

A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

MONDAY, April 7, 2008

COMMENCING AT 3:00 P.M.



- (1) Confirmation of the Minutes of the Regular Meeting of Tuesday, March 25, 2008 and the Minutes of the Regular Meeting of Monday March 31, 2008.
- (2) **UNFINISHED BUSINESS**
- (3) **PUBLIC HEARINGS**
 1. Parkland Community Planning Services – *Re:*
Land Use Amendment Bylaw 3357/G-2008 / Land Use Bylaw Exception Assisted Living Facility within C4 Commercial District 6845-66 Street, L-7 Inc. ..1
(Consideration of 2nd and 3rd Readings of the Bylaw)
 2. Parkland Community Planning Services – *Re:*
Timberstone Park Neighbourhood Area Structure Plan Bylaw 3217/E-2008 ..11
(Consideration of 2nd and 3rd Readings of the Bylaw)

(4) **REPORTS**

1. Public Works Manager – *Re: Revised Budget and Funding Source / 2008 Fleet Replacement* ..26

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **ADMINISTRATIVE INQUIRIES**

(9) **BYLAWS**

1. **3357/G-2008** – Land Use Bylaw Amendment – Exception Assisted Living Facility within C4 Commercial District 6845-66 Street, L-7 Inc.
(2nd and 3rd Readings) ..1
..29
2. **3217/E-2008** – Timberstone Park Neighbourhood Area Structure Plan Bylaw Amendment
(2nd and 3rd Readings) ..11
..31



Legislative & Administrative Services

DATE: March 31, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Land Use Amendment Bylaw 3357/G-2008 / Land Use Bylaw
Exception Assisted Living Facility within C4 Commercial District
6845-66 Street, L-7 Inc.

History:

At the Monday, March 10, 2008 meeting of Council, the Land Use Bylaw Amendment 3357/G-2008 was given first reading.

Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaw to be held on Monday April 7, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

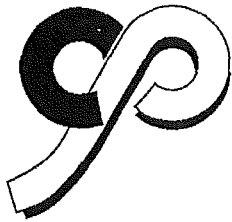
That following the Public Hearing, Council:

- 1) Consider 2nd and 3rd readings of Land Use Bylaw Amendment 3357/G-2008.



Kelly Kloss
Manager

Originally Submitted to Council on
March 10, 2008



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: March 3, 2008
TO: Kelly Kloss, Manager Legislative and Administrative Services
FROM: Emily Damberger, Planner
RE: Land Use Bylaw Amendment No. 3357/ G-2008
Land Use Bylaw Exception Assisted living facility within C4 Commercial District
6845 - 66 Street, L-7 Inc.

Proposal

Parkland Community Planning Services has received an application to amend the Land Use Bylaw to allow an assisted living facility use as an exception within a C4 Commercial (Major Arterial) District at 6845 – 66 Street. The applicant is applying for an exception to the Land Use Bylaw as an assisted living facility use is neither permitted nor discretionary within C4 Commercial (Major Arterial) District use tables.

The applicant is proposing a four storey mixed use facility with up to 225 Independent/Supportive Living Condominium suites, with kitchens, targeted to seniors who require some assistance with cleaning, laundry and meals. The average age of tenants in other similar facilities is 82 years of age; with less than 45% still driving a vehicle, and the average resident resides in the facility for 4 years. The facility will have a common dining room with a commercial kitchen and attached to the dining room a commercial franchised family restaurant open to the public. Other private commercial operations within the facility include entertainment, gym and beauty salon. Door to door transportation for residents will be available through the facility van. Required health care will be provided through home care via the David Thompson Health Region. At full capacity the facility is expected to employ 28 full time employees serving the dining area, housekeeping, hair salon, building maintenance and health care aides.

The applicants desire a commercial mixed use location, with commercial activity serving the residents for services as well as visual entertainment. The location is desired as well, due to easy access to area highways for visiting family members and hotels adjacent for family members while visiting.

- Hotels
- Restaurants with Lounges (drinking establishments)
- Auto parts retail
- Drywall service
- Cosmo recycling
- Open Space dry storm pond

[illegible]

Land Use Planning Documents

The proposed Land Use Bylaw exception to allow an assisted living facility within a C4 district is subject to the following planning documents:

- Municipal Development Plan
- Oriole Park West Neighbourhood Area Structure Plan
- Neighbourhood Planning Guidelines and Standards
- Land Use Bylaw

The Municipal Development Plan (MDP)

The proposed new City of Red Deer MDP identifies the subject site as part of a major urban corridor along 67th Street from the QE II highway to Gaetz Avenue. The 67th Street corridor is described as a secondary arterial (second to Gaetz Avenue) corridor. The intent for this major urban corridor is to have opportunities for intensification of land use, mixed use development and improvements to make these corridors more pedestrian friendly and transit oriented.

The MDP indicates that within the Major Urban Corridor the City will ultimately undertake urban design studies to more precisely determine the future role of the areas. The studies are to address:

- The mix and intensification of land uses and development, including residential uses;
- Building form, style, orientation, massing and placement;
- Views, vistas, open space and streetscape treatments; and
- Improved access for all modes of transportation, including the ability to function as a key public transit corridor.

The studies are intended to establish the planning framework for area redevelopment plans and evaluation of private development proposals and public improvements along the corridors.

Oriole Park West Neighbourhood Area Structure Plan & Neighbourhood Planning Guidelines and Standards

The proposed assisted living facility location is within the Oriole Park West Neighbourhood Area Structure Plan (NASP). The NASP Development Concept of this 1998 plan identifies the subject site as C4 Commercial (Major Arterial) District.

Planning staff are not proposing an amendment to the Oriole Park West Neighbourhood Area Structure Plan, as the underlying land use district will remain C4 commercial and be in compliance with the plan. Planning staff believe the proposed mixed use assisted living/restaurant proposal is more of a commercial orientated use than a form of traditional residential use. Notwithstanding that this facility contains specialized residential living units, the operational aspects of this facility will be similar to that of a

hotel/motel development offering food, cleaning, laundry, beauty salon, and gym services, plus the development will include an attached franchised restaurant/dining facility for public use. The site layout, parking, building style, elevations and employees required to operate this facility would be indistinguishable from a conventional hotel/motel development.

The Neighbourhood Planning Guidelines and Standards

The standards within this planning document are directed towards a commercial development proposing to locate within a residential district, and not a mixed use development with a specialized residential component locating in a commercial area. The applicant however, plans to incorporate through design and building details measure to address the integration of mixed use with commercial uses through the following measures:

- Though public transit is not in close proximity of the proposed location the applicant is proposing an alternative mode of transportation to residents through preferred door to door van service.
- Construction of sidewalks to Tim Horton's as part of their development, creating a more pedestrian friendly environment.
- On site landscaped pathways and trails.
- Noise study with consultant to identify specifications for upgrading the insulation and window glazing to address outside commercial noise.
- Window blackout or semi-translucent window coverings for suites affected by commercial lighting.

Land Use Bylaw C4 Commercial (Major Arterial) District

The general purpose for this district is to serve the city and region through development of trades and services related to automotive transportation and the automotive traveler and lower density commercial uses. Though the assisted living facility is not strictly commercial in nature, the public restaurant component will serve the travelling public, and the location will be in close proximity to area travelers visiting friends or relatives residing in the facility.

The area is fully developed with the exception of two lots. The applicant owns the one undeveloped lot to the south and is aware of a hotel, restaurant and drinking establishment proposed on the other vacant lot. The existing adjacent hotels, restaurants, automotive retail uses are not viewed as incompatible uses.

As the proposed assisted living facility will maintain the C4 commercial zoning with an exception it would not restrict a drinking establishment from locating adjacent. The vacant lot across the street from the proposed assisted living mixed use site is in the process of applying for a restaurant and lounge (drinking establishment). This establishment will be subject to size restrictions of its drinking establishment due to the Mohave Grill's lounge being within 150m of its proposed location. The LUB does not

permit drinking establishment greater than 186.0 m² to be located within 150 m of each other.

The applicant has stated as a requirement of the Alberta Condominium Act that they disclose any possible negative influences (noise, traffic) on the proposed development to potential assisted living residents. Most uses listed within C4 could be compatible with the proposed mixed use assisted living facility.

Land Use Bylaw Exception

The exception proposes some development regulations that differ slightly from C4 regulations. The height proposed is 4 storeys, and though the C4 height is 3 storeys maximum, most hotels have received relaxations to be 4 storeys in the area. The landscaping is proposed to be 30% of the site area, as opposed to 40% of the front yard to allow continuous landscaping surrounding the site. The remaining regulations will be similar to C4 regulations.

A Land Use Bylaw exception is a special zoning mechanism within the Land Use Bylaw to allow designation of an individual site for a particular use. The exception, Land Use Bylaw amendment, would require three readings, a public hearing and approval from Council. The exception has been written with the intent of the use to be permitted, and the detail design to be approved by the Municipal Planning Commission. Following approval of the exception the applicant will be required to submit detail drawings and will require MPC approval prior to development.

Similar Developments

Within the City of Red Deer assisted living facilities are discretionary uses in other commercial districts C1 (City Centre), and C1A (City Centre West). In the commercial downtown area 2 large adult condominium (Heritage Village) developments are adjacent to busy Taylor Drive, a commercial retail area, restaurants, a car wash and in close proximity to a sand and gravel operations, along with a cement facility.

The Sands Hotel Apartments (Gaetz South) are located on lands surrounded by C4 Commercial districts, and is located in proximity to restaurants with drinking establishments, car dealerships and Taylor Drive.

While both of these examples were achieved through Direct Control zoning to provide for unique developments, the assisted living facility is being proposed as a site exception to retain the underlying C4 Commercial zoning and uses. This allows greater potential for the development or future conversion to a C4 use (hotel).

The applicant has provided examples of existing developments they have constructed in Alberta communities. In Medicine Hat, the assisted living facility is located adjacent to large retail operations. In Grande Prairie, the facility is located adjacent to a Home Depot, car dealership, Walmart, and a hotel/casino facility.

City Department Comments

The Land Use Bylaw amendment was circulated to applicable City departments and the following comments were received.

Environment Services, EL&P, Public Works & Engineering – No comments regarding the use, however had comments regarding development issues to be dealt with at the time of development permit, such as the construction of a sidewalk. The applicant has been made aware of the requirements and is already proposing a sidewalk be constructed as part of their development.

Community Services – Supported the application through provisions of the new MDP, had concerns regarding transit accessibility, and the need for a sidewalk.

The applicant has stated that door to door private van service will be provided to the assisted living facility residents. Transit service will eventually become available along Orr Drive.

Land and Economic Development – Indicated that support could be given if the development was shown to have future commercial use compatibility.

The applicant has provided a site plan indicating the potential expansion of underground parking to accommodate potential future commercial parking requirements.

Inspections and Licensing – This department does not support the proposed Land Use Bylaw amendment for the following reasons:

- Residential nature does not fit with existing land uses around the site.
- Not a commercial use as intended within the C4 district.
- No sidewalk or transit in close proximity.
- CP rail line, hotel guest, diesel engines, tenant signage, hours of operation of restaurants and lounges, highway - noise and visual impacts.
- Not providing a berm separating uses as required by Oriole Park NASP to separate residential uses from commercial uses.
- Potential detrimental affect on future expansion of existing uses.
- Better location downtown where more amenities and less negative nuisance factors.

The applicants have stated that any complaints arising from external factors will be dealt with internally through their building management. The applicants are providing building measures to deal with noise and visual nuisances, a sidewalk, and as the district will remain commercial, drinking establishments will not be affected in the future. Downtown locations, present the same type of nuisance factors, but have proven to be a success. The proposed development being mixed use with a commercial restaurant and hair salon would not fit within a residential area district. The applicants desire to be in a mixed use commercial area with activity surrounding their development.

Adjacent Landowner Comments

An open house was held February 12, 2008 for adjacent commercial land owners to be informed about the proposed land use bylaw amendment and assisted living facility development.

Six people were in attendance, representing two adjacent landowner operations, one being Best Western Hotel and the other being the landowner of a proposed hotel/restaurant/lounge in the area.

Comments were received from the Best Western Hotel that the building layout may block sight lines to their property. The site layout will be reviewed at the development permit stage. The comments did not reflect any concern with the assisted living facility use that is being proposed.

Planning Analysis

Consideration of this assisted living/commercial restaurant proposal brings to light many of the mixed use and sustainability principles, trends and initiatives that are emerging and being discussed at the community level. The City's new Municipal Development Plan identifies the 67th Street corridor including the subject site, as having potential and being desirable for mixed use developments. This would capitalize on efficiency of land use availability, access to major transit, and pedestrian linkages all geared to creating a highly efficient urban corridor. Administrative staff (with the exception of the Licensing and Inspections Department), believe this proposal has merit as it would appear to fit the vision of the new Municipal Development Plan.

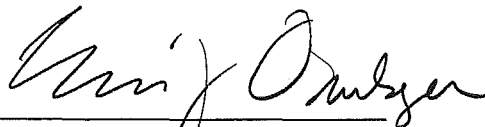
From a land use and planning perspective, the proposed development will essentially be indistinguishable from its surrounding developments. The proposed assisted living facility and commercial restaurant will be surrounded on three sides by hotel and restaurant developments. The fourth side of the proposed development (north elevation) would overlook a dry storm pond (open space). Site and building design of the proposed assisted living/restaurant development would be similar to the existing hotel developments in terms of building elevations, height, parking and landscaping.

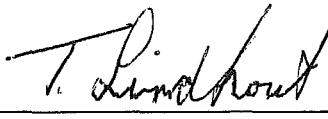
The proposed development would be located on a cul-de-sac meaning significant less through traffic and vehicle movements when compared to more traditional commercial roadways that are open on both ends.

Current planning ideas and trends are now encouraging mixed use developments whereby people can walk to their destinations and live within a commercial land use area. Other similar mixed use developments within the City appear to have proven themselves with little, if any, complaints being registered by the landowners.

Recommendation

It is the recommendation from Parkland Community Planning Services that Council of the City of Red Deer proceed with first reading of Land Use Bylaw 3357/G-2008.

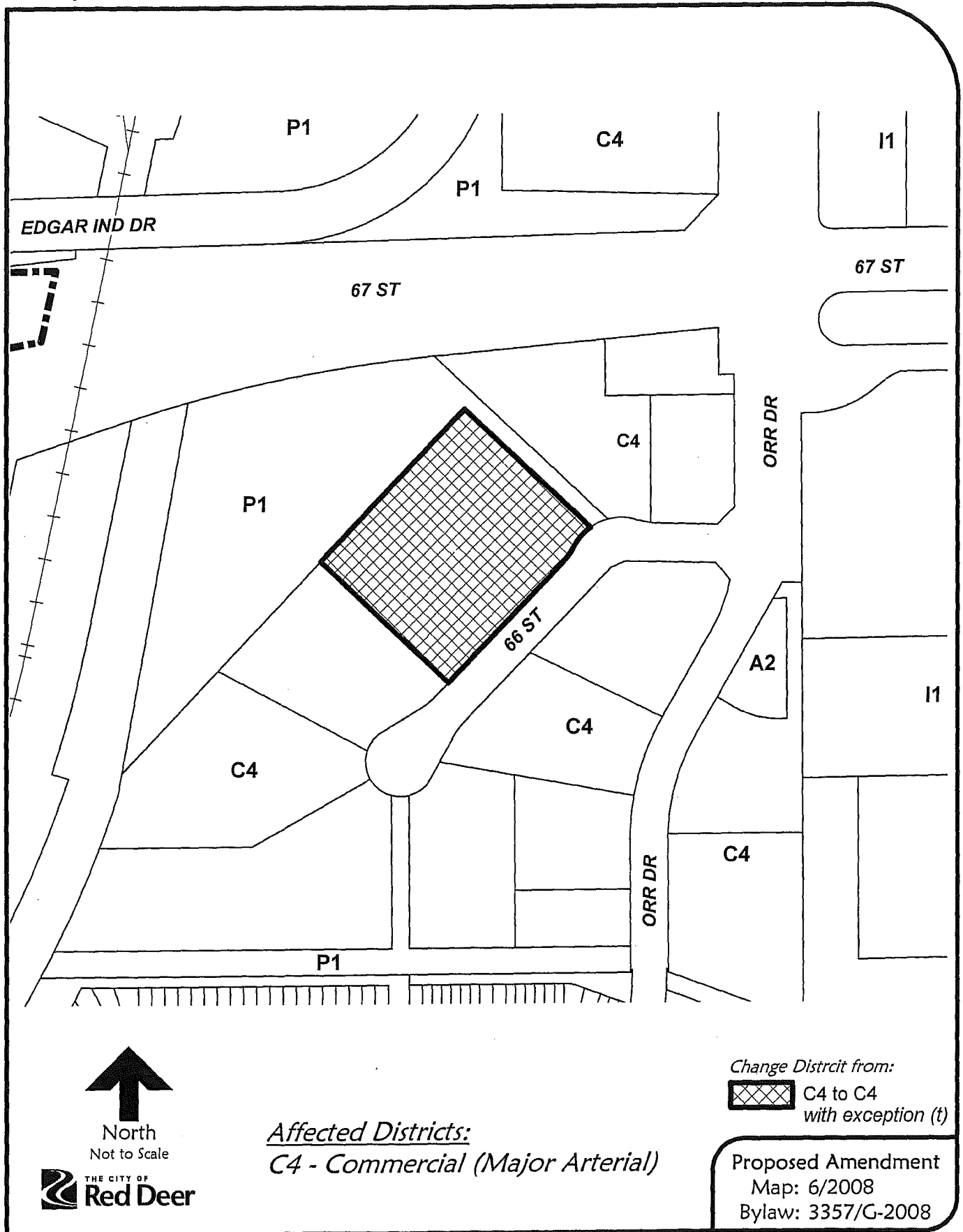


Emily Damberger
Planner

Tony Lindhout
City Planning Manager

cc: Paul Meyette, Colleen Jensen, Don Simpson

Proposed Amendment to Land Use Bylaw 3357/2006



Red Deer City Council

RE: Land Use Bylaw Amendment No. 3357/G-2008

Land Use Bylaw Exception Assisted Living facility with in C4 Commercial District 6845-66 Street, L-7 Inc.

I am writing in response to the proposed Assisted Living Facility to be located at 6845-66 street. I have concerns about this future development, and I am stating my reasons below.

-I do not believe careful thought and consideration has gone into the proposed development.

- This facility will be located near one of the busiest streets and intersections in Red Deer. (67th street and Orr Drive)

- This facility will be located in the middle of 3 major hotels. Comfort Inn, Service Plus and the Best Western which all use 66 street for Big truck parking.

- Tim Horton's and Mohave Grill generate lots of traffic and at times can be very noisy.

-Don's Drywall and Princess Auto generate excessive traffic daily on 66th street which includes many large trucks.

-The facility will be located directly east of the CPR railway which will generate noise from moving trains and can be very loud when train cars are being hooked and unhooked. What if there is another serious train derailment like in 2001 and 225 units of seniors need to be moved?

- The City of Red Deer has already moved the bus stop from the cul-de-sac at the end of 66th street due to heavy traffic. The new location is across the street from Mohave Grill which would make seniors walk and cross Orr Drive which is very busy with traffic in order to catch a bus. This scenario could easily be a potential death trap waiting to happen.

-There is a scarcity of C4 Commercial land in the North West area of Red Deer as it is. It was zoned C4 Commercial for a reason , and I ask why would the city of Red Deer approve an Assisted Living Facility, with the average age of 82 years in the middle of a C4 Commercial zoning.

- The city has done land swaps in the past and it would make sense to consider a land swap with some of the city lands west of Heritage Village near the river where seniors could have a nice view. These lands will become available when the city moves into their new facility. Seniors would be close to grocery stores, the hospital, parks and away from busy traffic, which would not be the case if the, proposed location is approved.
- I further agree with the concerns addressed by City of Red Deer Inspections Department which I have included as an attachment on my hard copy.
- There is mention of the facility including entertainment but no mention as to what type of entertainment.
- There is mention of a franchised family restaurant which I personally feel could be a deterrent to my recently approved lounge and restaurant located directly east of the proposed facility

Sincerely,

BRAD GABRIELSON B.A., B.Comm., C.F.P.,C.G.A.



Council Decision – April 7, 2008

Legislative & Administrative Services

FILE

DATE: April 8, 2008

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

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No 3357/G-2008
Land Use Bylaw Exception Assisted Living Facility within C4 Commercial District
6845-66 Street, L-7 Inc.

Reference Reports:

Parkland Community Planning Services, March 3, 2008

Bylaw Readings:

Land Use Bylaw Amendment 3357/G-2008 received first (1st) reading on March 10, 2008, subsequent advertising took place in the Red Deer Advocate on Friday March 21, 2008 and Friday March 28, 2008. A Public Hearing occurred at the April 7, 2008 Regular Council Meeting and Land Use Bylaw Amendment 3357/G-2008 received second (2nd) and third (3rd) readings on April 7, 2008 during the Regular Council Meeting. This office will update the Land Use Bylaw in due course.

Report Back to Council: No.

A handwritten signature in cursive script, appearing to read 'Kelly Kloss'.

Kelly Kloss
Manager

Cc: Development Services Director
Community Services Director
Inspections & Licensing Manager
Inspections & Licensing Supervisor
Land & Economic Development Manager
City Assessor
J. Fuller, Graphics Designer
File



Council Decision – March 10, 2008

Legislative & Administrative Services

DATE: March 11, 2008

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

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No. 3357/G-2008
Land Use Bylaw Exception Assisted living facility with C4 Commercial
District 6845-66 Street, L-7 Inc.

Reference Report:

Parkland Community Planning Services, dated March 3, 2008.

Bylaw Readings:

The Land Use Bylaw Amendment 3357/G-2008 was given first (1st) reading.

Report Back to Council: Yes.

Comments / Further Action:

A Public Hearing will be held on Monday April 7, 2008 at 6 p.m. in Council Chambers, during Council's Regular Meeting. This office will now proceed with advertising the Public Hearing.

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

Kelly Kloss
Manager

Cc: Director, Community Services
Director, Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
City Solicitor



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

April 7, 2008

L-7 Inc.
#204, 4929 – 50th Street
Red Deer, AB T4N 1X9

Dear Sir / Madam:

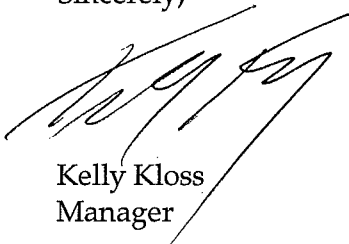
Re: *Land Use Bylaw Amendment No. 3357/G-2008*
Land Use Bylaw Exception Assisted Living Facility within C4 Commercial
District 6845-66 Street, L-7 Inc.

At the City of Red Deer's Council meeting held Monday April 7, 2008, a Public Hearing was held with respect to *Land Use Bylaw Amendment No. 3357/G-2008*. Following the Public Hearing, Land Use Bylaw Amendment No. 3357/G-2008 was given second (2nd) and third (3rd) readings, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3357/G-2008 provides for a combined commercial restaurant and maximum 230 unit assisted living facility.

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

Sincerely,



Kelly Kloss
Manager

/attach.

c Parkland Community Planning Services

BYLAW NO. 3357/G-2008

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

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

1. The "Land Use District Map I17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.6/2008 attached hereto and forming part of the bylaw.
2. New sub-section (1) (t) is added to section 8.22 Exceptions Respecting Land Use as follows:
 - (t) Notwithstanding Section 5.6 of this Land Use Bylaw, on Lot 5, Block 1, Plan 972-4056 a combined commercial restaurant and maximum 230 unit assisted living facility shall be a permitted use. This mixed use development requires approval by the Development Authority and is subject to the following development regulations/standards:
 - (i) Floor area minimum within the assisted living facility for a one bedroom unit shall be 46.5 square metres, and for a unit of more than one bedroom 65.0 square metres;
 - (ii) Landscaping area minimum: 30% of site;
 - (iii) Building height maximum: 4 storeys;
 - (iv) Front Yard Minimum: 15.0 m;
 - (v) Side Yard Minimum: 4.5 m;
 - (vi) Rear Yard Minimum: 3.0 m;
 - (vii) Parking: Subject to Section 3.1 and 3.2;
 - (viii) Loading Spaces: One opposite each loading door with a minimum of one;
 - (ix) Site Area Minimum: Existing parcel
 - (x) Site Frontage Minimum: 30.0 m
 - (xi) Any development standard not specifically referred to above including building elevations, shall be subject to approval by the Municipal Planning Commission;

- (xii) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Municipal Planning Commission.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2008.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of April 2008.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of April 2008.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of April 2008.

