

A G E N D A

FOR THE **REGULAR MEETING OF RED DEER CITY COUNCIL**

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, NOVEMBER 6, 2000

COMMENCING AT **4:30 P.M.**

- (1) Confirmation of the Minutes of the Regular Meeting of Monday October 23, 2000

Confirmation of the Minutes of the Organizational Meeting of Monday, October 23, 2000

PAGE #

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

1. City Clerk - Re: **Bylaw Amendment 3270-2000** / Bylaw to Lend Funds to the Central Alberta Theatre / (Consideration of 2nd & 3rd Readings of the Bylaw) . .1

- (4) **REPORTS**

1. City Clerk - Re: **Committee Appointment - Library Board** . .2
2. Social Planning Manager - Re: **Community Housing Plan Fund Administrator** . .4
3. Social Planning Manager - Re: **Special Transportation Needs** . .14
4. Parkland Community Planning Services - Re: **Neighbourhood Area Structure Plan Amendment 3217/I-2000 / Deer Park Southeast (Devonshire)** (Consideration of 1st Reading of the Bylaw) . .18

5. **Parkland Community Planning Services - Re: *Land Use Bylaw Amendment 3156/KK-2000* / Deer Park Southeast (Devonshire) Subdivision - Phase 8 / Melcor Developments Ltd. (Consideration of 1st Reading of the Bylaw)** . . 22

(5) **CORRESPONDENCE**

1. **Ken & Bill's Enterprises Ltd. - Re: *Request to Rezone to C1 Commercial (City Centre) District Lots 1-3, Block 45, Plan 5084 ET and Lots 44-46, Block A, Plan K8*** . . 25

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. ***3156/KK-2000* - Land Use Bylaw Amendment / Deer Park Southeast (Devonshire) Subdivision - Phase 8 (Melcor Developments Ltd.) - 1st Reading** . . 38
 . . 22
2. ***3217/I-2000* - Neighbourhood Area Structure Plan Amendment / Deer Park Southeast (Devonshire) / - 1st Reading** . . 40
 . . 18
- 3 ***3270/2000* - Central Alberta Theatre Loan Request / 2nd & 3rd Readings** . . 72
 . . 1

DATE: **October 11, 2000**

TO: **City Council**

FROM: **City Clerk**

RE: **Central Alberta Theatre Loan Request**
 Bylaw Amendment No. 3270-2000 - Option 1

History:

At the Council meeting of October 10, 2000, Council gave first reading to Central Alberta Theatre Loan Request Bylaw 3270/2000 - Option 1.

Bylaw 3270/2000 provides for The City to advance a loan to the Central Alberta Theatre to be repaid over 19 years. This loan is to be used for the enhancement and addition to the Memorial Centre.

Consultation Process:

A Public Hearing has been advertised for the above noted bylaw, to be held on Monday, November 6, 2000 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations:

Following the Public Hearing Council may give Central Alberta Theatre Loan Request Bylaw 3270/2000 - Option 1 second and third reading.



Kelly Kloss
City Clerk

/chk



Box 5008

Red Deer, Alberta

T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

November 7, 2000

Central Alberta Theatre
Box 431
Red Deer, AB T4N 5E9

Attention: Mr. D. Nagel, President

Dear Mr. Nagel:

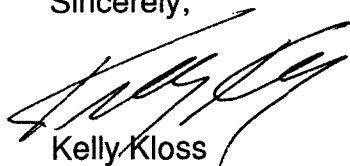
At the Council meeting of November 6, 2000 Bylaw 3270/2000 that provides for a loan to the Central Alberta Theatre of \$250,000.00 was passed.

You may wish to contact the City's Director of Corporate Services, Alan Wilcock, to make arrangements for the transfer of the funds.

Thank you for yours and the Theatre's work in enhancing the Memorial Centre and best wishes in this project.

Please call if you have any questions.

Sincerely,



Kelly Kloss
City Clerk

/chk

c Director of Corporate Services
 Director of Community Services
 Recreation, Parks & Culture Manager

Council Decision – Monday, November 6, 2000

DATE: November 7, 2000

TO: Director of Corporate Services
Director of Community Services
Recreation, Parks and Culture Manager

FROM: City Clerk

RE: Central Alberta Theatre Loan Request
Bylaw 3270/2000 - Options 1

Reference Report:

Director of Corporate Services
Director of Community Services
Recreation, Parks & Culture Manager
dated September 27, 2000

Bylaw Readings:

Following the Public Hearing, this bylaw was given 2nd & 3rd readings.

Resolution: NO

Report Back to Council Required: NO

Comments/Further Action:

Please proceed with the arrangements to transfer the funding to the Central Alberta Theatre.



Kelly Kloss
City Clerk

/chk

c Recreation, Parks & Culture Board

BYLAW NO. 3270/2000

The Central Alberta Theatre Society has asked The City of Red Deer to lend it money for the construction of an addition and renovations to the Memorial Centre and Council deems such a loan to be for a purpose that will benefit the municipality.

Section 265 of the Municipal Government Act authorizes a municipality to lend money to a non-profit organization provided that the loan is authorized by bylaw.

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

- 1 Council hereby authorizes a loan to the Central Alberta Theatre to be used for the construction of an addition and renovations to the Memorial Centre on the following terms:
 - (a) Purpose of loan: Construction of an addition and renovations to the Memorial Centre;
 - (b) Principal Amount: Up to \$250,000.00;
 - (c) Interest Rate: 6.5% per annum;
 - (d) Term of Loan: 19 years;
 - (e) Payments: To be made by the Society as funds are raised, and in any event not less than \$23,288.34 per year.
- 2 The source of the funds to be loaned shall be an additional expenditure to the 2000 Community Services General Budget.
- 3 City administration is authorized to enter into a loan agreement with the Society on the terms set out in this bylaw and in a form satisfactory to the City Solicitor.

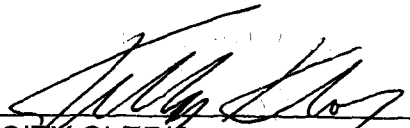
READ A FIRST TIME IN OPEN COUNCIL this 10th day of ~~October~~ A.D. 2000.

READ A SECOND TIME IN OPEN COUNCIL this 6th day of ~~November~~ A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this 6th day of ~~November~~ A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this 6 day of ~~November~~ A.D. 2000.


MAYOR


CITY CLERK

LOAN REQUEST
CENTRAL ALBERTA THEATRE
BYLAW 3270/2000

Council Nov 6/00
FILE

DESCRIPTION: Loan for Renovations & addition to Memorial Centre

FIRST READING: October 10, 2000

FIRST PUBLICATION: October 27, 2000

SECOND PUBLICATION: October 30, 2000

PUBLI HEARING & SECOND READING: November 6, 2000

THIRD READING: NOVEMBER 6, 2000

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☒

DEPOSIT? YES ☐ \$ _____ NO ☒ BY: CITY

ACUTAL COST OF ADVERTISING:

1ST \$ 108.90 & 2ND \$ 72.80 TOTAL: \$ 181.70

MAP PREPARATION: \$ —

TOTAL COST: \$ 181.70

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: N/A

(Account No. 59.5901)

HERYL

Council Decision – Tuesday, October 10, 2000

DATE: October 11, 2000

TO: Director of Corporate Services
Director of Community Services
Recreation, Parks and Culture Manager

FROM: City Clerk

RE: Central Alberta Theatre Loan Request
Bylaw 3270/2000 - Options 1

Reference Report:

Director of Corporate Services
Director of Community Services
Recreation, Parks & Culture Manager
dated September 27, 2000

Bylaw Readings:

This bylaw was given 1st reading based on Option 1. A copy of the bylaw is attached for your information.

Resolution: No

Report Back to Council Required:

Yes on Monday, November 6, 2000 at 7:00 P.M.

Comments/Further Action:

This office will now proceed with advertising for a Public Hearing to be held on the above noted date. The cost of the advertising will be paid by The City.



Kelly Kloss
City Clerk

/clr
attchs.

c Recreation, Parks & Culture Board

BYLAW NO. 3270/2000

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- 2 The source of the funds to be loaned shall be an additional expenditure to the 2000 Community Services General Budget.

- 3 City administration is authorized to enter into a loan agreement with the Society on the terms set out in this bylaw and in a form satisfactory to the City Solicitor.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of October A.D. 2000.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2000.

MAYOR

CITY CLERK

DATE: October 24, 2000
TO: City Council
FROM: City Clerk
RE: Committee Appointment - Library Board

History:

At the Organizational Meeting of Council held on October 23, 2000, Council appointed 3 members to the Library Board. Unfortunately, I was advised shortly after this meeting that Marilyn Vaughan had resigned from the Library Board. Her term was to expire in October, 2001.

We have submitted, in confidence, the names of people who have applied to sit on this Committee.

Recommendation:

That Council appoint one person to fill the position on the Library Board, term to expire in October, 2001.



Kelly Kloss
City Clerk

/chk

Comments:

We agree with the recommendations of the City Clerk.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

Office of the City Clerk

November 7, 2000

Suzanne Alexander-Smith
4122 - 35 Street
Red Deer, AB T4N 0P9

Dear Ms Alexander-Smith:

***Re: Appointment to Library Board
Citizen-at-Large Appointment to Fill Unexpired Term***

At the City of Red Deer's Council Meeting held on Monday, November 6, 2000 consideration was given to membership on the **Library Board**. At that meeting the following resolution was passed:

Resolved that Council of The City of Red Deer hereby appoints the following to serve on the *Library Board* for a term to expire October 2001:

Suzanne Alexander-Smith - Citizen-at-Large

Thank you for your application for membership regarding this committee. You will be contacted in the near future regarding meeting dates and times. If, in the interim, you have any questions or require additional information, please do not hesitate to contact me.

Throughout the application and appointment process Council commented that the extremely high caliber of individuals willing to volunteer their expertise to The City outnumbered the positions available. Although you were not appointed to sit on the *Recreation, Parks & Culture Board*, on behalf of Council thank you for your application for membership.

Sincerely,

Kelly Kloss
City Clerk

/chk



Box 5008

Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

November 7, 2000

Red Deer Public Library
4818 - 49 Street
Red Deer, AB T4N 1T9

ATTENTION: Dean Frey,
Library Director

Dear Dean:

RE: Library Board: Citizen-at-Large Appointment To Fill Unexpired Term of Marilyn Vaughan

At the City of Red Deer's Council meeting held Monday, November 6, 2000, Council passed the following resolution:

Resolved that Council of the City of Red Deer hereby appoints the following to serve on the *Library Board* for a term to expire October, 2001:

Suzanne Alexander-Smith - Citizen-at-Large

This office will be notifying the successful applicant of his/her appointment. Please contact the applicant with regard to meeting dates and times. The address for your new member is:

4122 - 35 Street
Red Deer, AB T4N 0P9
Phone: (403) 309-3258
E-mail: smalexander@home.com

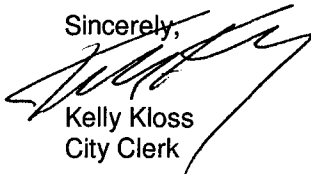
The following is a correction to the address supplied to you for the following new committee member:

Darrel Northcott - Residence Phone Number should be: 342-0979 NOT 342-0974.

This office will forward the updated pages of the Committee Directory, relating to this committee in due course.

Please contact this office should you require any further information or clarification regarding the above.

Sincerely,



Kelly Kloss
City Clerk

/chk

c Director of Community Services
Committee Directory, City Clerk's Office

DATE: October 27, 2000
TO: Kelly Kloss, City Clerk
FROM: Colleen Jensen, Social Planning Manager
RE: Community Housing Plan Fund Administrator

Background

Over the past several years, cities across Canada have experienced increasing evidence of homelessness and lack of related supports. More generally, people have been in crisis, or had the potential to be in crisis, due to the lack of affordable housing.

In order to address the needs that were beginning to develop in Red Deer, the Red Deer Housing Committee was formed in 1994. Its mission is "to increase available housing for citizens of Red Deer and surrounding areas through collaborative partnerships and education". The Housing Committee has a history of identifying needs and solutions in our community and working to find ways to make those solutions come to fruition. The Red Deer Housing Committee is comprised of individuals representing organizations and also of community members who are interested in a coordinated approach to meeting the housing needs and related support needs of local citizens. The Red Deer Housing Committee is not a separate legal entity and, therefore, must work in partnership with recognized agencies to fulfill the projects it undertakes to address housing issues in our community. Because of the broad involvement of many agencies and individuals, and the fact that it is not a service delivery body, it is seen as a credible and neutral body.

In 1998, The City of Red Deer realized a small amount of money (\$122,000) as a savings resulting from the discontinuation of a long-standing housing agreement with the province. Council made the decision to maintain this funding to assist in facilitation, planning and leveraging of other funding that would assist in the development of housing solutions in the community. Over the past two years, this money has been very well used, with several successful initiatives resulting directly and indirectly from this investment of funding. Attached to this letter is a brief overview of how this City money has been spent and the results achieved through the expenditure. A large portion of the funding has supported work undertaken or "steered" by the Red Deer Housing Committee.

In December 1999, the Government of Canada announced that it would invest \$753 million over three years in a strategy to help reduce and prevent homelessness across Canada. An added intent was the fostering of partnerships among all levels of government, as well as with the private and voluntary sectors. The Homelessness Initiative recognizes that no one level of government or sector of our society can solve homelessness.

In late spring of 2000, it was announced that a portion of this federal funding would be designated specifically for mid-size cities across Canada, rather than only for the major cities as initially suggested in December 1999. Alberta would have funds for Red Deer, Grand Prairie, Fort McMurray, Medicine Hat and Lethbridge, as well for Calgary and Edmonton.

The Alberta provincial government also acknowledged the need for funding to address the issue of homelessness. Again, funds for the seven cities identified by the federal government have been made available.

The amount of funds available from the federal government for Red Deer is approximately \$350,000 each year for three years and from the provincial government, approximately \$200,000 each year for three years. There is also a separate fund available from the federal government for Urban Aboriginal homeless and housing initiatives at \$140,000 each year for three years.

For release of the funds, both levels of government stipulated that a comprehensive community plan would be required, which would include broad involvement from a variety of community stakeholders, both in the development and implementation of the plan.

Planning Process

In Red Deer, the Red Deer Housing Committee was recognized by both the provincial and the federal government departments responsible for the funding, as the body to coordinate the Community Plan development. The City administration was also supportive of this role for the Housing Committee.

The Red Deer Housing Committee was successful in applying to the federal government for funds to assist with development of the comprehensive community plan, acknowledging that the plan would need to have extensive community input and participation in its preparation. As part of the application, an indication of local support was expected and, therefore, a small amount of funding (\$5000.00) was allocated from the housing money in the Social Planning budget in support of the project. The plan will provide a sound basis for allocating funds, based on priorities that have been "determined and approved" by the community. The federal government is further stipulating the need for matching funds and the Red Deer Housing Committee is charged with leveraging those matching dollars to add to the overall available funds.

The Red Deer Housing Committee, at its June meeting, struck a sub-committee to be responsible for the plan development. The Steering Committee hired WB Consultants of Red Deer to manage the process and write the plan according to the guidelines of the funding bodies and within the terms of reference developed by the Steering Committee. Public input and participation and a partnership with the aboriginal community are key components. The Steering Committee meets weekly to oversee the work and to address such requirements as a process for setting priorities.

The significant funding that will be coming to the community, means that an important part of the plan is the identification of a fund administrator. The fund administrator will receive and distribute the funds based on the priorities for solutions that are identified in the plan, and will subsequently meet all of the accountability requirements as required by the federal and provincial governments.

It must be very clear that the Red Deer Housing Committee will continue to have the responsibility for the ongoing planning process, which will happen over the next three years. The initial plan will be for year one, with an acknowledgment that further work will be required for years two and three. Community input and approval will continue to be integral in the process.

Proposal

In considering options for the fund administrator, the Steering Committee requested input from a group of knowledgeable people as to the most appropriate route to proceed. The group consisted of Joyce Ganong, Red Deer and Area Community Foundation, Morris Flewwelling, City Councillor, Scott McKay Alberta Community Development, John Jackson and Tanya Kajner, Human Resources Development Canada, Lyle Keewatin-Richards, Aboriginal Community, Colleen Jensen, Social Planning Manager, and Pam Ralston, Social Planning Community Worker.

The Steering Committee, based on the input as noted above, is requesting that The City of Red Deer become the Fund Administrator. It should be noted that other options were considered including the Community Foundation and the United Way. While both of these bodies are very familiar with this type of function, neither body can grant money to private business, which could conceivably be partners in the implementation of the plan.

In its role as fund administrator, The City would:

- enter into an agreement with the federal and provincial levels of government.
- receive the designated funding
- would be responsible for managing federal, provincial and other funds earmarked for housing and supports, in accordance with the approved Community Housing Plan (see role of Social Planning department below).
- appoint an Advisory Committee to Council that would undertake the review of applications, according to established criteria, and that would recommend to Council the allocation of funding to ensure solutions occur in the community.
- make ultimate decisions with respect to the funding allocation based on the recommendations of the Advisory Committee.

The Social Planning Department would:

- assist the Advisory Committee by developing:
 - a process for interested organizations to applying for funds
 - a process for reviewing applications
- administer the funding agreements based on the approved allocations
- ensure monitoring and evaluation
- attend to the federal and provincial reporting requirements

Some of the funding can be accessed to support The City's role in administering these funds.

The responsibility of the Red Deer Housing Committee will be to review the plan on a yearly basis, update priorities as needs are met and others arise. This will ensure a continuing yearly plan and approved community priorities for an effective process of funding allocation.

The following chart gives an overview of how the planning process and the funding administration process would work.

COMMUNITY HOUSING PLAN

PLANNING

RED DEER HOUSING COMMITTEE

Mission: To increase available housing for citizens of Red Deer and surrounding areas through collaborative partnerships and education.

