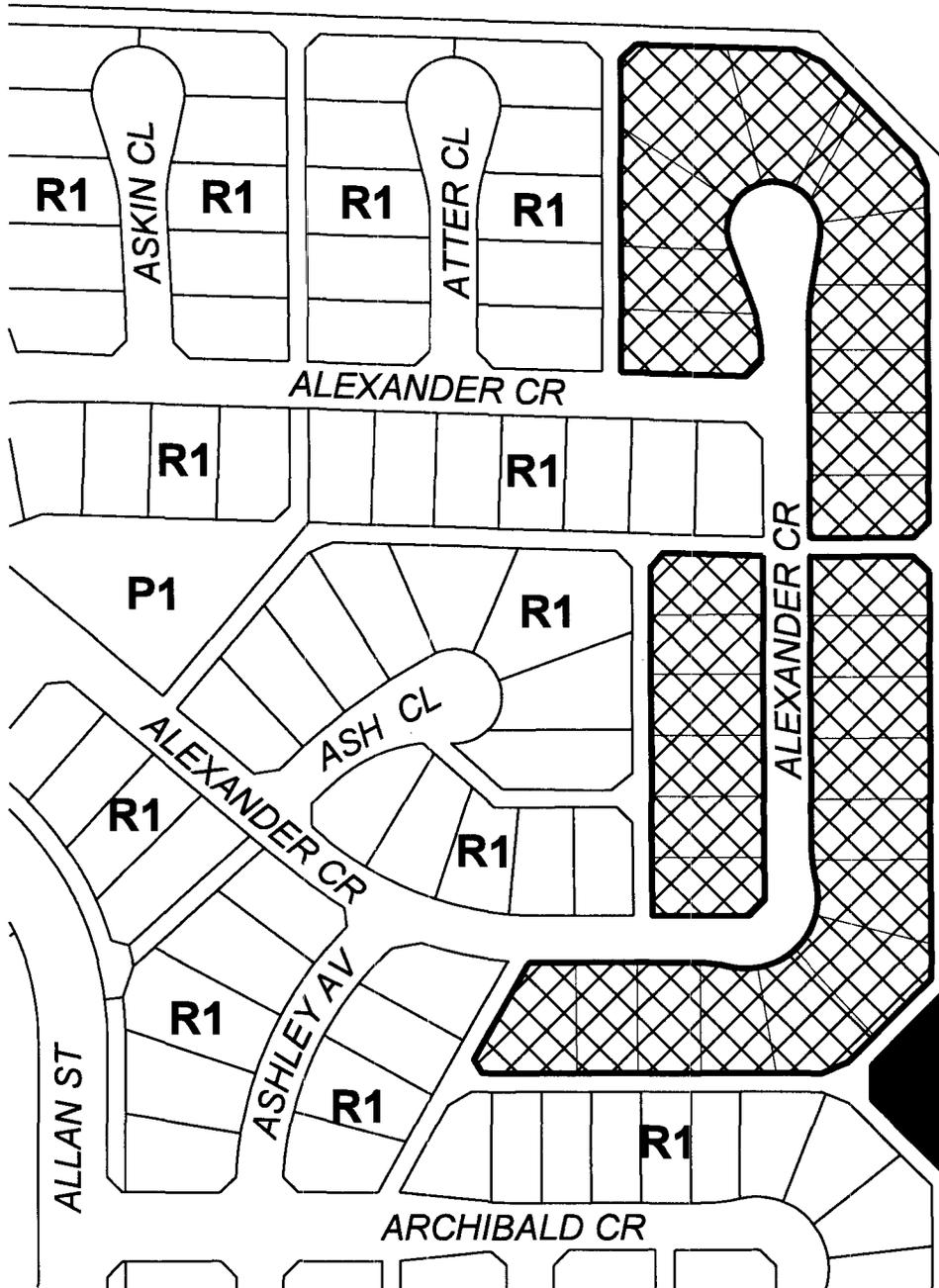
AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



**AFFECTED DISTRICTS:**  
 A1 - Future Urban Development  
 R1 - Residential (Low Density)  
 P1 - Parks and Recreation

Change from :  
 A1 to R1   
 A1 to P1 

MAP No. 42 / 2002  
 BYLAW No. 3156 / NN - 2002

## **BYLAW NO. 3156/00-2002**

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 G10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 43/2002 attached hereto and forming part of the bylaw.

2 Addition of the following new DC Direct Control District:

**"DC (17) DIRECT CONTROL DISTRICT NO. 17 (See Map G10)**

**151.1 (1) General Purpose**

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

**(2) Permitted Uses:**

- (a) Detached dwelling.
- (b) Secondary Suite.
- (c) Neighbourhood identification signs.
- (d) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (e) Home music instructor/instruction (two students), subject to section 68.
- (f) Accessory building.