"Gail Parks"

DEPUTY MAYOR

"Kelly Kloss"

CITY CLERK

The City of Red Deer
Bylaw Readings

Moved by Councillor: JEFFERIES Seconded by Councillor: WATKINSON ZIMMER

That Land Use Amendment Bylaw No. 3357/G-2008 being a proposed exception of an Assisted Living Facility within C4 Commercial District 6845-66 Street, L-7

BE READ A FIRST TIME THIS 10th DAY OF MARCH, 2008.

BE READ A SECOND TIME THIS 7th DAY OF APRIL, 2008.

BE READ A THIRD TIME THIS 7th DAY OF APRIL, 2008.

REMINDER FOR COUNCIL MEMBERS: YOU MUST BE IN ATTENDANCE AT ALL OR A PORTION OF THE PUBLIC HEARING IN ORDER TO PARTICIPATE IN DEBATE AND VOTE ON 2ND AND 3RD READINGS OF THIS BYLAW.

Invoice Journal

.....Document.....									Amounts.....				
Ty	Number	Co	Item	G/L Date Inv Date	Due Date	Co G/L Class	Address #	Customer Name Remark	PS	Gross Discount Available		Tax	Ty	
				Account Number		Account Description		JE - Remark			G/L Distribution		LT	PC
													Subledger	Ty
Batch Number														
	909678	Type	IB	Date	2008/04/17	VANESSAC		Transaction Originator	VANESSAC					
RI	217818	00002	001	2008/04/17	2008/05/17	00002	1052769	L-7 INC.	A	708.62		33.74	V	
				2008/04/17		T		ADVERTISING COSTS						
				180.5901		ADVERTISING RECOVERY		ADVERTISING COSTS			674.88-		AA	
						Totals for Document		RI 217818 00002		708.62	674.88-	33.74		
						Discount								
RI	217908	00002	001	2008/05/10	2008/05/23	00002	1586381	TIMBERSTONE PARK DEVELOPMENTS LTD	A	723.41		34.45	V	
				2008/04/23		T		ADVERTISING COSTS						
				180.5901		ADVERTISING RECOVERY		ADVERTISING COSTS			688.96-		AA	
						Totals for Document		RI 217908 00002		723.41	688.96-	34.45		
						Discount								
						Totals for Batch		909678		1,432.03	1,363.84-	68.19		
						Discount								
						Totals for User ID		VANESSAC		1,432.03	1,363.84-	68.19		
						Discount								
						Grand Total				1,432.03	1,363.84-	68.19		
						Discount								

3357/G-2008 LUB Exception Assisted Living Facility

DESCRIPTION: LUB Exception Assisted Living Facility within C4 Commercial District 6845-66 Street, L-7 Inc.

FIRST READING: March 10, 2008

FIRST PUBLICATION: March 20, 2008

SECOND PUBLICATION: March 28, 2008

PUBLIC HEARING & SECOND READING: April 7, 2008

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: _____

ACTUAL COST OF ADVERTISING:

\$ 337.44 x 2

TOTAL: \$ 674.88 + GST

~~MAP PREPARATION:~~

GST \$ 33.74

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ 708.62

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

LAND USE BYLAW AMENDMENT
Exception Assisted Living Facility – C4 Commercial District 6845-66 Street

City Council proposes to pass **Land Use Bylaw Amendment 3357/G-2008**, which provides for a mixed use development, combined commercial restaurant and maximum 230 unit assisted living facility.

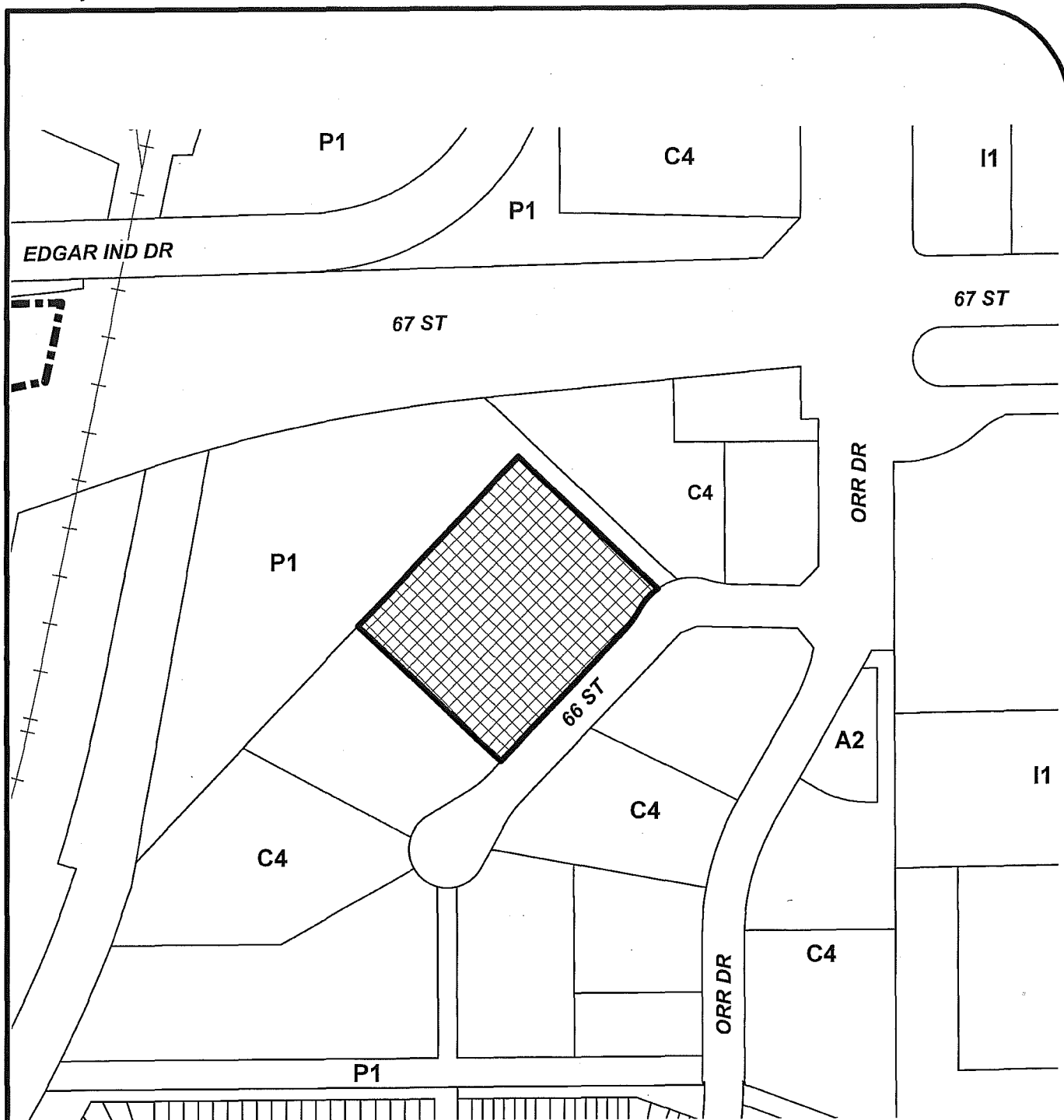
The proposed bylaw may be inspected at Legislative & Administrative Services, 2nd Floor City Hall during regular office hours or for more details, contact Parkland Community Planning Services at 343-3394.

“MAP” 6/2008

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday April 7, 2008** at 6:00p.m. in Council Chambers, 2nd Floor at City Hall. If you want your letter or petition included on the Council agenda you must submit it to the Manager, Legislative & Administrative Services by **Tuesday April 1, 2008**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes. Any submission will be public information. If you have any questions regarding the use of this information please contact the Manager, Legislative & Administrative Services at 342-8132.

(Publication Dates: March 21, 2008 and March 28, 2008)

Proposed Amendment to Land Use Bylaw 3357/2006



North
Not to Scale



Affected Districts:
C4 - Commercial (Major Arterial)

Change District from:



C4 to C4
with exception (t)

Proposed Amendment

Map: 6/2008

Bylaw: 3357/G-2008

March 13, 2008

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3357/G-2008
Land Use Bylaw Exception for an Assisted Living Facility to be located at 6845-66 Street

Red Deer City Council is proposing to pass **Land Use Bylaw Amendment 3357/G-2008**. The proposed amendment will allow a zoning exception for a proposed Assisted Living Facility to be located at 6845-66 Street. The subject site in the Oriole Park West area is currently zoned as C4 Commercial (Major Arterial). The applicant is proposing a four story mixed use facility with up to 225 suites intended for seniors who require assistance with cleaning, laundry and meals. Please see the enclosed map detailing the location of the proposed Land Use Bylaw exception.

As a property owner in the area of the proposed development, you have an opportunity to ask questions and/or let Council know your views. The proposed Land Use Bylaw amendment may be inspected at Legislative & Administrative Services, 2nd Floor of City Hall. For further details of the development contact Parkland Community Planning Services at 343-3394.

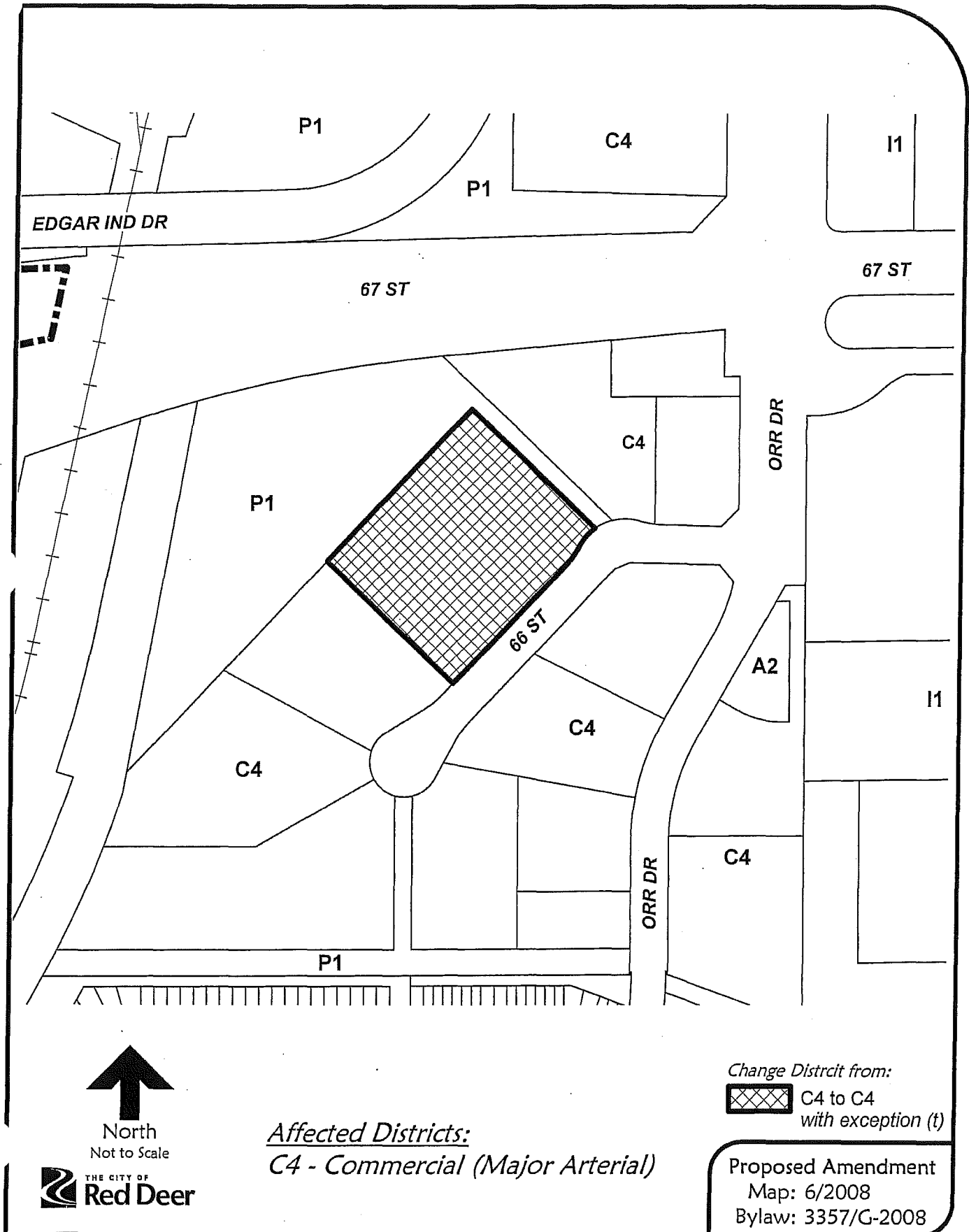
City Council will hear from any person claiming to be affected at a public hearing to be held **Monday, April 7, 2008** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. To have a letter or petition included on the Council agenda it must be submitted by **Tuesday, April 1, 2008**. You may also submit a letter or petition during the public hearing, or simply share your views with Council. Each presentation is limited to 10 minutes and any submissions will be public information. Please contact the Legislative & Administrative Services Department at 342-8132 with any questions.

Yours truly,



Kelly Kloss
Manager, Legislative & Administrative Services
Enclosure

Proposed Amendment to Land Use Bylaw 3357/2006





Council Decision – March 10, 2008

Legislative & Administrative Services

DATE: March 11, 2008

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

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Land Use Bylaw Amendment No. 3357/G-2008
Land Use Bylaw Exception Assisted living facility with C4 Commercial
District 6845-66 Street, L-7 Inc.

Reference Report:

Parkland Community Planning Services, dated March 3, 2008.

Bylaw Readings:

The Land Use Bylaw Amendment 3357/G-2008 was given first (1st) reading.

Report Back to Council: Yes.

Comments / Further Action:

A Public Hearing will be held on Monday April 7, 2008 at 6 p.m. in Council Chambers, during Council's Regular Meeting. This office will now proceed with advertising the Public Hearing.

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

Kelly Kloss
Manager

Cc: Director, Community Services
Director, Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
City Assessor
City Solicitor

Kim Woods

From: Emily Damberger
Sent: March 12, 2008 8:25 AM
To: Kim Woods
Subject: RE: LUB 3357/G-2008

L-7 Inc.
#204, 4929 – 50th Street
Red Deer, AB
T4n 1X9

Thank you

From: Kim Woods
Sent: March 11, 2008 1:38 PM
To: Emily Damberger
Subject: LUB 3357/G-2008

Hi Emily:

Who is the applicant - I need to send them a letter telling them they are paying the advertising.

Thank you,

Kim Woods

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



Legislative & Administrative Services

DATE: March 31, 2008
TO: City Council
FROM: Kelly Kloss, Legislative & Administrative Services Manager
SUBJECT: Timberstone Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2008

History:

At the Monday, March 10, 2008 meeting of Council, the Timberstone Neighbourhood Area Structure Plan Bylaw Amendment 3217/E -2008 was given first reading.

Public Consultation Process:

A Public Hearing has been advertised for the above noted bylaw to be held on Monday April 7, 2008 at 6:00 p.m. in Council Chambers, during Council's regular meeting.

Recommendation:

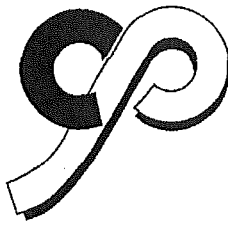
That following the Public Hearing, Council:

- 1) Consider 2nd and 3rd readings of Bylaws 3217/E-2008.

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

Kelly Kloss
Manager

Originally Submitted to Council on
March 10, 2008



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: March 3, 2008
TO: Kelly Kloss, Manager Legislative and Administrative Services
FROM: Emily Damberger, Planner, PCPS
RE: Timberstone Park Neighbourhood Area Structure Plan (NASP)
Bylaw 3217/E-2008

In accordance with the City's *Neighbourhood Planning Guidelines and Standards* the attached draft Timberstone Park Neighbourhood Area Structure Plan (NASP) is being submitted to City Council for consideration of approval. NASP's, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area.

Neighbourhood Planning Guidelines and Standards

The City of Red Deer Neighbourhood Planning Guidelines and Standards, is the document that Planning staff use to evaluate Neighbourhood Area Structure Plans submitted by developers. The purpose of this document is to provide guidelines and standards for the planning and design of new neighbourhoods including parks and public facilities/amenities in The City of Red Deer. Guidelines provide general direction and/or options that are strongly recommended and standards are non-negotiable expectations for development.

The implementation of the guidelines and standards for neighbourhood planning is driven by the pursuit of the following outcomes:

Community Planning & Housing: Neighbourhood design enables social, economic, physical and environmental well-being. Community health and pride are maximized because of interaction and relationships established between neighbours and neighbourhoods.

Circulation & Connections: Our citizens enjoy accessible, affordable transportation systems and services that include well-designed transit and trail systems that serve leisure and transportation needs, link neighbourhoods and parks, and serve all sectors of the community.

Parks: Our citizens enjoy neighbourhoods that offer leisure and recreation opportunities and places for children to play and for residents to interact, within well-planned parks, school sites and leisure facilities/amenities.

Natural, Cultural and Historical Resources: Our citizens benefit from the preservation of historic resources and the maintenance of the natural environment.

Social Health: Our citizens enjoy neighbourhoods that are inclusive, accessible, and have affordable amenities catering to a broad range of needs and interests.

Safety: Our citizens value living in a community with safely designed neighbourhoods.

Safety: Our citizens value living in a community with safely designed neighbourhoods.

The Timberstone Park Neighbourhood Area Structure Plan has been evaluated by Planning staff as to its compliance with the Neighbourhood Planning Guidelines and Standards, as well as the East Hill Major Area Structure Plan, the Municipal Development Plan and the Intermunicipal Development Plan.

Compliance with Neighbourhood Guidelines and Standards

The following subheadings indicate the proposed Timberstone Park Plan's compliance with the Neighbourhood Guidelines and Standards.

Purpose of Timberstone Park Plan - The purpose of the Timberstone Park NASP is to describe the land use framework and development objectives for the SW 23-38-27-4.

Timberstone Park Plan Area - The Timberstone Park plan is located on the east side of Red Deer east of 30 Avenue and north of 55 Street (Highway 11), and is adjacent to the existing College Park subdivision. The plan area covers approximately 48.04 hectares (118.7 acres). A neighbourhood plan is usually based on a full quarter section 64 hectares (160 acres), however the SW 23-38-27-4 has had many subdivisions already occur within the parcel prior to the land being annexed into the City of Red Deer in 2004.

The existing subdivisions include the 21 lot College Park development, 2 parcels belonging to Balmoral Bible Chapel, and 2 private acreage parcels. The Pro-Fly driving range is a leased parcel and will be developed for residential purposes as proposed in this plan. The plan proposes future land uses for both the Balmoral Bible Chapel and the private acreage parcels.

Development Concept - A development concept, figure 6.1, which meets the Neighbourhood standards, has been prepared for the Timberstone Park Plan. The development concept outlines land uses, residential, place of worship, social care site, park sites, natural areas, trail locations, bus stops, existing development, local and collector roads as well as the storm water pond.

Residential - The neighbourhood standards require that within the total housing stock:

- narrow lot housing be not more than 33%
- secondary suite not more than 10%
- multi-family housing shall be no less than 20%
- single detached and semi-detached shall be no less than 60%
- the ratio of detached housing to semi-detached housing must be at least 3:1.

Timberstone Park meets all of the above stated standard housing requirements. Timberstone Park area will contain a minimum of 698 dwelling units with no alternate redevelopment and potential 792 dwelling units with alternate redevelopment options.

Part of the development proposal includes an 82 single family unit bare land condo development in which the developer plans to promote built green houses, sustainable stormwater practices, narrower streets and energy efficient services. Bare land condominiums are typically seen as multi-family apartment style or multi-plex style buildings with common landscaped and parking area, however in this case the developer is proposing single family dwelling condo units with private services, roads, and parks. Within the city of Red Deer one other example of single family condo dwelling units exists north of the Red Deer Golf and Country Club and Kerry Wood Drive.

College Park, Balmoral Bible Chapel and the private acreage residence do not have any redevelopment or subdivision plans in the near future. The intent of demonstrating the density of the quarter section with the existing areas being redeveloped is in order to measure the density on a typical quarter section

basis.

The social care site has R1 as an alternate district and the church site has R2 alternative proposed district, as required by the neighbourhood standards, if the area is not developed for its intended use.

A number of different scenarios have been developed in order to demonstrate the density ranges based on the quarter section as a whole (including existing developments, College Park, Balmoral Bible Chapel, private acreage residence and their potential redevelopment) and the actual Timberstone Park Plan area.

The following table describes the potential densities:

Table 2: Density and Housing Mix: Timberstone Park		Density (du/ha)
A) Density (Excluding College Park Lands)		
1	Scenario A (Private acreage site and Balmoral Church site with no redevelopment and Social Care Site as intended use)	14.52
2	Scenario B (Private acreage site developed as R1, Social Care Site as R1 and no re-development of Balmoral church site)	14.72
3	Scenario C (Private acreage site developed as R1, Social Care Site as R1, and north Balmoral site as R2)	16.48
B) Density (Including College Park Lands) = 62.89 Ha Total Area		
1	Scenario D (Private acreage site developed as R1, Social Care Site as R1 and north Balmoral site as R2, and no redevelopment of College Park Neighbourhood (21 units).	12.93
2	Scenario E (Private acreage site developed as R1, Social Care Site as R1, no re-development of College Park Neighbourhood (21 units), and North Balmoral site re-developed as R3 (150 units).	13.96
3	Scenario F (Private acreage site development as R1, social care site as R1, north Balmoral site re-developed as R3 (150 units), and College Park Neighbourhood re-development as R1 (150 units).	16.01
Housing Mix – Based on Scenario A		Percentage of Total
Detached and semi-detached dwellings as a % of the total housing stock		62%
Multi-family dwelling units as % of the total housing stock		38%
Ratio of detached dwellings to semi-detached dwelling units		N/A
Narrow lot land area as a % of the total residential land area		20.0%
Lots for detached dwelling with secondary suite as a % of the total number of R1 lots		N/A

Open Space - Trails identified throughout the plan link residences with the community parks and commercial amenities, as well as linkages to adjacent communities and trail systems.

The City of Red Deer has purchased an approximately 7 acre parcel of land in the south west corner of the plan area and intends to preserve the trees in their natural state. This parcel of land is part of a land swap with the Developer and the City of Red Deer. The 7 acre parcel of tree area is being swapped for the same amount of land within Timberlands NASP.

The central park site conforms to the neighbourhood standards by containing:

- a class A soccer field
- a multi-purpose pad/boarded rink
- a snowbank rink

- an activity centre
- a junior and senior play structure
- on site parking

Transportation Network - The alignment of collectors, and arterial roadways were determined at the time of the adoption of the East Hill MASP. A traffic study has been conducted to determine the detailed design of collector and local roads within this plan. The P-loop local road within the bare land condominium area in the SW corner of this plan is not connected to the interior collector road within the subdivision; Engineering Services does not typically encourage this type of road alignment however subdivision design configurations were limited due to existing development within the Plan quarter section. Emergency access is provided at the north end of the P-loop through the trail system.

All collector roadways will have separate sidewalks with boulevard tree plantings as required by the neighbourhood standards.

Transit stops have been approved by The City's Transit department and provide a transit stop within 400 metres of every household.

Servicing - One dry pond is proposed within the central park and will contain a soccer field. Stormwater, sanitary and water servicing concepts have all been reviewed by the City Engineering department. Front servicing is being permitted in areas where tree conservation is preferred along the back of lots.

Development Staging - The development staging for the plan area is intended to begin in the southwest corner; however the phasing is subject to change as the area develops during the consideration of detailed subdivision and redesignation of the lands.

Environmental Site Assessment - The Neighbourhood Standards require a Phase 1 Environmental Site Assessment be completed and the NASP will then indicate any remedial measures that will be undertaken in response to any identified environmental hazards.