- Role:**
1. Planning
 2. Coordination
 3. Education



COMMUNITY HOUSING PLAN STEERING COMMITTEE

Purpose: To ensure a comprehensive housing plan is developed.

Comprised of Housing Committee Members
 (Management Committee and two other members)

ADMINISTRATION

SOCIAL PLANNING

CITY COUNCIL (*Fund Administrator)

ADVISORY COMMITTEE

*FUND ADMINISTRATOR (City Council)

The fund administrator will be responsible to manage federal, provincial and other funds earmarked for housing and support, according to the community housing plan.

Managing funds will include:

1. Process for Application
2. Process for Approving Funds (including final decision making)
3. Funding Agreements
4. Monitoring and Evaluation
5. Federal and Provincial; Reporting Requirements

Recommendation

That City Council agree to become the fund administrator for the Community Housing Plan, as outlined in the above report, through formal agreements with the provincial and federal levels of government, with the condition that reasonable compensation be given for such administration;

And further, that an Advisory Committee is appointed as soon as possible to assist in the work as noted in the report.


 Colleen Jensen

encl.

CITY FUNDED HOUSING PROJECT OVERVIEW

The following chart provides an overview of the work done over the past two years with the \$122,000/year that Council has allocated to the facilitation, planning and leveraging for housing solutions in the community. Much success has been derived from the investment in both a direct and indirect way. The small amount of money has put the community in an excellent position as we move into the Community Planning process and with the resulting recommendations that are likely to come. Much of the ground work has been done, particularly in relationship building and partnering.

| PROJECT | DIRECT OUTCOME | INDIRECT OUTCOME |
|---|---|---|
| Administrative Support to the Red Deer Housing Committee (funded in 1999 and 2000) | The administrative support has been brokered through Canadian Mental Health. The contract has allowed continuous contact with the agencies on the Committee and others in the community, the preparation and distribution of agendas and minutes, assistance on all sub committee work, meeting with community members, business people, decision makers and elected officials. Additional work has been done around community awareness related to housing issues and how others could partner toward solutions. | This support has allowed the Red Deer Housing Committee to have significant community involvement which has resulted in excellent credibility and the facilitation of many partnerships in the community. |
| Individual Development Account Process Development (funded in 1999) | Research was completed regarding best practices regarding individual development accounts (a process that will allow low income individuals and families to start individual "savings" plans toward a down payment on an affordable home and money put in by the individual is matched from other sources such as foundations, donations etc). Other home ownership options were also identified, as well as the need to support good economic management. | The findings of this report are very related to work done by other groups such as Habitat for Humanity. The information has been shared and will be used. |

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| Action Research and Planning for Solutions for Seniors with Addictions and People with Low Income (funded in 1999) | <p>Research done as to models that have worked well in other communities, the development of an overview of what programs are currently in place in Red Deer that serve the needs of the target group as identified, an inventory of downtown space (mostly above retail) that could be converted to meeting housing needs, discussion with landlords, discussions with federal funding sources to assist landlords</p> | <p>The work provided a sound foundation to assist the business men who are converting the Old Provincial Building to 14 bachelor suites. Considerable assistance was also provided in writing proposals and making contacts so that the business men could access federal funding (RRAP) to assist in the cost of doing the renovations.</p> <p>Work also will be of significant assistance in doing the Community Plan, as the inventory of available space etc is already in place and contacts have been made with landlords and the business community.</p> |
| Housing Solutions for Persons with Dementia (funded in 1999 and 2000) | <p>A two phase project where research was done into models that were successful in other communities, as well as updating the profile on local needs. Phase II will see work done in moving toward implementation of a chosen model. This work has put the Alzheimer Society in the perfect position to apply for the recent funding that was announced by the province for seniors care and housing (1/3 of the funding is for community options). The work has also allowed the Society to partner with the private sector in putting a proposal together.</p> | |
| Landlord and Tenant Volunteer Advocacy and Awareness Project (funded in 1999 and 2000) | <p>Information was developed, with an outline of sessions so that education can be done with landlords and tenants regarding rights and responsibilities. The delivery of sessions are done by staff and volunteers at the Volunteer Information Centre (Landlord and Tenant Services). Volunteers have also been trained to assist landlords and tenants who need very general support in filling out forms, meeting with landlords etc.</p> | <p>This project has assisted the Landlord and Tenant Support Service in establishing a continuum of supports to landlords and tenants who have everything from education needs to the need for interventions.</p> |

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| Landlord and Tenant Support Worker (funded in 1999 and 2000) | A half time staff person works with the Landlord and Tenant Service to support tenants that are experiencing significant problems in a tenancy situation. The outcome is that this helps to keep people in rental situations, rather than having evictions resulting in homelessness. This has been very successful and is available for referrals from all agencies in the community. | This also becomes part of the continuum of service offered by the Landlord and Tenant Service. |
| Community Planning (funded in 2000) | Allowed the Red Deer Housing Committee to do an indepth planning workshop to ensure that they are meeting the intended mission and to develop appropriate goals and direction for the future. | This workshop clarified for the Red Deer Housing Committee what their role should be related to the extensive community planning process now being required by the federal and provincial levels of government in access the funding that will be available to our community. It also allowed community agencies to clearly see their role as it relates to the Housing Committee, and therefore, the continuation of excellent partnerships. |
| Development of Education Strategies (funded in 2000) | The development of education strategies and tools such as a Social Impact Assessment Tool and information for working with community conflict related to housing solutions. All the funding for this will not be used, however the objectives will be realized through the work of a Masters level practicum student who is working with the Social Planning department, in consultation with many stakeholders in the community including Parkland Planning and the development industry. | This work will be available to the community, as well as used by City departments in doing their work. It is hoped that the Social Impact Assessment criteria will ultimately become part of area structure and redevelopment plans, similar to what is now done for the environment. This will put Red Deer as a leader in that other communities do not have this kind of approach. |
| Development Work with Community Agencies (funded in 2000) | Assistance provided to People's Place, Loaves and Fishes and some potential for at least one other community agency. This is for Board development and policy development as community agencies are taking on more responsibility for housing solutions. This has been very well received, as most agencies have very little resources for this kind of work. | Boards in the community will be much better poised to take on some of the work that will be the outcome of the Community Plan. Agencies that have been supported are likely to be significantly involved in some of the solutions and need to have sound board and management practices. |

| | | |
|--|--|--|
| Provincial Housing Work (funded in 2000) | Work is underway in organizing a provincial conference that will deal with grassroots solutions to community needs...best practices will be discussed. This will occur in spring of 2001. | Learning will come from other communities, along with the potential for partnerships. It is likely that some media attention will be given to this conference, which will assist in awareness. Red Deer will again be seen as a leader in the province for initiating this work. |
| Economic Education (funded in 2000) | Was a result of the research done on the Individual Development Accounts. Resource packages, including experts in their respective fields who will contribute their expertise to community groups (ie banks), will be developed that will be available for community agency use who work with people experiencing housing difficulties. The intent is to improve people's personal financial behavior. The Loan Circle have taken on this project, which works very well with their mandate. Partnerships are being developed to support its sustainability. | These modules could assist groups like Habitat for Humanity in supporting people in their program. It will also ensure that good information is available in supporting some of the solutions that will come out of the Community Housing Plan. |
| Handicapped Housing Project (funded in 2000) | Will allow the Handicapped Housing Society to explore the housing support needs for person with disabilities, and recommend solutions. The City funding was \$5000 and the Society has put in \$5000 of their own to this project. The outcome will be a report that will be incorporated into the Community Plan that is underway, which will assist the Society in future direction within the city. | |
| Social Planning Staff Hours (funded in 1999 and 2000) | 10 hours/week have been added to Social Planning Department community worker time. This has allowed extensive involvement and facilitation in the Red Deer Housing Committee, in all the sub committees of the Red Deer Housing Committee, in most of the Steering Committees related to the above noted projects (ie Alzheimer project, Individual Development Account etc). This has allowed The City opportunity to have the | Many partnerships that would not have happened without City support and facilitation. |

| | | |
|---|--|---|
| | best overall picture of housing needs and solutions, the ability to influence direction and the support that is so important to community agencies in doing their work and in coordinating with each other. | |
| Development Work Related to Operating a Program for Persons with Low Income (funded in 2000) | The intent was to use this primarily to support the initial set up of operations of the Hillcrest project. As this did not occur, a portion of the funding has been allocated as local support to the successful application for federal funding for the hiring of WB Consulting to manage the community process and write the Housing Plan, in conjunction with the Steering Committee. | The accessing of federal and provincial funding will be the result of the Community Plan, which will see significant funding come to the community. |
| Community Outreach Workers (funded since 1998 with FCSS money) | Two community outreach workers are available to work with people who are in People's Place, and other agencies such as the Food Bank, Loaves and Fishes. This work has been extremely successful in helping people to become more stable and better able to cope in being independent. | |
| Liaison with other levels of government | This has been done primarily through the Social Planning manager's involvement in committees like the AUMA Housing Task Force, the National Housing Policy Options Team and through providing comment to other levels of government with the support of Council. Work has been done in developing and presenting resolutions to AUMA and FCM | Red Deer is seen as a leader in the area of housing and the proactive approaches that we are taking. |

Comments:

We agree that City Council become the Fund Administrator for the Community Housing Plan. With regards to the Advisory Committee, the Administration will be reviewing the structure of this committee and bringing a recommendation to a future meeting of Council for its establishment.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILEE

Council Decision – Monday, November 6, 2000

DATE: November 7, 2000
TO: Social Planning Manager
FROM: City Clerk
RE: Community Housing Plan Fund Administrator

Reference Report:

Colleen Jensen, Social Planning Manager,
dated October 27, 2000

Resolution:

Resolved that Council of the City of Red Deer having considered the report from the Social Planning Manager, dated October 27, 2000, regarding Community Housing Plan Fund Administrator, hereby agrees that City Council be the Fund Administrator for the Community Housing Plan subject to:

1. Agreements between the Province of Alberta and Government of Canada.
2. Reasonable compensation for being the Administrator.

Report Back to Council Required:

Yes relative to the committee that will administer this program.

Comments/Further Action:

Please proceed with ensuring the agreements and compensation are put into place.


Kelly Kloss
City Clerk

/chk

c Director of Community Services
Director of Corporate Services

DATE: October 27, 2000
TO: Kelly Kloss
FROM: Colleen Jensen, Social Planning Manager
RE: Special Transportation Needs

Attached is a letter from Ms. Teresa Chase, Chair of the Transportation Advisory Board, regarding concerns about unmet demand and increasing costs for special transportation services. I have reviewed the letter and provide the following background and comment for Council's information in considering the matter.

Background

In 1977, the need for special transportation was identified in Red Deer. The result was the formation of the Red Deer Action Group for the Physically Disabled, who came to Council and expressed this need. Council agreed to provide some funding assistance, with the Action Group being responsible for the delivery of the service.

City Council has continued to support the service through the Social Planning Department budget. For many years, as part of the City contribution, funding was provided by the province in the form of a per capita grant that was specifically allocated for use in such service as special transportation. Up until 1994 this grant was designated as \$3.19/capita, which amounted to approximately 65% of the special transportation budget at that time (\$279,640). In 1995 the provincial transportation grant was changed, so that the \$3.19/capita was no longer designated, however, it was still strongly encouraged that money be spent on services for persons with disabilities. The City has continued the support with the total City contribution to special transportation in 2000 being \$364,455.

The Citizen's Action Bus now has 9 vehicles which run Monday to Friday, with a more limited service on Saturdays and Sundays. In 1999 over 43,000 trips were taken on the Action Bus, compared to 41,400 trips in 1998 and 39,460 in 1997.

Comments:

The Action Bus has been experiencing significant unmet demand over the past 1-2 years, even though an additional vehicle was added in 1998. Users must also book 1-2 weeks in advance in order to ensure that they can get a trip at a designated time. This requirement, of course, causes much inconvenience for users when they are needing to book medical appointments or even in making arrangements to have lunch with a friend.

As noted in Ms. Chase's letter, some of the increased demands are due to changes in policies and programs that are under provincial jurisdiction. As is common, it is the municipal government that experiences the demand most directly as they are most closely connected to the community. Having said this, it is important that all municipalities continue to ensure that senior levels of government also take responsibility for meeting needs, particularly when making policy changes that could affect those needs. It must also be noted, however, that some of the demand comes simply from increases to our population and also from the increases in the aging population. In the final analysis, each level of government has a responsibility to ensure the service.

In addition to increased demands, the cost of purchasing vehicles and in operating vehicles is also increasing significantly. A converted handivan now costs \$63,000. Operating expenses such as maintenance and fuel are also increasing.

The request from the Transportation Advisory Board is for Council to advocate to the provincial government to increase financial support to ensure special transportation service is available and that it can be accessed by users. If this can be done in conjunction with other municipalities who are experiencing similar difficulties, then additional strength is added to the case. Both capital costs and operating costs should be addressed.

Recommendation:

That City Council write a letter to the provincial government expressing concern with the increasing costs and demand for special transportation service, and request additional provincial funding to support such a service; and also to request that transportation be supported as an integral part of any program sponsored by the province;

And further, that City administration be requested to contact other cities in Alberta who are experiencing similar demands in order that a coordinated approach from several municipalities can be taken in advocating to the province for additional support.

A handwritten signature in black ink, appearing to read 'Colleen', followed by a long horizontal line extending to the right.

Colleen Jensen

Attached: Letter

Transportation Advisory Board

October 27, 2000

City Hall
Box 5008, 4914 - 48 Avenue
Red Deer, AB T4N 3T4

Dear Mayor Surkan and members of Council:

RE: INCREASED DEMAND FOR SPECIAL TRANSPORTATION

The Transportation Advisory Board, at its September meeting, considered the 2001-2003 budget for special transportation and was very concerned that the growing need for accessible transportation is not being met. The Citizens' Action Bus reports turning away six to eight calls for return trips each day. Other users know that the service is so fully booked that requesting a trip within a short time frame is useless. Community agencies such as Parkland Community Living and Support Services and Catholic Social Services are also experiencing frustration at not being able to access the service for their clients, as they have been able to do in the past.

The Transportation Advisory Board feels that it is important to bring this issue to Council's attention. The Board is very aware that the demand for special transportation comes, in part, from the changes in policy and programs at the provincial level. People remain in their own homes longer before they are hospitalized or they need long term care. While at home, the need for medical visits to the hospital or physicians increases; or people may be outpatients receiving ongoing chemotherapy or dialysis or physiotherapy. Also, persons with disabilities are living in the community and need special transportation to participate fully in community life. Both Edmonton and Calgary are experiencing similar concerns about the increased need for special transportation.

The Transportation Advisory Board wishes to urge Council to advocate for the need for transportation to be an integral part of any program sponsored by the province, with funding for clients of the programs to access transportation. Also, the Province must re-examine the grants for special transportation to the municipalities and make it possible for municipalities to access more funding for accessible vehicles and the cost of operations. As other cities across Alberta are experiencing similar problems, perhaps a coordinated approach to Province on behalf of all cities could be undertaken.

The Transportation Advisory Board's concerns relating to unmet demands are taken into consideration in the Social Planning Department's 2001-2003 Budget, through "requests for additional funding". This will be addressed by Council in due course, through budget deliberations in January, 2001.

I am sure that no one on Council would disagree that transportation is an essential service which makes a significant difference in the quality of people's lives. The Transportation Advisory Board hopes that City Council will approach the Province on behalf of the citizens of Red Deer who use special transportation so that the service can be well funded and accessed by all those who rely on having this service.

Yours truly,

Teresa Chase

Teresa Chase, Chair
Transportation Advisory Board

:mh

The City of Red Deer

Box 5008
Red Deer, Alberta
T4N 3T4



Comments:

We agree with the recommendations of the Social Planning Manager. We particularly recommend that the background documentation developed in consultation with other communities identify the specific policy and program changes initiated by the Province that have had an impact on the increasing demand for specialized transportation.

“G.D. Surkan”
Mayor

“N. Van Wyk”
City Manager

Council Decision – Monday, November 6, 2000

DATE: November 7, 2000
TO: Social Planning Manager
FROM: City Clerk
RE: Special Transportation Needs

Reference Report: Colleen Jensen, Social Planning Manager,
dated October 27, 2000

Resolution:

Resolved that Council of the City of Red Deer hereby agrees to:

1. Write a letter to the provincial government expressing concern with the increasing costs and demand for special transportation service and request additional provincial funding to support such a service.
2. Request that transportation be included and funded as an integral part of any program sponsored by the province.
3. Direct the City Administration to contact other cities in Alberta who are experiencing similar demands in order that a coordinated approach from several municipalities be taken in advocating to the province for additional support.
4. Direct the City Administration to draft for Council's consideration an AUMA Resolution reflecting the concerns outlined in the clauses.

Report Back to Council Required:

Yes, relative to the AUMA Resolution.

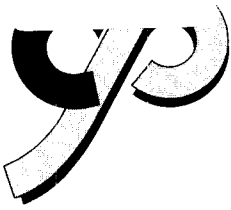
Comments/Further Action:

1. Please draft the AUMA Resolution to be brought to a future meeting of Council.
2. Please draft a letter for the Mayor reflecting the concerns above and contact the other cities as noted above.



Kelly Kloss
City Clerk
/chk

c Director of Community Services
Transportation Advisory Board



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: OCTOBER 30, 2000
TO: CITY CLERK
FROM: TONY LINDHOUT, PLANNER
RE: DEER PARK SOUTHEAST (DEVONSHIRE)
NEIGHBOURHOOD AREA STRUCTURE PLAN AMENDMENT

Background

An amendment to the existing Deer Park Devonshire Neighbourhood Area Structure Plan has been requested by Stantec Consulting Ltd. on behalf of the developer Melcor Developments Ltd. Proposed changes to the existing Neighbourhood Area Structure Plan (NASP) are summarized and limited to the following:

- Reallocation of 7.3 ha (18.0 acres) of R1 Residential land to R1N Narrow Lot Residential in the undeveloped southeast corner of the current Area Structure Plan. This would result in an increase of approximately 12 lots.
- Redesign of the roads, lanes and servicing in this southeast corner of the Plan area to accommodate the proposed R1N Narrow Lot Residential development.
- Reallocation of 1.6 ha (4.1 acres) of R1A Residential (semi-detached) land to R1N Narrow Lot Residential in the undeveloped southeast corner of the current Area Structure Plan. This would result in a decrease of approximately 9 lots.
- Adjustments to the residential land use area calculations (i.e. single family, semi-detached, narrow lot) to reflect the proposed R1N Narrow Lot Residential development in this neighbourhood.

