

## **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, JULY 31, 2000**

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

- (1) Confirmation of the Minutes of the Regular Meeting of Monday, July 17, 2000

PAGE #

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

1. City Clerk - Re: **Land Use Bylaw Amendment 3156/X-2000**, Part of the NE ¼ 14-38-27-4, Rosedale Meadows - Phase 7, Farm Air Properties Inc. / (Consideration of 2<sup>nd</sup> & 3<sup>rd</sup> Readings of the Bylaw)

..1

- (4) **REPORTS**

1. Parkland Community Planning Services - Re: Oriole Park West – Phase 4 / Neighbourhood Area Structure Plan Amendment / **Bylaw Amendment No. 3217/F-2000** / (Consideration of 1<sup>st</sup> reading of the bylaw)

..4

2. Parkland Community Planning Services – Re: **Land Use Bylaw Amendment No. 3156/AA-2000** / Portion of Lot 3, Block 1, Plan 892 0476 of NW ¼ Sec. 19-38-27-4 / Oriole Park West Subdivision – Phase 4 / Reid Worldwide Corporation / Related to Oriole Park West Neighbourhood Area Structure Plan Amendment / (Consideration of 1<sup>st</sup> reading of the bylaw)

..11

3. Parkland Community Planning Services – Re: - **Land Use Bylaw Amendment 3156/BB-2000** / Part of Lot D-1, Plan 4732 TR (Red Deer Youth Assessment Centre / NW ¼ Sec. 29-38-27-4 Glendale Subdivision / Alberta Infrastructure (Consideration of 1<sup>st</sup> reading of the bylaw) ..14

(5) **CORRESPONDENCE**

1. Federation of Canadian Municipalities – Re: Request for Funding and to Join the National Housing Policy Options Team (NHPOT) .. 17
2. Residents of North East Mountview / Floyd Smathers: Re: Request to Rezone North East Corner of Mountview from R1A to R1 / **Land Use Bylaw 3156/CC-2000** / (Consideration of 1<sup>st</sup> reading of the bylaw) ..25

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

1. Councillor Pimm – Re: Flooding in East Red Deer .. 45
2. Councillor Hughes – Re: Narrow Lot Development .. 48

(9) **BYLAWS**

1. **3156/X-2000** - Land Use Bylaw Amendment / Part of the NE ¼ 14-38-27-4 / Rosedale Meadows - Phase 7, Farm Air Properties Inc. / - 2<sup>nd</sup> & 3<sup>rd</sup> Readings ..51  
..1
2. **3217/F-2000** – Neighbourhood Area Structure Plan Amendment / Oriole Park West – Phase 4 / Oriole Park West Neighbourhood Area Structure Plan Amendment / Changes to Land Use Components of the Existing Plan / Reid Worldwide Corporation / - 1<sup>st</sup> Reading ..53  
..4

3. **3156/AA-2000** - Land Use Bylaw Amendment / Portion of Lot 3, Block 1, Plan 892 0476 of NW ¼ Sec. 19-38-27-4 / Oriole Park West Subdivision – Phase 4 / (related to Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/F-2000) / Reid Worldwide Corporation / -1<sup>st</sup> Reading .81  
.11
4. **3156/BB-2000** - Land Use Bylaw Amendment / Part of Lot D-1, Plan 4732 TR / Red Deer Youth Assessment Centre / NW ¼ Sec. 29-38-27-4 Glendale Subdivision / Alberta Infrastructure / 1<sup>st</sup> Reading .83  
.14
5. **3156/CC-2000** – Land Use Bylaw Amendment / Rezoning Northeast Corner of Mountview from R1A to R1 / Residents of North East Mountview / Floyd Smathers / 1<sup>st</sup> Reading .85  
.25

**DATE:** July 24, 2000

**TO:** City Council

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/X-2000, Part of the NE /14 14-38-27-4, Rosedale Meadows – Phase 7, Farm Air Properties Inc.*

***History***

At the Council meeting held July 6, 2000, Council gave the first reading to Land Use Bylaw Amendment 3156/X-2000.

***Bylaw 3156/X-2000*** provides for the redesignation of land from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment is to accommodate the development of 22 semi-detached lots. This amendment complies with the Rosedale Meadows Outline Plan.

***Consultation Process***

A Public Hearing has been advertised for the above noted bylaw, to be held on Monday, July 31, 2000 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

***Recommendation***

That following the Public Hearing, the bylaw be given second and third readings.

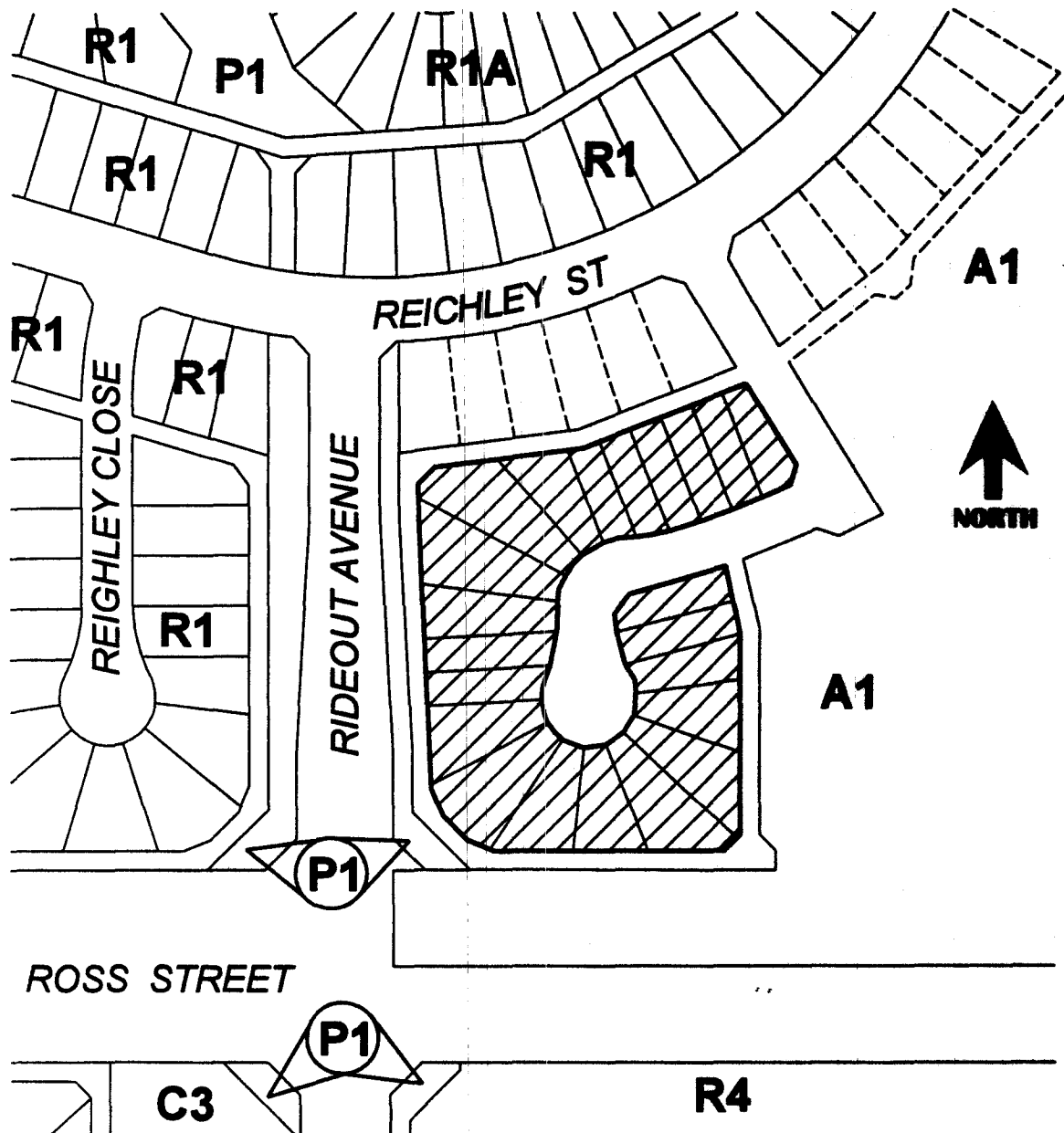


Kelly Kloss  
City Clerk


/fm  
attchs

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R2 

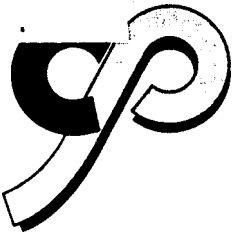
### AFFECTED DISTRICTS:

A1 - Future Urban Development

R2 - Residential (Medium Density)

MAP No. 22/2000

BYLAW No. 3156 / X-2000.



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

3

*404*  
Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

Date: June 19, 2000  
To: Kelly Kloss, City Clerk  
From: Frank Wong, Planning Assistant  
Re: Land Use Bylaw Amendment 3156/X-2000  
Part of the NE ¼ Sec. 14-38-27-4  
Rosedale Meadows – Phase 7  
Farm Air Properties Inc.

Farm Air Properties Inc. (C.R. Allard) is proposing to redesignate 1.62 ha (4.0 ac) of the NE ¼ Sec. 14-38-27-4 from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment is to accommodate the development of 22 semi-detached lots, which is a discretionary use in the R2 District. This amendment complies with the Rosedale Meadows Outline Plan.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/X-2000.

Sincerely,

Frank Wong,  
Planning Assistant

Attachment

\*\*\*\*\*  
 \*\*\* TX REPORT \*\*\*  
 \*\*\*\*\*

TRANSMISSION OK

TX/RX NO  
 CONNECTION TEL  
 SUB-ADDRESS  
 CONNECTION ID  
 ST. TIME  
 USAGE T  
 PGS.  
 RESULT

0056  
 3425334

08/02 12:30  
 01/10  
 3  
 OK

*OK*  
*Delta Survey*  
**FILE**

# Office of the City Clerk

August 1, 2000

Mr. Charles Allard, c/o  
 Farm Air Properties Inc.  
 Suite 210, 5324 Calgary Trail  
 Edmonton, AB T6H 4J8

Fax: (780) 438-2632

Dear Sir:

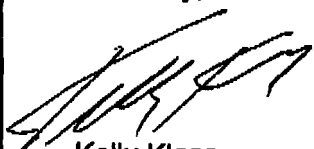
**Re: Land Use Bylaw Amendment 3156/X-2000, Part of the NE 1/4 14-38-27-4,  
 Rosedale Meadows - Phase 7, Farm Air Properties Inc.**

At the City of Red Deer's Council meeting held Monday, July 31, 2000, Council gave Land Use Bylaw Amendment 3156/X-2000 second and third readings, a copy is attached.

Land Use Bylaw Amendment No. 3156/X-2000 provides for the redesignation of land in Phase 7 of Rosedale Meadows from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment will accommodate the development of 22 semi-detached lots - a discretionary use in the R2 District. The amendment complies with the Rosedale Meadows Outline Plan.

Please do not hesitate to contact me should you require any further information or clarification regarding Council's decision in this regard.

Sincerely,



Kelly Kloss  
 City Clerk

/c/r  
 attchs.



Box 5008  
 Red Deer, Alberta  
 T4N 3T4

*The City of Red Deer*

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO  
CONNECTION TEL  
SUB-ADDRESS  
CONNECTION ID  
ST. TIME  
USAGE T  
PGS.  
RESULT

0055  
17804382632

CATHTON HOLDINGS  
08/02 12:29  
01'10  
3  
OK

FILE

ch.

**Office of the City Clerk**

August 1, 2000

Mr. Charles Allard, c/o  
Farm Air Properties Inc.  
Suite 210, 5324 Calgary Trail  
Edmonton, AB T6H 4J8

Fax: (780) 438-2632

Dear Sir:

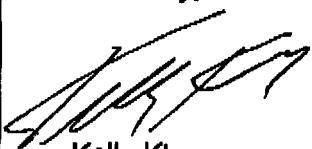
**Re: Land Use Bylaw Amendment 3156/X-2000, Part of the NE 1/4 14-38-27-4,  
Rosedale Meadows - Phase 7, Farm Air Properties Inc.**

At the City of Red Deer's Council meeting held Monday, July 31, 2000, Council gave Land Use Bylaw Amendment 3156/X-2000 second and third readings, a copy is attached.

Land Use Bylaw Amendment No. 3156/X-2000 provides for the redesignation of land in Phase 7 of Rosedale Meadows from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment will accommodate the development of 22 semi-detached lots - a discretionary use in the R2 District. The amendment complies with the Rosedale Meadows Outline Plan.

Please do not hesitate to contact me should you require any further information or clarification regarding Council's decision in this regard.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.



Box 5008  
Red Deer, Alberta  
T4N 3T4

The City of Red Deer



**FILE**

**Council Decision – Monday, July 31, 2000**

**DATE:** August 1, 2000  
**TO:** F. Wong, Planning Assistant  
Parkland Community Planning Services  
**FROM:** City Clerk  
**RE:** *Land Use Bylaw Amendment 3156/X-2000, Part of the NE ¼ 14-38-27-4,  
Rosedale Meadows - Phase 7, Farm Air Properties Inc.*

---

**Reference Report:**

City Clerk dated July 24, 2000 &  
Parkland Community Planning Services  
dated June 19, 2000

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/X-2000 was given second and third readings. A copy is attached.

**Report Back to Council Required:**

No

**Comments/Further Action:**

Land Use Bylaw Amendment No. 3156/X-2000 provides for the redesignation of land in Phase 7 of Rosedale Meadows from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment will accommodate the development of 22 semi-detached lots - a discretionary use in the R2 District. The amendment complies with the Rosedale Meadows Outline Plan.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land and Economic Development Officer  
D. Kutinsky, Engineering Services  
Administrative Assistant, City Clerk's Office



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**Office of the City Clerk**

**FILE**

August 1, 2000

Mr. Charles Allard, c/o  
Farm Air Properties Inc.  
Suite 210, 5324 Calgary Trail  
Edmonton, AB T6H 4J8

Fax: (780) 438-2632

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/X-2000, Part of the NE 1/4 14-30-27-4,  
Rosedale Meadows - Phase 7, Farm Air Properties Inc.**

At the City of Red Deer's Council meeting held Monday, July 31, 2000, Council gave Land Use Bylaw Amendment 3156/X-2000 second and third readings, a copy is attached.

Land Use Bylaw Amendment No. 3156/X-2000 provides for the redesignation of land in Phase 7 of Rosedale Meadows from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment will accommodate the development of 22 semi-detached lots - a discretionary use in the R2 District. The amendment complies with the Rosedale Meadows Outline Plan.

Please do not hesitate to contact me should you require any further information or clarification regarding Council's decision in this regard.

Sincerely,

Kelly Kloss  
City Clerk

/clr  
attchs.

c F. Wong, Parkland Community Planning Services  
Administrative Assistant, City Clerk's Office  
Beta Surveys Limited (Faxed Only To: 342-5334)

## LAND USE BYLAW AMENDMENT 3156/X-2000

DESCRIPTION: Land Use Bylaw Amendment to redesignation land in Rosedale - Phase 7- Farm Air Properties

FIRST READING: July 4, 2000

DATE OF FIRST PUBLICATION: July 14, 2000

DATE OF SECOND PUBLICATION: July 21, 2000

SECOND READING: Public Hearing to be held Monday, July 31<sup>st</sup>

THIRD READING: July 31/2000 OK

LETTERS REQUIRED TO PROPERTY OWNERS: YES X

DEPOSIT REQUIRED:	NO <input type="checkbox"/>	YES X	AMOUNT	✓ \$400.00
ACTUAL COST OF ADVERTISING:			\$ 493.68	
MAP PREPARATION:			\$ 34.30	
TOTAL				\$ 527.98
				400.00 -
REFUND		✓	INVOICE	\$ 127.98



THE CITY OF RED DEER RECEIPT

RECEIVED FROM Rosedale Meadows \$ 400.00

02/07/11  
YY MM DD

THE SUM OF Four Hundred ~~XX~~ Dollars

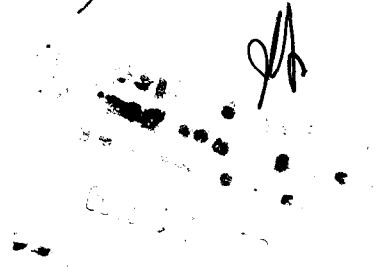
DESCRIPTION And Use Bylaw 3156/X-2000 Advertising Deposit

Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
<u>59.5901</u>				<u>400.00</u>
2.3210				

G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.L. DIST  
G.S.T.

GST Registration #R119311785

Not Valid Unless Machine Printed



John  
please send  
\$400  
for  
advertising

**Office of the City Clerk**

July 6, 2000

Mr. Charles Allard, c/o  
Farm Air Properties Inc.  
Suite 210, 5324 Calgary Trail  
Edmonton, AB T6H 4J8

Fax: (780) 438-2632

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/X-2000, Part of the NE 1/4 14-38-27-4,  
Rosedale Meadows - Phase 7, Farm Air Properties Inc.**

At the City of Red Deer's Council meeting held Tuesday, July 4, 2000, first reading was given to Land Use Bylaw Amendment 3156/X-2000, a copy is attached.

Land Use Bylaw Amendment 3156/X-2000 provides for the redesignation of land from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment is to accommodate the development of 22 semi-detached lots. This amendment complies with the Rosedale Meadows Outline Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 31, 2000 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., Wednesday, July 12, 2000, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c F. Wong, Parkland Community Planning Services  
Administrative Assistant, City Clerk's Office

The City of Red Deer

Box 5008  
Red Deer, Alberta  
T4N 3T4

# FILE

**Office of the City Clerk**  
July 7, 2000

**Bylaw No. 3156/X-2000**

«OwnerName»  
«OwnerAdd1»  
«OwnerAdd2»

Dear Sir/Madam:

**Re: Rezoning - Rosedale Meadows - Phase 7**

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to Land Use Bylaw Amendment 3156/X-2000. This bylaw provides for the redesignation of land from A1 Future Urban Development to R2 Residential (Medium Density) District, as shown on the attached map. This amendment will accommodate the development of 22 semi-detached lots and complies with the Rosedale Meadows Outline Plan.


A copy of the bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor, City Hall, during regular office hours.

Prior to considering this bylaw, City Council will hold a Public Hearing, in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July, 31, 2000, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing.

Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on the Monday prior to the Public Hearing.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,



Jeff Graves  
Deputy City Clerk

/clr  
attch.

DATE: July 6, 2000

TO: Tony Woods, Graphics Coordinator

FROM: Charlaine Rausch ,  
Administrative Assistant

RE: Land Use Bylaw Amendment No. 3156/X-2000, Part of the NE ¼ 14-38-27-4,  
Rosedale Meadows - Phase 7, Farm Air Properties Inc.

**FILE**

I am enclosing a map of the site in question and ask that you please reduce the size to the appropriate size for advertising.

Thank you.

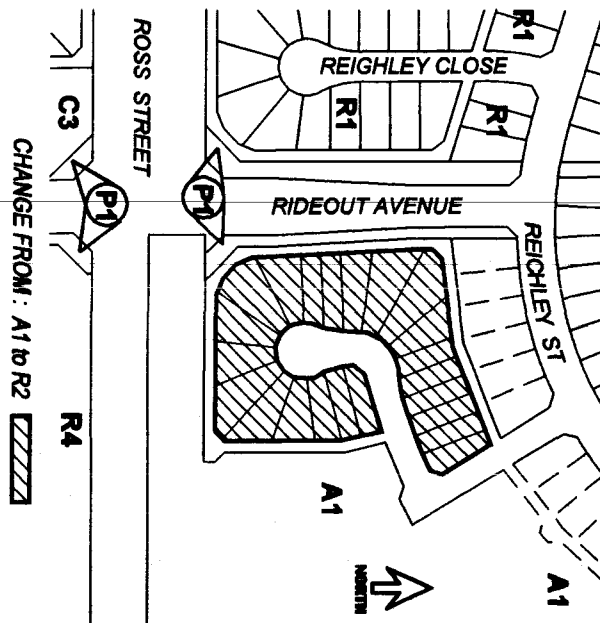
*Char*

Charlaine Rausch  
Administrative Assistant

COST OF MAP PREPARATION:

\$.....34.30.....

~~DK~~  
*July 6/2000.*





**FILE**



**DATE:** July 6, 2000

**TO:** Norma Lovell,  
Assessment

**FROM:** Charlaine Rausch,  
City Clerk's Office

**RE:** Land Use Bylaw Amendment 3156/X-2000, Part of the NE ¼ 14-38-27-4 /  
Rosedale Meadows - Phase 7

---

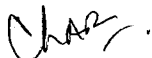
**FILE**

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

It would be helpful if I could receive these addresses by Monday, July 10<sup>th</sup> in order to process the letters within the required time period.

I have attached the map that appeared on the Council agenda, for your reference.

Thanks Norma.



Charlaine Rausch  
City Clerks' Office

/clr  
attchs.

# LAND USE BYLAW AMENDMENT

BYLAW NO. 3156/

DESCRIPTION: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

FIRST READING: \_\_\_\_\_

DATE OF FIRST PUBLICATION: \_\_\_\_\_

DATE OF SECOND PUBLICATION: \_\_\_\_\_

SECOND READING: \_\_\_\_\_

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

LETTERS REQUIRED TO PROPERTY OWNERS: YES \_\_\_\_\_ NO \_\_\_\_\_

DEPOSIT REQUIRED: NO \_\_\_\_\_ YES \_\_\_\_\_ AMOUNT \$ \_\_\_\_\_

ACTUAL COST OF ADVERTISING: \$ \_\_\_\_\_

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

TOTAL \$ \_\_\_\_\_

REFUND \_\_\_\_\_ INVOICE \_\_\_\_\_ \$ \_\_\_\_\_

ROSEDALE MEADOWS - PHASE 7  
LAND USE BYLAW AMENDMENT

**FILE**

"Map"

Land Use Bylaw Amendment 3156/X-2000 provides for the redesignation of land from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment will accommodate the development of 22 semi-detached lots. The amendment complies with the Rosedale Meadows Outline Plan.

A copy of the proposed bylaw may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours.

Prior to considering this bylaw, City Council will hold a Public Hearing in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, July, 31, 2000, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing.

Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on the Monday prior to the Public Hearing.

Kelly Kloss  
City Clerk

(Publication Dates: July 14 & July 21, 2000)

COPY

## Council Decision - July 4, 2000 Meeting

DATE: July 6, 2000  
TO: F. Wong, Planning Assistant  
FROM: City Clerk  
RE: **Land Use Bylaw Amendment 3156/X-2000, Part of the NE ¼ 14-38-27-4, Rosedale Meadows - Phase 7, Farm Air Properties Inc.**

---

**Reference Report:**

Parkland Community Planning Services,  
dated June 19, 2000

**Bylaw Readings:**

The bylaw was given first reading, a copy is attached.

**Report Back to Council Required:**

Yes. A Public Hearing will be held Monday, July 31, 2000 at 7:00 p.m., during Council's regular meeting.

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/X-2000 provides for the redesignation of land from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment is to accommodate the development of 22 semi-detached lots. This amendment complies with the Rosedale Meadows Outline Plan.

This office will now proceed with the advertising for a Public Hearing. Our office has advised **Farm Air Properties Inc., via letter, that they will be responsible for the advertising costs.** I have attached a copy of that correspondence for your information.

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land and Economic Development Officer  
**Administrative Assistant, City Clerk's Office**



## Office of the City Clerk

July 6, 2000

Box 5008

Red Deer, Alberta

T4N 3T4

Mr. Charles Allard, c/o  
Farm Air Properties Inc.  
Suite 210, 5324 Calgary Trail  
Edmonton, AB T6H 4J8

Fax: (780) 438-2632

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/X-2000, Part of the NE ¼ 14-38-27-4,  
Rosedale Meadows - Phase 7, Farm Air Properties Inc.**

At the City of Red Deer's Council meeting held Tuesday, July 4, 2000, first reading was given to Land Use Bylaw Amendment 3156/X-2000, a copy is attached.

Land Use Bylaw Amendment 3156/X-2000 provides for the redesignation of land from A1 Future Urban Development to R2 Residential (Medium Density) District. The amendment is to accommodate the development of 22 semi-detached lots. This amendment complies with the Rosedale Meadows Outline Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 31, 2000 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., Wednesday, July 12, 2000, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

  
Kelly Kloss  
City Clerk

/clr  
attchs.

c F. Wong, Parkland Community Planning Services  
~~Administrative Assistant, City Clerk's Office~~

Item No. 2

**BYLAW NO. 3156/X-2000**

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

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

- 1 The "Use District Map L9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2000 attached hereto and forming part of the bylaw.

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

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

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

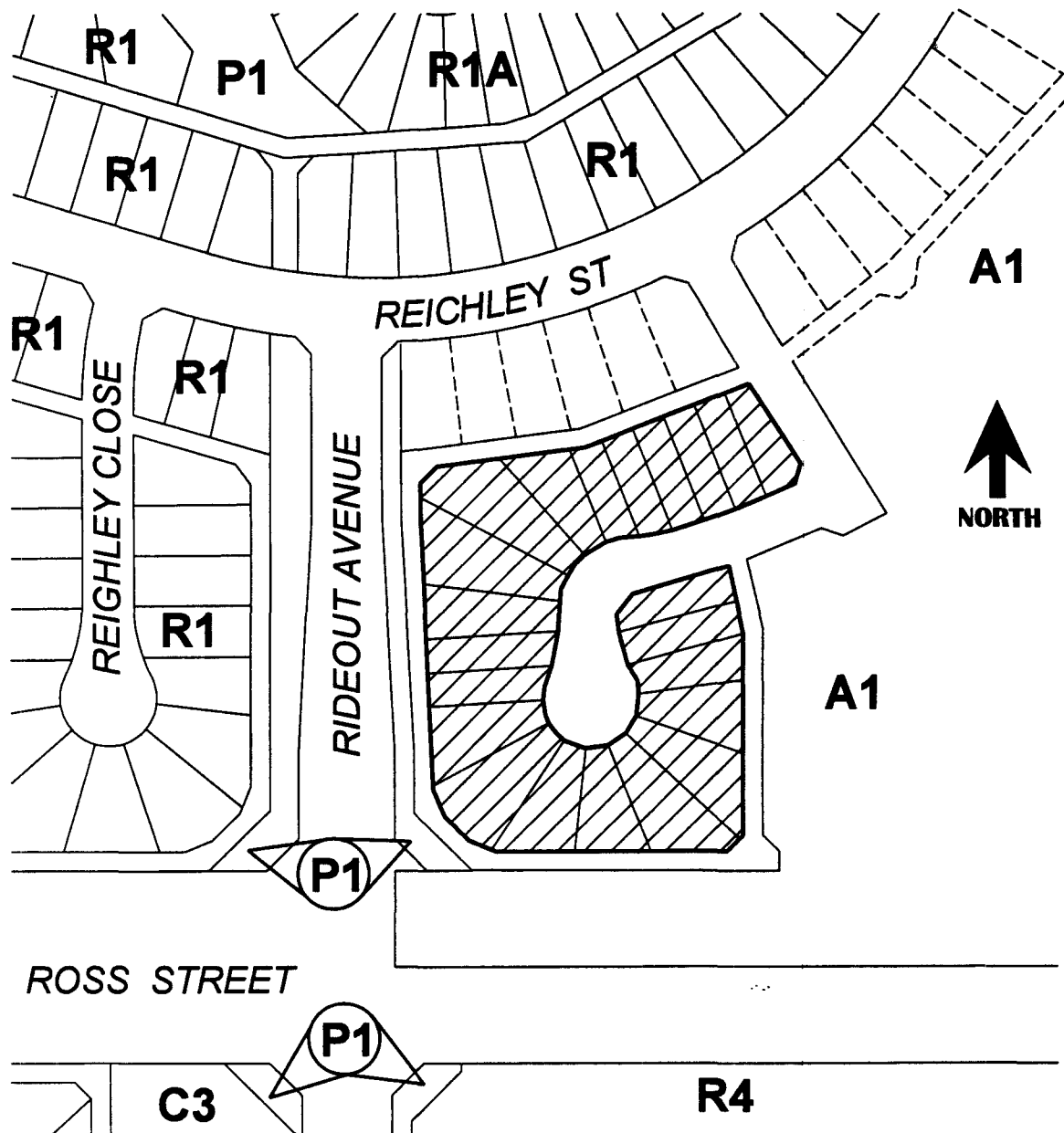
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 2000.