The City of Red Deer Land Use Bylaw currently identifies a potential environmental hazard site (former fill site) on the Timberstone Park quarter section which may require a 300 m radius setback that would not permit any residential development. Parkland Geotechnical on behalf of the developer has submitted a Phase 1 Environmental Site Assessment of the site and determined the fill site contains only construction rubble and no municipal sanitary waste. The material is not expected to pose any environmental health risk to the area.

Environmental Services and the City's solicitor have evaluated the environmental site assessment for the area and have deemed that the fill site is to be classed as a "nuisance ground" site. The nuisance ground site will require further information being provided by the developer in order for Environmental Services to finalize their evaluation of the site and determine any required development setback from the fill site.

If a development setback and any other remedial measures to be completed by the developer are determined, an amendment to the land use bylaw will be required prior to subdivision approval to reflect the reduced radius of development setback from the nuisance ground.

Ecological profile - The Neighbourhood Standards require the developer to preserve natural areas in accordance with the ecological profile recommendations. Where it is not possible or practical to preserve the natural areas, sound rational must be provided.

The City of Red Deer's Ecological Profile of the College Park Natural Area is a tool for decision making and informational resource for use and consideration by Recreation Parks and Culture Department, PCPS, developers and other interested parties for the proposed Timberstone Park area. The profile identifies priority zones for preservation.

The ecological profile recommends the seasonal stream in the north east corner of the plan area should be maintained, however the developer indicates that due to urban development, the natural drainage course for the stream will be cut off and runoff from adjacent lands will be intercepted by an underground storm pipe system.

The ecological profile recommends that the trees along the eastern boundary of College Park be preserved. The plan proposes combination of municipal reserve and conservation easement to be registered on the private residential lots that will contain the trees, totaling 10 m in width. The intent of the conservation easement will be to preserve the trees in their natural state by stating that residents will not be permitted to remove trees and no development will occur within the conservation easement area. The conservation easement will be a condition of subdivision and will be registered on each individual lot backing into the treed area. The conservation easement will form part of the private lots, residents can choose to fence along their property lines and The City will enforce the conditions of the conservation easement.

The ecological profile recommends the tree stand in the south west corner be preserved. The City of Red Deer and the developer have completed a land swap that will preserve approximately 7 acres (the majority) of the tree stand.

Existing utilities, oil and gas facilities - An abandoned gas well within the south west quadrant will be located within a proposed municipal reserve parcel in order to meet setback requirements in the event access to the well is required.

An existing high pressure Atco gas line runs adjacent to the southwest tree stand and through the College Park subdivision. Development can not occur within the right of way, and there is a 30 metre notification of development area on either side of the right of way.

Existing Adjacent Subdivisions - Existing adjacent developments include College Park subdivision, Balmoral Bible Chapel, and a private residence acreage.

The Neighbourhood standards require that:

Where the existing residential development consists of a rural residential subdivision of which the size of individual lots cannot be mirrored in any of the City's standard residential land use districts without promoting unsustainable development practices, the planning staff shall work with the developer to gather input from the landowners of the existing residential development regarding the land use which would be preferred. To the satisfaction of the planning staff, the developer shall propose the preferred or an alternative complimentary land use in the proposed area structure plan to buffer the existing residential development, to the satisfaction of planning staff. The final agreement to this effect shall be incorporated into the neighbourhood area structure plan.

The developer, along with City and planning staff, has worked with adjacent landowners to lessen the potential impacts of the proposed new urban development.

College Park:

The proposed Timberstone Park Plan will surround the southern and eastern portion of College Park. Along the eastern boundary a municipal reserve strip with landscaping and a fence is proposed where no trees exist in order to maintain the look and feel of College Park. Along the eastern boundary where existing trees remain, a portion (4m) of the existing trees will be maintained within a municipal reserve parcel and the remaining 6 m through a conservation easement to be registered at the rear of all lots backing onto the trees. Along the most southern treed area that borders a single College Park lot to the east, a 10 m conservation easement is

identified.

Along the south boundary of College Park a fence will be constructed along the back of all lots to separating the lots from the proposed trail linkage to 30th avenue.

Proposed lots backing onto the College Park area will be larger than average R1 lots, in order to create a similar style but more sustainable residential single family development.

Balmoral Bible Chapel:

Balmoral Bible Chapel lands consist of two parcels, one containing the Chapel and the other to the north containing a dwelling unit that is currently being used by the Chapel for church services. A berm will be extended along 55th Street in front of the Balmoral Bible Chapel and a road will be available to the north undeveloped parcel if redevelopment occurs. The existing road allowance along the western boundary of the Chapel will be closed and a portion of the road allowance will be developed by the Chapel and portion will be developed by the developer. Access points to the Church will remain and will potentially be reconfigured if the Chapel parcels are redeveloped. If the lands are not to remain as public service district and uses, the lands are identified alternately for R2, multi family use. The Chapel is in agreement with the proposed plan.

Private Acreage Residence:

A private acreage owner has two approximately 1.5 acre (0.6 ha) acreage parcels within the plan area, one vacant and one containing a single family residence. R1N, narrow lot residential development is proposed adjacent to the residential acreage in order to buffer the acreage from the future collector road and multiple-family development to the east. A berm will be extended along the front (55th Street) of the acreage property once redevelopment of the acreage site occurs. Existing access will remain until such time as the acreage parcel is redeveloped into conventional lots.

To the north, R2 medium density residential, "mansion style", multi-family development is proposed. Visually the multi-plex houses will appear as large homes though will contain separate units.

Referral Feedback Internal

The Timberstone Park plan was referred to all applicable city departments for their review, comments and approval. The plan has been modified to address concerns raised by city departments.

Referral Feedback Outside Agencies

The plan was circulated to outside agencies, utility companies, AEUB, school boards, Red Deer County and stakeholder groups for their feedback. No changes to the plan were necessary following the feedback received from outside agencies.

Red Deer River Naturalist expressed their concern with the stormwater management facilities, feeling that a more natural approach could be taken when developing subdivision to preserve natural areas, drainage and wildlife corridors. Planning and Engineering departments plan in the future to meet with the RDRN earlier in the planning process to discuss potential methods and timing of receiving their feedback in order for their comments to be considered at the beginning design phases (eg. Garden Heights NASP).

Neighbourhood Meeting feedback:

A public meeting was held March 6, 2007 for the combined Timberlands, Timberstone Park and Clearview North Neighbourhood Area Structure Plans. Approximately one hundred people were in attendance. Below is a summary of the comments received by the public concerning the Timberstone Park NASP.

Issue raised by public	City of Red Deer Response
<p>Traffic:</p> <ul style="list-style-type: none"> • Concern with traffic increase and road improvements along 30th Ave and 55th Street, noise and congestion, travel time increased • Concern with traffic increase from rural residences • Public would like more information to follow on road improvements to accommodate additional traffic • Questions regarding timing of 67th street realignment, Highway 11 realignment, and construction of Northlands Drive. • Questioning if Northlands Drive is economically feasible • Feasibility of 30 Ave berm construction adjacent to College Park 	<ul style="list-style-type: none"> • City of Red Deer Engineering department provided information on the requirements of the developer to perform a Traffic Impact Assessment that would determine the required road improvements and also provided timelines for 67th Street and Northlands Drive. • Economical feasibility was explained to be subject to City Council budget approval • Berm will be evaluated during the College Park Area Redevelopment Plan process
<p>Environmental:</p> <ul style="list-style-type: none"> • Concern over increase in development, residences, and traffic impact on existing wildlife corridors. • Preference to more trees being preserved. 	<ul style="list-style-type: none"> • Wildlife corridors will be impacted by development, however where possible trees have been preserved to maintain wildlife habitat • Native plantings along collector streets and parks will be considered at the development stage
<p>Planning:</p> <ul style="list-style-type: none"> • Plans well designed • Questions regarding incorporation of transit throughout new neighbourhood 	<ul style="list-style-type: none"> • Planning staff responded to informational questions.

The College Park resident of the lot adjacent to the 10 m conservation easement does not support the fence being placed on the property line, however any landowner may place a fence on their property line at any time regardless of a NASP process. PCPS meet with the landowner on site and explained city fence regulations.

The College Park Community would prefer to see a continuous 10 m strip along the entire east side as a buffer, however the increase to 10 m within the treed area is to preserve the natural trees, not to increase the buffer between the two residential lands uses. The 4 m municipal reserve buffer is located in an open area that will be landscaped to provide continuous natural trees and vegetation in front of the treated wood fence along the municipal reserve boundary. Administration would not ordinarily place a fence along a municipal reserve strip, however College Park residents have requested a continuous fenced buffer along the east of their subdivision to separate from new urban development.

College Park has concerns regarding potential loss of an existing drainage ditch, however the plan states it will be evaluated and maintained through the detailed servicing study to follow for the NASP area.

The private acreage owners would prefer R1, single family residential zoning where the R1N and the big house R2, is proposed due to concerns of the homes and multi-family becoming rental properties. The City does not have any control over ownership or rental situations. R1N houses are single family and likely in the entrance of the subdivision would not be much smaller than potential R1 houses.

Planning Analysis

Administration supports the proposed plan as it meets the intent of the City of Red Deer's *Neighbourhood Planning Guidelines and Standards*.

The plan supports the ecological profile for the area through preservation of two major treed areas, ensuring natural areas are available for City of Red Deer residents and wildlife in the area.

The proposed development in the south west corner, bare land condo, single family dwelling units, is to be developed as an environmentally sustainable community acting as a test case for future Laebon Developments in terms of energy efficient homes, more environmentally friendly stormwater management, and pedestrian friendly.

Though the developer does not have full support of adjacent landowners in College Park and the private acreage owner (adjacent to Balmoral Bible Chapel), many concessions have been made through the NASP design process, in negotiations and discussions with adjacent landowners. Administration feels acceptable land uses are being proposed when considering the neighbourhood land use concepts as a whole.

The proposed R1N zoning adjacent to the existing private acreage will provide for single family dwellings, being a similar and compatible use. The R2 development proposed to the north of the private acreage gives the appearance of large single family houses, while allowing R2 multi-family development to be located at the entrance of the neighbourhood and reducing traffic throughout the remainder of the neighbourhood to the north.

College Park residents desire larger 1/3 acre size lots, and a 10 m continuous buffer on the east boundary of their subdivision. The developer is proposing larger than average R1 lots, though not 1/3 acre, being a more sustainable size in terms of land use densities. The single family houses will be similar and compatible uses to the existing acreages in College Park. A 10 m treed buffer through a combination of a proposed conservation easement (intended to preserve the trees in their natural state) and municipal reserve will compliment existing neighbourhood character of College Park. Along the eastern boundary where trees do not exist, and the area is currently open to a cultivated field, a municipal reserve strip with continuous treed plantings and a fence will physically and visually screen future R1urban style development from College Park residents.

Following the adoption of the plan, prior to any development within the NASP area, the developer is required to submit a request to amend the land use bylaw to remove the hazard site designation and apply for a road closure of an existing road right of way adjacent to Balmoral Bible Chapel.

Municipal Planning Commission

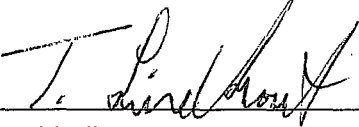
The Municipal Planning Commission recommended the Timberstone Park NASP be brought forward to City Council for approval.

Recommendation

Parkland Community Planning Services recommends that Council of the City of Red Deer proceed with first reading of Bylaw 3217/E-2008.

A handwritten signature in black ink, appearing to read "Emily Damberger", written over a horizontal line.

Emily Damberger
Planner

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

Tony Lindhout
City Planning Manager

Attachments

C: Colleen Jensen, Community Service Director

LEGISLATIVE & ADMINISTRATIVE SERVICES
OFFICE OF THE MAYOR

DATE: February 25, 2008

TO: Legislative & Administrative Services Manager

FROM: City of Red Deer Municipal Planning Commission

RE: Timberstone Park Neighbourhood Area Structure Plan (NASP)

At the February 25, 2008 Red Deer Municipal Planning Commission meeting, the Commission considered a report from Parkland Community Planning Services dated February 20, 2008 re: Timberstone Park Neighbourhood Area Structure Plan (NASP).

Following discussion the resolution as set out below was introduced and passed.

"Resolved that the Municipal Planning Commission supports the proposed Timberstone Neighbourhood Area Structure Plan (NASP) and recommends its approval for first reading by City Council."

The above is submitted for Council's consideration.

Mayor Morris Flewwelling
Chairperson
City of Red Deer Municipal Planning Commission

c. E. Damberger, Parkland Community Planning Services

Memo

Date: March 3, 2008

To: Kelly Kloss, Legislative and Administrative Services Manager

From: Howard Thompson, Land & Economic Development Manager
Dave Matthews, Planning & Technical Services Supervisor

Re: **Acquisition and Land Swap between the Timberlands (City Land Bank)
and Timberstone Park Subdivisions to Preserve the College Park Forest**

This memo is being presented for information purposes only as prior budget approval was previously received for this transaction as detailed below.

Background:

The Timberstone Park Neighborhood Area Structure Plan (NASP) is currently before City Council for consideration. As indicated in Parkland Community Planning Services' report, City Administration has reached an agreement with Timberstone Park Developments Ltd. to preserve approximately 7 acres of forested area south of College Park as identified for preservation in the East Hill Major Area Structure Plan and the Recreation, Parks and Culture Department's Parkland Preservation Plan.

Through the Municipal Government Act, a municipality has the authority to require up to 10% of developable land to be dedicated as Municipal Reserve. The City's practice is to always take the entire 10% in residential developments and incorporate it into new neighbourhoods as park space. At times, the desire to preserve natural areas and the need for the development of more formal park spaces within neighbourhoods results in a greater percentage of land being identified than can be acquired through the 10% MR dedication. Once land in excess of the 10% MR requirement is designated under a land use bylaw for park or public use, the municipality must acquire the lands within six months. This is the case in the new Timberstone Park residential area bordering 30th Avenue and 55th Street, due to the fact that it contains a forest.

Through the NASP development process a portion of the treed area was able to be acquired through the Municipal Reserve dedication. The portion of the forested area exceeding the 10% Municipal Reserve dedication equals 2.4 Ha (5.93 acres), more or less, as shown on the attached proposed Timberstone Park NASP. The agreement reached involves the purchase and land swap of an equivalent sized parcel from the Land Bank in the adjacent Timberlands neighborhood, which will effectively keep the Timberstone Park Developments Ltd. development area whole.

Memo

Kelly Kloss
Page 2

Financial Implications:

In order to acquire the College Park forest land, City Council approved \$480,000 (based on 8 acres at \$60,000.00 per acre) in the Recreation, Parks & Culture Department's 2005 Capital Budget with funding for \$312,000 from the Public Reserve Trust Fund and \$168,000 from other funding. More recently, in the 2008 Capital Budget the Parkland Preservation Plan received approval for \$3 Million, which included funding to complete this transaction as a component of the total budget. As the preservation area is only 5.93 acres, more or less, the estimated cost of this land purchase, including legal and survey fees, is now approximately \$365,000.

From a Land Bank perspective, the sale price is based on what was the anticipated 2006/7 market value of \$60,000 per acre when the agreement in principle was reached in 2005. Implementation of the land sale and swap has been delayed until the land areas in the Timberstone Park NASP are finalized, and although current market value for raw residential development land has appreciated slightly, the Land Bank will honor this previously agreed upon price. The actual area of the Land Bank parcel as shown on the attached plan is 2.46 Ha and the differential area will be compensated for by Timberstone Park Developments Ltd.

Administrative Action:

A legal agreement will be prepared by the City Solicitor between the City and Timberstone Park Developments Ltd. with all areas to be determined by legal survey within the next 3 to 6 months and the final purchase price adjusted accordingly upon final transfer of title. The transfer of funds between the Public Reserve Trust Fund and the Land Bank will be done internally.



Howard Thompson
Land & Economic Development Manager



Dave Matthews
Planning & Technical Services Supervisor

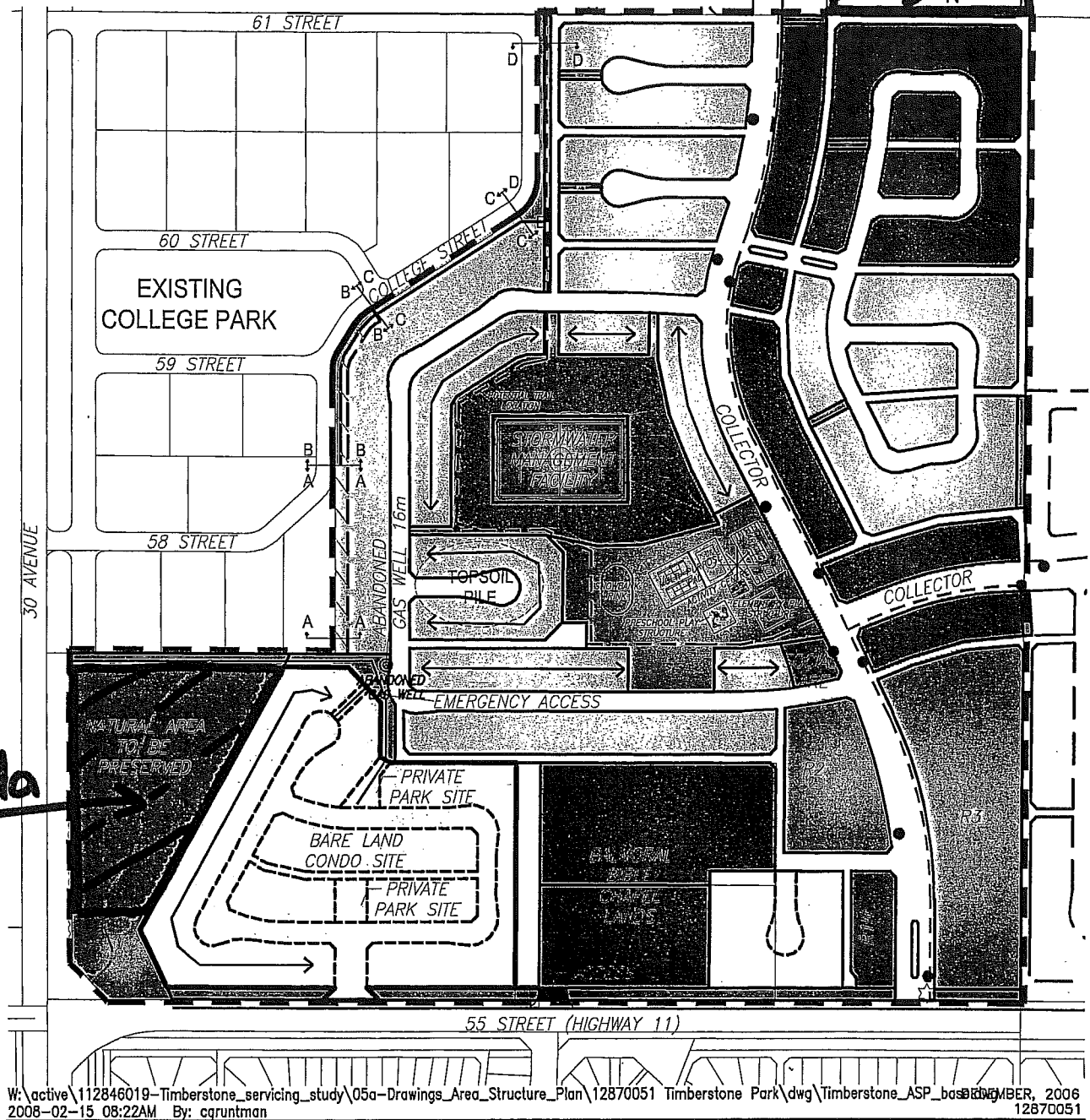
Attach.

- c. Paul Goranson, Director of Development Services
- Colleen Jensen, Director of Community Services
- Greg Scott, Recreation Parks and Culture Manager

LAND SWAP PARCEL

2.46 Ha

	PUL		Municipal Reserve		Entry Feature Sign
	R1		Municipal Reserve (Land Swap)		Multi-Purpose Trail
	R1N		Place of Worship/ Social Care Facility/Day Care/ Retirement/Assisted Living/ PS Church/Alternative Residential use R1		Potential 2 Storey Walkout Basement
	R2/R3		Conservation Easement		Potential Bus Stop
					Gathering Place



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ORIGINAL SHEET - ANSI A


Stantec
Stantec Consulting Ltd.

600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5
Tel. 403.341.3320
Fax. 403.342.0969
www.stantec.com

Client/Project

TIMBERSTONE PARK
DEVELOPMENTS LTD.
TIMBERSTONE PARK

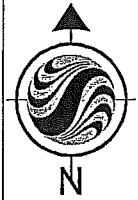
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4.0

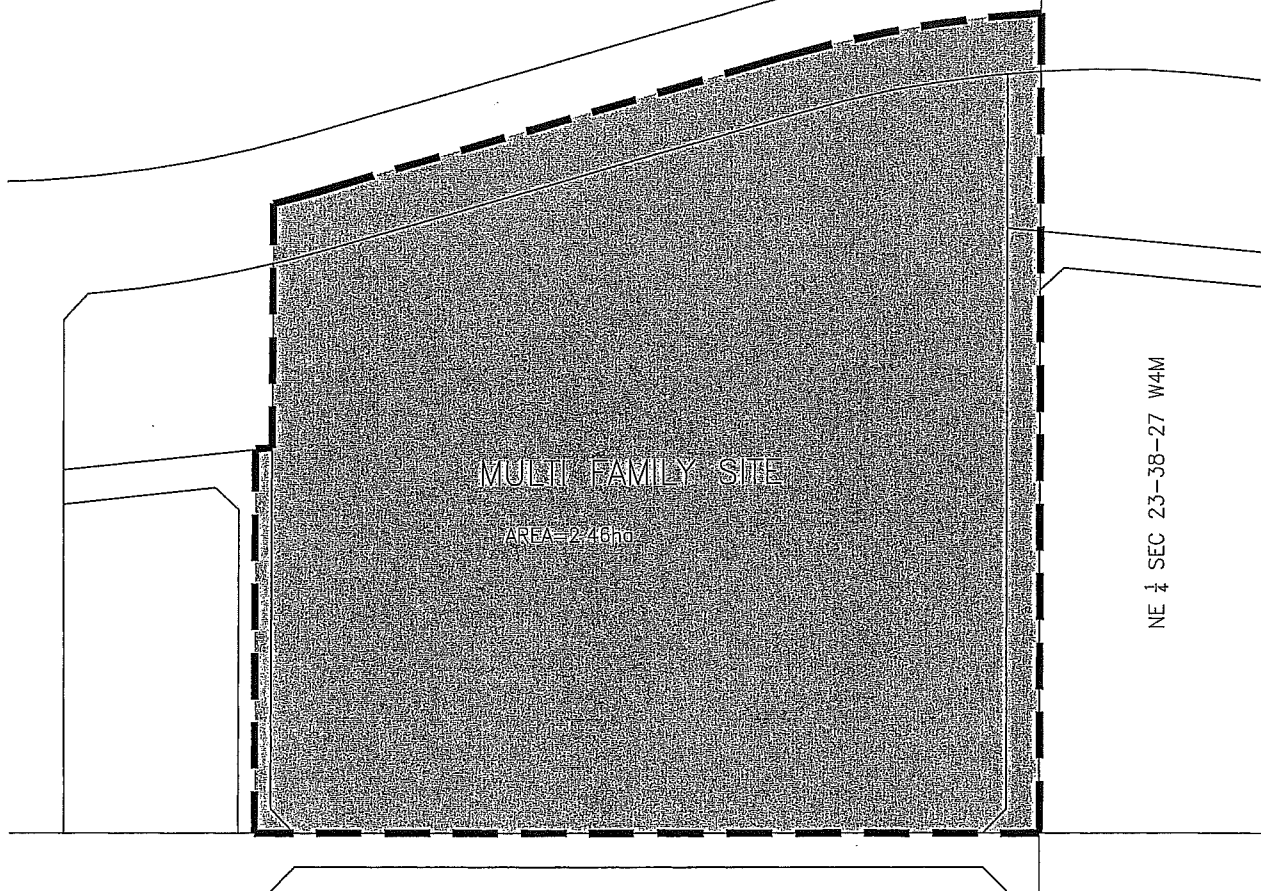
Title

DEVELOPMENT
CONCEPT

CENTRAL PARK SITE



NW ¼ SEC 23-38-27 W4M



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 2007-11-09 04:08PM By: bmccutcheon

NOVEMBER, 2007
 112870840

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**Stantec****Stantec Consulting Ltd.**

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 Red Deer AB Canada
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 Fax. 403.342.0969
 www.stantec.com

Client/Project

CITY OF RED DEER

NW TIMBERLANDS

Figure No.

