

AGENDA

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, APRIL 7, 2003

COMMENCING AT *4:30 P.M.*

(1) Confirmation of the Minutes of the Regular Meeting of Monday, March 24, 2003.

(2) **UNFINISHED BUSINESS**

1. *Engineering Services Manager – Re: 2003 Water, Sanitary Sewer, and Storm Sewer Off-site Levies and Major Thoroughfare Levy / Off-Site Levy Bylaw 3310/2003*
(Consideration of 3 Readings of the Bylaw) . . 1

(3) **PUBLIC HEARINGS**

1. *Parkland Community Planning Services – Re: West Park Extension (Westlake):*

- (a) *Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/G-2003 / Rezoning of Public Utility Lots and Municipal Reserve Lot from A1 Future Urban Development to P1 Parks and Recreation District / West Park Extension / Trademark West Park Inc.*

(Consideration of 2nd & 3rd Readings of the Bylaw) . . 5

- (b) **Neighbourhood Area Structure Plan Amendment 3217/B-2003**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .5
 - (c) **Land Use Bylaw Amendment 3156/H-2003 / Rezoning of Land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 Parks & Recreation to R1 Residential Low Density , from R1N Residential Narrow Lot to R1 Residential Low Density and from Road to R1 Residential Low Density to R1A/ Trademark West Park Inc.**
(Consideration of 2nd & 3rd Readings of the Bylaw) . .5
- 2. **Parkland Community Planning Services – Re: Land Use Bylaw Amendment 3156/I-2003 / Rezoning of 9.42 ha (23.27 ac) of Land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts / Phases 4A & 5 / Lancaster South (Lancaster Green) / City of Red Deer**
(Consideration of 2nd & 3rd Reading of the Bylaw) . .42
- 3. **Parkland Community Planning Services: Re: Inglewood West:**
 - (a) **Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003 / Melcor Developments Ltd.**
(Consideration of 2nd & 3rd Reading of the Bylaw) . .46
 - (b) **Land Use Bylaw Amendment 3156/J-2003 / Rezoning of 7.59 ha (18.75 ac) of Land from A1 Future Urban Development District to R1 Residential Low Density, R2-D30 Residential Medium Density with a Maximum Density of 30 Units Per Hectare, R2-D40 Residential Medium Density with a Maximum Density of 40 Units per Hectare, and PS Public Services (Institutional or Governmental) Districts / Phase 3 – Inglewood West / Melcor Developments Ltd.**
(Consideration of 2nd & 3rd Reading of the Bylaw) . .54

(4) **REPORTS**

1. City Clerk – Re: *Cancellation of June 30, 2003 Council Meeting* .57
2. City Clerk- Re: *Records Retention & Disposition Bylaw – Bylaw No. 3305/2003*
(Consideration of 3 Readings of the Bylaw) .59
3. Corporate Services – Re:
 - (a) Treasury Services Manager – Re: *Council Approval of Carry Forward 2002 Funds* .61
 - (b) Director of Corporate Services – Re: *2002 Budget Variance – Tax Supported Operations* .63
 - (c) Director of Corporate Services – Re: *2003 Emerging Budget Issues – Tax Supported Operations* .65
4. Engineering Services Manager – Re: *Pedestrian Safety Concerns on 30th Avenue South of 32nd Street* .69
5. Community Services Director – Re: *Red Deer Main Street Program – Funding* .74
6. Parkland Community Planning Services – Re: *Anders on the Lake Neighbourhood:*
 - (a) *Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003*
(Consideration of 1st Reading of the Bylaw) .80
 - (b) *Land Use Bylaw Amendment 3156/L-2003 – Rezoning of Approx. 8.42 Acres of Land from PS Public Service District to R1 Residential Low Density District, R1A Residential (Semi-Detached) District and P1 Parks & Recreation District / DMC Construction*
(Consideration of 1st Reading of the Bylaw) .88

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3156/G-2003** – Land Use Bylaw Amendment / Rezoning of Public Utility Lots and Municipal Reserve Lot from A1 Future Urban Development to P1 Parks and Recreation District / West Park Extension / Trademark West Park Inc. (2nd & 3rd Readings) .91
.5
2. **3217/B-2003** – Neighbourhood Area Structure Plan Amendment / West Park Extension (2nd & 3rd Readings) .93
.5
3. **3156/H-2003** – Land Use Bylaw Amendment – Rezoning of Land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 Parks & Recreation to R1 Residential Low Density, from R1N Residential Narrow Lot to R1 Residential Low Density and from Road to R1 Residential Low Density to R1A / Trademark West Park Inc. (2nd & 3rd Readings) .107
.5

