



AGENDA

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, MAY 7, 2007

COMMENCING AT 3:00 P.M.

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, April 23, 2007 and Monday, April 30, 2007.
- (2) UNFINISHED BUSINESS
- (3) PUBLIC HEARINGS
- (4) REPORTS
 1. EL & P Manager – *Re: Alberta Market Surveillance Administrator – 2007 Q1 Compliance Report* . .1
 2. Community Services Director – *Re: North 67th Street RCMP Station – Construction Recommendation* . .4

3. Parkland Community Planning Services – *Re: Michener Hill
East Neighbourhood Area Structure Plan Bylaw Amendment
3217/E-2007 / David Thompson Health Region*
(Consideration of 1st Reading of the Bylaw) . .10

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. *3217/E-2007 - Michener Hill East Neighbourhood Area
Structure Plan Bylaw Amendment / David Thompson Health
Region*
(1st Reading) . .16
. .10



ELECTRIC, LIGHT & POWER DEPARTMENT

DATE: May 1, 2007
TO: Kelly Kloss, Manager, Legislative & Administrative Services
FROM: Ligong Gan, EL&P Manager
RE: Alberta Market Surveillance Administrator – 2007 Q1 Compliance Report

The EL&P department requests Council's approval of the Compliance Report to the Alberta *Market Surveillance Administrator* ("MSA") for the first quarter of 2007.

Background

Established under the *Electric Utilities Act* ("Act"), the MSA is an independent body to protect the public interest and to ensure fairness, transparency, and balance in Alberta's deregulated electricity marketplace. The *Code of Conduct Regulation* ("Code") grants powers to the MSA to carry out its duties to "patrol" the Alberta electricity market. The Code requires the City of Red Deer to submit reports to the MSA, both quarterly and annually, to indicate compliance with the Code for certain aspects of its electric system operation. The reports must present a compliance plan and in case of any non-compliance, actions taken to remedy the non-compliance. The reports must also include how complaints, if any, have been dealt with.

The MSA allows the City to rely upon the compliance plan and audit reporting provided by Enmax Power and Enmax Energy and as such, no compliance plan or audit reporting is directly required of the City of Red Deer.

The 2007 Q1 Compliance Report is attached. The EL&P Department did not have any incidents of non-compliance with the Code in the first quarter of 2007.

Recommendation

It is respectfully recommended that Council approve the attached report of "2007 First Quarter Compliance Report to Council of the City of Red Deer".

Ligong Gan, P.Eng.
EL&P Manager

Attachment

City of Red Deer Electric Light & Power Department

2007 First Quarter Compliance Report
to
Council of the City of Red Deer

This Report is submitted to the Council of The City of Red Deer pursuant to sections 34(1) and 34(2) of the *Code of Conduct Regulation* (AR 160/2003) for the period of January 1, 2007 to March 31, 2007.

The City of Red Deer EL&P department advises that

- (a) The City of Red Deer had no incidents of non-compliance with the *Code of Conduct Regulation*.
- (b) The City of Red Deer took no action to remedy any non-compliance as there were no incidents of non-compliance.
- (c) The City of Red Deer received no complaints of non-compliance with the *Code of Conduct Regulation*, therefore, no complaints were dealt with.
- (d) Enmax Energy and Enmax Power will report directly to their Board of Directors on the manner in which they dealt with complaints of non-compliance with the *Code of Conduct Regulation* or their own compliance plans, including those complaints respecting the functions performed by those two entities for the City of Red Deer.

Per: _____


Ligong Gan, P.Eng.
Manager, Electric Light & Power Department

Per: _____

Kelly Kloss
City Clerk

Date: May 7, 2007

Comments:

We agree with the recommendations of the EL & P Manager.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

Legislative & Administrative Services

DATE: May 8, 2007
TO: Ligong Gan, EL & P Manager
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Alberta Market Surveillance Administrator – 2007 Q1 Compliance Report

Reference Report:

EL & P Manager, dated May 1, 2007


Resolutions:

“Resolved that Council of the City of Red Deer having considered the report from the EL & P Manager, dated May 1, 2007 re: Alberta Market Surveillance Administrator, 2007 – Q1 Compliance Report, hereby approves the EL & P Department 2007 – Q1 Compliance Report as presented to Council on May 7, 2007.”

Report Back to Council: No

Comments/Further Action:

Attached is a signed copy of the 2007 First Quarter Compliance Report for your use.



Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services

City of Red Deer Electric Light & Power Department

2007 First Quarter Compliance Report

to

Council of the City of Red Deer

This Report is submitted to the Council of The City of Red Deer pursuant to sections 34(1) and 34(2) of the *Code of Conduct Regulation* (AR 160/2003) for the period of January 1, 2007 to March 31, 2007.

The City of Red Deer EL&P department advises that

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- (d) Enmax Energy and Enmax Power will report directly to their Board of Directors on the manner in which they dealt with complaints of non-compliance with the *Code of Conduct Regulation* or their own compliance plans, including those complaints respecting the functions performed by those two entities for the City of Red Deer.

Per: 

Ligong Gan, P.Eng.
Manager, Electric Light & Power Department

Per: 

Kelly Kloss
City Clerk

Date: May 7, 2007



COMMUNITY SERVICES

Date: May 2, 2007

To: Kelly Kloss, Legislative and Administrative Services Manager

From: Colleen Jensen, Community Services Director

Re: North 67th Street RCMP Station and Emergency Services Station #2 Upgrade – Construction Recommendation

Background:

The Red Deer City RCMP Detachment, currently housed in one location downtown, has outgrown its existing space. The recommendation to move toward a 'precinct model' was outlined in the 2004 Crime Prevention and Policing Study, which was accepted as a planning tool by Council on December 29, 2004. The Study specified that the first move to the precinct model should be the establishment of a site on the north end of the city. A subsequent report to Council, entitled Options for the Existing RCMP Building, identified the opportunity to work in conjunction with the Emergency Services Station (#2) on 67th Street, for the development of a north RCMP site.

Based on the above noted report, Council approved proceeding with the development of a Concept Design for the proposed 67th Street facility, as per the Major Facility Planning and Construction Template (Phase IIB), on April 25, 2005.

Stephens Kozak Carr and Brown Architects were contracted to undertake the work, which included exploring the feasibility of accommodating the required RCMP operational functions, along with an addition and upgrade to the Emergency Service facility on the existing Emergency Services Station #2 site. They were also asked to make recommendations on the best possible facility design option and provide a very preliminary estimate of capital cost for the facility, along with some initial estimates of operational costs.

Following the presentation of the 67th Street RCMP Detachment Concept Design Report November 21, 2005 Council directed administration to proceed with the Detailed Designs for the 67th Street RCMP Detachment. The following resolution was approved by Council:

"Resolved that Council of the City of Red Deer having considered the report from the Community Services Director, dated November 14, 2005, re: North 67th Street RCMP Station – Concept Design Recommendations, hereby:

1. *Accepts the Concept Design Report for the 67th Street RCMP Station and Emergency Services Station #2, as presented to Council on November 21, 2005*
2. *Directs Administration to proceed with the undertaking of the Detailed Design for the 67th Street RCMP Station and Emergency Services Station #2 upgrade, based on the order of magnitude costs, as presented to Council on November 21, 2005, to begin in December 2005 and to be complete by the end of June, 2006. “*

In January, 2006 Terms of Reference for Detailed Design Plan were prepared and Stephens Kozak Carr and Brown were contracted to proceed with the Phase IIIA- Detail Design as per the next step of the Major Facility Planning and Construction Template.

Discussion:

The detail drawings completed by Stephens Kozak Carr and Brown include an apparatus bay for Emergency Services Fire Hall #2, renovations to the existing Emergency Services building and construction of the new RCMP Station. The tenders for the building construction were received April 27th. See Attachment #1. In addition to the construction of the building expansion and renovation the project included an emergency generator and additional electrical for the board room to accommodate future development of a back-up EOC for north Red Deer.

Acceptance of the tendered bid is required within 30 days of the tender opening, April 27th, providing a very short timeframe for the necessary approvals. A report has been forwarded to SMT for review at its May 3rd meeting and any comments arising will be presented for Council's consideration at the May 7th Council meeting.

Funding sources, which include Capital Projects Reserve, transfer from Operating, and Alberta Municipal Infrastructure Program, for the overall project have been allocated as part of 2005, 2006 and 2007 capital budgets. The total budget for the project is \$8,741,500. The overall project costs including building concept design, detail drawings, construction, the emergency generator and the supplemental electrical for a future EOC are \$8,960,315, which is \$218,815 above budget. However, this shortfall will qualify in its entirety for Alberta Municipal Infrastructure Program funding. See Attachment #2 for financial details.

Project completion is projected for fall of 2008. It is anticipated that the annual operating costs for the new facility will be \$293,385. See Attachment #3 for the operating costs.

In order to move forward with the construction of 67th Street RCMP Station and Emergency Services Station #2 Upgrade Council's approval to proceed to Phase IIIB Construction as per the Major Facility Planning and Construction Template is required.

Recommendation:

That Council for The City of Red Deer direct administration to proceed with the Phase IIIB - Construction as per the Major Facility Planning and Construction Template for the 67th Street

RCMP Station and Emergency Service Station #2 Upgrade, including an apparatus bay for Emergency Services, renovations to the existing #2 Emergency Services building, construction of new RCMP Station, the emergency generator and the supplemental electrical for a future EOC. Funding sources for the project are \$7,642,000 from Alberta Municipal Infrastructure Program (AMIP) grant, \$885,300 from the Capital Project Reserve and \$60,000 transfer from operating. The Community Services Director will be responsible for the expenditure of the funds.

Colleen Jensen

cc. Superintendent Brian Simpson
Fire Chief Jack McDonald
Shauna Pettyjohn, Community Services Division Controller

Document #640041

Attachment #1



April 27th, 2007

KILI Project Solutions Ltd.
87 Langford Crescent
Red Deer, Alberta
T4R 3E5

Attn: Bryon C. Jeffers, P.Eng.

**RE: Protective Services Building
Red Deer, Alberta
06-106**

On April 26th, 2007 tenders were received from four General Contractors. The tender amounts (excluding GST) are as follows:

1. Lear Construction Management Ltd.	\$6,764,800.00
2. Dowland Contracting Ltd.	\$7,318,000.00
3. Shunda Consulting & Construction	\$7,370,000.00
4. Bird Construction	\$7,396,625.00

We have reviewed the tender submissions and found that all are in order and meet the submission requirements.

We recommend awarding the contract to the low bidder, Lear Construction Management, for the Bid Price of \$6,764,800.00 plus GST.

STEPHENS KOZAK CARR and BROWN ARCHITECTS

Per: Garry Stephens, B.E.S., M.Arch. MAAA

cc: Shauna Pettyjohn – The City of Red Deer

Attachment #2

Cost of 67th Street RCMP Station and Addition and Renovation to EMS Station #2

Description		Budget	Costs	Costs are Actual, Tendered or Estimated	Funds Remaining (Short Fall)
Concept Design	2005	\$50,000	\$44,215	Actual	\$5,785
Detail Design	2005	130,000			
	2006	150,000	328,800	Actual	(48,800)
Construction	2006	3,000,000			
	2007	4,814,500			
EMS Renovations (includes transfer from operating BU 222)	2006	597,000	8,587,300	See Below +	(175,800)
Total		\$8,741,500	\$8,960,315		(\$218,815)

+Detail of Construction Costs

Description	Costs	Costs are Actual, Tendered or Estimated
Construction Costs	\$6,764,800	Tendered
Architectural Fees during construction	82,200	Tendered
Waterline Relocation	95,000	Estimated
High Pressure Gas Line Relocation	105,000	Estimated
Testing, Consulting, etc	75,000	Estimated
Furnishings *	720,000	Estimated
Moving Costs *	14,000	Estimated
Technology Costs *	70,000	Estimated
Public Art	81,300	Estimated
Contingency	350,000	Estimated
Subtotal	8,357,300	
Generator	200,000	Estimated
Additional Electrical (EOC)	30,000	Estimated
Total Project Costs	\$8,587,300	

* Originally included as startup costs on the November 2005 update to council

Summary of Funding Sources for

Description	Amount
Alberta Municipal Infrastructure Program (AMIP)	\$7,642,000
Capital Project Reserve (CPR)	885,300
Operating Transfer	60,000
Total Funding	\$8,587,300

Attachment #3**Projected Annual Future Incremental
Operating Costs**

Description	Cost
Personnel	\$120,073
General & Contracted Services	8,000
Materials, Supplies & Utilities	165,312
Total Projected Operating Costs	\$293,385

Comments:

We agree with the recommendation of the Community Services Director.

This project is approximately \$220,000 over the approved budget due to inclusion of the generator and electrical upgrade, which adds to the scope of the project. Alternative grant funding for the generator is being investigated.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

DATE: May 8, 2007
TO: Colleen Jensen, Community Services Director
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: North 67th Street RCMP Station – Construction Recommendations

Reference Report:

Community Services Director, dated May 2, 2007

Resolutions:

“Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated May 2, 2007 re: North 67th Street RCMP Station and Emergency Services Station #2 Upgrade – Construction Recommendation, hereby:

- 1) Directs Administration to proceed with the Phase IIIB – Construction as per the Major Facility Planning and Construction Template for the 67th Street RCMP Station and Emergency Service Station #2 Upgrade, including an apparatus bay for Emergency Services, renovations to the existing #2 Emergency Services building, construction of a new RCMP station, the emergency generator and the supplemental electrical for a future EOC.
- 2) Approves funding sources for the project as follows:
 - a) \$7,642,000 from Alberta Municipal Infrastructure Program (AMIP) grant,
 - b) \$885,300 from the Capital Project Reserve, and
 - c) \$60,000 transfer from operating.
- 3) Directs that the Community Services Director be responsible for the expenditure of the funds.”

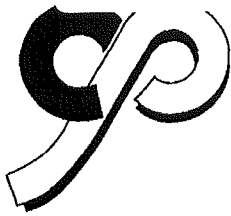
Report Back to Council: No



Kelly Kloss
Manager

/chk

- c Supt. B. Simpson, Red Deer City RCMP
- J. McDonald, Fire Chief
- S. Pettyjohn, Community Services Division Controller
- D. Krejci, Corporate Controller – Finance & Budget



**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: April 30, 2007

TO: Kelly Kloss, Legislative and Administrative Services

FROM: Tara Lodewyk, Planner

RE: Bylaw 3217/E-2007
Michener Hill East Neighbourhood Area Structure Plan (NASP)

Background

The proposed *Michener Hill East Neighbourhood Area Structure Plan (NASP)* was prepared by InterPlan Strategies Inc. and Al-Terra Engineering on behalf of David Thompson Health Region (DTHR), the developer. The Plan has been processed in a manner consistent with the process outlined in the *Neighbourhood Planning Guidelines and Standards*. The NASP process is significant in that, once approved by City Council, this Plan becomes the foundation for future development including zoning and subdivision decisions within the plan boundary. Any modifications to the Plan, once adopted, will require an amendment.

Michener Hill East NASP boundary consists of a 44.44 acre (17.98 hectares) parcel which is a portion of the Michener lands. The Plan area is bounded by 55th Street to the north, Michener Avenue to the east, Ross Street to the south and residential and institutional development to the west. The parcel contains a large treed area and creek in the north east corner and the remainder is a grassed field. There is a strong environmental component to the Plan as this area drains into Gaetz Lakes. Please refer to figure 5, Development Concept in the Plan.

The NASP proposes that the existing treed area to the north be dedicated as a combination of environmental and municipal reserve (13.7 acres) and be preserved. It is proposed that the northwest portion (7.21 acres) of the Plan area remain the property of the provincial government under the current Public Service (PS) zoning. A letter of support from Alberta Transportation and Infrastructure is on file supporting the proposed NASP development concept.

The central portion (14.56 acres) of the Plan area is to be developed by David Thompson Health Region (DTHR) in partnership with Extendicare to build and operate Michener Hill Village which is a home-like care centre in a housing development that provides a continuum of options for seniors' housing and care. The proposed Michener Hill Village is intended to be an 'aging in community' opportunity catering largely to an age 55 plus demographic that will feature a 220 bed Continuing Care Centre plus 60 assisted living units and 150 units of seniors' independent housing in the form of apartments and condominiums. A developer is also proposing 40 units of seniors' independent housing.

At this point in time, the south portion (4.7 acres) of the Plan area adjacent to Ross Street will remain the property of the provincial government. The NASP proposes R1A semi-detached zoning for potential development of approximately 25 housing units in this area.

Michener Hill East NASP

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Policy Framework

The *Michener Hill East NASP* is situated outside the boundaries of the *Intermunicipal Development Plan*. The Plan conforms to the policies of the *Municipal Development Plan* and *East Hill Major Area Structure Plan*.