1.0

Title

TIMBERLANDS LAND SWAP AREA

FILE

DATE: April 8, 2008

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

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Timberstone Park Neighbourhood Area Structure Plan (NASP)
Bylaw Amendment 3217/E-2008

Reference Report:

Parkland Community Planning Services, March 3, 2008

Resolutions:

"Resolved that Council of the City of Red Deer hereby agrees to amend the Timberstone Neighbourhood Area Structure Plan Bylaw 3217/E-2008 as to Section 4.9.5, Page 4.6, item 3) by adding the following sentence:

"In addition, the developer will plant trees in the western 6 metres of the lots in this area and put in place a restricting covenant or other legal instrument to provide for the retention of trees".

"Resolved that the Council of the City of Red Deer hereby agrees to amend the Timberstone Neighbourhood Area Structure Plan Bylaw 3217/E-2008 as to:

- 1) Figure 4.0 *Development Concept* map be amended by changing the proposed R1N residential land use designation on the block of land that abuts 55 Street and is directly west of the R3 designated land to R1 Residential development.
- 2) Section 4.4, page 4.2 *Low Density Residential* (R1) be amended by adding the following new paragraph to the end of this section:

The Developer will install a common fence along the rear of the proposed R1 Residential lots in the block of land that abuts 55 Street and is directly west of the R3 designated land. The location of the common fence will be along the east side of the proposed lane."

LEGISLATIVE & ADMINISTRATIVE SERVICES

April 7, 2008

Laeon Developments
Timberstone Park Developments Ltd.
289, 28042 Highway 11
Red Deer County, AB T4S 2L4

Fax: 341-4165

Dear Sir / Madam:

**Re: Timberstone Park Neighbourhood Area Structure Plan
Bylaw 3217/E-2008
Laeon Developments**

At the City of Red Deer's Council meeting held Monday April 7, 2008, a Public Hearing was held with respect to *Timberstone Park Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2008*. City Council introduced and passed the following resolutions to amend the Bylaw:

"Resolved that Council of the City of Red Deer hereby agrees to amend the Timberstone Neighbourhood Area Structure Plan Bylaw 3217/E-2008 as to Section 4.9.5, Page 4.6, item 3) by adding the following sentence:

"In addition, the developer will plant trees in the western 6 metres of the lots in this area and put in place a restricting covenant or other legal instrument to provide for the retention of trees"."

"Resolved that the Council of the City of Red Deer hereby agrees to amend the Timberstone Neighbourhood Area Structure Plan Bylaw 3217/E-2008 as to:

- 1) Figure 4.0 *Development Concept* map be amended by changing the proposed R1N residential land use designation on the block of land that abuts 55 Street and is directly west of the R3 designated land to R1 Residential development.
- 2) Section 4.4, page 4.2 *Low Density Residential* (R1) be amended by adding the following new paragraph to the end of this section:

The Developer will install a common fence along the rear of the proposed R1 Residential lots in the block of land that abuts 55 Street and is directly west of the R3 designated land. The location of the common fence will be along the east side of the proposed lane."

Legislative & Administrative Services

DATE: March 11, 2008

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

FROM: Kelly Kloss, Legislative & Administrative Services Manager

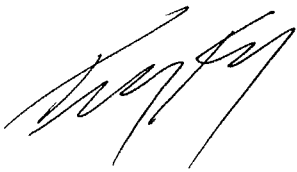
SUBJECT: Timberstone Park Neighbourhood Area Structure Plan (NASP) Bylaw
Amendment 3217/E-2008

Reference Report:

Parkland Community Planning Services, dated March 3, 2008.

*Bylaw Readings:*The Timberstone Park Neighbourhood Area Structure Plan Bylaw Amendment was given first (1st) reading.*Report Back to Council:* Yes.*Comments / Further Action:*

A Public Hearing will be held on Monday April 7, 2008 at 6 p.m. in Council Chambers, during Council's Regular Meeting. This office will now proceed with advertising the Public Hearing.

Kelly Kloss
Manager

Cc: Director, Community Services
Director, Development Services
Land & Economic Development Manager
City Assessor
Inspections & Licensing Manager
LAS Admn Assistant

3217/E-2008 Timberstone Park

DESCRIPTION: Timberstone Park Area Structure Plan

FIRST READING: March 10, 2008

FIRST PUBLICATION: March 20, 2008

SECOND PUBLICATION: March 28, 2008

PUBLIC HEARING & SECOND READING: April 7, 2008

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT: YES ☐ \$ _____ NO ☒

COST OF ADVERTISING RESPONSIBILITY OF: _____

ACTUAL COST OF ADVERTISING:

\$ 334.48 X 2

TOTAL: \$ 688.96 + GST

~~MAP PREPARATION:~~

GST \$ 34.44

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ 723.40

INVOICE NO.: _____

BATCH NO.: _____

(Advertising Revenue to 180.5901)

TIMBERSTONE PARK
Neighbourhood Area Structure Plan Amendment

City Council proposes to pass **Bylaw 3217/E-2008**, the Timberstone Park Neighbourhood Area Structure Plan. The subject site is located on the east side of Red Deer just east of 30th Avenue and north of 55 Street, Highway 11 and is adjacent to the existing College Park Subdivision.

< Map >

The proposed bylaw may be inspected by the public at Legislative & Administrative Services, 2nd Floor of City Hall, or for more details contact Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, April 7, 2008** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. Any letters or petitions to be included on the Council agenda must be submitted to the Legislative & Administrative Services Department by **Tuesday, April 1, 2008**. Otherwise, you may present your letter or petition, or tell Council your views at the Public Hearing. Each presentation is limited to 10 minutes and any submissions will be public information. If you have any questions please contact Legislative & Administrative Services at 342-8132.

(Publication Dates: Friday March 21, 2008 and Friday March 28, 2008)

March 13, 2008

«Prime_Owner_Name»

«Owner_Address_1»

«Owner_Address_2»

Dear Sir/Madam:

**Re: Timberstone Neighbourhood Area Structure Plan Amendment 3217/E-2008, being an
Amendment to the Area Structure Bylaw 3217/ 98**

Red Deer City Council is proposing to pass **Bylaw Amendment 3217/E-2008** which will amend the **Area Structure Bylaw 3217/98**, allowing for the addition of the **Timberstone Neighbourhood Area Structure Plan**. The Neighbourhood Area Structure Plan relates to the parcel of land located just east of 30th Avenue and north off 55th Street (Highway 11), and is adjacent to the existing College Park Subdivision. The development encompasses an area of approximately 118.7 acres. Timberstone Park Developments Ltd. proposes to develop a community of complementary land uses with a balance of both residential and recreational developments. Please see the enclosed map of the proposed Timberstone Neighbourhood.

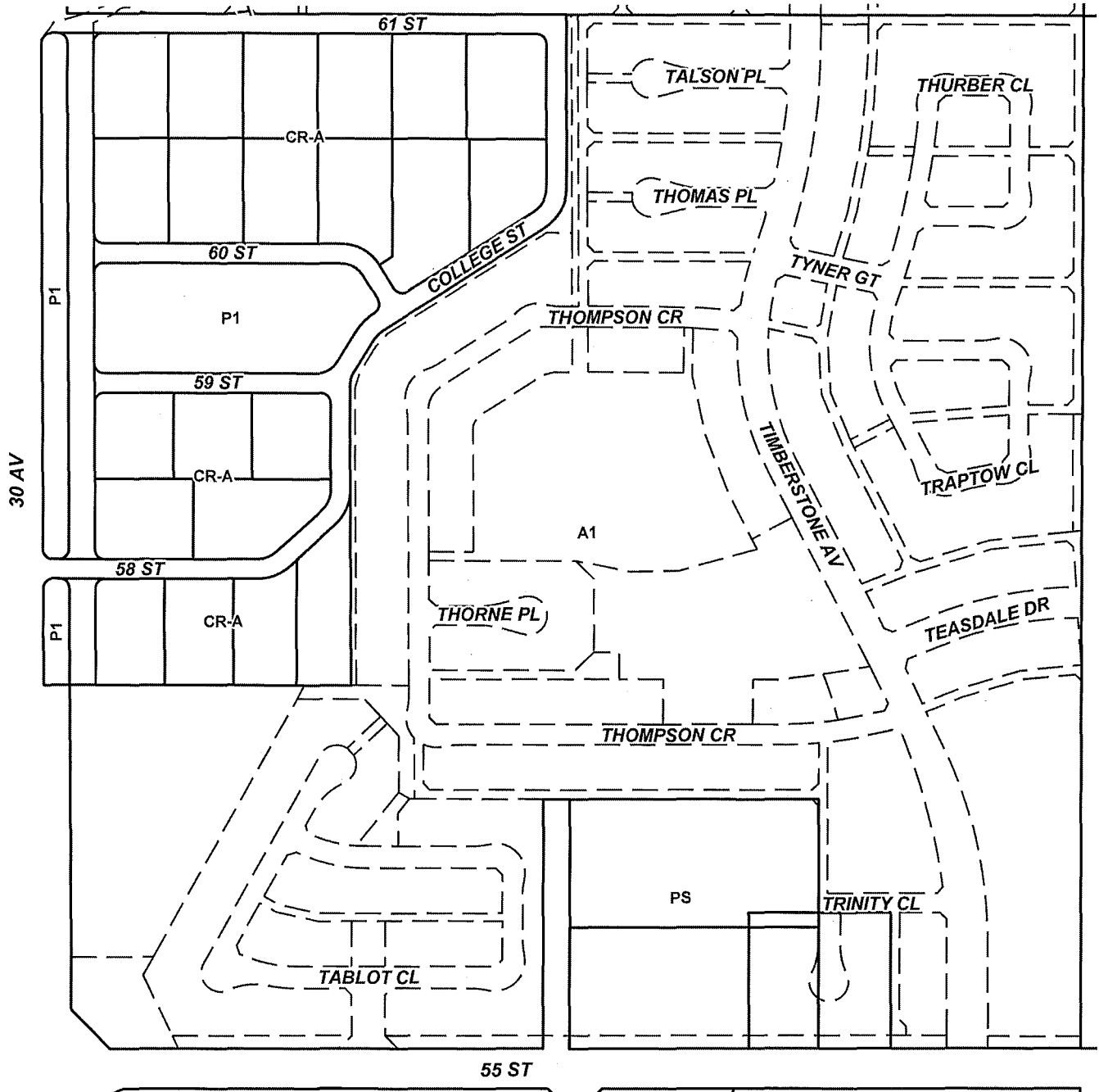
As a property owner in the area of proposed changes, you have an opportunity to ask questions and to let Council know your views. The proposed Timberstone Neighbourhood Area Structure Plan may be viewed online at www.reddeer.ca or at Legislative & Administrative Services, 2nd Floor of City Hall. For further details contact Parkland Community Planning Services at 343-3394.

City Council will hear from any person claiming to be affected on **Monday, April 7, 2008** at 6:00 p.m. in Council Chambers, 2nd floor of City Hall. To have a letter or petition included on the Council agenda it must be submitted by **Tuesday, April 1, 2008**. You may also present a letter or petition at the Council meeting or tell Council your views at the Public Hearing. Each presentation is limited to 10 minutes and any submissions will be public information. Please contact the Legislative & Administrative Services Department at 342-8132 with any questions.

Yours truly,



Kelly Kloss
Manager, Legislative & Administrative Services
Enclosure



North
Not to Scale



Timberstone Park

Proposed Neighbourhood Area Structure Plan

--- Proposed Block Lines

Legislative & Administrative Services

DATE: March 11, 2008

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

FROM: Kelly Kloss, Legislative & Administrative Services Manager

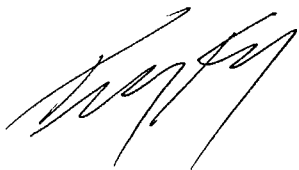
SUBJECT: Timberstone Park Neighbourhood Area Structure Plan (NASP) Bylaw
Amendment 3217/E-2008

Reference Report:

Parkland Community Planning Services, dated March 3, 2008.

*Bylaw Readings:*The Timberstone Park Neighbourhood Area Structure Plan Bylaw Amendment was given first (1st) reading.*Report Back to Council:* Yes.*Comments / Further Action:*

A Public Hearing will be held on Monday April 7, 2008 at 6 p.m. in Council Chambers, during Council's Regular Meeting. This office will now proceed with advertising the Public Hearing.

Kelly Kloss
Manager

Cc: Director, Community Services
Director, Development Services
Land & Economic Development Manager
City Assessor
Inspections & Licensing Manager
LAS Admn Assistant

Kim Woods

From: Kelly Kloss
Sent: March 18, 2008 7:23 AM
To: Kim Woods; Vanessa Connors
Subject: FW: Timberstone Park NASP Advertising

For your information

Kelly

From: Chris Beaumont [mailto:cbeaumont@laebon.com]
Sent: March 17, 2008 2:47 PM
To: Kelly Kloss
Subject: Timberstone Park NASP

Hi Kelly,

We are in agreement with the advertising costs of approximately \$700 for the public hearing.

Please reference all future correspondence and invoicing for this project to:

Timberstone Park Developments Ltd.
289, 28042 Hwy. #11
Red Deer County, AB
T4S 2L4

Thanks.

Chris

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

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



Public Works Department

Date: April 1, 2008
To: Legislative and Administrative Services Manager
From: Public Works Manager
Re: **Revised Budget and Funding Source**
2008 Fleet Replacement Acquisitions

Public Works is in the process of undertaking the 2008 fleet replacement acquisitions. Consideration of the capital budget and funding source is required as the anticipated requirement will exceed approval limits.

A. Budget Update

As part of the 2008 Capital budget, Council approved the Fleet Replacement budget of \$1,853,000. That budget is for the purchase of 26 fleet replacement units. The approved sources of funds are as shown on the table below.

One of the units to be replaced is a 1988 Pumper Engine used by Emergency Services. It was budgeted at \$500,000 and funded entirely from Alberta Municipal Infrastructure Program Grant.

Two vendors submitted quotes for its replacement, both were over budget. Of the two vendors, Wholesale Fire and Rescue was low and proposed a pumper that best meets the needs of Emergency Services. The proposed cost is \$567,000.

Variances of costs for individual replacement units are expected and generally balance when considering the total purchases and approved budget. In this instance however, the proposed cost will exceed the approved funding source for the Alberta Municipal Infrastructure Program Grant as shown on the table below. Adjustments to the budget and funding sources are required in order to proceed with the purchase.

	Funding Source 1	Funding Am't 1	Funding Source 2	Funding Am't 2	Funding Source 3	Funding Am't 3
Approved	Alberta Municipal Infrastructure Program	587k	New Deal For Cities & Communities	74k	Other Grants & Reserves	1,192k
Forecasted	Alberta Municipal Infrastructure Program	654k	New Deal For Cities & Communities	74k	Other Grants & Reserves	1,192k
Variance		(67k)		-		-

B. Impact on Sub-Fleet


The increased capital cost will result in an increase to the monthly rental rate charged to Emergency Services for future depreciation and operation of the new Pumper Engine. In general, rental rates for the equipment are based on fixed and variable costs. The fixed costs that will change due to this increased capital purchase include depreciation, inflation, growth, and insurance. The additional \$67,000 cost would result in the monthly rental rate increasing approximately \$438. The purchase of this unit is funded entirely by grants; this rate adjustment takes the prudent approach of assuming no grants will be available when this unit is replaced in (in 18 or 20 years). These will not take affect until delivery of the unit anticipated in the first quarter of 2009. The increased operating cost will be reviewed as part of the 2009 budget process by Emergency Services.

C. Recommendation

We respectfully recommend that Council approve revising the 2008 Capital Budget as follows:

	<u>Original Budget</u>	<u>Revised Budget</u>
2008 Fleet Replacement	\$1,853,000	\$1,920,000

The source of funding for the short fall would be the Alberta Municipal Infrastructure Program Grant.



Frank Colosimo, P.Eng.
Public Works Manager



Dean Krejci
Acting Financial Services Manager

- c. Director of Development Services
 Financial Services Manager
 Emergency Services Manager
 Fleet Superintendent

Public Works Department

Date: April 1, 2008
To: Legislative and Administrative Services Manager
From: Public Works Manager
Re: **Revised Budget and Funding Source**
2008 Fleet Replacement Acquisitions

Public Works is in the process of undertaking the 2008 fleet replacement acquisitions. Consideration of the capital budget and funding source is required as the anticipated requirement will exceed approval limits.

A. Budget Update

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Two vendors submitted quotes for its replacement, both were over budget. Of the two vendors, Wholesale Fire and Rescue was low and proposed a pumper that best meets the needs of Emergency Services. The proposed cost is \$567,000.

Variances of costs for individual replacement units are expected and generally balance when considering the total purchases and approved budget. In this instance however, the proposed cost will exceed the approved funding source for the Alberta Municipal Infrastructure Program Grant as shown on the table below. Adjustments to the budget and funding sources are required in order to proceed with the purchase.

	Funding Source 1	Funding Am't 1	Funding Source 2	Funding Am't 2	Funding Source 3	Funding Am't 3
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Forecasted	Alberta Municipal Infrastructure Program	654k	New Deal For Cities & Communities	74k	Other Grants & Reserves	1,192k
Variance		(67k)		-		-

Comments:

We support the recommendation of Administration.

"Morris Flewwelling"
Mayor

"Craig Curtis"
City Manager



Council Decision – April 7, 2008

Legislative & Administrative Services

FILE

DATE: April 8, 2008

TO: Frank Colosimo, Public Works Manager
Dean Krejci, Acting Financial Services Manager

FROM: Kelly Kloss, Legislative & Administrative Services Manager

SUBJECT: Revised Budget and Funding Source
2008 Fleet Replacement Acquisitions

Reference Report:

Public Works Manager and Acting Financial Services Manager, dated April 1, 2008.

Resolutions:

"Resolved that the Council of the City of Red Deer having considered the report from the Public Works Manager, dated April 1, 2008 Re: Revised Budget and Funding Source / 2008 Fleet Replacement Acquisitions, hereby approves increasing the capital budget amount for the 2008 fleet replacement to \$1,920,000 from \$1, 853,000 to provide for the \$67,000 increase in cost for the replacement of a 1988 Pumper Engine for the Emergency Services Department, with funding for the \$67,000 from the Alberta Municipal Infrastructure Program Grant."

Report Back to Council: No.

Kelly Kloss
Manager

Cc: Development Services Director
Community Services Director
Emergency Services Manager

BYLAW NO. 3357/G-2008

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

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

1. The "Land Use District Map I17" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No.6/2008 attached hereto and forming part of the bylaw.
2. New sub-section (1) (t) is added to section 8.22 Exceptions Respecting Land Use as follows:
 - (t) Notwithstanding Section 5.6 of this Land Use Bylaw, on Lot 5, Block 1, Plan 972-4056 a combined commercial restaurant and maximum 230 unit assisted living facility shall be a permitted use. This mixed use development requires approval by the Development Authority and is subject to the following development regulations/standards:
 - (i) Floor area minimum within the assisted living facility for a one bedroom unit shall be 46.5 square metres, and for a unit of more than one bedroom 65.0 square metres;
 - (ii) Landscaping area minimum: 30% of site;
 - (iii) Building height maximum: 4 storeys;
 - (iv) Front Yard Minimum: 15.0 m;
 - (v) Side Yard Minimum: 4.5 m;
 - (vi) Rear Yard Minimum: 3.0 m;
 - (vii) Parking: Subject to Section 3.1 and 3.2;
 - (viii) Loading Spaces: One opposite each loading door with a minimum of one;
 - (ix) Site Area Minimum: Existing parcel
 - (x) Site Frontage Minimum: 30.0 m
 - (xi) Any development standard not specifically referred to above including building elevations, shall be subject to approval by the Municipal Planning Commission;

- (xii) The site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Municipal Planning Commission.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2008.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3217/E-2008

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

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

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

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2008.

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

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

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

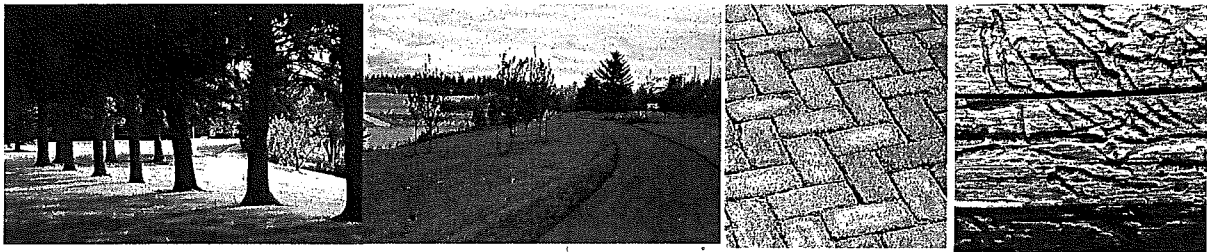
MAYOR

CITY CLERK

**Timberstone Park
(SW ¼ - 23 - 38 - 27 - W4M)**

Neighbourhood Area Structure Plan

Prepared for:
Timberstone Park Developments Ltd.



Prepared by:

Stantec Consulting Ltd.
600, 4808 Ross Street
Red Deer, AB T4N 1X5

February, 2008

112870051



Stantec

Stantec**TIMBERSTONE PARK****NEIGHBOURHOOD AREA STRUCTURE PLAN****Table of Contents**

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Stantec

TIMBERSTONE PARK**NEIGHBOURHOOD AREA STRUCTURE PLAN****Table of Contents**

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Stantec**TIMBERSTONE PARK
NEIGHBOURHOOD AREA STRUCTURE PLAN****1.0 Introduction**

1.1 PURPOSE

The purpose of the Timberstone Park Neighbourhood Area Structure Plan is to describe the land use framework and development objectives for the parcel of land legally described as SW ¼ 23-38-27-W4M. It is located on the east side of Red Deer just east of 30 Avenue and north of 55 Street, Highway 11, and is adjacent to the existing College Park subdivision. The development encompasses an area of approximately 48.04 hectares (118.7 acres). The quarter section was recently annexed into the City and is included in the City of Red Deer's East Hill Major Area Structure Plan (MASP).

Stantec Consulting Ltd. has prepared this report at the request of Timberstone Park Developments Ltd.

Through the NASP, Timberstone Park Developments Ltd. proposes to develop a community of complementary land uses with a balance of both residential and recreational developments. In order to achieve this, they will incorporate into the plan various interconnected parks and open spaces to provide a very desirable community development.