4. **3156/I-2003** – Land Use Bylaw Amendment – Rezoning of 9.42 ha (23.27 acres) of Land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts / Phases 4A & 5 / Lancaster South (Lancaster Green)
(2nd & 3rd Readings) . .109
. .42
5. **3217/C-2003** – Neighbourhood Area Structure Plan Bylaw Amendment / Inglewood West / Melcor Developments Ltd.
(2nd & 3rd Readings) . .111
. .46
6. **3156/J-2003** – Land Use Bylaw Amendment – Rezoning of 7.59 ha (18.75 acres) of Land from A1 Future Urban Development District to R1 Residential Low Density, R2-D30 Residential Medium Density with a Maximum Density of 30 Units Per Hectare, R2-D40 Residential Medium Density with a Maximum Density of 40 Units per Hectare, and PS Public Services (Institutional or Governmental) Districts / Phase 3 – Inglewood West / Melcor Developments Ltd.
(2nd & 3rd Readings) . .129
. .54
7. **3217/E-2003** – Neighbourhood Area Structure Plan Amendment / Anders on the Lake
(1st Reading) . .131
. .80
8. **3156/L-2003** – Land Use Bylaw Amendment / Rezoning of Approx. 8.42 acres of Land from PS Public Service District to R1 Residential Low Density District, R1A Residential (Semi-Detached) District and P1 Parks and Recreation District / DMC Construction / Anders on the Lake
(1st Reading) . .148
. .88
9. **3305/2003** – Records Retention & Disposition Bylaw
(3 Readings) . .150
. .59

10. **3310/2003 – Off-Site Levy Bylaw** . .151
(3 Readings) . .1



Engineering Services

Date: March 31, 2003

To: City Clerk

From: Director of Development Services

**Re: 2003 Water, Sanitary Sewer, and Storm Sewer Off-site Levies
and Major Thoroughfare Levy**

At the March 24, 2003 meeting of Council, consideration was given to the 2003 Off-site Levy rates for Water, Sanitary Sewer, and Storm Sewer. The Major Thoroughfare Levy was also considered.

Representatives of the Red Deer Chapter of UDI and the Homebuilders Association presented their concerns relating to the significant increase in the Major Thoroughfare Levy. They requested that Council provide them some time to work with them to discuss the levy and to determine if there were alternate ways to fund the necessary road costs, and to discuss equity issues respecting who should bear these costs.

Council agreed to delay a decision on the rate until such time as UDI and the Homebuilders had an opportunity to address the issue. It was agreed that City Administration would act as a resource and provide information respecting the derivation of the rate, The City's projected expenditures, and any other relevant information we are able to provide.

This decision was conditional on City Administration, in conjunction with the City Solicitor, determining an acceptable mechanism to execute Development Agreements that may have to be processed in the intervening period.

City staff have met with The City Solicitor and determined a means of executing these Agreements, that will protect The City's interests but will not require the developers to pay a significantly increased rate while the issue is being addressed.

RECOMMENDATION

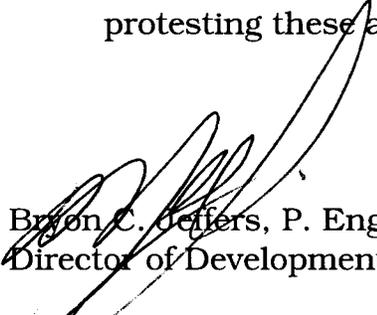
It is respectfully recommended that:

1. Council pass a resolution setting the Major Thoroughfare Levy for 2003 at \$24,375 per hectare, as recommended in the March 17, 2003 Engineering Services report to Council. Developers would be required to pay \$15,470 per hectare on signing of the Development Agreement, which is the 2002 rate adjusted to reflect what it would have been if there had been no change in the level of Provincial funding applied to the projects. The developer would also secure payment of the difference by providing an Irrevocable Letter of Credit for the balance. This Letter of Credit would be cashed no later than September 1, 2003, unless Council sets an alternate rate in the intervening period.

Once UDI and the Homebuilders have completed their review, presented it to Council, and Council have determined what the 2003 rate should be, the Letters of Credit will be used to make up the difference if any, or the developers will pay the difference and the Letters of Credit will be returned.

The Major Thoroughfare Levy would apply to the area within the "Basin Boundary" shown on the attached map. The Levy would not be assessed to properties within the "Former Central Basin" shown as a shaded area on the map.

2. It is further recommended that Council proceed with three readings of the Off-site By-law pertaining to Water, Sanitary Sewer, and Storm Sewer. These rates have been reviewed by UDI and they are not protesting these adjustments.