**(3) Discretionary Uses:**

- (a) Accessory use.
- (b) Garden Suite.



tolerances of the requirements complies with Section 151.1(4), namely:

- (i) not less than 90% of the minimum front yard, side yard, rear yard, site area, or frontage,
  - (ii) not less than 95% of the minimum floor area,
  - (iii) not less than 98% of the minimum landscaping area.
- (b) In calculating the minimum floor area for an odd and irregular shaped site:
- (i) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,
  - (ii) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

**(6) Redevelopment of Existing Neighbourhood**

Notwithstanding Section 151.1(4), in order to maintain the character of the existing neighbourhood, the Development Authority shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards and/or architecture of existing development in the neighbourhood. In order to ensure that the front streetscape is not altered by either garages or driveways, front driveways or front drive garages are not permitted."

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    2002.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    2002.

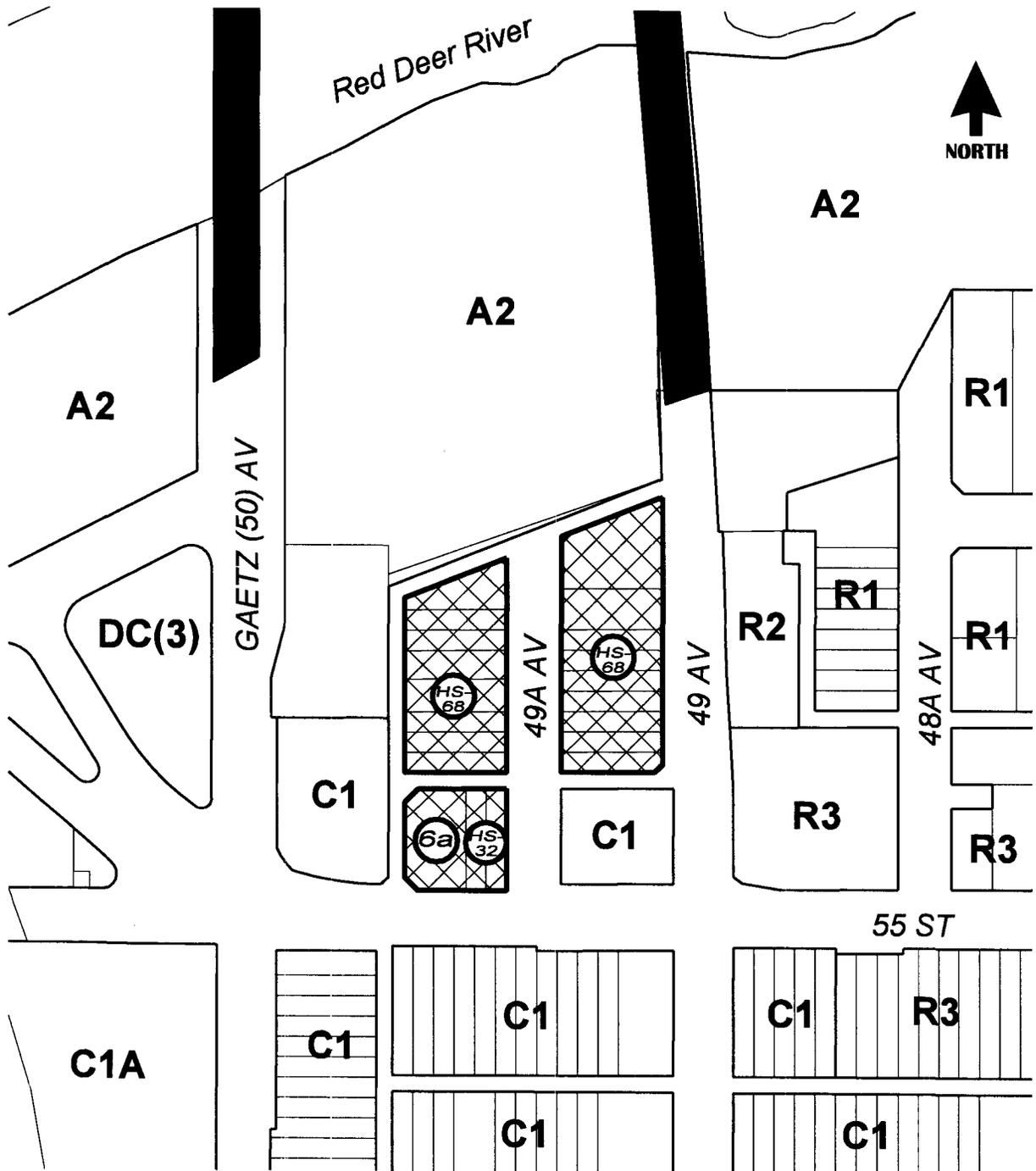
READ A THIRD TIME IN OPEN COUNCIL this                    day of                    2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002  
 BYLAW No. 3156 / 00 - 2002

**BYLAW NO. 3156/PP-2002**

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 E6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 44/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    2002.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    2002.