\_\_\_\_\_  
MAYOR


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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R2 

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R2 - Residential (Medium Density)

MAP No. 22/2000

BYLAW No. 3156 / X- 2000 .





# 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:** July 24, 2000

**TO:** Kelly Kloss

**FROM:** Johan van der Bank, Planner

**RE:** Oriole Park West – Phase 4  
Neighbourhood Area Structure Plan Amendment  
Bylaw Amendment No. 3217/F-2000

---

## **PURPOSE**

The City of Red Deer received a proposal to amend the existing Oriole Park West Neighbourhood Area Structure Plan. Stantec Consulting Ltd. (of Edmonton) prepared the proposed amendment on behalf of Reid Worldwide Corporation. The proposed amendment was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*.

In accordance with Section 3.1.3.5 of the ***Planning and Subdivision Guidelines*** this proposed Area Structure Plan amendment has been forwarded to the Municipal Planning Commission for a recommendation to City Council.

## **BACKGROUND**

This neighbourhood lies west of Overdown Drive and the railway/Highway 2 alignment, between 67<sup>th</sup> Street and the Red Deer River. The existing Oriole Park West Neighbourhood Area Structure Plan was first adopted in 1997 (then still an Outline Plan), amended once in June 1998 and subsequently adopted as a Neighbourhood Area Structure Plan in December 1998 under Bylaw No. 3217. Phase 1 consists of a C4 Commercial district in the north of the Plan Area adjacent to 67<sup>th</sup> Street and is in the process of development, with a few lots having been developed with arterial commercial type uses. Presently Phases 2 and 3 are underway with a semi-detached condominium development, some semi-detached homes and single family detached homes in the northeast sector of the Plan Area.

The remainder of the neighbourhood is undeveloped.

Phase 4 is now being planned and as part of the process this Plan Amendment application seeks to facilitate some changes to the land use components of the existing Oriole Park West Neighbourhood Area Structure Plan.

The following points summarize the proposed amendments for Phase 4:

- Narrow lot housing districts are introduced into those areas of the NASP that lie between the east-west linear park in the southern half of the Plan Area and the east-west PUL (berm) in the north half, west of Orr Drive.

- A semi-detached condominium development is introduced west of the existing Avalon multiple family site.
- The local road and lane network is revised (collector roads remain unchanged). Care has been taken to avoid shortcuts between Oak Street and Orr Drive.
- The configuration of the linear park and trail system along the south boundary of the Amendment area is adjusted, without changing the amount of municipal reserve.
- The Day Care site is relocated from Oak Street to Orr Drive.

A few minor issues were identified during the plan amendment referral process, and these have been resolved to the satisfaction of all parties. If this Plan Amendment application is approved and the bylaw amendment adopted, applications for redistricting and subdivision will follow immediately.

The proposed development concept resulting from these proposed Plan Amendments is attached as Attachment 1.

### **NEIGHBOURHOOD PUBLIC MEETING**

A neighbourhood public meeting was hosted by Parkland Community Planning Services on July 18, 2000 at the Holiday Inn Red Deer. Area residents (170 homes) were notified of the public meeting by door to door distribution of newsletters on July 7. Fifteen area residents attended the meeting, and one Councilor was present. Representative of Stantec Consulting Ltd. presented the proposed amendments and also in attendance were representative of the landowner (Reid Worldwide Corporation) and the builder.

The comments and concerns raised at the meeting are summarized and responses thereto offered in the following table. At the time of the writing of this report four comment sheets have been received (copies of the attendance sheet and comment sheets are included as Attachment 2):

<b>OBJECTION</b>	<b>RESPONSE</b>
1. Residents were concerned about the density of the condominium development and narrow lot homes that are introduced with this Plan Amendment application.	The density for the entire Plan Area as proposed by this Amendment application, but calculated by excluding the ±14 ha C4 commercial district, is 28 persons per hectare. Relative to the City's <i>Planning and Subdivision Guidelines</i> benchmark of 45 persons per hectare (maximum) this neighbourhood will be developed at one of the lowest densities in the City.
2. Residents were concerned that the introduction of higher density, lifestyle or starter type housing now will lead the way for the City to amend the land uses in the City portion of the Oriole Park West NASP by introducing more such housing types, and that this will enhance the perception that Oriole Park is a lower value neighbourhood.	2. The City as owner of the south lands, the only residentially designated land with frontage onto the Red Deer River in the City limits, is not anticipating any changes to the City portion of Oriole Park West. There is very strong interest in the land uses of the City portion as shown on the existing plan. The Land & Economic Development Department has been made aware of these concerns.
3. There is a concern that small houses on small lots (referring to the narrow lots and semi-detached lots) will affect the property values of existing detached homes in the neighbourhood.	3. The positioning of housing types in a new neighbourhood is to a great extent determined by the potential market value of the land. Placing higher density, smaller lot homes on the lands adjacent to

OBJECTION	RESPONSE
	the railway tracks and Highway 2 is more appropriate than placing large lots for high-end detached homes in these locations. The value of existing detached homes in the neighbourhood will be protected by sensible allocation of housing types to the land, while visually separating the different housing components where possible by means of parks and other features.
MATTERS NOT DIRECTLY RELATED TO THE PLAN AMENDMENT APPLICATION	
4. Residents of Osmond Crescent and Owen Close were concerned that the quite substantial and mature stand of trees along their rear lot boundaries would be impacted upon by the development of the bike and pedestrian trail indicated on the existing and proposed Neighbourhood Area Structure Plans.	4. The pathway and trees lie in the City owned portion of the Plan Area, outside and to the south of the subject land for this Plan Amendment application. A representative of the City Recreation, Parks and Culture Department explained the concept of park and trail development, and that the utmost care would be taken to design a pathway that preserves as many of the trees as possible. It was also explained that the residents would be involved in the planning and design of the trail and park. The Recreation, Parks and Culture Department has offered to survey and stake the trail prior to any development so the residents can view the location of the trail prior to development.
5. There is a concern for pedestrian safety with regard to students crossing Overdown Drive on route to school. It is requested the current situation be monitored when schools re-open and that consideration be given to the establishment of a pedestrian crossing at the intersection of Olsen Street and Overdown Drive.	5. Residents were assured that this concern would be forwarded to Engineering Services for a response and further action.
6. Residents are concerned about congestion on Orr Drive due to on-street parking, which results from the fact that most semi-detached homes do not have garages.	6. The semi-detached lots on Orr Drive have lane access to encourage the construction of garages in rear yards. The City cannot force the construction of a garage on a semi-detached housing lot.

## **PLANNING ANALYSIS**

- The introduction of narrow lot homes and the addition of a semi-detached condominium development site increase the diversity of housing types and affordability in the neighbourhood. These proposals are in line with the Municipal Development Plan, the North West Major Area Structure Plan and Council policies. The density in these first phases adjacent to the C4 commercial district, the railway line and Highway 2 is relatively high if viewed in isolation from the remainder of the Plan Area. However, in this particular instance these are the most appropriate positions for these types of housing as the lands to the east and especially the south are more suited for single family development.
- The relocation of the Day Care site to its proposed position in Orr Drive in order to accompany the higher density and younger family type housing is sensible.
- The minor reconfiguration of the linear park system and the introduction of a park node are welcomed.
- The revision of the local road and lane layout is acceptable.

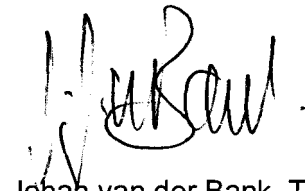
**RECOMMENDATION TO MUNICIPAL PLANNING COMMISSION**

This Plan Amendment application, accompanied by a recommendation of approval from Planning Staff, was considered by the MPC on July 24, 2000. The MPC supported the Planning Staff recommendation and resolved to recommend that Council favourably considers the proposals and approves the amendments.

**RECOMMENDATION TO CITY COUNCIL**

That City Council support the following proposed amendments to the Oriole Park West Neighbourhood Area Structure Plan:

- The introduction of narrow lot housing into those areas of the NASP between the east-west linear park and the east-west PUL (berm) west of Orr Drive.
- The introduction of a semi-detached condominium project west of the existing Avalon multiple family site.
- Revision of the local road and lane network (collector roads remain unchanged).
- Adjustments to the configuration of the linear park and trail system along the south boundary of the amendment area, without changing the amount of municipal reserve.
- Relocation of the Day Care site from Oak Street to Orr Drive.



Johan van der Bank, TRP (SA)  
Planner

# Oriole Park West Neighbourhood Area Structure Plan



SCALE: 1:7000

Highway 2

Railway Right of Way

67 Street

Orr Drive

66 Street

Golden West Avenue

Berm-MR

Oak Street

Park (MR)

Overdown Drive

SC

Dry Storm Pond

Red Deer River

Dry Storm Pond

9 Kerry Wood Drive

- |  |                               |       |                                |
|--|-------------------------------|-------|--------------------------------|
|  | Single Family                 |       | Trees to be retained           |
|  | Single Family (Semi Detached) | DC    | Day Care Facility              |
|  | Single Family (Smaller Lot)   | SC    | Social Care Facility           |
|  | Commercial                    | ----- | Major pedestrian / bike trails |
|  | Open Space                    | w/w   | Walkway                        |
|  | Medium Density Multi-Family   | ----- | Outline Plan Boundary          |
|  | Amendment Boundary            |       |                                |

July 2000

## Development Concept

### Figure 3

**DATE:** July 25, 2000  
**TO:** City Council  
**FROM:** Municipal Planning Commission  
**RE:** Oriole Park West – Phase 4  
Neighbourhood Area Structure Plan Amendment

---

Reid Worldwide Corporation has requested an amendment to the Oriole Park West Neighbourhood Area Structure Plan to facilitate development in Phase 4 of the Plan. The proposed amendment will allow the introduction of narrow lot housing and a semi-detached condominium project, revision of the local road and lane network, adjustments in the configuration of the park and trail system and relocation of the day care site from Oak Street to Orr Drive.

At its meeting of Monday, July 24, 2000, the Municipal Planning Commission considered the proposed Oriole Park West Neighbourhood Area Structure Plan Amendment. At that meeting, the following resolution was passed:

“RESOLVED that the Municipal Planning Commission support the proposed Oriole Park West Neighbourhood Area Structure Plan Amendment.”

***Recommendation:***

That Council pass a resolution to adopt the Oriole Park West Neighbourhood Area Structure Plan Amendment.

Mayor Gail Surkan, Chairperson  
Municipal Planning Commission

/fm

**Comments:**

We agree that Council proceed with first reading of the bylaw. A Public Hearing will be held on August 28, 2000 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"  
Mayor

"A. Wilcock"  
Acting City Manager

\*\*\*\*\*  
 \*\*\* TX REPORT \*\*\*  
 \*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0053  
 CONNECTION TEL 17809177179  
 SUB-ADDRESS  
 CONNECTION ID  
 ST. TIME 08/02 12:11  
 USAGE T 01'05  
 PGS. 3  
 RESULT OK

**FILE**



**Office of the City Clerk**

August 1, 2000

Mr. Patrick Barker  
 Stantec Consulting Ltd.  
 10160 - 112 Street  
 Edmonton, AB T5K 2L6

Faxed To: (780) 917-7179

Dear Mr. Barker:

**Re: Oriole Park West - Phase 4 / Neighbourhood Area Structure Plan Amendment / Bylaw Amendment No. 3217/F-2000 / Land Use Bylaw Amendment No. 3156/AA-2000**

At the City of Red Deer's Council meeting held Monday, July 31, 2000, first reading was given to the Oriole Park West Neighbourhood Area Structure Plan Amendment No. 3217/F-2000 and to Land Use Bylaw Amendment No. 3156/AA-2000.

Land Use Bylaw Amendment 3156/AA-2000 and the Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/F-2000 propose to introduce narrow lot housing, a semi-detached condominium development, relocation of the day care site from Oak Street to Orr Drive, and revisions to the local road and lane network and the linear park and trail system.

Following passage of first reading of Bylaw 3156/AA-2000 on July 31<sup>st</sup>, Parkland Community Planning Services contacted this office to inform us that Map No. 24 requires amendment with respect to the number of lots indicated on it. On August 1, 2000, the applicant advised that the client requires fourteen lots, as opposed to the twelve lots originally indicated, and asked that redistricting Map No. 24 be revised accordingly. A revised Map 24 will be presented to Council prior to consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings. Copies of the revised map can be viewed at the City Clerk's Office. The revised map will be used for advertising purposes.

This office will now proceed with the advertising for Public Hearings to be held on Monday, August 28, 2000 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

You are required to deposit with the City Clerk prior to public advertising, an amount equal to

*The City of Red Deer*

Box 5008  
 Red Deer, Alberta  
 T4N 3T4



**FILE**

## **Council Decision – Monday, July 31, 2000**

**DATE:** August 1, 2000

**TO:** Johan van der Bank, Planner  
Parkland Community Planning Services

**FROM:** City Clerk

**RE:** *Oriole Park West – Phase 4 / Neighbourhood Area Structure Plan  
Amendment / Bylaw Amendment No. 3217/F-2000 / Land Use Bylaw  
Amendment No. 3156/AA-2000*

---

**Reference Report:** Reports from Parkland Community Planning Services, both dated July 24, 2000

**Bylaw Readings:**

Oriole Park West Neighbourhood Area Structure Plan Amendment No. 3217/F-2000 and Land Use Bylaw Amendment No. 3156/AA-2000 were both given first readings.

**Report Back to Council Required:** Yes

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/AA-2000 and the Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/F-2000 propose to introduce narrow lot housing, a semi-detached condominium development, relocation of the day care site from Oak Street to Orr Drive, and revisions to the local road and lane network and the linear park and trail system.

Public Hearings have been advertised for these bylaws, to be held on Monday, August 28, 2000 at 7:00 p.m. in the Council Chambers. Stantec Consulting Ltd., on behalf of Reid Worldwide Corporation, has been advised, via letter, that they will be responsible for the advertising costs in this instance. I have attached a copy of that correspondence for your information.

As you advised that on August 1<sup>st</sup> the applicant contacted you regarding a change to Map 24 with respect to the number of lots, 14 as opposed to 12 that were originally indicated, a revised Map 24 will be presented to Council prior to consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings. We will make available copies of the proposed revised map for viewing at the City Clerk's Office. The revised map will be used for advertising purposes.

  
Kelly Kloss  
City Clerk

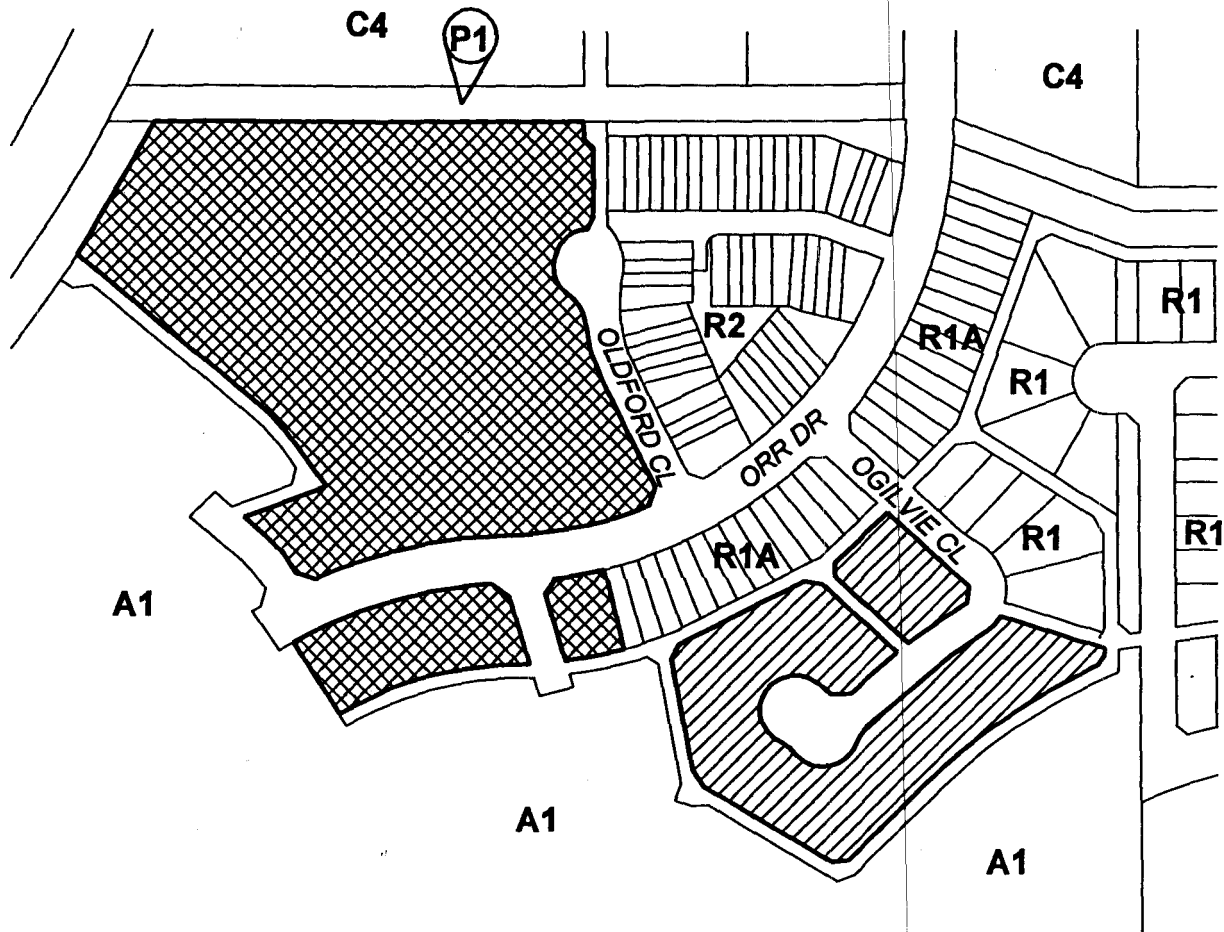
/clr

c Director of Development Services  
Inspections & Licensing Manager  
Land and Economic Development Officer  
Administrative Assistant, City Clerk's Office

Revised August 1, 2000

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

### Change from:

A1 to R1 

A1 to R1A 

MAP No. 24/2000

BYLAW No. 3156 / AA- 2000



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

August 1, 2000

Mr. Patrick Barker  
Stantec Consulting Ltd.  
10160 – 112 Street  
Edmonton, AB T5K 2L6

Faxed To: (780) 917-7179

Dear Mr. Barker:

**Re: Oriole Park West – Phase 4 / Neighbourhood Area Structure Plan Amendment / Bylaw Amendment No. 3217/F-2000 / Land Use Bylaw Amendment No. 3156/AA-2000**

At the City of Red Deer's Council meeting held Monday, July 31, 2000, first reading was given to the Oriole Park West Neighbourhood Area Structure Plan Amendment No. 3217/F-2000 and to Land Use Bylaw Amendment No. 3156/AA-2000.

Land Use Bylaw Amendment 3156/AA-2000 and the Oriole Park West Neighbourhood Area Structure Plan Amendment 3217/F-2000 propose to introduce narrow lot housing, a semi-detached condominium development, relocation of the day care site from Oak Street to Orr Drive, and revisions to the local road and lane network and the linear park and trail system.

Following passage of first reading of Bylaw 3156/AA-2000 on July 31<sup>st</sup>, Parkland Community Planning Services contacted this office to inform us that Map No. 24 requires amendment with respect to the number of lots indicated on it. On August 1, 2000, the applicant advised that the client requires fourteen lots, as opposed to the twelve lots originally indicated, and asked that redistricting Map No. 24 be revised accordingly. A revised Map 24 will be presented to Council prior to consideration of 2<sup>nd</sup> and 3<sup>rd</sup> readings. Copies of the revised map can be viewed at the City Clerk's Office. The revised map will be used for advertising purposes.

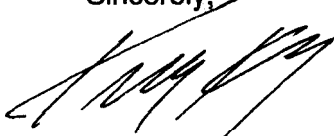
This office will now proceed with the advertising for Public Hearings to be held on Monday, August 28, 2000 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall.

You are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than 10:00 a.m., Wednesday, August 9, 2000, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

Mr. Patrick Barker  
Stantec Consulting Ltd.  
August 1, 2000  
Page 2

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

Sincerely,



Kelly Kloss  
City Clerk

/clr

J. VAN DER BANK,  
c ~~F. Wong~~, Parkland Community Planning Services  
Administrative Assistant, City Clerk's Office



**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:** July 24, 2000

**TO:** Kelly Kloss, City Clerk

**FROM:** Johan van der Bank, Planner

**RE:** Land Use Bylaw Amendment No. 3156/AA-2000  
Portion of Lot 3 Block 1 Plan 892 0476 of N.W. ¼ Sec. 19-38-27-4  
Oriole Park West Subdivision – Phase 4  
Reid Worldwide Corporation

---

Background

Stantec Consulting Ltd. on behalf of Reid Worldwide Corporation is proposing to develop Phase 4 of the Oriole Park West Subdivision. The proposal requires that land in the subject quarter section be redesignated from A1 Future Urban Development to R1 Residential (Low density) District and R1A Residential (Semi-detached) District. This redesignation proposal involves approximately 3.9 ha of land in the north central section of the quarter section, consisting of twenty R1 lots, thirteen R1A lots and a condominium development of sixty lots.

This redesignation is being proposed in conjunction with the proposed plan amendment of the Oriole Park West Neighbourhood Area Structure Plan (i.e. Bylaw Amendment No. 3217/F-2000). Subdivision of the land in Phase 4 will follow third reading of the redistricting application.

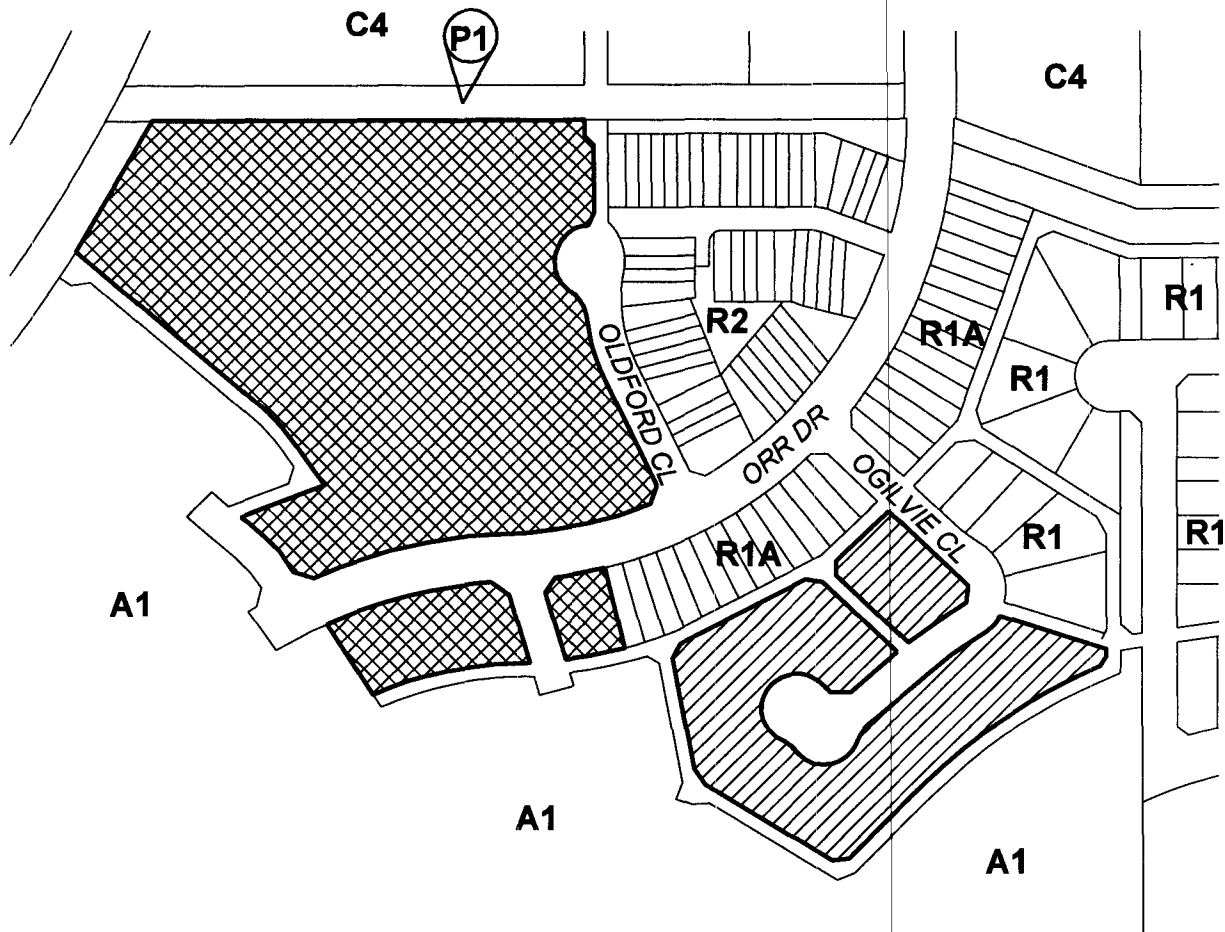
Staff recommendation

Subject to City Council giving first reading to the Oriole Park West Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2000, it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/AA-2000.