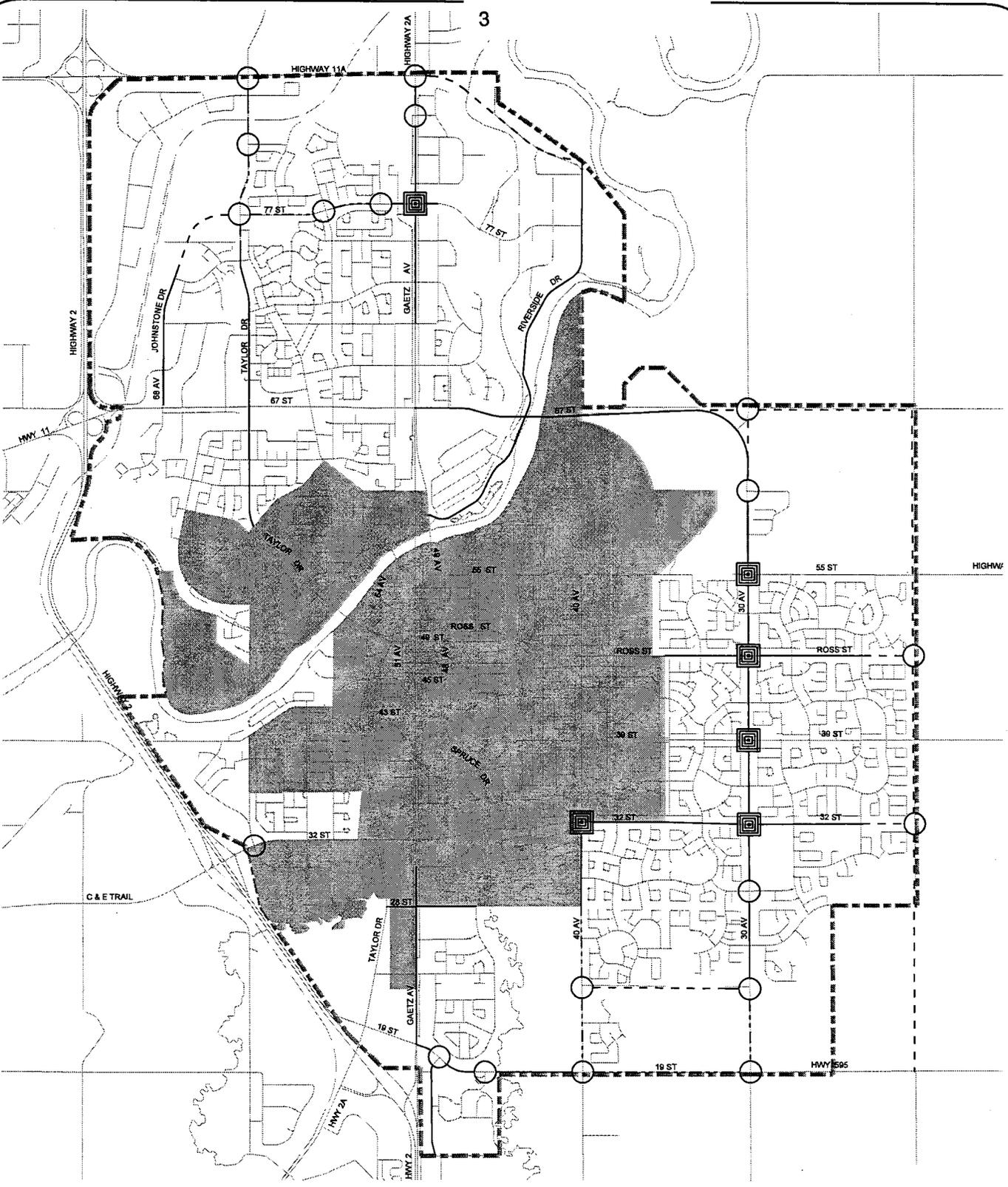


Bryon C. Jeffers, P. Eng.
Director of Development Services

BCJ/emr
Att.

c. Engineering Services Manager
Streets and Utilities Engineer
Municipal Engineer
Engineering Accountant
Subdivision Administrator

Director of Corporate Services
Treasury Services Manager
Russ Wlad, UDI Chairperson
Guy Pelletier, Melcor



MAJOR THOROUGHFARE

-  Basin Boundary
-  Existing 4 lane road (included in levy rate)
-  Proposed 4 lane road
-  Proposed 4 lane with 2 existing lanes

-  Former Central Basin (levies do not apply)
-  Existing traffic lights included in offsite levy rate
-  Proposed traffic lights included in offsite levy rate

NOTE:
 Only initial 2 lane construction included on 20 Avenue (20 St to 67 St), Northlands Drive and 67 Street (20 Av to 30 Av)



Not to Scale
 MAR 2003

Comments:

We agree with the recommendations of the Engineering Services Manager.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Christine Kenzie

To: Eira Romans
Subject: RE: Council Agenda Items for August 11th

Thank you.

C. Kenzie

-----Original Message-----

From: Eira Romans
Sent: August 27, 2003 11:33 AM
To: Christine Kenzie
Subject: RE: Council Agenda Items for August 11th

As of today's date, we have not received anything from UDI and therefore no report will be coming to Council.

Eira Marie Romans
Engineering Services
403-342-8158
engineering@city.red-deer.ab.ca

-----Original Message-----

From: Christine Kenzie
Sent: July 31, 2003 11:35 AM
To: Eira Romans
Subject: Council Agenda Items for August 11th

I have an item in my bring forward file for Council relating to the 2003 Water, Sanitary Sewer, and Storm Sewer Off-Site Levies and Major Thoroughfare Levy. This item came to Council as Off-Site Levy Bylaw 3310/2003 and received 3 readings on April 7, 2003. There was a note on the Council Decision Letter – that once UDI and the Home Builders completed a review, this would come back to Council, before September 1, 2003, on either August 11th or August 25th.

Is this item in the works to make it to Council for August 11th or August 25th ?

Thanks.

Christine Kenzie
Legislative & Administrative Services
342.8201

Christine Kenzie

From: Eira Romans
Sent: July 31, 2003 2:18 PM
To: Christine Kenzie
Subject: RE: Council Agenda Items for August 11th

I haven't seen anything yet. I will look into it and find out what's going on.

Thanks for the reminder.