No changes are proposed to the central park site or any of the existing developed areas within the Devonshire neighbourhood.

This Neighbourhood Area Structure Plan amendment has been processed in accordance with the City's ***Planning and Subdivision Guidelines***. Neighbourhood Area Structure Plans, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area. The Devonshire Neighbourhood Area Structure 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
- East Hill Area Structure Plan
- Community Services Master Plan
- Planning and Subdivision Guidelines

Neighbourhood Public Meeting

Following circulation of a neighbourhood newsletter delivered door to door a neighbourhood public meeting, hosted by Parkland Community Planning Services, was held September 18, 2000. Two area residents attended the meeting. Although they expressed some concern with the marginal increase of traffic related to the net increase of ± 3 additional lots, most of the discussion focused on their desire to see the central park site developed. This would include removal of the large stockpile of topsoil, seed the site to grass and add playground and sport fields, etc. To this end, residents were informed that City policy is to wait until about 50% of the neighbourhood is developed at which time the City's Recreation, Parks & Culture Department would meet with area residents to finalize the development details of the designated community central park site. The Devonshire neighbourhood is currently 30-35% developed. No written comments were received at, or following, the public meeting.

Planning Analysis

The proposed amendment to create R1N residential narrow lot development is a reflection of current housing market conditions that favor this type of housing construction. The total proposed R1N housing in this neighbourhood amounts to only 15.03% of all residential development, well below the 33% maximum requirement as stated in the City's Land Use Bylaw. The net increase of approximately three residential units will leave the projected neighbourhood density of 44.9 persons/hectare virtually unchanged and it still remains within the City's design guidelines. There was no community opposition to the proposed ASP amendment.

The City's Municipal Planning Commission at their meeting of October 30, 2000 recommended approval to City Council of the Deer Park Devonshire Neighbourhood Area Structure Plan amendment.

Recommendation

Planning staff recommends that City Council proceed with first reading of the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan Amendment 3217/I-2000.



Tony J. Lindhout
PLANNER

Comments:

We agree that Council proceed with first reading of this bylaw. A public hearing will be held at 7:00 P.M. on December 4, 2000 in Council Chambers.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Office of the City Clerk

November 7, 2000

E

Box 5008
Red Deer, Alberta
T4N 3T4

Melcor Developments Ltd.
Attention: Mr. Guy Pelletier
400, 4808 Ross Street
Red Deer, AB T4N 1X5

Sent Via Fax: 343-7510

Dear Mr. Pelletier:

**RE: Deer Park Southeast (Devonshire) - Phase 8 / Neighbourhood Area Structure Plan
Amendment No. 3217/I-2000 & Land Use Bylaw Amendment 3156/KK-2000
Melcor Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, November 6, 2000, Council gave first reading to Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan Amendment No. 3217/I-2000 and Land Use Bylaw Amendment 3156/KK-2000.

Bylaw Amendment 3217/I-2000 amends the existing Deer Park Devonshire Neighbourhood Area Structure Plan to reallocate 7.3 ha (18.0 acres) of R1 residential land to R1N Narrow Lot residential and reallocates 1.6 ha (4.1 acres) of R1A residential (semi-detached) land to R1N Narrow Lot residential in the undeveloped southeast corner of the current Area Structure Plan.

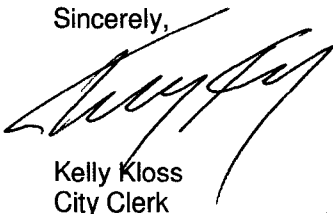
Land Use Bylaw Amendment No. 3156/KK-2000 develops Phase 8 of the Deer Park Southeast (Devonshire) Subdivision. Phase 8 is the development of 33 single family narrow lots and 1 municipal reserve lot.

This office will now proceed with the advertising for Public Hearings to be held on Monday, December 4, 2000, at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

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 10:00 a.m., Wednesday, November 15, 2000, 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.

Copies of the bylaws can be viewed at the City Clerk's Office. If you have any questions or require additional information, please do not hesitate to call me.

Sincerely,



Kelly Kloss
City Clerk

/chk

c F. Wong & T. Lindhout, Parkland Community Planning Services
Administrative Assistant, City Clerk's Office

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: <http://www.city.red-deer.ab.ca>

The City of Red Deer

FILE

Council Decision – Monday, November 6, 2000

DATE: November 7, 2000
TO: Parkland Community Planning Services
FROM: City Clerk
RE: Neighbourhood Area Structure Plan Amendment 3217/I-2000
Deer Park Southeast (Devonshire)

Reference Report:

T. Lindhout
Parkland Community Planning Services
Dated October 30, 2000

Bylaw Readings:

This bylaw was given 1st reading. A copy of the first page of the bylaw is attached for your information.

Resolution: NO

Report Back to Council Required: NO

Comments/Further Action:

Bylaw Amendment No. 3217/I-2000 amends the existing Deer Park Devonshire Neighbourhood Area Structure Plan to reallocate 7.3 ha (18.0 acres) of R1 residential land to R1N narrow lot residential and reallocates 1.6 ha (4.1 acres) of R1A residential (semi-detached) land to R1N narrow lot residential in the undeveloped southeast corner of the current Area Structure Plan.

A Public Hearing has been advertised for the above noted bylaw, to be held on Monday, December 4, 2000 at 7:00 p.m. in the Council Chambers during Council's regular meeting.



Kelly Kloss
City Clerk

/chk

/attach.

c Director of Development Services / Engineering Services Manager
Inspections & Licensing Manager
Land & Economic Development Officer
C. Kenzie, Administrative Assistant

BYLAW NO. 3217/I-2000

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans.

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

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

READ A FIRST TIME IN OPEN COUNCIL this 6th day of November , A.D. 2000.

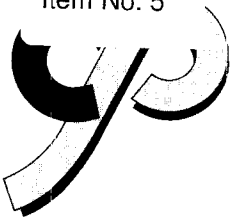
READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2000.

MAYOR

CITY CLERK



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: October 30, 2000

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/KK-2000
Portion of the NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) Subdivision – Phase 8
Melcor Developments Ltd.

Melcor Developments Ltd. is proposing to develop Phase 8 of the Deer Park Southeast (Devonshire) Subdivision. Phase 8 is the development of 33 single family narrow lots and 1 municipal reserve lot. The proposal is to redesignate approximately 3.31 ha (8.178 ac) of land from A1 Future Urban Development District to R1N Residential Narrow Lot District and P1 Parks and Recreation District. A further 3.3 ha (8.15 ac) of land is also being redesignated at this time, 2.32 ha (5.73 ac) from A1 to P1 to complete the central park/recreation area and 1.0 ha (2.47 ac) from A1 to R1 Residential Low Density District. The remaining municipal reserve allocation will be acquired through the required 10% municipal reserve dedication from future phases of the development. The R1 lots will be part of a future phase of development.

The proposed LUB amendment will be processed concurrently with a simultaneous amendment to the Devonshire Neighbourhood Area Structure Plan amendment.

Staff Recommendation

Subject to a first reading being given by Council to the required Devonshire NASP amendment, Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/KK-2000.

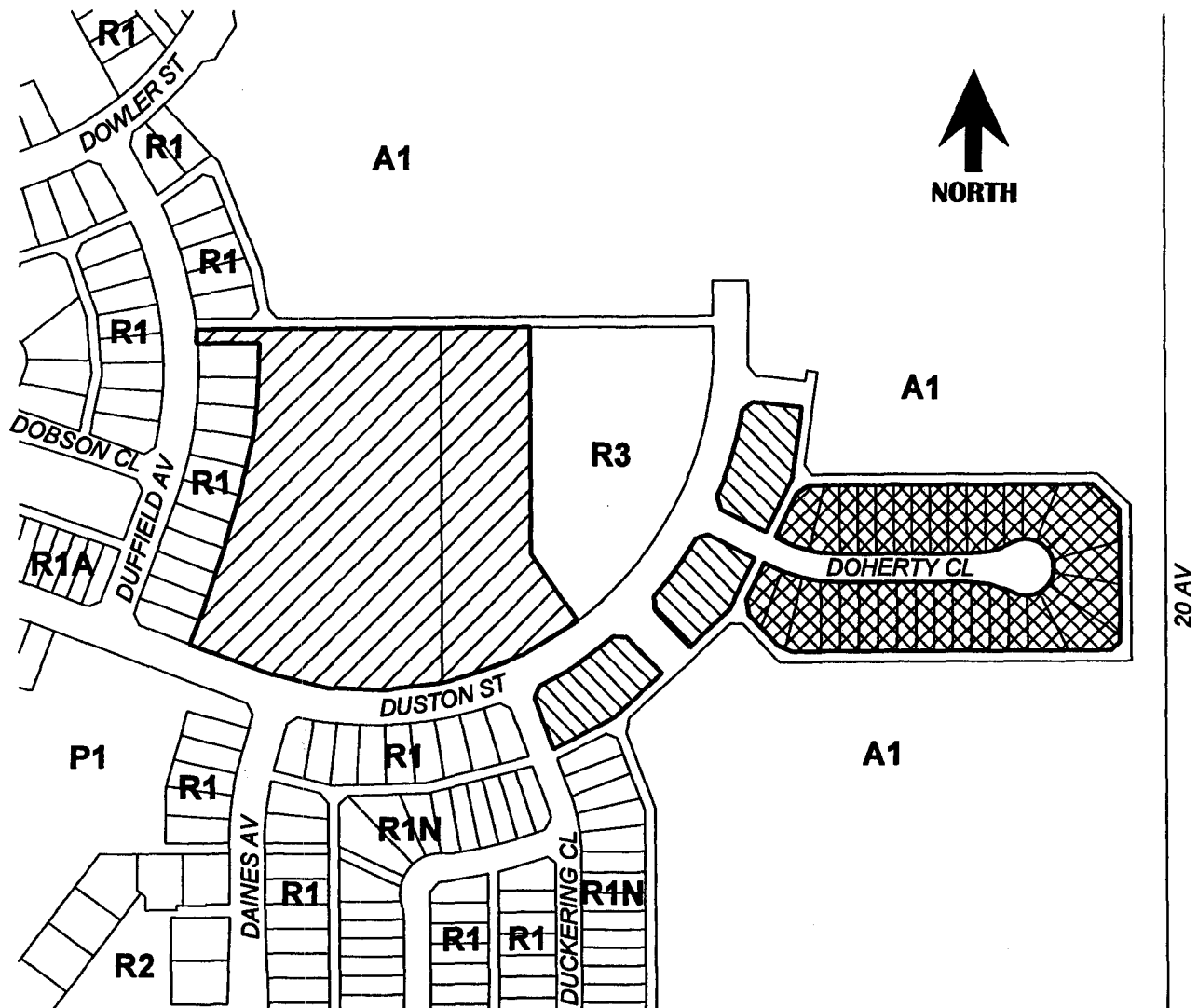
Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer




PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from:

- A1 to R1 
- A1 to R1N 
- A1 to P1 

MAP No. 32 / 2000
BYLAW No. 3156 / KK-2000

Comments:

We agree that Council proceed with first reading of this bylaw. A Public Hearing will be held on Monday, December 4, 2000 at 7:00 P.M. in Council Chambers.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Council Decision – Monday, November 6, 2000

DATE: November 7, 2000
TO: Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment 3156/KK-2000
Deer Park Southeast (Devonshire) Subdivision - Phase 8
Melcor Developments Ltd.

Reference Report:

F. Wong
Parkland Community Planning Services
Dated October 30, 2000

Bylaw Readings:

This bylaw was given 1st reading. A copy of the bylaw is attached for your information.

Resolution: NO

Report Back to Council Required: NO

Comments/Further Action:

Land Use Bylaw Amendment No. 3156/KK-2000 develops Phase 8 of the Deer Park Southeast (Devonshire) Subdivision. Phase 8 is the development of 33 single family narrow lots and 1 municipal reserve lot. This redesignation is being made in conjunction with the amendment of the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan under Bylaw No. 3217/I-2000.

A Public Hearing has been advertised for the above noted bylaw, to be held on Monday, December 4, 2000 at 7:00 p.m. in the Council Chambers during Council's regular meeting.



Kelly Kloss
City Clerk

/chk

/attach.

c Director of Development Services / Engineering Services Manager
Inspections & Licensing Manager
Land & Economic Development Officer
C. Kenzie, Administrative Assistant

BYLAW NO. 3156/KK-2000

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2000 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of ~~November~~ A.D. 2000.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2000.

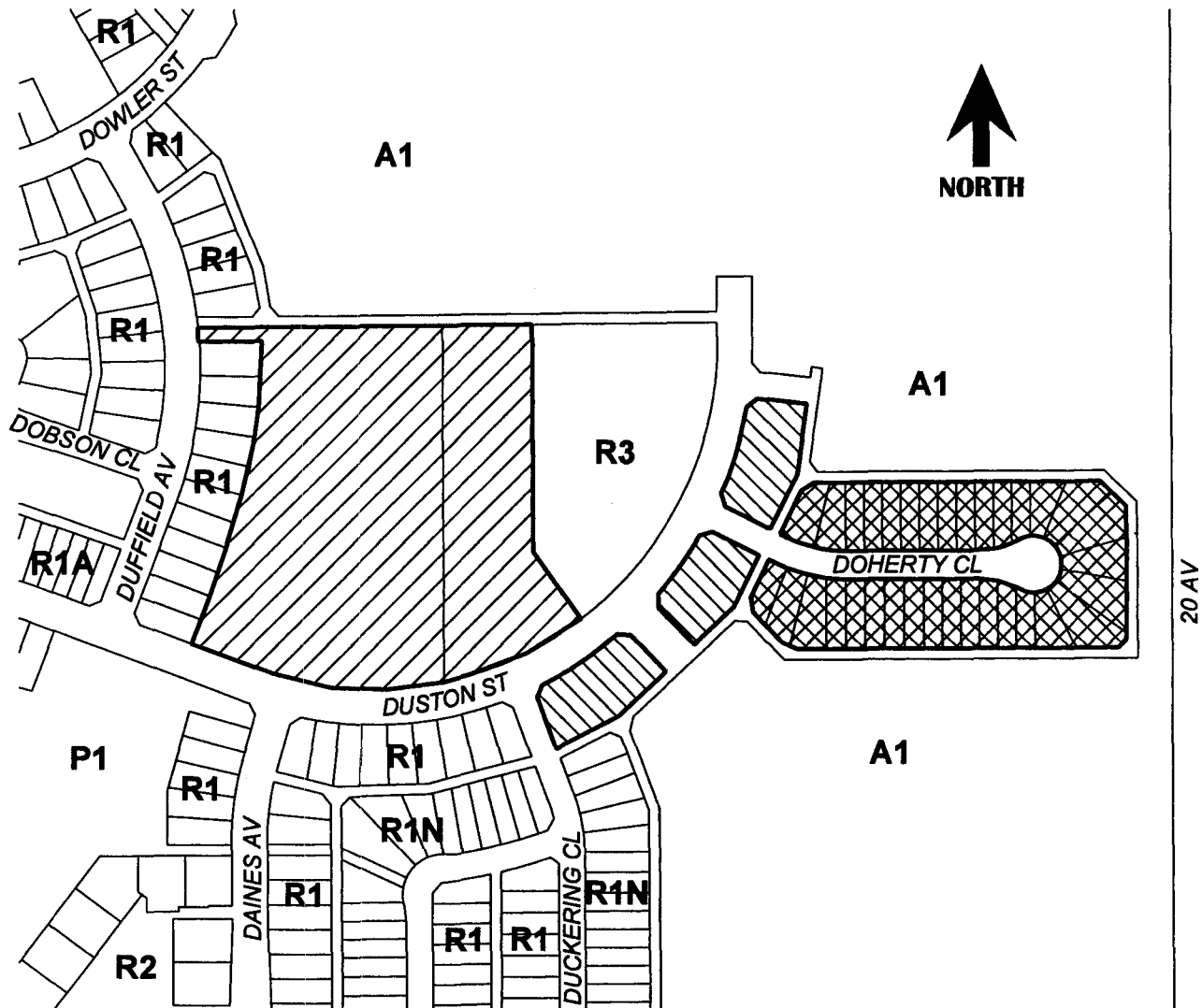
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2000.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1N - Residential (Narrow Lot)

P1 - Parks and Recreation

Change from:

A1 to R1

A1 to R1N

A1 to P1

MAP No. 32 / 2000
BYLAW No. 3156 / KK-2000

October 23, 2000

CITY OF RED DEER
4914 – 48 Ave.
Red Deer, AB
T4N 3T4

ATTN: Kelly Kloss, City Clerk

**RE: Lots 1 to 3 inclusive, Block 45, Plan 5084 ET (presently zoned R2)
Lots 44 to 46 inclusive, Block A, Plan K8 (presently zoned RIA)
City of Red Deer**

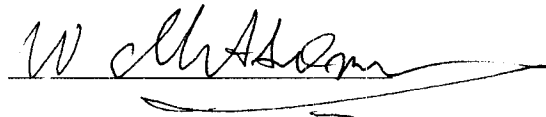
The above named lots are in the process of being purchased by the undersigned for use as additional parking for the nearby casino. To accommodate this use we respectfully request a change in the Land Use Bylaw to CI for these lots.

It is our understanding that no commercial development will be allowed on these lots and it is anticipated that if parking would not be required in the future, the Land Use Bylaw could be changed back to the original zoning with respect to these lots.