Johan van der Bank, TRP (SA)  
Planner  
Attachments

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

### Change from:

A1 to R1 

A1 to R1A 

MAP No. 24/2000

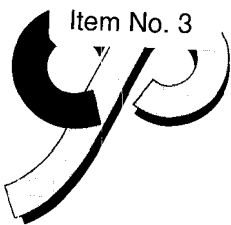
BYLAW No. 3156 / AA- 2000

***Comments:***

We agree that Council proceed with first reading of the bylaw. A Public Hearing will be held on August 28, 2000 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"  
Mayor

"A. Wilcock"  
Acting City Manager



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

<sup>404</sup>  
Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

Date: July 19, 2000

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/BB-2000  
Part of Lot D-1, Plan 4732 TR  
(Red Deer Youth Assessment Centre)  
NW ¼ Sec. 29-38-27-4  
Glendale Subdivision  
Alberta Infrastructure

Alberta Infrastructure has identified approximately 1.09 acre of the Red Deer Youth Assessment Centre site as being surplus to Government requirements. They wish to subdivide and sell the treed portion of land. The land is presently zoned PS Public Service District.

In order to ensure that the public has some input into the use and development of this site, the City of Red Deer is proposing to redesignate the surplus portion of land from PS to A1 Future Urban Development District. The successful purchaser of the land will then be required to request a land use district change prior to development. This land use application will provide an opportunity for the City to consult with the neighbourhood to determine their reaction to any development proposal.

Staff Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/BB-2000.

Sincerely,

Frank Wong,  
Planning Assistant

Attachment



# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

*PS - Public Service (Institutional  
or Governmental)*

*A1 - Future Urban Development*

*Change from:*

*PS to A1*



*MAP No. 25/2000*

*BYLAW No. 3156 / BB- 2000*

**Comments:**

We agree that Council proceed with first reading of the bylaw. A Public Hearing will be held on August 28, 2000 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"  
Mayor

"A. Wilcock"  
Acting City Manager

**FILE**

**Council Decision – Monday, July 31, 2000**

**DATE:** August 1, 2000

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

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/BB-2000 / Part of Lot D-1, Plan 4732 TR /  
Red Deer Youth Assessment Centre / NW ¼ Sec. 29-38-27-4 / Glendale  
Subdivision / Alberta Infrastructure*

---

**Reference Report:** Parkland Community Planning Services dated July 19, 2000

***Bylaw Readings:***

Land Use Bylaw Amendment 3156/BB-2000 was given first reading. A copy is attached.

***Report Back to Council Required:*** Yes

***Comments/Further Action:***

Land Use Bylaw Amendment 3156/BB-2000 provides for the redesignation of land from PS to A1 Future Urban Development District. This land is presently owned by Alberta Infrastructure who has identified 1.09 acres as being surplus to their needs. The rezoning of these lands from PS District to A1 Future Urban Development District will ensure that a public consultation process is undertaken prior to any future development or uses on this site.

A Public Hearing has been advertised for this bylaw, to be held on Monday, August 28, 2000 at 7:00 p.m. in the Council Chambers. The City of Red Deer will be responsible for the advertising costs in the instance.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land and Economic Development Officer  
Recreation, Parks & Culture Manager  
Administrative Assistant, City Clerk's Office



Box 5008

Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

## Office of the City Clerk

August 1, 2000

Ron Ui, ACP Senior Land Use Planner  
Alberta Infrastructure  
Land Planning & Documentation  
3<sup>rd</sup> Floor, 6950 – 113 Street  
Edmonton, AB T6H 5V7

Sent Via Fax: (780) 422-5419

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/BB-2000 / Part of Lot D-1, Plan 4732 TR / Red Deer Youth Assessment Centre / NW ¼ Sec. 29-38-27-4 / Glendale Subdivision / Alberta Infrastructure**

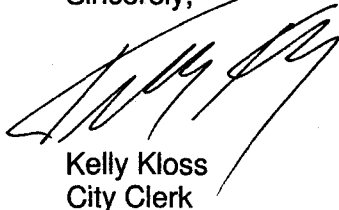
At the City of Red Deer's Council meeting held Monday, July 31, 2000, first reading was given to Land Use Bylaw Amendment No. 3156/BB-2000. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/BB-2000 provides for the redesignation of land from PS to A1 Future Urban Development District. This land is presently owned by Alberta Infrastructure who has identified 1.09 acres as being surplus to their needs. The rezoning of these lands from PS District to A1 Future Urban Development District will ensure that a public consultation process is undertaken prior to any future development or uses on this site.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 28, 2000 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall. The City will be responsible for the advertising costs in this instance.

Please do not hesitate to call me at (403) 342-8134 should you require any additional information or clarification regarding Council's decision in this regard.

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c F. Wong, Parkland Community Planning Services  
Administrative Assistant, City Clerk's Office

4914 - 48<sup>th</sup> Avenue, Red Deer, AB Canada T4N 3T4

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

**FILE**

**FILE**

**DATE:** August 2, 2000  
**TO:** Recreation, Parks & Culture Manager  
**FROM:** City Clerk  
**RE:** ***Request for Comments, Possible Purchase of Land from Alberta Infrastructure - Glendale Subdivision***

---

At the Council meeting of Monday, July 31<sup>st</sup>, Council gave first reading to Land Use Bylaw Amendment 3156/BB-2000. Land Use Bylaw Amendment 3156/BB-2000 provides for the redesignation of land from PS to A1 Future Urban Development District. This land is presently owned by Alberta Infrastructure who has identified 1.09 acres as being surplus to their needs. The rezoning of these lands from PS District to A1 Future Urban Development District will ensure that a public consultation process is undertaken prior to any future development or uses on this site.

At that meeting, Council requested the administration investigate the possibility of The City purchasing this site in order to maintain this treed area as a park site.

Please provide a report to this office by August 21<sup>st</sup>, containing information regarding the feasibility of The City purchasing this site, the cost of it, and any information you may be able to provide regarding this site's use as a park or other uses as The City may deem appropriate.

The Public Hearing for this item will be held Monday, August 28<sup>th</sup> at 7:00 p.m. in the Council Chambers.

  
Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Director of Corporate Services

\*\*\*\*\*  
\*\*\* TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

TX/RX NO 0054  
CONNECTION TEL 17804225419  
SUB-ADDRESS  
CONNECTION ID  
ST. TIME 08/02 12:19  
USAGE T 08:58  
PGS. 3  
RESULT OK

FILE

**Office of the City Clerk**

August 1, 2000

Ron Ui, ACP Senior Land Use Planner  
Alberta Infrastructure  
Land Planning & Documentation  
3<sup>rd</sup> Floor, 6950 – 113 Street  
Edmonton, AB T6H 5V7

Sent Via Fax: (780) 422-5419

Dear Sir:

**Re: Land Use Bylaw Amendment 3156/BB-2000 / Part of Lot D-1, Plan 4732 TR / Red Deer Youth Assessment Centre / NW ¼ Sec. 29-38-27-4 / Glendale Subdivision / Alberta Infrastructure**

At the City of Red Deer's Council meeting held Monday, July 31, 2000, first reading was given to Land Use Bylaw Amendment No. 3156/BB-2000. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/BB-2000 provides for the redesignation of land from PS to A1 Future Urban Development District. This land is presently owned by Alberta Infrastructure who has identified 1.09 acres as being surplus to their needs. The rezoning of these lands from PS District to A1 Future Urban Development District will ensure that a public consultation process is undertaken prior to any future development or uses on this site.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 28, 2000 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall. The City will be responsible for the advertising costs in this instance.

Please do not hesitate to call me at (403) 342-8134 should you require any additional information or clarification regarding Council's decision in this regard.

Sincerely,



Box 5008

Red Deer, Alberta  
T4N 3T4

The City of Red Deer



**Federation of Canadian Municipalities**  
**Fédération canadienne des municipalités**

July 14, 2000

Dear Chief Administrative Officer or City Clerk:

**Councillor Joanne Monaghan**  
Kijimati, British Columbia  
President  
Présidente

**Councillor Jack Layton**  
Toronto, Ontario  
First Vice President  
Première vice présidente

**Alderman John Schmal**  
Calgary, Alberta  
Second Vice President  
Deuxième vice président

**Maire Yves Ducharme**  
Hull, Québec  
Troisième vice président  
Troisième vice président

**Mayor Sam Synard**  
Marystown, Newfoundland and Labrador  
Past President  
Président sortant

**James W. Knight**  
Executive Director  
Directeur général

Please forward this letter to your Mayor or Head of Council, and bring this forward to your next Council meeting. The FCM is inviting your municipality to join our National Housing Policy Options Team (NHPOT). Your involvement will strengthen our efforts to achieve affordable housing solutions in Canada.

We would like you to consider the following recommendation: "That the Municipality agrees to participate in the National Housing Policy Options Team; to assign a senior staff person to assist the Mayor (or Chairman) in the meetings of the NHPOT; and to contribute \$0.02 per capita to the work of the FCM NHPOT.

As we learned at the FCM Big City Mayors Caucus meeting on April 28, Canada needs a national housing strategy. The urgency of an adequate response by all orders of government to the shortage of affordable housing and its most visible symptom, homelessness, has intensified since the declaration of disaster by the Mayors of Canada's largest cities in 1998.

FCM's National Housing Policy Options Team comprises Mayors, Councillors and municipal and FCM staff. Our proposals to the federal government support the production of affordable housing and provision of assistance to those in our communities who cannot afford to live in the available housing, or must live in poor conditions. We had considerable success last year, with the announcement of funds for homelessness initiatives by Minister Bradshaw and inclusion of some measures for affordable housing, including a GST rebate for rental housing, in the 2000 federal budget. We have made significant gains but still have much to accomplish. We need your support.

At its April 28 meeting, the FCM Big City Mayors Caucus endorsed continuing support for the FCM National Housing Policy Options Team's work for the upcoming year in the form of a \$0.02 per capita contribution. Participation by funding at the level of \$0.02 per capita entitles the donor to a position on the NHPOT Steering Committee. If you cannot do so, we welcome any level of contribution that you may be able to make. A number of cities and regions have already made their contributions.

.../2

-2-

We have a plan:

The goal of the FCM National Housing Strategy is to reduce the homelessness and affordable housing crisis by half over the next decade. An NHPOT report, entitled "*Toward a National Housing Strategy*" presents a set of feasible policy options to be developed into fully-articulated proposals and the basis for a communications plan to make this a reality in the next federal budget. A Contribution Form and a preliminary budget for the NHPOT is also attached to this letter. We look forward to working with you.

Please call John Burrett, at the FCM (613) 241-5221 (ext 244), or by email: [jburrett@fcm.ca](mailto:jburrett@fcm.ca), for more details. Look on our website ([www.fcm.ca](http://www.fcm.ca)) under "Quick Access to FCM's Most Requested Documents and Services" for our policy *paper* "*Toward a National Housing Strategy*". Original documents are available by mail.

Yours truly,



Jack Layton  
1st Vice-President  
Federation of Canadian  
Municipalities

JL/jb:ck  
Encl.





**FEDERATION OF CANADIAN MUNICIPALITIES**  
**Fédération Canadienne des Municipalités**  
 FCM, rue 24 Clarence Street,  
 Ottawa, Ontario, K1N 5P3

## SPECIAL CONTRIBUTION FORM

For funding of the work of the FCM National Housing Policy Options Team until April 26, 2001.

The City/Region of \_\_\_\_\_ contributes:

\$0.02 per capita \$ \_\_\_\_\_ or  
 other amount \$ \_\_\_\_\_

to the FCM National Housing Policy Options Team for use in the period of April 28, 2000 to April 26, 2001.

Please make your cheque payable to:

The Federation of Canadian Municipalities

Please write "For NHPOT, FCM Account 235" on the front of your cheque and attached to a copy of this form.

Send to FCM, Attention: John Burrett, Policy and Public Affairs

Reference Date:

Total Paid:

Balance:

### **Proposed NHPOT Budget for 2000-2001**

The following is a preliminary budget for NHPOT activities leading up to the 2001 federal budget. This budget is based on a request of \$0.02 per capita from interested municipalities. With current membership, this would allow a budget of approximately \$164,000.

<b>Proposed NHPOT Budget: 2000-2001</b>		
<b>Category</b>	<b>Budgeted Amount</b>	<b>Notes</b>
FCM Support	\$36,500	1
Consultants	\$80,000	2
NHPOT Special Assistance for Housing Component FCM Budget Preparations	\$10,000	
Travel/Accommodation	\$12,000	
Teleconferencing, faxes, other electronic communications	\$10,000	
Printing, postage, non-electronic communications	\$10,000	
Translation	\$5,000	
Contingency	\$500	
<b>Total Budget</b>	<b>\$164,000</b>	

**Notes:**

1. FCM support contains charges for a portion of FCM staff time and administration.
2. Consulting work will concentrate on provisions of expertise in strategy and lobbying, housing program design, taxation and law.

**DATE:** July 21, 2000

**TO:** Kelly Kloss, City Clerk

**FROM:** Lowell Hodgson, Community Services Director  
Colleen Jensen, Social Planning Manager

**RE:** FCM – REQUEST FOR CONTRIBUTION: National Housing Policy  
Options Team

---

## BACKGROUND

In June 1999, the Federation of Canadian Municipalities released their "National Housing Policy Options Paper: A Call for Action". This Paper was brought forward for consideration at the June 21, 1999 meeting of Council, with a recommendation for support of the document. The Paper outlines five key areas of issue and need as follows:

- Investing in capital to help create new affordable housing
- Repairing and preserving existing affordable housing
- Housing as a part of multi-prong strategies for high need communities (special block grants to high need communities, funding housing and mental health together, funding housing as part of programs for priority populations)
- Encouraging private responses through tax and other policies
- Continuing to share the cost of ongoing subsidies

After discussion of the Paper, the following resolutions were passed:

**Whereas**, there is a growing need for new affordable housing in our communities; and

**Whereas**, the existing stock of affordable housing is often substandard and in need of substantial renovation or upgrading; and

**Whereas**, these housing needs will not be addressed unless the federal and provincial governments take an active role; and

**Whereas**, FCM has developed a National Housing Options Policy Paper – "A Call for Federal Action" to provide a range of workable federal responses to address homeless and affordable housing needs;

**Now Therefore Be It Resolved** that the municipality of the City of Red Deer communicate its support for the Federation of Canadian Municipalities (FCM's) National Housing Options Policy Paper – "A Call for Federal Action" to the Prime Minister, the Minister of Finance, the Minister Responsible for Canada Mortgage and Housing Corporation and the Federal Minister Responsible for Homelessness.

The letters were sent as per the resolution, which mirrored the efforts of many other municipalities across Canada. The work done through this FCM initiative assisted in the appointment of a federal Coordinator on Homelessness, the Honorable Claudette Bradshaw. In addition, in December 1999 the federal government announced that they would invest \$753 million in an approach to alleviate and prevent homelessness in Canada. There are several initiatives related to this funding including an increase to the Residential Rehabilitation Assistance Program, Supporting Community Partnerships Initiative and increases to some employment programs.

July 21, 2000

**FCM – REQUEST FOR CONTRIBUTION: National Housing Policy Options Team**

Page 2 of 3

At the January 21, 2000 meeting of Council consideration was given to the resolutions that Red Deer would put forward at the 2000 FCM Conference. The following resolution was supported by Council and subsequently submitted to FCM. Again, the thrust was support for the National Housing Policy Options Paper.

**Whereas** access to affordable housing has been an increasing issue for many people across Canada over the past several years;

Whereas municipalities across Canada are experiencing pressure from their citizens to find solutions to the lack affordable housing;

**Whereas** tax policies, along with other federal policies, need to implemented to encourage the involvement of the private sector in the building of rental and other housing options that can be accessed by low income people;

**Whereas** a primary barrier to accessing housing is often the lack of an adequate income;

**Whereas** the federal and provincial governments have had primary responsibility in housing initiatives, including policy development, and in any income distribution programs;

**Whereas** a strong federal funding role is needed in this era of devolution of housing responsibility, as in other policy areas, to underpin adequate provincial responses to housing and income issues;

**Whereas** there is a need for ongoing federal and provincial support to address issues related to affordable housing and homelessness;

**Whereas** the December 1999 announcement of the Federal Government of \$753 million dollars, as part of an approach to alleviate homelessness and housing issues, is appreciated by municipalities across Canada in that the initiative will partly address some of the key areas of issue identified in the 1999 National Housing Policy Option Paper: A Call to Action;

**Therefore Be It Resolved** that the Federation of Canadian Municipalities reiterate to the Federal Government the need for ongoing programs and initiatives to address all five key areas of issue as identified in the 1999 National Housing Policy Options Paper: A Call to Action; and in particular the need to focus on encouraging private sector responses through taxation programs and other policies, and the need for continued and increased funding for cost sharing with the provincial governments in ongoing subsidy programs.

On April 28, 2000 a Big City Mayors Caucus meeting was held to discuss the need for a Canadian National Housing Strategy. A working paper was prepared for the Caucus by a National Housing Policy Options Team (NHPOT), outlining a potential approach. This paper is attached for the information of Council. The general framework for the suggested strategy focuses on the following four areas:

- a flexible capital grant program for housing
- a private rental program to encourage private rental production
- the creation of investment pools of money for affordable housing
- a provincially administered income/rent supplement program

July 21, 2000

FCM – REQUEST FOR CONTRIBUTION: National Housing Policy Options Team

Page 3 of 3

## CURRENT STATUS

A letter from Jack Layton, 1<sup>st</sup> Vice President of FCM has now been forwarded to municipalities inviting participation on the National Housing Policy Options Team, including the appointing of a senior staff member to work with the Mayor on the Team and some limited financial contribution of \$.02 per capita. We have reviewed this letter and support The City's participation for the following reasons:

- It is very important that housing problems are not just seen as a "big city" issue. Red Deer, as a relatively small city, has the same problems of homelessness, very low vacancy rates (less than 1%), high rental rates, very little availability of affordable housing (because of our very active market), no rental units being built etc. With the participation of Red Deer on the NHOPT, we can ensure the needs of smaller cities are also considered.
- It is important that the municipal level of government continues to pressure other levels of government to take responsibility for housing problems. The municipal role continues to be one of facilitating solutions in partnership with others, including other governments. Again, Red Deer has played a strong role in our participation on the AUMA Housing Policy Task Force and in providing input to national initiatives. Red Deer is currently in the process of developing a community plan for housing, through leadership of the Red Deer Housing Committee, that will allow us to access significant funding from the federal and provincial governments. Originally this funding was only going to be made available to large cities, but through some of the work done by mid-sized cities such as Red Deer, we were successful in having the funding extended to smaller cities in Alberta.
- Participation on such a Team affords us an opportunity to gain good information that will assist us in our continued efforts to address our local housing needs, and in the work that we do with the provincial level of government.

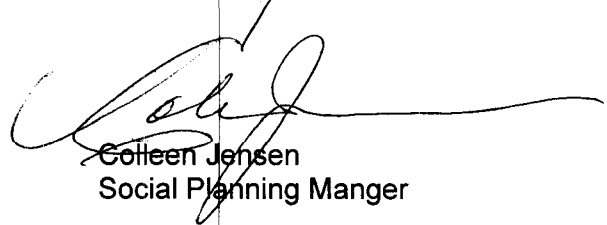
It should be noted that a source of funding is available to support the \$.02 per capita expenditure, through the housing funding managed in the Social Planning Department. Because budget was set aside to support the Hillcrest Apartment project, and it has yet to proceed, a portion of this funding can be reallocated to cover the \$.02 per capita. The total amount is \$1314 (65,701 x \$.02). The cost of participating in meetings would be nil as all the meetings will be conducted by conference call.

## RECOMMENDATION:

That City Council agree to participate in the National Housing Policy Option Team (NHPOT), assigning a senior staff person to work with the Mayor in meetings of the NHPOT; and contribute \$.02 per capita to support further work by the NHPOT of FCM.



Lowell Hodgson  
Director of Community Services



Colleen Jensen  
Social Planning Manager

:jj

enc

***Comments:***

We agree with the recommendation of the Administration.

"G. D. Surkan"  
Mayor

"A. Wilcock"  
Acting City Manager

DATE: July 17, 2000

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

FROM: CITY CLERK

RE: FCM – Request for contribution: National Housing Policy Options  
Team

---

Please submit comments on the attached to this office by Monday, July 24, 2000 for the Council agenda of Monday, July 31, 2000.

“Kelly Kloss”

City Clerk

BACKUP INFORMATION  
NOT SUBMITTED TO COUNCIL



Box 5008

Red Deer, Alberta

T4N 3T4

*The City of Red Deer*

CS-7.404

Office of the Director  
Community Services Division

August 9, 2000

Mr. Jack Layton, First Vice-Pres.  
Federation of Canadian Municipalities  
24 Rue Clarence Street  
Ottawa, ON K1N 5P3

Dear Sir:

**Re: National Housing Policy Options Team**

As you are now aware, Red Deer City Council has supported your request for involvement on the National Housing Policy Options Team, and will provide a contribution of \$1,314.00 for the work of this team. Enclosed is our cheque in that amount.

The senior staff person who will be working with our Mayor on this initiative will be Colleen Jensen, Social Planning Manager for The City of Red Deer. As of this date, Mrs. Jensen has just been appointed to the position of Director of Community Services, effective December 8, 2000, when I will retire. At that time, Mrs. Jensen will decide whether she will continue to serve on this team, or assign the Social Planning Manager to be appointed.

We look forward to participating in this most important initiative as we all work toward meeting housing needs, as indeed, they are as real in our smaller or mid-size city as they are in the large metropolitan areas.

Yours truly,

Lowell R. Hodgson

:dmg

Encl.

c. Colleen Jensen, Social Planning Manager  
Ed Clermont, Financial Officer  
Kelly Kloss, City Clerk



Item No. 2

THE CITY OF RED DEER OFFICE OF THE CITY CLERK	
<b>RECEIVED</b>	
TIME	11:30
DATE	7/10
BY	<i>Col K. [signature]</i>

July 10, 2000

City of Red Deer  
Municipal Planning Commission

Dear Sirs,

A group of citizens would like to have an item added to the July 17, 2000 council meeting agenda. We would like to discuss the zoning of current R1A properties in the North East corner of Mountview to the end of being changed to a designated R1 zone.

Please find enclosed a petition in support of the rezoning of selected portions of Bylaw 3156/96 as outlined on the petition, from the current designation of R1A to R1. Also enclosed is a copy of the existing bylaw.

Of the 138 households in the affected area, we have received a simple majority (92 - 67%) of signatures from unique addresses, with an overall total of 111 signatures.

Please direct any correspondence to Floyd or Marcee Smathers at 346-7396.  
Thank you for your consideration in this matter.

Yours Truly,



Floyd Smathers  
3733 - 42 Ave  
Red Deer, AB T4N 2Z3

## 1. 2. 3.



**BYLAW NUMBER - 3156/96**

**AMENDMENTS:**



SCALE 1:5000  
11-JAN-1998

**SEE SECTION SIX FOR  
LANDUSE DISTRICT DEFINITIONS**

G8	H8	I8
G7	H7	I7
G6	H6	I6

N.E. 1/4 - 9-38-27-4

# Affected Area

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

Name (Print)	Signature	Address
ANTON J. TROPPMANN	<i>Anton Troppmann</i>	4008-39 ST
KEIL LAMONT AGNE	<i>Keil Lamont Agne</i>	4016-39 ST
Brenda Oske	<i>Brenda Oske</i>	4132 35 <sup>th</sup> ST
R. Butler	<i>R. BUTLER</i>	4020-39 ST
ROD SCHOMACHER	<i>R. Schomacher</i>	4028-39 ST
SOREN PAULSEN	<i>S. Paulsen</i>	4024-39 ST
Michelle Jasonson	<i>Michelle Jasonson</i>	4102-39 ST
CATHARINA WIND	<i>C. Wind</i>	4130-39 STREET
Brian Pollock	<i>Brian Pollock</i>	3750-43 AVE
RAY OBERHAMMER	<i>Ray Oberhammer</i>	3744-43 AVE
PAT WINNYCHUK	<i>Pat Wynyckuk</i>	3720 43 AVE
ALICE COVERDALE	<i>A Coverdale</i>	3706-43 AVE.
Audrey Filipowicz	<i>Audrey Filipowicz</i>	3528-43 AVE.
TREVOR BUTERU	<i>Trevor Buteru</i>	3502 43 AVE
Nicole Pelletier	<i>Nicole Pelletier</i>	4217 35 <sup>th</sup> St.
Randy Munn	<i>Randy Munn</i>	4209-35 ST
DAVE BATHURST	<i>Dave Bathurst</i>	3574-43 AVE
Tom Kereluk	<i>Tom Kereluk</i>	3520-43 AVE
ELEANOR KNUTSON	<i>Eleanor Knutson</i>	3742-43 AVE
NICKI CHAWLA	<i>N. Chawla</i>	3746-43 AVE
		3730-43 AVE

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

Name (Print)	Signature	Address
NOEL MURRAY	<i>St. Ample</i>	4211-37 ST
JIM MOSS	<i>[Signature]</i>	3527-43 AVE
JOE SZARKA	<i>[Signature]</i>	3602-42 AVE
Karen King	<i>Karen King</i>	3606-42 Ave
Aldis Gislason	<i>Aldis Gislason</i>	3505-43 Ave
<del>John Walker</del>	<del>[Signature]</del>	<del>[Address]</del>
WALKER J.W.	<i>J.W. Walker</i>	4224-35 ST
DONALD KEY	<i>Donald Key</i>	4220 35 ST
Myrna Goertzen	<i>Myrna Goertzen</i>	3741-43 Ave
JUNE DEEFHOLTS	<i>Deefholls</i>	3743-43 AVE
ROBERT SCHWARTZ	<i>R. Schwartz</i>	3523 43 AVE
ARMIE & GRACE LUUKKONEN	<i>Armi Luukkonen</i>	4216-35 ST.
Ben Provost	<i>Ben Provost</i>	3502-42 Ave.
OSWALD MACCORM	<i>[Signature]</i>	3506-42 AVE.
Desayne Harding	<i>[Signature]</i>	3510-42 Ave
Kita Malcolm	<i>[Signature]</i>	3518-42 ave
Lillian Penfold	<i>Lillian Penfold</i>	3706-42 Ave
LINDA KAYE	<i>[Signature]</i>	3709-42 Ave
NORAH Webb	<i>Norah Webb</i>	3810-42 AVE
Kevin Lachance	<i>Kevin Lachance</i>	3818-42 Ave
SOREN HANSEN	<i>[Signature]</i>	3734-42 Ave.
KYOKO CONSTABLE	<i>[Signature]</i>	3709-43 Avenue

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

Name (Print)	Signature	Address
RHONDA CATES	[Signature]	4215 37 ST.
Kevin Piers	[Signature]	4216 37 ST
E. A. COLLIER	[Signature]	4045 39 St
Norm Korithoski	[Signature]	4217 39 ST
VERNA HEALY	[Signature]	4029-39 Street
MABEL H. MOORE	[Signature]	4021-39 St.
Diane Hamilton	[Signature]	4009-39 ST.
Mrs. MIRA MAXFIELD	[Signature]	4005-39 St
Gayle Stamp	[Signature]	4041-39 St.
[Signature]	[Signature]	4049-39 St.
RED PETERSON	[Signature]	3515-43 AVE
Caroline Zemanek	[Signature]	3710-42 AVE.
Lynn Bowie	[Signature]	3714-42 Ave
Doreen Kryvenchuk	[Signature]	3738-42 Ave
Kathy Ramstad	[Signature]	4212-37 St.
Samson Bladon	[Signature]	4017 37th St RD
Shawn Muffenbeler	[Signature]	4126-36 ST
FRANK CALDWELL	[Signature]	3519-43 AVE.
John Schumacher	[Signature]	3726-42 Ave
Ron Zink	[Signature]	3522-42 AVE
[Signature]	[Signature]	3574-42 Ave
Allison Verrier	[Signature]	3713 43rd Ave

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

Name (Print)	Signature	Address
REV Simoneau	<i>BSimoneau</i>	4114 38st
E H Mathison	<i>E H Mathison</i>	4106 38 ST
SHARI MATHISON	<i>Shari Mathison</i>	4106 38 St.
Juanita McLeod	<i>Juanita McLeod</i>	3673 41 Ave
Kevin Raduenz	<i>K Raduenz</i>	3669 41 Ave
Kristie Raduenz	<i>K Raduenz</i>	3669 41 Ave
Roxanne Scriver	<i>Roxanne Scriver</i>	3654 41 Ave
Louise BEARCHELL	<i>L Bearchell</i>	4113 - 38 St
DON FINCH	<i>Don Finch</i>	3729-42 AVE
Janice Finch	<i>J Finch</i>	3729-42 AVE
Claude Lapalme	<i>C Lapalme</i>	3721-42 Ave
Janet Kucchale	<i>J Kucchale</i>	3721-42 Ave
Eloyd Smathers	<i>E Smathers</i>	3733-42 Ave.
MARCEE WILL-SMATHERS	<i>Marcee Will-Smathers</i>	3733-42 Ave.
Darcy Siemens	<i>Darcy Siemens</i>	3713 42 AVE
Tracy Claffey	<i>Tracy Claffey</i>	3717 42 AVE
Maxine Evans	<i>Maxine Evans</i>	3613 42 Ave
JOHN HUTCHINSON	<i>J Hutchinson</i>	3605-42 AVE.
BRENDA H. HUTCHINSON	<i>Brenda H. Hutchinson</i>	3605-42 AVE
BOB HUFF	<i>Robert Huff</i>	4117 36 ST.