Eira Marie Romans
Engineering Services
403-342-8158
engineering@city.red-deer.ab.ca

-----Original Message-----

From: **Christine Kenzie**
Sent: July 31, 2003 11:35 AM
To: Eira Romans
Subject: Council Agenda Items for August 11th

I have an item in my bring forward file for Council relating to the 2003 Water, Sanitary Sewer, and Storm Sewer Off-Site Levies and Major Thoroughfare Levy. This item came to Council as Off-Site Levy Bylaw 3310/2003 and received 3 readings on April 7, 2003. There was a note on the Council Decision Letter – that once UDI and the Home Builders completed a review, this would come back to Council, before September 1, 2003, on either August 11th or August 25th.

Is this item in the works to make it to Council for August 11th or August 25th ?

Thanks.

Christine Kenzie
Legislative & Administrative Services
342.8201

**Council Decision – April 7, 2003**

City Clerk's Department

DATE: April 8, 2003
TO: Bryon Jeffers, Director of Development Services
FROM: Kelly Kloss, City Clerk
SUBJECT: 2003 Water, Sanitary Sewer, and Storm Sewer Off-site Levies and Major Thoroughfare Levy

Reference Report:

Director of Development Services, dated March 31, 2003

Bylaw Readings:

Off-site Levy Bylaw 3310/2003 received three readings. A copy of the bylaw is attached.

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Director of Development Services, dated March 31, 2003, re: 2003 Water, Sanitary Sewer, and Storm Sewer Off-site Levies and Major Thoroughfare Levy, hereby:

1. Approves the Major Thoroughfare Levy for 2003 of \$24,375 per hectare which applies to the area as shown on the Major Thoroughfare map attached to the above noted project.
2. Agrees that at the time of signing a Development Agreement, developers are required to:
 - (a) Pay \$15,470 per hectare, and
 - (b) Secure payment for the remaining portion of the Levy of \$8,905 per hectare with an Irrevocable Letter of Credit to be cashed by the City of Red Deer no later than September 1, 2003 unless otherwise directed by Council.

Report Back to Council: Yes once UDI and the Home Builders have completed their review. The Council Meetings before the September 1, 2003 deadline are Monday, August 11 and Monday August 25, 2003.

Comments/Further Action:

This office will send out copies of Off-site Levy Bylaw 3310/2003 in due course.

Kelly Kloss
City Clerk
/chk
attchs.

c Treasury Services Manager
Engineering Services Manager

BYLAW NO. 3310/2003

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may recover the cost of the following:

- 1 New or expanded facilities for the storage, treatment, or supplying of water;
- 2 New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
- 3 New or expanded storm sewer drainage facilities; and

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

1 This bylaw may be cited as "The Off-Site Levy Bylaw".

2 Definitions:

For the purpose of this bylaw:

(1) "Development" shall mean:

- (a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

(b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

(2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for the Development, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.

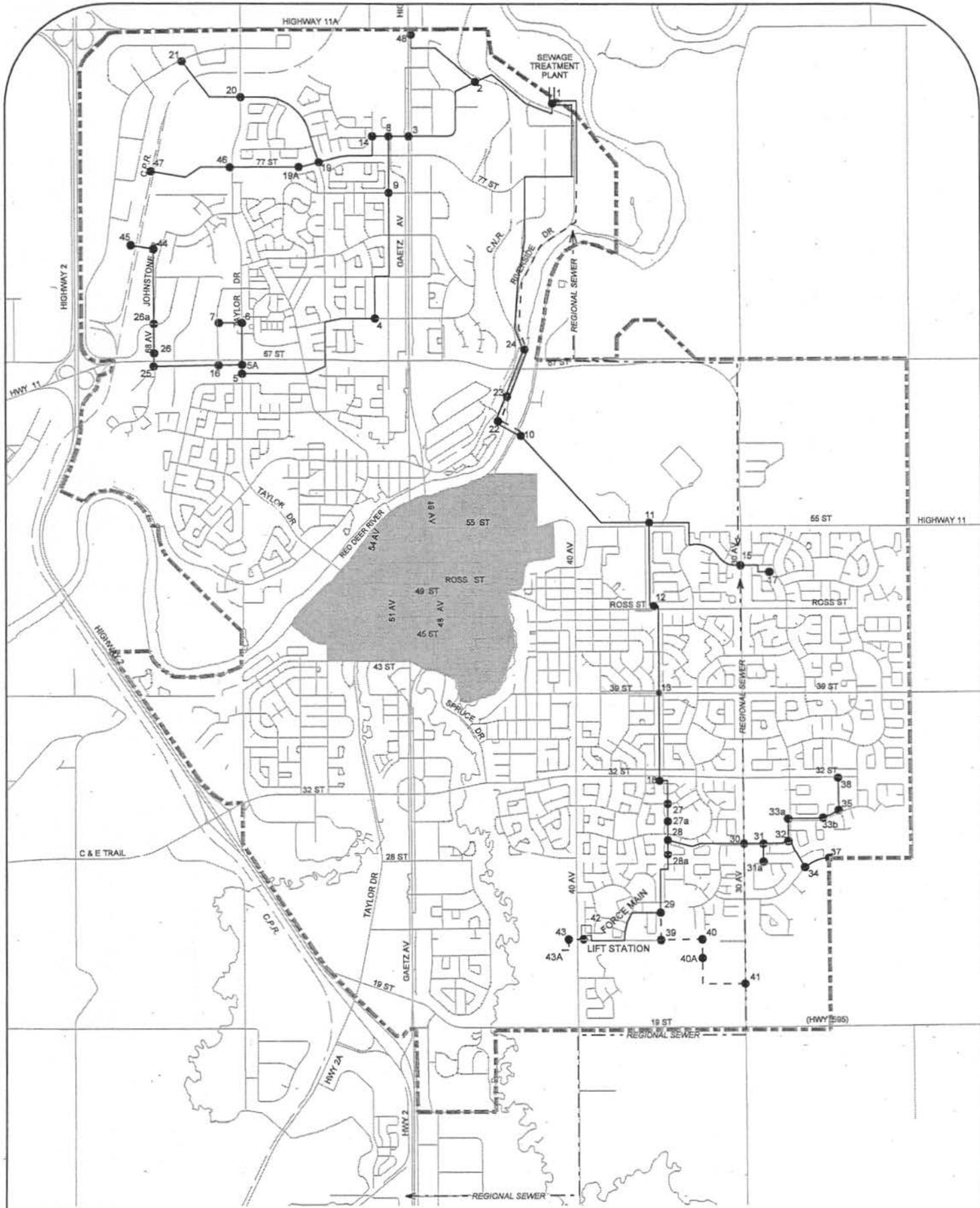
(3) "Net Development Area" means the area remaining after deletion of lands required for major arterial roadways, environmental reserve, and other undevelopable lands from the Gross Area.