We would be willing to enter into an agreement, registered by way of caveat on the title, enforcing the intent to use these lots as parking only.

Thank you for your consideration of this request. If you have any questions please do not hesitate to contact Bill Mittelmyer at 346-6255.

Regards,



A handwritten signature in black ink, appearing to read 'W. Chisholm', is written over a horizontal line. Below this line is another horizontal line, creating a space for a printed name.

Ken & Bill's Enterprises Ltd.

October 20, 2000

City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta
T4N 3T4

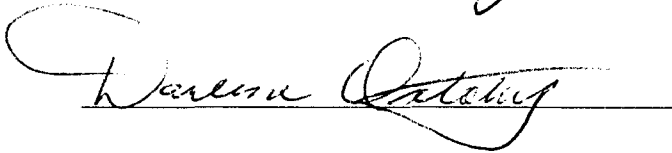
Dear Sirs:

Re: Plots 1, 2 and 3, Block 45, Plan 5084 ET and
Lots 44, 45 and 46, Block A, Plan K8 all in the
City of Red Deer.

The undersigned hereby advises the City of Red Deer that it is purchasing the above lots for use as a parking lot, when required.

The undersigned acknowledges that the City of Red Deer will not allow any commercial development on the lands at any time in the future.

Ken and Bill's Enterprizes Ltd.

A handwritten signature in cursive script, reading "Ken Oxtoby", written over a horizontal line.A handwritten signature in cursive script, reading "Darlene Oxtoby", written over a horizontal line.

DATED at the City of Red Deer this 20th day of October, 2000.

**JOHNSTON
MING
MANNING**

BARRISTERS, SOLICITORS, NOTARIES, TRADE MARK AGENTS

-ESTABLISHED 1953-

3RD & 4TH FLOORS
ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1
TELEPHONE (403) 346-5591
FAX (403) 346-5599
E-MAIL - jnmmlaw@telusplanet.net

J. MACDONALD JOHNSTON, Q.C.
DAVID M. MANNING, Q.C.*
DARRELL R. MOORE, LL.B.
JENNIFER A. CAMPBELL, B.A., LL.B.
DAVID M. SMITTEN, B.A., LL.B.

*Denotes Professional Corporation

JAMES T. MAH MING, Q.C.
KEITH R. LAMB, B.A., LL.B.
GORDON E. DECK, Q.C.
CHRISTOPHER A. RICKARDS, B.A., LL.B.
GLENN A. TAYLOR, B.A., LL.B. **

** Denotes Student-At-Law

IN REPLY REFER TO: James T. Mah Ming, Q.C.
OUR FILE NO: JTM-91126

October 27, 2000

City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta
T4N 3T4

Dear Sirs:

Re: Lots 1, 2 and 3, Block 45, Plan 5084ET

We wish to advise that we act as solicitors for Regina Donnelly Prof. Corp which is the registered owner of the above described lands.


Our client has entered into an agreement to sell this property to Ken and Bill's Enterprizes Ltd. which company has applied to the City of Red Deer for rezoning of the lands.

On behalf of our client, we hereby advise the City that it consents to the application for rezoning of the lands.

We trust that this is satisfactory.

Yours truly,

JOHNSTON MING MANNING



James T. M. Ming, Q.C.

/clc

**JOHNSTON
MING
MANNING**

BARRISTERS, SOLICITORS, NOTARIES, TRADE MARK AGENTS

-ESTABLISHED 1953-

3RD & 4TH FLOORS
ROYAL BANK BUILDING
4943 - 50TH STREET
RED DEER, ALBERTA
T4N 1Y1
TELEPHONE (403) 346-5591
FAX (403) 346-5599
E-MAIL - jmmmlaw@telusplanet.net

26-B

J. MACDONALD JOHNSTON, Q.C.
DAVID M. MANNING, Q.C.*
DARRELL R. MOORE, LL.B.
JENNIFER A. CAMPBELL, B.A., LL.B.
DAVID M. SMITTEN, B.A., LL.B.

*Denotes Professional Corporation

JAMES T. MAH MING, Q.C.
KEITH R. LAMB, B.A., LL.B.
GORDON E. DECK, Q.C.
CHRISTOPHER A. RICKARDS, B.A., LL.B.
GLENN A. TAYLOR, B.A., LL.B. **

** Denotes Student-At-Law

IN REPLY REFER TO: James T. Mah Ming, Q.C.
OUR FILE NO: JTM-91127

October 27, 2000

City of Red Deer
4914 - 48th Avenue
Red Deer, Alberta
T4N 3T4

Dear Sirs:

**Re: Lots 44, 45 and 46, Block A, Plan K8 -
4643 50th Street, Red Deer**

We wish to advise that we act as solicitors for 310117 Alberta Ltd. which is the registered owner of the above described lands.

Our client has entered into an agreement to sell this property to Ken and Bill's Enterprizes Ltd. which company has applied to the City of Red Deer for rezoning of the lands.

On behalf of our client, we hereby advise the City that it consents to the application for rezoning of the lands.

We trust that this is satisfactory.

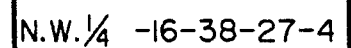
Yours truly,

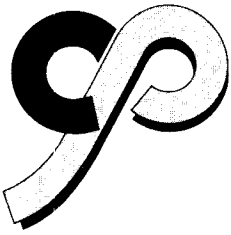
JOHNSTON MING MANNING

A large, stylized handwritten signature in black ink, appearing to be 'James T. M. Ming', is written over the printed name 'JOHNSTON MING MANNING'.

James T. M. Ming, Q.C.

/clc





DATE: October 30, 2000

TO: City Clerk

FROM: Tony Lindhout, Planner

RE: Request to Rezone to C1 Commercial (City Centre) District
Lots 1-3, Block 45, Plan 5084 ET and Lots 44-46, Block A, Plan K8

The City has received a request to rezone the two corner sites located on the east side of the intersection of Ross Street and 47 Avenue from a residential zoning to C1 Commercial (City Centre) District. These sites currently contain single family residential dwellings. The north side of Ross Street is currently zoned R1A Residential (semi-detached) District while the south side of Ross Street is zoned R2 Residential (medium density) District. The rezoning is requested in order to permit these sites to be converted into parking for the patrons of the nearby casino that is located at the southwest corner of the Ross Street/47 Avenue intersection.

Planning Analysis

The entire 4600 block of Ross Street (between 46 and 47 Avenues) is currently zoned and fully developed with residential uses. Although portions of this block have been redeveloped with new and higher density residential uses over the years, the residential character and integrity of this block has remained intact. This block includes the McIntosh House that contains a Municipal Historical designation and the Botterill Residence that has been identified in the City's Land Use Bylaw as being a historic significant resource. The Botterill Residence is located immediately adjacent to one of the proposed parking sites. To introduce commercial zoning/uses into this block would lead to the creation of long term land use conflicts not only with other residential uses in the subject block but also with the adjoining residential community located across the lanes from the subject sites. From a land use and planning perspective this block should be retained for residential uses.

Currently 47th Avenue provides a very clean and distinct edge to the commercial land uses lying west of 47th Avenue. The residential character of the 4600 block along Ross Street serves well as an attractive entrance along the Ross Street major entranceway into the traditional downtown commercial areas. Planning staff have traditionally opposed the conversion of any of the residential areas in this north Parkvale area to C1 Commercial uses in order to preserve the unique residential character of the neighbourhood. Based on the developed land use patterns in this area, 47th Avenue should remain as the east boundary of the City's C1 Commercial District. The direction of future commercial growth in the downtown is being focused in a westward direction under the guidance of the City's Greater Downtown Action Plan.

The recently adopted Greater Downtown Action Plan (Area Redevelopment Plan) recognizes both the importance of residential development in the greater downtown area and the need to preserve the residential character of this north Parkvale area. While the Action Plan recommends that the subject areas accommodate “low impact” commercial uses, the Action Plan clearly states this area is to retain its residential scale and character and that any “low impact” commercial uses would occur within existing detached residences. Planning staff would support limited impact non-residential uses in this area only to the extent that is envisioned under the Greater Downtown Action Plan and subject to the introduction of applicable architectural controls and development guidelines that would preserve the residential character of this neighbourhood. Planning staff would not support any intensification of commercial uses beyond this level.

The proposed Land Use Bylaw amendment to rezone the two sites to C1 Commercial (City Centre) District would open the door to the potential of these sites being developed with any of the permitted uses or, subject to MPC approval, any discretionary uses listed in the use table of the C1 Commercial District. The sites could not be rezoned to C1 Commercial District with parking being the only permitted use allowed on the site. While the City has used site specific Land Use Bylaw amendments in the past to regulate and control development in certain areas, planning staff would not support this alternative method being used in this instance. The proposed parking lots are viewed as being incompatible with adjoining residential uses due to noise, dust, increased lane traffic and the lack of respect for the scale, setbacks, landscaping, aesthetics and development patterns of the existing neighbourhood. Alternative parking areas, or the possibility of shared parking, should be pursued within the existing C1 zoned areas.

Recommendation

Planning staff recommend that City Council deny any Land Use Bylaw amendment that would permit the conversion of any of the lands in the 4600 block along Ross Street from residential to commercial parking.



Tony J. Lindhout, ACP, MCIP
PLANNER

Date: October 30, 2000

To: Kelly Kloss, City Clerk

From: Nancy Hackett, Downtown and Riverside Meadows Implementation Team
Greg Scott, Downtown and Riverside Meadows Implementation Team

**Re: Rezoning Request: Lots 1-3, Block 45, Plan 5084 ET
Lots 44-46, Block A, Plan K8**

We have reviewed the request to rezone the above noted properties from residential land use (R2 and R1A) to commercial (City Centre) District (C1) with the intent to develop surface parking lots. Based upon our current role in generating an implementation strategy for the City of Red Deer's Greater Downtown Action Plan, we would like to provide the following comments.

Background

The subject sites are located within the boundaries of the Greater Downtown Action Plan . The City of Red Deer adopted this plan in August 2000. The plan involved a year's worth of work and public consultation. It brought together a series of recommendations, policies and principles intended to guide growth and development in the greater downtown for the next several decades. The goal of the downtown plan is to enhance and strengthen the greater downtown area. The plan has broad support for the community as a whole. The initial steps to begin implementing this comprehensive plan are now underway. The plan contains three key principles which are of great relevance in considering this request.

Greater Downtown Action Plan

The first principle is the concept of a "pedestrian first" approach. The plans states that "all elements of downtown development should be based on creating an attractive walking environment." In our opinion, based on an implementation viewpoint for the Downtown Action Plan, the addition of two parking lots at one of the most visible corners of the downtown will detract from, rather than contribute to, a pleasant pedestrian environment. Moreover, Ross Street is identified as one of the major downtown entrance points leading into the downtown core and a key location for pedestrian traffic/a welcoming pedestrian environment. Policy 2.5 of the plan encourages design concepts and implementation of high quality landscaping, tree planing, and gateway features on the main access routes. Rezoning for parking lots is not consistent with this principle nor the specific policy recommendations.

The second principle of the plan is to build on the downtown's strengths. The plan identifies Red Deer's vibrant cultural projects, the parks system, and the unique residential neighbourhoods of the downtown as strengths. Map 17 (attached) of the plan recommends the residential R1A and R2 zoning be retained on the subject sites. The plan also recommends that the residential R1A and R2 zoning be enriched to include design guidelines to protect existing architectural and residential character. Also under the plan, low impact commercial uses are to be considered for the residential properties between 49th and 51st Streets while retaining the R1A and R2 zoning. Low impact commercial is to maintain the

appearance and character of the surrounding residential properties. It is to be consistent with the plan objectives (page 87) of protecting and improving the older established residential neighbourhoods, providing opportunities for more housing in the downtown, and ensuring that the land use bylaw encourages an appropriate "mixed use potential" throughout the downtown area. Rezoning to C1 (or any rezoning to allow parking lot development) does not meet these criterion and does not comply with the recommendations of the Greater Downtown Action Plan.

The third principle is to strengthen area identities. This refers to enhancing the individual identities of the nine neighbourhoods of the Greater Downtown. These neighbourhoods include Parkvale and the North Downtown Residential area. These neighbourhoods are described within the plan as some of the City's most beautiful older residential areas. The plan also states that "commercial businesses benefit from having viable residential areas within such close proximity and the residents benefit from the variety of goods and services available to them within close walking distance." Under the plan these areas are to undergo improvements to the built environment. In particular, the requested rezoning of residential land to allow parking lots is not consistent with Policy 9.1 which calls for protection of the residential neighbourhoods of the downtown.

Summary

In summary, the rezoning request is in conflict with each of the guiding principles of the Greater Downtown Action Plan. The proposal is not pedestrian oriented, does not protect or strengthen the identity of the surrounding residential neighbourhoods, and does not comply with the recommended residential zoning for these parcels. While we acknowledge that there may be demand for additional parking for the casino; other options to address this issue should be explored.

Recommendation

That Council of the City of Red Deer, based upon conflicts with the Greater Downtown Action Plan recommendations and principles, deny the request for rezoning to C1 or rezoning to allow development of parking lots.

Respectfully Submitted,



Greg Scott
Community Development Coordinator

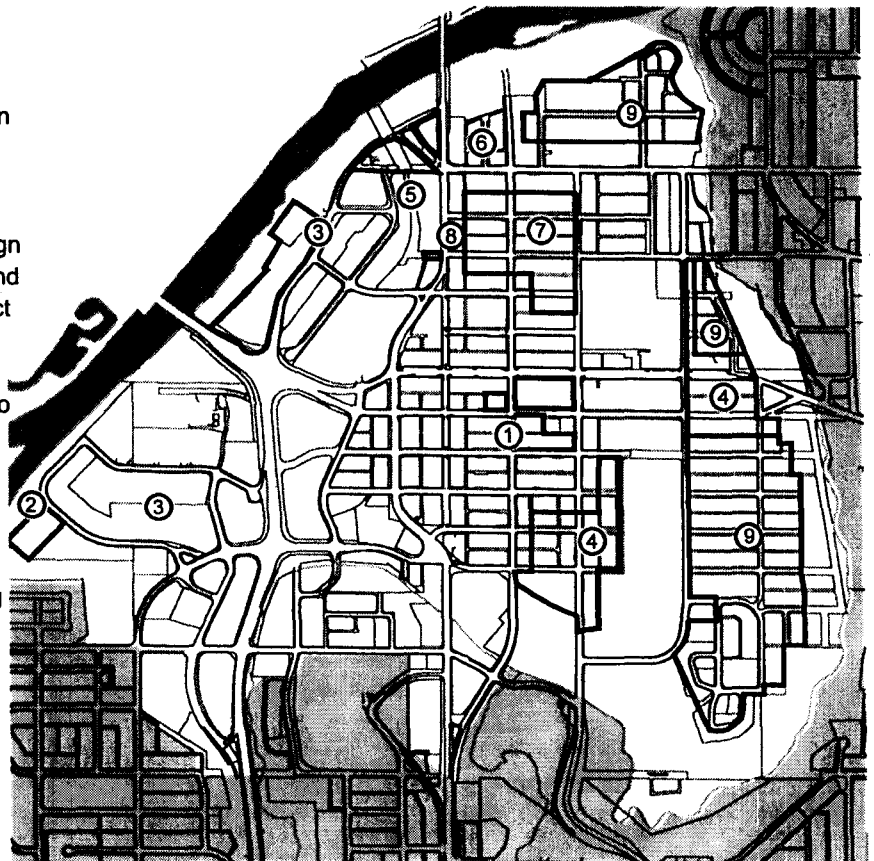


Nancy C. Hackett
Planner

- c. Lowell Hodgson, Community Services
Norbert Van Wyk, City Manager

Notes:

1. Change zoning C1 to P1.
2. Change from C1A to DC(3).
3. Add Special Regulations/
Design Guidelines to existing
zoning C1A. Minor changes in
scope of C1A to allow
residential on ground floor.
4. Add Special Regulation/Design
Guidelines to existing R1A and
R2 zoning to allow low impact
commercial
5. Rezone from C1A and DC3 to
P1.
6. Rezone from DC3 to C1A.
7. Add Special Regulations/
Design Guidelines to existing
C1 to protect existing
neighbourhood architectural
character.
8. Zone to P1.
9. Add Special Regulations/
Design Guidelines to protect
existing architectural character.



Map 17:
Proposed Changes to the Land Use Bylaw

MEMO

DATE: October 30, 2000
TO: CITY CLERKS
FROM: RYAN STRADER
Inspections & Licensing Manager
RE: Rezoning of Lots 1-3, Block 45, Plan 5084ET
Lots 44 – 46, Block A, Plan K8

In response to your memo regarding the above request we have the following information for Council's consideration:

The sites are located on the north and south side of 50th street and are designated R1A [residential]. Both sites are located across 47th Avenue from property designated C1 [commercial].

The proposed use of the properties for parking is not permitted or discretionary in residential districts. The property in the K8 Plan is part of the Parkvale district which in the past have expressed concern regarding commercial developments encroaching in their area. The other site is located adjacent to the usual residential uses.

We do not support either location being used for parking lots, as in our opinion, the use is not compatible with the residential nature of these areas. The proposed use would generate litter and noise and if the sites have lights, this may be intrusive to adjacent properties.

If they are approved we recommend that they are landscaped to a standard acceptable to our Parks Department, the lots be paved and fenced to prevent litter being blown into adjacent properties.

Recommendation: that the rezoning application be refused.



RYAN STRADER
Inspections & Licensing Manager
INSPECTIONS & LICENSING DEPARTMENT

RS:jo

DATE: October 27, 2000
TO: Kelly Kloss, City Clerk
FROM: David Matthews, Community Development & Planning Coordinator
RE: **Request for rezoning of Lots 1 – 3, Block 45, Plan 5084 ET and Lots 44 – 46, Block A, Plan K8 (Parkvale)**

After review, the Recreation, Parks & Culture Department cannot support the request for rezoning of Lots 1 – 3, Block 45, Plan 5084 ET and Lots 44 – 46, Block A, Plan K8, from R2 and R1A to C1.