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

Name (Print)	Signature	Address
V-S BEARCHELL	V.S. Bearchell	4113-38 ST.
K+S Mulder	[Signature]	3646 41 Ave
Karl Mulder	Karl Mulder	3646 41 Ave
BRENDAN CIPSON	[Signature]	3661 41 AVE
Krystin Jukonski	K. Jukonski	3661 41 Ave
Barbara More	BARBARA MORE	3657 41 Ave
S KILDARE	[Signature]	3657 41 Ave
Alan Bidyk	ALAN BIDYK	4114-36 ST.
Greta Goulet	Greta Goulet	3641-41 <del>STREET</del> AVE
Kolouch Goulet	[Signature]	3641-41 AVE.
Margaret Simonson	MARGARET SIMONSEN	3618 - 41 AVE
R.D. Simonson	R.D. SIMONSEN	3618-41 AVE R.D
Gladys Constable	Gladys Constable	3629-41 <sup>ST</sup> Ave
MURRAY PARKER	[Signature]	3610-41 AVE
SHIRLEY PARKER	Shirley Parker	3610-41 AVE
JOHN HARMS	J. Harms	3606-41 Ave
MIKE LOUGHIN	M. Loughlin	3650-41 AVE
BARRY DILLON	B. Dillon	3617-41 Ave.
Larry Biever	Larry Biever	3609-41 Ave.
BOEHM - JOSEF	Josef Boehm	4122 - 36 St.
M. Felix	[Signature]	4126-36 ST.

Name (Print)	Signature	Address
Jim OSTERREICHER	Jim Osterreicher	3601-42 Ave.
REY MUSIKOV	Rey Musikov	4125-36 St.
BETTY WULFF	Betty Wulff	4121-36 St.
HILARY CANAM	Hilary Canam	347-8236.
Bruce H Canam.	Bruce H Canam	347-8236.
Sherry Chomczko	Sherry Chomczko	347-4109 36 St
Laurie Breen	Laurie Breen	3621 41 Ave
MERDENA MILLARD	Merdena Millard	3637-41 Ave
MELVIN MILLARD	Melvin Millard	3637-41 Ave
Doug MILLARD	Doug Millard	3637-41 Ave
Richard Cunningham	Richard Cunningham	3665-41 Ave.
VIRGINIA R. McQueen	Virginia R. McQueen	4102-38 St.
LAURA ZUBER	Laura Zuber	4130 38th St
Susan Thompson	Susan Thompson	4117-38 St.
Jim W Ewert	Jim W Ewert	3638-41 Ave



[illegible]

[illegible]

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

Name (Print)	Signature	Address
V-S BEARCHELL	V.S. Bearchell	4113-38 ST
K+S Mulder	[Signature]	3646 41 Ave
Karl Mulder	Karl Mulder	3646 41 Ave
BRENDAN CURSON	[Signature]	3661 41 AVE
Krystin Jukonski	T. Jukonski	3661 41 AVE
Barbara More	BARBARA MORE	3657 41 Ave
S KILDARE	[Signature]	3657 41 AVE
Alan Bidyk	ALAN BIDYK	4114-36 ST.
Gilda Goulet	GILDA GOULET	3641-41 <del>STREET</del> AVE
Roland Goulet	[Signature]	3641-41 AVE.
Margaret Simonson	MARGARET SIMONSEN	3678-41 AVE
R.D. Simonson	R.D. SIMONSEN	3618-41 AVE R.D
Gladys Constable	Gladys Constable	3629-41 <sup>5</sup> Ave
MURRAY PARKER	[Signature]	3610-41 AVE
SHIRLEY PARKER	Shirley Parker	3610-41 AVE
JOHN HARMS	J. Harms	3606-41 Ave
MIKE LOUGHLIN	M. Loughlin	3650-41 AVE
BARRY DILLON	B. Dillon	3617-41 Ave.
Larry Biever	Larry Biever	3609-41 Ave
BOEHM - JOSEF	Josef Boehm	4122 - 36 St.
M. Felix	[Signature]	4126-36 ST.

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

Name (Print)	Signature	Address
Bev Simoneau	<i>Bev Simoneau</i>	4114 38st
E H Mathison	<i>E H Mathison</i>	4106 38 ST
SHARI MATHISON	<i>Shari Mathison</i>	4106 38 St.
Juanita McLeod	<i>Juanita McLeod</i>	3673 41 Ave
Kevin Raduenz	<i>Kevin Raduenz</i>	3669 41 Ave
Kristie Raduenz	<i>Kristie Raduenz</i>	3669 41 Ave
Roxanne Scévior	<i>Roxanne Scévior</i>	3654 41 Ave
Louise BEARCHELL	<i>Louise Bearchell</i>	4113 - 38 St
DON FINCH	<i>Don Finch</i>	3729-42 AVE
Janice Finch	<i>Janice Finch</i>	3729-42 AVE
Claude Lapalme	<i>Claude Lapalme</i>	3721-42 AVE
Janet Kucchak	<i>Janet Kucchak</i>	3721-42 Ave
Floyd Smathers	<i>Floyd Smathers</i>	3733-42 Ave.
MARCEE WILL-SMATHERS	<i>Marcee Will-Smathers</i>	3733-42 Ave.
Darcey Siemens	<i>Darcey Siemens</i>	3713 42 AVE
Tracey Claffey	<i>Tracey Claffey</i>	3717 42 AVE
Maxine Evans	<i>Maxine Evans</i>	3613-42 Ave
JOHN HUTCHINSON	<i>John Hutchinson</i>	3605-42 AVE
BRENDA H. HUTCHINSON	<i>Brenda H. Hutchinson</i>	3605-42 Avenue
BOB HUFF	<i>Bob Huff</i>	4117 36 St.

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

Name (Print)	Signature	Address
RHONDA CATES	[Signature]	4215 37 ST.
Kevin Piers	[Signature]	4216 37 ST
E. A. COLLIER	[Signature]	4045 39 St
Norm Korithoski	[Signature]	4217 39 ST
VERNA HEALY	[Signature]	4029-39 Street
MABEL H. MOORE	[Signature]	4021-39 St.
Diane Hamilton	[Signature]	4009-39 St.
MA MA MAXFIELD	[Signature]	4005-39 St
Cyril Stamp	[Signature]	4041-39 St.
Blair Landry	[Signature]	4049-39 St.
R. ED PETERSON	[Signature]	3515-43 AVE
Caroline Zemanek	[Signature]	3710-42 Ave.
Lynn Bowie	[Signature]	3714-42 Ave
Doreen Kryvenchuk	[Signature]	3738-42 Ave
Kathy Ramstad	[Signature]	4212-37 St.
Samon Blalock	[Signature]	4017 39th St
Shawn Muffenbeler	[Signature]	4126-36 ST
FRANK CALDWELL	[Signature]	3519-43 AVE.
John Schumacher	[Signature]	3726-42 Ave
Ron Zink	[Signature]	3522-42 AVE
Don KRAUTER	[Signature]	3514-42 Ave
Allison Verrier	[Signature]	3713 43rd Ave

This petition is for the re-zoning of current R1A lots bordered by 39th street, 43rd ave, 40th ave and 35th street as identified on Bylaw number 3156/96. We the undersigned want the current designation to be changed to R1 status. This change will prevent any further multifamily dwellings being constructed in the area. This will not change the ability of a home owner to renovate or rebuild their existing property.

Name (Print)	Signature	Address
NOEL MURRAY	<i>[Signature]</i>	4211-37 ST
JIM MOSS	<i>[Signature]</i>	3527-43 AVE
JOE SZARKA	<i>[Signature]</i>	3602-42 AVE
Karen King	<i>[Signature]</i>	3606-42 AVE
Aldis Gislason	<i>[Signature]</i>	3505-43 Ave.
<del>John Walker</del>	<del><i>[Signature]</i></del>	
WALKER L.W.	<i>[Signature]</i>	4224-35 ST
DONALD KEY	<i>[Signature]</i>	4220 35 ST
Myrna Goertzen	<i>[Signature]</i>	3741-43 Ave
JUNE DEEFHOLTS	<i>[Signature]</i>	3743-43 AVE
ROBERT SCHWARTZ	<i>[Signature]</i>	3523 43 AVE
ARMIE & GRACE LUUKKONEN	<i>[Signature]</i>	4216-35 ST.
Ben Provost	<i>[Signature]</i>	3502-42 Ave.
OSWALD MALCOLM	<i>[Signature]</i>	3506-42 AVE.
Dwayne Harding	<i>[Signature]</i>	3510-42 Ave
Kita Malcolm	<i>[Signature]</i>	3518-42 ave
Lillian Penfold	<i>[Signature]</i>	3706-42 Ave
LINDA KAYE	<i>[Signature]</i>	3709-42 Ave
NORAH WEBB	<i>[Signature]</i>	3810-42 AVE
HELEN LACHANCE	<i>[Signature]</i>	3818-42 AVE
SOREN HANSEN	<i>[Signature]</i>	3734-42 AVE.
KYOKO CONSTABLE	<i>[Signature]</i>	3709-43 Avenue

## MEMO

---

**DATE:** July 24, 2000

**TO:** KELLY KLOSS  
City Clerk

**FROM:** RYAN STRADER, Manager  
Inspections & Licensing Department

**RE:** REZONING NORTH EAST CORNER OF MOUNTVIEW R1A – R1  
FLOYD SMATHERS

---

Prior to 1980 this area was zoned R2A which allowed for a mix of residential dwellings, ranging from duplexes, semi-detached homes, and triplex apartments as discretionary uses.

This area is known for its large lots which are generally 15.5 metres (51 ft.) in length. In 1980 the City of Red Deer amended the Land Use Bylaw to rezone this area to R1A, a district which was to encourage the re-development of older areas to allow semi-detached dwellings (duplexes) as a permitted use on the larger lots. This rezoning was also introduced into older neighborhoods of the city.

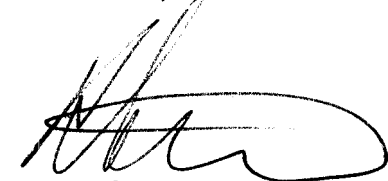
This request comes from a recent decision of the Subdivision and Development Appeal Board, which created two semi-detached lots from the rear yard of two existing single family lots. Residences were opposed to this decision, however, as the use of duplexes in R1A is permitted, the Board approved the application.

Mr. Smathers' request indicates that 67% of the residents support the redesignation of this area from R1A to R1 which is an overwhelming support for the rezoning.

The Inspections & Licensing Department has no objection to the area being rezoned to R1.

**RECOMMENDATION:**

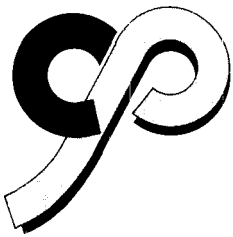
That the request to rezone the north east corner of Mountview to R1 from R1A be granted.



RYAN STRADER  
Manager  
Inspections & Licensing Department

RS/kb





**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

<sup>404</sup>  
Suite 500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

Date: July 20, 2000

To: Kelly Kloss, City Clerk

From: Frank Wong, Planning Assistant

Re: Land Use Bylaw Amendment 3156/CC-2000  
Rezoning Northeast Corner of Mountview from R1A to R1  
Floyd Smathers

Planning staff have reviewed the request by the group of residents in the northeast corner of Mountview to rezone that portion of their neighbourhood from R1A Residential Semi-detached District to R1 Residential (Low Density) District.

### **Background**

The area was created in 1946 by the Director of Soldier Settlement and registered as Plan 8148 ET. The lots average 21,500-ft<sup>2</sup> or ½ acre each.

Development was slow in the area partly because of the huge size of the lots and the area was located on the outskirts of the City. Over the next few years (1949 to 1954) the City acquired the land and gradually subdivided the area into the existing lot sizes. Some lots with 125 feet widths were reduced to 50.2 feet and some long lots of 274 feet were reduced to 125 feet. It was then that the area started developing.

Zoning Bylaw No. 2011, in force from 1961 to 1978 identified this area as R2A – Residential (General) Zone. Land Use Bylaw 2588/78; in force from 1978 to 1980 also identified this area as R2A – Residential (General) Zone. The permitted uses for the R2A zone are: one single family dwelling per site, one basement suite per single family dwelling, and private garages to accommodate not more than two motor vehicles. The conditional uses were numerous and dependent upon the lot area and dwelling size. Uses ranges from duplex homes, semi-detached homes, triplex homes, apartments and kindergarten schools.

In 1980, the City of Red Deer completed a major review of the land use bylaw and made significant changes which resulted in the adoption of Land Use Bylaw No. 2672/80. One of the major changes was to make residential districts more general by eliminating the sub-zones of residential districts. The Bylaw also assessed older areas of the City as to the

LUB Amendment 3156/CC-2000...page 2

ages and lot sizes of their housing stocks. The assessment of older areas resulted with the introduction of the R1A District as a sub-zone of the R1 District, which is a discretionary use. The R1A District was to encourage the redevelopment of older areas into a more intense use by allowing semi-detached (duplex) dwellings to replace older single family dwellings on larger lots. The R1A District was introduced into older areas such as Riverside Meadows, West Park, Parkvale, Eastview, Normandeau, and this portion of Mountview.

Bylaw 3156/96 made the R1A as a separate zone and in recent years, numerous redevelopments have occurred via the R1A District in Parkvale, Riverside Meadows and Eastview. In the past year, two subdivisions for semi-detached development occurred in the northeast portion of Mountview. The subdivisions created new lots on unused yard space.

**Planning Comments**

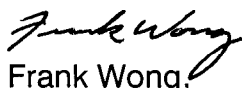
The rezoning request indicates that 67% of the residents support the redesignation of this area to single-family use. The opinion of the remaining neighbours is not known. This rezoning request arose following a recent Subdivision and Development Appeal Board decision, which granted a subdivision that created two semi-detached lots from the rear yards of two existing single-family lots. Residents were opposed to that subdivision and had argued that they did not want to see their area potentially double in density, which may happen over the years if the R1A designation remains.

From a planning perspective, we would normally seek to maintain a range of housing in each neighbourhood, however given the historic nature of this neighbourhood, planning staff have no objection to the single-family land use designation being proposed. The existing and approved semi-detached dwellings will remain as legal non-conforming buildings.

**Recommendation**

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/CC-2000. The rezoning notification that the City Clerk sends out to all the affected landowners will ensure that all landowners are aware of this rezoning request.

Sincerely,

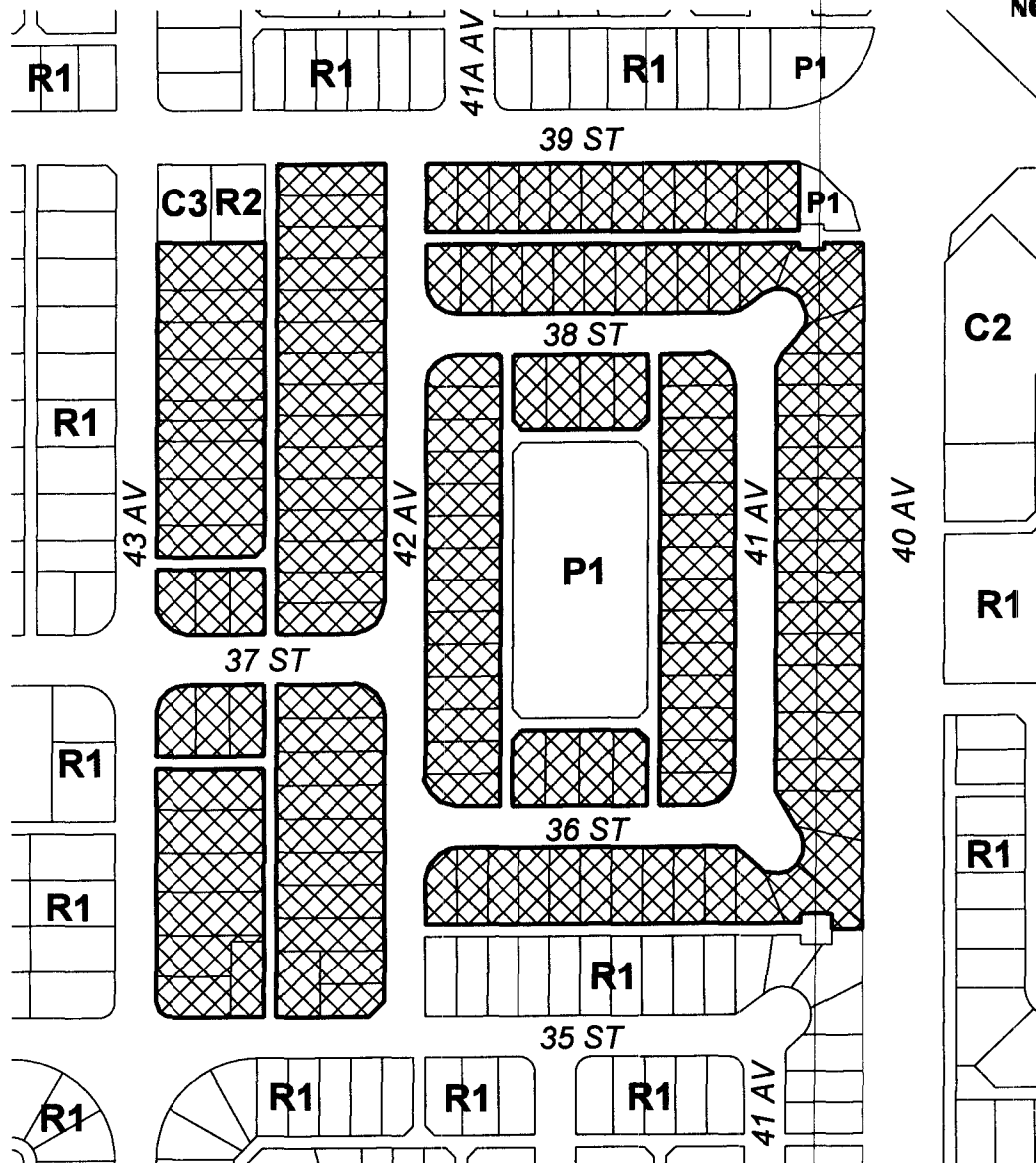


Frank Wong,  
Planning Assistant

Attachment

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT




### AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

Change from:

R1A to R1 

MAP No. 26/2000

BYLAW No. 3156 / CC- 2000

**Comments:**

We agree that Council should proceed with first reading to the bylaw. A Public Hearing will be held on August 28, 2000 at 7:00 p.m. in the Council Chambers.

"G. D. Surkan"  
Mayor

"L. Hodgson"  
Acting City Manager



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**

August 1, 2000

Floyd Smathers  
3733 – 42 Avenue  
Red Deer, AB T4N 2Z3

Dear Mr. Smathers:

**Re: *Land Use Bylaw Amendment 3156/CC-2000 / Rezoning Northeast Corner of Mountview from R1A to R1 / Floyd Smathers***


At the City of Red Deer's Council meeting held Monday, July 31, 2000, first reading was given to Land Use Bylaw Amendment No. 3156/CC-2000. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/CC-2000 provides for the redesignation of land in the northeast corner of Mountview from R1A to R1. The existing and approved semi-detached dwellings will remain as legal non-conforming buildings.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 28, 2000 at 7:00 p.m., or as soon thereafter as Council may determine, in the Council Chambers of City Hall. The City will be responsible for the advertising costs in this instance.

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

Sincerely,



Kelly Kloss  
City Clerk

/clr  
attchs.

c F. Wong, Parkland Community Planning Services  
Administrative Assistant, City Clerk's Office

**FILE**

## **Council Decision – Monday, July 31, 2000**

**DATE:** August 1, 2000

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

**FROM:** City Clerk

**RE:** *Land Use Bylaw Amendment 3156/CC-2000 / Rezoning Northeast Corner of Mountview from R1A to R1 / Floyd Smathers*

---

**Reference Report:** Correspondence and Petition from Floyd Smathers on behalf of Mountview residents dated July 10, 2000 and report from Parkland Community Planning Services dated July 20, 2000

**Bylaw Readings:**

Land Use Bylaw Amendment 3156/CC-2000 was given first reading. A copy is attached.

**Report Back to Council Required:** Yes

**Comments/Further Action:**

Land Use Bylaw Amendment 3156/CC-2000 provides for the redesignation of land in the northeast corner of Mountview from R1A to R1. The existing and approved semi-detached dwellings will remain as legal non-conforming buildings.

A Public Hearing has been advertised for this bylaw, to be held on Monday, August 28, 2000 at 7:00 p.m. in the Council Chambers. The City of Red Deer will be responsible for the advertising costs in the instance.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Development Services  
Inspections & Licensing Manager  
Land and Economic Development Officer  
Administrative Assistant, City Clerk's Office



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**FILE**

**Office of the City Clerk**  
August 4, 2000

**Bylaw No. 3156/CC-2000**

**GARNET L & TRACEY I CAREY  
359 - 43A AVENUE  
RED DEER, AB T4N 3E9**

Dear Sir/Madam:

**Re: Change in Land Use - Mountview**

As a property owner adjacent to the above land, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to Land Use Bylaw Amendment 3156/CC-2000.

Land Use Bylaw Amendment 3156/CC-2000 provides for the redesignation of land in the northeast corner of Mountview from R1A Residential Semi-Detached District to R1 Residential (Low Density) District. The existing and approved semi-detached dwellings will remain as legal non-conforming buildings.

A copy of proposed Land Use Bylaw No. 3156/CC-2000 may be inspected by the public at the office of the City Clerk, 2<sup>nd</sup> Floor of City Hall during regular office hours.

Prior to considering this bylaw, City Council will hold a Public Hearing, in the Council Chambers, 2<sup>nd</sup> Floor of City Hall on **Monday, August 28, 2000, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing.

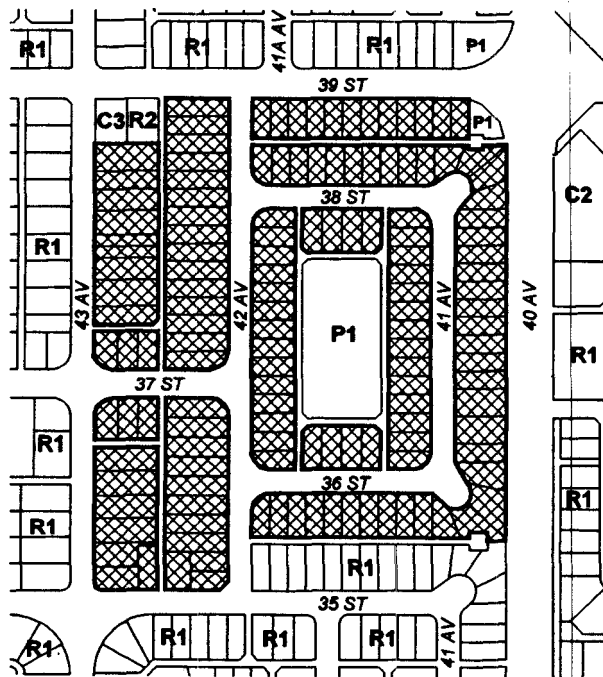
Persons wishing to have their letters or petitions included on the Council agenda must submit them by 4:30 p.m. on the Monday prior to the Public Hearing.

If you have any questions, please contact me at (403) 342-8132.

Yours truly,

Jeff Graves  
Deputy City Clerk

/clr  
attch.