3 (1) In all the area outlined in the attached Schedule "A", the sum of \$3,665 for each hectare within the development area for Sanitary Trunk Service.

(2) In all the area outlined in the attached Schedule "B", the sum of \$12,170 for each hectare within the development area for Storm Trunk Service.

(3) In all the area outlined in the attached Schedule "C", the sum of \$8,390 for each hectare within the development area for Water Trunk Service.

4 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City prior to the approval of a subdivision plan, a development permit, or a building permit as the case may be.



BYLAW 3310/2003

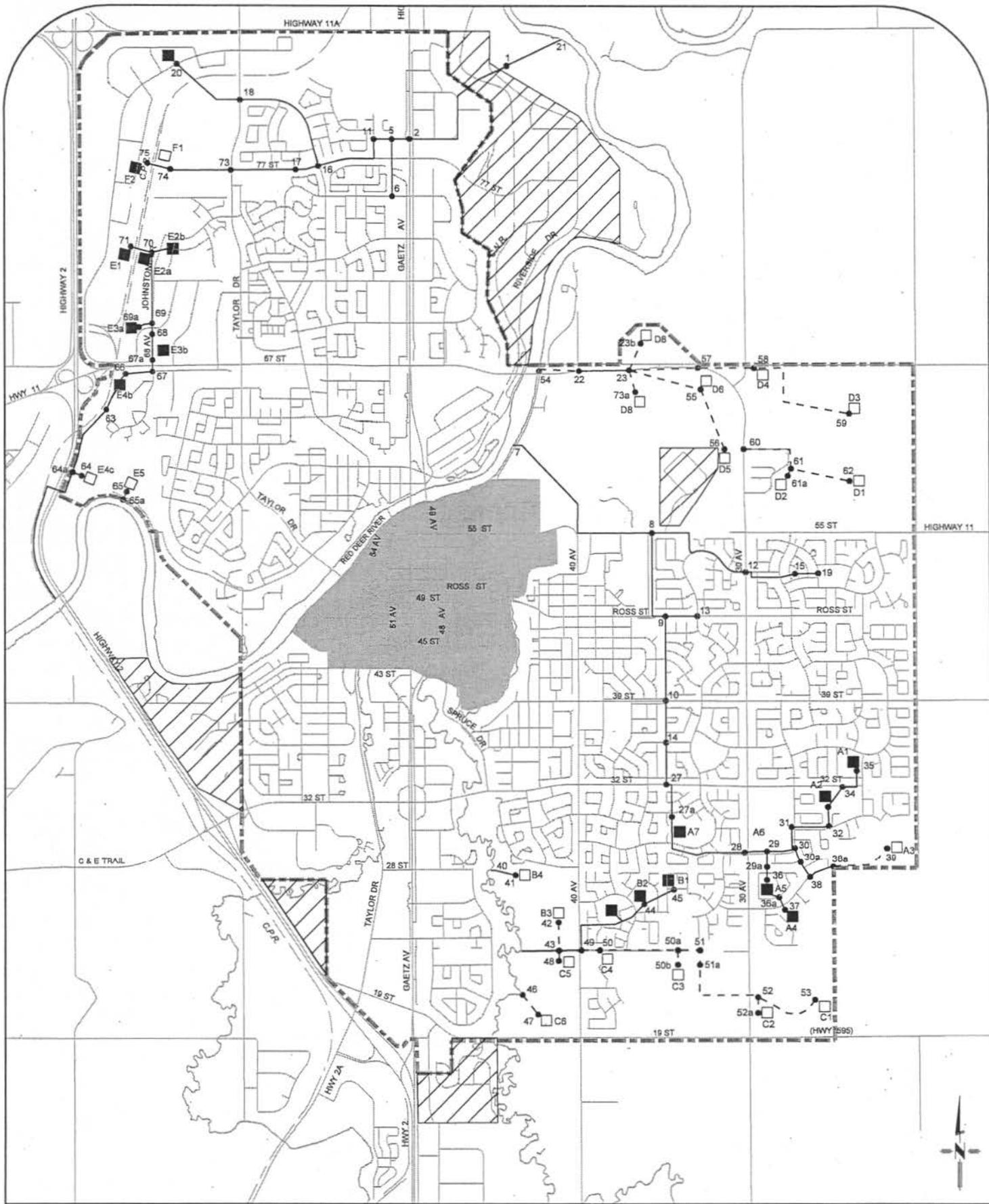
SANITARY TRUNKS

SCHEDULE "B"