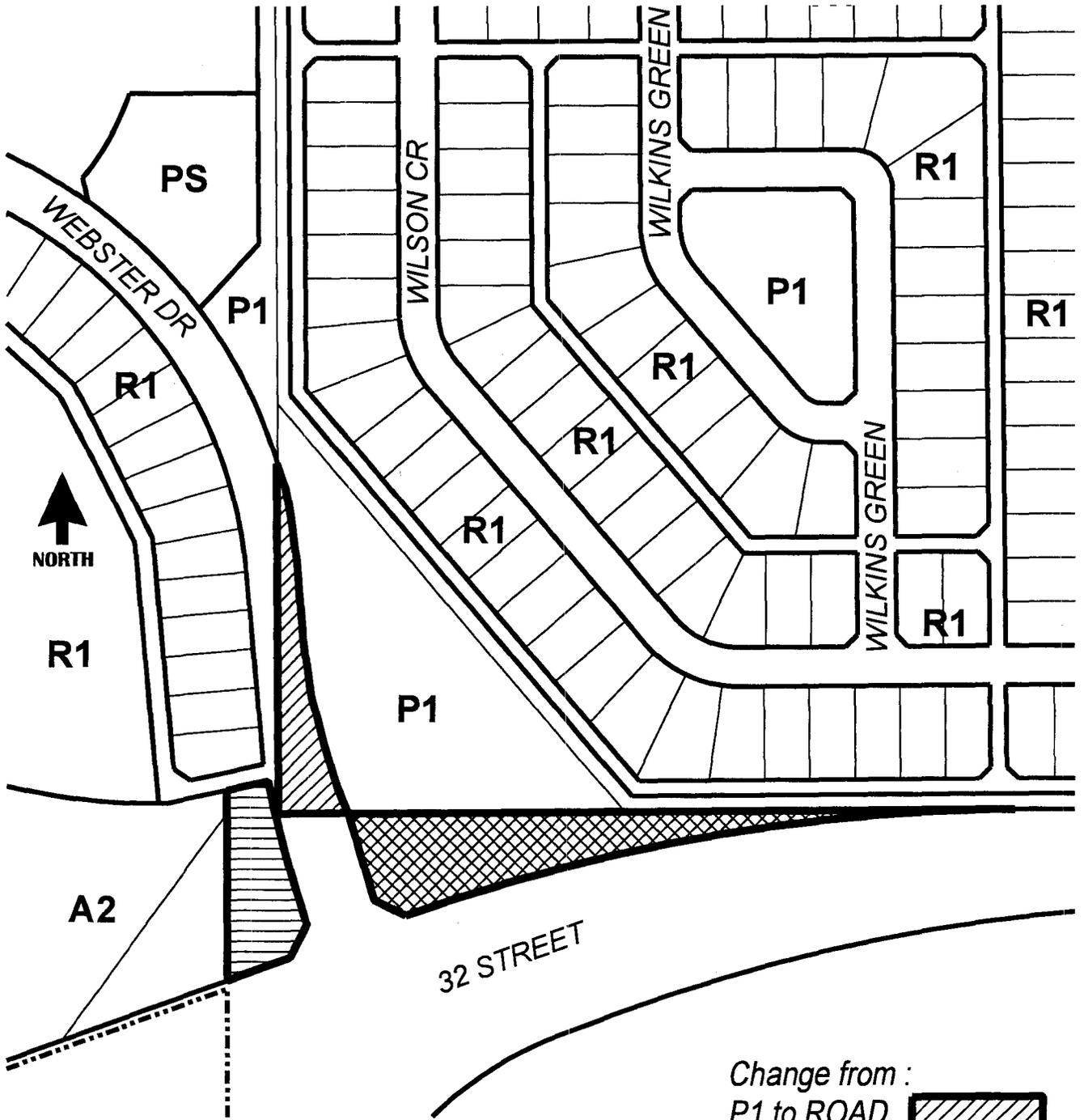
READ A THIRD TIME IN OPEN COUNCIL this                    day of                    2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    2002.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



**AFFECTED DISTRICTS:**  
 P1 - Parks and Recreational  
 A2 - Environmental Preservation

Change from :  
 P1 to ROAD [diagonal hatching]  
 ROAD to P1 [cross-hatching]  
 ROAD to A2 [horizontal hatching]

MAP No. 44 / 2002  
 BYLAW No. 3156 / PP - 2002

**BYLAW NO. 3217/D-2002**

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 Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan is amended by deleting therefrom Figures 3 to 7 and substituting therefore the attached amended Figures 3 to 7 which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 2<sup>nd</sup> day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