Change from:  
R1A to R1





**DATE:** July 24, 2000  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** *Written Inquiry: Councillor Pimm  
Flooding in East Red Deer*

---

***History***

At the Council meeting held July 17, 2000, Councillor Pimm submitted the following Written Inquiry:

In light of the recent widespread flooding of basements in some parts of east Red Deer, and particularly considering that in many instances the recent flooding is not the first time such flooding has occurred in the recent past, would the administration review the storm drainage system in this part of the city to answer the following questions:

1. Are the standards for storm sewers appropriate? Are all parts of the system built to these standards?
2. Are the storm sewers in this area actually functioning to 100% capacity when called upon?
3. Are there any remedial actions available to the city to enhance the functioning of the storm sewer system or to retrain the flow of water during times of peak demand?
4. Can any devices be installed to prevent the reversing of the flow in storm sewer lines when these sewers are surcharged by upstream flows?
5. Are the storm sewer lines which service the affected areas being counted on to carry even more water from yet to be developed areas?

*The main purpose of this question is to ask the administration to explore any practical means of alleviating the current flooding problem primarily in east Red Deer.*

A report is attached for Council's information.



Kelly Kloss  
City Clerk

/fm  
attchs

**Date:** July 26, 2000  
**To:** City Clerk  
**From:** Public Works Manager  
**Re:** Written Inquiry – Councillor Pimm  
Flooding in East Red Deer

---

In response to Councillor Pimm's questions (shown in *italics*), we have the following comments:

1. *Are the standards for storm sewers appropriate? Are all parts of the system built to these standards?*

Yes, we feel that the storm sewer standards in place are appropriate. They currently are designed to meet the 1 in 5 year return period storm, which is in accordance with Alberta Environmental standards.

No, older areas of the city are built to different standards. The current design standard was implemented in approximately 1992. Prior to that a 1 in 3 year return period storm was used, and previous to that lower standards.

2. *Are the storm sewers in this area actually functioning to 100% capacity when called upon?*

Yes, we regularly inspect and perform required maintenance when problems are encountered. In some cases the storm sewers have been operating at greater than 100% capacity due to surcharging created by excessive rainfalls.

3. *Are there any remedial actions available to the City to enhance the functioning of the storm sewer system or to retain the flow of water during times of peak demand?*

New subdivisions utilize detention ponds, which are designed to dampen the peak flows generated by excessive rainfall. In addition to the 1 in 5 year protection mentioned above, the detention ponds provide a combined protection for a 1 in 100 year storm.

We have done a preliminary review of options for improving the East Hill area storm system to address problem areas that have experienced regular flooding. We are currently in the process of commissioning a more detailed study, to be done by a consultant, in order to develop some sound recommendations for improvements that could mitigate current and future problems. It is likely that any solutions proposed by the consultant to significantly improve the system would be very costly. This study is expected to take approximately six months to complete. The results of the study will be brought to Council with recommendations from Administration.

July 26, 2000  
 City Clerk  
 Page 2

4. *Can any devices be installed to prevent the reversing of the flow in storm sewer lines when these sewers are surcharged by upstream flows?*

All homes that have a storm sewer service connection are required, by the Plumbing Code, to have a check valve device installed. These are essential for protecting the basement and foundation from storm sewer surcharging. The check valves should be inspected on a regular basis to ensure that they are operating properly. Persons who are unsure if they have a storm sewer connection should contact a local plumbing company to verify if the check valve is operating correctly.

5. *Are the storm sewer lines which service the affected areas being counted on to carry even more water from yet to be developed areas?*

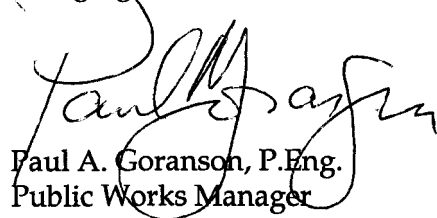
In the majority of areas there will be very little additional flow added as future development proceeds. This is accomplished by utilizing detention ponds in new areas, which dampen the peak flows and allow the storm water to discharge from the ponds when downstream capacity is available. However, the duration of full flow in the mains will increase as development proceeds.

There are some areas that will experience higher flow rates as development proceeds. These areas were designed with consideration for the future build out, but were designed at the lower design standard.

## SUMMARY

The City, and the entire province, has experienced some very extreme storm systems over the last couple of years, in some cases 1 in 25 year return period storms. These events have far exceeded the design capacity of our storm sewer system. These storms create surcharging of the underground storm sewer system, which has resulted in problems in some areas.

We are taking steps to develop improvements in areas that have experienced regular flooding and will continue to review design standards to determine if changes are required due to changing climatic conditions.



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

/blm

c Director of Development Services

Engineering Services Manager

Item No. 2

**DATE:** July 24, 2000  
**TO:** City Council  
**FROM:** City Clerk  
**RE:** *Written Inquiry: Councillor Hughes  
Narrow Lot Development*

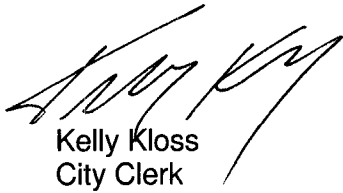
---

***History***

At the Council meeting held July 17, 2000, Councillor Hughes submitted the following Written Inquiry:

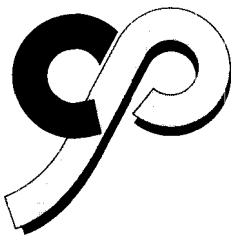
We presently permit 30% of our development to be in R1N. I would like to know what other communities are accepting narrow lot development and what restrictions, if any, apply.

A report is attached for Council's information.



Kelly Kloss  
City Clerk

/fm  
attchs



**PARKLAND  
COMMUNITY  
PLANNING  
SERVICES**

TIME	3:15
DATE	7/24
BY	Chloe

Suite <sup>404</sup>500, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
Phone: (403) 343-3394  
FAX: (403) 346-1570  
e-mail: pcps@telusplanet.net

**DATE:** July 24, 2000

**TO:** City Clerk

**FROM:** Parkland Community Planning Services

**RE:** Written Inquiry: Councillor Hughes  
Narrow Lot Developments

Further to your request for information regarding residential narrow lot development standards in other municipalities, the attached chart illustrates a comparison between selected Alberta municipalities who have narrow lot development standards incorporated into their municipal Land Use Bylaw. Virtually every city and most towns in the province now have regulations and standards respecting the development of narrow lot housing.

As can be seen from the attached chart, most municipalities generally have similar development standards however, there are specific variations in some categories where a municipality may have one noticeably higher or lower development standard from the others.

The City of Red Deer uses both its land use bylaw and neighbourhood area structure plans to control the amount and location of narrow lot housing. In 1998 when narrow lot housing was first introduced in Red Deer, planning staff felt that the best way to control the actual amount of narrow lot housing in our developing neighbourhoods was through the Land Use Bylaw. The 33% maximum figure was viewed as a supplementary control mechanism given that this was a new form of housing and there was a concern that there could be too much of this type of housing in one neighbourhood. Several of the other surveyed municipalities require that narrow lot housing projects be planned unit developments through the area structure plan approval process whereby significant development details (number of units, architectural theme, development concept, etc.) are provided well in advance of actual development.

Tony J. Lindhout, ACP, MCIP  
PLANNER

- c. Director of Community Services
- Director of Development Services
- Inspections & Licensing Manager

## COMPARISON OF RESIDENTIAL NARROW LOT DEVELOPMENT STANDARDS

STANDARDS	MUNICIPALITY						
	RED DEER	SYLVAN LAKE	LACOMBE	LETHBRIDGE	EDMONTON (1)	EDMONTON (2)	CALGARY
Min Lot Area	380m <sup>2</sup>	285m <sup>2</sup>	371m <sup>2</sup>	-	312m <sup>2</sup>	270m <sup>2</sup>	258m <sup>2</sup>
Min. Lot Width	10.4m	-	10.4m	10m	10.4m	9m	9.7m
Min. Lot Depth	36.6m	-	-	30m	30m	30m	30.4m
Min. Front Yard	5.0m	6m	6.1m	6.0m	5.5m	4.5m	3m
Min. Rear Yard	7.5m	10m	9.75m	7.6m	7.5m	4m	7.5m
Min. Side Yard	1.2m	1.5m	1.5m	1.2m	1.2m	1.2m	1.2m
Max. Site Coverage	45%	55%	35%	45%	45%	45%	45%
Restrictions	<ul style="list-style-type: none"> <li>➤ Common architectural theme</li> </ul>	None	None	<ul style="list-style-type: none"> <li>➤ Average lot width must be minimum 11m</li> </ul>	<ul style="list-style-type: none"> <li>➤ Requires front attached garage</li> </ul>	<ul style="list-style-type: none"> <li>➤ Lane access</li> <li>➤ Pre-planned group of buildings</li> <li>➤ Common architectural theme</li> <li>➤ Minimum 5 trees/lot</li> </ul>	<ul style="list-style-type: none"> <li>➤ If laneless, one side yard must be min. 3m</li> <li>➤ Maximum lot width 12.2m</li> </ul>
	<ul style="list-style-type: none"> <li>➤ No front driveways or front attached garage</li> <li>➤ Lane access</li> <li>➤ Narrow lot development cannot exceed 33% of ASP area</li> </ul>				<ul style="list-style-type: none"> <li>➤ 1 zero side yard permitted</li> </ul>		

**BYLAW NO. 3156/X-2000**

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

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

- 1 The "Use District Map L9" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 22/2000 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 4 day of July A.D. 2000.

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

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

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

---

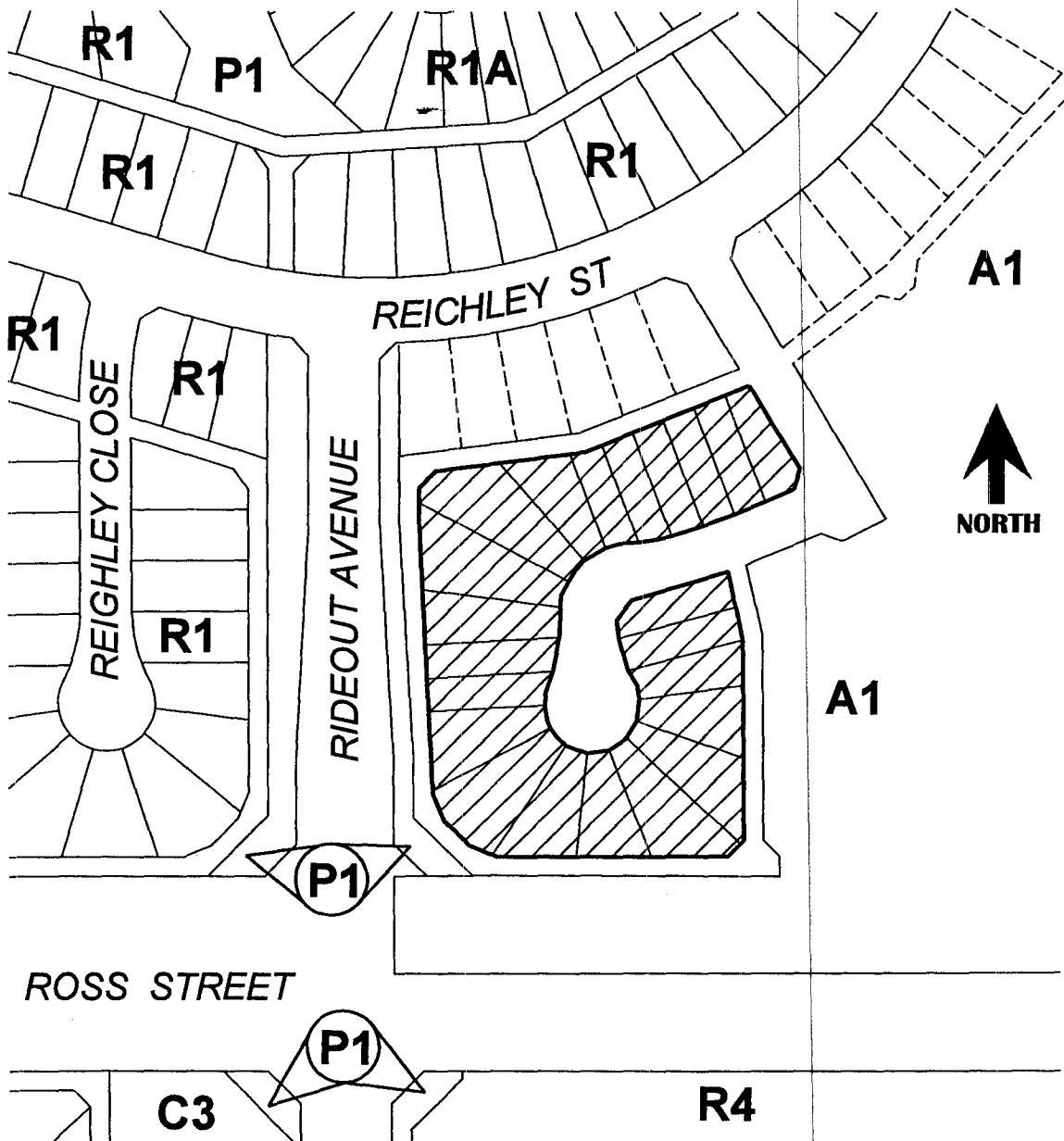
MAYOR

---


CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



Change from:

A1 to R2 

### AFFECTED DISTRICTS:

A1 - Future Urban Development

R2 - Residential (Medium Density)

MAP No. 22/2000

BYLAW No. 3156 / X- 2000



Item No. 2

**BYLAW NO. 3217/F-2000**

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

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting the complete Oriole Park West Neighbourhood Area Structure Plan report (excluding Appendix A and Appendix B) and Figures 1 to 9 for the attached amended and updated report and Figures 1 to 8, revisions dated July 2000.

READ A FIRST TIME IN OPEN COUNCIL this	day of	AD 2000.
READ A SECOND TIME IN OPEN COUNCIL this	day of	AD 2000.
READ A THIRD TIME IN OPEN COUNCIL this	day of	AD 2000.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	AD 2000.

---

MAYOR

---

CITY CLERK

---

# ORIOLE PARK WEST

## NEIGHBOURHOOD AREA STRUCTURE PLAN

---

Original Outline Plan  
Approved by City Council  
October 20, 1997

Amended Outline Plan  
(Creation of multiple family site – Avalon Homes)  
Approved by City Council  
June 1, 1998


Adopted as an Area Structure Plan  
By City Council, December 7, 1998

Application by Stantec Consulting Ltd. on behalf of Reid Worldwide Corporation  
to Amend Neighbourhood Area Structure Plan  
(Introduction of R1N lots and a Semi-detached Condominium Development)  
To be considered by City Council for First Reading  
July 31, 2000



**Stantec**

**uma**

 Lovatt  
Planning Consultants



Infrastructure  
Systems Ltd.  
ENGINEERS & PLANNERS



PARKLAND COMMUNITY PLANNING SERVICES

## **TABLE OF CONTENTS**

	<u>Page No's.</u>
TABLE OF CONTENTS	(i) - (ii)
1. INTRODUCTION	1 - 2
1.1 Location and Land Ownership	1
1.2 Natural Features	1
1.3 Policy Context	2
2. LAND USE	3 - 6
2.1 Commercial Area	3
2.2 Residential Area	5
3. NATURAL AND CULTURAL FEATURES	7
4. ENVIRONMENTAL HAZARDS	8
5. TRANSPORTATION	9 - 10
5.1 Proposed Circulation Pattern	9
5.2 Pedestrian Circulation and Bike Trails	10
6. PUBLIC FACILITIES	11 - 12
7. SOCIAL FACILITIES	13
8. SERVICING	14 - 15
8.1 Water Mains	14
8.2 Sanitary Sewers	14
8.3 Storm System	15
8.4 Power, Telephone and Cablevision	15
8.5 Natural Gas	15
9. STAGING	16

## **TABLE OF CONTENTS**

(continued)

### **LIST OF FIGURES**

	<u>Following</u> <u>Page No.</u>
Figure 1      Land Ownership	1
Figure 2      Natural Features	1
Figure 3      Development Concept	3
Figure 4      Water Distribution	14
Figure 5      Sanitary Servicing	14
Figure 6      Storm Water System (Piped)	15
Figure 7      Storm Water System (Overland)	15
Figure 8      Staging Concept	16

### **LIST OF APPENDICES**

Appendix A    Sample Restrictive Covenant
Appendix B    Reclamation Certificate

## **1. INTRODUCTION**

This Neighbourhood Area Structure Plan was prepared on behalf of Reid Worldwide Corporation and the City of Red Deer, in accordance with the City of Red Deer's 1998 Planning and Subdivision Guidelines. The plan document also recognizes the requirements of, and input provided by, City Administration and Parkland Community Planning Services (City's Planning Department). Parkland Community Planning Services has provided direct input by preparing the maps contained in this document.

### **1.1 Location and Land Ownership**

The Plan Area includes lands owned by Conwood, the City of Red Deer and Reid Worldwide Corporation, and is generally bordered by 67 Street on the north, Highway 2 and the CP mainline on west, the top-of-the-bank of the Red Deer River on the south, and existing development (residential and industrial) on the east., west of Overdown Drive.

The existing land ownership pattern is shown on Figure 1. The Reid Worldwide Corporation land holdings comprise the north 39 hectares of the plan area, while the south 31 hectares (more or less) are under City ownership and Conwood owns the 9 hectares on the east. The total plan area is some 79 hectares, 49 percent (39 hectares) of which is owned by Reid Worldwide Corporation.

### **1.2 Natural Features**

Existing natural features located within the plan area are illustrated by Figure 2. The escarpment of the Red Deer River is the most significant such feature, and requires a subdivision setback to protect both its integrity, and the integrity of future development.

A large, well-treed natural area, comprising a portion of the River Valley system below the escarpment, is located directly southwest of the plan area.

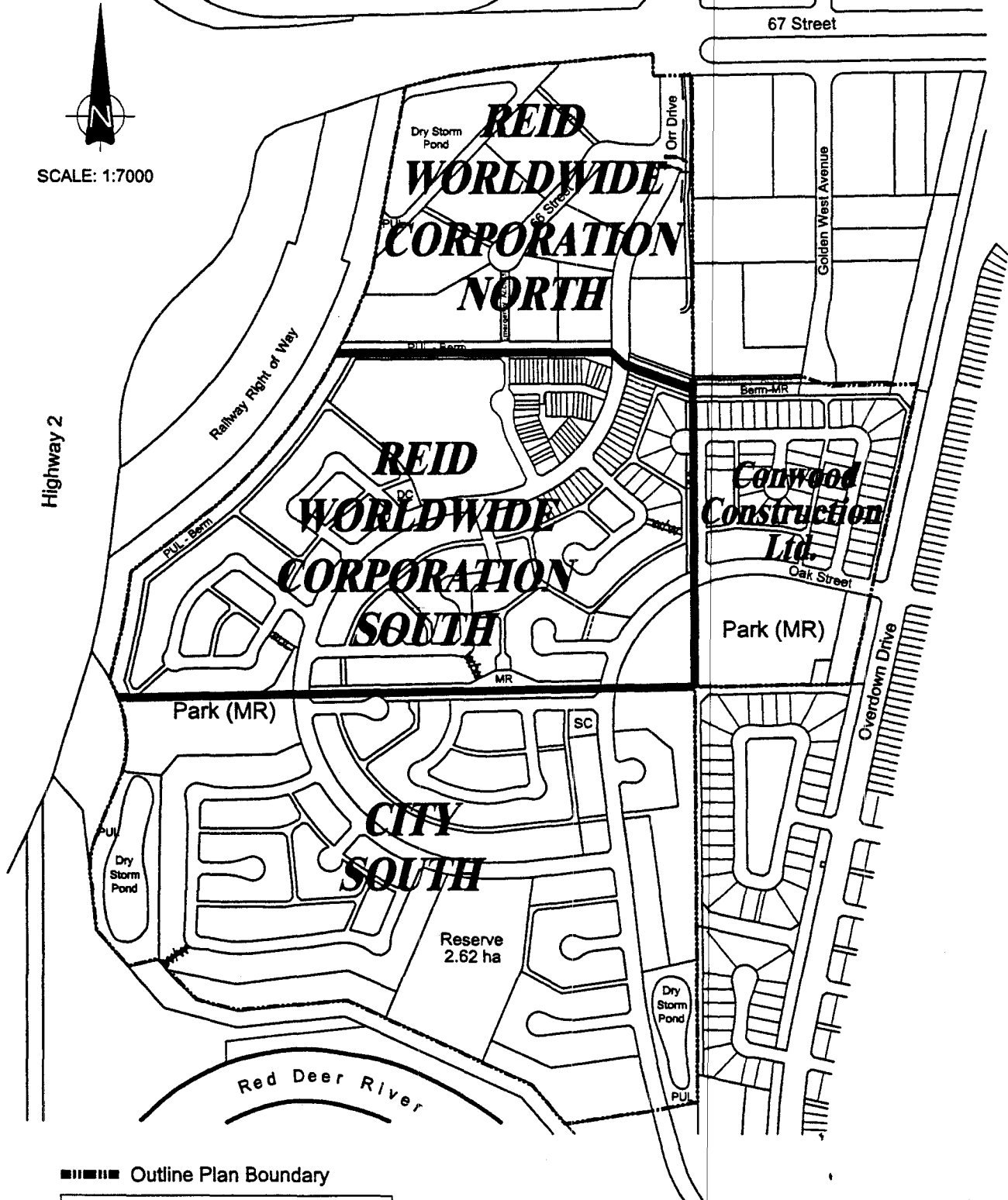
Within the Oriole Park West plan area itself, significant concentrations of trees

# Oriole Park West Neighbourhood Area Structure Plan



SCALE: 1:7000

Highway 2



■ Outline Plan Boundary

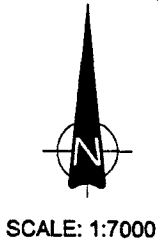
Reid North	14.02 ha
Reid South	25.00 ha
City South	30.68 ha
Conwood	8.97 ha
<b>TOTAL</b>	<b>78.67 ha</b>

July 2000

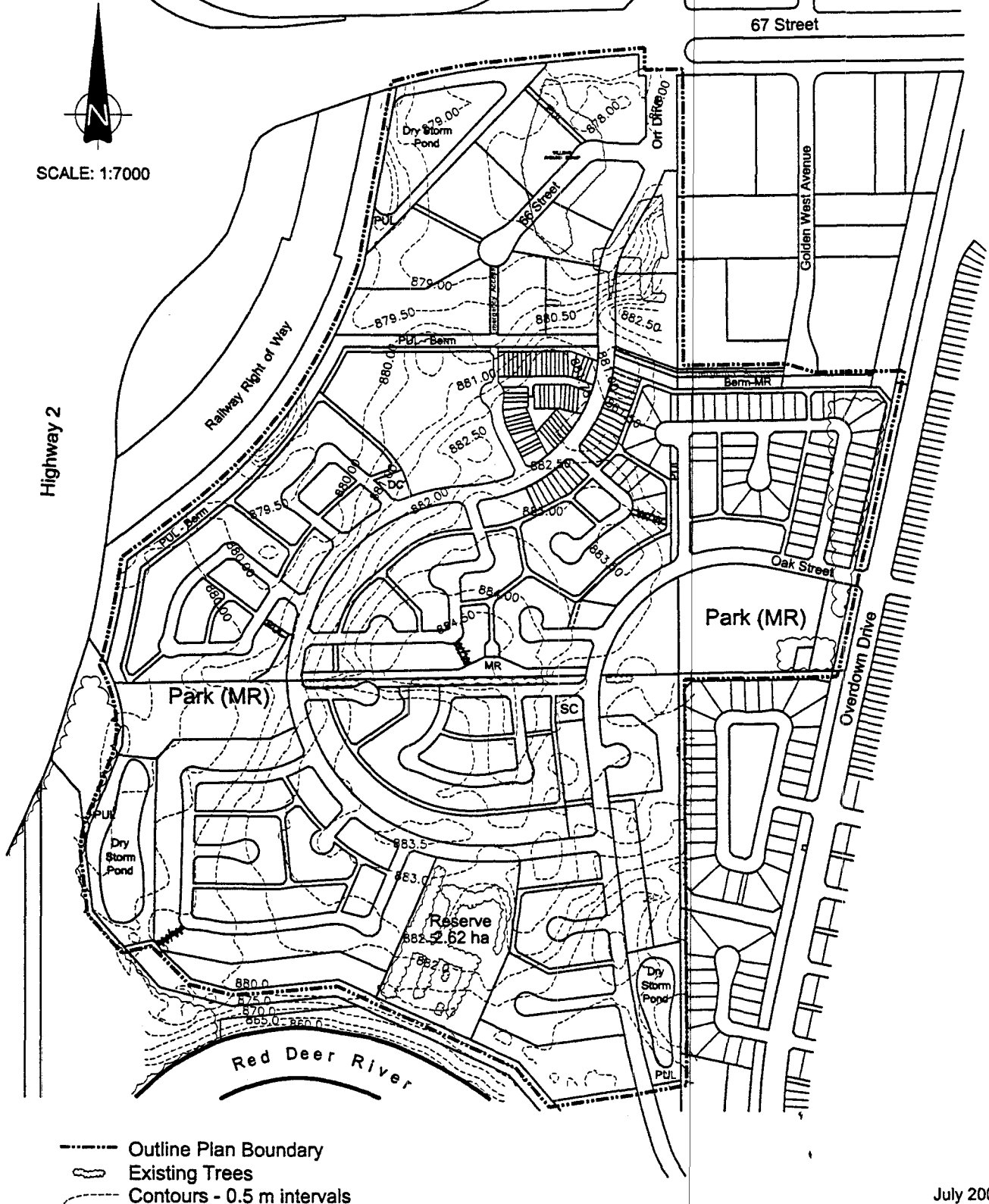
## Land Ownership

### Figure 1

# Oriole Park West Neighbourhood Area Structure Plan



Highway 2



July 2000

## Natural Features

**Figure 2**

are evident:

- in the northeast segment, surrounding an existing (leased) residence;
- along the east boundary, adjacent to Overdown Drive; and
- along the south boundary adjacent to the valley escarpment, as part of an abandoned farmstead.

A windrow made up of poplars and willows also extends along the south side of the section line in the centre of the plan area.

The contour intervals shown on Figure 2 indicate a high point located approximately central to the plan area. This high point slopes relatively sharply towards the west/northwest. The slopes toward the southwest and southeast are less evident. A low, seasonally wet area exists in the southeast corner of the plan area. Low areas are also evident in the northwest and southwest corners. All three such areas provide opportunities for storm retention facilities.

### 1.3 **Policy Context**

The Oriole Park West Neighbourhood Area Structure Plan area is part of the Northwest Major Area Structure Plan Bylaw No. 3071/92. The proposed commercial and residential uses proposed for the Oriole Park lands conform to the future land use pattern approved under the Major Area Structure Plan. This future pattern also conforms to the 1996 City of Red Deer Community Services Master Plan.