This area was one of four areas identified in the *Michener Centre Development and Subdivision Guidelines* that was adopted by City Council in 1996 to “*protect the environmental integrity of the Gaetz Lakes Sanctuary, to preserve and enhance unique environmental features on the Michener Centre Lands, and to identify potential land uses.*” The Plan addresses the five factors required of any site development: protection of drainage course and tree stand; protection of Gaetz Lakes; enhance creek channel so functions as a constructed wetlands; geotechnical evaluation of Gaetz Creek bank; and only institutional or residential land use permitted.

Neighbourhood Planning Guidelines and Standards

The *Michener Hill East NASP* is somewhat a unique development when measuring compliance with the *Neighbourhood Planning Guidelines and Standards* because it is an infill development dealing with 44.44 acres rather than the typical quarter section (160 acres) which many of the standards and guidelines are based. The Plan requires special consideration in the following areas:

- The Standards and Guidelines require a collector roadway in a new subdivision to be 24 metres wide with houses fronting on two sides with a separate treed boulevard and sidewalk on each side. Michener Avenue, a collector roadway, is only 20 metres wide with houses fronting on the west side and a large PUL strip to the east and then houses backing on to a lane. The developer is upgrading Michener Avenue to have trees on both sides with a separate sidewalk on the west side. A bus stop and pedestrian crossing is proposed on the west side to allow transit service in the future on Michener Avenue when deemed feasible by City Transit Department.
- The Standards and Guidelines require that multi-attached housing (three or more attached) shall be no less than 20% of the total housing stock and single and semi detached housing shall be no less than 60% of the total housing stock. The Plan is proposing institutional type housing and there is not a standard percentage listed in the Standards and Guidelines. Institutional housing is different because units typically do not contain a kitchen, are of a smaller size and cater to a different market. They are considered collective dwellings in the census calculations. If institutional housing (PS) is treated as a separate housing type and the entire Michener Hill neighbourhood is used in the calculation then the housing mix Standard is met.
- The Standards and Guidelines require a density in the range of 12.35 to 17.3 du/ha (dwelling units per net developable hectare). If the Plan boundary is used the density would be significantly higher (31 du/ha) than the range because a small area is used for a high density development. By using the entire Michener Hill neighbourhood, which is more comparable to a standard quarter section, the density is 12.44 du/ha. The Plan balances with the low density (7.4 du/ha) of the current Michener Hill neighbourhood.

The Plan meets the overall principles of the *Neighbourhood Planning Guidelines and Standards*.

Michener Hill East NASP
Page 3

Consultation

Prior to submission of a draft NASP, David Thompson Health Region held two informal Public Meetings with adjacent residents, City Administration and stakeholders to identify issues that need to be considered and to present preliminary options for development. A Geotechnical Investigation, Phase 1 Environmental Site Assessment and a Traffic Impact Assessment of the area were also completed and submitted with the proposed NASP.

The proposed *Michener Hill East NASP* was referred to applicable City Administration and relevant outside agencies for comment and identification of concerns. A Subdivision Committee Meeting was held on February 7th, 2007 to address outstanding concerns and make recommendations for changes. The developer made the changes requested by Administration.

There was one major concern by Administration that the distance to a transit stop was excessive for the demographic and intensity of the development even though it meets the maximum 400m radius to a transit stop standard. The developer has proposed a transit stop on the west side of Michener Avenue at the entrance to the Michener Hill Village development. Currently, Transit Department deems it inefficient for various reasons to provide transit along Michener Avenue. As development occurs to the north of the Plan area and Michener Avenue and 55th Street are upgraded and become public property, there may be a demand for transit in this area. Transit service will be reviewed at that time.

Public Meeting

Parkland Community Planning Services hosted a public meeting on Wednesday, March 21st, 2007 at 7pm at the Michener Recreation Centre. Residents between Cornett Drive and 40th Avenue between 55th and Ross Street were notified of the meeting with a flyer that was delivered by Canada Post. Residents along Ross Street adjacent to the development were also notified with a hand delivered flyer. Over 75 people attended the meeting to hear a joint presentation from David Thompson Health Region, Extendicare, Al-Terra Engineering, Westoff Engineering, and InterPlan Strategies Inc.

There was general support for the plan from meeting attendees. Four comments sheets were submitted. Comments and questions were centred on increased traffic, height of development, the preservation of the treed reserve and proximity to existing homes. Several comments, one from a member of the Red Deer River Naturalists, commended the developer and consulting team for addressing their concerns and preserving the treed reserve. Red Deer River Naturalists wish to review the details of the Westoff Storm Water Management study when it is completed.

A resident felt that a development of this size and density requires better and more diversified access. They felt this tract of land should not be accessed simply by building a collector street on the east side. Ross Street is the only viable access to Downtown for residents of the east hill north of 32nd Street and the proposed traffic light will cause more congestion.

Residents were also concerned with the separation from the existing homes in Clearview and Michener Hill. The developer explained that the PUL lot is not being removed or narrowed and trees are being planted in addition to saving the existing trees along both sides of Michener Avenue.

One resident commented that they did not like the proposed 3-4 storey height of the continuing care facility because it will impact the residents in Clearview east of Michener Avenue. She felt residents would be looking down into the homes in Clearview and infringing on privacy. As well she believes a tall building will look out of place, therefore the building should be kept low, less ominous, and residents would also benefit from easier access to the grounds.

Michener Hill East NASP
Page 4

Planning Analysis

The Michener Hill East NASP is in compliance with the policies of the *Municipal Development Plan* and *East Hill Major Area Structure Plan*. The *Michener Centre Development and Subdivision Guidelines* are met as the Plan protects the tree stand and creek. Residential and institutional uses are only proposed for the area. A geotechnical report has been completed and the Westoff Storm Water Management Study will provide the design details to preserve the wetlands and drainage course to protect the Gaetz Lakes.

The Plan meets the overall objectives of the *Neighbourhood Planning Guidelines and Standards*.

The environmental issues have been addressed to the satisfaction of the environmental stakeholder groups and Administration. The developer will continue to involve these groups as the more detailed Storm Water Management Study is completed by Westoff Engineering.

There is general support for the Plan from adjacent landowners based on the written comments and the public meeting. Planning staff feel that the minimum of 42 metre separation including two rows of trees from the back property line of residents in Clearview and the proposed development will provide adequate separation and buffering. A lane will separate the existing homes in Michener Hill and the R1A development in the south.

The response to traffic and access concerns is that the Traffic Impact Assessment for the area confirms the existing road infrastructure can handle increased traffic from the development. The developer is installing a set of traffic lights on the corner of Ross Street and Michener Avenue. The lights were not a requirement of the Traffic Impact Assessment but the developer felt with the demographic of the residents that lights would increase safety. Administration reviewed the need for lights and also felt that safety was a concern over a possible increase in congestion. Signal coordination will minimize congestion. In the future, when development occurs to the north access will be available from 55th street.

Planning staff support approval of the *Michener Hill East Neighbourhood Area Structure Plan*.

Municipal Planning Commission

On April 16, 2007, the Municipal Planning Commission endorsed the proposed *Michener Hill East Neighbourhood Area Structure Plan* and recommended it be forwarded for the consideration of City Council. It was noted that the approval of the NASP should be subject to the successful and satisfactory completion of the storm water/drainage plan being undertaken for this area, and consultation with the Red Deer River Naturalists in this regard.


Recommendation

That City Council proceed with first reading of Bylaw 3217/E-2007 to adopt the *Michener Hill East Neighbourhood Area Structure Plan*.

Respectfully Submitted,



Tara Lodewyk
Planner



Tony Lindhout
City Planning Manager



OFFICE OF THE MAYOR

DATE: April 16, 2007
TO: Legislative & Administrative Services Manager
FROM: City of Red Deer Municipal Planning Commission
RE: **Michener Hill East Neighbourhood Area Structure Plan**

At the April 16, 2007 Red Deer Municipal Planning Commission meeting, the Commission considered a report from Parkland Community Planning Services dated April 10, 2007 re: Michener Hill East Neighbourhood Area Structure Plan. Following discussion the resolution as set out below was introduced and passed.

"Resolved that the Municipal Planning Commission endorse the proposed Michener Hill East Neighbourhood Area Structure Plan and recommend this report be forwarded for the consideration of City Council."

The Commission noted that approval of the NASP should be subject to the successful and satisfactory completion of the storm water/drainage plan being undertaken for this area, and consultation with the Red Deer River Naturalists in this regard.

The above is submitted for Council's consideration.

A handwritten signature in dark ink, appearing to read 'Morris Flewwelling', written over a horizontal line.

Mayor Morris Flewwelling
Chairperson
City of Red Deer Municipal Planning Commission

c. Tara Lodewyk, Parkland Community Planning Services

Comments:

We agree with the recommendations of Parkland Community Planning Services that Council give first reading to the Neighbourhood Area Structure Plan Amendment. A Public Hearing will be held on Monday, June 18, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager

Legislative & Administrative Services

DATE: May 8, 2007

TO: Tara Lodewyk, Parkland Community Planning Services

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Michener Hill East Neighbourhood Area Structure Plan
Bylaw Amendment 3217/E-2007

Reference Report:

Parkland Community Planning Services, dated April 30, 2007

Bylaw Readings:

Michener Hill East Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2007 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, June 18, 2007 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Michener Hill East Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2007 sets out the boundary of the Michener Hill East NASP consisting of a 44.44 acre parcel, which is a portion of the Michener lands. The central portion of the Plan area (14.56 acres) is to be developed by David Thompson Heath Region (DTHR) in partnership with Extendicare to build and operate Michener Hill Village which will feature a 220 bed Continuing Care Centre plus 60 assisted living units and 150 units of seniors' independent housing in the form of apartments and condominiums. 40 Units of seniors' independent housing is also proposed. This office will advertise for a Public Hearing. David Thompson Health Region will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
LAS Clerk Steno

BYLAW NO. 3217/E-2007

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

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

- 1 Bylaw No. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the Michener Hill East Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of May 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

MICHENER HILL EAST

Neighbourhood Area Structure Plan

- Red Deer -

InterPLAN strategies inc.

April 19, 2007

Michener Hill East

Neighbourhood Area Structure Plan

Planning Team:

InterPLAN Strategies Inc.

AI-Terra Engineering Ltd.

HFKS Architects Inc.

Prepared for:

David Thompson Health Region

Submitted by:

InterPLAN Strategies Inc.

April 19, 2007

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1.0 LOCATION AND PURPOSE

1.1 Location

Michener Hill East Neighbourhood Area Structure Plan (The Plan) (Figure 1, see Appendix) is centrally located in the city of Red Deer at the intersection of Michener Avenue and Ross Street.

The Michener Hill East Neighbourhood Area Structure Plan boundary was delineated by Parkland Community Planning Services. The area so identified is bounded to the east by Michener Avenue, to the south by Ross Street, to the north by 55th Street and to the west by residential and institutional development.

1.2 Purpose

The Neighbourhood Area Structure Plan (NASP) for Michener Hill East is intended to provide a foundation for the subdivision and development of the subject site in the city of Red Deer. In preparation of this Neighbourhood Area Structure Plan, careful attention was paid to the edge conditions on all sides and the policies and objectives set forth in The City of Red Deer Municipal Development Plan adopted by City Council on August 24, 1998, the East Hill Major Area Structure Plan adopted by City Council as Bylaw 3207/A-2005 on December 19, 2005, Michener Centre Development and Subdivision Guidelines approved by City Council on October 21, 1996 and The City of Red Deer Land Use Bylaw No.3357/2006.

It should be noted that the Michener Hill East NASP is not a conventional neighbourhood plan.

The NASP describes how 44.44 acres± (17.98 hectares±) of vacant land will be developed in an efficient and orderly manner. The NASP focuses on a parcel being proposed by the David Thompson Health Region (DTHR) for the development of seniors' housing and care community called Michener Hill Village.

The David Thompson Health Region (DTHR), the developer, is partnering with Extendicare "to build and operate a home-like care centre in a housing development that provides a continuum of options for seniors' housing and care on approximately 14.5 acres± (5.87 hectares±) of land that supports new models of care." The proposed Michener Hill Village is intended to be an "aging in community" opportunity catering largely to a 55+ demographic that will feature:

- A 220 bed Continuing Care Centre plus 60 assisted living units.
- Seniors Independent Housing (condominiums/apartments)
- Potential Seniors Individual Housing.

The north and south residual parcels within the NASP boundary will remain the property of Alberta Infrastructure and Transportation. The NASP outlines the current situation and proposes scenarios for these sites. If future development does not comply with the uses outlined a NASP amendment will be required.

INTERPLAN is herewith submitting, on behalf of the David Thompson Health Region, a Neighbourhood Area Structure Plan for Michener Hill East.

The following sections of this report are intended to discuss the NASP objectives, policy framework, site characteristics, proposed development concept and land uses, municipal reserve and open space requirements, transportation and access, proposed site servicing and implementation strategy.

2.0 NEIGHBOURHOOD AREA STRUCTURE PLAN OBJECTIVES

The following is a list of objectives for the Neighbourhood Area Structure Plan for Michener Hill East:

- To establish a comprehensive Neighbourhood Area Structure Plan that describes uses and strategies for appropriate development of the Plan area;
- To provide a policy framework consistent with the provisions of the relevant City of Red Deer policies for guiding development and subdivision of the plan area;
- To create the opportunity for potential development that meets the needs of the seniors' housing development and is accepted by local residents;
- To illustrate the physical characteristics of the plan area and describe any physical impact on the natural environment by the proposed development;
- To identify any constraints on the plan area and how these will be addressed in the proposed development, and
- To address the servicing, transportation and open space requirements associated with the proposed development.

3.0 POLICY FRAMEWORK

3.1 Intermunicipal Development Plan

The NASP area is situated outside the boundaries of the Intermunicipal Development Plan.

3.2 Municipal Development Plan

The City of Red Deer Municipal Development Plan was adopted by City Council as Bylaw 3214/98 on August 24, 1998. Map 3 in the Municipal Development Plan shows the land use for the Michener Hill site as future residential.

The expressed goal for residential development is

"To encourage the development of balanced residential neighbourhoods which include a full range of housing options, basic recreation services, and appropriately located school sites and other services".

A stated objective for residential development is to

"Provide for special housing and lifestyle needs."

"Encourage residential infill in older neighbourhoods."

Residential policies in the Municipal Development Plan address special needs housing and residential infill housing. Policies 11.6 and 11.7 respectively state that

"The City will partner with special needs groups to identify, and to assist in implementing housing solutions for special needs groups, such as single parent families, persons with disabilities, low income seniors and the hard to house," and

"Residential infill projects, which contribute positively to neighbourhood quality and image, will be encouraged in older neighbourhoods where adequate capacity in infrastructure systems and community services exists. Neighbourhood input will be solicited at the preliminary planning and design stage of any proposed infill projects."

Land development policy 12.7 states that

"Residential development shall be required to attempt to preserve as many natural features and as much existing vegetation as possible in development proposals."

Development and the Natural Environment policy 7.4 states that

"The City shall continue to require that all escarpments, ravines, creeks, riverbank lands, wetlands along with setbacks appropriate for preserving these features, and other undevelopable natural areas be dedicated as environmental reserve."

The NASP has been prepared in accordance with the Municipal Development Plan.

3.3 East Hill Major Area Structure Plan

The East Hill Major Area Structure Plan was adopted by City Council as Bylaw 3207/A-2005 on December 19, 2005. The Development Concept Plan of the Major Area Structure Plan illustrated on **Figure 2** (see **Appendix**) indicates the majority of the Michener Hill East NASP site as residential with a proposed natural area in the north east corner at the intersection of 55th Street and Michener Avenue. The Development Concept also shows Ross Street along the south edge of the site as an arterial street and Michener Avenue along the east boundary of the site as a collector road.

The NASP has been prepared in accordance with the policies contained in the East Hill Major Area Structure Plan.

3.4 City of Red Deer Land Use Bylaw

The Plan Area is designated PS Public Service (Institutional or Governmental) District by The City of Red Deer Land Use Bylaw No. 3357/2006.

The general purpose of the PS Public Service (Institutional or Governmental) District is *"to provide land for those uses that are public or quasi-public in nature."* Discretionary Uses in this District include the following that specifically relate to the proposed NASP scenario:

- Parking ancillary to any permitted or discretionary use.
- Retail sales of goods required in connection with a use approved in this district.
- Retirement Home. Retirement Home is defined as *"a residential building or a portion of a residential building which provides permanent or long term accommodation for retired persons, which has common facilities for the preparation and consumption of food exclusively for and by the residents, in which common lounges, recreation facilities may be provided for the exclusive use of the residents, and in which each resident occupies a private unit."*
- Assisted Living Facility. Assisted Living Facility is defined as *"a building, or portion of a building operated for the purpose of providing live in accommodation for six or more persons with chronic or declining conditions requiring professional care or supervision or ongoing medical care, nursing or homemaking services or for persons generally requiring specialized care but does not include a Temporary Care Facility"*.