-  Basin Boundary
-  Central Exempt Area (levies do not apply)
-  Existing Trunks
-  Proposed Trunks

Not to Scale
MAR 2003





-  Basin Boundary
-  Central Exempt Area (levies do not apply)
-  Developer to construct and pay for own outfall main; basin levy charge not applicable

STORM TRUNKS

Not to Scale MAR 2003

SCHEDULE "C"

-  Existing Detention Pond
-  Proposed Detention Pond

BYLAW 3310/2003

-  Existing Trunks
-  Proposed Trunks



CITY CLERK'S DEPARTMENT

FILE

April 8, 2003

Russ Wlad, Chapter Chairman
Urban Development Institute Red Deer Chapter
#400, 4808 Ross Street
Red Deer, AB T4N 1X5

Dear Russ:

***2003 Water, Sanitary Sewer, and Storm Sewer Off-Site Levies & Major Thoroughfare Levy
Off-Site Levy Bylaw 3310/2003***

On Monday, April 7, 2003 Council reviewed the 2003 Water, Sanitary Sewer, and Storm Sewer Off-Site Levies and Major Thoroughfare Levy. Council passed the following resolution:

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...2/

Urban Development Institute Red Deer Chapter
April 8, 2003
Page 2

Council also gave three readings to Off-Site Levy Bylaw 3310/2003. A copy of this bylaw is attached for your information.

It is my understanding that UDI and the Home Builders are planning to conduct a review of the Major Thoroughfare Levy with the intent of making a presentation to Council this summer. The last Council meetings before the September 1, 2003 deadline are Monday, August 11 and Monday, August 25, 2003.

Please contact Mr. Tom Water, City of Red Deer Engineering Services, if you have any questions.

Sincerely,



Kelly Kloss
City Clerk

KK/chk

c T. Warder, Engineering Services



Engineering Services

Date: March 31, 2003

To: City Clerk

From: Director of Development Services

**Re: 2003 Water, Sanitary Sewer, and Storm Sewer Off-site Levies
and Major Thoroughfare Levy**

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Council agreed to delay a decision on the rate until such time as UDI and the Homebuilders had an opportunity to address the issue. It was agreed that City Administration would act as a resource and provide information respecting the derivation of the rate, The City's projected expenditures, and any other relevant information we are able to provide.

This decision was conditional on City Administration, in conjunction with the City Solicitor, determining an acceptable mechanism to execute Development Agreements that may have to be processed in the intervening period.

City staff have met with The City Solicitor and determined a means of executing these Agreements, that will protect The City's interests but will not require the developers to pay a significantly increased rate while the issue is being addressed.

RECOMMENDATION

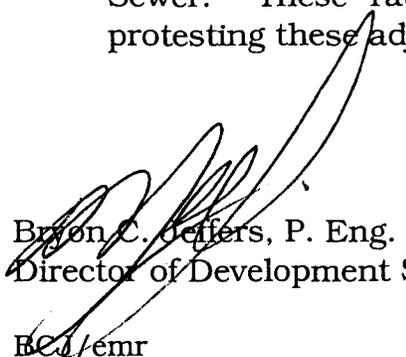
It is respectfully recommended that:

1. Council pass a resolution setting the Major Thoroughfare Levy for 2003 at \$24,375 per hectare, as recommended in the March 17, 2003 Engineering Services report to Council. Developers would be required to pay \$15,470 per hectare on signing of the Development Agreement, which is the 2002 rate adjusted to reflect what it would have been if there had been no change in the level of Provincial funding applied to the projects. The developer would also secure payment of the difference by providing an Irrevocable Letter of Credit for the balance. This Letter of Credit would be cashed no later than September 1, 2003, unless Council sets an alternate rate in the intervening period.

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2. It is further recommended that Council proceed with three readings of the Off-site By-law pertaining to Water, Sanitary Sewer, and Storm Sewer. These rates have been reviewed by UDI and they are not protesting these adjustments.