## **2. LAND USE**

The land use and development concept proposed for Oriole Park West is shown on Figure 3. The primary use proposed for the most northerly portion of the plan area, located in close proximity to 67 Street, is commercial, while the balance of the area is proposed for residential development ranging from single family low density, semi-detached and narrow lots to medium density multiple family. The concept also proposes that a significant portion of the plan area be used for parks and open space as per the Facilities and Open Space Action Plan. The land use breakdown is summarized on Table 1.

**Table 1**

**Summary of Current Ownership & Land Use Breakdown (in hectares)\***

<b>Land Use</b>	<b>Reid Worldwide Corporation North</b>	<b>Reid Worldwide Corporation South</b>	<b>Conwood Construction Ltd.</b>	<b>City South</b>	<b>TOTAL</b>
Commercial	9.15				9.15
Low density		5.46	3.74	11.60	20.80
Semi-detached		5.03		2.75	7.78
Narrow lots		4.05			4.05
Multiple Family		1.27			1.27
Day Care		0.12			0.12
Social Services				0.12	0.12
Circulation **	2.11	5.75	2.14	5.31	15.31
Park (MR) ***		1.57	3.04	8.29	12.90 (16.4%)
PUL's	2.76	1.75	0.05	2.61	7.17
<b>TOTAL</b>	<b>14.02</b>	<b>25.00</b>	<b>8.97</b>	<b>30.68</b>	<b>78.67</b>

\* The land areas (hectares) are estimates only and subject to change at the time of subdivision.

\*\* Circulation includes collectors, local roads, lanes, and emergency access.

\*\*\* Includes a 2.62 ha abandoned historic farmstead located within City south lands.

### **2.1 Commercial Area**

The 14 hectares comprising the north segment of the plan area, north of the east/west 15 metre wide Public Utility Lot (PUL), are designated for commercial development. That portion of this north segment located west of Orr Drive (68 Avenue) has been subdivided into nine lots, ranging in size from 1.21 hectares

# Oriole Park West Neighbourhood Area Structure Plan



SCALE: 1:7000

Highway 2

Railway Right of Way

67 Street

Orr Drive

Golden West Avenue









Semi-MR

Oak Street

Overdown Drive

Dry Storm Pond

Red Deer River

- |   |  |
|---|--|
|  Single Family                 |  Trees to be retained |
|  Single Family (Semi Detached) | DC Day Care Facility   |
|  Single Family (Smaller Lot)   | SC Social Care Facility  |
|  Commercial                    | ..... Major pedestrian / bike trails   |
|  Open Space                    | ww Walkway   |
|  Medium Density Multi-Family   | - - - - - Outline Plan Boundary  |
|  Amendment Boundary            |  |

July 2000

## Development Concept

### Figure 3

(3.0 acres) to 0.51 hectares (1.51 acres). These lots are zoned C4 Commercial (Major Arterial) District.

A dry storm pond is planned within a 2.03 hectare (5.07 acre) PUL in the north east corner of the subdivided lands. A second PUL extends in an east/west alignment along the entire length of the commercial lands. This 15 metre wide PUL will contain a berm to buffer residential development proposed to the south from future commercial development to the north. The berm will be extended within a Municipal Reserve parcel further east to buffer future residential development on the City owned nine hectare parcel from existing industrial uses located outside the plan area. All linear PUL's and Municipal Reserves in the Neighbourhood Area Structure Plan area, which are proposed to contain berms, will incorporate naturalized landscaping techniques, as opposed to decorative landscaping. The natural grasses and shrubs used in naturalized landscaping reduce maintenance requirements, and are typical of new growth areas in the City.

Two commercial lots also are proposed for the lands located east of Orr Drive (68 Avenue), directly across from the subdivided area. The south lot is some 0.73 hectares (1.8 acres) in size. The north 0.61 hectare (1.5 acre) lot includes a mature poplar tree stand, which comprises the most northerly 0.2 hectare (0.5 acre) of the proposed lot. Conwood (the original land owner) has expressed a desire to retain these trees, and will register a caveat to that effect at the time of registration of the subdivision instrument. A sample caveat is contained in Appendix A. No access linkage is being contemplated through these lots to the industrial parcels lying directly east of the plan area.

East of Orr Drive (68 Avenue), a 10 metre wide lane is proposed to parallel, and abut, the PUL on its north side. This lane is required to provide emergency access from the cul-de-sac head proposed under this plan for Golden West Avenue. Although a road plan is registered to allow for the extension of Golden West to connect with the lands just south of the proposed PUL berm (see Figure 3), the City has agreed to cul-de-sac this roadway as shown, thereby separating future residential and industrial traffic.

An existing 138 kV power line, extending along the east boundary of the north segment of the plan area, is proposed to be accommodated within a 9.0 metre wide easement.

## 2.2 **Residential Area**

The residential lands located south of the east/west PUL are proposed to consist of R1 Residential (Low Density) District, R1A (Residential (Semi-detached) District and R1N Residential (Narrow Lot) District (all single family) with a small area of R2 Residential (Medium Density) District (a multiple family site). The Development Concept recognizes the Land Use Bylaw regulations for these Districts and respects the topography of the area as discussed in Section 5 - Transportation. In total, some 32.63 hectares are proposed for single family development, with narrower lots west of Orr Drive and semi-detached homes proposed fronting east and west off Orr Drive, which allow for increased housing opportunities with a greater choice of product styles. The multiple family site measures 1.27 hectares in extent. Assuming a density of 13.5 units per net hectare, and 46 units per net hectare for single family and multiple family, respectively, the plan area will result in 573 units. Based on 3.4 persons per unit, the population yield is estimated at 1,948 persons. This population results in a population density of 25 persons per gross hectare for the entire Plan Area, and 30 persons per gross hectare when calculated exclusive of the commercial lands. The density figure is well below the requirements of the City's Planning and Subdivision Guidelines, which allow for a maximum density of 45 persons per gross hectare.

The residential lots backing onto the west boundary of the plan area are proposed to be well buffered from any adverse impacts resulting from the CP/Highway 2 Corridor. In the north portion of the residential area (Reid Worldwide Corporation lands) a 17.5 metre wide PUL is proposed to contain a combined berm and noise attenuation device. The required width of this PUL is based on the Report on Noise Measurements with Predictions and Barrier Design for Oriole Park West Subdivision, prepared by the City of Red Deer

Engineering Department in September of 1994. Fencing may also be included in this PUL.

In the south portion of the residential area (City lands) future lots are proposed to be buffered from the Corridor through a combination of park and PUL. The PUL is proposed to contain a storm retention pond (see Section 8 - Servicing) and, therefore, is sufficiently wide to accommodate any required buffer facility. By virtue of its size, the PUL in itself may provide an effective buffer.

The lots backing onto the Red Deer River valley, and the previously noted farmstead feature, are set back 50 metres from the valley escarpment in accordance with the AGRA River Bank Slope Stability Report. The AGRA report also notes that certain development restrictions, including limits on automatic sprinkler systems and swimming pools, may be required within 150 metres of the valley escarpment (top-of-the-bank). Detailed geotechnical studies will be undertaken at the time of subdivision and development to identify specific limitations. Depending on the findings of these studies, restrictive covenants may be required to be registered against some of the lots backing onto the valley.

### **3. NATURAL AND CULTURAL FEATURES**

The Red Deer River valley and the historic abandoned farmstead located adjacent to the valley form the south boundary of Oriole Park West, and are the most significant natural and cultural features in the general vicinity of the plan area. The farmstead comprises a 2.62 hectare (6.47 acre) parcel and contains a considerable treed area. The Development Concept shown on Figure 3 protects the integrity of these features. The concept also ensures that park and pedestrian linkages allow for future resident access to both.

Significant tree cover in the plan area is proposed to be preserved as part of the 0.61 hectare commercial site located in the north segment of Oriole Park West and the 2.62 hectare historic farmstead. The park site proposed in the east segment of the plan area will also allow for preservation of a significant tree concentration. The length of all the lots backing onto Overdown Drive has been extended to allow for the retention of the existing trees in this segment of the plan area. Finally, the trees comprising the east/west wind row extending through the centre of the plan area will be incorporated into a linear Municipal Reserve parcel. This parcel will provide an important pedestrian and bike trail linkage between the two major parks proposed for Oriole Park West.

#### **4. ENVIRONMENTAL HAZARDS**

As was noted in Section 2.2, the Development Concept recognizes the set back requirements from the top-of-the-bank of the Red Deer River as defined by the AGRA report. The river valley slope is by far the most significant hazard in the vicinity of the plan area. Although not considered a hazard, low lying lands are found along the west and east boundaries of the plan area, and in the south portion of the easterly Conwood owned segment. These low areas are proposed to be contained in PUL's and park land, and are well suited for such uses.

Four abandoned gas wells have also been incorporated into the park proposed in the south portion of the easterly Conwood owned segment. These wells have been reclaimed and a copy of Reclamation Certificate No. 31203 is contained in Appendix B.

## **5. TRANSPORTATION**

### **5.1 Proposed Circulation Pattern**

The proposed circulation pattern recognizes the existing roadways surrounding the plan area, the two collectors proposed by the Northwest Area Structure Plan, and the City of Red Deer's transportation guidelines. The topography of the area, which includes a high point central to the Neighbourhood Area Structure Plan area, is also recognized. The lands generally slope towards the northwest, southeast and southwest from this high point.

The major features of the circulation pattern shown on Figure 3 are as follows:

- Orr Drive (68 Avenue) is proposed to extend as a collector roadway through the west central portion of the plan area. A 185 metre radius curve is maintained as per the City's requirements.
- Oak Street is proposed to extend as a collector through the east segment of the plan area. The required curve radius has once again been applied. In the longer term, Oak Street will be extended to link with Kerry Wood Drive. This linkage will provide direct access to the south from Oriole Park West to Taylor Drive and the Downtown.
- No four-way intersection is proposed within the plan area.
- The City's 45 metre spacing requirement between intersections is maintained throughout.
- The east/west alignment of the registered road plan for Golden West Avenue is recognized by the circulation pattern. As was noted previously, Golden West is proposed to cul-de-sac at the south end of the existing industrial area, and a 10 metre wide emergency access will be provided to link with Orr Drive (68 Avenue) to the west, within the future commercial segment of the plan area. This emergency access will ensure separation of industrial and residential traffic.

No direct linkages are provided between Oak Street and the Orr Drive (68 Avenue) collector, thereby discouraging the potential for cross-cutting through



the residential area from Overdown Drive to the commercial lands in the north segment of the plan area, and further north to 67 Street.

A focal point will be created by an entry feature proposed directly north of the multiple family site, within the Orr Drive (68 Avenue) right-of-way. The Orr Drive (68 Avenue) collector will function as the major entry into the residential area. As such, the entry feature will include enhanced landscaping combined with a community identification sign.

## 5.2 **Pedestrian Circulation and Bike Trails**

The sidewalks proposed to be developed within the road rights-of-way, combined with the:

- perimeter PUL's to the north and west,
- the north/south linear PUL/Municipal Reserve strip extending along the east side of the plan area;
- an exiting trail along the top-of-the-bank of the Red Deer River valley; and
- the east/west linear Municipal Reserve through the centre of the plan area,

provide an integrated walkway system within Oriole Park West. This system links the residential lands to all the major park features proposed for the plan area, as well as the River lands. The linkage to the River lands ensures access from Oriole Park West to the City wide River Valley parks and trail system.

The bike trails shown on Figure 3 generally conform with the City of Red Deer Bicycle Master Plan and allow for integration with the City wide bike trail system. The location of these trails have been defined in concert with Red Deer's Recreation, Parks and Culture Department.

## **6. PUBLIC FACILITIES**

Although no school sites are contemplated for the plan area as per the Northwest Major Area Structure Plan, considerable park and open space is proposed by the development concept. Two major park sites are proposed to be designated as Municipal Reserve, including a site in the east portion of the plan area, and a smaller site in the west. Combined with the open space features surrounding the south segment of Oriole Park West, some 13 hectares of park and open space are provided (see Table 1). Both the park sites are located along collector roadways.

The east park site will serve as a central park facility for the lands to the east and south of the Oriole Park West area, as well as for the plan area itself. Representatives of the City of Red Deer's Recreation, Parks and Culture Department indicate that this central park site should be some eight to nine acres in size to allow proper facility development, as per that Department's guidelines and the Community Services Master Plan. That portion of the site located on the Reid Worldwide Corporation lands and the Conwood owned east segment comprises 3.5 hectares (8.7 acres), thereby meeting the City's size requirement. This portion of the east park site has been cleared and is shaped to allow for appropriate sizing and configuration of recreation facilities. The site is proposed to extend in a linear configuration to the south, on City owned land, to encompass existing tree cover.

The west park site straddles the boundary between the Reid Worldwide Corporation and City owned lands, and extends eastward into the proposed residential area. This park is linked to the east park site by the 13.0 metre wide Municipal Reserve strip, which encompasses the wind row extending through the centre of the plan area. This linear park and multi-use trail system draws open space into the residential areas to facilitate pedestrian linkages throughout the community. It takes advantage of the tree line to be retained along the quarter section boundary with connections east and west to the larger park sites. The ends of the linear park open onto both Orr Drive and Oak Street to provide pedestrian access and views into the amenity. The linear park contains a node in the centre, which stands as both a physical and visual amenity to the neighbourhood promoting the safety of users in the interior of the linear system.

Park sites are located throughout the neighbourhood to provide a balanced distribution of open space. The developer will work with the City at the time of subdivision to address boundaries, areas and development criteria for individual park sites.

As was noted in Section 5.2, the two park sites and the open space lands are integrated into the overall pedestrian circulation system proposed by the development concept.

## **7. SOCIAL FACILITIES**

Two community/social facility sites, each of which is 0.12 hectare (0.3 acre) in size, are identified by the development concept. One site is proposed for a Day Care facility beside (west of) the semi-detached development. In this location it is closer to the more populated areas of the Neighbourhood Area Structure Plan with household profiles more likely to make use of a local Day Care facility. The location is accessed directly from Orr Drive. The second social facility site is for a social care residence, located across from the east park and along a future collector roadway.

These sites (and the size) are proposed in accordance with the City of Red Deer Planning and Subdivision Guidelines. If the sites are not sold for their intended use within a reasonable time frame, they may be converted to either single family or semi-detached lots.

## **8. SERVICING**

An existing power transmission line extends along the east side of the lands owned by Reid Worldwide Corporation and the south City owned lands. This line is accommodated within a combination of easement, PUL and municipal park reserve. A bike trail is proposed to extend along nearly the entire length of the transmission line. The PUL component of this linear feature extends between the emergency access to the north and Oak Street to the south, and is proposed to be some 14 metres wide to allow for municipal services, as well as the bike trail and the power line.

The ISL water modeling will be updated as part of detailed studies for subdivision of the land.

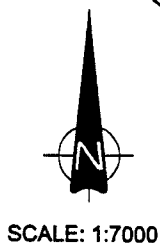
### **8.1 Water Mains**

Oriole Park West will be serviced by water by extending the existing 350 mm diameter water main at the intersection of Orr Drive (68 Avenue) and 67 Street. The water distribution network will be designed to accommodate all future development areas in Oriole Park West, with looping of mains and cross connections to existing developed areas as necessary to provide an efficient system with adequate fire flows. Figure 4 schematically shows the network of proposed water mains. The water mains may be located in lanes rather than the road rights-of-way, depending on functional and geotechnical considerations.

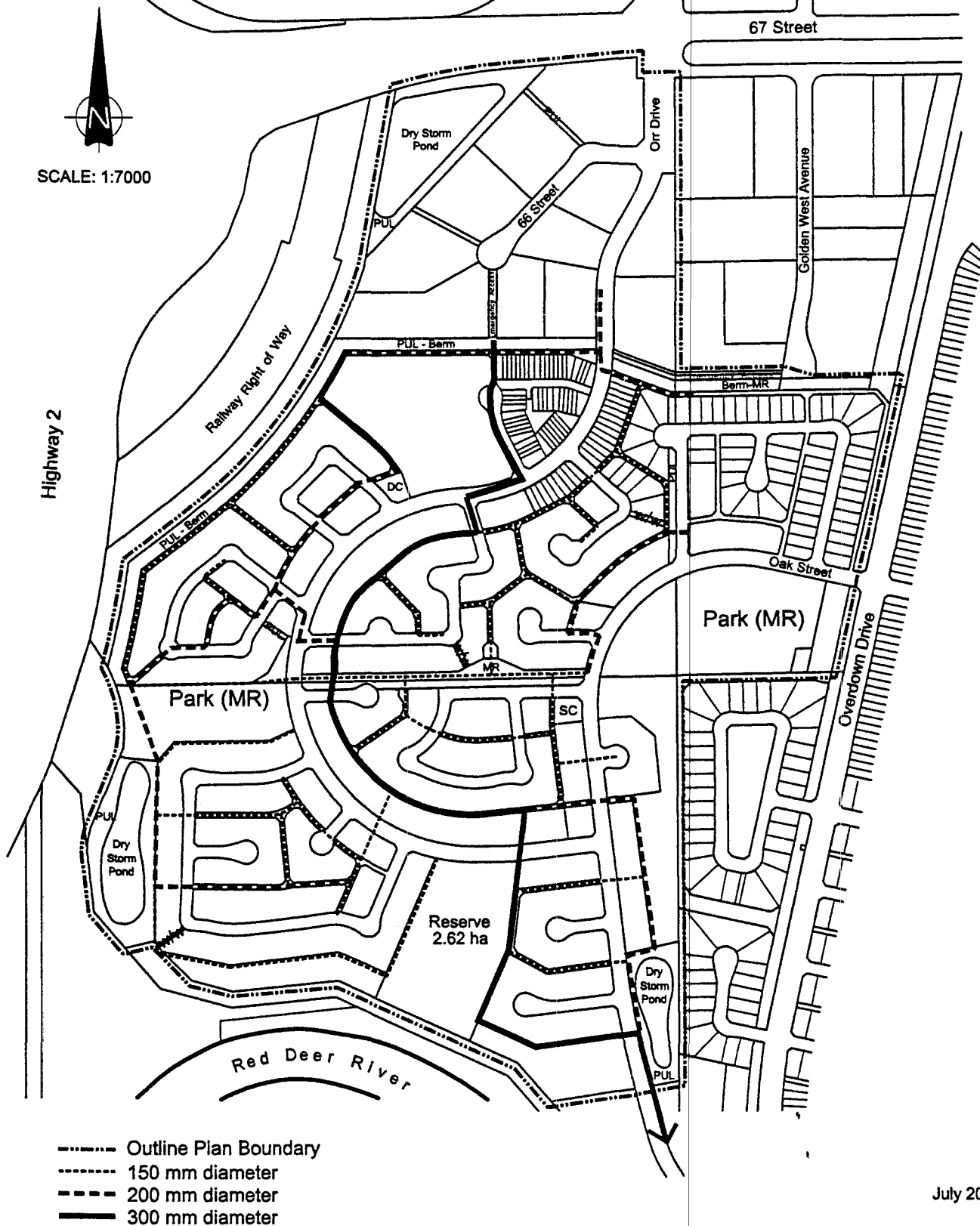
### **8.2 Sanitary Sewers**

Oriole Park West will be serviced by the extension of the existing 250 mm diameter sanitary sewer located at the intersection of Orr Drive (68 Avenue) and 67 Street. This sewer has the capacity to serve the entire catchment area, although some fill will have to be placed in the western areas of the site to ensure adequate depth of cover. Figure 5 schematically shows the routing of the sanitary system. It should be noted that design considerations may dictate that the sewers be located in the lanes rather than within the road rights-of-way.

# Oriole Park West Neighbourhood Area Structure Plan



Highway 2

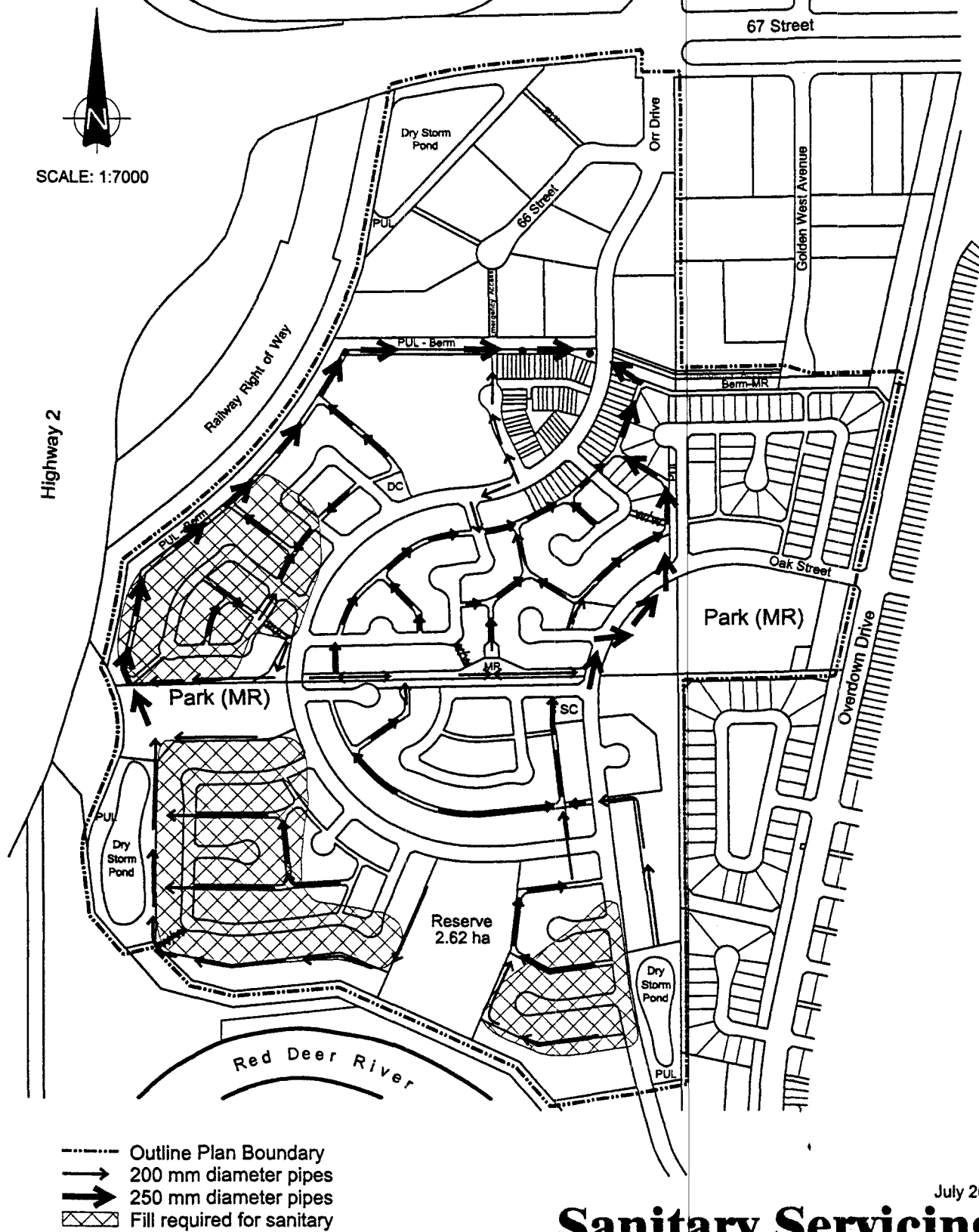


July 2000

## Water Distribution

**Figure 4**

# **Oriole Park West Neighbourhood Area Structure Plan**



July 2000

**Sanitary Servicing**  
**Option A - Gravity System**  
*Figure 5*

All sanitary sewers will be seated and installed in a suitable bedding material in order to provide long term stability to the pipe, and a pipe type will be specified to prevent ingress of groundwater to the system.

### 8.3 **Storm System**

#### 8.3.1 **Minor System**

Runoff from storms up to the 1 in 5 year event will be conveyed by gravity via a piped system to two storm water ponds located in the extreme northwest, and the west side of the plan area (see Figure 6). Pipe sizes and materials will be designed in accordance with City of Red Deer guidelines.

#### 8.3.2 **Major System**

For storm events in excess of the 1 in 5 year event, roads and laneways will be designed to convey overland flows to the storm water ponds outlined in Section 8.3.1. Ponding within roadways or lanes will be permitted in strict accordance with the City of Red Deer guidelines. The major overland flow routing is indicated schematically on Figure 7.

### 8.4 **Power, Telephone and Cablevision**

Red Deer Electric Light and Power, Telus and Shaw Cable advise that their networks have sufficient capacity to provide service to the fully developed Oriole Park West.

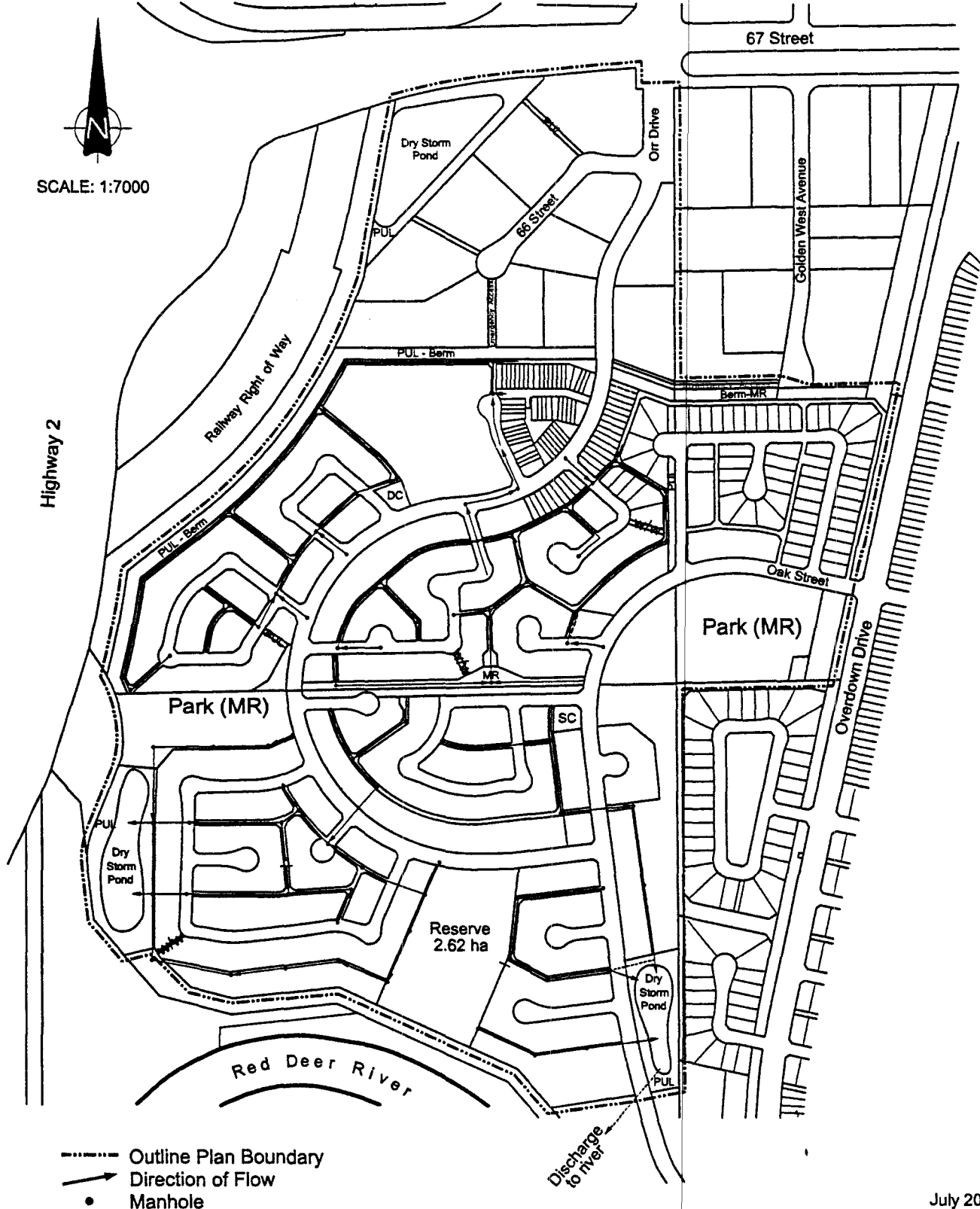
### 8.5 **Natural Gas**

Northwestern Utilities advise that they will be able to service the proposed development by extending their existing distribution facilities.