3.5 Michener Centre Development and Subdivision Guidelines

The Michener Centre Development and Subdivision Guidelines approved by Council on October 21, 1996, stipulate that prior to any development or subdivision, the following factors in Area 2 shall be addressed in an Outline Plan:

- a) "Protection of the Drainage Course** – *The developer shall be required to maintain and protect both the drainage course and the tree stand on the north side of the site.*
- b) Protection of Gaetz Lakes** – *The developer shall be required to design the subdivision to ensure that the Gaetz Lakes is protected from any negative impacts.*
- c) Constructed Wetlands** – *It is required that surface storm water from this subdivision be channelled into the existing creek channel and that the existing creek channel be*

enhanced so that it will function as a constructed wetland. The constructed wetland will be designed to treat the storm water to remove any substances which are harmful to the Gaetz Lakes Sanctuary. Subject to the Gaetz Lakes Sanctuary Master Plan, the naturally treated storm water will flow through to Gaetz Lakes. The possibility of an overflow connection to the storm sewer should be investigated; construction of this connection will be required if technical studies indicate that it is needed to protect the water quality entering Gaetz Lakes.

- d) Geotechnical Evaluation** – *The developer shall conduct a geotechnical evaluation on the Gaetz Creek bank.*
- e) Land Use** – *The only land use permitted on this site are institutional uses related to the delivery of Michener Centre services or residential uses."*

The NASP meets the intent of the Michener Centre Development and Subdivision Guidelines.

3.6 City of Red Deer Neighbourhood Planning Guidelines and Standards

The City of Red Deer Neighbourhood Planning Guidelines and Standards adopted by City Council on December 16, 2002 with subsequent amendments provide "*guidelines and standards for the planning and design of neighbourhoods including parks and public facilities/amenities in The City of Red Deer.*" The Neighbourhood Planning Guidelines and Standards define a neighbourhood as "*a predominately residential area, which is usually a quarter section (65 hectares or 160 acres) in size.*"

The Michener Hill East NASP is somewhat unique in that it contains only 44.44 acres (17.98 ha) and is non-conventional when compared to the standard quarter section (160 acres) as many of the criteria (standards) contained in the Neighbourhood Planning Guidelines and Standards do not apply. However, the NASP does meet the overall principles (guidelines) of the Neighbourhood Planning Guidelines and Standards.

3.7 Red Deer Trails Master Plan

Map 2 of the Red Deer Trails Master approved by City Council on October 11, 2005 identifies the future trail network for the NASP and surrounding areas. Specifically, the Master Plan identifies an existing aggregate neighbourhood trail in the northerly portion of the NASP, an existing nature trail along the westerly edge of Michener Avenue and a proposed future nature trail along the southerly edge of 55th Street.

The NASP complies with the intent of the future trail network outlined in the Red Deer Trails Master Plan.

4.0 SITE CHARACTERISTICS

An air photo and a topographic map of the NASP area are illustrated in **Figures 3 and 4** respectively (see **Appendix**).

4.1 Legal Description and Ownership

The legal description and land ownership for the subject site are indicated below.

Legal Description:

Portions of Lot 1 Block 10 Plan 8920192, and
Lots 4 and 5 Block 10 Plan 0624325.

Land Ownership:

All of the subject site is presently owned by Her Majesty the Queen in Right of Alberta as represented by Minister of Infrastructure and Transportation.

The David Thompson Health Region (DTHR) has been granted permission to purchase the land from Alberta Infrastructure and Transportation, and the sale/transfer process is underway. The David Thompson Health Region (DTHR) has been authorized to act on behalf of the land owner.

4.2 Site Area

The subject site contains approximately 44.44 acres (17.98 ha) more or less.

4.3 Current Land Use Context

The lands to the north of Michener Hill East NASP are designated as Environmental Preservation District (A2) and Public Service District (Institutional or Governmental) (PS) (**Figure 3**, see **Appendix**). The lands immediately to the east are designated as Residential (Low Density) District (R1). The lands immediately to the south west are designated as Residential (Low Density) District (R1) and Residential (Medium Density) District (R2). South of Ross Street directly south of the intersection with Michener Avenue, the lands are designated as Residential (High Density) District (R3).

4.4 Land Form

The majority of the site is relatively level to gently undulating with a slight downward grade to the south and a ravine along the north east side of the site. The ravine, originating from Gaetz Lakes to the north, runs through the north easterly portion of the site and grades up to the south into a shallow drainage channel in the centre of the site. Storm drainage collects in the ravine area during periods of prolonged precipitation.

The upland area around the ravine has an elevation of about 883m. The ravine is between 3 and 12 m deep with a base elevation of 872 m at the north end near 55th Street. According to a technical investigation prepared by Parkland Geotechnical Consulting Ltd. the base of the

ravine located within Lot 4, Block 10 Plan 0624325 is subject to seasonal water flows which appear to cause minor erosion and down-cutting, although the base of the ravine appears to be relatively stable.

4.5 Ecological Profile

The Ecological Profile of the Michener Centre Natural Area was prepared in January 1998 by The City of Red Deer. Recommendations in the Ecological Profile relating to the NW 1/4 Section 15 within which the Subject site is located include the following:

- R2 *"The natural vegetated drainage course and all the trees north of there, should be preserved as a crucial part of the storm water drainage system and as a natural wildlife corridor into Gaetz Lakes. In addition, the existing trail system in the area could be incorporated into The City of Red Deer trail system."*
- R3 *"The availability and locations of the Michener land natural habitats provide for the opportunity of designing a unique natural/built neighbourhood in this area. With close proximity to Gaetz Lakes, and the public desire to assure a clean and constant water supply to the lakes, a unique design will be required."*
- R4 *"The preservation and utilization of the natural wetlands in Michener Natural (Ecospace) Area should be a major component in helping to assure a clean water supply to Gaetz Lakes and to help facilitate the development of an environmental design plan."*
- "The use of constructed wetlands should be considered for the cleansing of water entering Gaetz Lakes."*
- R5 *"Architectural guidelines that acknowledge the unique natural habitats throughout the region should be considered for the entire study area."*
- R9 *"Residential development should take advantage of the nearby natural amenities."*
- "The clumps of poplar located on the sides of the road running into Michener Centre from Ross Street should be preserved in the present open space park setting."*

4.6 Current Access

The Michener Hill East NASP area currently derives access from Michener Avenue, a 7.5 m wide private road with a rural cross-section along the east boundary tying into Ross Street, a four lane undivided urban roadway, and from 55th Street along the north boundary.

4.7 Vegetation

In addition to the treed area discussed in Section 4.5 the remainder of the subject site is largely grassed with three clumps of trees located along Michener Avenue.

4.8 Environmental Site Assessment Considerations

A Phase I Environmental Site Assessment (ESA) for the subject site, a copy of which is submitted under separate cover, was performed by Parkland Geotechnical Consulting Ltd. in February 2006. The primary objectives of the Phase 1 ESA were to identify environmental issues associated with the subject property and to determine whether any identified issues required a detailed site investigation or other action. The Assessment identified environmental issues related to former salt and ongoing fuel (hydrocarbon) storage at the maintenance yard (located on the north portion of Lot 1, Block 10, Plan 8920192) were noted, including a small gasoline spill in the early 1990's. In this regard the Assessment indicated that *"it is understood that the extensive clean-up prevented surficial run-off from extending to the subject property."* The Assessment concluded that "with the exception of the hydrocarbon impacts in the ravine, the property is considered to have a 'low' rating in terms of environmental risk". However, while indicating that the issue is expected to have a minimal impact on the proposed development, the Assessment did recommend that *"a review of the ravine at the north boundary of the subject property for potential hydrocarbon impacts be carried out in the spring once the snow cover has gone."*

4.9 Existing Structures

With the exception of the Michener Centre maintenance operations facilities and root cellars in the northwest portion of the site, there are no existing buildings in the Plan area (Figure 3, see Appendix).

4.10 Geotechnical Considerations

Parkland Geotechnical Consulting Ltd. completed a Technical Investigation, submitted under separate cover, for the subject site in August 2006. The investigation concludes that *"the subsurface conditions of this site are considered to be suitable for the proposed residential development."* The investigation does identify some geotechnical issues such as monitoring the placement of fill and includes recommendations for dealing with these issues which will be addressed during the development of the site.

The investigation also included a slope stability analysis to assess potential sensitivity of the local ravine slopes to potential development in the upland area. The slope stability assessment identifies potential slope stability issues associated with the ravine, the north east portion of the subject site and provides recommendations regarding setbacks, removal of vegetation, erosion control measures and setbacks.

4.11 Site Servicing

The subject site is readily serviced for sanitary sewer and water distribution mains by the extension of existing services within the municipal reserve lots located immediately east of the site. Storm drainage will require the creation of a storm water management facility that will utilize the existing drainage system within the ravine located at the northeast corner of the Plan area.

Shallow utility infrastructure is available on site, or immediately adjacent to the site.

A Development Agreement will be required for payment of off-site levies and other development charges as well as for construction of roadway and utility improvements.

4.12 Historic Resources

The City of Red Deer Recreation, Parks and Culture Department staff has no specific knowledge of any "unique historical, heritage, cultural, archeological or palaeontological features within the NASP boundaries.

5.0 DEVELOPMENT CONCEPT

5.1 Development Concept

Based upon the DTHR's Continuing Care Plan, City of Red Deer Policies, market considerations and site characteristics, a Development Concept (focusing on the Michener Hill Village seniors' housing and care development) has been prepared for the entire 44.44 acre± (17.98 ha±) site as illustrated in Figure 5 and on the air photo in Figure 6 (see Appendix). The Michener Hill Village development is based on DTHR plans for a portion of the site. The remainder is a "shadow plan" based on anticipated future use of the north and south residual parcels by Alberta Infrastructure and Transportation.

5.2 Land Use

The Michener Hill Neighbourhood comprises the area shown in Figure 7. The entire neighbourhood is used in the land use allocation as it provides the closest comparison to a standard ¼ section upon which *The Neighbourhood Planning Guidelines and Standards* is based. The existing Land Use Allocation for the neighbourhood is summarized in Table 1 below.

Table 1 Land Use Allocation for Michener Hill Neighbourhood*

	Area (ha)	Dwelling Units	% of Gross Plan Area
Gross Plan Area			
Existing Neighbourhood	67.70	421	79
Michener Hill East			
NASP Boundary	17.98	486	21
Total Gross Plan Area	85.68	907	100
Net Developable Area			
Gross Plan Area minus	85.68		
Environmental Reserve (ER/A2)	4.48		
Major Roads			
(Ross St., 40 th Ave)	5.10		
Undevelopable Slopes	3.24		
Net Developable Area	72.86		
Density (du/net dev. Ha)	12.44		
Institutional Use (PS)	24.22		33.2 of net
Municipal Reserve (MR/P1)	9.67		13.3 of net
Environmental Reserve (ER/A2)	4.48		5.2 of gross

*Note: Gross plan area is the entire Michener Hill Neighbourhood
Source for dwelling units for the existing neighbourhood from the 2006 Census Results
Neighbourhood Planning Guidelines and Standards require a density in the range of 12.35 and 17.3
A deferred reserve caveat (#002203491) is 9.38 acres/3.76 ha. This requirement has been met.

The proposed land uses for the Neighbourhood Area Structure Plan boundary are summarized in Table 2 below.

Table 2 Land Use Statistics for Michener Hill East

Land Use	Acres±	Hectares±	Percent
Michener Hill Village (PS)	9.75	3.95	22.03
Michener Hill Village (R1A)	4.64	1.88	10.44
North Residual (PS)	7.21	2.92	16.22
South Residual (R1A)	4.70	1.90	10.58
Roads ¹	4.23	1.70	9.52
Environmental Reserve (ER)	5.90	2.39	13.19
Municipal Reserve (MR)	<u>8.01</u>	<u>3.24</u>	<u>18.02</u>
Total	44.44	17.98	100.00
1. Roads include:			
a. South Michener widening		2.00 acres± (0.80 ha±)	
b. North Michener widening		1.84 acres± (0.74 ha±)	
c. Ross Street widening		0.39 acres± (0.16 ha±)	

5.2.1 Michener Hill Village

The centrally located Michener Hill Village, as illustrated in Figure 8 (see Appendix), is intended to be an "Aging in Community" opportunity catering to a senior's population. The location and configuration of the proposed Michener Hill Village was largely determined by David Thompson Health Region, who is purchasing the land from Alberta Infrastructure and Transportation. Michener Hill Village will create a modern, home-like community that supports new models of care. The NASP will include:

- 220-bed continuing care centre surrounded by a variety of related services and programs and an additional 60 beds for assisted living (PS).
- 50-150 independent housing spaces for Seniors (condominiums/ apartments) (PS), and
- 40 potential Seniors Individual Housing (villas) (R1A).

The buildings within Michener Hill Village will be a maximum of 3 to 4 stories in height. The Seniors Individual Housing component, proposed to be located adjacent to the existing residences to the west, is intended to be single storey "villa" style units, thereby resulting in a complementary interface.

The proposed land use designations for Michener Hill Village are:

- The existing PS – Public Service (Institutional or Governmental) District for the Continuing Care Centre and Supportive Living component, and the independent housing for seniors (condominiums/apartments); and
- R1A – Residential (Semi-Detached Dwelling) District for the Potential Seniors Individual Housing portion.

5.2.2 Residual Alberta Infrastructure and Transportation Lands

Two residual portions of the Plan area, one in the southeast corner and the other in the northwest corner are intended to remain in the ownership of Alberta Infrastructure and Transportation. At this point in time Alberta Infrastructure and Transportation has not determined a specific land use for the two areas, however, it is anticipated that the future use for the parcel in the northwest will be in accordance with the current PS – Public Service District land use designation. Considering the context of the parcel in the southeast portion of the Plan area in relation to the proposed land uses immediately to the north and the existing land uses to the west and to the east, an R1A - Residential (Semi-Detached Dwelling) District is proposed for this area. A "possible scenario" for this area is included in Figure 5 (see Appendix).

5.2.3 Anticipated Population

The anticipated population for Michener Hill Village and the South Residual portion of the NASP is outlined in Table 3 below. The housing mix for the entire Michener Hill Neighbourhood is shown in Table 4.

Table 3 Anticipated Population of Michener Hill Village

Component	Proposed Land Use	Max. Number of Units	Persons per Unit	Maximum Anticipated Population
Continuing Care	PS	280	1.0	280
Apartment/Condo	PS	150	1.5	225
Seniors Villas	R1A	40	2.0	80
Residual South	R1A	25	2.5	63
Total		495		648

Table 4 Housing Mix in Michener Hill Neighbourhood*

Housing Type	Existing Nhd (du)	Mich. Hill East (du)	Total (du)	% Housing Mix
Single Family				
Detached (R1 and R1N)	269	0	269	
Detached with Suite (SS)	21	0	21	
Semi-Detached (R1A)	29	65	90	
Total	319	65	384	79
Multi-Attached				
Medium Density (R2)	16	0	16	
High Density (R3)	86	0	86	
Total	102	0	102	21
Total Dwelling Units	421	65	486	100
Institutional(PS)				
Public Service (Continuing Care)		220	220	
Supported and Assisted Living		210	210	
Total PS Units			430	

*Note: This is for the entire Michener Hill Neighbourhood.
Source for dwelling units for the existing neighbourhood is from the 2006 Census Results.
Multi-attached housing (three or more attached) shall be no less than 20% of total housing mix.
Single detached and semi-detached shall be no less than 60% of the total housing stock.
There is no minimum or maximum percentage for institutional type housing in the *Neighbourhood Planning Standards and Guidelines*.

5.2.4 Reserve Area

The Plan proposes a 13.88 acres± (5.62 hectares±) "Reserve" area in the northeast corner of the Plan area which is in accordance with The City of Red Deer policies contained in the East Hill Major Area Structure Plan, the Ecological Profile of the Michener Centre Natural Area and the Michener Centre Development and Subdivision Guidelines. In complying with these policy documents the NASP proposes to preserve the natural drainage course, the existing trees and the existing trail system in this Reserve area.

This area will be designated Parks and Recreation (P1) District and Environmental Preservation (A2) District. The Reserve Area is discussed in more detail in Section 5.3 below.