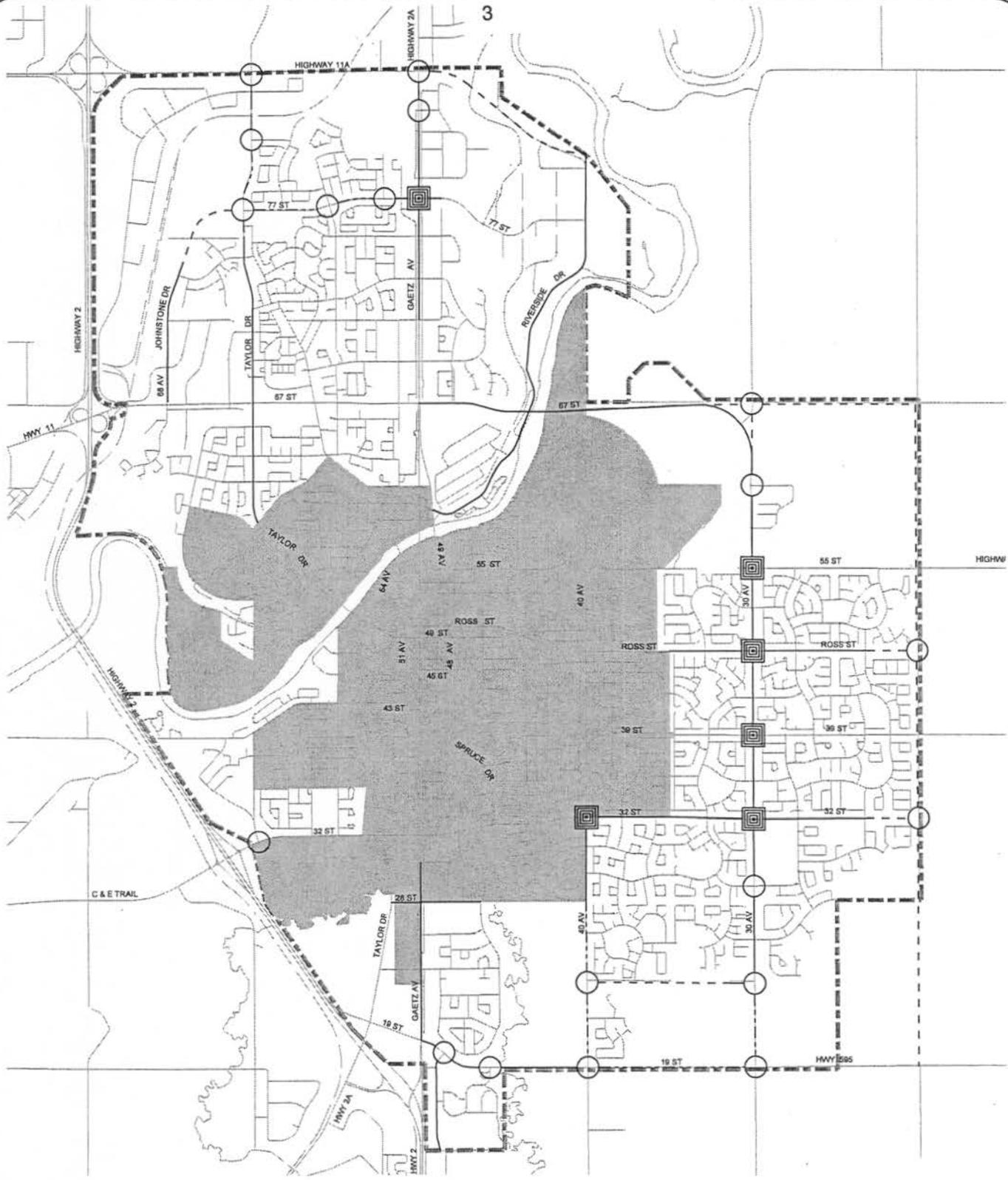


Bryon C. Jeffers, P. Eng.
Director of Development Services

BCJ/emr
Att.

c. Engineering Services Manager
Streets and Utilities Engineer
Municipal Engineer
Engineering Accountant
Subdivision Administrator

Director of Corporate Services
Treasury Services Manager
Russ Wlad, UDI Chairperson
Guy Pelletier, Melcor



MAJOR THOROUGHFARE

- Basin Boundary
- Existing 4 lane road (included in levy rate)
- - - Proposed 4 lane road
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- Former Central Basin (levies do not apply)
- ◻ Existing traffic lights included in offsite levy rate
- Proposed traffic lights included in offsite levy rate

NOTE:
 Only initial 2 lane construction included on 20 Avenue (20 St to 67 St), Northlands Drive and 67 Street (20 Av to 30 Av)



Not to Scale
 MAR 2003

Comments:

We agree with the recommendations of the Engineering Services Manager.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

CITY CLERK'S DEPARTMENT

April 8, 2003

Russ Wlad, Chapter Chairman
Urban Development Institute Red Deer Chapter
#400, 4808 Ross Street
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Dear Russ:

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Urban Development Institute Red Deer Chapter
April 8, 2003
Page 2

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Please contact Mr. Tom Water, City of Red Deer Engineering Services, if you have any questions.

Sincerely,



Kelly Kloss
City Clerk

KK/chk

c T. Warder, Engineering Services

BYLAW NO. 3310/2003

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may recover the cost of the following:

- 1 New or expanded facilities for the storage, treatment, or supplying of water;
- 2 New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
- 3 New or expanded storm sewer drainage facilities; and

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

1 This bylaw may be cited as "The Off-Site Levy Bylaw".

2 Definitions:

For the purpose of this bylaw:

(1) "Development" shall mean:

- (a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

(b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

(2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for the Development, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.

(3) "Net Development Area" means the area remaining after deletion of lands required for major arterial roadways, environmental reserve, and other undevelopable lands from the Gross Area.