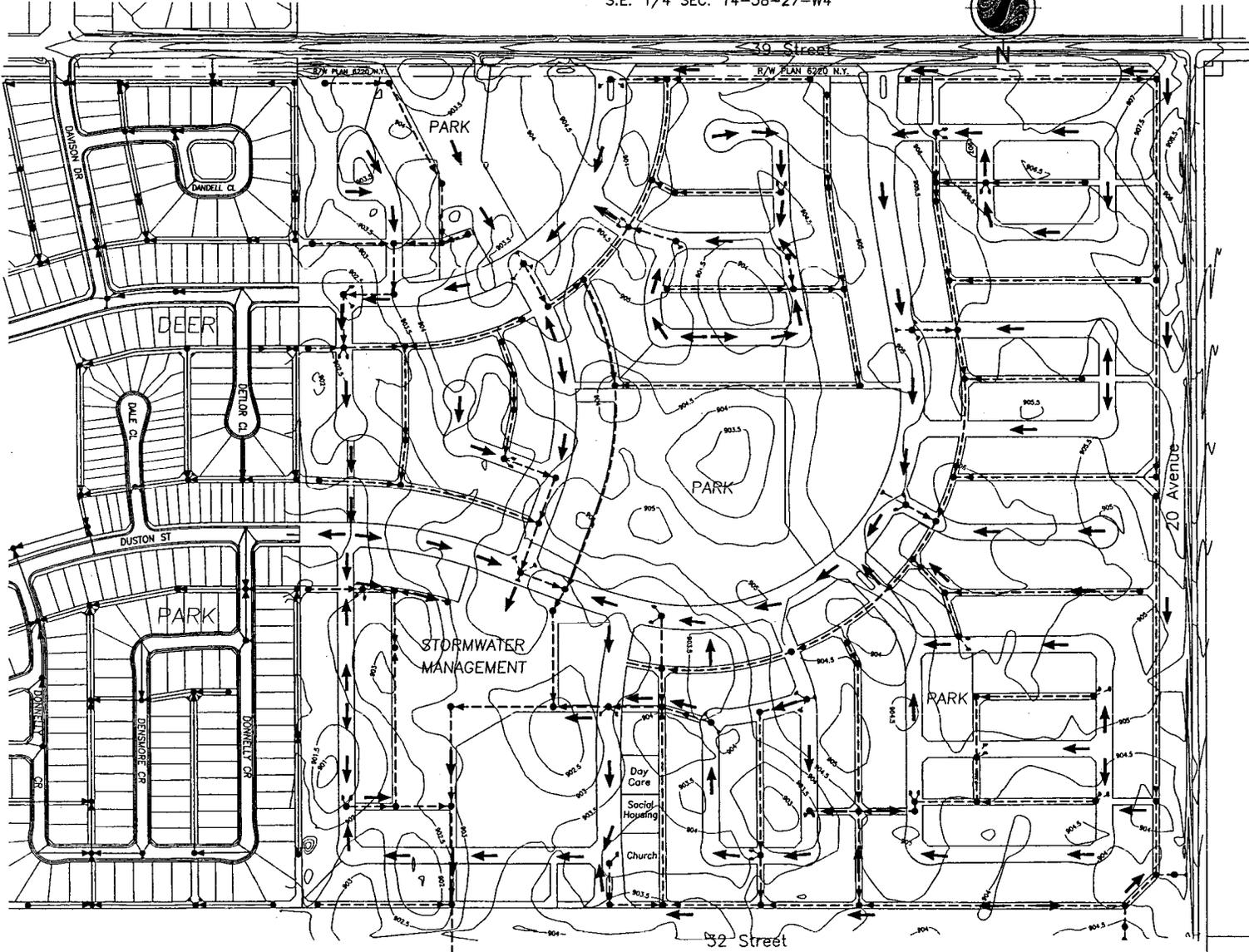
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

\_\_\_\_\_  
MAYOR

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



S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOUR
- - - PROPOSED STORM SEWER MAIN
- MANHOLE
- / — CATCHBASIN & LEAD
- ← DIRECTION OF MAJOR OVERLAND FLOW



**Stantec**

Stantec Consulting Ltd.  
 400 - 4806 Ross Street  
 Red Deer Alberta  
 T4N 1X5  
 Tel. 403.342.3320  
 Fax. 403.341.0969  
 www.stantec.com

CLIENT

**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
 (MADGE) QUARTER SECTION  
 N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
 STORM SEWER**

SCALE

**1:4000**

DESIGNED BY	R.W.
DRAWN BY	F.C.
CHECKED BY	
APPROVED BY	
SHEET No.	