5.3 Open Space and Municipal Reserve

Pursuant to Section 666 of the Municipal Government Act, The City of Red Deer, as the Approving Authority, may require the owner of a parcel of land that is the subject of a proposed subdivision to provide up to ten (10) percent of the parcel as:

- land for municipal reserve, school reserve or municipal and school reserve,
- money in place of municipal reserve, school reserve or municipal and school reserve, or
- a combination of land or money.

There is a Deferred Reserve Caveat (Registration Number 002 203 491) registered on Title against the Michener Centre lands excluding the existing residential. The Caveat indicates that a 9.38 acre (3.796 hectare) deferred reserve caveat is registered against the Subject Site.

As referenced in Section 5.2.3 above and as illustrated in **Figure 5 (see Appendix)**, a 13.88 acres± (5.62 hectares±) "Reserve" parcel in the northeast area of the subject site is proposed as a combination of Environmental Reserve (ER) and Municipal Reserve (MR). The dedication of this treed area as Municipal Reserve and Environmental Reserve will ensure that the lands are preserved in their natural state and can only be modified with the approval of The City of Red Deer.

The boundary of this "Reserve" has been determined through consultations with The City of Red Deer and input from the slope stability studies conducted by Parkland Geotechnical Consulting Ltd. Also as a result of discussions with The City of Red Deer Recreation, Parks, and Culture Department and Parkland Community Planning Services, it has been concluded that the 13.88 acre± dedication will satisfy all of the Municipal Reserve requirements for the 44 acre± subject site and the Municipal Reserve requirements for the entire 93 acres± (37.6 hectares±) of land in the NW ¼ Section 15, Township 38 Range 27 W4 that is addressed in the Deferred Reserve Caveat.

The reserve area is proposed as a natural park and will be designated as P1 – Parks and Recreation District and A2 – Environmental Preservation District.

It should be noted that not all existing vegetation can be preserved but effort will be made to retain existing trees where possible and have them incorporated as a development feature. (See **Figures 10 and 11**).

The NASP provides for a 1m Municipal Reserve strip along the north boundary of Ross Street which will restrict legal vehicular access from any future development to Ross Street.

A commemorative plaque to honour the historical use of the land will be placed on the trail within the open area of the Reserve. The content and design of the plaque, as well as the precise location, will be determined in consultation with stakeholder groups. Future maintenance of the plaque will be handled by City Parks.

5.4 Pedestrian Trails and Linkages

The trail system and linkages in the NASP area illustrated in **Figure 9 (see Appendix)** meets the intent of the Red Deer Trail Master Plan:

- By dedicating 13.88 acres± (5.62 hectares±) of land in the northeast corner of the NASP as "Reserve" in the form of natural open space.
- By retaining and expanding upon the existing neighbourhood trail located in the proposed reserve area referenced above.
- By providing a trail link from the existing residential area to the "Reserve" area, and
- By incorporating a regional path along the westerly edge of Michener Avenue to provide a link between Ross Street and the trail system within the "Reserve" area.
- By providing trails that will be accessible for those with mobility disabilities.

6.0 TRANSPORTATION

6.1 Transportation Network

Primary access to the Plan area will be via Michener Avenue which is required to function as a collector road. The East Hill Major Area Structure Plan indicates a 20 m undivided collector street right of way, dedicated to The City of Red Deer along the entire east boundary of the Plan area from Ross Street to 55th Street (Figure 10, see Appendix). The Michener Hill Village development will construct this collector street with a 2.5 m separate sidewalk standard roadway from Ross Street to the north boundary of the Michener Hill Village site as illustrated in Figure 11 (see Appendix). The collector street will be treed on both sides by maintaining the existing trees or introducing new trees where necessary and possible. New street lights will be installed, at the Developers cost, along the part of Michener Avenue that will be upgraded to a collector road. This portion of the collector will be constructed with the first stage of development. The 2.5 m separate sidewalk is intended to serve as a pedestrian link to the proposed reserve area to the north and ultimately to Gaetz Lakes. Though every effort will be made to do so, not all existing trees can be preserved along Michener Avenue once it is upgraded to a collector standard.

The right of way for the future extension of the Michener Avenue collector road northward to 55th Street will be dedicated to The City of Red Deer and will be developed by others at the time that the north west residual parcel is developed.

The Plan also proposes the dedication of 14.33m to The City of Red Deer for the widening of Ross Street. The anticipated improvements to Ross Street are illustrated in Figure 12 (see Appendix).

Secondary access to the Michener Hill Village site will be available from 55th Street via a public access easement through the North Residual parcel as illustrated in Figure 5 (see Appendix). The roads "shadowed" in the possible scenario for the South Residual parcel can be either public or private.

All internal roads within the NASP Area, with the exception of Michener Avenue, will be private.

6.2 Traffic Impact Analysis

A Traffic Impact Analysis for the Plan area was completed by AI-Terra Engineering in May 2006. The Analysis concluded that the proposed land uses for the Plan area are expected to generate relatively low traffic and that the majority of traffic will be off peak, due to the older demographic of the anticipated population.

However, the Analysis recognizes that traffic signals, although not warranted based on TAC (Transportation Association of Canada) Warrant Analysis, are expected to be required at the intersection of Michener Avenue and Ross Street, due to the high volume of traffic on Ross Street.

The Analysis also notes that although the traffic generated from the subject site will be relatively low, Michener Avenue, due to its substandard width and structure, will have to be improved to a City of Red Deer collector road standard between Ross Street and the entry point to Michener Hill Village.

6.3 Public Transit

The existing transit service for the NASP area is illustrated in **Figure 13 (see Appendix)**. As shown, all entrances to Michener Hill Village are within 400m of a transit stop. An additional transit stop is proposed for along the west side of Michener Avenue as shown in **Figure 13**. This transit stop would be constructed in a future stage of the development. For future two way transit service, a pedestrian crossing and transit stop will be installed adjacent to the access into Michener Hill Village to allow safe crossing from the west side of Michener Avenue to the east side.

If redevelopment of the North Residual parcel occurs Michener Avenue will have to be upgraded to a collector standard suitable to accommodate a transit route up to 55th Street. It should be noted that it would be unlikely that transit service along the upgraded Michener Avenue would be provided by The City at this point in time. The developer may consider providing a bus service for its residents as in other assisted living developments.

7.0 SERVICING SCENARIO

7.1 Storm Water Management

7.1.1 Existing Storm Water Characteristics

An 1800mm storm sewer trunk main exists east of the access road to the Plan area located along the east side of the subject site. Michener Avenue drainage is proposed to be intercepted by catch basins and drained via this existing main. A 2100 mm storm trunk main exists within the 55th Street right of way located along the north limit of the subject site. It is assumed that some storm sewer capacity is allowed for in the trunk mains.

Furthermore, there is a natural drainage channel, down to the Gaetz Lakes, in the north east corner of the Plan area. Accordingly, if there is no piped storm sewer capacity available, there will be natural capacity available via this ravine.

All storm water management shall be in accordance with the Best Management Practice outlined within the Alberta Environment Standards and Guidelines for Storm Water Management for the Province of Alberta. **Figure 14 (see Appendix)** illustrates the existing and proposed piped storm sewer system.

7.1.2 Michener Storm Water Management Strategies

The approach to storm water management for the Michener lands is to recognize that Best Management Practices (BMPs) are most suitable for the re-development areas. That is, source control opportunities for both storm water quantity and quality are to be explored to the practical extent possible. We note that several examples under the LEED program are already underway in The City of Red Deer and that the Michener lands through the re-development can incorporate sustainable storm water management system components that are integrated in the landscape (hard and soft) of the development area.

It is recognized that the runoff from the area is currently conveyed by the existing ravine en-route to the Gaetz Lake located north of the plan area. From the outset, this drainage system will be assessed to establish its carrying capacity. To determine the latter, a hydrologic analysis will be conducted as well as a biophysical evaluation to document the flora and fauna found within the riparian areas of the drainage course, noting that rare species have been found in the past. The assessments will confirm where potential improvements can be made and determine sustainable release rates. Consequently, management criteria can be developed for the storm water measures that are to be incorporated within the re-development areas. They will range from Low Impact Development (LID) measures complementing BMPs, including structural and non-structural components (e.g. rain harvesting).

With regards to the existing drainage course, the following is noted:

- The existing drainage course measures about 600 m in length upstream of 55th Street. An existing 1200 mm diameter culvert allows for passage to the north portion of the drainage course, also about 600 m in length and that leads to Gaetz Lakes. From these lakes, runoff is discharged into the Red Deer River.
- The riparian areas along the existing drainage course are thickly treed and judging from a preliminary site visit, exhibit a valuable ecosystem with significant habitat. While the development will yield more runoff, this is to be taken as an opportunity to

create a positive impact within a holistic approach of the changes of catchment area. This includes addressing the concerns relating to the apparent dropping of the water levels in the Gaetz Lakes.

Given the above, we will investigate the characteristics of the entire drainage system including the Gaetz Lake and its outlet to the Red Deer River. This will require surveys to be extended to cover the lakes and downstream system. It can not be overemphasized that this is required to safeguard the existing drainage route to the river from water conveyance, retention and ecological integrity. Equally important to emphasize is that well planned and executed storm water management strategies can result in enhanced natural systems that can be enjoyed by people and sustain natural habitats. The Storm Water Plan prepared by Westoff Engineering Resources Inc. will address the removal and reuse of any wetland vegetation and substrate material that may be removed for development.

The storm water management system within the Plan area shall be in accordance with the Storm Water Management Plan and to the satisfaction of The City of Red Deer and Alberta Environment. The Westoff Storm Water Management Report will also address erosion and sediment control measures.

7.2 Sanitary Sewer

A 750mm sanitary trunk main exists east of the access road to the Plan area located along the east side of the subject site. This sanitary trunk main becomes a 675mm main, at a higher percent grade within 55th Street, along the north boundary of the Plan area. The mains are concrete pipes and are deep enough to service the Plan area. The existing and proposed sanitary sewer system is illustrated in **Figure 15 (see Appendix)**.

7.3 Water Supply

The Plan area can be readily serviced with an adequate water supply. A 750mm High Pressure Concrete (HPC) water main exists within the 55th Street right of way along the northern boundary of the Plan area. A 250mm diameter water main exists east of the access road located along the east side of the Plan area. There is also a 250mm water line that crosses the Plan area which will remain operational until such time that a new alignment is constructed and deemed safe for public use. This line would then be abandoned or removed. The existing and proposed water main servicing is illustrated in **Figure 16 (see Appendix)**.

7.4 Shallow Utilities

Electrical, telephone, cable TV and natural gas utilities will be extended into the plan area by The City of Red Deer Electric Light and Power, Telus, Shaw and Atco. This entire area will be serviced by installing an underground power cable from the existing overhead power lines on 55th Street and south of Ross Street at Michener Drive. Some combination of switchgear and feed through transformers will be used to feed the developments in the area off of this underground cable. The developer will pay for all costs associated with this. A 3m easement will be required for all cables and equipment. If power is required in the centre of the development before the ends are serviced, a graded route will need to be provided to bring power to the centre.

7.5 Site Grading

Proposed road grades and drainage courses will take into consideration the existing topography to minimize grading requirements over the Plan area.

Site grading will be completed using conventional excavation equipment and techniques for the Red Deer area. All erosion and sedimentation measures required will be in place prior to the commencement of grading and topsoil stripping. Detailed information regarding erosion and sedimentation measures while working within the ravine area will be included in the Westoff Engineering Resources Inc. Storm Water Management Report.

For the proposed locations of the topsoil stockpiles, refer to **Figure 17**. Note that a majority of the stripped topsoil will be disposed of off-site.

7.6 Waste Disposal

Access to bins or individual home pick-up will be required to be provided for waste disposal to the satisfaction of The City of Red Deer.

8.0 DEVELOPMENT STAGES

The NASP area is proposed to develop in several stages as illustrated in **Figure 17** (see **Appendix**) and described below:

- Stage 1: Continuing Care Centre and Supportive Living;
Seniors Independent Housing;
Reserve area;
Dedication of the Michener Avenue right of way from Ross Street to 55th Street;
The construction of Michener Avenue to a collector street standard from Ross Street to the entry to the Michener Hill Village site;
Traffic signals will be installed at the intersection of Ross Street and Michener Avenue; and
New street lights will be installed along the part of Michener Avenue that will be upgraded to a collector street standard.
- Stage 2: Seniors Individual Housing.
- Stage 3: Residual Parcel – southeast corner.
- Stage 4: Residual Parcel – northwest corner, and
The construction of Michener Avenue to a collector Street standard from the entry to the Michener Hill Village site to 55th Street.
A transit stop will be added to the east side of Michener Avenue north of the entrance to the Continuing Care Centre and Supportive Living.
Pedestrian crossing constructed.

9.0 PUBLIC CONSULTATION

The David Thompson Health Region held two "informal" Public Meetings during the plan formulation stages of the process that included adjacent residents, City Administration and other interested parties. The adjacent residents were informed of meetings by individual door to door notice drops. The extent of the notice drop area was determined in consultation with Parkland Community Planning Services.

The first meeting was held at Eastview Estates Community Hall on June 20, 2006 with an estimated 40 to 50 persons attending. The primary purpose of the initial meeting was to inform the attendees of the intent by DTHR to commence with the preparation of a Neighbourhood Area Structure Plan and to identify any issues that need to be considered at the outset of the process. DTHR introduced the proposed site, the elements of a Neighbourhood Area Structure Plan and the Neighbourhood Area Structure Plan process emphasizing that the public meetings conducted at, and during, the plan formulation stage were beyond the standard requirements of the City. Emanating from the discussions at the meeting and the comments received some definite common themes became evident. These included:

- Protection of the Ravine
- Water quality and quantity
- Site access, and
- Building height.

The second meeting was held at Festival Hall on August 08, 2006 with an estimated 25 to 30 persons attending. The primary purpose for this meeting was to address some of the common themes identified during the first meeting and to present a preliminary concept for Michener Hill Village. Many of the same common themes and issues were once again identified and addressed. Other issues included the loss of trees anticipated due to the construction of Michener Avenue and the "loss" of open space.

At both of the meetings the attendees were informed that should they so desire they would have an opportunity to further express any concerns, issues and/or support at a public Open House mandated by The City and ultimately at the Public Hearing of Council.