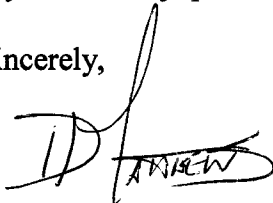
We are aware that this application for rezoning does not affect Parkland or Municipal Reserve; however, through ongoing communication with the Parkvale Community Association and the residents of the Parkvale area, it has been made very clear to us there is major concern with respect to maintaining the history and uniqueness of the Parkvale area. Infact, the issue of zoning has received a great deal of attention at Parkvale Community Meetings.

As well, a zoning change of this type does not coincide with the recommendations outlined in the Greater Downtown Action Plan.

We feel that if there is to be further discussion around the area of rezoning, the Parkvale Community Association, as well as the residents of Parkvale and the surrounding area, should be included in the decision making process.

If you have any questions, please contact me at 342-8340.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Matthews', with a stylized flourish extending from the end.

DAVID MATTHEWS
Community Development & Planning Coordinator

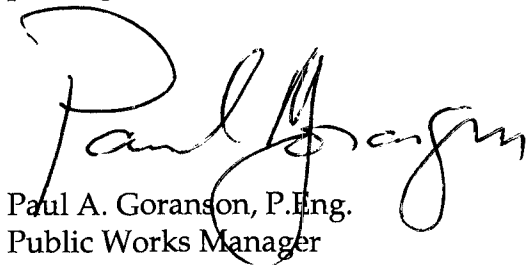
DM

c. Don Batchelor, Recreation, Parks & Culture Department manager

FILE: 195
PATH: paul\memos

Date: October 26, 2000
To: City Clerk
From: Public Works Manager
Re: Request for rezoning of Lots 1 – 3, Block 45, Plan 5084 ET and
Lots 44 – 46, Block A, Plan K8

Our only comment is that, if the developer plans to demolish serviced buildings for the parking lot, water service "kills" will be required.




Paul A. Goranson, P.Eng.
Public Works Manager

/blm

c Director of Development Services

Date: October 26, 2000
To: City Clerk
From: Engineering Services Manager
Re: **Rezoning Request for Lots 1-3, Block 4,5 Plan 5084 E.T. and
Lots 44-46, Block A, Plan K8**

If this rezoning application is approved to accommodate additional off-street parking, we respectfully recommend that it be conditional upon no direct access from the lots to Ross Street due to the close proximity of the 47 Avenue traffic signal.


Ken G. Haslop, P. Eng.
Engineering Services Manager

KGH/emr

- c. Director of Community Development
E. L. & P. Manager
Inspections & Licensing Manager
Public Works Manager
Principal Planner
Downtown Implementation Team - Greg Scott, Nancy Hackett

Comments:

We strongly agree with the recommendations of the Administration that these lots not be rezoned to accommodate parking.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

DATE: October 24, 2000

TO: X DIRECTOR OF COMMUNITY SERVICES
DIRECTOR OF CORPORATE SERVICES
X DIRECTOR OF DEVELOPMENT SERVICES
CITY ASSESSOR
X E. L. & P. MANAGER
ENGINEERING DEPARTMENT MANAGER
EMERGENCY SERVICES MANAGER
INFORMATION TECHNOLOGY SERVICES MANAGER
X INSPECTIONS AND LICENSING MANAGER
LAND AND ECONOMIC DEVELOPMENT MANAGER
PERSONNEL MANAGER
X PUBLIC WORKS MANAGER
R.C.M.P. INSPECTOR - c/o Lori Loney
RECREATION, PARKS & CULTURE MANAGER
SOCIAL PLANNING MANAGER
TRANSIT MANAGER
TREASURY SERVICES MANAGER
X PRINCIPAL PLANNER
CITY SOLICITOR
X DOWNTOWN IMPLEMENTATION TEAM

BACKUP INFORMATION
NOT SUBMITTED TO COUNCIL

FROM: CITY CLERK

RE: Request for rezoning of Lots 1 – 3, Block 45, Plan 5084 ET and
Lots 44 – 46, Block A, Plan K8

Please submit comments on the attached to this office by Monday, October 30, 2000
for the Council agenda of Monday, November 6, 2000.

“Kelly Kloss”

City Clerk



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

November 7, 2000

Mr. Bill Mittelmyer
Ken & Bill's Enterprises Ltd.
32, 4240 - 46 A Avenue Crescent
Red Deer, AB T4N 6T9

Dear Bill:

**Re: Request to Rezone to C1 Commercial (City Centre) District
Lots 1-3, Block 45, Plan 5084 ET and Lots 44-46, Block A, Plan K8**

At the City of Red Deer's Council meeting held on Monday, November 6, 2000, Council your request to locate parking lots on the above noted properties was considered.

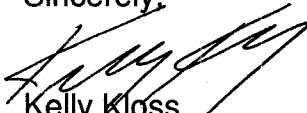
As you are aware, Council did not approve your request; however, did wish you to know that this area is still the subject of review as to future use.

As part of the Greater Downtown Action Plan City staff will, in the New Year, begin a process of consultation to determine if any land use changes should occur to the blocks where these properties are located. Included in this process will be to review if commercial uses in existing houses and parking lot development should be allowed.

Greg Scott and Nancy Hackett will be coordinating this process on behalf of The City. Should you have any questions regarding the process, please contact them at 342-8227.

Thank you for attending the Council meeting.

Sincerely,


Kelly Kloss
City Clerk

/chk

c Director of Community Services
Greg Scott
Nancy Hackett
City Planner

FILE

Office of the City Clerk

November 7, 2000

Mrs. Dawna Barnes
4634 - 47 Street
Red Deer, AB T4N 1R1

Dear Mrs. Barnes:

At the City Council meeting of Monday, November 6, 2000, we received a request to allow parking lots on the North East and South East corners of the intersection of Ross Street and 47th Avenue.

Council did not approve this request; however they did commit to begin in the New Year a consultation process regarding the future land use of these blocks. Within this process discussion would include such topics as:

- Maintaining the existing uses
- Allowing low impact commercial uses
- Allowing parking lot uses that includes some aesthetic treatment

Greg Scott and Nancy Hackett will be leading this process and will ensure you are advised when consultation will begin.

Thank you for your commitment and that of your Association in the future planning of our downtown area. Also please thank Mr. Arnold for his presentation to Council.

Please call me if you have any questions.

Sincerely,


Kelly Kloss
City Clerk

/chk

c Director of Community Services
 Nancy Hackett
 Greg Scott



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

BYLAW NO. 3156/KK-2000

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

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

- 1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2000 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of A.D. 2000.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2000.

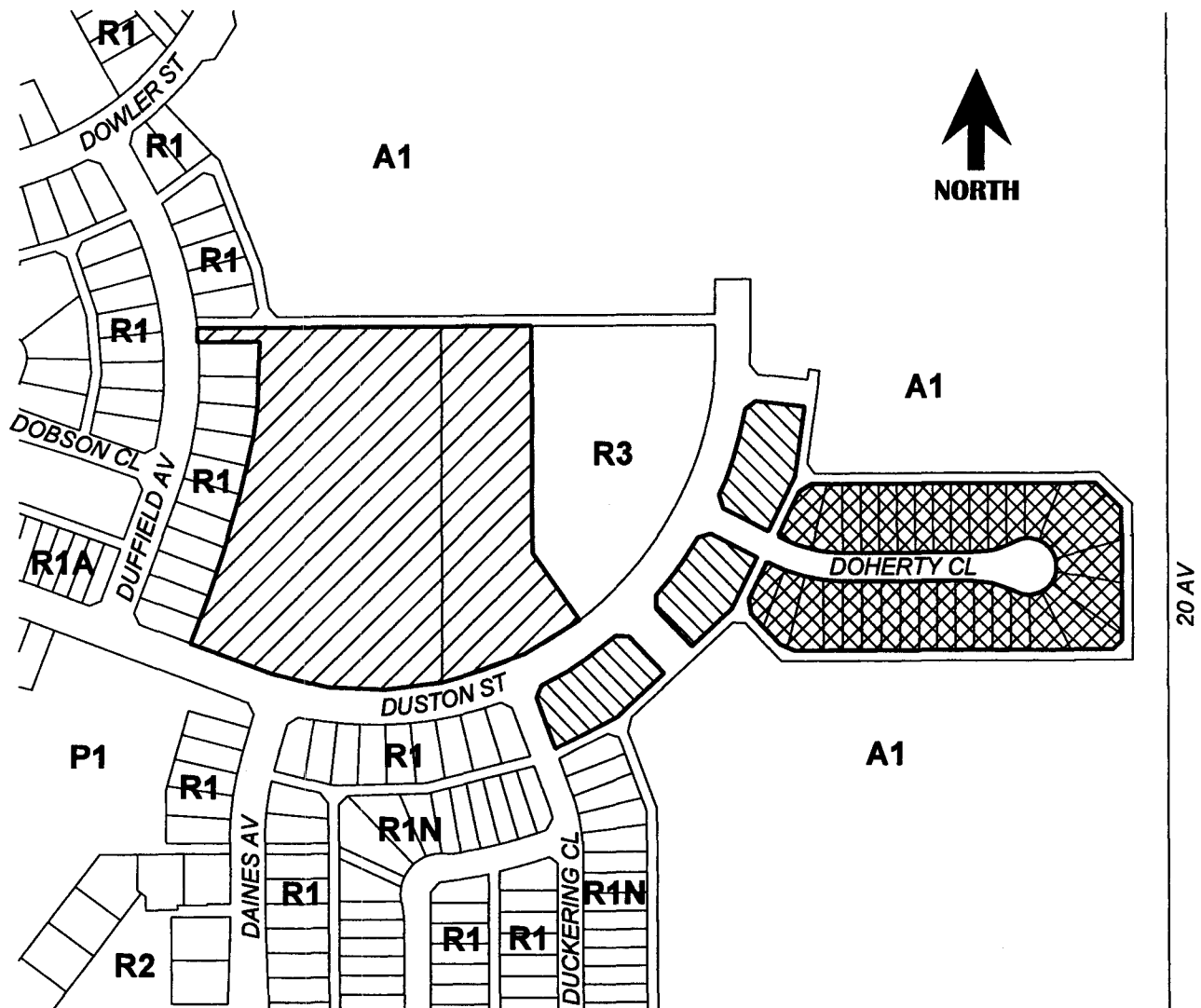
AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2000.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1N - Residential (Narrow Lot)

P1 - Parks and Recreation

Change from:

A1 to R1 

A1 to R1N 

A1 to P1 

MAP No. 32 / 2000
BYLAW No. 3156 / KK-2000

BYLAW NO. 3217/I-2000

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans.

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

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

READ A FIRST TIME IN OPEN COUNCIL this day of , A.D. 2000.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2000.

MAYOR

CITY CLERK

Deer Park Devonshire (Madge) Neighbourhood Area Structure Plan

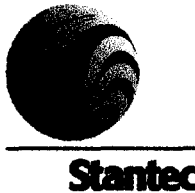


Prepared for:



Melcor Developments Ltd.

Prepared by:



Stantec Consulting Ltd.

Revised October, 2000

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

Table of Contents

| | Page |
|--|-------------|
| 1.0 INTRODUCTION | 1.1 |
| 1.1 PURPOSE | 1.1 |
| 1.2 BACKGROUND | 1.1 |
| 1.3 DEFINITION OF PLAN AREA | 1.2 |
| 1.4 STATUTORY PLAN CONTEXT | 1.2 |
| 2.0 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS | 2.1 |
| 2.1 TOPOGRAPHY AND NATURAL FEATURES | 2.1 |
| 2.1.1 Zone 2 (H9 - 1TE) | 2.1 |
| 2.1.2 Zone 2 (H9 - 1WE) | 2.1 |
| 2.1.3 Zone 4 (H9 - 3TE & 4TE) | 2.1 |
| 2.1.4 Zone 5 (H9 - 3WE) | 2.2 |
| 2.2 EXISTING LAND USES | 2.2 |
| 2.3 EXISTING TRANSPORTATION NETWORK | 2.2 |
| 2.4 ENVIRONMENTAL LEVEL ONE ASSESSMENT | 2.2 |
| 3.0 DEVELOPMENT OBJECTIVES & PRINCIPLES | 3.1 |
| 3.1 DEVELOPMENT OBJECTIVES | 3.1 |
| 3.2 DEVELOPMENT PRINCIPLES | 3.1 |
| 3.2.1 Residential | 3.1 |
| 3.2.2 Transportation | 3.2 |
| 3.2.3 Parks & Open Space | 3.2 |
| 3.2.4 Social Facilities | 3.2 |

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

Table of Contents

| | Page |
|---|-------------|
| 4.0 DEVELOPMENT CONCEPT | 4.1 |
| 4.1 NEIGHBOURHOOD UNIT | 4.1 |
| 4.2 RESIDENTIAL | 4.1 |
| 4.2.1 Residential Low Density District (R1) | 4.2 |
| 4.2.2 Residential Narrow lot District (R1N) | 4.2 |
| 4.2.3 Residential (Semi-Detached Dwelling) District (R1A) | 4.2 |
| 4.2.4 Residential (Multiple Family) District | 4.3 |
| 4.3 PARKS & OPEN SPACE | 4.3 |
| 4.4 SOCIAL FACILITIES | 4.4 |
| 4.5 PROPOSED TRANSPORTATION NETWORK | 4.4 |
| 4.5.1 Arterial Roadways | 4.4 |
| 4.5.2 Collector Roadways | 4.4 |
| 4.5.3 Local Roadways | 4.5 |
| 4.5.4 Laneways | 4.5 |
| 4.5.5 Bicycle/Pedestrian Pathways | 4.5 |
| 4.6 NEIGHBOURHOOD PARK PLAN | 4.5 |

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

Table of Contents

| | Page |
|-------------------------------------|-------------|
| 5.0 ENGINEERING SERVICES | 5.1 |
| 5.1 STORMWATER DRAINAGE | 5.1 |
| 5.1.1 Site Drainage | 5.1 |
| 5.1.2 Stormwater Storage Facilities | 5.1 |
| 5.1.3 Minor Storm System | 5.2 |
| 5.1.4 Major Storm System | 5.2 |
| 5.2 SANITARY SEWER | 5.2 |
| 5.2.1 Off-Site Sanitary Sewer | 5.2 |
| 5.2.2 On-Site Sewer System | 5.2 |
| 5.3 WATER DISTRIBUTION | 5.3 |
| 5.3.1 Off-Site Water Services | 5.3 |
| 5.3.2 On-Site Water Services | 5.3 |
| 5.4 SHALLOW UTILITIES | 5.3 |
| 5.5 DEVELOPMENT STAGING | 5.3 |

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

1.0 Introduction

| | Page |
|------------------------------------|-------------|
| 1.0 INTRODUCTION | 1.1 |
| 1.1 PURPOSE | 1.1 |
| 1.2 BACKGROUND | 1.1 |
| 1.3 DEFINITION OF PLAN AREA | 1.2 |
| 1.4 STATUTORY PLAN CONTEXT | 1.2 |

DEER PARK DEVONSHIRE (MADGE) NEIGHBOURHOOD AREA STRUCTURE PLAN

1.0 Introduction

1.1 PURPOSE

The purpose of this Neighbourhood Area Structure Plan is to describe the land use pattern and development objectives for a proposed 64.3 hectare neighbourhood unit within the East Hill Area Structure Plan (ASP) in the City of Red Deer (see Figure 1.0 - Location Plan).

The Neighbourhood Area Structure Plan will implement the general land use framework and development objectives set out in the East Hill ASP by identifying the type, size and location of various land uses, density of development, natural features, public facilities, location of collector and local roadways, conceptual servicing designs and the proposed sequence of development.

The Neighbourhood Area Structure Plan has been prepared on behalf of Melcor Developments Ltd., owners of the land within the proposed plan area.