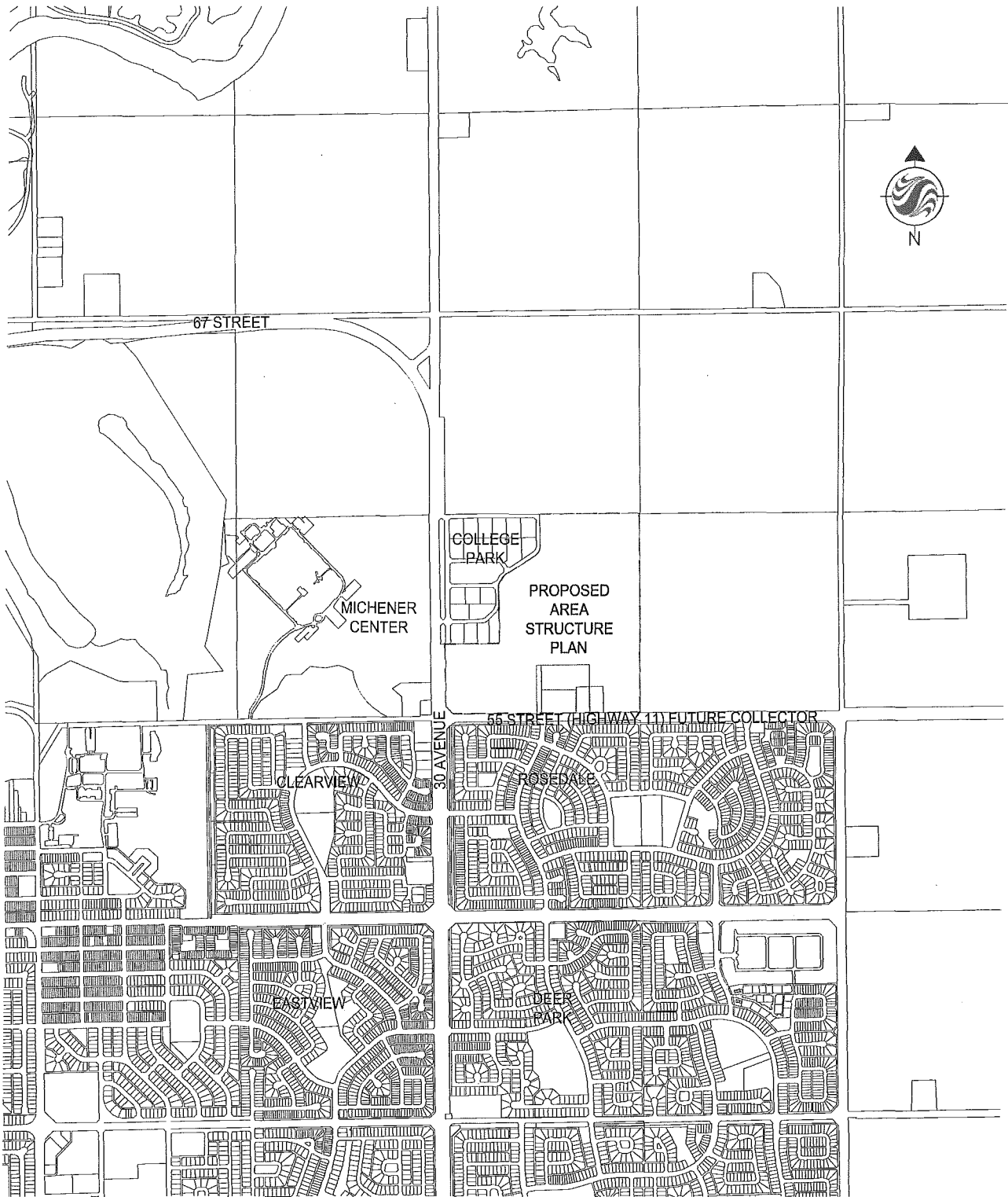
This document will describe the land use pattern and the development objectives for the Timberstone Park NASP. The NASP will implement the land use framework and development objectives by identifying the following:

- the size and location for various land uses;
- the alignment of roadways and lanes;
- the open park system;
- the proposed development density;
- servicing concepts for deep utility servicing; and
- the development staging sequence.

The detailed design of each phase (redistrictings and plans of subdivision) will refine the concept presented by the NASP bylaw for the Timberstone Park NASP.

1.2 PLAN AREA

The subject lands are shown on Figure 1.0 and are located in the southwest quarter of Section 23-38-27-W4M in southeast Red Deer. The NASP is defined by the following boundaries:



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2007-01-02 02:12PM By: jbeisick

DECEMBER, 2006
12870051

ORIGINAL SHEET - ANSI A



Stantec

Stantec Consulting Ltd.

600, 4808 Ross Street
Red Deer AB Canada
T4N 1X5

Tel. 403.341.3320

Fax. 403.342.0969

www.stantec.com

Client/Project

TIMBERSTONE PARK
DEVELOPMENTS LTD.
TIMBERSTONE PARK

Figure No.

1.0

Title

LOCATION
PLAN

**TIMBERSTONE PARK
NEIGHBOURHOOD AREA STRUCTURE PLAN****Introduction**February 8, 2008

North Boundary – Undeveloped agricultural land owned by the City of Red Deer
(Future Timberlands Development)

West Boundary – College Park and 30 Avenue

East Boundary – Undeveloped agricultural land (Future Urban Development)

South Boundary – 55 Street (Highway 11)

The property is legally described as the SW ¼ Section 23, Township 38, Range 27, West of the 4th Meridian. Figure 2.0 – Legal Boundaries, illustrates the boundary of this development.

The Timberstone Park NASP constitutes a logical planning unit with respect to identifiable plan boundaries and servicing considerations and is consistent with the area identified in the East Hill Major Area Structure Plan.

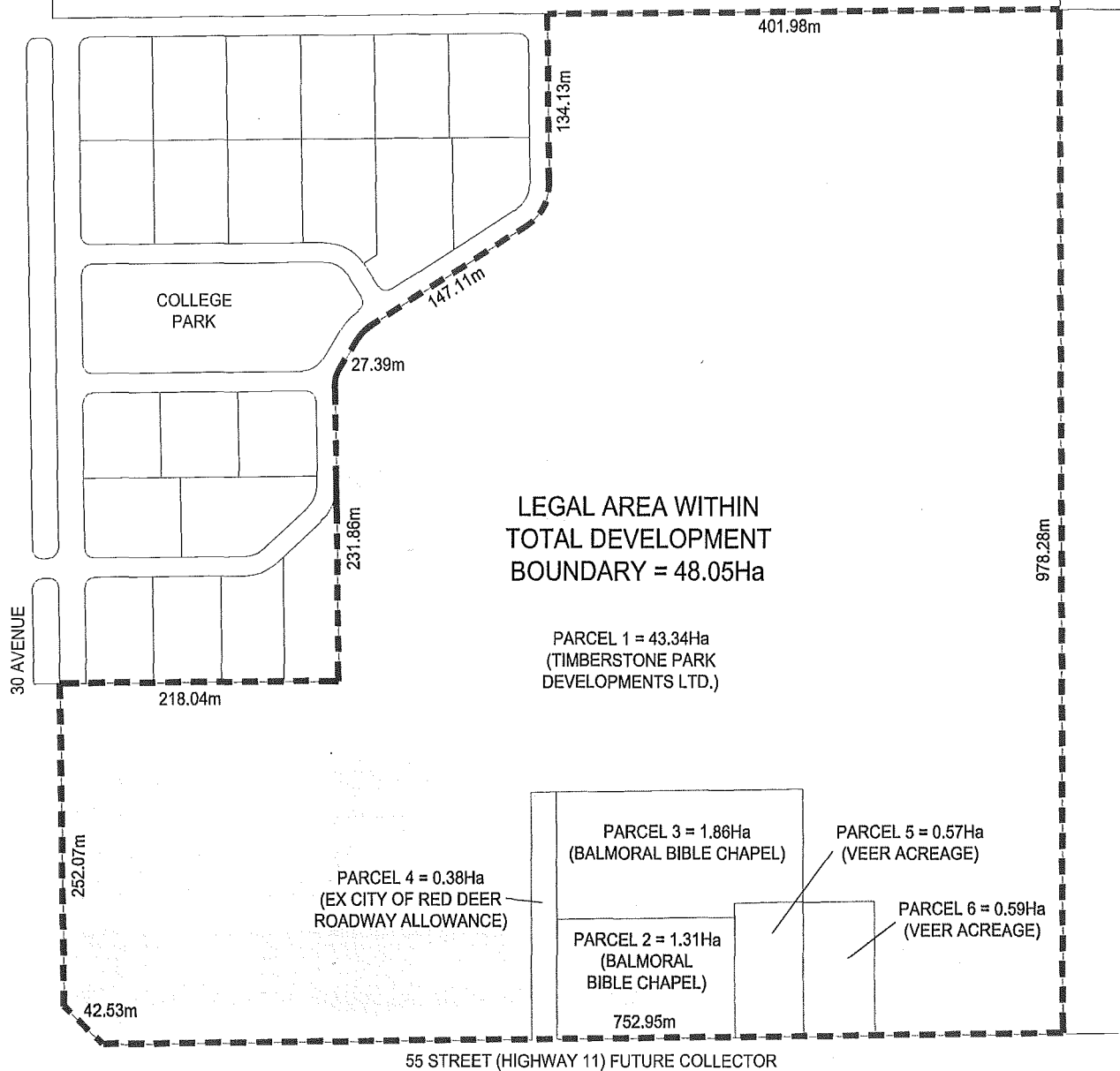
1.3 POLICIES & RELEVANT PLANNING DOCUMENTS

The following relevant documents have been reviewed and referenced in preparation of this NASP report:

- City of Red Deer East Hill Major Area Structure Plan
- City of Red Deer Municipal Development Plan
- City of Red Deer – Neighbourhood Planning Guidelines and Standards
- Geotechnical Investigation for the Timberstone Park property
- City of Red Deer Ecological Profile on these lands
- City of Red Deer Trails Master Plan (October 2005)
- Environmental Site Assessment of the property

The Timberstone Park Neighbourhood Area Structure Plan has been prepared as a Statutory Plan. It adheres to Section 633 of the Municipal Government Act of Alberta and follows the guidelines and policies set forth by the City for the development of new areas. These policies and guidelines are outlined in the City's Municipal Development Plan, the East Hill Major Area Structure Plan and City of Red Deer Neighbourhood Planning Guidelines and Standards.

The East Hill Major Area Structure Plan provides a framework for orderly and economic growth of the City's southeast residential neighbourhoods in order to create safe and healthy living environments. It was created in 1977 and has been amended on several occasions since this time and it has just recently gone through another major amendment to include lands recently annexed in the northeast corner of Red Deer. This Plan sets out the broader transportation and land use objectives for multiple quarter sections in East Red Deer, which includes locations of collector roads, locations of arterial roads, identifying recreational sites, identifying trail systems and allocating the various residential land uses.



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Client/Project

TIMBERSTONE PARK
DEVELOPMENTS LTD.
TIMBERSTONE PARK

Figure No.

2.0

Title

LEGAL
BOUNDARY

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Stantec**TIMBERSTONE PARK
NEIGHBOURHOOD AREA STRUCTURE PLAN****Introduction**

February 8, 2008

The City of Red Deer Municipal Development Plan (MDP) outlines broad policies for guiding growth and changes in the City for the next 25 years and is in the process of being updated. Among many other things the MDP sets out the following policies regarding neighbourhood designs:

- The Neighbourhood Planning Guidelines and Standards to guide the creation of sustainable neighbourhoods.
- The residential density in new neighbourhoods shall be a minimum of 14.8 dwelling units per developable hectare.
- The City shall continue to require a mix of housing types and forms in all residential neighbourhoods.
- The City shall encourage the creation of a wide variety of housing forms.

One of the other policies in the MDP states:

"In addition to environmental reserve dedication, the City should use tools such as land purchase, land swaps, tax incentives, reserve dedication, leasing and conservation agreements or easements, and other similar mechanisms as a means of conserving natural features, both within and in areas surrounding Red Deer."

Conservation Easements are defined in the document as follows:

"An agreement registered against title whereby a landowner grants to another person or organization provisions for the protection, conservation and enhancement of the environment, including the protection, conservation and enhancement of biological diversity and natural scenic or aesthetic values. A conservation agreement may provide for recreational use, open space use, environmental education use, and research and scientific studies of natural ecosystems."

The Timberstone Park NASP Bylaw complies with the East Hill Major Area Structure Plan and will apply to the new MDP that is currently being amended to reflect the 2004 annexation.

2.0 Site Context & Development Considerations

2.1 TOPOGRAPHY, SOILS & VEGETATION

Presently, the site is undeveloped farmland and as shown on Figure 3.0 – Existing Conditions, the site topography is gently rolling with some small hills and ground elevations that range between a high of approximately 896 m and a low of approximately 890 m. The land slopes slightly downward to the northwest while a drainage swale in the centre of the quarter section meanders in a northwesterly direction.

Parkland Geotechnical Consulting Ltd. completed an Environmental Site Assessment for this property in February of 2005 and a disturbed uncultivated area was noted in the approximate centre of the quarter section from the 1970's until present. This depression was found to contain buried topsoil and old construction rubble but does not contain any sanitary waste and the material is not expected to pose an environmental health risk to the property. This is based on the more than thirty test pits dug into this area in 2003 that revealed only topsoil in this vicinity and this was also verified from accounts from the landowner and local contractors who hauled material into this site. This fill site depression contour is identified on Figure 3.0.

This site is presently identified in the City of Red Deer Land Use Bylaw as a hazard area. Because of existing nuisance material a request will be made to Parkland Community Planning Services to amend the land use bylaw, reflecting the reduced setback required for development and any required mitigation measures.

The local vegetation on the site consists of a significant stand of trees in the southwest corner of the site a line of trees along the north property line, some trees around the existing acreages, grass on the existing ProFly Golf Centre (driving range) and the remainder of the site is vacant agricultural land.

The Parkland Geotechnical Consulting Ltd. report states that the soils on this site consist of topsoil overlying extensive deposits of lacustrine sand, silt and clay. In higher elevations on the site, sand is found above the lacustrine soils and these lacustrine deposits are underlain by clay till.

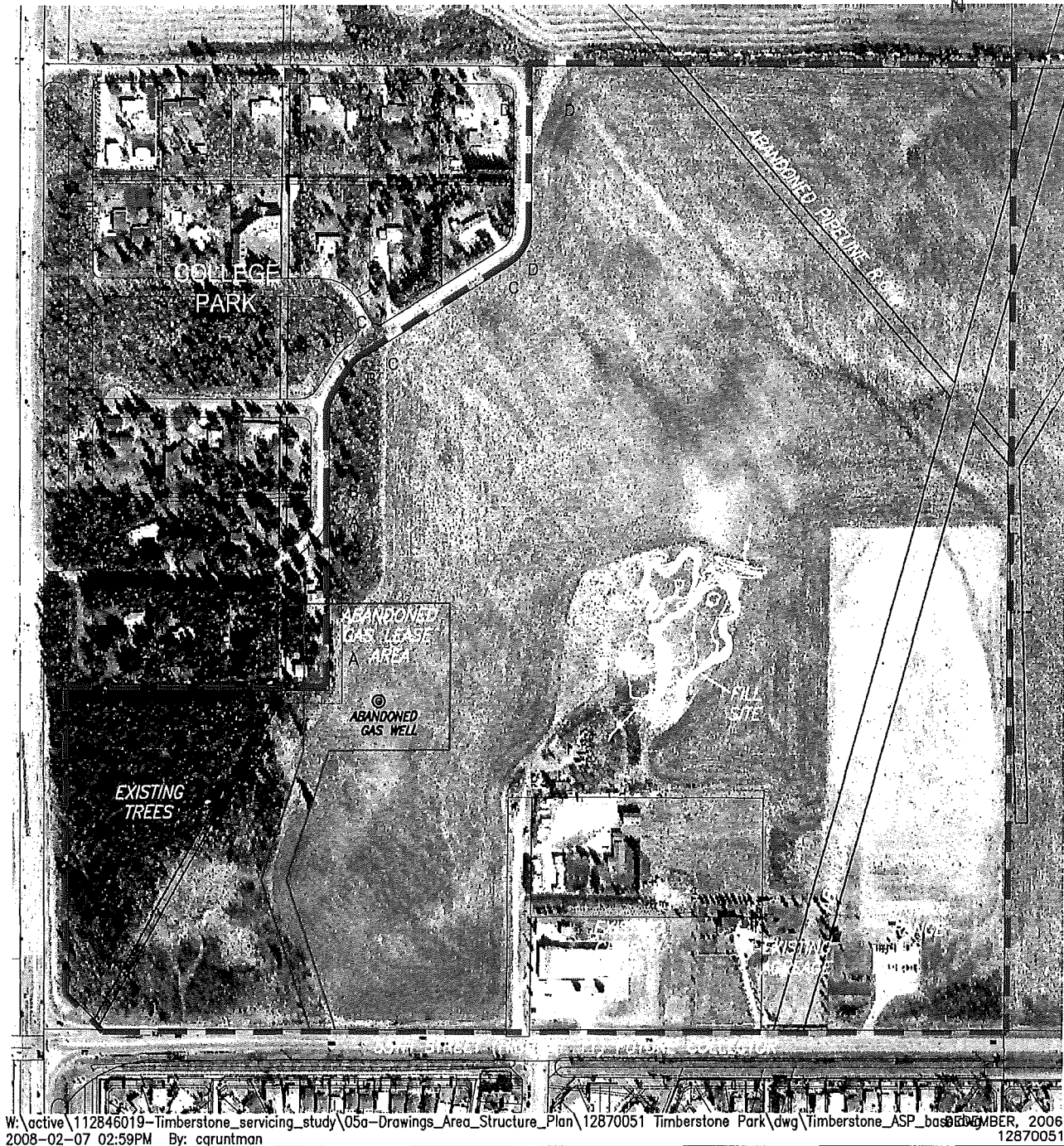
2.2 ENVIRONMENTAL SITE ASSESSMENT / ABANDONED GAS WELL

The February 2005 Environmental Site Assessment report for Timberstone Park Developments Ltd. by Parkland Geotechnical, assigned this proposed development an environmental risk rating of "low" and no additional environmental site investigation is required at this time.

The assessment identified that an oil and gas well were formerly located on the property. Geotechnical drilling on the site undertaken in 2002 did not reveal any indication of contamination. While there was no indication of contamination, residual hydrocarbons may

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EXISTING
 CONDITIONS

Stanfec**TIMBERSTONE PARK****NEIGHBOURHOOD AREA STRUCTURE PLAN****Site Context & Development Considerations**

February 8, 2008

exist in the vicinity of the well site but if present these hydrocarbons would likely be localized to the vicinity of the former well site. With the assistance of the Energy and Utilities Board (EUB) the abandoned well was uncovered in the summer of 2006 and the precise location was surveyed. When the abandoned well was uncovered there was evidence that the well had been reclaimed. However, no reclamation certificate was ever issued because at the time of reclamation in 1962, this was not a Provincial requirement. Based on this information, the Plan has been developed so that the well is located in a Municipal Reserve (MR) and that the well set back is at least 5 m from any permanent structures, 3 m from any underground utilities, and that there is sufficient working space in the unlikely event that a drilling rig requires access to the well.

2.3 NATURAL FEATURES / ECOLOGICAL PROFILE

An ecological profile was prepared for this Plan area in March 2003. This report was prepared by the City of Red Deer Recreation, Parks & Culture Department and called the Ecological Profile of the College Park Natural Area. This report makes the following recommendations in regards to preserving existing natural features in the Timberstone Park lands:

- The existing "seasonal stream" drainage infrastructure which stretches through the northeast corner of the Plan should be developed to assure that the stream's variable rate of flow and its organic content remain stable and intact once it leaves the profile area and continues to be available for the downstream ecology of McKenzie Trails ravine.
- An existing stand of trees along the east boundary of College Park that should be preserved intact because there is a healthy, mixed stand of deciduous and coniferous trees and a wildlife corridor is evident in this area. Also this natural area provides a buffer between houses in the established College Park area and any new development to the east.
- The existing tree stand in the extreme southwest corner should be preserved intact in a natural state to enhance a future nearby residential development. This area includes mixed poplar and spruce which provides a rich habitat for a wide variety of plant and animal species.

Upon careful consideration of all the recommendations in the Ecological Profile, not all the recommendations could be implemented into the Plan due to engineering reasons or cost implications. Relevant details of the implementation of the Ecological Profile recommendations are as follows:

- Because the southwest stand of trees was considered the most significant natural feature on the subject lands approximately 2.99 hectares of this feature will be preserved which includes all of the trees located on the west side of the ATCO Pipelines high pressure gas line. 2.5 hectares of this area will be exchanged for an equivalent parcel of

Stantec**TIMBERSTONE PARK****NEIGHBOURHOOD AREA STRUCTURE PLAN****Site Context & Development Considerations**

February 8, 2008

residential land from the quarter section to the north (Timberlands) owned by the City as per an agreement in principle between Timberstone Park Developments and the City.

- Also some of the existing trees located along the east side of College Park will be retained in the Plan. In order to accomplish this goal, a 10 m wide strip of trees along the west edge of this natural area will be preserved in order to enhance the character of the new development and provide a buffer for the existing College Park neighbourhood. This 10 m strip will be a combination of Municipal Reserve (MR) dedication and conservation easement, with the conservation easement being a condition of subdivision.
- The existing seasonal drainage course, which cuts through the northeast corner of the development, will not be preserved. Because of the impacts of urban development, the natural drainage course for this channel will be cut off and runoff from adjacent lands will be intercepted by an underground pipe system.

2.4 HISTORICAL LAND USE

The subject area has been used for agricultural purposes since the early 1900's. However in the early 1960's the existing College Park subdivision was developed in the northwest corner of the quarter section. Then in the 1980's and 1990's the ProFly Golf Centre (driving range) was developed in the southeast corner of the property, as well as the Balmoral Bible Chapel and the existing acreage at the south end of the property.

2.5 EXISTING PARCELS IN THE PLAN AREA

There are six existing legal subdivided parcels of land located within the Plan area (refer to Figure 2.0). These include:

Parcel 1 – This is a parcel of 43.34 hectares and will be developed by Timberstone Park Developments Ltd.

Parcel 2 and 3 – These two parcels are currently owned by the Church. Parcel 2 is 1.31 hectares and contains the existing Balmoral Bible Chapel. Parcel 3 is 1.86 hectares and was recently purchased for the Balmoral Bible Chapel and contains some existing buildings.

Parcel 4 – This is an existing roadway allowance, currently owned by the City, which provides legal access to parcel 3. This roadway allowance is proposed to be closed and redeveloped.

Parcel 5 and 6 – These two parcels belong to a private landowner. The west parcel is 0.57 hectares and contains the private land owner's home. The east parcel is 0.59 hectares and is currently vacant.

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2.6 ADJACENT LANDS AND SURROUNDING DEVELOPMENT

The existing Rosedale Meadows subdivision is located directly south of the Timberstone Park lands across 55 Street. This quarter section, which consists of primarily single family residential homes, was fully built out in the 1990's.

The adjacent quarter section to the east is primarily agricultural land with the exception of an existing acreage in the southwest corner of the quarter. This property also contains an existing gas well, which is located within 50 m of the east boundary of the Timberstone Park Lands. Records indicate that this gas well was reclaimed in 1988. There are no setback requirements from existing or abandoned facilities on this quarter which will impact development in Timberstone Park. Also, the East Hill Area Structure Plan identifies this quarter section for future residential development.

The City owns the quarter section directly to the north. Currently this property is agricultural land but is also used as a snow storage area for the City's Public Works Dept. It also contains an abandoned well at the west central portion of the quarter. In 2007, a new Neighbourhood Area Structure Plan, NW Timberlands, was approved by City Council which will see this property developed as a mixture of commercial and residential development in 2008.

Directly across 30 Avenue is land owned by the Province of Alberta which contains their Michener Centre Facility. It also contains the recently completed Michener Storm Water Management Facility, a City of Red Deer water booster station, and the Safety City facility. As identified in the East Hill Area Structure Plan, these lands will eventually be re-developed as a new residential neighbourhood.

The existing College Park neighbourhood borders the northwest corner of the Timberstone Park NASP. This neighbourhood was recently annexed into the City and consists of 21 acreage lots which are all typically larger than 1 acre in size. This existing neighbourhood is heavily treed and the residents of this neighbourhood are currently making an Area Redevelopment Plan to protect the character of this existing neighbourhood.

2.7 EXISTING UTILITIES

There is an existing high-pressure gas line located at the southwest corner of the Timberstone Park Plan, which extends through from 55 Street, north through the existing stand of trees in this corner of the development and into the existing College Park neighbourhood.(see Figure 3.0) This gas line is owned and maintained by ATCO Pipelines. It contains sweet gas and will not impede development since there are no setbacks required by Alberta Energy and Utilities Board regulations. Because of this, typically, residential development can proceed to the edge of the right-of-way but there are strict regulations guiding development over top of this right-of-way. Also a proximity agreement may be required from ATCO Pipelines when work is occurring within 30 m of this line.

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There is also an existing oil pipeline right-of-way that stretches through the northeast corner of this quarter section. This pipeline was abandoned several years ago (this right-of-way may still require a legal discharge). Similarly, there is an existing transmission line right-of-way, which is located along the east edge of the proposed development. This overhead power line was also abandoned and removed several years ago.