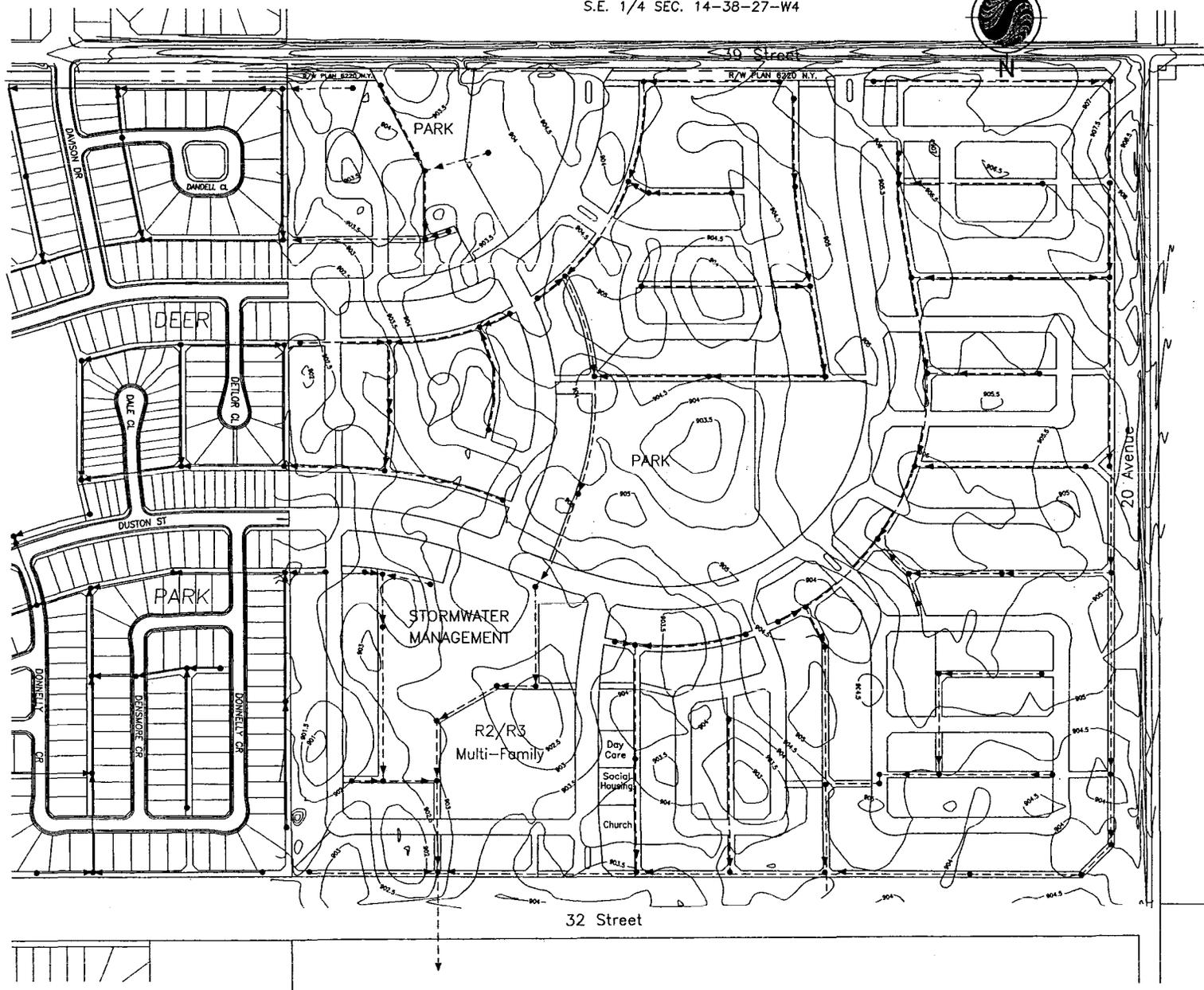
CADD FILE NAME  
 12870552\FIG5.DWG

JOB No.  
 128-70552

DATE DRAWN  
 MAY, 2002

OF	FIGURE
4	<b>4.0</b>
REVISION	STATUS

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOUR
- PROPOSED STORM SEWER MAIN
- MANHOLE



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Fax. 403.341.0969  
www.stantec.com

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**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
SANITARY SEWER**

SCALE

**1:4000**

DESIGNED BY	R.W.
DRAWN BY	F.C.
CHECKED BY	
APPROVED BY	
SHEET No.	

CADD FILE NAME

12870120\FIG6.DWG

JOB No.