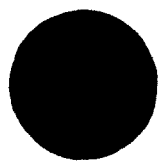
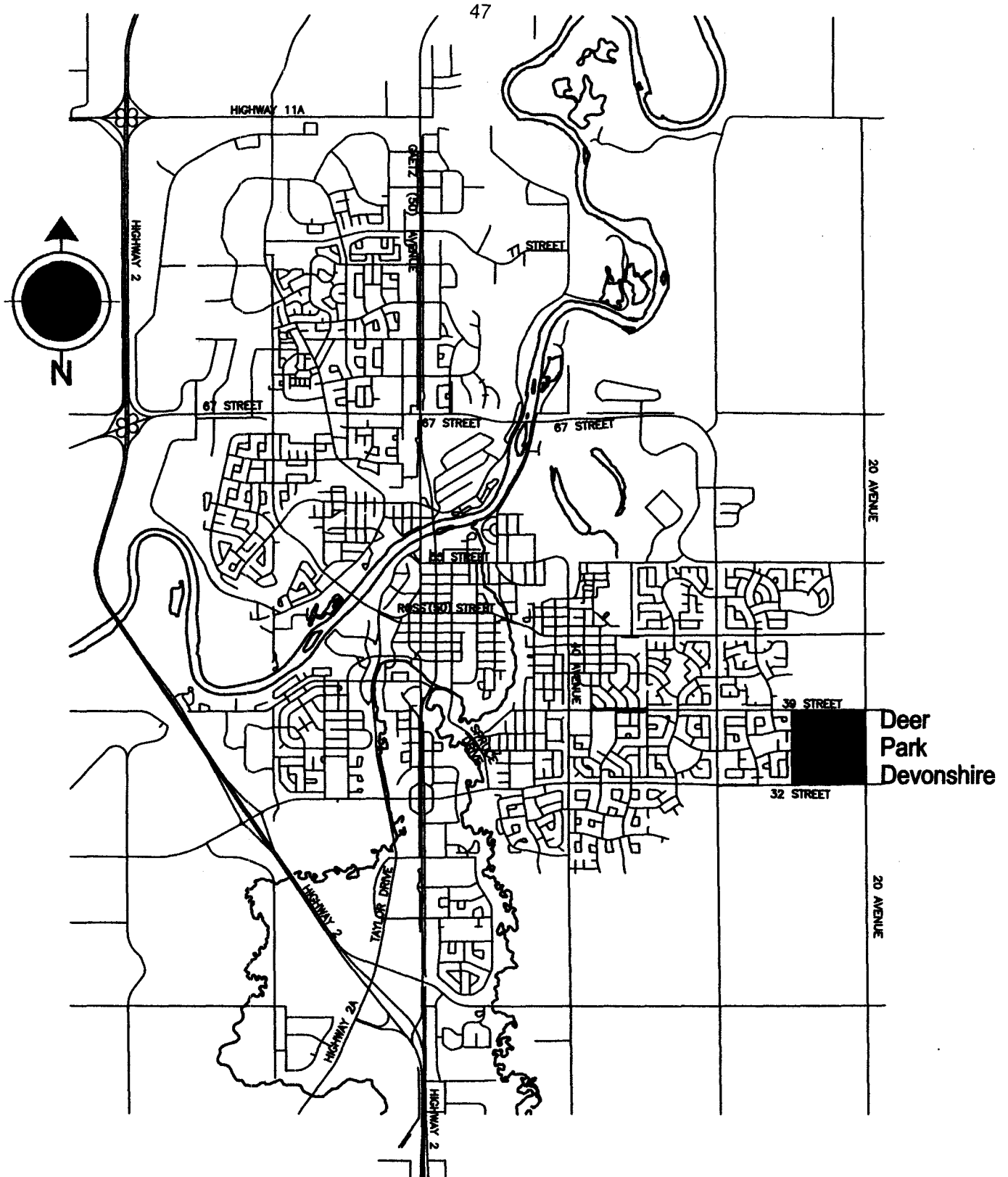
1.2 BACKGROUND

The East Hill Concept Plan was initially prepared in 1977-78 and adopted by Red Deer City Council in June 1978. The Concept Plan was subsequently revised in 1985 and 1989 to incorporate revisions to the plan boundaries, proposed land uses and the transportation network.

The East Hill Concept Plan was eventually adopted as an Area Structure Plan under Bylaw No. 3075/92 in September 1992 and subsequently revised by Bylaw No. 3075/A-93 in April 1993, Bylaw No. 3075/A-97 on January 26, 1998, in November 1993 under Bylaw No. 3075/B-93 and furthermore, Bylaw No. 3207/98 adopted APRIL 20 is the new revised East Hill ASP.

Development has taken place west of 30 Avenue in the East Hill ASP in the neighbourhoods of Clearview, Eastview, Morrisroe and Anders and east of 30 Avenue in the neighbourhoods of Rosedale, Deer Park and Lancaster.

A number of Neighbourhood Area Structure Plans, including this one, are in progress for quarter-sections further east of existing development all the way to the City boundary.



Stantec

DEER PARK DEVONSHIRE QUARTER SECTION
NEIGHBOURHOOD AREA STRUCTURE PLAN
CITY OF RED DEER

FIGURE 1.0
Location Plan

Scale 1:60,000

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
INTRODUCTION**

1.3 DEFINITION OF PLAN AREA

The proposed Neighbourhood Area Structure Plan is comprised of the NE 1/4 of Section 11-38-27-4 containing 64.3 hectares. As shown on Figure 1.0 - Location Plan, the Neighbourhood Area Structure Plan is defined by the following general boundaries:

Northern Boundary Existing 39 Street

Eastern Boundary Future 20 Avenue (current boundary between the City of Red Deer and the County of Red Deer)

Western Boundary Existing residential development in Deer Park

Southern Boundary Future extension of 32 Street

The Neighbourhood Area Structure Plan constitutes a logical planning unit with respect to identifiable plan boundaries, land ownership and servicing considerations.

1.4 STATUTORY PLAN CONTEXT

The East Hill Area Structure Plan provides general guidelines to facilitate the orderly development of the plan area in terms of proposed land uses, density of development, location of major roads and facilities and the sequence of development. The proposed Neighbourhood Area Structure Plan is a more detailed extension of the land use framework described in the ASP and is consistent with the objectives of that document, namely:

- to provide a framework and guidance for neighbourhood land use planning leading to subdivision and development.

The Neighbourhood Area Structure Plan provides a more detailed description of the proposed land uses consistent with the East Hill ASP as described in Sections 3.0 - Development Objectives & Principles and Section 4.0 - Development Concept.

- to guide City expansion in an orderly and economical manner with respect to the agricultural resources of the area.

The Neighbourhood Area Structure Plan describes a plan area contiguous with existing development in the Deer Park neighbourhood and is proceeding in conjunction with Neighbourhood Area Structure Plans to the north and south. Services to this Neighbourhood Area Structure Plan can be extended in an economical fashion as described in Section 5.0 - Engineering Services.

DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
INTRODUCTION

- to outline the location of roads, in keeping with the City's Transportation Study.

The Neighbourhood Area Structure Plan identifies the proposed collector and local roadway pattern and their relationship to the existing and proposed arterial roadway system.

- to provide for an open space and trail system, in keeping with the Community Services Master Plan.

The Neighbourhood Area Structure Plan reflects the legislative and policy requirements of the Municipal Government Act and the City of Red Deer Community Services Master Plan with respect to the dedication and use of municipal and environmental reserves.

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

2.0 Site Context & Development Considerations

| | Page |
|--|-------------|
| 2.0 SITE CONTEXT & DEVELOPMENT CONSIDERATIONS | 2.1 |
| 2.1 TOPOGRAPHY AND NATURAL FEATURES | 2.1 |
| 2.1.1 Zone 2 (H9 - 1TE) | 2.1 |
| 2.1.2 Zone 2 (H9 - 1WE) | 2.1 |
| 2.1.3 Zone 4 (H9 - 3TE & 4TE) | 2.1 |
| 2.1.4 Zone 5 (H9 - 3WE) | 2.2 |
| 2.2 EXISTING LAND USES | 2.2 |
| 2.3 EXISTING TRANSPORTATION NETWORK | 2.2 |
| 2.4 ENVIRONMENTAL LEVEL ONE ASSESSMENT | 2.2 |

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

2.0 Site Context & Development Considerations

2.1 TOPOGRAPHY AND NATURAL FEATURES

The topography of land within the proposed Neighbourhood Area Structure Plan is generally flat with elevations of 903 m in the west rising to 907 m on the east side of the quarter section as shown on Figure 2.0 - Site Features/Existing Contours. The land is cleared and currently used for agricultural purposes with the exception of a few low lying wetland areas in the northwest, northeast and southwest portions of the plan.

The City of Red Deer's *Ratzke/Deer Park Natural Area Ecological Profile* identifies four environmental zones within the proposed Neighbourhood Area Structure Plan and provides descriptions, development considerations and recommendations for each site:

2.1.1 Zone 2 (H9 - 1TE)

This zone is the site of the Milstead Residence, an old farm house in the northwest corner of the plan area surrounded by a permanent wetland with several mature trees, natural vegetation and a variety of wildlife species.

The ecological profile recommends retaining the Milstead area as a park and considers retaining the residence as a youth club, woman's shelter or historical site. Given the age and condition of the dwelling, there may be only limited opportunities for conversion to another use.

2.1.2 Zone 2 (H9 - 1WE)

This zone in the northwest corner of the plan area is the site of the permanent wetland adjacent to the Milstead Residence.

Based on its size and natural aspects, the ecological profile recommends the retention of this site, particularly if the Ratzke Residence and surrounding wetland north of the quarter section remain intact to provide a large natural area.

2.1.3 Zone 4 (H9 - 3TE & 4TE)

This zone is a tree windbreak along the eastern edge of the plan area within the proposed 20 Avenue R/W. The profile recommends preserving the windbreaks and incorporating them into a linear bicycle path system along the edge of the plan.

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
SITE CONTEXT & DEVELOPMENT CONSIDERATIONS**

2.1.4 Zone 5 (H9 - 3WE)

This zone is the site of a temporary wetland in the northeast corner of the Neighbourhood Area Structure Plan. The ecological profile recommends the retention of this area for use as a small natural park and integration along the proposed bikeway system.

2.2 EXISTING LAND USES

The quarter section is currently districted as A1 (Future Urban Development) District. It is being used for agricultural purposes and contains an older farmhouse in the northwest corner.

The farmhouse is currently occupied by Mrs. Lily Madge who has a short term lease with Melcor Developments Ltd. to occupy the house until July 1, 2000 (or earlier if she chooses to vacate the premises).

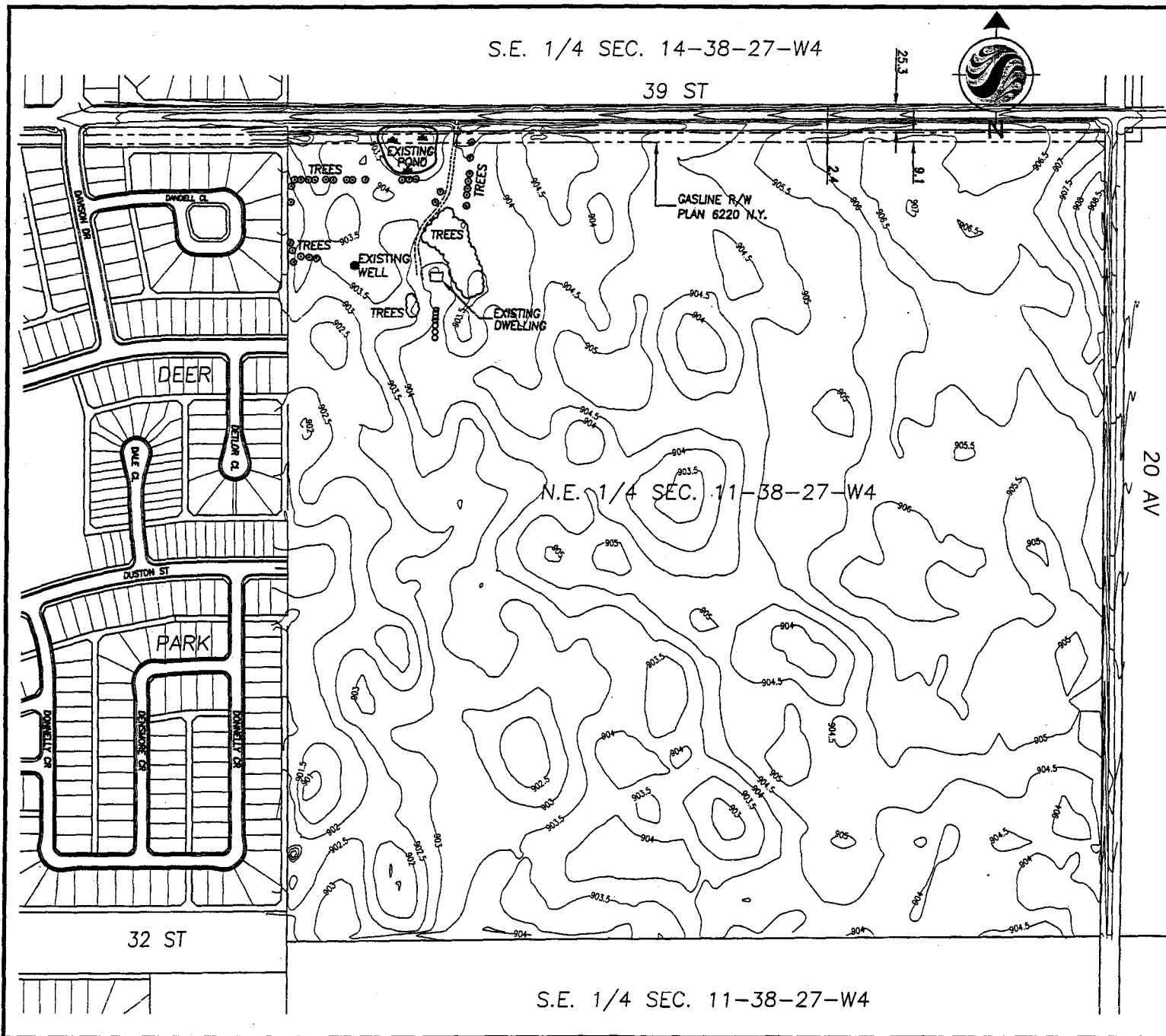
2.3 EXISTING TRANSPORTATION NETWORK

Roadway access to the quarter section is available via 39 Street which is currently built to a rural standard. 32 Street and 20 Avenue have not been developed adjacent to the Neighbourhood Area Structure Plan. The future collector roadway access points from the west are built to urban standard up to the eastern boundary of the quarter section.

See Section 4.3 for a discussion on the future transportation network in and adjacent to the Neighbourhood Area Structure Plan.

2.4 ENVIRONMENTAL LEVEL ONE ASSESSMENT

AGRA Earth & Environmental completed a Phase I Environmental Site Assessment (ESA) for the subject lands in July, 1997. The assessment consisted of a historical review of the site and surrounding properties, interviews with local municipal and provincial agencies, a site inspection of the property and buildings and the preparation of a summary report. The ESA found no evidence of any significant environmental concerns and the property was rated as "low" in terms of environmental risk.



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PROJECT

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

SUBJECT

**SITE FEATURES
EXISTING CONTOURS**

SCALE

1:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

R.W.

F.C.

CADD FILE NAME

12870120\FIG2.DWG

SHEET No.

OF

JOB No.

128-70120

REVISION

FIGURE

DATE DRAWN

OCTOBER, 2000

2.0

STATUS

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

3.0 Development Objectives & Principles

| | Page |
|--|-------------|
| 3.0 DEVELOPMENT OBJECTIVES & PRINCIPLES | 3.1 |
| 3.1 DEVELOPMENT OBJECTIVES | 3.1 |
| 3.2 DEVELOPMENT PRINCIPLES | 3.1 |
| 3.2.1 Residential | 3.1 |
| 3.2.2 Transportation | 3.2 |
| 3.2.3 Parks & Open Space | 3.2 |
| 3.2.4 Social Facilities | 3.2 |

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

3.0 Development Objectives & Principles

3.1 DEVELOPMENT OBJECTIVES

The Neighbourhood Area Structure Plan has been prepared as a comprehensively planned residential neighbourhood taking advantage of both the natural features and the location attributes of the area.

The main objectives of the Neighbourhood Area Structure Plan are:

- to develop a plan consistent with the general intent and purpose of The East Hill Area Structure Plan.
- to provide a framework to deliver a high quality, comprehensively planned residential area by defining the collector and arterial roadway network, the type, size and location of land uses, linkages, location of park sites/open space, servicing designs and development staging.
- to integrate natural features of the area into the plan where feasible and environmentally sustainable.
- to allow implementation of the plan on an orderly, staged basis with flexibility to adapt to changing market conditions.

3.2 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Neighbourhood Area Structure Plan is defined through the following general principles:

3.2.1 Residential

- Provide for a mixture of low and medium density housing forms consistent with consumer preferences and in conformance with municipal standards and policies.
- Identify the proposed zoning of the residential areas and ensure a smooth transition of lot sizes and housing forms within the Neighbourhood Area Structure Plan and with respect to existing residential development to the west.

DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
 DEVELOPMENT OBJECTIVES & PRINCIPLES

- Establish sufficient overall densities to support the efficient provision of educational facilities, recreational facilities and municipal services such as public transit both within the Neighbourhood Area Structure Plan (where applicable) and the East Hill Area Structure Plan.
- Locate residential development so as to take advantage of natural and man-made features such as stormwater management facilities, walkways and park space.

3.2.2 Transportation

- Provide a safe, logical and efficient hierarchy of transportation systems within the plan area to address the pedestrian, bicycle, public transit and automobile transportation needs of residents moving to, from and within the Neighbourhood Area Structure Plan.

3.2.3 Parks & Open Space

- Provide a central park site and open space linkages within the Neighbourhood Area Structure Plan through the dedication of municipal reserves and in conjunction with walkways to address the active and passive recreation needs of residents.
- Incorporate unique and sustainable environmental areas into the open space and park system where practicable through the dedication of municipal reserves.
- Investigate the feasibility of incorporating the Milstead Residence and surrounding property into the parks and open space system.
- Incorporate park space into the stormwater management system with the application of dual use facilities.

3.2.4 Social Facilities

- Provide sites for a public day care facility, a social care residence and a church in appropriate locations within the Neighbourhood Area Structure Plan consistent with the requirements of the Planning & Subdivision Guidelines.

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.0 Development Concept

| | Page |
|---|-------------|
| 4.0 DEVELOPMENT CONCEPT | 4.1 |
| 4.1 NEIGHBOURHOOD UNIT | 4.1 |
| 4.2 RESIDENTIAL | 4.1 |
| 4.2.1 Residential Low Density District (R1) | 4.2 |
| 4.2.2 Residential Narrow lot District (R1N) | 4.2 |
| 4.2.3 Residential (Semi-Detached Dwelling) District (R1A) | 4.2 |
| 4.2.4 Residential (Multiple Family) District | 4.3 |
| 4.3 PARKS & OPEN SPACE | 4.3 |
| 4.4 SOCIAL FACILITIES | 4.4 |
| 4.5 PROPOSED TRANSPORTATION NETWORK | 4.4 |
| 4.5.1 Arterial Roadways | 4.4 |
| 4.5.2 Collector Roadways | 4.4 |
| 4.5.3 Local Roadways | 4.5 |
| 4.5.4 Laneways | 4.5 |
| 4.5.5 Bicycle/Pedestrian Pathways | 4.5 |
| 4.6 NEIGHBOURHOOD PARK PLAN | 4.5 |

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.0 Development Concept

The development concept for the Neighbourhood Area Structure Plan has been prepared in response to current and anticipated residential market trends in the City of Red Deer.

The following sections describe the development concept for the Neighbourhood Area Structure Plan in response to the development objectives and principles outlined in Section 3.0 and contained within the East Hill Area Structure Plan.