10.0 PLAN SUMMARY

THE MICHENER HILL EAST NEIGHBOURHOOD AREA STRUCTURE PLAN COMPLIES WITH THE INTENT AND POLICIES OF:

❖ **City of Red Deer Municipal Development Plan by:**

- *Providing for housing options,*
- *Providing for special housing and lifestyle needs,*
- *Providing residential infill in older residential neighbourhoods,*
- *Preserving as many natural features and existing vegetation as possible in the form of Municipal and Environmental Reserve dedication.*

❖ **East Hill Major Area Structure Plan by:**

- *Providing for largely residential development with a natural area in the north east corner of the NASP,*
- *Providing for a collector road along the east boundary of the NASP.*

❖ **City of Red Deer Land Use Bylaw by:**

- *Providing for suitable land use districts to accommodate the intended land uses,*
- *Adhering to the provisions of the Land Use Bylaw.*

❖ **Michener Centre Development and Subdivision Guidelines by:**

- *Dedicating the area in the north east portion of the NASP as a combination of Municipal and Environmental Reserve thereby protecting the drainage course and the existing tree stand;*
- *Protecting Gaetz Lakes by constructing a continuous wet land in the natural area in the north east corner of the NASP;*
- *Directing the storm water from the proposed development to the continuous constructed wet land;*
- *Conducting a geotechnical evaluation along the escarpment in the north east portion of the NASP;*
- *Limiting the land uses permitted in the NASP to residential uses or institutional uses related to the delivery of Michener Centre services.*

❖ **Red Deer Trails Master Plan by:**

- *Acknowledging the existing trails in the NASP area to the extent possible,*
- *Providing for a regional path along the westerly edge of Michener Avenue.*

❖ **Ecological Profile of The Michener Centre Natural Area by:**

- *Dedicating the area in the north east portion of the NASP as a combination of Municipal and Environmental Reserve thereby protecting the drainage course and the existing tree stand;*
- *Protecting Gaetz Lakes by constructing a continuous wet land in the natural area in the north east corner of the NASP;*

- *Directing the storm water from the proposed development to the continuous constructed wet land;*
- *Where possible, and within reason, preserve the existing tree stand along the eastern edge of Michener Avenue;*
- *Considering a conceptual site plan for Michener Hill Village that acknowledges the edge condition with the Reserve area;*
- *Providing for residential development that takes advantage of the nearby natural amenities.*

THE MICHENER HILL EAST NEIGHBOURHOOD AREA STRUCTURE PLAN:

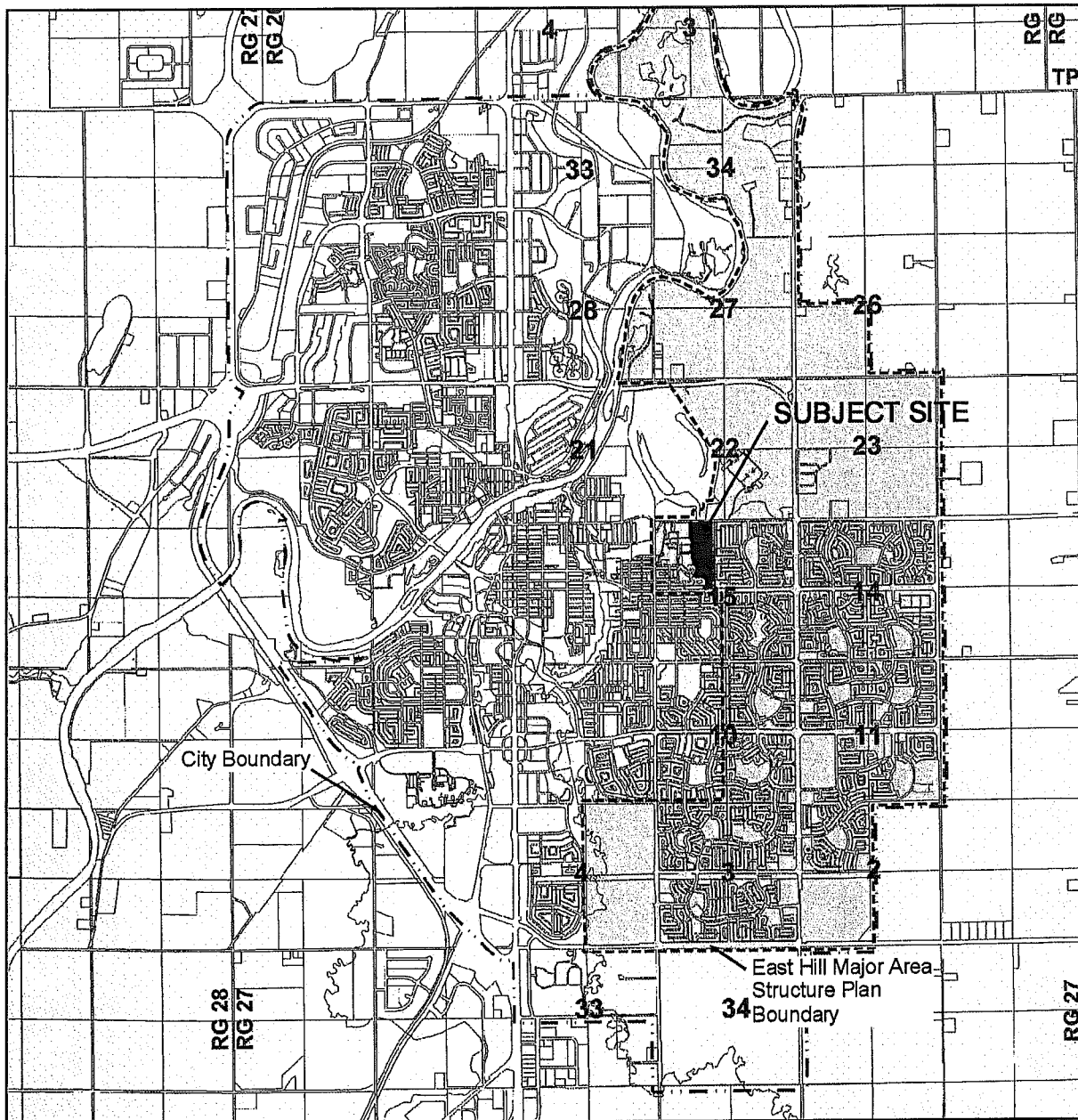
- ❖ *Fits within an overall context,*
- ❖ *Does not unduly compromise the development of adjacent lands, and*
- ❖ *Addresses the intent and aspirations of the David Thompson Health Region.*

11.0 PLAN IMPLEMENTATION

This Michener Hill East Neighbourhood Area Structure Plan outlines the development concept for the entire Plan area and provides specific objectives for the development of a dynamic and functional Michener Hill Village development. Michener Hill East NASP will provide a high quality development that is consistent with The City of Red Deer policies and meets the existing and future needs of the local community and regional market.

Rezoning, subdivision and development of the Neighbourhood Area Structure Plan area shall be guided by the policies and objectives herein, and will be required to adhere to The City of Red Deer Land Use Bylaw and the informational requirements necessary for each subdivision and development application.

APPENDIX: FIGURES



InterPLAN strategies, inc.
Land Planning Services



Source: East Hill Major Area Structure Plan
Parkland Community Planning Services
November 2005

MICHENER HILL EAST NASP

FIGURE 1: LOCATION

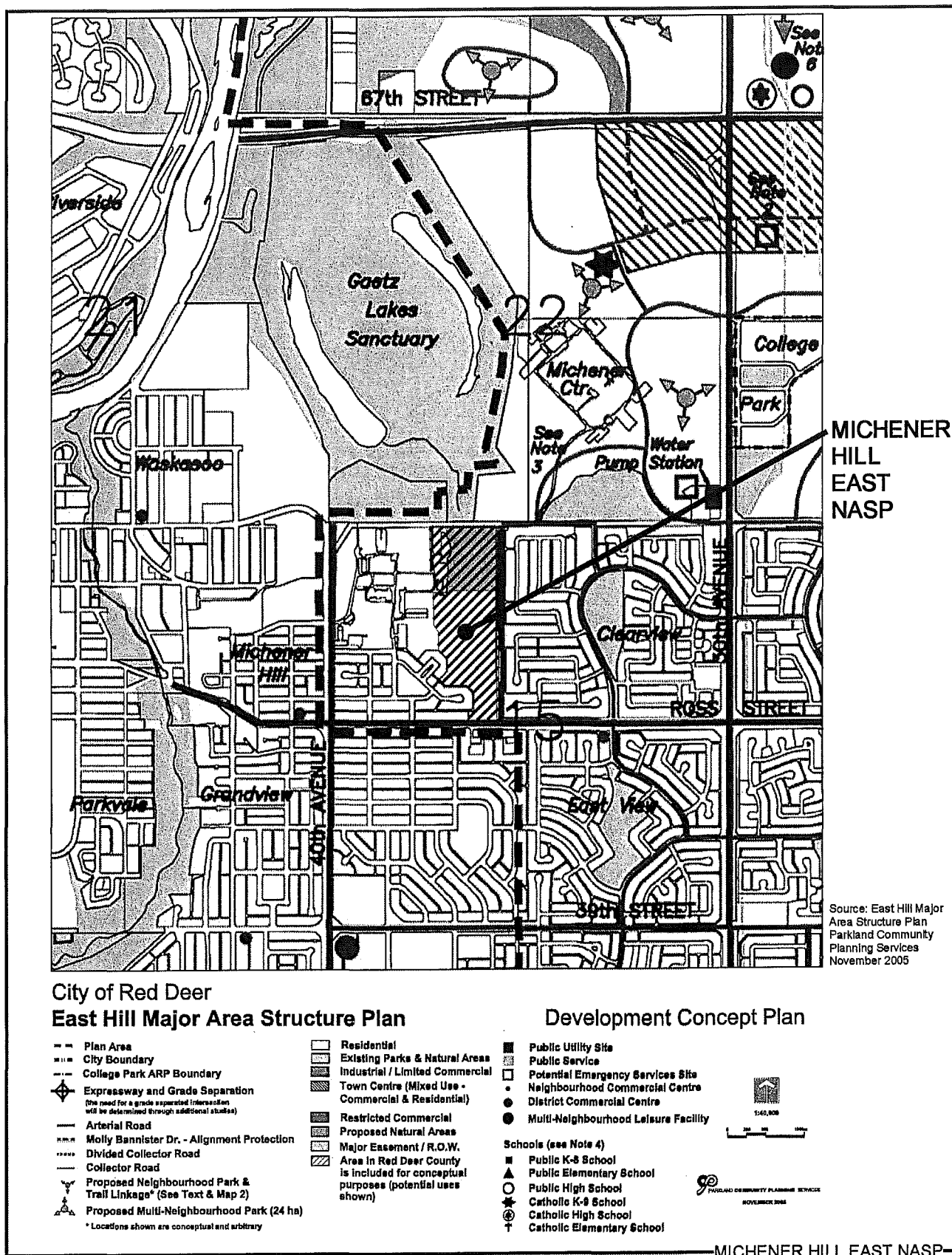


FIGURE 2: EAST HILL MAJOR ASP: SITE CONTEXT

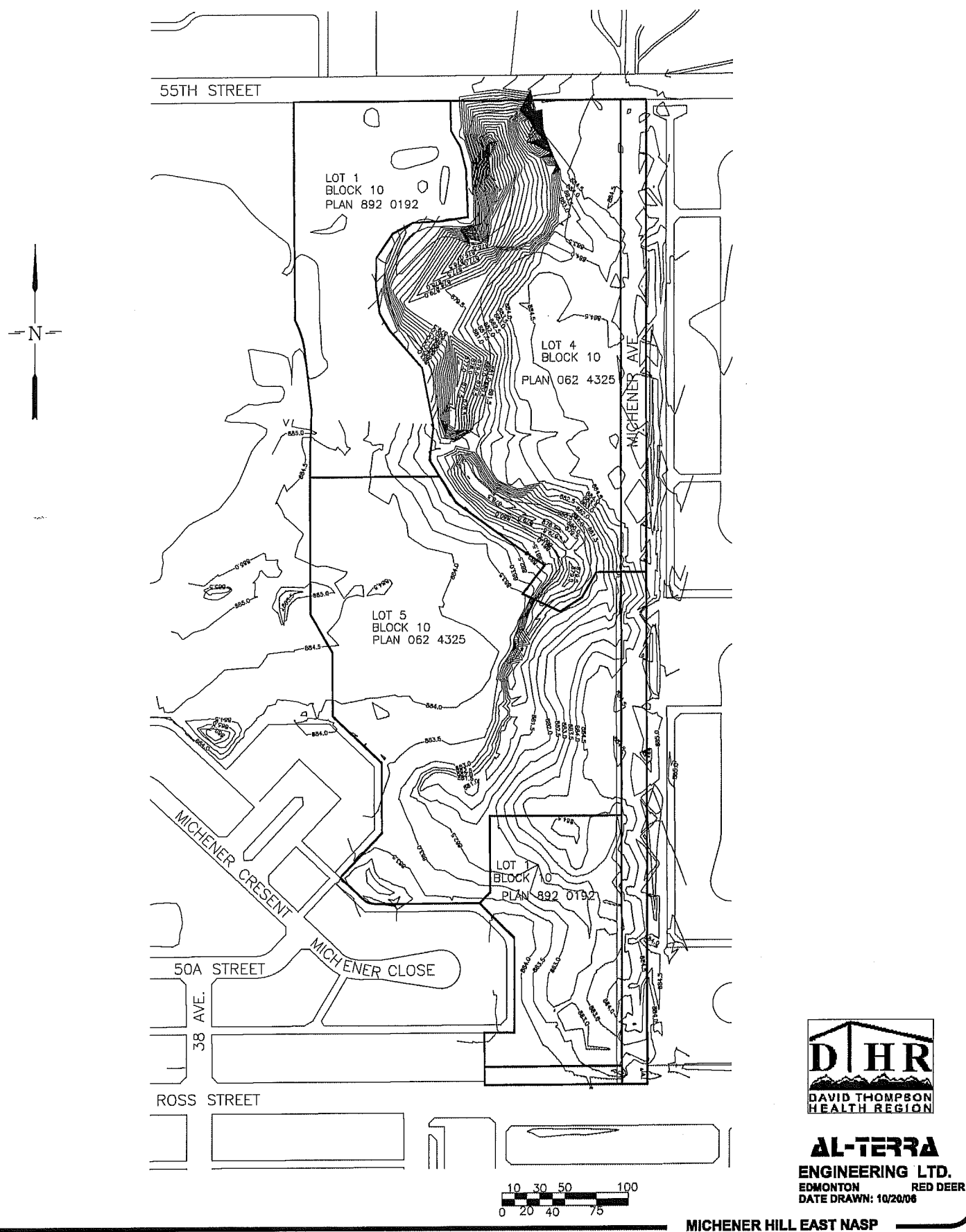


InterPLAN strategies, inc.
Land Planning Services



MICHENER HILL EAST NASP

FIGURE 3: EXISTING CONDITIONS



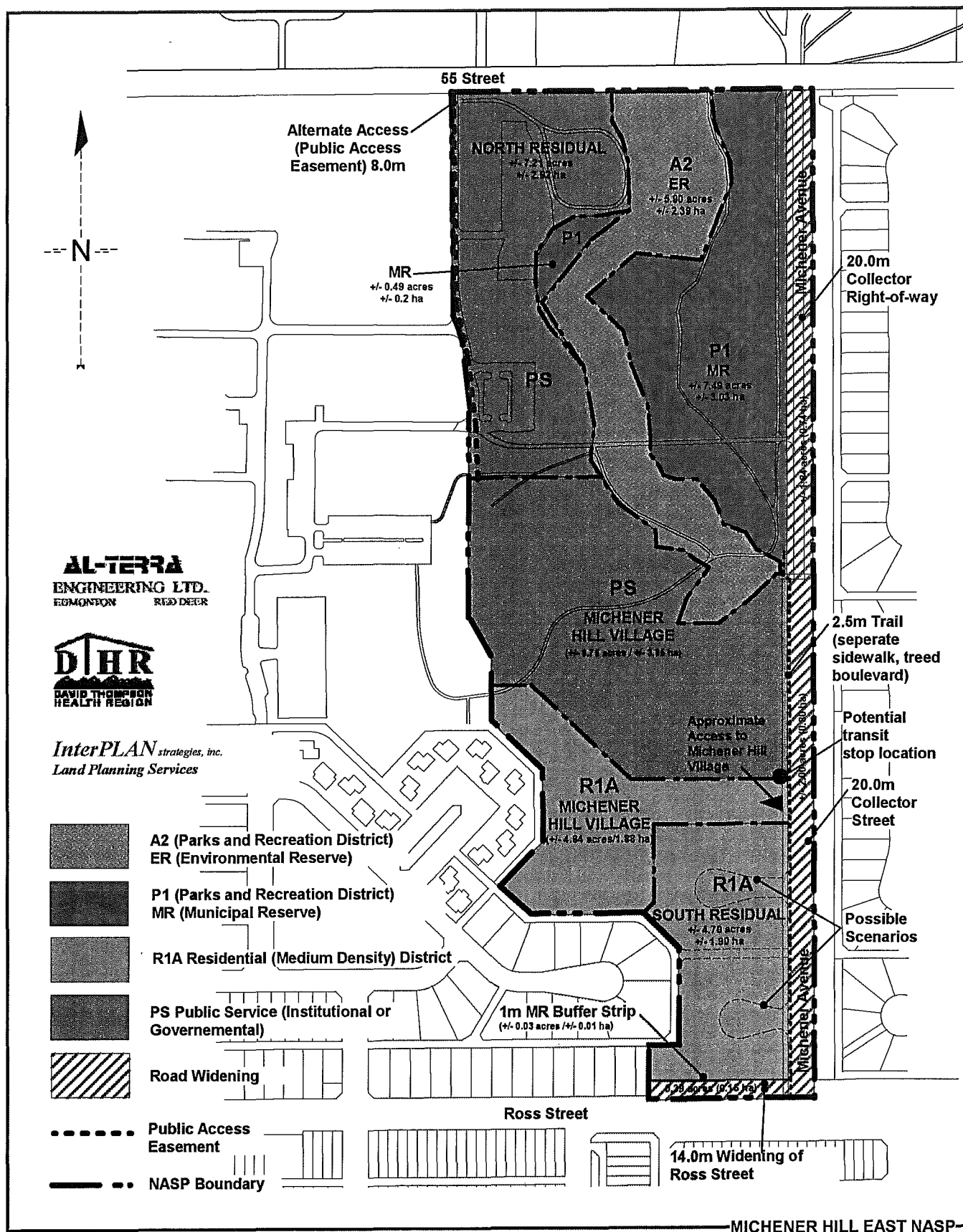
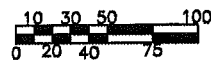
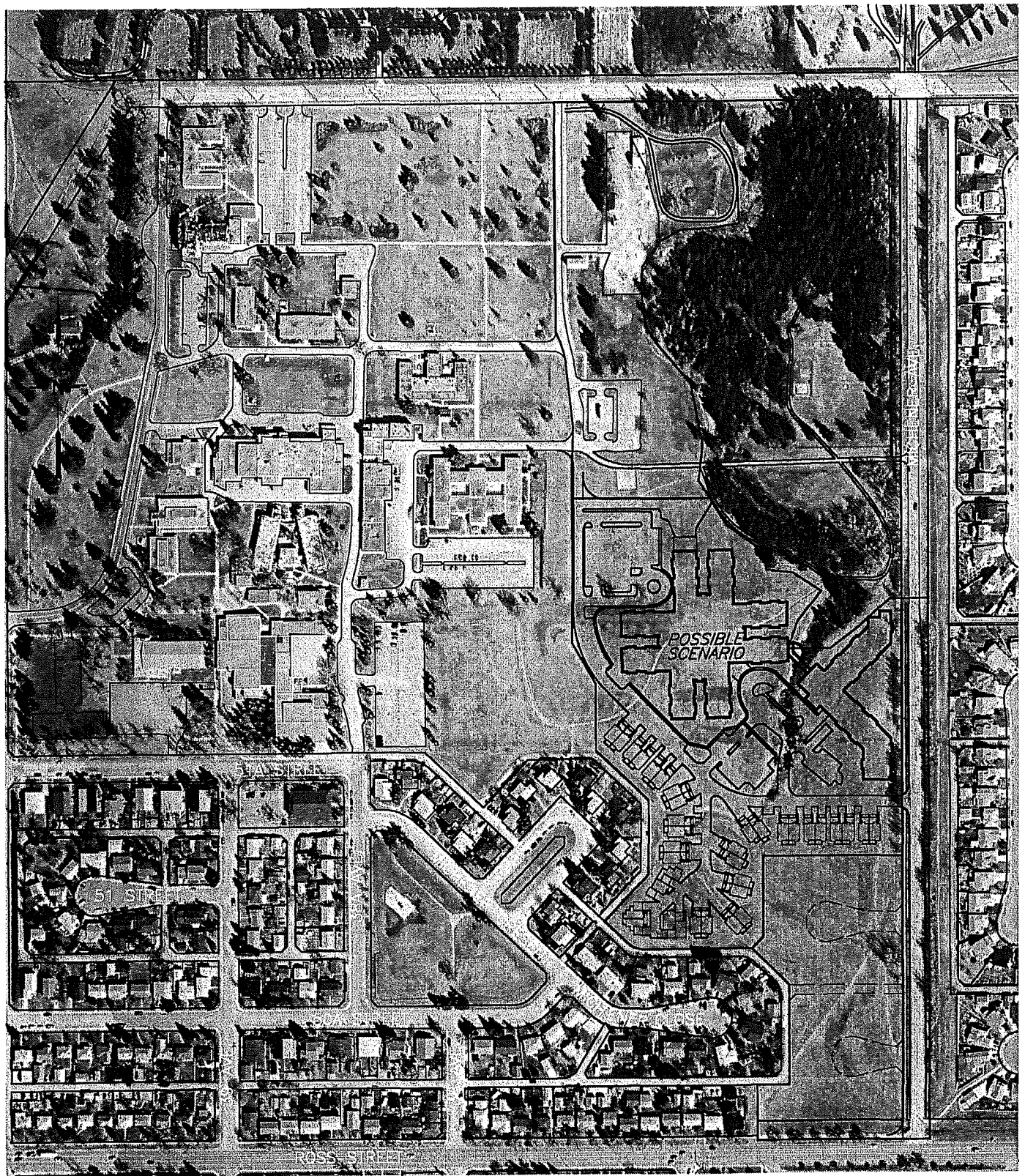