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NEIGHBOURHOOD AREA STRUCTURE PLAN

3.0 Development Objectives

The Timberstone Park NASP has been prepared as a comprehensively planned residential neighbourhood taking advantage of the existing treed areas on the west and southwest corner of the plan and of the existing topography of the land. The main objectives of the Timberstone Park NASP are:

- To develop a plan consistent with the general intent and purpose of the City of Red Deer Municipal Development Plan (MDP), the East Hill Area Structure Plan and the City of Red Deer Neighbourhood Planning Guidelines and Standards.
- To provide a framework to deliver high quality, comprehensively planned residential areas by defining the general pattern and composition of land uses, linkages, servicing designs and development staging.
- To ensure the implementation of the plan takes place on a phased and orderly basis.

3.1 DEVELOPMENT PRINCIPLES

Development of the various land uses within the Timberstone Park NASP is defined through the following general principles:

3.1.1 Residential

- Encourage a variety of housing types including single detached housing, semi-detached row housing, multi-family and single family condominium development. All housing forms and options will recognize consumer preferences and be in conformance with municipal standards and policies set forth by the City.
- Encourage pedestrian friendly streetscapes.
- Provide direct and safe pedestrian linkages to the community nodes as well as adjacent developments.
- Locate residential development to take advantage of features such as stormwater management facilities and existing natural features.
- Orient larger parcels of medium density residential development adjacent to the collector road system to provide easy access and, where appropriate, to provide a transitional land use between adjacent single family development and major roads.

3.1.2 Municipal Reserves & Educational / Community Facilities

- Provide a park site to service the active and passive recreational needs for this community as well as for adjacent neighbourhoods.

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- Allow for the provision of dispersed park space within the neighbourhood to provide open space recreation opportunities for residents through the dedication of MR.
- Where possible and economically viable and sustainable, utilize Stormwater Management Facilities to provide pedestrian linkages and open space recreational opportunities.

3.1.3 Transportation

- Provide a safe and efficient transportation system within the plan area to address pedestrian, bicycle and other multi-use modes of transportation, and the transit / vehicular transportation needs of residents moving to, from and within the Timberstone Park NASP as well as to adjacent arterial roadways.
- Provide non-vehicular circulation options throughout the Timberstone Park area with special attention to linkages to the Central Park and the Stormwater Management Facility.
- Minimize walking distances by creating an interconnected street network and providing walkways where roadway connections are not feasible.

3.1.4 Ecological Stewardship

- Develop land in an efficient manner and encourage intensive urban development.
- Incorporate open spaces into compatible land uses, such as the Stormwater Management Facilities and the utility corridor to optimize the use of these areas.
- Encourage naturalized landscaping on public and private lands to the extent acceptable to the City to minimize environmental and economic costs associated with their maintenance.
- Promote the development of open spaces and walkway linkages for pedestrian, bicycle and other multi-use travel, and connect them to the surrounding areas.
- Encourage energy efficient construction and other innovative building and infrastructure techniques.
- Follow wherever possible the recommendations presented in the ecological profile.

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NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The Timberstone Park neighbourhood development concept is based upon a response to current and anticipated market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assisted in shaping the plan with respect to the type, shape, size, and locations of various land uses.

The Timberstone Park NASP is comprised of 48.04 hectares of land and is bounded on the south and west by existing major roadways and existing development and by future development to the north and east. These boundary conditions create a logical planning unit and the basis for the design as shown on Figure 4.0 – Development Concept. The land use statistics and number of residential units are represented in Table 1 and Table 2 following the Development Concept.

4.2 RESIDENTIAL

All land within the Timberstone Park development is intended for residential development complemented with a significant amount of open space. A mix of low, medium, and high density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development.

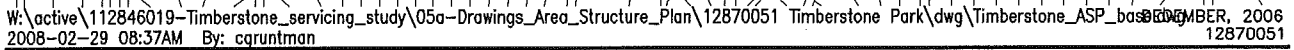
4.3 BARE LAND CONDOMINIUM

Phase One of Timberstone Park will be constructed as a bare-land condominium project. This phase of the community will consist of 82 single family units and have provision for landscaped open space.

The bare-land condominium designation will allow for an alternative to the traditional provision of services and allow the developer to meet market demand for communities which offer an enhanced level of service.

The area will offer enhanced aesthetics through explicit architectural controls and enhanced landscaping, such as treed boulevards, separate sidewalks, and ornamental street lighting. This approach is congruent with the Red Deer Growing Smarter plans call for the creation of visually appealing and identifiable neighbourhoods. Though an alternative manner of development, the general sense of this area of the community will be similar to that of traditionally developed neighbourhoods.

Services within the condominium site including roads, deep and shallow utilities, open space area will be owned and maintained by a Condominium Association. Because of this, snow



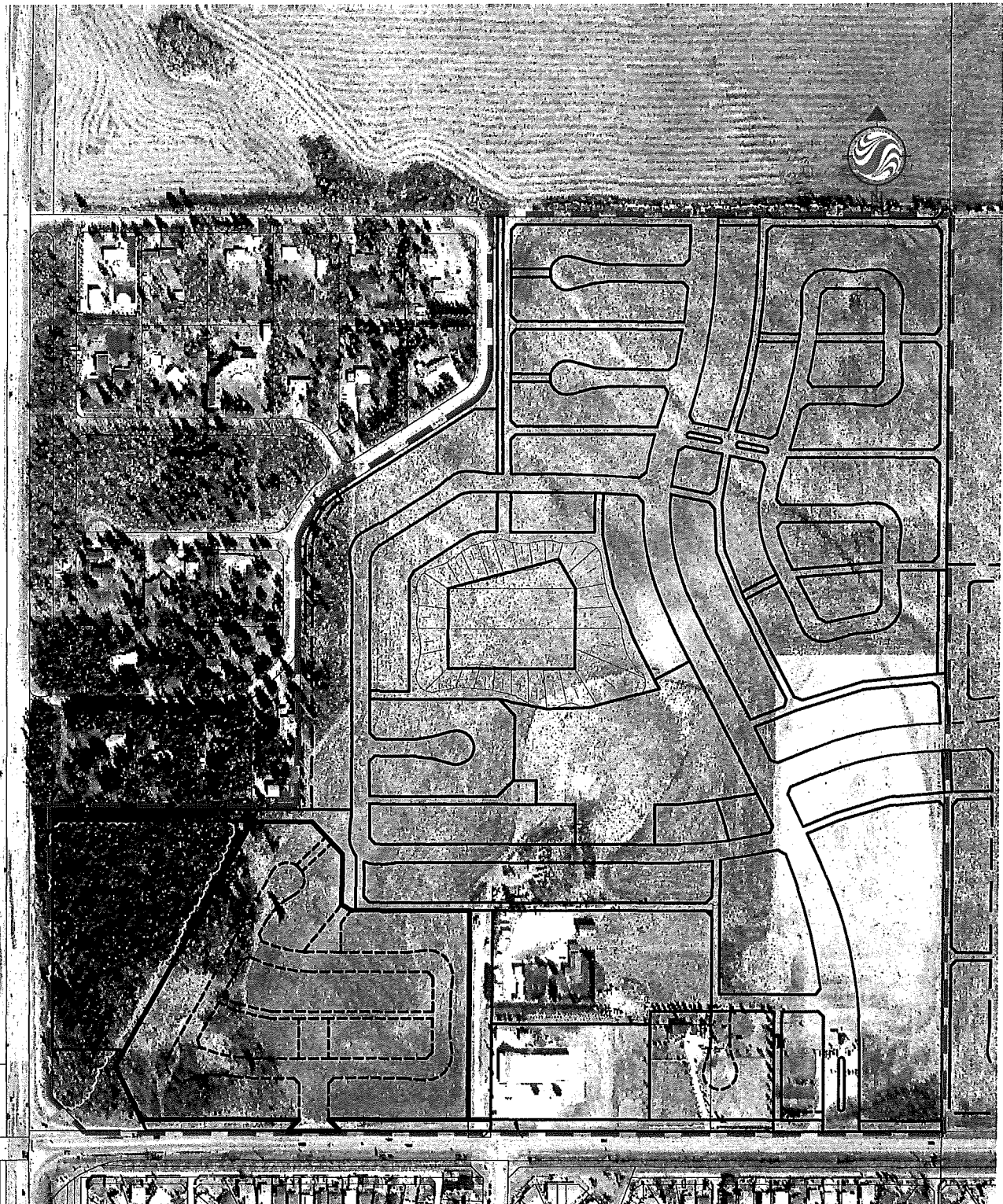
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4.0

DEVELOPMENT
CONCEPT

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CONCEPT PLAN
WITH AERIAL PHOTO

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**TIMBERSTONE PARK
NEIGHBOURHOOD AREA STRUCTURE PLAN**
Table 1: Land Use Allocation: Timberstone Park**February 2008**

LAND USE CATEGORY / COMPONENT	AREA (ha)	% OF PLAN AND AREA	NUMBER OF DWELLING UNITS
Gross Plan Area	48.04	100.00%	
Arterial Road Widening	0.00		
Net Developable Area	48.04	100.00%	
Scenario A: Total Residential Development with no re-development of the private acreage or Balmoral Church Sites and Social Care Site	27.31	56.85%	698
The total housing stock in the base scenario is made up as follows:			
Conventional Detached Dwellings (R1)	11.26	23.44%	236
Bare Land Condo Site (R1)	6.18	12.86%	82
Narrow Lot Detached Dwellings (R1N)	5.45	11.34%	116
Semi-Detached Dwellings (R1A)	0	0.00%	
Multi-Family Dwellings (R2 / R3)	3.27	6.80%	262
Existing Private Acreage	1.15	2.39%	1
Option 1: Social Care Site Developed as Detached Dwellings (R1)	0.14	0.29%	3
Social Care Site	0.14	0.29%	
Balmoral Bible Chapel Lands	3.03	6.31%	
Open Space	9.05	18.84%	
Municipal Reserves	4.05*	8.43%	
Public Utilities Lots	2.60	5.41%	
Natural Area S.W. corner to be preserved (Land Swap)	2.40	5.00%	
Transportation	8.51	17.71%	
Collector Roadways	2.55	5.31%	
Local Roadways	3.67	7.64%	
Lanes	2.29	4.77%	
Scenario B: Total Residential Development with Social Care Site developed as R1, and the private acreage re-developed as R1	27.31	56.85%	707
Scenario C: Total Residential Development with Social Care Site developed as R1, and the private acreage re-developed as R1, and north Balmoral site redeveloped as R2	29.17	60.72%	792

* In the event that the private acreage or the Balmoral Church Sites re-develop, these developments will be responsible to provide 10% municipal reserve or money in lieu.

** Timberstone Park Developments Ltd. M.R. requirement is 4.04 Ha which is 10% of the land they own in the development concept less the natural area in the S.W. corner.

TIMBERSTONE PARK
NEIGHBOURHOOD AREA STRUCTURE PLAN

Plan Implementation

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Table 2: Density and Housing Mix: Timberstone Park

Density (du/ha)

A) Density (Excluding College Park Lands)		
1	Scenario A (Private acreage site and Balmoral Church site with no redevelopment and Social Care Site as intended use)	14.52
2	Scenario B (Private acreage site developed as R1, Social Care Site as R1 and no re-development of Balmoral church site)	14.72
3	Scenario C (Private acreage site developed as R1, Social Care Site as R1, and north Balmoral site as R2)	16.48
B) Density (Including College Park Lands) = 62.89 Ha Total Area		
1	Scenario D (Private acreage site developed as R1, Social Care Site as R1 and north Balmoral site as R2, and no redevelopment of College Park Neighbourhood (21 units).	12.93
2	Scenario E (Private acreage site developed as R1, Social Care Site as R1, no re-development of College Park Neighbourhood (21 units), and North Balmoral site re-developed as R3 (150 units).	13.96
3	Scenario F (Private acreage site development as R1, social care site as R1, north Balmoral site re-developed as R3 (150 units), and College Park Neighbourhood re-development as R1 (150 units).	16.01
Housing Mix – Based on Scenario A		Percentage of Total
Detached and semi-detached dwellings as a % of the total housing stock		62%
Multi-family dwelling units as % of the total housing stock		38%
Ratio of detached dwellings to semi-detached dwelling units		N/A
Narrow lot land area as a % of the total residential land area		20.0%
Lots for detached dwelling with secondary suite as a % of the total number of R1 lots		N/A

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removal, garbage pick-up and landscape maintenance will be coordinated through this Association.

A trail linkage is proposed through the condominium site to link open space areas to the north of this site to 55 Street and also link the condominium site to the Timberstone Central Park System.

4.4 LOW DENSITY RESIDENTIAL (R1)

The majority of lots proposed in the Timberstone Park development will be conventional detached dwellings with the R1 designation. These lot types are spread throughout the development concept but are primarily concentrated on the west side of the Plan. These lots are in close proximity to the many amenities offered in this development, which include the central park, stormwater detention pond facility, and linear park connections to the remainder of the neighbourhood.

Within the low density (R1) areas identified in the plan, the housing forms will consist of single detached housing catering to a variety of lot and home sizes. These lots will typically be around 35 m deep with shallower and deeper lots around expanded bulbs and in the closes. Larger lots are contemplated around the central park and stormwater management facility, in particular adjacent to the existing College Park neighbourhood.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in Table 1.

Some lots could be developed to accommodate two storey walk out basements. These potential lots have been identified on the Concept Plan. Two storey walkouts will not be allowed adjacent to the existing College Park neighbourhood.

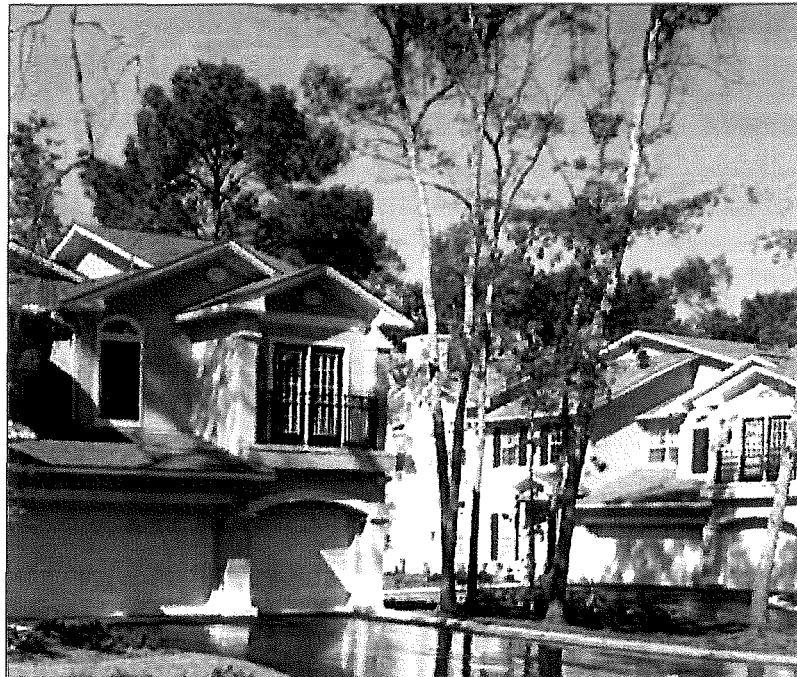
4.5 SMALLER LOT RESIDENTIAL (R1N)

Because of a continuing demand and need for a more affordable lot and housing option, this plan has made provision for narrow detached lots which fall under the R1N land use designation. Front yard driveways are prohibited on these lots and therefore to meet the parking needs for these homes rear lane access is a necessity. These lots will range in width from 10.5 m to 11.6 m and will typically be 36.6 m in depth.

In the Timberstone Park plan, narrow lots are concentrated along the two collector roads and a P-loop to the northeast.

**TIMBERSTONE PARK
NEIGHBOURHOOD AREA STRUCTURE PLAN
Development Concept
February 8, 2008**

The “Big House” Concept Representations



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4.6 MULTI-FAMILY RESIDENTIAL (R2 / R3)

To accommodate a high demand for multi-family housing, there are several sites identified for multi family housing. The largest of these is in the southeast corner of the Timberstone Park development. The density of this site will be based on R3 development criteria, although the site will be developed with a combination of buildings that may be as diverse as apartment buildings, row housing and duplexes. This site is well served by direct access to the collector roadway network and is in close proximity to the central park site.

The area zoned R2 in the southeast corner of the plan, directly to the north of the existing acreage, will be developed as a "Big House" multi family project.

The "Big House" form of multi-family residential is characterized by a building constructed in a manner that reflects the form and character of a larger single family home. The "Big House" concept serves to provide a higher level of density within an area while maintaining a more human scale. Furthermore, it provides an effective transition from the higher to lower density areas of the community. Representations of the built form of this type of project can be found on the previous page 4.3.

4.7 PLACE OF WORSHIP SITE AND SOCIAL CARE SITE

The Place of Worship site is the existing Balmoral Bible Chapel. The Balmoral Bible Chapel also owns the parcel of land directly north of the existing church site.

A social care site is provided on the main collector road and backing onto the southwest corner of the central park site. If the social care site is not acquired for this purpose, it will revert to low density residential (R1). Prior to this, the social care site must be advertised for a six-month period in the local paper.

4.8 FUTURE URBAN DEVELOPMENT

The two land parcels directly east of the Balmoral Bible Chapel have been identified on the Plan as R1 development. Future access will be accommodated off the proposed collector roadway to the east, or the local road to the north.

Currently, there are no plans to re-develop the Balmoral Bible Chapel lands. However, an alternate use of R2 (multi-family) has been identified on the plan for the north parcel. If re-development occurs which is different from the current zoning identified on the Plan, the NASP will require an amendment.

4.9 PARKS AND OPEN SPACES

4.9.1 Active Recreation Park Site

An Active Recreational Park is proposed in the central area of the proposed development. This site is approximately 4.80 hectares in size and will be developed by the City with standard park amenities, which will include two play structures, a multi-purpose pad, and an outdoor hockey rink. Also a class "A" soccer field is proposed in the bottom of the stormwater detention pond at the north end of this Park (refer to Figure 6.0 – Central Park Concept).

Once the community has reached a point where it is 50% developed, the City of Red Deer Recreation, Parks & Culture Department will construct the playgrounds. The construction of the remaining facilities such as the multi-purpose pad and snowbank rink and soccer field typically are not completed until a community association for the neighbourhood is formed.

4.9.2 Preserved Natural Area

A 2.90 hectares site in the southwest corner of the plan will be preserved as a natural area as recommended by the EHMASP. This natural park space containing a mature tree stand will be accessible at the north and south ends by trail linkages, as well as a "natural trail" running through the tree stand. The area located west of the ATCO Pipelines right-of-way will be swapped to the City in exchange for an equivalent parcel of residential land from the quarter section to the north.













Also a strip of trees will be preserved, at the southeast corner of College Park, along the east boundary of the new neighbourhood, and protected with a combination of conservation easement and municipal reserve dedication. The intent of this conservation easement to preserve these existing trees in their natural state is to allow no development in this easement area. This conservation easement, which is defined in the glossary of terms in the City's MDP, will be a condition of subdivision.

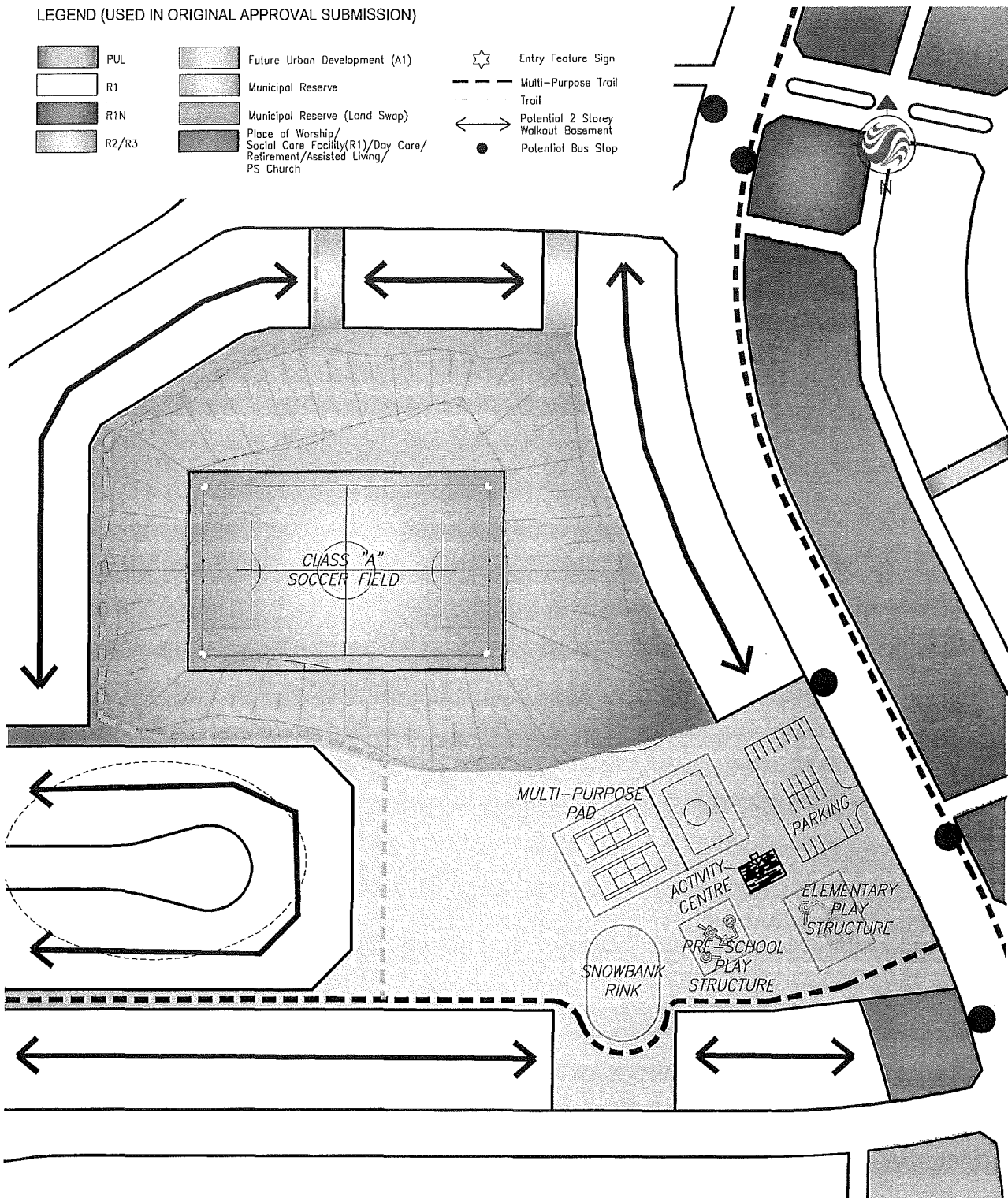
4.9.3 Walkways & Multi-Use Trail

The Timberstone Park NASP is designed with a neighbourhood pathway system to convey pedestrian and bike traffic throughout the neighbourhood with links to adjacent roadways, adjacent developments and the community recreational and park areas. This system is consistent with the layout and intent of the larger trail and pathway network described in the EHMASP.

A 2.5 m separate walk will be constructed along the collector road network providing a continuous link from 55 Street to future developments to the north and east. Also, a trail network links the collector walk to the central park areas with convenient greenway connections to existing and proposed residential areas.

LEGEND (USED IN ORIGINAL APPROVAL SUBMISSION)

	PUL		Future Urban Development (A1)		Entry Feature Sign
	R1		Municipal Reserve		Multi-Purpose Trail
	R1N		Municipal Reserve (Land Swap)		Potential 2 Storey Walkout Basement
	R2/R3		Place of Worship/ Social Care Facility(R1)/Day Care/ Retirement/Assisted Living/ PS Church		Potential Bus Stop



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JANUARY, 2007
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Figure No.

6.0

Title

CENTRAL PARK
CONCEPT

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Development Concept
February 8, 2008

The cost of all trail development including those within the Bare Land Condominium, with the exception of those trails within the central park site, shall be the responsibility of the developer. The ongoing maintenance of those trails sections falling within the Bare Land Condominium shall be the responsibility of the Condominium Association.