4.1 NEIGHBOURHOOD UNIT

The Neighbourhood Area Structure Plan is comprised of 64.3 hectares and is bound on three sides by existing and proposed arterial roadways and on the fourth side by existing residential development to create a logical planning unit as shown on Figure 3.0 - Development Concept / Land Use.

4.2 RESIDENTIAL

The majority of land within the Neighbourhood Area Structure Plan is intended for residential development as shown on Figure 3.0. The pattern of the collector and local roadways allows the development of residential land uses in clusters to help distinguish the various segments and to provide a greater sense of identity of these sub-units with the plan.

On the western edge of the Neighbourhood Area Structure Plan where the property adjoins the existing residential development in Deer Park, similar zoning has been applied to ensure a smooth transition of development and to maintain the character of the neighbourhood.

A mix of low and medium density residential dwelling units is proposed and will be further refined based on market conditions and consumer preferences at the time of development. The current market conditions are now calling for smaller lots for starter homes (R1N) and in order to accommodate more of these lot types the South East corner layout has been revised to provide for R1N lots. The following Table outlines predicted populations for the development based on the landuse areas and densities.

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

| Land Use | Area (Ha) | Density (Units/Ha) | Density Persons/Unit | Population |
|----------|-----------|-----------------------|-------------------------|------------|
| R1 | 22.4 | 20 | 3.4 | 1520 |
| R1N | 8.95 | 26 | 3.4 | 787 |
| R1A | 1.31 | 32 | 2.8 | 122 |
| R2/R3 | 4.62 | 40 | 2.5 | 460 |

4.2.1 Residential Low Density District (R1)

As shown on Figure 3.0, single detached low density housing developed under the R1 District has been generally located throughout the neighbourhood to take advantage of the amenity offered by the stormwater management facilities, walkways and parks/open space.

Lot dimensions within the R1 District will adhere to the Land Use Bylaws and are envisioned to be in the range of 12.0 m to 15.0 m in width and approximately 32.0 m to 35.0 m in depth. New development adjacent to the existing housing in Deer Park to the west will reflect similar housing styles and sizes.

4.2.2 Residential Narrow lot District (R1N)

As shown on Fig 3.0, single detached narrow lot housing have been identified in the South East portion of the neighbourhood.

Dimensions of R1N lots will adhere to the requirements of the Land Use Bylaw and will typically range in the width of 10.4m to 11.5m (per unit) and have a minimum depth of 36.6m

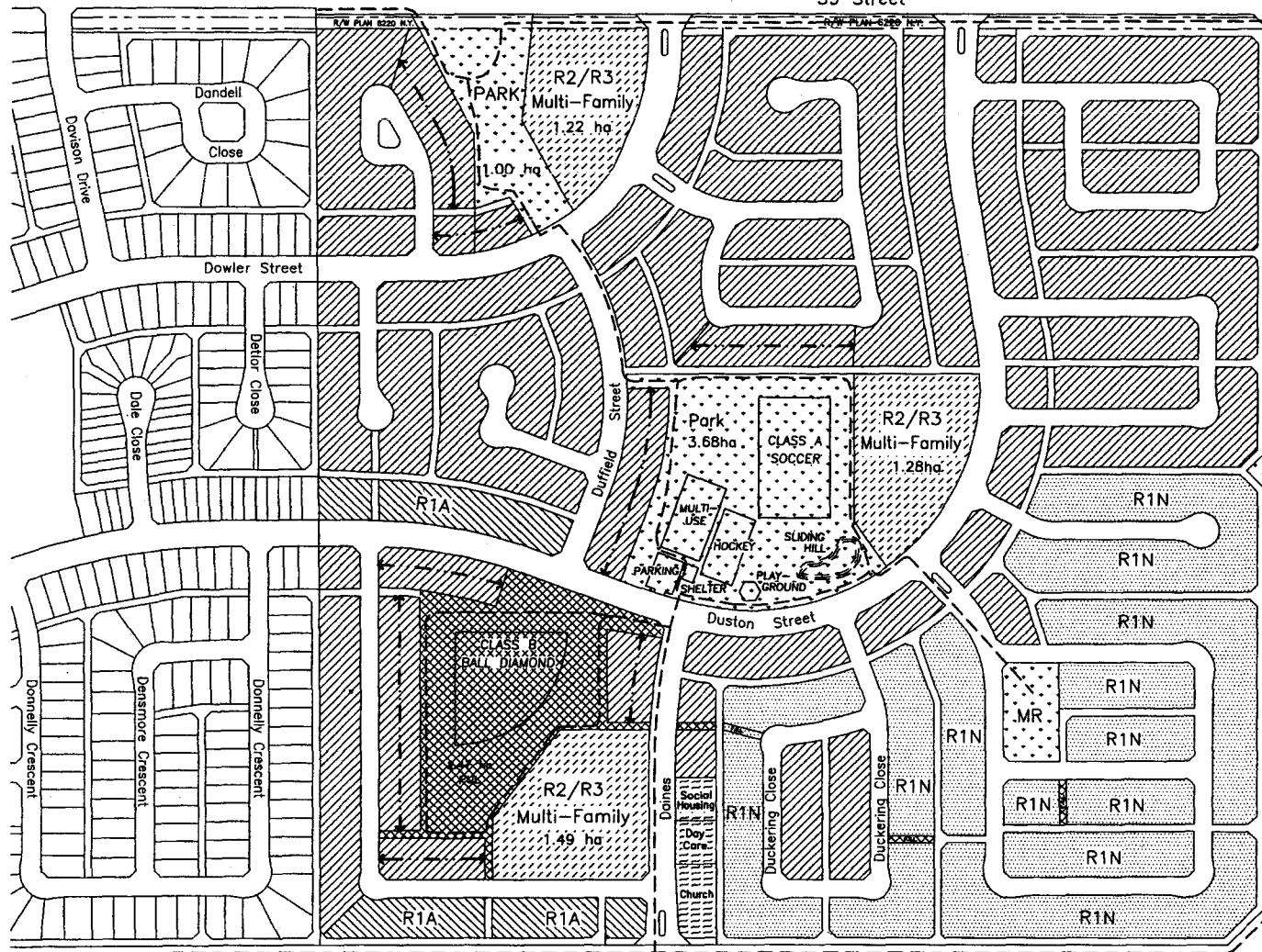
4.2.3 Residential (Semi-Detached Dwelling) District (R1A)

As shown on Figure 3.0, a number of small blocks of semi-detached housing development have been identified within the Neighbourhood Area Structure Plan in the South West portion of the plan.

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39 Street



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 | |
| 20 Avenue Widening | 1.70 | |
| R/W Plan 6220 N.Y. | 0.82 | |
| | 4.74 | |
| Total Developable Area | 59.56 | 100.00 |
| R1 - Residential | 22.40 | 37.61 |
| 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 | 1.72 | 2.89 |
| Roads/Lanes | 14.07 | 23.62 |



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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 | DESIGNED BY | R.W. |
| 1:4000 | DRAWN BY | F.C. |
| CADD FILE NAME | CHECKED BY | |
| 12870120\FIG3.DWG | APPROVED BY | |
| JOB No. | SHEET No. | OF |
| 128-70120 | REVISION | FIGURE |
| DATE DRAWN | | 3.0 |
| OCTOBER, 2000 | | STATUS |

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

Semi-detached housing has been located along the collector road contiguous with the existing semi-detached housing located in Deer Park. Other segments of semi-detached housing have been located adjacent to the stormwater management facility in the southwest to provide opportunities for more up-scale housing with amenity views.

Dimensions of R1A lots will adhere to the requirements of the Land Use Bylaw and will typically range in width from 8.0 m to 10.0 m (per unit) in width and 32.0 m to 35.0 m in depth.

4.2.4 Residential (Multiple Family) District

Three R2/R3, multiple family parcel has been identified in the southwest, northwest and central portion of the plan along the main collector roadway adjacent to the park site. These sites will provide for medium density housing opportunities within the Neighbourhood Area Structure Plan while ensuring that the additional traffic generated by the site will not significantly impact on the low density areas in the rest of the neighbourhood.

Opportunities for walkout basements are envisioned for lots backing onto the stormwater management facility in the southwest portion of the neighbourhood and potentially adjacent to the existing natural area in the northwest.

Areas designated for R1, R1A and R2/R3 development are shown in Figure 3.0.

4.3 PARKS & OPEN SPACE

A number of park and open space amenities have been identified within the Neighbourhood Area Structure Plan including a 3.68 hectare park in the central portion of the neighbourhood along the collector road.

A small, 0.37 hectare park site has been located in the southeast corner of the neighbourhood to provide a recreation area within the cell.

The wetland and natural area surrounding the Milstead Residence in the northwest has been dedicated as 1.0 hectares of municipal reserve in order to preserve the features and to provide a pleasant amenity for residents of the neighbourhood.

A 1.0 hectare portion of the stormwater management facility in the southwest portion of the neighbourhood has been identified as municipal reserve.

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

4.4 SOCIAL FACILITIES

As directed by the Community Services Master Plan, a 0.12 hectare Social Care Residence and a 0.13 hectare Public Day Care Facility have been designated in the Neighbourhood Area Structure Plan in the south central portion of the neighbourhood along the main collector roadway. These sites were selected for their easy access while at the same time integrated within the community.

A 0.19 hectare Church site has also been identified in the plan along the collector road at the intersection of 32nd Street. This site provides easy access to the Church from a main arterial and limits the amount of traffic entering the neighbourhood. Should these sites not be purchased for their intended use, then they would be developed as residential R1 or R1A.

4.5 PROPOSED TRANSPORTATION NETWORK

A hierarchy of roadways and pathways are proposed for the Neighbourhood Area Structure Plan to provide convenient, safe and efficient access for residents traveling to, from and within the neighbourhood.

4.5.1 Arterial Roadways

The Neighbourhood Area Structure Plan is bound on two sides by proposed arterial roadways: 32 Street and 20 Avenue. As noted earlier in the report, only 39 Street currently exists and it is only developed to a rural standard. There are no roadways currently built within the 32 Street and 20 Avenue road right-of-ways.

NOTE: 32nd Street has been extended to Daines Avenue and 39th Street is scheduled to be upgraded to an urban cross section in the 2000 construction schedule.

4.5.2 Collector Roadways

There are two collector road loops within the proposed Neighbourhood Area Structure Plan as directed by the East Hill Area Structure Plan. The main collector is an extension of Duston Street coming east from Deer Park and loops its way through the middle of the site and north to 39 Street with one access south to 32 Street. The secondary collector loop is an extension of Dowler Street and segments the northwest portion of the plan as it winds its way north to 39 Street.

The collector roadways have been designed according to City standards and range from 20.0 m wide for undivided to 28.0 m wide for divided roadways. Medians will be employed at the entrances to the collectors off 39 Street and 32 Street as well as at

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

select locations throughout the plan to provide for entrance features. These medians are shown on Figure 3.0.

4.5.3 Local Roadways

The local roadway system provides access to most of the individual lots throughout the neighbourhood. Local roadways have been designed according to City standards and the right-of-way widths range from 15.0 m for undivided roads to 22.0 m for portions with median dividers.

In locations where cul-de-sac designs have been employed, their length is within City standards.

4.5.4 Laneways

The vast majority of lots within the neighbourhood have been planned with rear laneways with the exception of most of the lots backing on to the stormwater management facility and park space. Rear laneways will be designed according to City of Red Deer standards and are shown as 6.0 m in width.

4.5.5 Bicycle/Pedestrian Pathways

As directed in the Community Services Master Plan, a bicycle/pedestrian pathway has been identified along the southern and eastern boundaries of the Neighbourhood Area Structure Plan.

Internal pathways have been designed to accommodate pedestrian movements between park spaces throughout the development. These internal pathways also link to the City's major trail system along 32nd Street and 20th Avenue. Figure 3.0 illustrates the location of these pathways.

4.6 NEIGHBOURHOOD PARK PLAN

The Neighbourhood Park Plan shown in Figure 3.0 identifies the arrangement of various playing fields and park facilities in the park areas provided, including a skating rink, ball diamond, soccer field, playground and sliding hill. This plan was developed in cooperation with the City of Red Deer Community Services.

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

5.0 Engineering Services

| | Page |
|-------------------------------------|-------------|
| 5.0 ENGINEERING SERVICES | 5.1 |
| 5.1 STORMWATER DRAINAGE | 5.1 |
| 5.1.1 Site Drainage | 5.1 |
| 5.1.2 Stormwater Storage Facilities | 5.1 |
| 5.1.3 Minor Storm System | 5.2 |
| 5.1.4 Major Storm System | 5.2 |
| 5.2 SANITARY SEWER | 5.2 |
| 5.2.1 Off-Site Sanitary Sewer | 5.2 |
| 5.2.2 On-Site Sewer System | 5.2 |
| 5.3 WATER DISTRIBUTION | 5.3 |
| 5.3.1 Off-Site Water Services | 5.3 |
| 5.3.2 On-Site Water Services | 5.3 |
| 5.4 SHALLOW UTILITIES | 5.3 |
| 5.5 DEVELOPMENT STAGING | 5.3 |

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN**

5.0 Engineering Services

5.1 STORMWATER DRAINAGE

5.1.1 Site Drainage

The existing Madge 1/4 section (64.3 ha.) topography generally slopes from the Northeast to the Southwest with a small portion of the Northwest corner (9 ha.) sloping to the North. The servicing plan developed for the City of Red Deer in the study entitled "The City of Red Deer, Red Deer South Areas Servicing Study", prepared by Al-Terra Engineering Ltd. in association with J. N. MacKenzie Engineering Ltd. dated June, 1990 has been closely followed for developing the stormwater drainage concepts for this area. The report recommends development of a stormwater detention facility in the southwest corner of the quarter section, to capture runoff from the area and release it at a controlled rate to the City storm sewer to the south across 32nd Street.

The South Area Servicing Study also identified a small area (approximately 9 ha) in the northwest corner of the development, to drain north across 39th Street. It is however our understanding that City modeling has shown there is no additional capacity remaining in the storm system to the Northwest. Although there is a small wetland storm retention area proposed for the Northwest corner we have allowed for the majority of the flows from this area to be included in the Southwest stormwater detention facility.

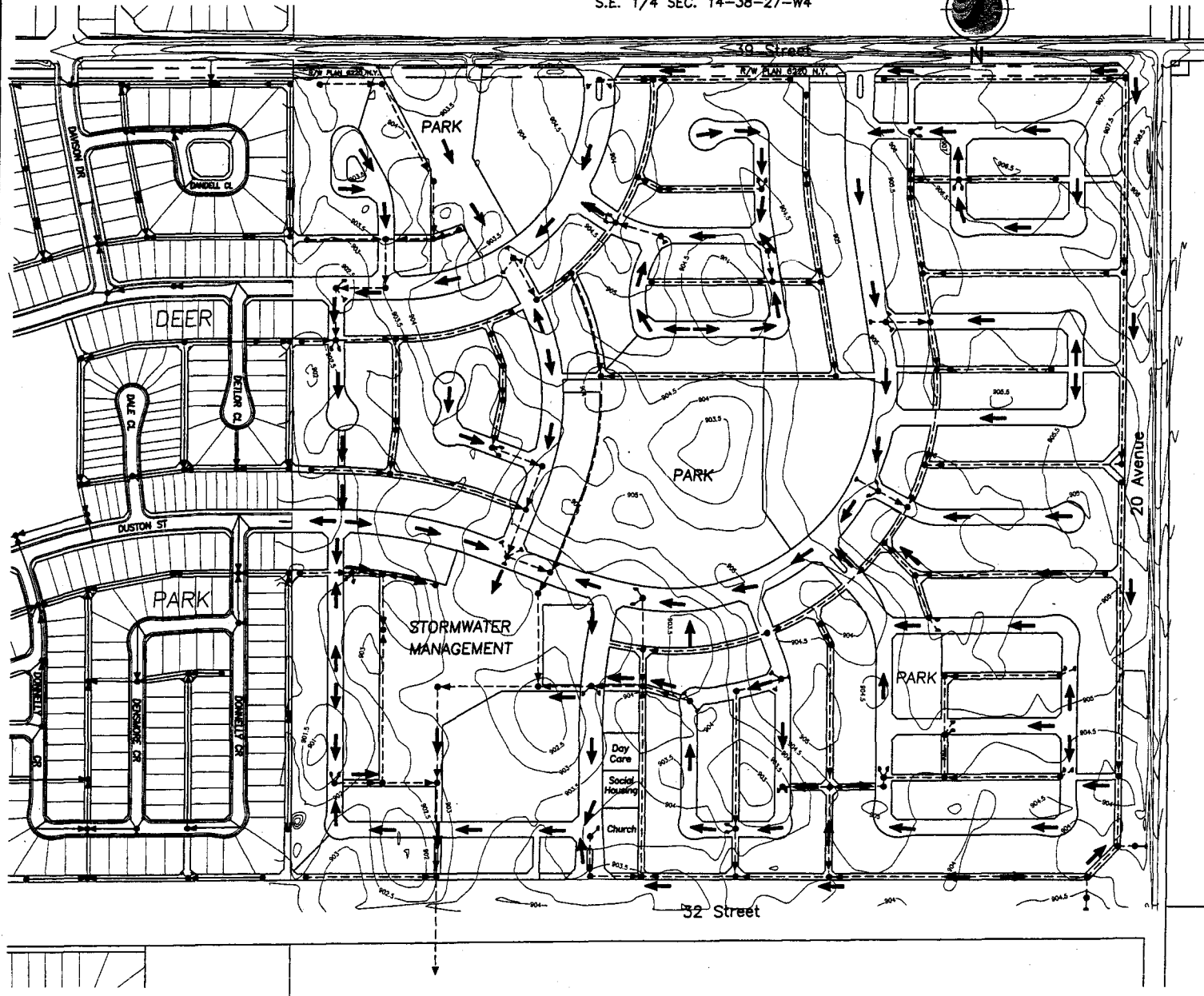
There is an additional 16.5ha. of land in the existing Deerpark subdivision to the west which drains overland to the Southwest corner of this subdivision. The City have identified that runoff in excess of the minor system from this area must be included in the sizing of the stormwater detention pond.