# Oriole Park West Neighbourhood Area Structure Plan

SCALE: 1:7000



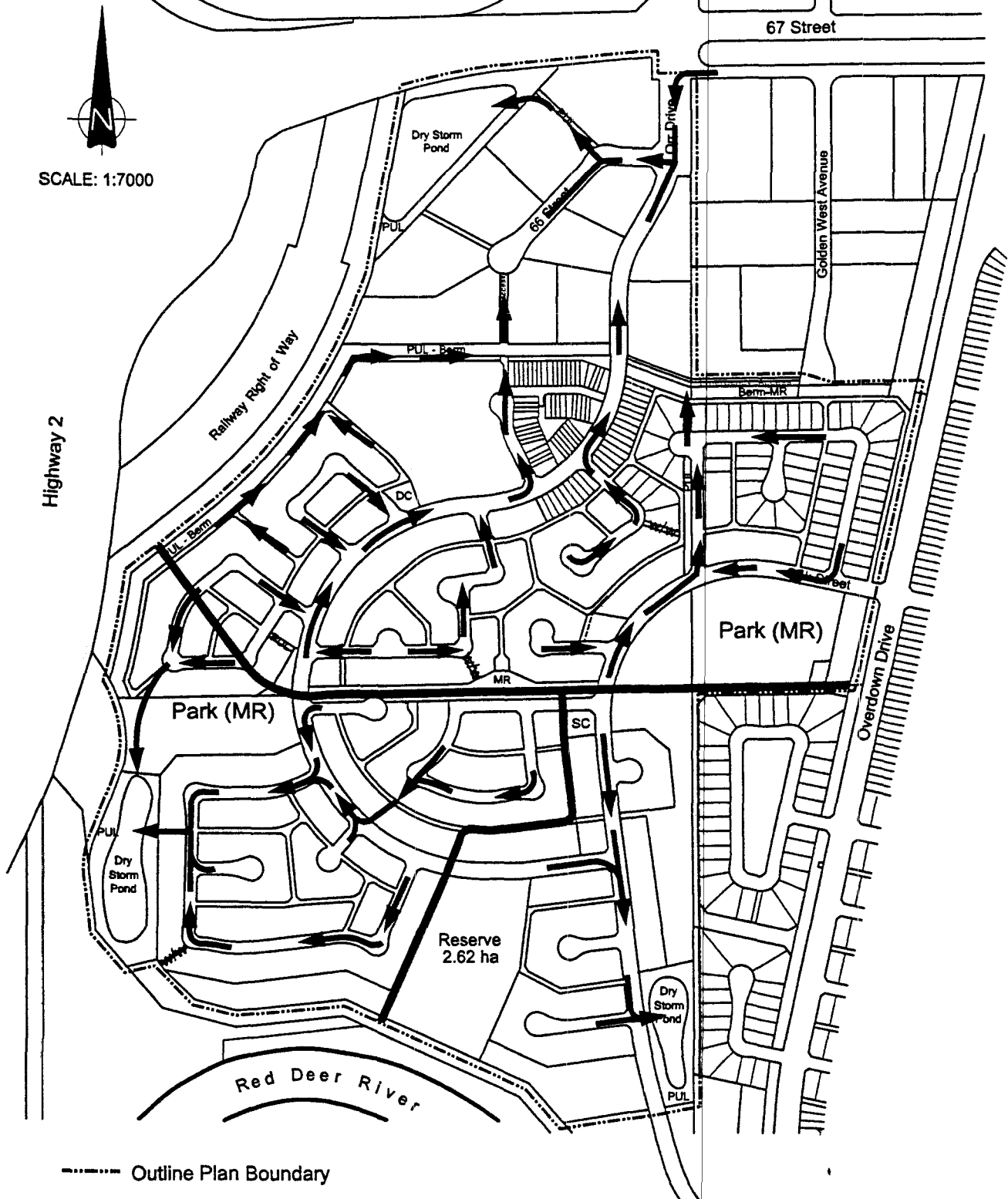
July 2000

**Storm Water System**  
**Piped - up to a 1:5 year storm**  
**Figure 6**

# **Oriole Park West Neighbourhood Area Structure Plan**

SCALE: 1:7000

Highway 2



- Outline Plan Boundary
- Approximate Catchment Areas
- Direction of Flow

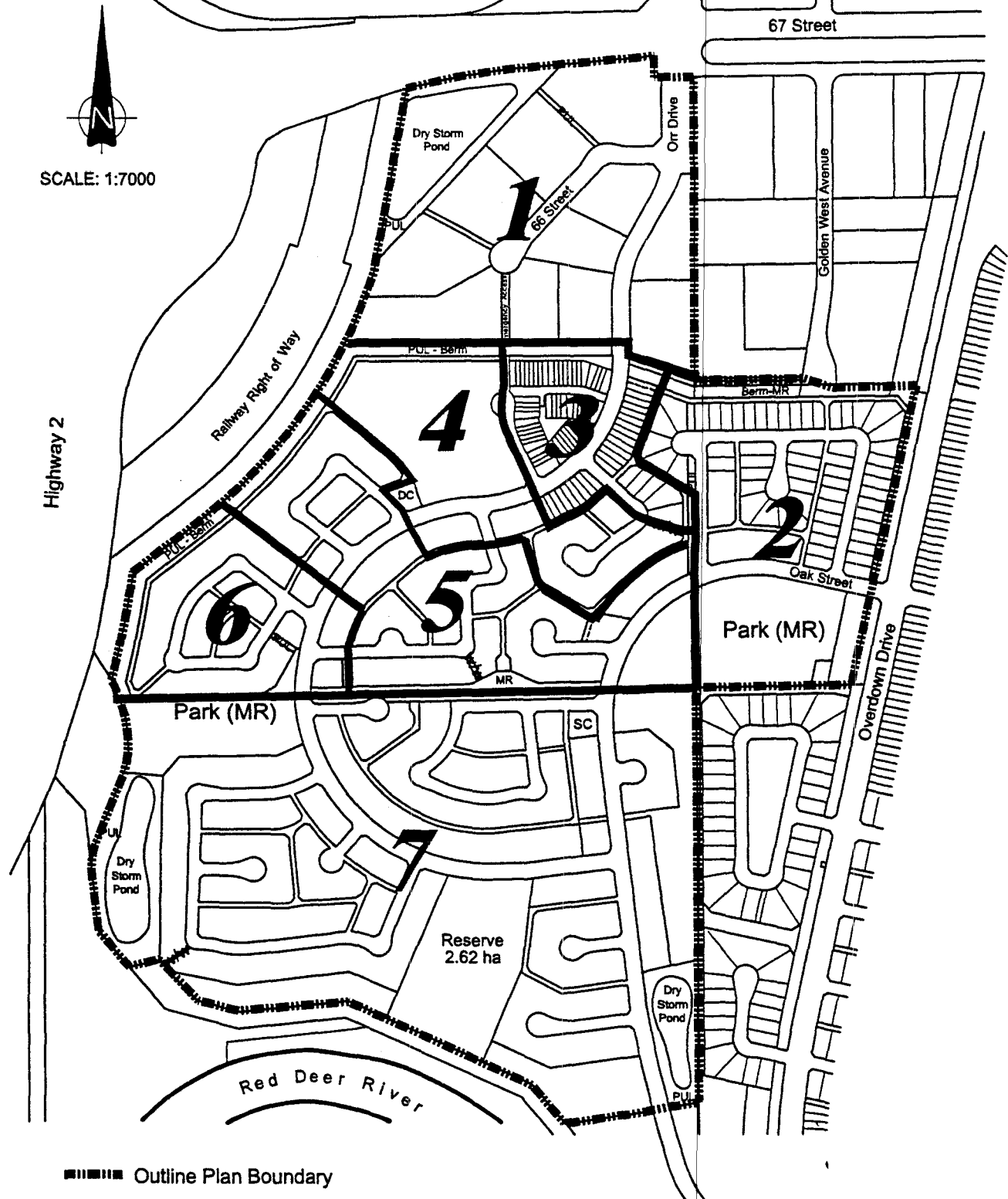
July 2000  
**Storm Water System**  
**Overland - ↑ 1:5 year storm**  
**Figure 7**

## **9. STAGING**

Future development within the Oriole Park West Neighbourhood Area Structure Plan will likely proceed on a number of fronts to cater to different markets. The logical and economical extension of municipal services and franchise services as well as market demand will ultimately determine development locations.

The proposed Staging Concept is reflected in general terms on Figure 8.

# Oriole Park West Neighbourhood Area Structure Plan



July 2000

## Staging Concept

**Figure 8**

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

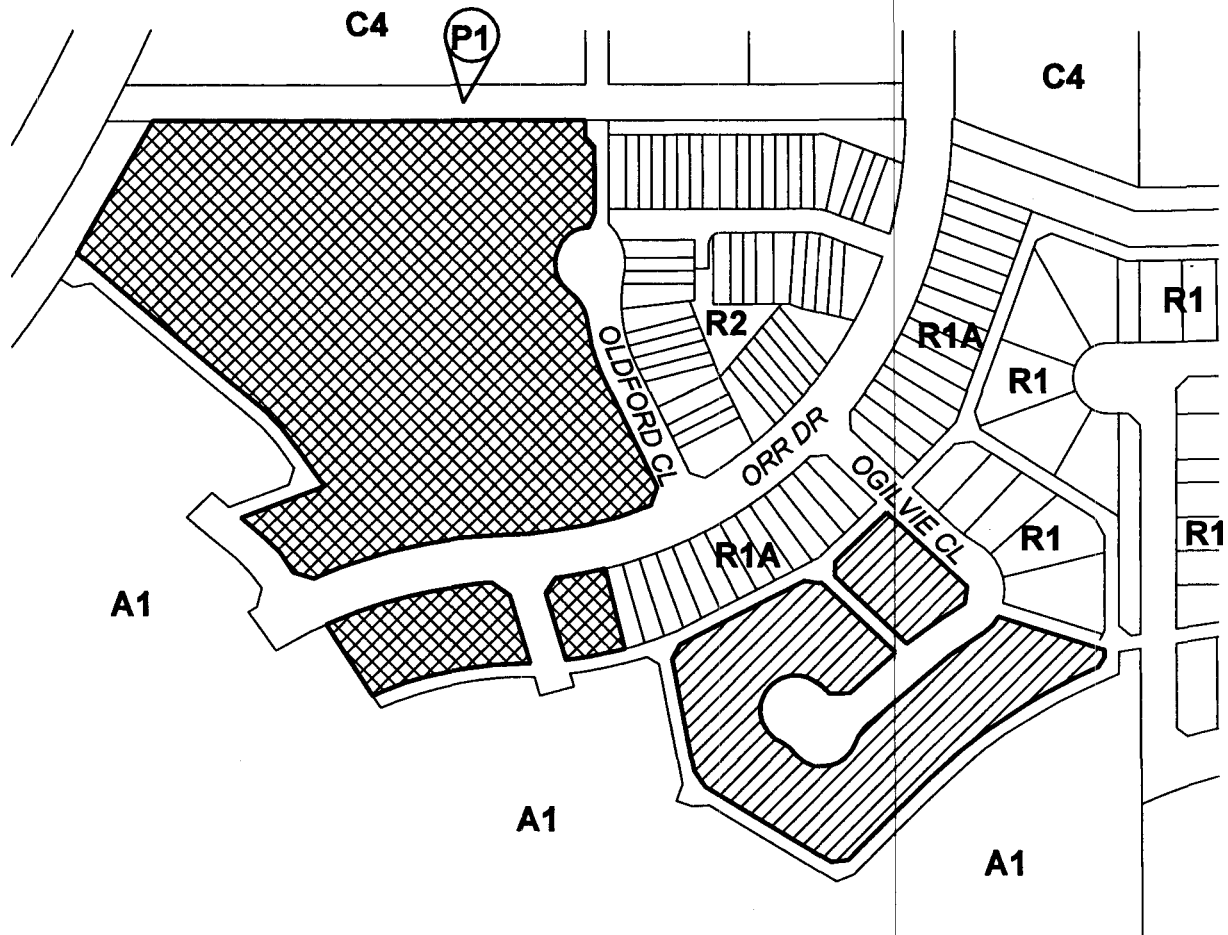
1. The "Land Use District Map C11" contained in "Schedule B" of the land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 24/2000 attached hereto and forming part of the bylaw.

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

CITY CLERK

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

*A1 - Future Urban Development*

*R1 - Residential (Low Density)*

*R1A - Residential (Semi-Detached Dwelling)*

### Change from:

A1 to R1 

A1 to R1A 

MAP No. 24/2000

BYLAW No. 3156 / AA- 2000

**BYLAW NO. 3156/BB-2000**

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

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

- 1 The "Use District Map E13" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2000 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this	day of	A.D. 2000.
READ A SECOND TIME IN OPEN COUNCIL this	day of	A.D. 2000.
READ A THIRD TIME IN OPEN COUNCIL this	day of	A.D. 2000.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	A.D. 2000.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT



### AFFECTED DISTRICTS:

**PS** - Public Service (Institutional  
or Governmental)

**A1** - Future Urban Development

Change from:

PS to A1



MAP No. 25/2000

BYLAW No. 3156 / BB- 2000



**BYLAW NO. 3156/CC-2000**

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

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

- 1 The "Use District Map H7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2000 attached hereto and forming part of the bylaw.

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

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

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

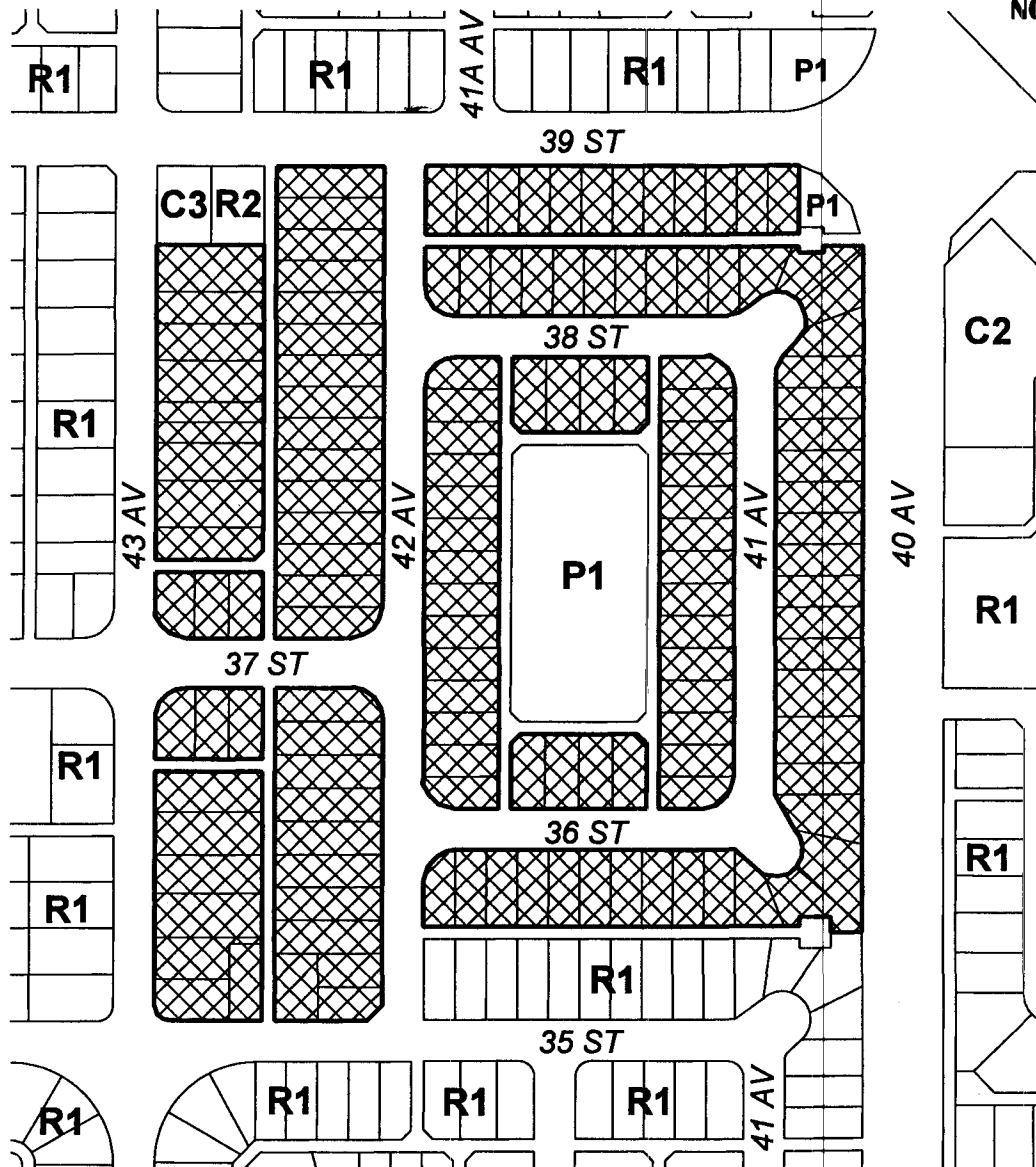
AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      A.D. 2000.

\_\_\_\_\_  
MAYOR

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

# The City of Red Deer

## PROPOSED LAND USE BYLAW AMENDMENT




### AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

Change from:

R1A to R1 

MAP No. 26/2000

BYLAW No. 3156 / CC- 2000

**COUNCIL MEETING OF JULY 31, 2000**

**ATTACHMENT**

**DOCUMENT STATUS: PUBLIC**

**REFERS TO: Federation of Canadian  
Municipalities  
TOWARD A NATIONAL HOUSING  
STRATEGY**

# TOWARD A NATIONAL HOUSING STRATEGY

A Working Paper Prepared for the  
FCM Big City Mayors Caucus

April 26, 2000

## TABLE OF CONTENTS

Why Canada Needs a <u>National</u> Housing Strategy.....	1
The Extent of the Crisis.....	2
Housing System Issues.....	3
Why the FCM And Big City Mayors Are Taking Leadership of This Issue .....	4
The Policy Context .....	4
Building a Program Governments Can Accept.....	5
Overall Goals, Objectives and Principles.....	6
Developing a List of Feasible Policy Options.....	6
Taking <u>Immediate Action</u> under the Renewed Infrastructure Program.....	10
Developing a Communications Strategy to Support the Proposal.....	10
Next Steps .....	11
Updating and Refining Housing Need Data.....	11
A Supporting Communications Strategy.....	15

# TOWARD A NATIONAL HOUSING STRATEGY

## Why Canada Needs a National Housing Strategy

In November 1998, the Mayors of Canada's largest cities passed a resolution declaring homelessness a national disaster. Yet, homelessness is only the most visible symptom of a larger crisis, the acute and growing shortage of quality, affordable housing in Canada.

Since 1994, federal and provincial funding for social housing has declined by \$500 million. And while funding declined the need increased. Between 1991 and 1996 'housing need' as defined by CMHC<sup>1</sup>, rocketed upward, to more than 1.7 million households – an increase of 40 %.

Across Canada, rent increases have outpaced tenant income growth in many metropolitan areas. From October 1997 to October 1999, the average rent for a two bedroom apartment rose 11% in Toronto, 8% in Ottawa, 16% in Calgary, 10% in Edmonton, 7% in Regina, 10% in Hamilton, and 8% in Oshawa.

The problem is most serious in the 'affordable' end of the housing market. From 1991 to 1996 the number of rental units available in lower rent ranges (less than \$500) declined by 310,000 units, due mainly to inflating rents.

Another key contributor to the growing shortage is the loss of rental housing stock due to demolition and condominium conversion. Between 1995 and 1999, Canada's urban centres lost a minimum of 13,000 units of rental housing. This represents close to one-third of the total of new rental units constructed in Canada over this same period.

For the Canadians living the realities behind these statistics, the problem is much more than simply housing – it affects their overall well-being, health and productivity as families are increasingly unable to find money in their budgets for food, medical supplies, clothing and the other necessities of life.

Urban municipalities across the country have tried to fill the void created by federal and provincial cutbacks by sponsoring a variety of community housing initiatives. But these local efforts have had limited impact on the mounting national affordable housing crisis.

Canada's crisis in quality and affordable housing requires a comprehensive national strategy involving all orders of government. Municipal governments must seek to achieve this cooperative solution, while resolving to go forward where there is inaction.

Canada's big city mayors are ideally positioned to provide the leadership needed to drive this solution.

---

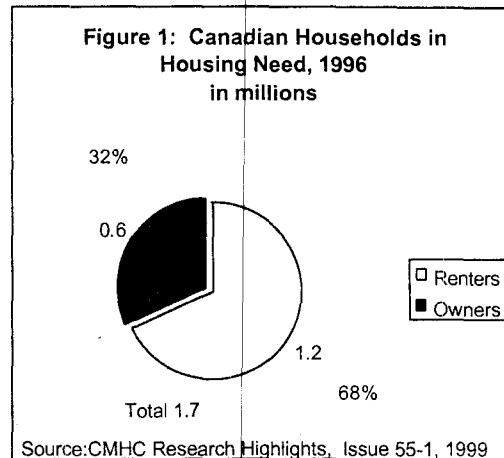
<sup>1</sup> Households in "core housing need" fall below standards for adequacy, suitability and affordability and would have to spend more than 30% of household income to pay the average rent in their local housing market for adequate, suitable housing.

## The Extent of the Crisis

### *One Out of Five Canadian Households are in Housing Need*

In 1996, one out of five Canadian households, 1.7 million in all, were in 'housing need' according to CMHC. More than two-thirds of these were tenants (1.17 million), with the rest representing home owners (.55 million).<sup>2</sup>

Households in need fall into three main groups:



- **Families with Children** – just over one-third, or 621,000 households in core housing need, represent families with children. This is split evenly between single-parent and two-parent families.
- **Senior Citizens** – slightly more than one-quarter, or 449,000 households in need, are senior citizens – mostly single older women.
- **Aboriginal Canadians** – 70,000 Aboriginal households living off-reserve are in core need in Canada. The incidence of housing need among Aboriginal Canadians is nearly double that of non-Aboriginal households (32% compared to 18%).

Men and women living alone, including senior citizens living alone, account for 45% of all households in need.

### *More People Are in Dire Need*

In 1996, one in five renter households (834,000) spent 50% or more of their income on housing – 43% more than 1991. This resulted, in part, from a national decline in real household income during the early 1990s, but since 1994, the primary culprit has been rising rents, driven by an inadequate supply of low- and moderate-rent housing.

### *Housing in Need of Major Repair*

About 8% of Canadian dwellings are in need of major repair. Disrepair is a major problem in many urban areas across Canada. When concentrated in the urban core, disrepair of individual properties contributes directly to broader neighbourhood decline.

<sup>2</sup> This figure is slightly different from the figure used in the FCM National Housing Policy Options Paper, June 1999, because it is based on more detailed data than was available last June.

The housing conditions of Aboriginals living 'off reserve' are considerably worse than those of other Canadians. The 1996 Report of the Royal Commission on Aboriginal People reported that 16% of 'off reserve' Aboriginal dwellings required major repairs.

### *Each City has Its Own Problems*

Many urban centres have serious housing problems, but not all have the same problems.

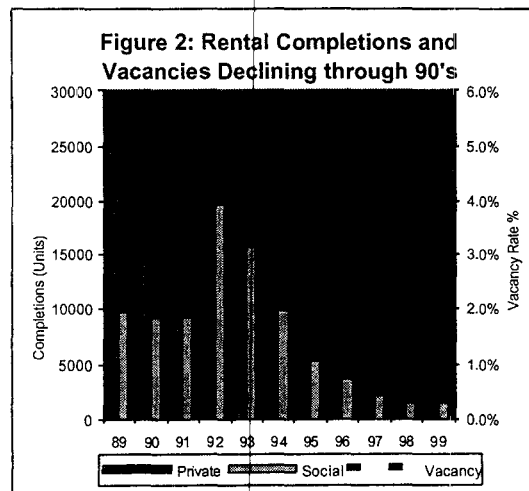
- m* In Toronto, Ottawa and Saskatoon, reduced rental unit production and increased demand for affordable housing have led to vacancy rates of less 1%.
- m* In centres like Winnipeg, Montreal, Saskatoon, Regina, Windsor and Toronto, housing disrepair is a major concern, again coupled with affordability problems.
- m* In Calgary, the hot local economy, coupled with a small housing supply has created a situation where people with good jobs cannot find a place to live.

A flexible housing strategy is needed to encourage the development of local housing solutions designed to meet specific local needs.

### *A Bigger Housing Crunch is Coming*

Over the next ten years, household growth will cause a demand for an extra 38,000 to 50,000 rental units each year. Roughly half of all household growth is expected to come from lower income tenant households requiring affordable housing

Based on the housing trends recorded over the past decade, these production levels are unlikely to be met. Private rental starts have averaged less than 6,000 units annually. New rental housing has diminished dramatically since the elimination of social housing programs – which remain only in Quebec and BC. (see Figure 2).