FIGURE 5: DEVELOPMENT CONCEPT



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ENGINEERING LTD.
EDMONTON RED DEER
DATE DRAWN: 11/14/08

MICHENER HILL EAST NASP

FIGURE 6: DEVELOPMENT CONCEPT ON AERIAL

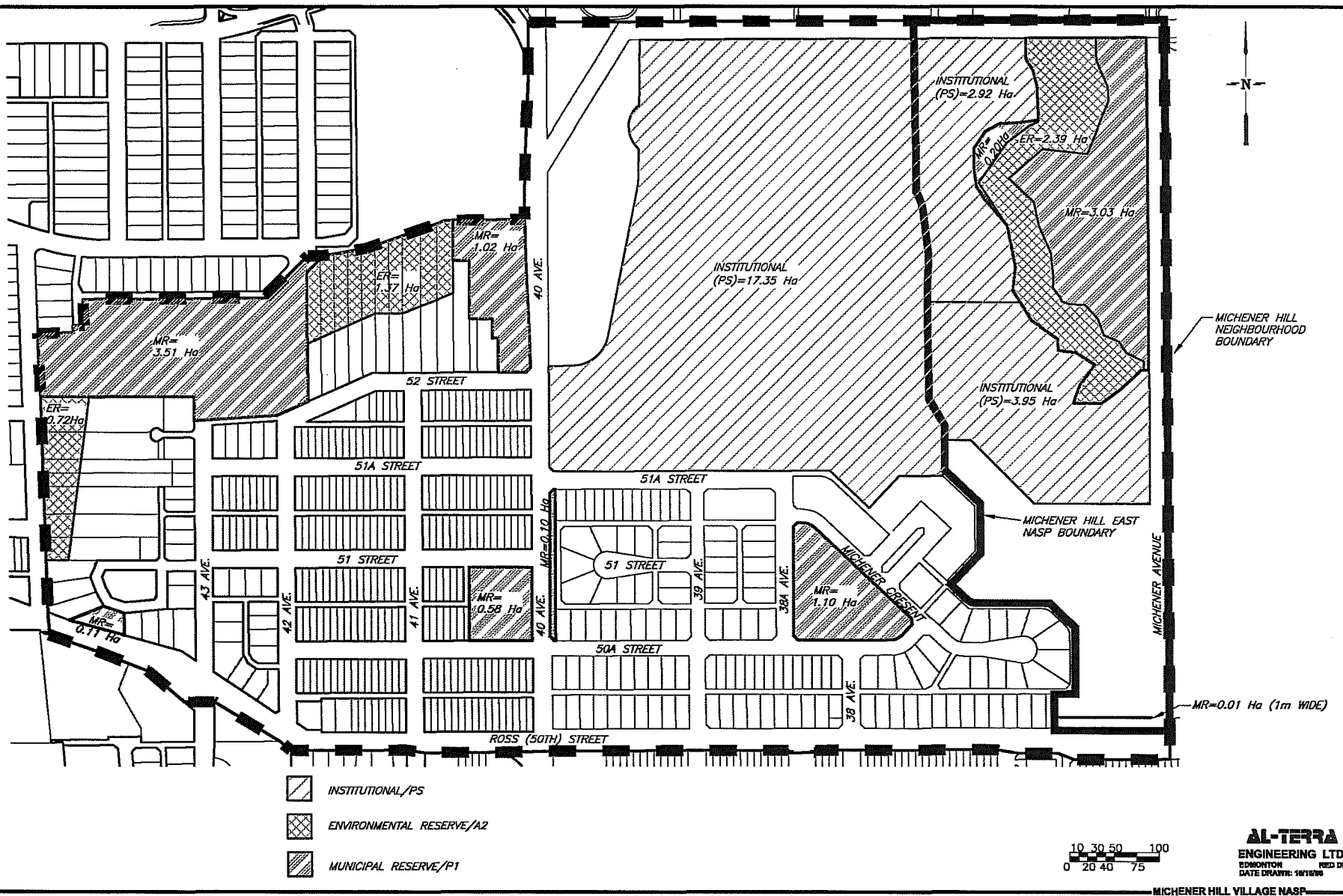


FIGURE 7: MICHENER HILL NEIGHBOURHOOD

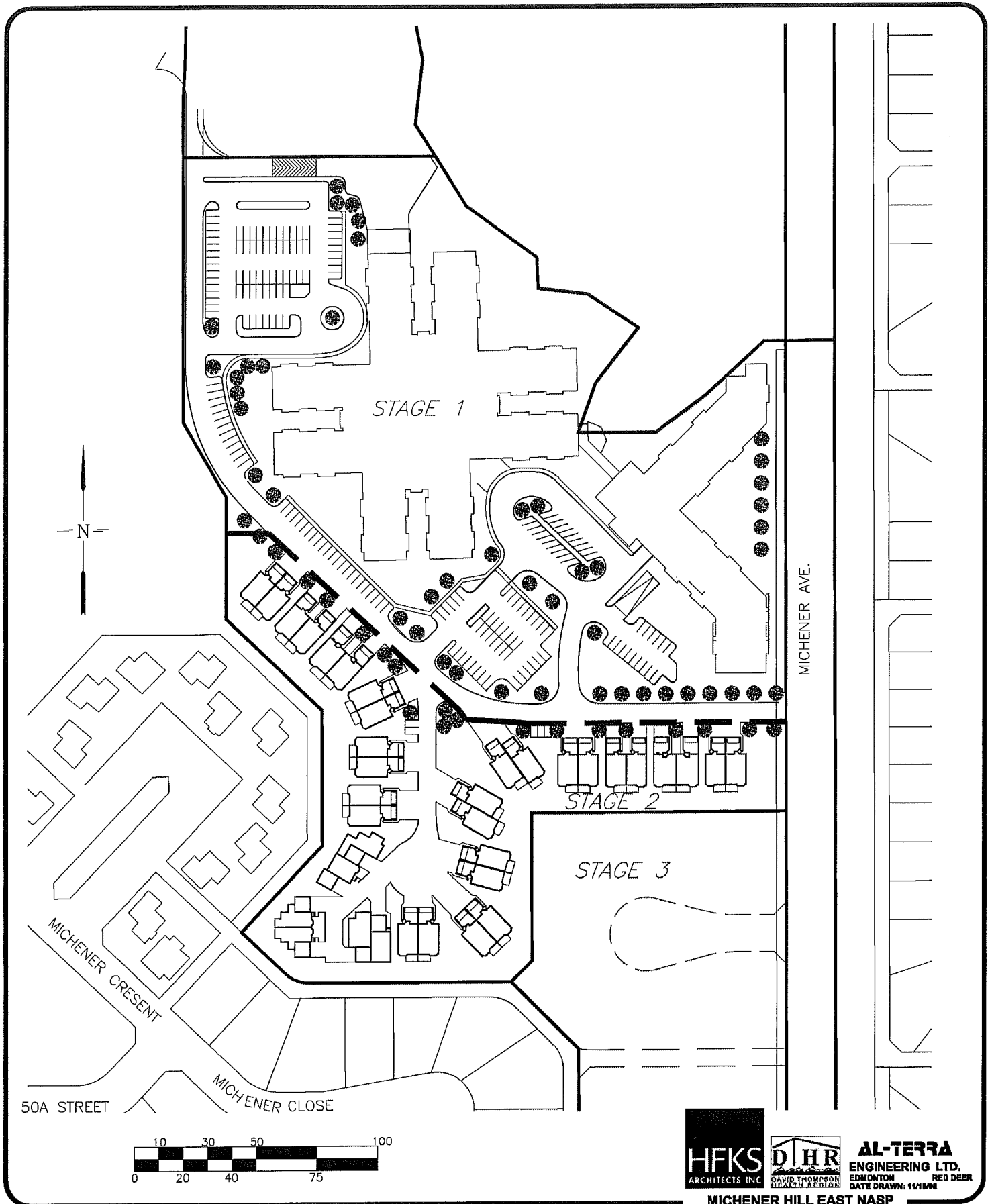


FIGURE 8: POSSIBLE SCENARIO FOR MICHENER HILL VILLAGE

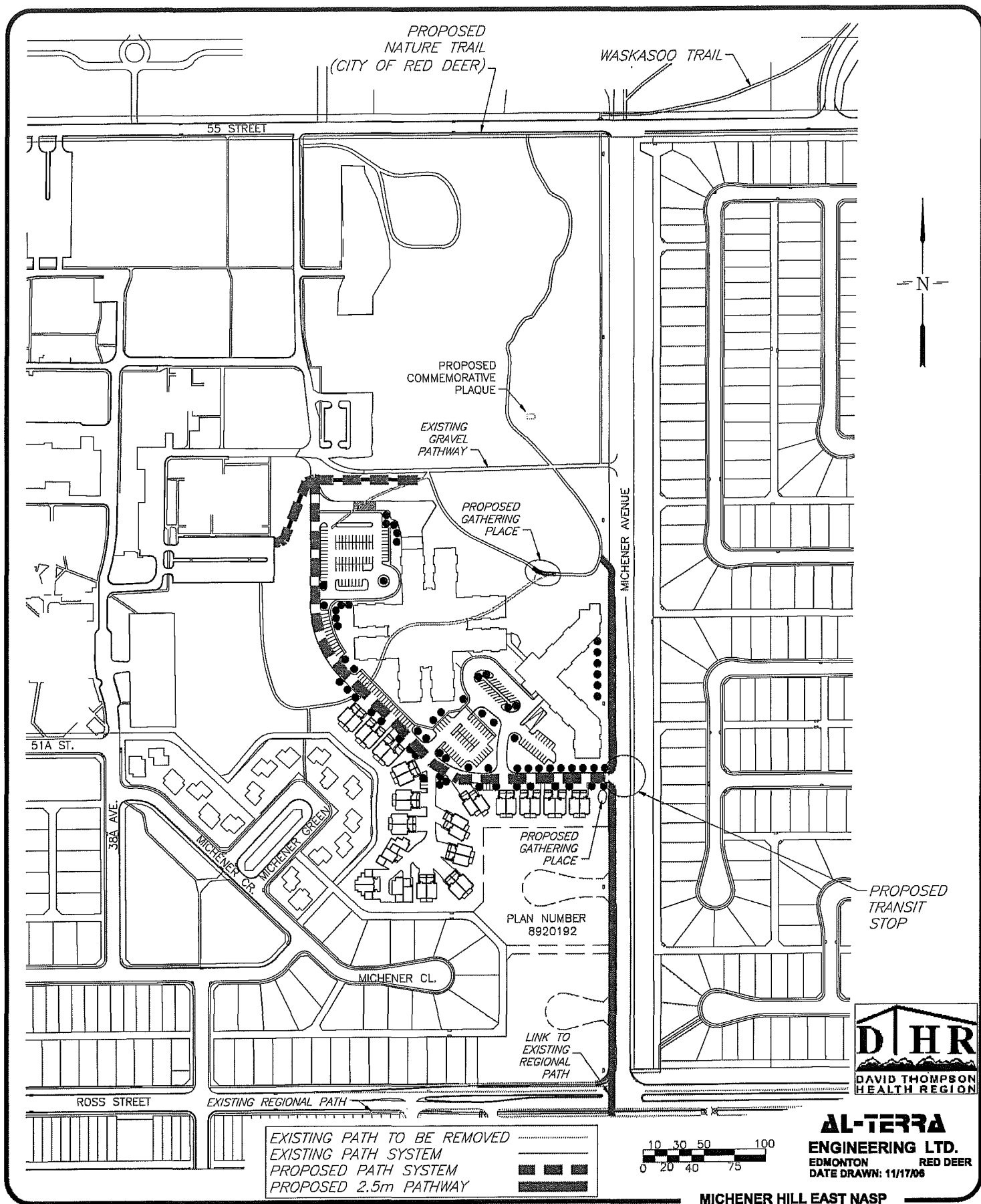
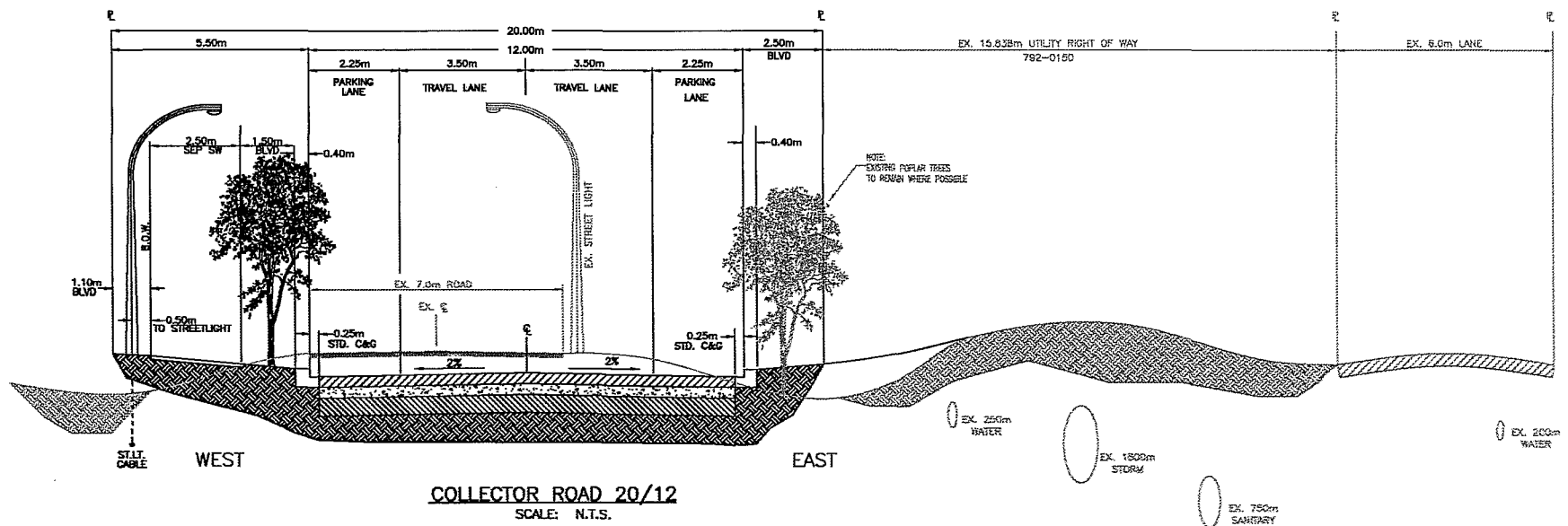