5.1.2 Stormwater Storage Facilities

The detention pond in the Southwest area will function as a storage facility for storm events in excess of the required release rate from the development. The minor storm system (underground pipes) and the major storm system (overland flow) will be designed so that storm events in excess of the design minor storm event will back up onto the streets and the stormwater detention pond. The detention pond will then release water at the controlled release rate of 0.1174m³/s, via a small diameter pipe, to existing City facilities in the Lancaster Meadows subdivision.

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LEGEND

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

69



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PROJECT

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

SUBJECT

SITE SERVING
STORM SEWER

SCALE

1:4000

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

CADD FILE NAME

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SHEET No.

OF

JOB No.

128-70120

REVISION

FIGURE

DATE DRAWN

OCTOBER, 2000

STATUS

4.0

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
ENGINEERING SERVICES**

5.1.3 Minor Storm System

The minor storm system shown in figure 4.0 will consist of underground pipes designed to accommodate a 1:5 year storm event. The minor storm system for this development is proposed to consist of 3 collection systems converging in the stormwater detention area with one overflow inlet/outlet structure. The study area does not currently have any storm sewer servicing and will therefore require a new trunk storm sewer system to connect from the stormwater pond facility to the existing south area City storm system thru the Lancaster Meadows subdivision.

5.1.4 Major Storm System

The major storm system will be designed to convey stormwater in excess of the minor storm, overland to the stormwater detention pond. Water ponding because of flow controls in catch basins will be directed overland along streets, lanes or other designated routes to the stormwater detention pond. Design of streets, lanes and other drainage routes will allow for the storage of stormwater in trapped lows, while ensuring that buildings will be protected from flooding during a major storm event.

5.2 SANITARY SEWER

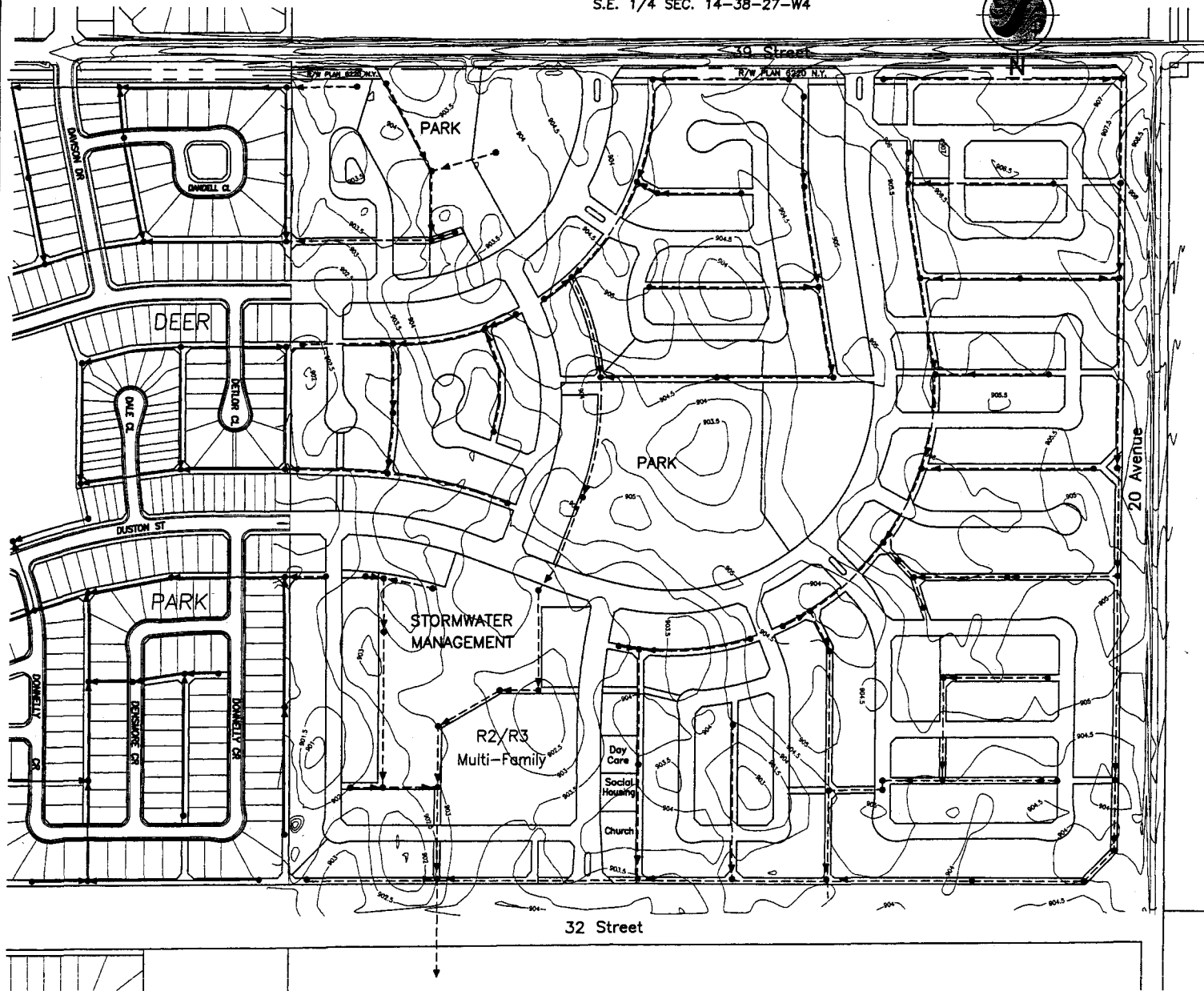
5.2.1 Off-Site Sanitary Sewer

Sanitary sewer service to the area closely follows the system developed in the Red Deer South Area Servicing Study. The majority of the site will be serviced by a sanitary sewer trunk in the Southwest corner of the site connected to the City system thru the Lancaster Meadows Subdivision. The small area (approximately 9 ha) in the Northwest corner that was originally designed to connect to the sanitary sewer trunk to the north across 39th st. will be connected to the existing Deer Park sewer system to the west. A review of the capacity of the existing sanitary sewer system in the Deer Park subdivision to the west indicates there is additional capacity to accommodate these flows.

5.2.2 On-Site Sewer System

The general slope of the land is from a high elevation in the northeast corner of 907 to a low elevation in the southwest corner of 901. The sanitary sewer system will be designed as 3 separate systems that merge together on the development, at the southwest corner and flow to the Lancaster Meadows sewer system. Small portions of the development abutting the existing Deer Park subdivision to the west, will flow into the existing sewer system in that subdivision.

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

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

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SHEET No.

OF

JOB No.

128-70120

REVISION

FIGURE

DATE DRAWN

OCTOBER, 2000

5.0

STATUS

**DEER PARK DEVONSHIRE (MADGE)
NEIGHBOURHOOD AREA STRUCTURE PLAN
ENGINEERING SERVICES**

5.3 WATER DISTRIBUTION

5.3.1 Off-Site Water Services

No off-site water service extensions are required to service this development. The major trunk main grid installed in the Deer Park Development to the west, will be continued in this development.

5.3.2 On-Site Water Services

The existing 250mm diameter water trunk mains along 32nd Street and 39th Street will be extended to 20th Avenue. A 300mm diameter trunk main along 20th Avenue will connect these two trunk mains. There will be a 200mm diameter link through the development between the existing Deer Park Development on the west to the 300mm diameter trunk main on 20th Avenue, as well as a 200mm diameter trunk main link through the development between 32nd Street and 39th Street. The trunk mains and the internal water distribution system is shown on Figure 6.0

5.4 SHALLOW UTILITIES

There are no major servicing concerns regarding shallow utilities. All shallow utilities will be extensions of those already in place.

5.5 DEVELOPMENT STAGING

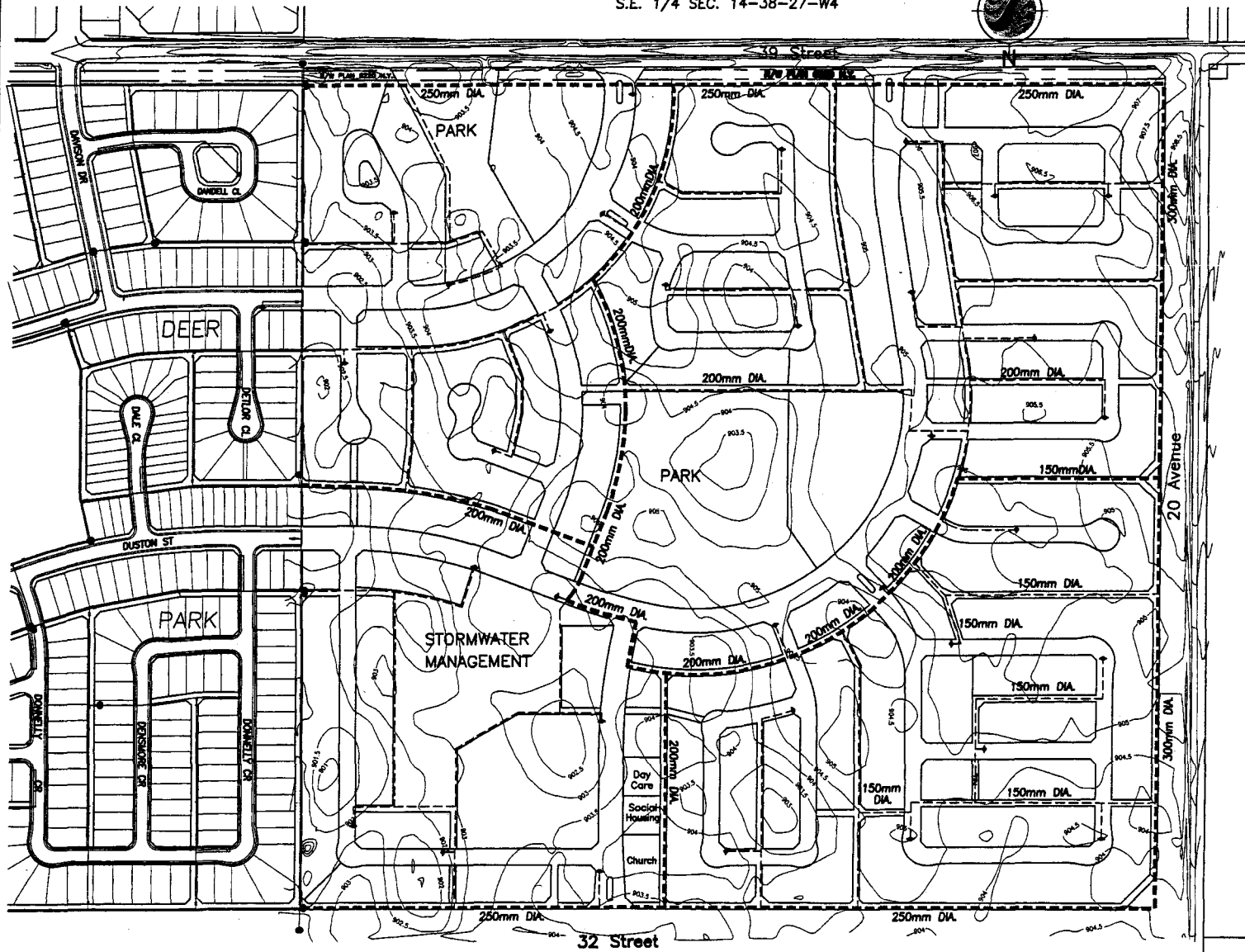
The attached Figure 7.0 outlines the proposed staging for the Development.

The Proposed Staging Plan is based on availability of servicing and economics of development. The initial Stage 1 is shown in the southwest corner of the development and will include construction of the stormwater management pond facility and extension of the storm and sanitary sewer trunk mains from 32nd Street. The remainder of the stages have been set out in a logical orderly fashion. However, it may be necessary to adjust these stages in the future based on market driven needs or economics.

The area shown as Stage 3 can not be developed before the year 2000 due to an existing lease contract to the resident at the Lily Madge homestead.

Each of the stages may be broken down further into smaller construction phases based on consumer demand.

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.



Stantec

Stantec Consulting Ltd.
400 - 4808 Ross Street
Red Deer Alberta
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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

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

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OF

JOB No.

128-70120

REVISION

FIGURE

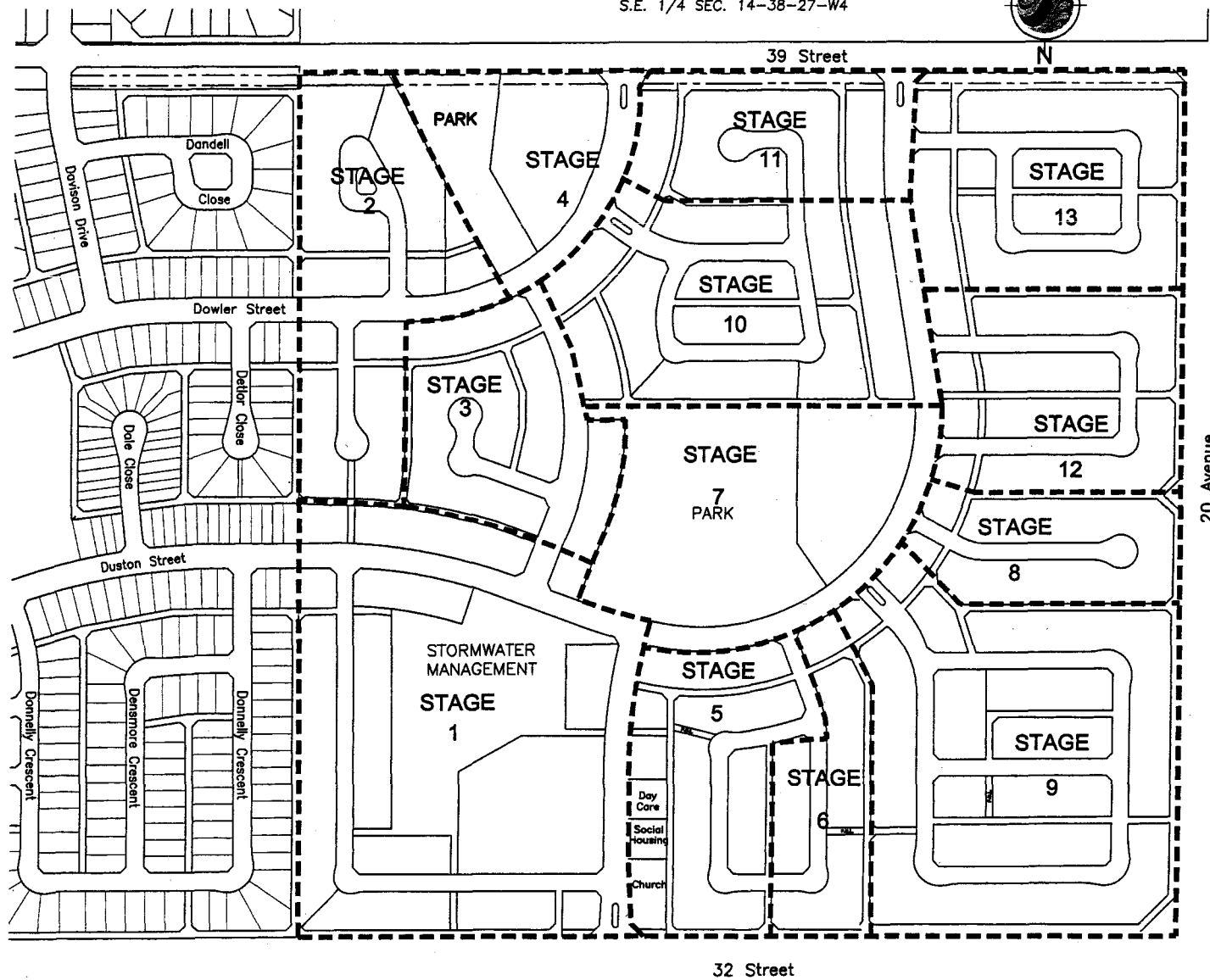
DATE DRAWN

OCTOBER, 2000

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

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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

DEVELOPMENT STAGING

SCALE

1:4000

DESIGNED BY

DRAWN BY

CHECKED BY

APPROVED BY

R.W.

F.C.

CADD FILE NAME

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SHEET No.

OF

JOB No.

128-70120

REVISION

FIGURE

DATE DRAWN

OCTOBER, 2000

STATUS

7.0

BYLAW NO. 3270/2000

The Central Alberta Theatre Society has asked The City of Red Deer to lend it money for the construction of an addition and renovations to the Memorial Centre and Council deems such a loan to be for a purpose that will benefit the municipality.

Section 265 of the Municipal Government Act authorizes a municipality to lend money to a non-profit organization provided that the loan is authorized by bylaw.

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

- 1 Council hereby authorizes a loan to the Central Alberta Theatre to be used for the construction of an addition and renovations to the Memorial Centre on the following terms:
 - (a) Purpose of loan: Construction of an addition and renovations to the Memorial Centre;
 - (b) Principal Amount: Up to \$250,000.00;
 - (c) Interest Rate: 6.5% per annum;
 - (d) Term of Loan: 19 years;
 - (e) Payments: To be made by the Society as funds are raised, and in any event not less than \$23,288.34 per year.
- 2 The source of the funds to be loaned shall be an additional expenditure to the 2000 Community Services General Budget.
- 3 City administration is authorized to enter into a loan agreement with the Society on the terms set out in this bylaw and in a form satisfactory to the City Solicitor.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of ~~October~~ A.D. 2000.

READ A SECOND TIME IN OPEN COUNCIL this day of A.D. 2000.

READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2000.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of A.D. 2000.

MAYOR

CITY CLERK