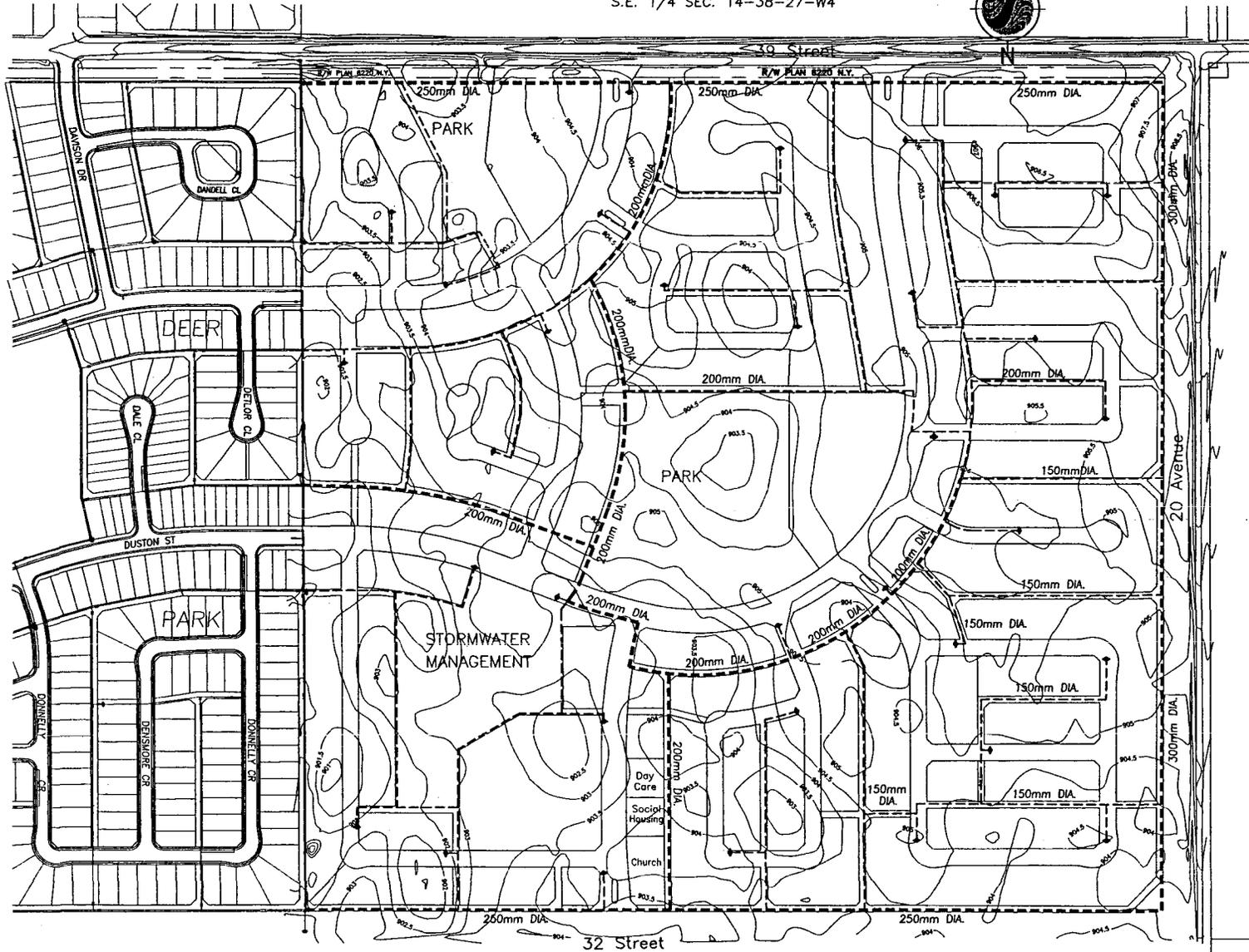
128-70552

DATE DRAWN

MAY, 2002

REVISION	FIGURE
4	5.0
STATUS	

S.E. 1/4 SEC. 14-38-27-W4



**LEGEND**

- EXISTING GROUND CONTOURS
- - - PROPOSED WATERMAIN 150mm DIAMETER
- - - PROPOSED WATERMAIN LARGER DIAMETER
- - - PROPOSED FIRE HYDRANT & LEAD

**NOTE:**

ALL PROPOSED WATERMANS 150mm DIA. UNLESS NOTED OTHERWISE.



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www.stantec.com

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**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**SITE SERVICING  
WATER**

SCALE

**1:4000**

DESIGNED BY	R.W.
DRAWN BY	F.C.
CHECKED BY	
APPROVED BY	
SHEET No.	

CADD FILE NAME

12870552\FIG7.DWG

JOB No.