Typical cross sections of the proposed trails are shown on Figure 8.0.

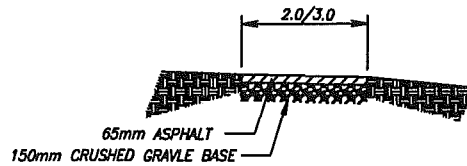
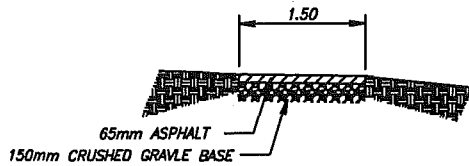
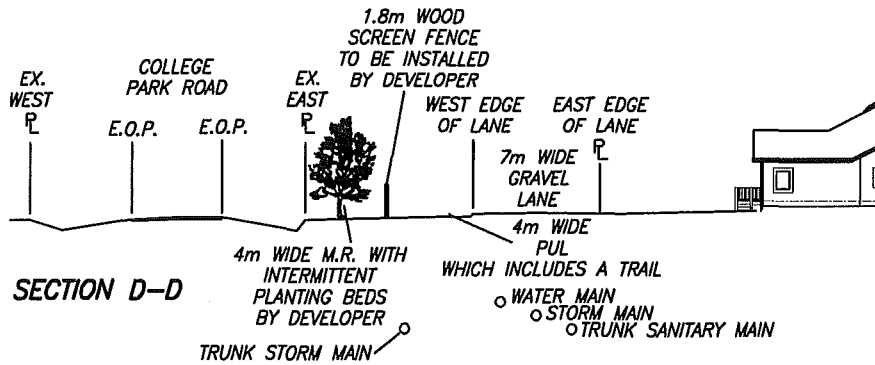
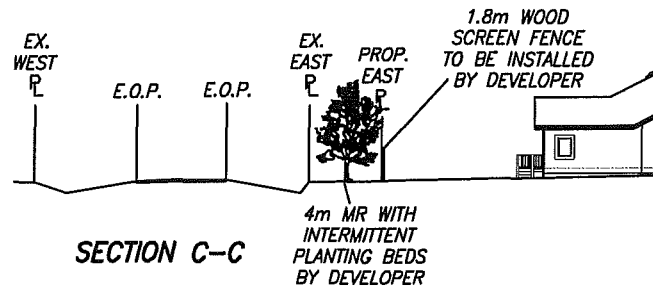
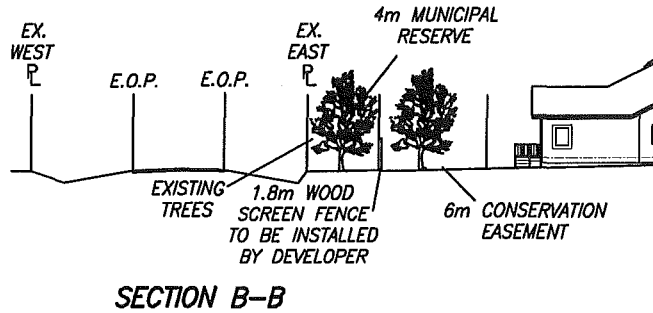
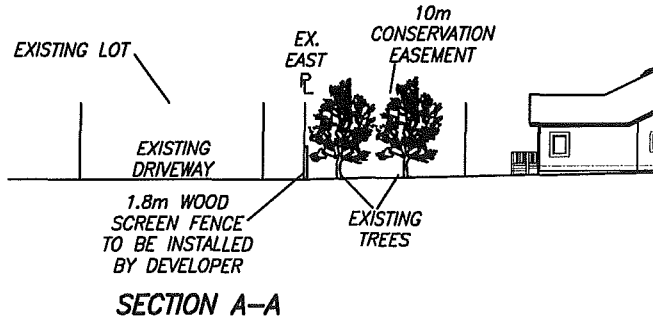
4.9.4 Bare-Land Condominium Park and Open Space Connectivity

Though the parks occurring within the bare-land condominium phasing of the project will be located on private property, they will be incorporated into the surrounding area to ensure park and open space connectivity to the rest of the community. The parks and open spaces will be accessible to all members of the community and will be an integral part of the Timberstone Park neighbourhood pathway system. In order to ensure this integration, a legal instrument such as a caveat may be utilized to guarantee public access to the park and trail system.

4.9.5 Landscape Buffer Strip Adjacent to College Park

The following landscape buffer is proposed between Timberstone Park and the existing College Park neighbourhood:

- 1) At the extreme south end of College Park, as shown by cross section A-A, a 10 m wide conservation easement is proposed in order to preserve a strip of trees and provide a landscape buffer between an existing residential lot in the College Park neighbourhood. This conservation easement will be a condition of subdivision and will be reviewed by the College Park community at the time of subdivision. Also, a fence will be installed on the College Park property line.
- 2) Along College Street at the south end of College Park, as shown by cross section B-B, a 4 m wide MR and 6 m wide conservation easement is proposed in order to preserve a strip of trees and provide a landscape buffer between the existing neighbourhood. This conservation easement will be a condition of subdivision and will be reviewed by the College Park community at the time of subdivision. Also, a fence will be installed 4 m east of the College Park property line.
- 3) North of this section B-B- there are no existing trees and instead, as illustrated by section C-C on Figure 7.0, a 4 m wide MR is proposed complete with continuous plantings and a six foot high treated wood fence both installed by the developer. This fence will be set at an elevation at least as high as the adjacent College Street roadway.
- 4) As shown on Figure 4.0 and detailed on Section D-D on Figure 7.0, an 8 m wide combined MR and PUL are proposed between a proposed laneway and the existing College Park neighbourhood at the north end of College Street and Timberstone Park. The developer will be planting continuous native plantings (possibly transplanting trees



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Figure No.

7.0

Title

ROAD/TRAIL
CROSS SECTIONS

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February 8, 2008

from existing Plan area) in this landscape strip as well as installing a six foot wood fence between the 4 m wide public utility lot (PUL) and 4 m wide MR lots. The developer will work closely with the Parks department to determine what type of plantings will be utilized when development proceeds in this area. The proposed fence will be treated wood and solid with no openings.

- 5) Along the south boundary of College Park some trees will be removed to accommodate a 10.5 m wide PUL, which is the same width as the existing drainage easement at this location. This PUL will accommodate proposed deep utility servicing as well as a multi-purpose trail to service and provide pedestrian access to the Timberstone Park development. A 6 foot high wood fence will be installed by Timberstone Park Developments along the rear of the existing College Park residences at this location.

The existing ditch located along the south and east boundary of College Park will be retained to ensure that there are no detrimental impacts to the existing drainage pattern from the College Park neighbourhood. The proposed lots at this location, along the east boundary of College Park, will be split drainage with the front half of the lot draining east to the roadway and the east half to the existing drainage ditch at the rear of the lots.

4.9.6 Topsoil Stock Piles

A topsoil stockpile is proposed for this development and will likely be located near the east boundary of the Timberstone Park Development. This pile will be sized to accommodate the landscaping needs of residential lots and open spaces in this development. Any excess topsoil will be disposed of in the 55 Street berm or disposed off-site.

4.9.7 Gathering Places

One gathering place has been identified on the Plan. This site is located within the central park site. With the proposed bus stop and many recreational amenities offered at this location, many residents are expected to gather in this vicinity.

4.10 EDUCATIONAL & COMMUNITY FACILITIES

As identified on the East Hill Area Structure Plan and also reflected within this NASP there is no school site contemplated on these lands.

4.11 STORMWATER MANAGEMENT FACILITIES

One stormwater management facility (dry pond) is proposed for this neighbourhood, which is located in a depression on the quarter and therefore takes advantage of the existing topography. It is in a central location in the Plan, is surrounded by residential homes, and will contain a Class A soccer field, which will make this facility an active recreational amenity for the entire neighbourhood.

4.12 TRANSPORTATION

The system of roads proposed for the Timberstone Park neighbourhood provides its residents and the surrounding traveling public with safe access for this area to the rest of Red Deer.

4.12.1 Arterial / Expressway Roadways

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Timberstone Park NASP as arterial roadways or collector roadways:

- 30 Avenue (east side) – arterial roadway
- 55 Street / Highway 11 (south side) – collector road

According to the updated East Hill Area Structure Plan, 55 Street will eventually be a collector road. This will occur once Highway 11 is re-routed to a new configuration on 67 Street. Access to 55 Street is proposed at two locations. The first is at the approximate midpoint between Rutherford Drive and 30 Avenue which serves only the bare land condominium development. The second is near the east boundary of this proposed development. As shown on the Plan a 10 m wide strip is proposed along the north side of 55 Street to accommodate additional land to construct a berm between 55 Street and the new neighbourhood. This berm will provide some sound attenuation for 55 Street.

In conjunction with the development of Timberstone Park, 55 Street will be upgraded to an urban standard complete with curb and gutter and storm sewer. This roadway will also be widened to the north. A traffic study has been completed to confirm the roadway cross section but preliminary indications are that it will be a 4-lane undivided collector standard. This roadway cross section is illustrated on Figure 7.0 and requires final approval from the Engineering Services Department at the detailed design stage.

30 Avenue to the west is classified as a City arterial roadway. It currently functions as the major north-south connector road through east Red Deer. The section of 30 Avenue that borders the subject land has already been constructed to its ultimate alignment and thus no additional land is required to be given up by this development.

4.12.2 Collector Roadways

The NASP provides two collector roadways linking the local roads to the rest of the City.

The first collector roadway connects to 55 Street, approximately 100 m west of the east boundary of this development. It then runs approximately 300 m north to connect to the second collector roadway proposed for this neighbourhood. This second collector stretches to the east boundary of Timberstone Park in order to provide a connection point to the future development to the east. It also stretches north to link this neighbourhood to the future residential

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February 8, 2008

development to the north, as well as to a proposed east / west collector that will provide access to and from 30 Avenue to Timberstone Park.

All Collector roads will have a carriageway width of 12 m wide and, as per the new City of Red Deer Guidelines, will have a 2.5 m multi-use trail and a 1.5 m separate sidewalk complete with boulevard tree planting, as shown in Figure 7.0.

The collector road entrances will include entrance features to enhance the character and provide distinct identity for the Timberstone Park community. The collector entrance onto 55 Street will be divided, but will have two travel lanes and a parking lane in both directions to accommodate parking for adjacent homes that front onto this roadway.

4.12.3 Local Roads

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads will have a 10 m wide carriage way and a 15 m wide right-of-way, except for the local roadway directly west of the storm pond which will have an 11 m wide carriageway and a 16 m wide right of way. All local roads will have monolithic curb and gutter sidewalks on each side of the roadway.

Typical cross sections of 15 / 10 and 16 / 11 local roads are shown on Figures 8.0 and 9.0 respectively.

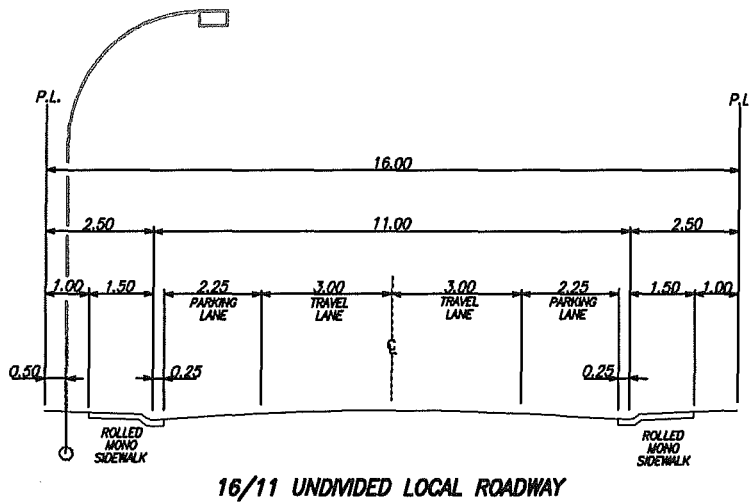
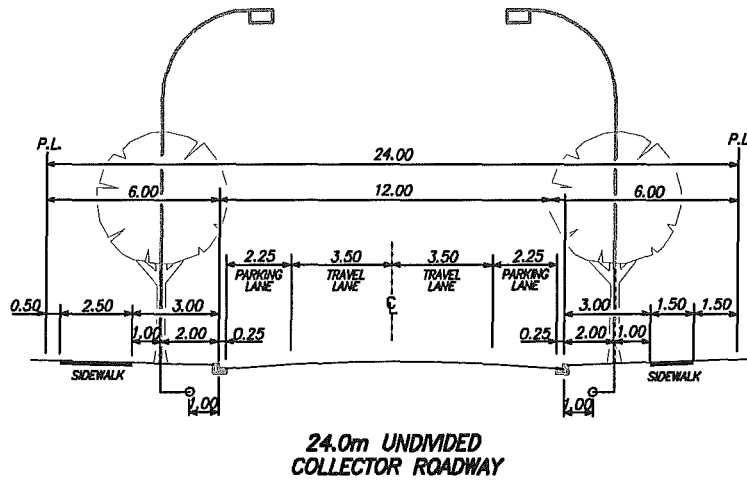
4.12.4 Laneways

Preserving natural areas has dictated that a significant number of lots back onto green open space areas. The remaining lots will be provided with a rear lane. These rear lanes will be designed to City standards and will be 7 m wide. Any lanes adjacent to MR or PUL will have post and cable fence installed to prevent shortcutting.

4.13 EMERGENCY SERVICES

The East Hill Major Area Structure Plan does not identify an emergency services site within the boundary of this development.

This development falls outside of the City's Emergency Services Department's four-minute travel time planning guideline. However there is a future emergency service site proposed in the EHASP on either the quarter section directly to the west or the one to the north.



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Figure No.

8.0

Title

ROADWAY
CROSS SECTIONS



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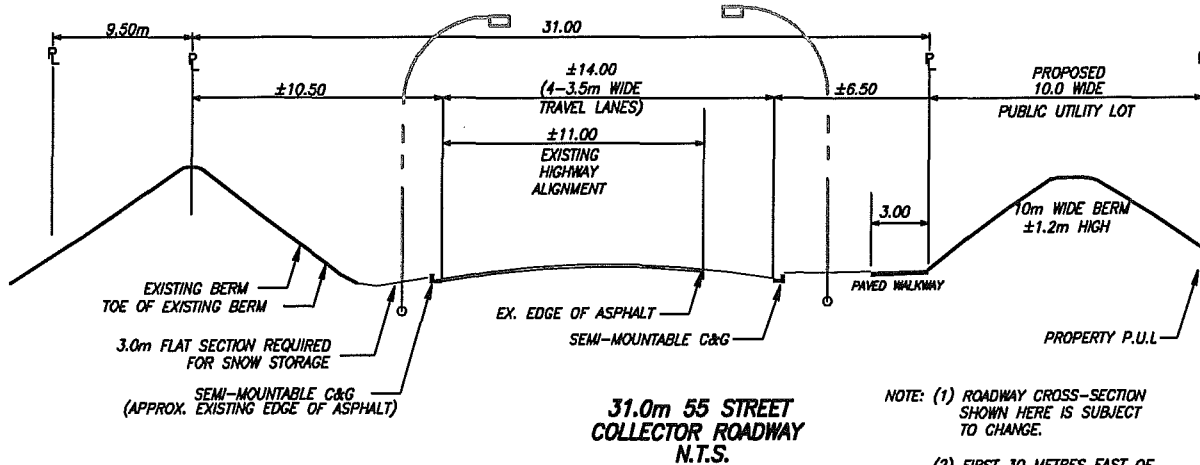
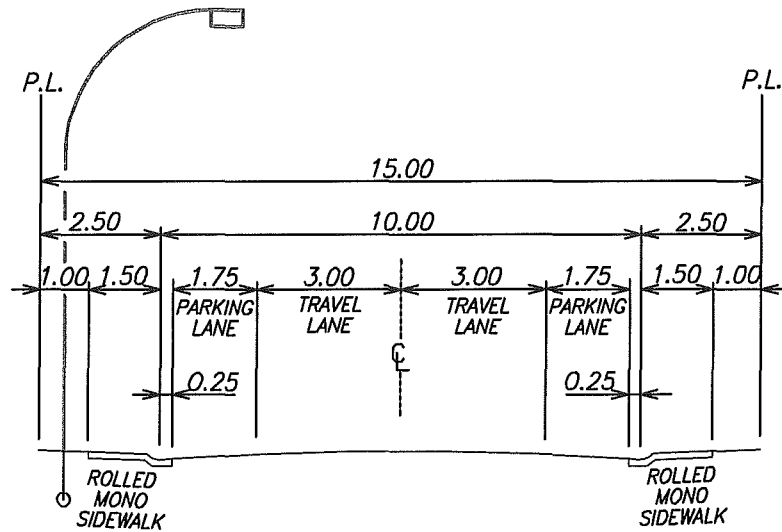
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- NOTE: (1) ROADWAY CROSS-SECTION SHOWN HERE IS SUBJECT TO CHANGE.
(2) FIRST 30 METRES EAST OF 30 AVENUE WILL BE DIVIDED
(3) STREET LIGHT LOCATIONS TO BE DETERMINED AT DETAIL DESIGN

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Figure No.

9.0

Title

ROADWAY/55 STREET
CROSS SECTIONS

ORIGINAL SHEET - ANSI A



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TIMBERSTONE PARK
NEIGHBOURHOOD AREA STRUCTURE PLAN

5.0 Site Servicing

5.1 STORMWATER MANAGEMENT

One stormwater management facility (SWMF) is proposed for the Timberstone Park lands to manage and control major stormwater events. This facility will be located in the centre of the development and will manage stormwater from both the minor storm system as well as stormwater from the major storm system for the entire development. This stormwater management facility is approximately 2.7 hectares in size and will be a dry pond facility.

All storm sewers within the development will be sized to accommodate a 1 in 5 year stormwater event with stormwater being conveyed on the streets to the stormwater management facilities during large stormwater events. All stormwater, other than possibly the SW (Phase 1 corner), from the Timberstone Park development will discharge into the future storm trunk to be extended from the 67 Street storm outfall to the Red Deer River. Currently stormwater piping is shown to be directed into the north system but if it is determined that there is sufficient capacity in the 30 Avenue system at the detailed servicing study stage, then a pipe will be extended through a public utility lot located south of College Park and connecting to the existing 30 Avenue storm pipe system. If there is capacity in this pipe it would accommodate storm flows from the P-loop in the southwest corner of Timberstone Park.

The existing stormwater in the present College Park neighbourhood is handled via ditch drainage which is directed to the existing storm system that is located on 30 Avenue. Because of the significant grade from east to west, this stormwater cannot be directed to the new system in Timberstone Park and will continue to be directed to the 30 Avenue system.

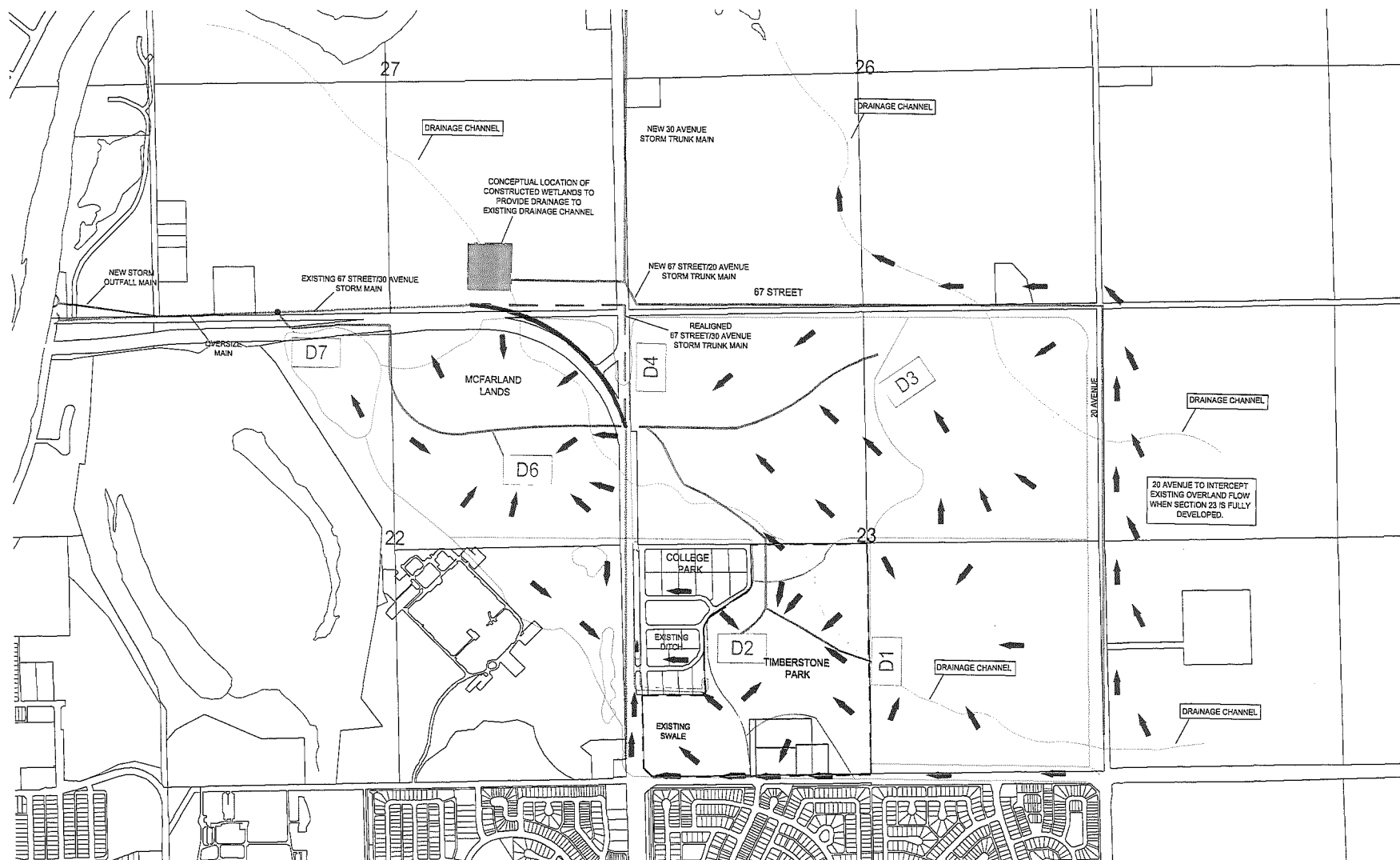
This existing drainage system includes an existing ditch and drainage easement along the east boundary of College Park that conveys some storm runoff from College Park to 30 Avenue. A complete analysis of how this ditch will function in relation to the proposed new development will be completed at the servicing study and detailed design stages.

All stormwater facilities and storm sewers will be designed in accordance with The City of Red Deer Design Guidelines and will become the responsibility of the City to maintain after a two year maintenance period.

The Major Regional Stormwater system and the storm sewer concept for these lands are shown on Figure 10.0 and Figure 11.0. The trunk storm system shown on Figure 11.0 varies somewhat from the alignments shown in the East Hill Area Structure Plan in order to reduce the depth and therefore cost of installation.

5.2 SANITARY SEWER SERVICING

The proposed development will be serviced from the existing Waskasoo Regional Sewer Line (WRSL). The trunks need to be extended from the 30 Avenue and 67 Street intersection through the quarter section to the north of this site. A separate connection to the Waskasoo



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Legend

- EXISTING 67 STREET & 30 AVENUE STORM
- EXISTING DRAINAGE CHANNEL
- ➔ MAJOR OVERLAND DRAINAGE
- NEW STORM OUTFALL MAIN
- PROPOSED 67 STREET & 20 AVENUE STORM MAIN
- RELOCATED 67 STREET & 30 AVENUE STORM MAIN
- DRAINAGE BASINS FOR PONDS
- D3 PROPOSED POND AREAS
- ABANDONED STORM MAIN

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Figure No.