The FCM's *National Housing Policy Options Paper* called for a target of 20,000 new affordable rental units annually over the next ten years to help meet new rental demand.

### **Housing System Issues**

A healthy housing system embraces a range of tenure and housing options – including ownership and rental markets complemented by social or non-market housing. Over the

past two decades, policy has tended to focus on making ownership easier. The private rental market has largely been ignored, and since 1993, so has the social housing sector.

For higher income renters, homeownership has become a more attainable goal as mortgage rates have declined. In 1998, most Canadian cities achieved record levels of ownership affordability thanks to low interest rates and strong economic growth.

Increased access to ownership is a double-edged sword. While it does reduce pressure on the rental market, it also weakens 'effective' rental demand.

The result is that tenant growth is increasingly concentrated in lower income households unable to pay the rents needed to drive new private development. New development is also being displaced by quicker, more favourable returns on condominium development.

### **Why FCM And Big City Mayors Are Taking Leadership of This Issue**

For the past decade the housing debate in Canada has focussed on 'who is responsible for housing' rather on the critical question of what should be done. As a result, Canada has no national housing policy. The need for housing, however, has persisted and intensified.

The lack of leadership from other orders of government has increasingly placed the burden of dealing with the social and economic costs of the housing crisis on municipal governments. And while local initiatives must form the basis of a national housing strategy, all orders of government will need to participate to achieve meaningful progress.

To solve this problem, municipal governments clearly must move to fill the leadership void by re-engaging Canadians and their national and provincial leaders in the housing debate, and ultimately by compelling them to accept their share of responsibility.

### **The Policy Context**

After years of retrenchment, the federal government has finally acknowledged it has a role to play both in homelessness and affordable housing.

Last December, Labour Minister Claudette Bradshaw announced a federal aid package to ease the homelessness crisis. And in the 2000 budget, affordable housing projects were included as eligible expenditures under the government's new infrastructure plan. While these programs are modest, they signal a renewed federal interest in playing a role in helping house Canadians.

Against this backdrop is an impending federal election, likely within the next 15 months. As the government prepares to drop the writ, it will actively seek out areas of policy vulnerability. The issues of homelessness and to a lesser extent, affordable housing may be seen as vulnerabilities, particularly in the government's all-important Toronto power base.



On a broader level, with the federal budget deficit eliminated – Canadians are now seeking to reap the rewards of the sacrifices they made over the past decade. In this environment, Canadians expect the government to allocate new resources to a range of policy priorities. Leading areas of public and political demand for reinvestment are health care, tax cuts, the environment, and to a lesser extent education and children's issues. An affordable housing strategy will compete against these priorities for a share of the federal surplus.

With an annual budget surplus of \$15 billion and growing, and an election likely within the next 15 months, the opportunity to build upon last year's small steps is significant. And while the federal government has some appetite for re-engaging in social initiatives, federal officials will demand that any new housing program involve all orders of government, and not create a culture of dependency among recipients.

### **Building a Program Governments Can Accept**

To achieve political support, a new national affordable housing program will need to show it does not suffer from the same deficiencies as previous initiatives. Specifically it must:

- 1. Have clear goals and targets.**

Politicians want to see that the program is designed to ensure that people who receive assistance eventually graduate from direct support. They want a program that will help solve housing problems, not just manage them.

- 2. Contain governments' financial commitment to the program.**

Governments are unlikely to support a program that will lock them into additional permanent annual financial commitments. They would be more receptive to a program involving a sizeable initial contribution over a limited time frame.

- 3. Involve all orders of government.**

The federal cabinet has made it clear that if it gets back into affordable housing – and that's still a big if – they expect to do so in partnership with other governments and stakeholders. Municipalities will certainly be asked to show how and what they would contribute to any proposed solution. At the same time, any proposal must be framed within the broad parameters of the social union agreement, which commits the federal government to, at the very least, consulting prior to the implementation of any new direct funding of Canada-wide initiatives in the area of social services.

## Overall Goals, Objectives and Principles

The overall goal of the National Housing Strategy is to reduce the homelessness and affordable housing crises by half over the next decade.

Given the varying nature and severity of housing problems across the country, no single response or program can effectively meet these diverse needs. To address this goal, a comprehensive set of approaches is required.

Developing the details of such a comprehensive strategy will be the focus of activity for the next few months. The design of specific initiatives and approaches must be tempered by what is saleable to the various stakeholders, especially the public.

The National Housing Strategy must recognize the political and economic realities outlined above and should be based around a series of **core principles**. It must:

- Recognize that housing is a fundamental right and that all governments are morally obligated to ensure their citizens have access to safe, sound and affordable housing.
- Be consistent with the Social Union Agreement and allow for the development, where feasible, of collaborative intergovernmental mechanisms and to ensure equivalent and equitable levels of housing assistance across all provinces.
- Recognize that sound, safe, affordable housing is a critical foundation for individual and community health and well-being, particularly for children.
- Be financially sustainable with finite levels of government financial contribution.
- Optimize the use of existing assets, including the stock of social housing developed over the past 40 years.
- Recognize and rebuild the non-profit and community based delivery infrastructure that was created in Canada over the past four decades.
- Leverage the participation and involvement of the private sector.
- Emphasize the development of responsive local initiatives – initiatives designed and delivered locally, building on local resources and partnerships but supported with flexible funding from federal and provincial governments.
- Recognize local conditions and encourage local creativity and resourcefulness.
- Where possible, encourage recipients to graduate from reliance on assistance.

## Developing a List of Feasible Policy Options

The FCM's National Housing Options Paper identified a range of possible policy options to address Canada's housing needs. An exhaustive list of potential options for a national housing strategy was also developed by a group of affordable housing experts brought

together by FCM and CHRA for a workshop in March 2000. Policy categories identified included: taxation measures, funding and capital financing, statutory measures, education and advocacy, planning and rehabilitation, and income assistance.

During the next phase of work, this list must be refined and ordered, and then the options with the greatest potential for acceptance must be fleshed out. Some of these will be more easily implemented, while others will be longer-term solutions. The goal will be to develop a small number of well thought-out proposals that could form the basis of federal, provincial and municipal programs on affordable housing policy.

### **Preliminary Framework for the Development of a National Housing Strategy**

Based on an initial review of other materials, including the National Housing Options Paper, the results of the FCM/CHRA workshop, and initiatives undertaken in other jurisdictions, a possible housing strategy has begun to take shape. This strategy would focus on using the lessons learned from the work of municipal governments and existing programs such as ACT, Homegrown Solutions, etc, to enhance local initiatives.

The preliminary policy framework recognizes that each order of government has specific areas of jurisdiction and responsibility and, as such, should seek to maximize existing powers. The framework would be based on the following components:

1. **Flexible Capital Grant Program for Housing** – a program of locally designed and administered initiatives supported by a federal or joint federal/provincial capital fund.
2. **A Private Rental Program** – to encourage private rental production.
3. **Creation of Investment Pools of Money for Affordable Housing** – to attract new funding for the development, acquisition or rehabilitation of affordable housing.
4. **Provincially Administered Income Supplement Programs** – to help tenants unable afford market rents (where provinces agree). This would complement capital grants.

These components are discussed in greater detail below.

### **Development of a Housing Capital Grant Program**

This would be the central focus of a new national housing strategy. An arms-length foundation would be created to administer capital funding provided by the federal government, and would direct those funds to housing projects based on local needs and priorities. Existing funding under the RRAP program could be rolled into this program, but would need to be augmented with additional federal funding.

Provinces could also have an option to augment any federal funding. Ideally over time, the foundation or agency could become substantially self-sustaining.

Allocation of funding to municipalities would be predicated upon:

- clearly identified criteria (e.g. households needing assistance, housing conditions);
- municipal agreement to some level and type of participation; and
- the development of a local housing strategy.

Characteristics of the Housing Block Grant Program would include:

- Flexible use of funding depending upon municipal needs and priorities such as:
  - need for additional supply and/or upgrading existing stock; or
  - capacity of local housing delivery system – private and not-for-profit.
- Capital grants or low cost loans for new construction for non-profit and co-operative rental housing projects to reduce rents to market levels.
- Capital grants or low cost loans for acquisition and/or renovating existing housing by public, non-profit or co-operative housing organizations.
- Capital grants/forgiveable loans for affordable housing rehabilitation.
- Financial assistance to help low and moderate income tenants purchase a home through innovative programs.
- Integration with broader community development initiatives – to ensure assisted households have opportunities to earn an income and gradually become self reliant.
- Assistance in building the local capacity needed to design/implement local initiatives.

### **Private Rental Program**

While private rental production continues to be economically viable in some markets, in most areas, private developers have opted out of developing rental housing.

Various governments have begun taking steps to remedy these problems – including both the PST and GST rebates on new rental housing, and in Ontario, new legislation to address inequitable property taxes. However, there remains a need to bring in a broader reaching rental incentive program in qualifying markets. Possible tools could include tax reforms (more favourable rules for the use of capital cost allowance) and a targeted low cost or no interest loan program for the development of new rental housing.

### **Creation of Investment Pools of Money for Affordable Housing**

A key component of a new national housing strategy will be the creation of investment pools for affordable housing, to be loaned to affordable housing providers at preferred interest rates. Some of the options to be examined in more detail include:

- Enabling municipalities to raise money for housing via tax-exempt municipal bonds;
- Providing for tax exempt investment vehicles that target new housing development (e.g. Labour Sponsored Funds/RRSPs);
- Allocating all CMHC corporate and mortgage insurance profits to a housing fund;
- Establishing affordable housing goals for CMHC mortgage insurance and Mortgage Backed Security business;
- Setting affordable housing lending targets for major financial institutions;<sup>3</sup>
- Establishing revolving loan funds through a system of National and Local Housing Funds which would raise money from various sources (potentially with initial funding from the federal government) and would be permitted to issue charitable tax receipts;
- Allocating all federal and provincial savings from the administration of social housing back into housing through local or provincial funds.

### **Refocusing Existing Income Supplement Programs**

While measures like these will help lower rents to a certain extent by addressing supply, for the lowest income Canadians, affordability will remain a problem. Some level of supplement will be needed to make rents affordable for lower income households. While the federal government usually shares in the costs (through the Canada Health and Social Transfer) the provinces and territories have primary responsibility for income support.

This initiative seeks to refocus existing income support programs to better integrate income support and housing assistance with the goal of reducing housing induced poverty. This can be achieved in two different and complementary ways: through increasing the shelter portion of payments to social assistance recipients and/or a rent supplement program tied to both private and not for profit housing – including the units to be built through the Housing Capital Grant Program.

### **Support for Local Initiatives**

Finally, a number of existing institutions need to be enhanced to support local initiatives and creativity, including the Canadian Centre for Public-Private Partnership in Housing, Homegrown Solutions, and ACT.

---

<sup>3</sup> This relates to the parallel initiative of the FCM to advocate for Community Reinvestment Standards for Financial Institutions.

### **Taking Immediate Action under the Renewed Infrastructure Program**

The recent federal budget announced a renewed and expanded infrastructure program and referenced the FCM recommendation to include a social infrastructure component – unfortunately without making a specific budget allocation for affordable housing.

As part of the ongoing discussion between the FCM, and federal and provincial officials, the FCM might propose local housing initiatives as demonstration projects and, where feasible, assist its membership with implementing these projects.

Municipalities would be encouraged to identify specific local initiatives, with a condition of financial participation from the three orders of government. The demonstration would focus on feasible local initiatives that are ready to go, particularly in areas where in-kind municipal support may be possible. The objective would be to both roll out money now, and use the projects to illustrate how a well-resourced local initiatives program could expand on existing approaches that work.

### **Developing a Communications Strategy to Support the Proposal**

While the National Housing Strategy, together with the FCM's National Housing Options Paper, will clearly lay out the need for federal government action on affordable housing, this in itself is not enough.

With an ever increasing list of budget demands, the Prime Minister, Finance Minister and the rest of the Cabinet, must be convinced that public/political support for affordable housing is on par with support for the many other compelling policy ideas on the table.

A key element of the next phase of work will be to develop and begin implementation of a comprehensive communications strategy that builds broad public and political support for the FCM's National Housing Strategy. The goal is to obtain an announcement in the 2001 Budget of a federal funding commitment to the FCM's National Housing Strategy.

Building the level of support required to reach this goal will involve two major elements.

- First there must be a better understanding, both at the public and political levels, about the lack of affordable housing and its implications for Canadians, particularly its linkages to poor health and increased child, seniors and aboriginal poverty.
- Once the problem is better understood, public and political support for the solution must then be built. And with Canadians now understanding that government resources are limited, support for the FCM's National Housing Strategy must be demonstrated to be significant and broad based enough to warrant action within the limited range of priorities the federal government will be capable of addressing.

## **Next Steps**

While there is a tremendous opportunity for the Big City Mayors to take a leadership role in the development of a national affordable housing policy, timelines are limited. Over the course of the next three months much of the policy and strategy outlined in this paper will have to be finalized with a view to the 2001 federal budget for implementation. Priorities for additional work include:

- Updating Housing Need data;
- Development of full policy/program proposals;
- Working with the CHRA to ensure that affordable housing experts at the community, municipal and provincial levels are involved in the strategy development process;
- The development and initial implementation of a comprehensive communications strategy to build public and political support for the National Housing Strategy;
- Articulating the local initiatives demonstration strategy under the renewed infrastructure program;
- Finalizing the strategy, including the communications strategy.

In overview, this work will incorporate the following elements:

## **Updating and Refining Housing Need Data**

This work will update the housing needs analysis that was undertaken for the National Housing Options Policy Paper and will put a human face to the diverse situations of individuals and families in housing need across Canada. Work will include:

- Updating data on vacancy rates, housing completions and rent changes.
- Tracking trends in household income and housing costs since the 1996 census and implications for housing need.
- Obtaining most up to date information on the composition of core need from CMHC (by household type, Province, type of need).
- More detailed assessment of the incidence of social assistance households among core need, and how recent trends in welfare caseloads and general economic improvements are impacting housing need.
- Trends in emergency shelter use.
- Quantifying the level of stock loss and need for rehabilitation of deteriorating housing stock – much of which is affordable but increasingly inhabitable.

- Preparing individual “case profiles” of individuals and families in housing need in different areas across Canada to show the diversity of needs and the impact of housing problems on the lives of individual households.

The data will be collected at a provincial and where possible city level to help define the nature and variations in housing need so that appropriate policies can be designed. This work also will highlight the limitations in Canada system of data collection. Data related to housing conditions and household characteristics are limited and not available on a timely basis. To maintain an effective and responsive housing strategy, government must invest in appropriate levels and timeliness in of data collection and dissemination.

### **Developing fully articulated policy and program proposals**

The preceding discussion has outlined a general framework for the development of a comprehensive and complementary set of program mechanisms and tools that will support a national housing strategy. For each of these program areas it is necessary to identify and fully articulate specific mechanisms and how these will be designed, and the respective roles of each level of government in delivering each element. Careful analysis is required to ensure program designs that are cost effective, encourage and lever partnerships, and are publicly accountable.

The proposed general framework would embrace:

- Flexible Capital Grant Program for Housing.
- A Private Rental Program – to encourage private rental production
- Creation of Investment Pools of Money for Affordable Housing
- A Provincially Administered Income/Rent Supplement Program

In addition, other supporting policies and mechanisms raised during the March workshop must be reviewed, evaluated and where appropriate incorporated into the program framework.

Detailed work requirements:

#### ***Flexible Capital Grant Program for Housing***

The costing analysis undertaken in September 1999 will be updated to determine the size of the affordability gap and the potential size of a capital grants necessary first to lower costs to market rent levels, or further to achieve more affordable rents. The magnitude of capital grants impacts both the size of the capital pool required as well as the necessity to combine the grant with other instruments – notably rent supplements.

A capital pool may be used in a variety of ways – to provide outright grants, partially repayable loans, interest free or low interest loans. Such a fund can also facilitate a wide



variety of approaches – ranging from rehabilitation, property acquisition to new construction. They can also be used to assist in rental production and to extend homeownership to lower income households.

The appropriate design for a capital fund must be investigated. There is considerable experience with this approach in other jurisdictions – this experience will be reviewed and appropriate lessons used to design alternate ways to utilize a capital fund in Canada.

### ***A Private Rental Program***

Lack of rental supply is a key issue to be addressed under the strategy – both to meet general household growth and more importantly to offset the eroding impact that insufficient production has on the limited supply of existing lower rent stock.

Considerable research has been undertaken in recent years to assess the reasons for the lack of rental production. This work will be consolidated and key issues for action highlighted. Based on these insights, potential initiatives to stimulate private production will be identified.

### ***Creation of Investment Pools of Money for Affordable Housing***

Housing is a capital intensive good. Any initiative that can lower the cost of capital can enhance the impact of limited funding. In addition, beyond capitalization of a Flexible Capital Grant Program from federal and possible provincial governments it is necessary to generate ongoing mechanisms to attract new capital and replenish the capital pool being used to fund grants and loans.

Several Canadian communities are already exploring the idea of housing trust funds to support local initiatives. Such local funds can effectively complement any capital fund. Attracting investment capital remains the key challenge. In response to this challenge, possible credit enhancement measures will be explored. This means lowering risk so that lower returns are acceptable to investors or lenders.

This can be achieved by a combination of regulation (sticks) and incentives (carrots). Both will be developed. From a regulatory perspective local initiatives in the U.S. have been significantly enhanced by the regulatory framework imposed on financial institutions (i.e. the Community Reinvestment Act) an effective instrument to leverage private sector involvement. Ongoing efforts in Canada are exploring this approach.

Incentives vehicles to be explored include the use of tax measures to enhance after tax returns (e.g. tax exempt municipal bond issues) and tax credits on housing investment funds – building on the existing labour sponsored investment fund tax credit. Such tax based measures will require a longer period of development and negotiation and may not be immediately available for implementation – but it is critical to commence negotiations on putting such measures in place to ensure the longer term survival of a self sustaining affordable housing system.

### ***A Provincially Administered Income/Rent Supplement Program***

To the extent that affordability problems are one of the key issues, existing programs intended to address poverty are an important component of any affordable housing strategy. The problem of housing induced poverty – high housing costs crowding out other necessities in the family budget will be fully examined and the effect of reducing this housing cost burden on poverty, poor health low educational attainment.

The efficacy of existing income support programs will also be explored to show that the refinement to existing programs, based on separating housing support from the general allowance, may create efficiencies in existing welfare programs.

### ***Other Policies and Supporting Mechanisms***

Several possible options raised at the CHRA/FCM workshop require further distillation. Among a number of measures already reflected in the four components above, these include a number of municipal instruments that can effectively support the strategy – using municipal levers to facilitate development and minimize development costs.

Examples include: planning policy tools (inclusionary housing policies, density bonusing; reducing length of approvals, modifying development standards, permitting accessory apartments), use of publicly owned land including long-term land leases; leveraging equity in existing municipally owned non-profit housing; municipal housing trust funds and issuing tax exempt municipal bonds.

### **Articulating and Implementing the Local Initiatives Demonstration Strategy Under the Renewed Infrastructure Program**

Since the curtailment of large-scale federal supply programs in 1993, new ways have been sought to address housing need. These include projects assisted by the CMHC, The Canadian Centre for Public Private Partnership in Housing, ACT, Homegrown Solutions, as well as independent initiatives at the local level and varying provincial initiatives.

These new approaches provide valuable lessons – they work, but can only produce a small number of affordable units and are unable to keep up with demand in most communities. Many depend upon self-help and in-kind contributions. Many have involved new partnerships and have been initiated at the community level. The key problem is that these new approaches are under-resourced or only reach the upper levels of need (those requiring shallow assistance).

Enhancing these locally developed approaches with more funding can create an effective set of options. Thus a funded initiative will be designed to elicit local demonstrations that show how small scale local efforts can be levered to have a larger impact.

The demonstration will identify such emerging locally developed initiatives and use these to illustrate how such approaches can be effective – if supported with additional resources and funding. More specifically, a proposal call process will be initiated to identify and encourage such promising approaches – building on existing municipal efforts already implemented in cities across Canada.

## **A Supporting Communications Strategy**

The final proposal development will include a communications strategy to be prepared and started during the summer. The goal will be to secure the announcement of a National Housing Strategy in the 2001 Budget (widely expected to be a pre-election budget). Contingencies will also be built into the strategy for the possibility of a Fall 2000 election.

In many ways, the plan will extend and build on the communications efforts of the FCM and Big City Mayors in the runup to the 2000 Budget. The major change will be a shift in focus away from homelessness, towards a longer-term affordable housing initiative.

The strategy will be based on a carefully balanced combination of direct government advocacy, public awareness raising and well-timed media interventions, with the following three strategic objectives:

1. Develop strong clear messages.

Messages will be based on the policy proposals that are developed with a view to ensuring that the FCM's priorities and goals are clear and concise and resonate with the government and the Canadian public.

2. Raise public awareness of the problem.

To elevate affordable housing up to the first tier of federal priorities, politicians and Canadians will first need to be convinced there is a national affordable housing shortage and that it has serious negative consequences.

The communications strategy will take advantage of existing and created media opportunities over the course of the summer and early fall to create an awareness of the problem and its implications on the health and well being of Canadians.

In raising awareness, FCM will focus on how a lack of affordable housing hinders the physical and emotional development of children, as well as its silent impact on seniors, particularly senior women, and the Aboriginal community. The strategy will build on the accomplishments of the FCM and Big City Mayors from last year and will position municipalities as being 'solutions oriented' on the issues of affordable housing and homelessness.

3. Generate public and political support for our solution.

Once overall awareness has been raised, the strategy will move on to building support for the FCM's proposed solutions. As proven last year, the FCM can successfully cultivate political decision-makers to push the Cabinet for a larger federal role in affordable housing. With a federal election looming within the next 15 months the opportunity to work with internal caucus supporters to push for a national housing policy is even greater.

The strategy also will take advantage of the annual budget-making cycle to advance the affordable housing agenda. Direct interventions with Ministers, the Prime Minister, MPs and others, combined with timely media interventions, will build momentum and support for the FCM's solutions. The strategy will focus on those Ministers, MPs and staff who were most supportive of the FCM last year.

**Building a Contingency for a Fall 2000 Election:**

In the event of a spring 2001 election the FCM can use the pre-budget cycle to help make affordable housing an issue the federal parties will be unable to ignore. If, however, the writ is dropped for the fall of 2000, the normal budget cycle will be too late to be useful.

The communications strategy will, therefore, include plans for a parallel effort to keep the FCM in contact with key campaign policy staff and to brief them on the importance of including social housing policies in their election platforms.

Considering that many of the FCM's strongest political supporters on the homelessness issue (including Ministers Claudette Bradshaw and Alphonso Gagliano) fill key positions in the Liberal re-election team, there is a tremendous opportunity to ensure that affordable housing becomes a key component of the Liberals campaign platform.

**FILE**

## **Council Decision – Monday, July 31, 2000**

**DATE:** August 1, 2000

**TO:** Director of Community Services  
Social Planning Manager

**FROM:** City Clerk

**RE:** *Federation of Canadian Municipalities / Request for Funding and for City to Join the National Housing Policy Options Team (NHPOT)*

---

**Reference Report:** Correspondence from FCM dated July 14, 2000 and joint report from Director of Community Services and Social Planning Manager dated July 21, 2000.

**Resolution:**

**Resolved** that Council of The City of Red Deer, having considered correspondence from the Federation of Canadian Municipalities dated July 14, 2000 and the joint report from the Community Services Director and the Social Planning Manager dated July 21, 2000, re: Request for Funding and to Join the National Housing Policy Options Team (NHPOT), hereby agrees to assign a senior staff person to work with the Mayor in meetings of the NHPOT and to provide a contribution of \$1,314.00 to NHPOT for its work, to be charged to the 2000 Social Planning Department budget.

**Report Back to Council Required:** No

**Comments/Further Action:**

I have attached a copy of the correspondence forwarded to FCM advising them of Council's decision in this regard.

Please correspond with FCM directly regarding forwarding of the approved funds and form and submission of the name of The City's senior management representative. Please provide this office with a copy of your correspondence in that regard, for the Council file.



Kelly Kloss  
City Clerk

/clr  
attchs.

c Director of Corporate Services  
B. Jeffrey, Projects Supervisor, Social Planning



Box 5008  
Red Deer, Alberta  
T4N 3T4

*The City of Red Deer*

**Office of the City Clerk**

**FILE**

August 2, 2000

Federation of Canadian Municipalities  
24, rue Clarence Street  
Ottawa, ON K1N 5P3

Att: Mr. Jack Layton,  
1<sup>st</sup> Vice-President FCM

Dear Sir:

**Re: Federation of Canadian Municipalities - Request to City of Red Deer for Funding and to Join the National Housing Policing Options Team (NHPOT)**

Thank you for your letter of July 14, 2000. In response to your request, on July 31, 2000 Council of the City of Red Deer passed the following resolution:

**Resolved that** Council of The City of Red Deer, having considered correspondence from the Federation of Canadian Municipalities dated July 14, 2000 and the joint report from the Community Services Director and the Social Planning Manager dated July 21, 2000, re: Request for Funding and to Join the National Housing Policy Options Team (NHPOT), hereby agrees to assign a senior staff person to work with the Mayor in meetings of the NHPOT and to provide a contribution of \$1,314.00 to NHPOT for its work, to be charged to the 2000 Social Planning Department budget.

The City of Red Deer's Director of Community Services, Lowell Hodgson, will be contacting you in the near future to advise the name of the senior staff person who will be working with our Mayor, Gail Surkan, and the FCM in meetings of the National Housing Policy Options Team. Mr. Hodgson will also be forwarding to you the required form and making the necessary arrangements for the funding that Council has approved.

On behalf of Council, thank you for the opportunity to have representation on the NHPOT. Please contact Mr. Hodgson at (403) 342-8323 should you require any further information or clarification regarding The City of Red Deer's involvement with the NHPOT.

Sincerely,

  
Kelly Kloss  
City Clerk

/clr

c Director of Community Services  
Director of Corporate Services  
Social Planning Manager

# Reminder

## Meeting Notice:

July 31, 2000

3:00 p.m.

Crimson Star Room, 2<sup>nd</sup> Floor, City Hall

To: Mayor  
Councillors  
City Manager  
Directors

Re: Red Deer College Capital Expansion Program

**Purpose:**

Red Deer College is embarking on a capital expansion program and has previously inquired as to possible City participation. Council members had agreed that prior to any decision being made to enter into a cooperative venture with the College, a presentation about the program be made to Council members.

Representatives from the Red Deer College will be at this meeting to discuss this program.