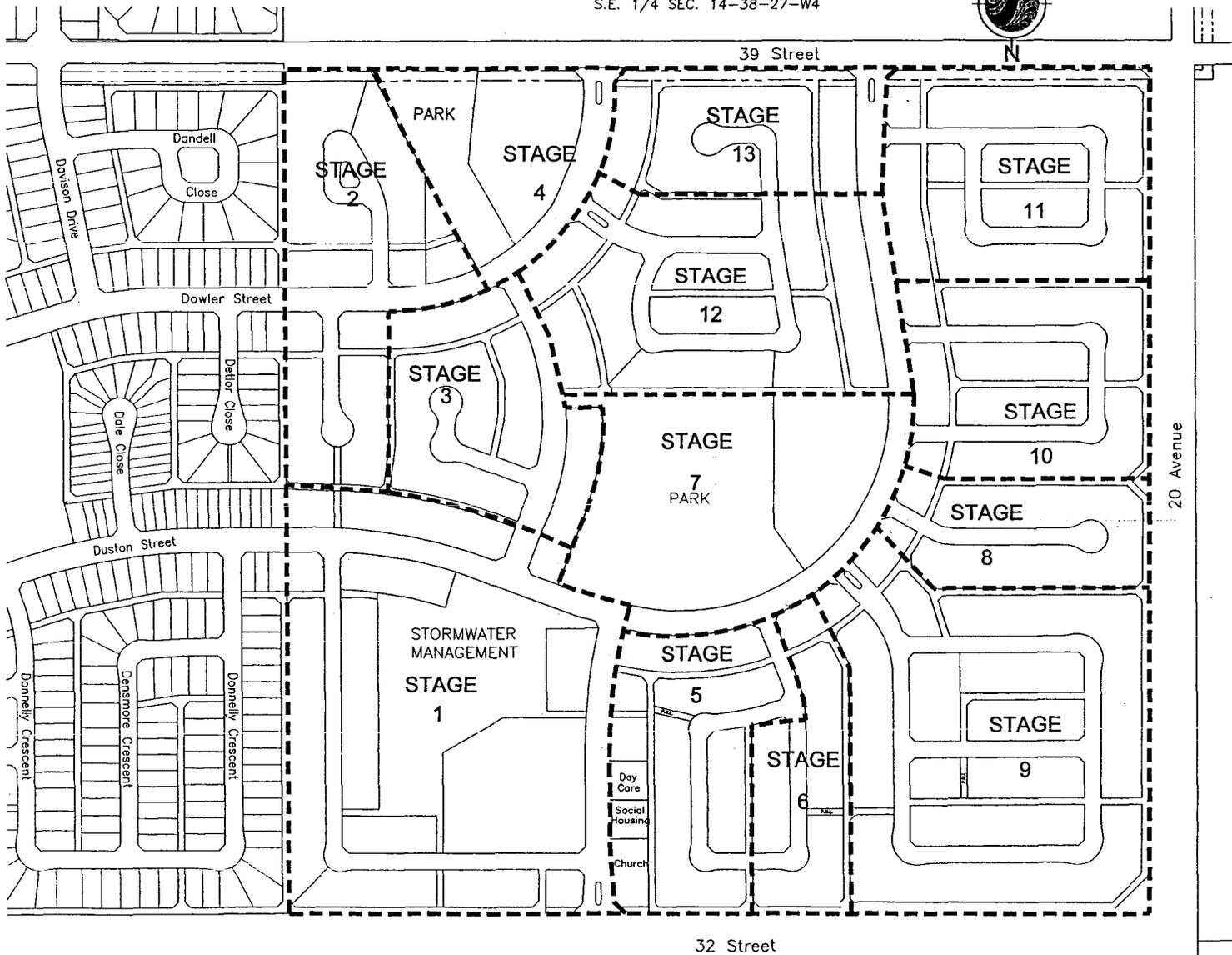
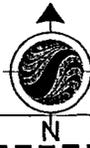
128-70552

DATE DRAWN

MAY, 2002

REVISION	FIGURE
4	6.0
STATUS	

S.E. 1/4 SEC. 14-38-27-W4



S.E. 1/4 SEC. 11-38-27-W4

**LEGEND**

----- Staging Boundaries



Stantec Consulting Ltd.  
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Fax. 403.341.0969  
www.stantec.com

**Stantec**

CLIENT

**MELCOR DEVELOPMENTS LTD.**

PROJECT

**DEER PARK DEVONSHIRE  
(MADGE) QUARTER SECTION  
N.E. 1/4 SEC. 11-38-27-W4**

SUBJECT

**DEVELOPMENT STAGING**

SCALE

**1:4000**

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

SHEET No.

CADD FILE NAME

12870552\FIG8.DWG

JOB No.

128-70552

DATE DRAWN

MAY, 2002

OF

REVISION

FIGURE

STATUS

4  
**7.0**

**BYLAW NO. 3299/2002**

Being a bylaw to close a portion 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 the original road allowance adjoining the west boundary of SW 32-38-27 W4M which lies within Subdivision Plan \_\_\_\_\_, and containing 0.54 Ha more or less.”

READ A FIRST TIME IN OPEN COUNCIL this                    day of                    2002.

READ A SECOND TIME IN OPEN COUNCIL this                    day of                    2002.

READ A THIRD TIME IN OPEN COUNCIL this                    day of                    2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this                    day of                    2002.