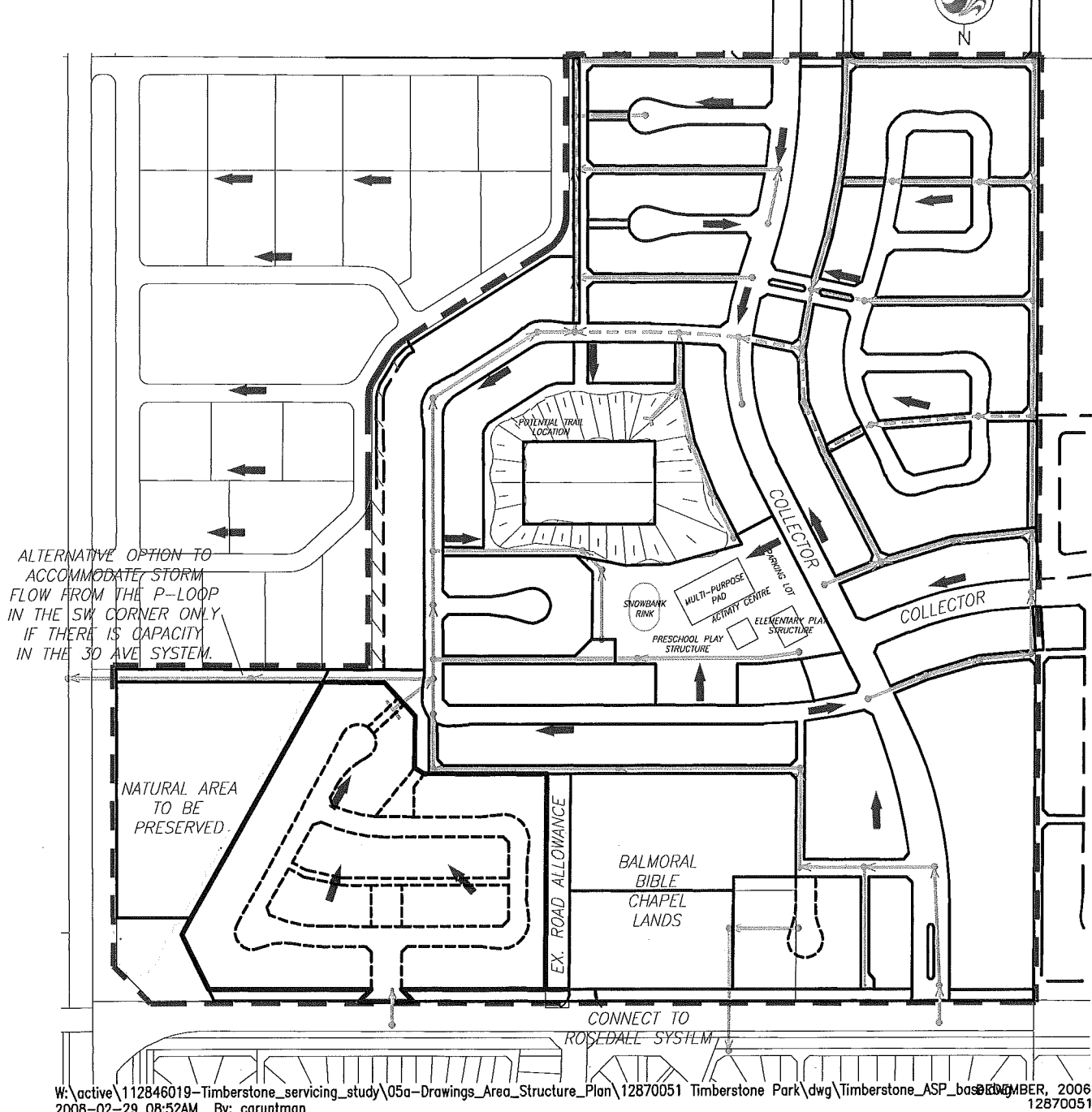
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Title

MAJOR REGIONAL
 STORM CONCEPT PLAN

LEGEND

-  NASP BOUNDARY
 TRUNK STORM MAIN
 MAIN STORM
 MAJOR OVERLAND DRAINAGE
 MANHOLE AND FLOW DIRECTION



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Figure No.

11.0

Title

STORM SEWER
PLAN

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February 8, 2008

Line is contemplated directly south of the existing College Park Neighbourhood, to accommodate sanitary flows from the residential parcel in the southwest corner of the Plan. It has been confirmed that the Waskasoo line was designed and has sufficient capacity to accommodate sanitary flows from this area.

However, as noted above it is unclear at this time if there is sufficient capacity in the storm system to accommodate storm flows from the P-loop in the southeast corner. Therefore, sanitary flows from this area will also be directed north into the new sanitary trunk system unless it is also determined that there is capacity in the 30 Avenue storm system as well. If this option is determined to be viable, the sanitary connection would also be routed through the PUL located south of College Park. The sanitary trunk through the Timberstone Park lands will be sized to accommodate the servicing of the quarter section to the east.

The overall conceptual sanitary sewer system is shown on Figure 12.0.

The majority of the sanitary pipes will be 200 mm in diameter, except for the sanitary trunk, which will be between 250 mm and 375 mm in diameter. All sanitary sewer facilities will be designed in accordance with the City of Red Deer Design Guidelines and will become the responsibility of the City to maintain after a two year maintenance period.

5.3 WATER DISTRIBUTION

The overall water distribution system needed to service Timberstone Park is shown on Figure 13.0. In 2007, the City will extend a 400 mm diameter water trunk down the west side of 30 Avenue, which will serve as the main feeder to this development. A connection to this trunk will be extended from 30 Avenue along an alignment just south of College Park, to service the existing houses that back onto this line as well as the new residential areas. The water system will also have two connections to the 300 mm water main along the north lane of the Rosedale subdivision.

Three water stubs will be provided for Timberstone Park to accommodate future water service to College Park. Three water stubs will be provided to College Park at the location shown on Figure 12.0.

All water main facilities will be designed in accordance with the City of Red Deer Design Guidelines and will become the responsibility of the City to maintain after a two year maintenance period.

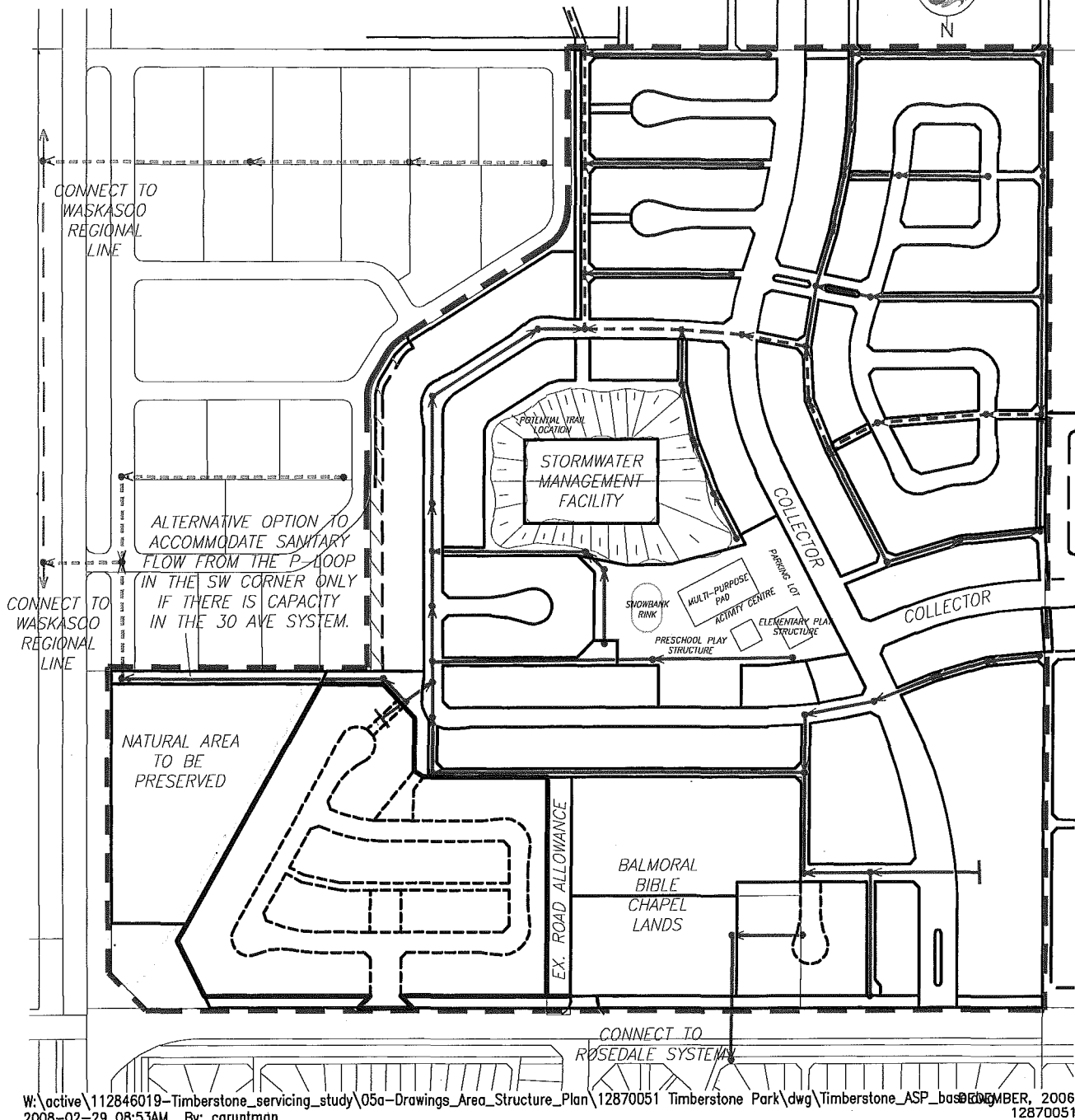
5.4 SHALLOW UTILITIES

Shallow utility services will be provided by the following companies:

- ATCO Gas (Natural Gas)
- City of Red Deer E.L. & P. Department (Electricity and Streetlights)
- Telus Communications (Telephone)

LEGEND

- NASP BOUNDARY
- WASKASOO REGIONAL SANITARY SEWER MAIN
- PROPOSED COLLECTION MAINS
- TRUNK MAINS
- POSSIBLE COLLEGE PARK MAINS
- MANHOLE AND FLOW DIRECTION



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Figure No.

12.0

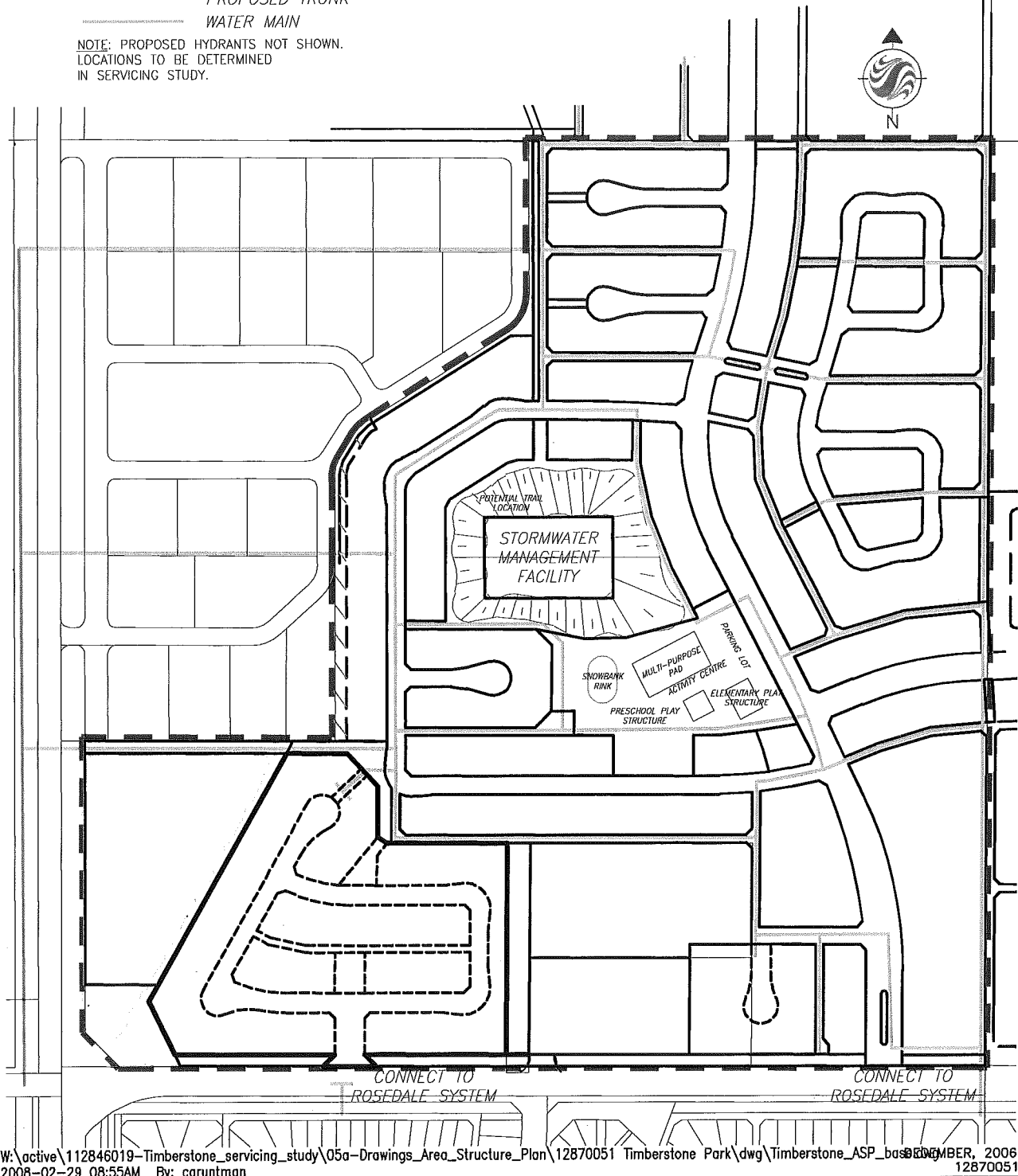
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SANITARY
 SEWER PLAN

LEGEND

-  NASP BOUNDARY
 PROPOSED TRUNK
 WATER MAIN

NOTE: PROPOSED HYDRANTS NOT SHOWN.
LOCATIONS TO BE DETERMINED
IN SERVICING STUDY.



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Figure No.

13.0

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WATER DISTRIBUTION
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- Shaw Cable (Cable Television)

The shallow utility alignments will be established during preparation of the servicing study for the Timberstone Park Lands.

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**TIMBERSTONE PARK
NEIGHBOURHOOD AREA STRUCTURE PLAN**

6.0 Plan Implementation

6.1 DEVELOPMENT STAGING

Infrastructure to service the first phase of Timberstone Park will be extended into this development from the existing services located along 55 Street. Subsequent phases will be serviced from a new sanitary and storm trunk, which will be extended into these lands from the north. Each successive stage will be developed with the logical and economical extension of these municipal services with the intent of meeting the needs of the regional and local housing market.

As shown on Figure 14.0 – Proposed Phasing, the first phase is expected to start in the southwest corner. Then development will proceed to the northwest corner of the Timberstone Park Plan and extend in a southeasterly direction. This phasing order, however, could significantly change depending on the location of offsite services at the time of development. The phasing boundaries are shown conceptually and may vary from those shown when redistricting and subdivision applications are made. As well, portions of separate phases may be developed concurrently if there is sufficient demand and/or if the municipal servicing is made more efficient as a result.

It is anticipated that the storm pond will be constructed (or a portion of the pond) with development of Phase 1.

6.2 REDISTRICTING AND SUBDIVISION

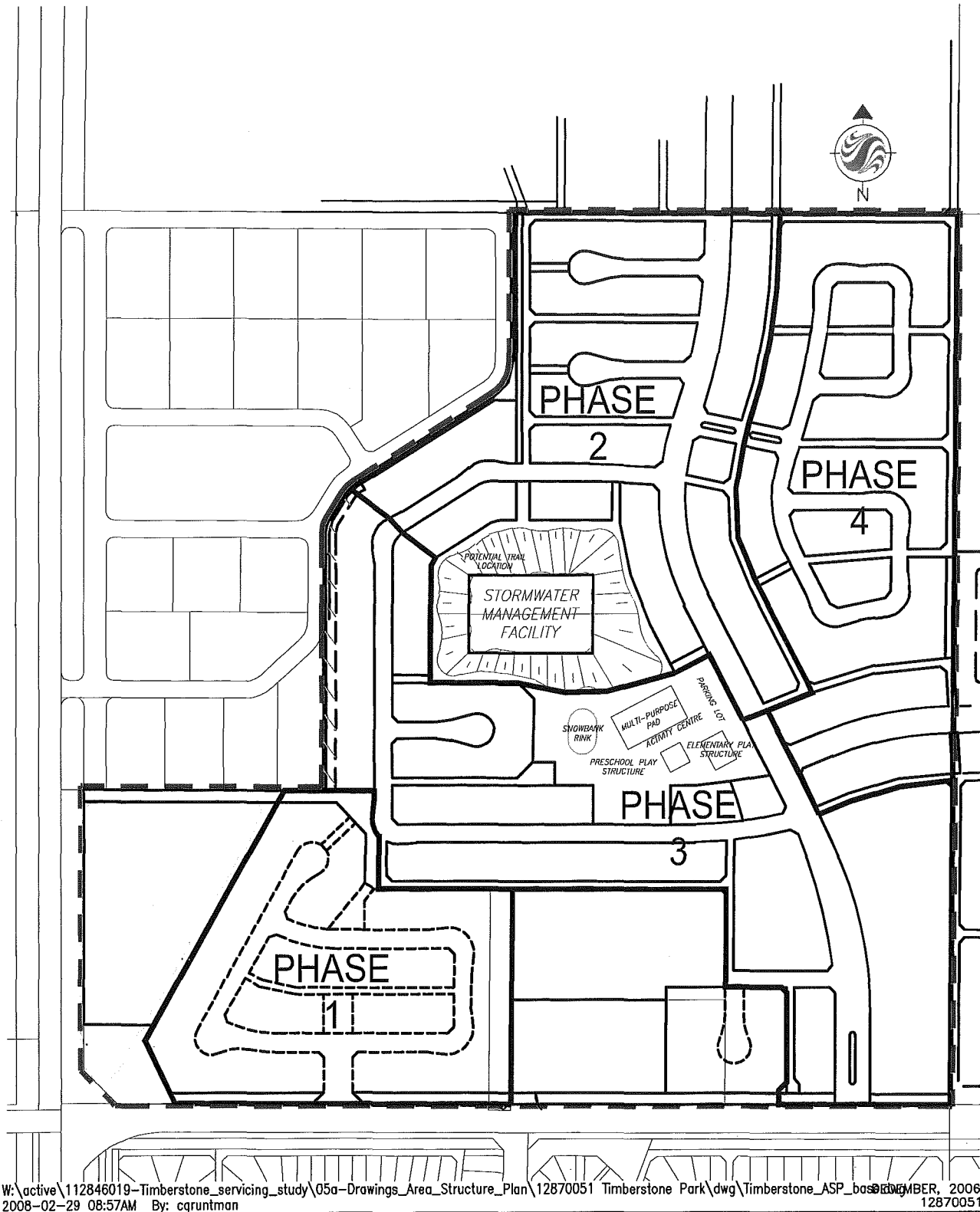
Redistricting and subdivision applications, to conform to the land use designations described in the NASP, will be undertaken as necessary. Guided by the City of Red Deer MDP, the East Hill ASP and the Timberstone Park NASP, redistrictings and subdivisions will be required to adhere to the City of Red Deer Land Use Bylaw and the informational requirements necessary for each application.

The Land Use Bylaw map identifying a hazard area within the Plan will be amended prior to any re-districting application.

6.3 PLAN AMENDMENTS

An amendment to an adopted NASP is required for any change in the Plan, such as:

- A change in proposed land use (such as from single family to narrow lot housing or multi-family housing, or vice-versa);
- To reflect a change in other documents affecting planning and land use in the area (such as an amendment to a Major Area Structure Plan); and



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Figure No.

14.0

Title

PHASING
 PLAN

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TIMBERSTONE PARK

NEIGHBOURHOOD AREA STRUCTURE PLAN

Plan Implementation

February 8, 2008

- The elimination or addition of any public road or lane, or reclassification of a road, unless the road or lane is self-contained within a multi-family site.

Glossary of Terms

The definitions provided below are for use in understanding the concepts and ideas discussed in the context of a typical Area Structure Plan.

Area Development Plan (ARP)	A plan adopted as an area redevelopment plan pursuant to the Municipal Government Act, which provides a framework for future development in an already developed area.
Area Structure Plan (ASP)	A plan adopted as an area structure plan pursuant to the Municipal Government Act, which provides a framework for future subdivision and development in an area.
Bare Land Condominium	A Bare Land condominium shares all the other features of a conventional condominium except for the definition of the boundaries. Units are created from the land. An owner of a Bare Land unit owns everything that is built upon such unit including all parts of the building, decks, patios, driveways, etc. The condominium plan registered at the Land Titles Office looks very similar to an ordinary single family subdivision plan but is registered as a Bare land condominium plan under the Condominium Property Act. There are no buildings shown on a Bare Land Condominium Plan.
Conservation Agreement or Easement	An agreement registered against title whereby a landowner grants to another person or organization provisions for the protection, conservation and enhancement of the environment, including the protection, conservation and enhancement of biological diversity and natural scenic or aesthetic values. A conservation agreement may provide for recreational use, open space use, environmental education use, and research and scientific studies of natural ecosystems.
Environmental Reserve	Land dedicated (given) to a municipality, during the subdivision process, because it is considered undevelopable for environmental reasons in accordance with Section 664 of the Municipal Government Act. This may include areas such as wetlands, ravines, drainage courses, steep slopes, etc.
Environmentally Sensitive Area	An undisturbed or relatively undisturbed

	site, which because of its natural feature, has value to society and ecosystems worth preserving.
Intermunicipal Development Plan (IDP)	A plan adopted by two or more councils as an Intermunicipal Development Plan pursuant to the Municipal Government Act, which is an overall policy guide for the coordination of land use planning matters between the municipalities. When used in the MDP this phrase refers to the Red Deer County and City of Red Deer Intermunicipal Development Plan (2007), as amended from time to time.
Land Use Bylaw (LUB)	The bylaw that divides the city into land use districts and establishes procedures for processing and deciding upon development applications. It sets out rules that affect how each parcel of land in the city can be used and developed and includes a zoning map.
Municipal Development Plan (MDP)	A plan adopted by Council as a Municipal Development Plan pursuant to the Municipal Government Act, which is an overall policy guide to a municipality's future growth and development.
Municipal Government Act (MGA)	Provincial legislation which outlines the power and obligations of a municipality. Part 17 of the MGA provides the means by which plans and bylaws may be adopted to guide development and the use of land and buildings.
Neighborhood	A mainly residential area designed as a comprehensively planned unit containing a variety of housing types, community services, recreation and culture amenities and parks necessary to meet the needs of the neighborhood population.
Reserve	Land provided, as part of a subdivision, by the developer without compensation for park and school purposes in accordance with the provisions of the Municipal Government Act. This includes lands dedicated as municipal reserve (MR), school reserve (SR) and municipal and school reserve (MSR).
Sustainable Development	Development that meets the needs of today without compromising the ability of future generations to meet their own needs. This means the community needs to sustain its quality of life and

	accommodate growth and change by harmonizing long-term economic, environmental and social needs. It also requires that development respects and enhances the cultural capital of the community in terms of its traditions, values, heritage, sense of place, arts, diversity and social history.
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SCHEDULED ITEMS
Monday, April 7, 2008

APPROX. TIME	PAGE	RES. OR BYLAW	DESCRIPTION	GUESTS	WISHES TO SPEAK
3:00		1	Public Works Manager - Re: Revised Budget and Funding Source / 2008 Fleet Replacement		
SUPPER BREAK 5:00 p.m. to 6:00 p.m.					
6:00		3357/G- 2008	<u>PUBLIC HEARING:</u> Parkland Community Planning Services - Re: Land Use Bylaw Amendment 3357/G-2008 / Exception Assisted Living Facility within C4 Commercial District 6845-66 Street, L-7 Inc.		
		3217/E- 2008	Parkland Community Planning Services - Re: Timberstone Park Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2008		

Non-scheduled items do not appear in the table and will be considered as time permits.