FIGURE 9: TRAIL SYSTEM



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ENGINEERING LTD.
EDMONTON RED DEER
DATE DRAWN: 18/03/15

MICHENER HILL VILLAGE NASP

FIGURE 10: MICHENER AVENUE CROSS-SECTION

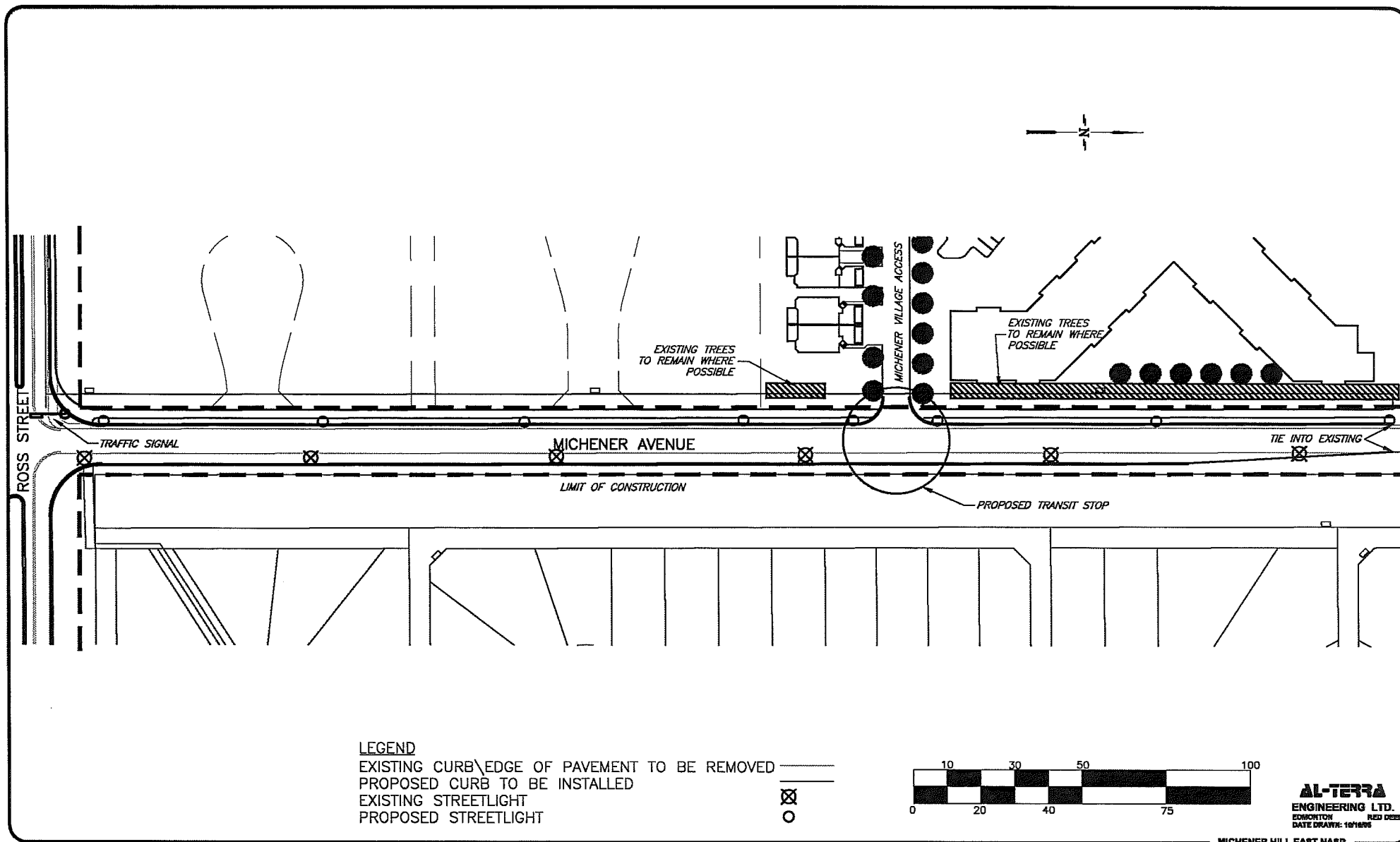


FIGURE 11: MICHENER AVENUE IMPROVEMENTS

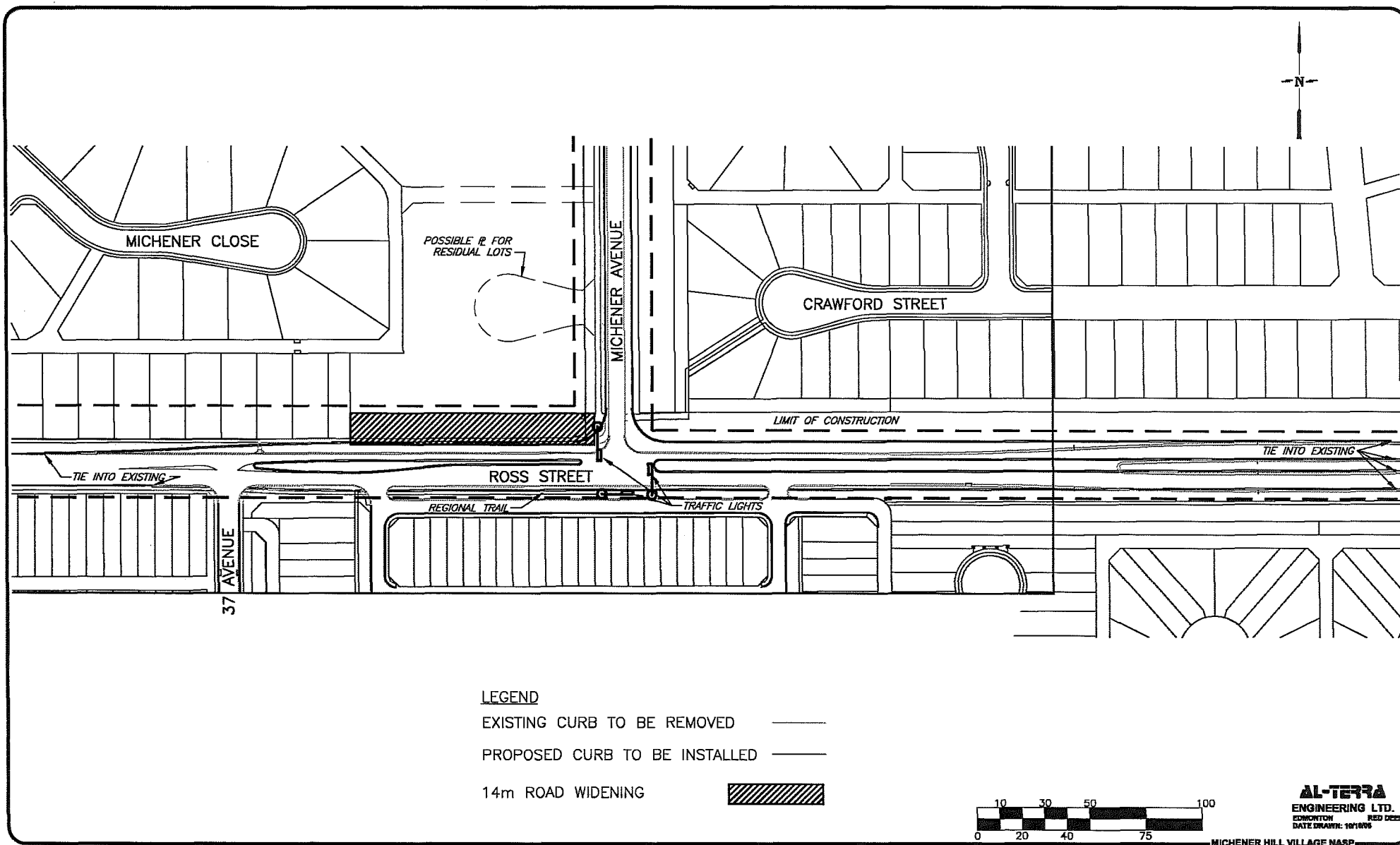
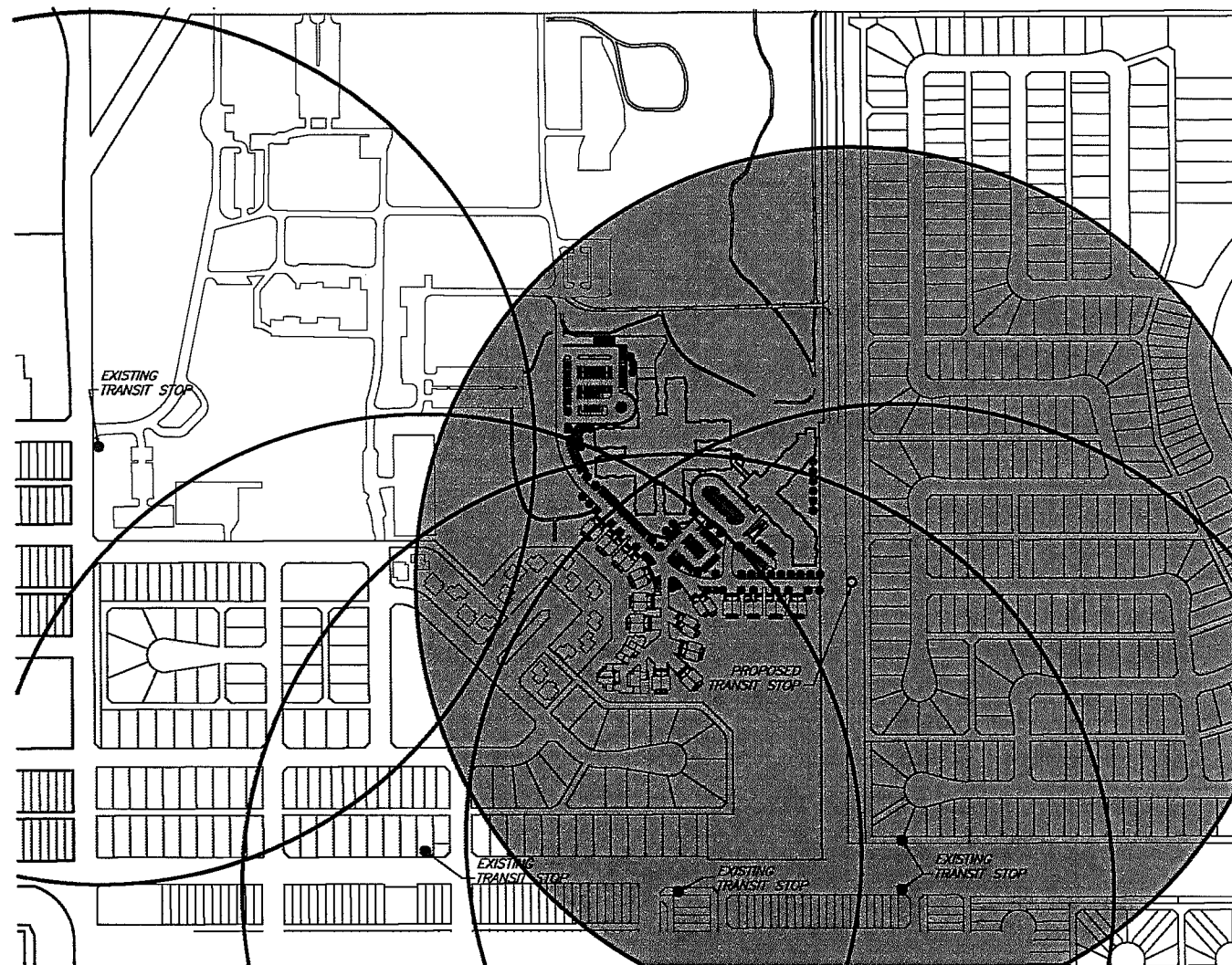
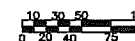


FIGURE 12: ROSS STREET IMPROVEMENTS



- EXISTING TRANSIT STOPS
- PROPOSED TRANSIT STOP TO BE CONSTRUCTED WITH PHASE 4 DEVELOPMENT
- PROPOSED TRANSIT STOP COVERAGE AREA