\_\_\_\_\_  
MAYOR

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

**THE CITY OF RED DEER**

Date: July 29, 2002

No. 1, p. 30

Moved by Councillor *Flew*

Seconded by Councillor *Dawson*

**Resolved** that Council of the City of Red Deer having considered the report from the Community Services Director, dated July 8, 2002, re: Sites for Ghost Projects, hereby:

1. Approves the following locations on public lands as potential sites for future ghosts, as part of the Downtown Ghost Project:

*Adjacent North to the*

1. Coronation Park – Ross Street between 46 Avenue & 45 Avenue
2. Downtown Park Plaza – 52 Avenue between 46 Street & 48 Street
3. Rotary Park – Bottom of Spruce Drive at 43 Street
4. Rotary Park – 49 Avenue and 43 Street (North West Corner)
5. Old Court House – Park Between the Old Court House and Bishops Drug Store
6. ~~South of Gallery on Ross – Referred to as the Bulb~~
7. ~~49 Avenue and 49 Street – South West Corner of City Hall Park~~
8. 51 Street and 49 Avenue – North West Corner of the Intersection
9. Gaetz Avenue and 48 Street – North East Corner of the Intersection
10. 49 Avenue and Ross Street – South East Corner of the Intersection
11. Victory Park – Triangle at the Intersection of Ross Street and 46 Avenue

*delete* →

*on the Traffic*

2. Directs City Administration to consult with appropriate departments to determine the positioning of a ghost at a site, once an exact location for a ghost has been chosen.

Hughes	Dawson	Pimm	Rowe	Flewwelling	Watkinson -Zimmer	Moffat	Higham	Surkan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

Carried    Defeated    Withdrawn    Tabled

<input type="checkbox"/> For	<input checked="" type="checkbox"/> Against	A Absent
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**THE CITY OF RED DEER**

Date: July 29, 2002

No. 2, p. 35

Moved by Councillor

*Alw*

Seconded by Councillor

*Lorna*

**Resolved** that Council of the City of Red Deer having considered the report from the Chair of the Red Deer and District Family Community Support Services and the Social Planning Manager, dated July 15, 2002, re: Low Income Programs Review supports the recommendation of the Red Deer and District Family and Community Support Services Board to urge the Government of Alberta to immediately implement the recommendations of the Low-Income Programs Review and give the implementation a high priority which is not dependent on fluctuating provincial government revenues.

Hughes	Dawson	Pimm	Rowe	Flewwelling	Watkinson -Zimmer	Moffat	Higham	Surkan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Carried	Defeated	Withdrawn	Tabled					

<input type="checkbox"/> For	<input checked="" type="checkbox"/> Against	A Absent
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THE CITY OF RED DEER

Date: July 29, 2002

No. 3, p. 39

Moved by Councillor Dawson

Seconded by Councillor Morris

*Resolved* that Council of the City of Red Deer having considered the report from the Director of Development Services, dated July 24, 2002, re: Emergency Services Service Delivery Study hereby agrees to table this item to the August 26, 2002 meeting of Council.

Hughes	Dawson	Pimm	Rowe	Flewwelling	Watkinson -Zimmer	Moffat	Higham	Surkan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Carried	Defeated	Withdrawn	Tabled					

<input type="checkbox"/> For	<input checked="" type="checkbox"/> Against	A Absent
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THE CITY OF RED DEER

Date: July 29, 2002

No. 4, p. 48

Moved by Councillor

*Pimm*

Seconded by Councillor

*Flew*

*Resolved* that Council of the City of Red Deer having considered the report from the Director of Development Services, dated July 24, 2002 and the City Clerk, dated July 26, 2002, re: Chemical, Biological, Radiological, and Nuclear (CBRN) Federal Program, hereby approves participating in this program

*with the ~~costs~~ capital costs being funded by the Federal and Provincial Governments.*

Hughes	Dawson	Pimm	Rowe	Flewwelling	Watkinson -Zimmer	Moffat	Higham	Surkan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					

Carried    Defeated    Withdrawn    Tabled

<input type="checkbox"/> For	<input checked="" type="checkbox"/> Against	A Absent
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THE CITY OF RED DEER

Date: July 29, 2002

No. 5, p. 79

Moved by Councillor

*Pimm*

Seconded by Councillor

*Flew*

**Resolved** that Council of the City of Red Deer having considered the correspondence from the Red Deer Downtown Business Association, dated July 8, 2002, re: Parking Committee Report, Prepared for Red Deer City Council, June, 2002, hereby directs City Administration to review the recommendations contained in the Parking Committee Report and prepare a response to the recommendations for a future meeting of Council.

Hughes	Dawson	Pimm	Rowe	Flewwelling	Watkinson -Zimmer	Moffat	Higham	Surkan
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>					
Carried	Defeated	Withdrawn	Tabled					

<input type="checkbox"/> For	<input checked="" type="checkbox"/> Against	A Absent
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