CIRCLES SHOW 400m RADIUS FROM NEAREST TRANSIT STOPS



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ENGINEERING LTD.
EDMONTON KEED DEER
DATE DRAWN: 10/16/05

MICHENER HILL VILLAGE NABP

FIGURE 13: TRANSIT PLAN

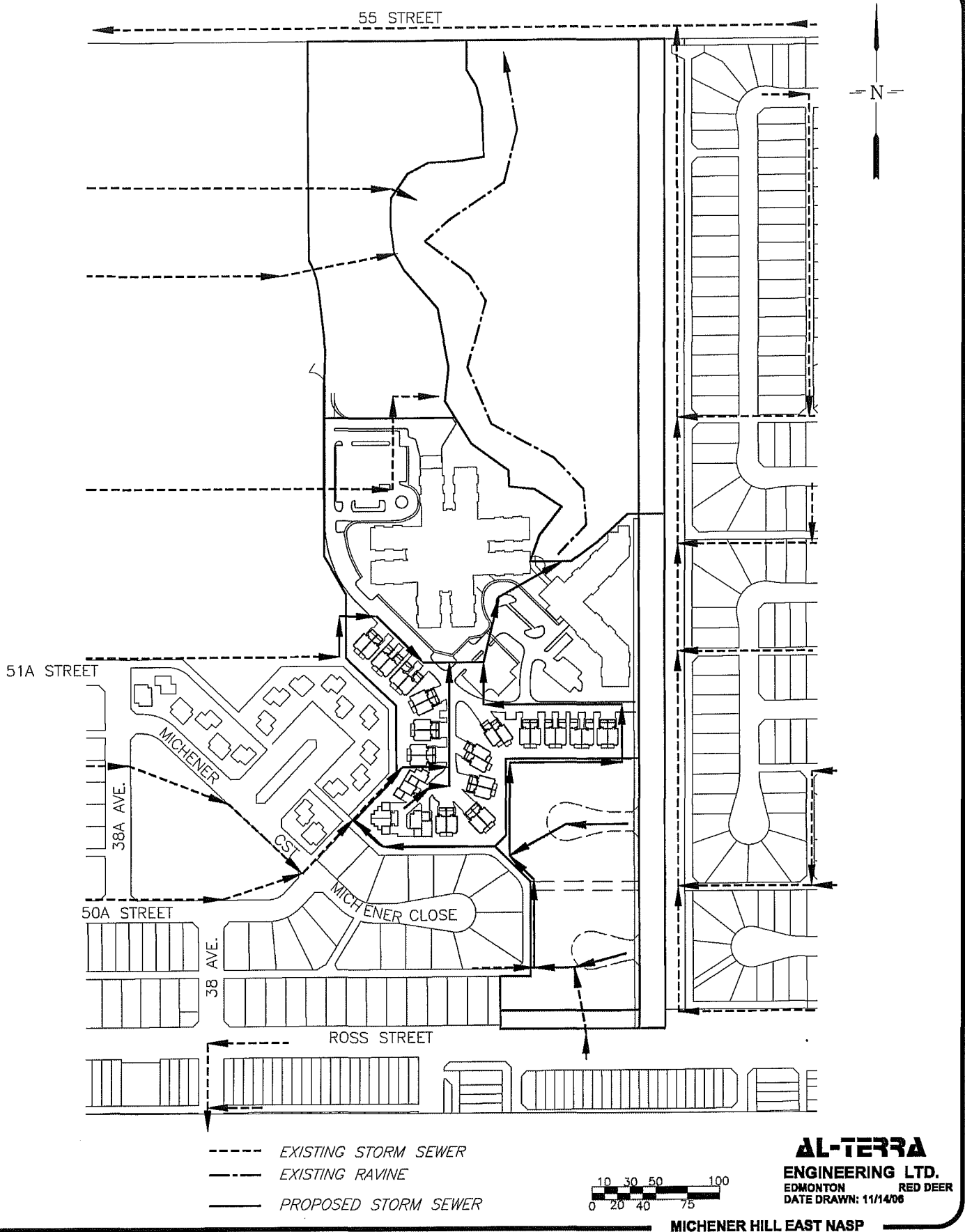


FIGURE 14: STORM SEWER SERVICING

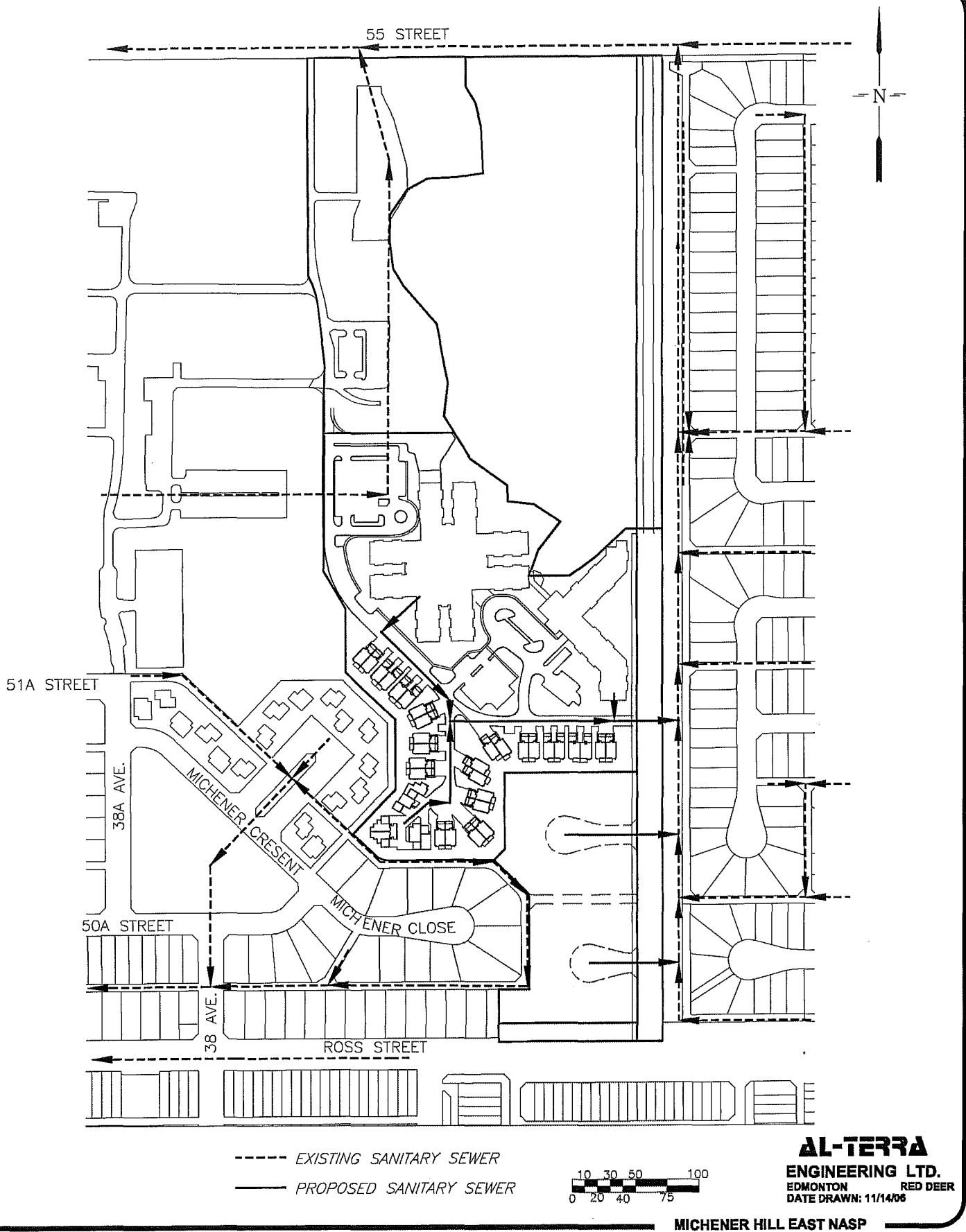
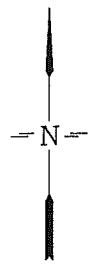
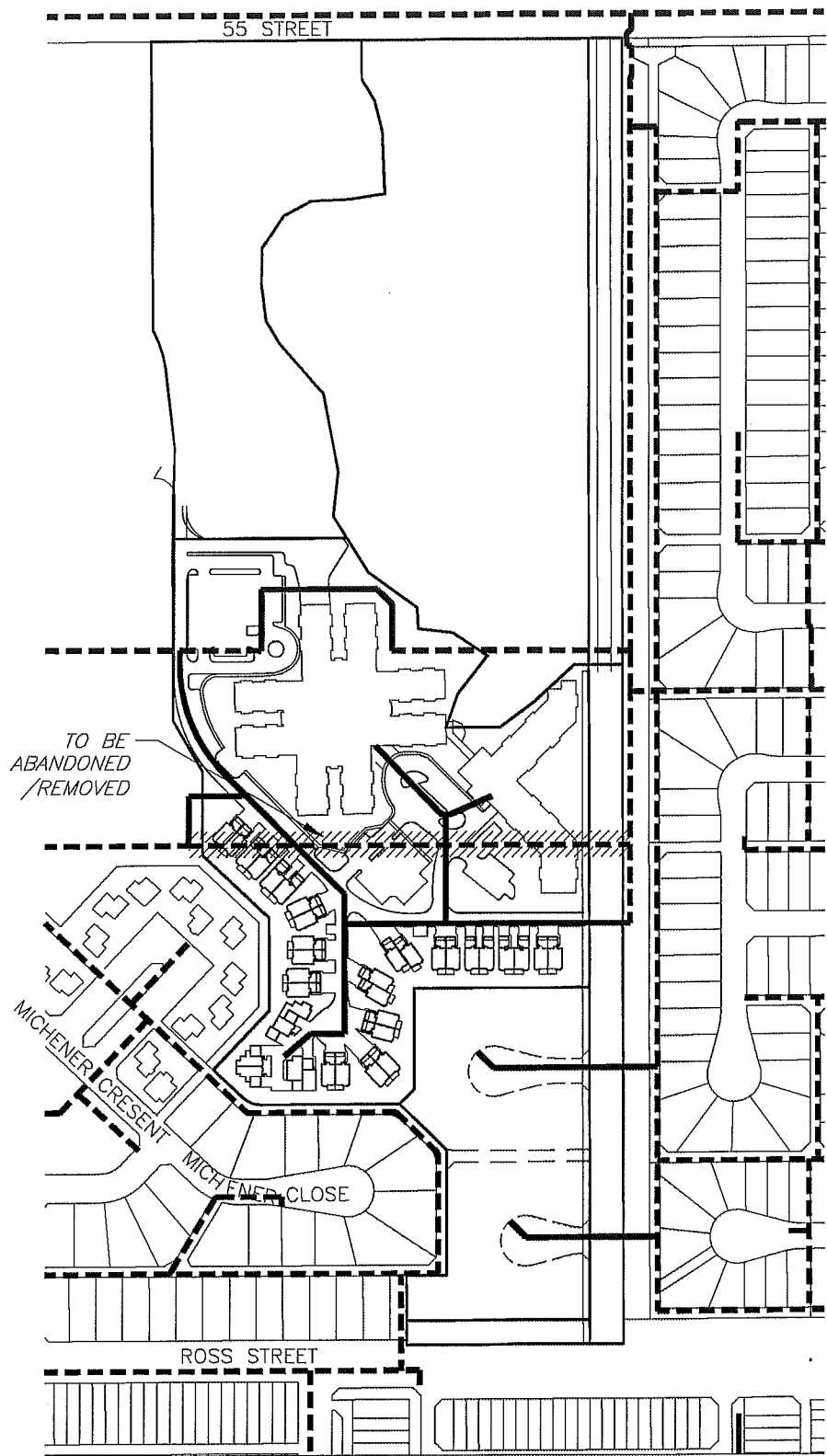
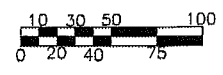


FIGURE 15: SANITARY SEWER SERVICING



--- EXISTING WATER MAIN
 — PROPOSED WATER MAIN



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 EDMONTON RED DEER
 DATE DRAWN: 11/14/06

MICHENER HILL EAST NASP

FIGURE 16: WATER MAIN SERVICING

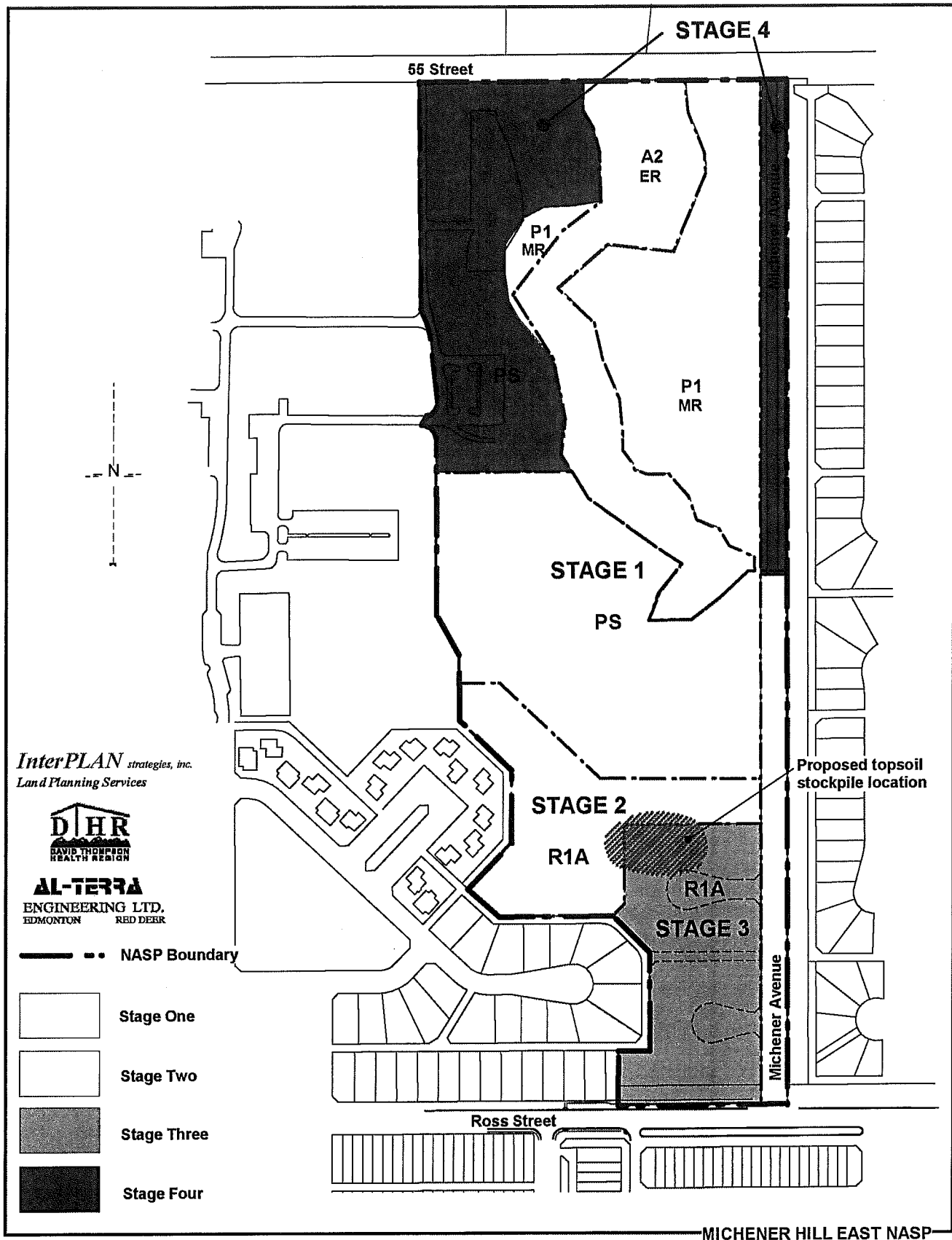


FIGURE 17: DEVELOPMENT STAGING



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 8, 2007

Fax: 309-5732

Ms. Jerri Taylor, CHE
Director of Capital Planning
David Thompson Health Region
Suite 803, 5010 – 43 Street
Red Deer, AB T4N 6H2

Dear Ms. Taylor:

**Re: Michener Hill East Neighbourhood Area Structure Plan
Bylaw Amendment 3217/E-2007**

Red Deer City Council gave first reading to *Michener Hill East Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2007* at the City of Red Deer's Council Meeting held Monday, May 7, 2007. For your information, a copy of the bylaw is attached.

Michener Hill East Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2007 sets out the boundaries of the Michener Hill East NASP consisting of a 44.44 acre parcel, which is a portion of the Michener lands. The central portion of the Plan area (14.56 acres) is to be developed by David Thompson Heath Region (DTHR) in partnership with Extendicare to build and operate Michener Hill Village which will feature a 220 bed Continuing Care Centre plus 60 assisted living units and 150 units of seniors' independent housing in the form of apartments and condominiums. 40 Units of seniors' independent housing is also proposed.

It was recommended by the Municipal Planning Commission that approval of the Michener Hill East Neighbourhood Area Structure Plan should be subject to the successful and satisfactory completion of the storm water/drainage plan being undertaken for this area, and consultation with the Red Deer River Naturalists in this regard.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for the Public Hearing to be held on Monday, June 18, 2007, at 6:00 p.m. in Council Chambers of City Hall, during Council's regular meeting.

...2/

David Thompson Health Region

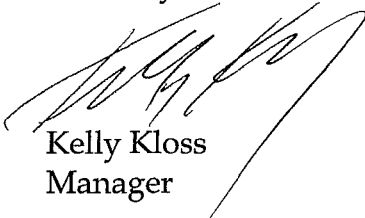
May 8, 2007

Page 2

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$700.00. If you are not in agreement with paying this cost, please notify me by 10:00 A.M. on Wednesday, May 23, 2007.

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

Sincerely,

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

Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

* * * Communication Result Report (May. 8. 2007 2:12PM) * * *

1) LEGISLATIVE SERVICES
2)

Date/Time: May. 8. 2007 1:53PM

File No. Mode	Destination	Pg(s)	Result	Page Not Sent
4739 Memory TX	3095732	P. 51	OK	

Reason for error

E. 1) Hang up or line fail
E. 3) No answer
E. 5) Exceeded max. E-mail size

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



LEGISLATIVE & ADMINISTRATIVE SERVICES

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... 2/

BYLAW NO. 3217/E-2007

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

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

- 1 Bylaw No. 3217/98 containing the City of Red Deer Neighbourhood Area Structure Plans is hereby amended by adding thereto the Michener Hill East Neighbourhood Area Structure Plan attached as Appendix 'A' hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2007.

READ A SECOND TIME IN OPEN COUNCIL this day of 2007.

READ A THIRD TIME IN OPEN COUNCIL this day of 2007.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2007.

MAYOR

CITY CLERK

**APPENDIX "A" OF
BYLAW 3217/E-2007
IS SUBMITTED AS AN ATTACHMENT
TO THIS AGENDA**

Legislative & Administrative Services

DATE: May 8, 2007

TO: Paul Meyette, Inspections & Licensing Manager
Angus schaffenburg, Major Projects Planner

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Additional Council Meeting – Tuesday, June 5, 2007
First Reading of Intermunicipal Development Plan

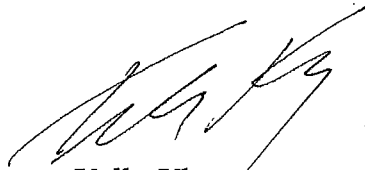
Resolutions:

"Resolved that Council of the City of Red Deer hereby agrees to hold a Red Deer City Council Meeting on Tuesday, June 5, 2007 commencing at 3:00 p.m. in Council Chambers of City Hall."

Report Back to Council: Yes

Comments/Further Action:

The meeting is being held so that Council can give first reading to the new Intermunicipal Development Plan.



Kelly Kloss
Manager

/chk

c Director of Development Services
Director of Community Services