3 (1) In all the area outlined in the attached Schedule "A", the sum of \$3,665 for each hectare within the development area for Sanitary Trunk Service.

(2) In all the area outlined in the attached Schedule "B", the sum of \$12,170 for each hectare within the development area for Storm Trunk Service.

(3) In all the area outlined in the attached Schedule "C", the sum of \$8,390 for each hectare within the development area for Water Trunk Service.

4 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City prior to the approval of a subdivision plan, a development permit, or a building permit as the case may be.

5 Notwithstanding the provisions of this bylaw, where lands are required to be dedicated to The City in excess of the required 10% municipal and school reserves and where the Director of Development Services considers that such lands are undevelopable, or where lands are required to be dedicated to The City for major thoroughfares through the development area in excess of land required for highways to serve the development area, the Director of Development Services may at his discretion relax the requirement of this bylaw and reduce the area of the development area by the area of such excess lands to be dedicated for the purpose of calculating the off-site cost levies payable to The City.

6 Bylaw 3068/92 is hereby repealed.

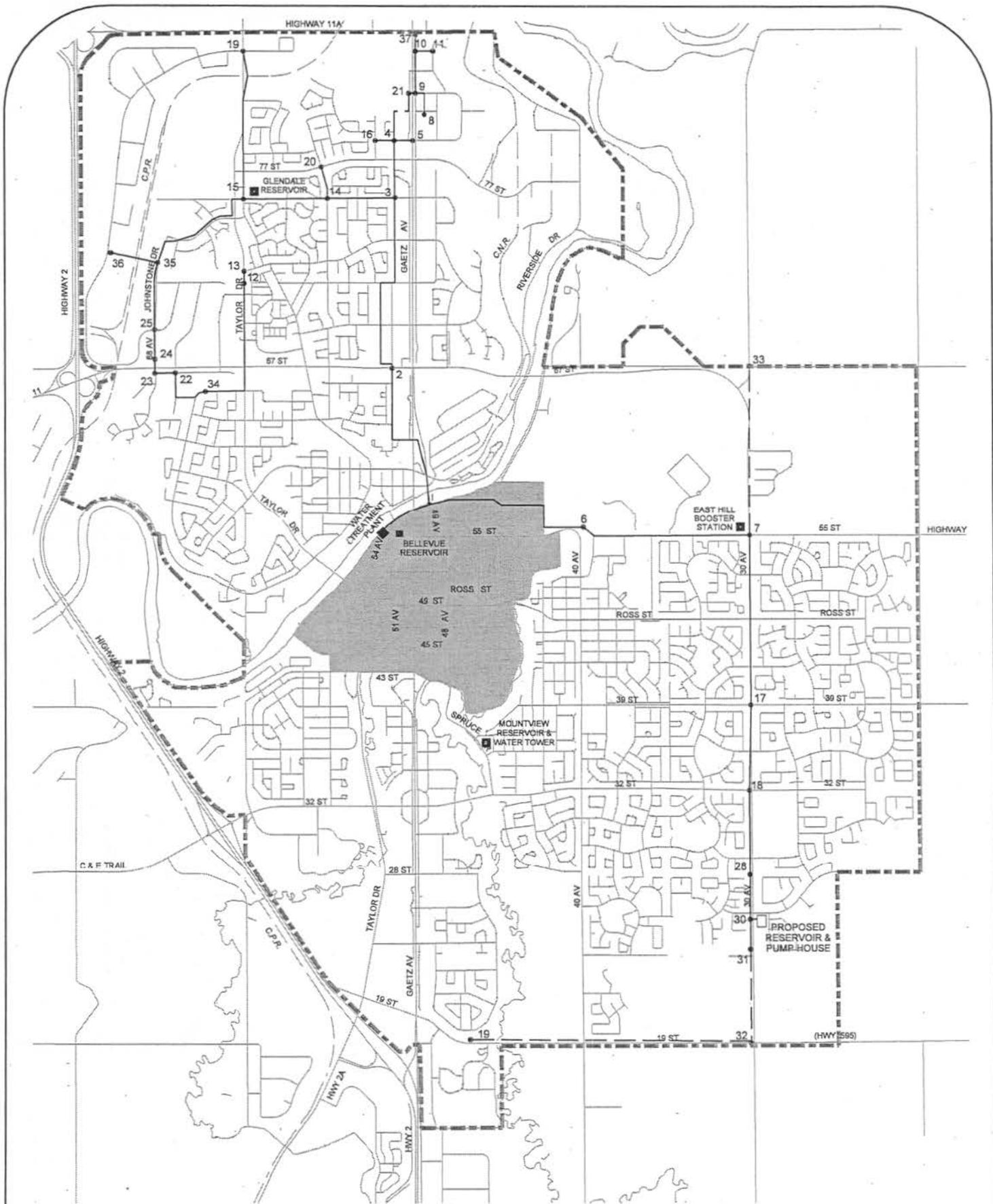
READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003
 READ A SECOND TIME IN OPEN COUNCIL this 7th day of April 2003
 READ A THIRD TIME IN OPEN COUNCIL this 7th day of April 2003
 AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of April 2003



 MAYOR



 CITY CLERK



BYLAW 3310/2003

WATER TRUNKS

SCHEDULE "A"

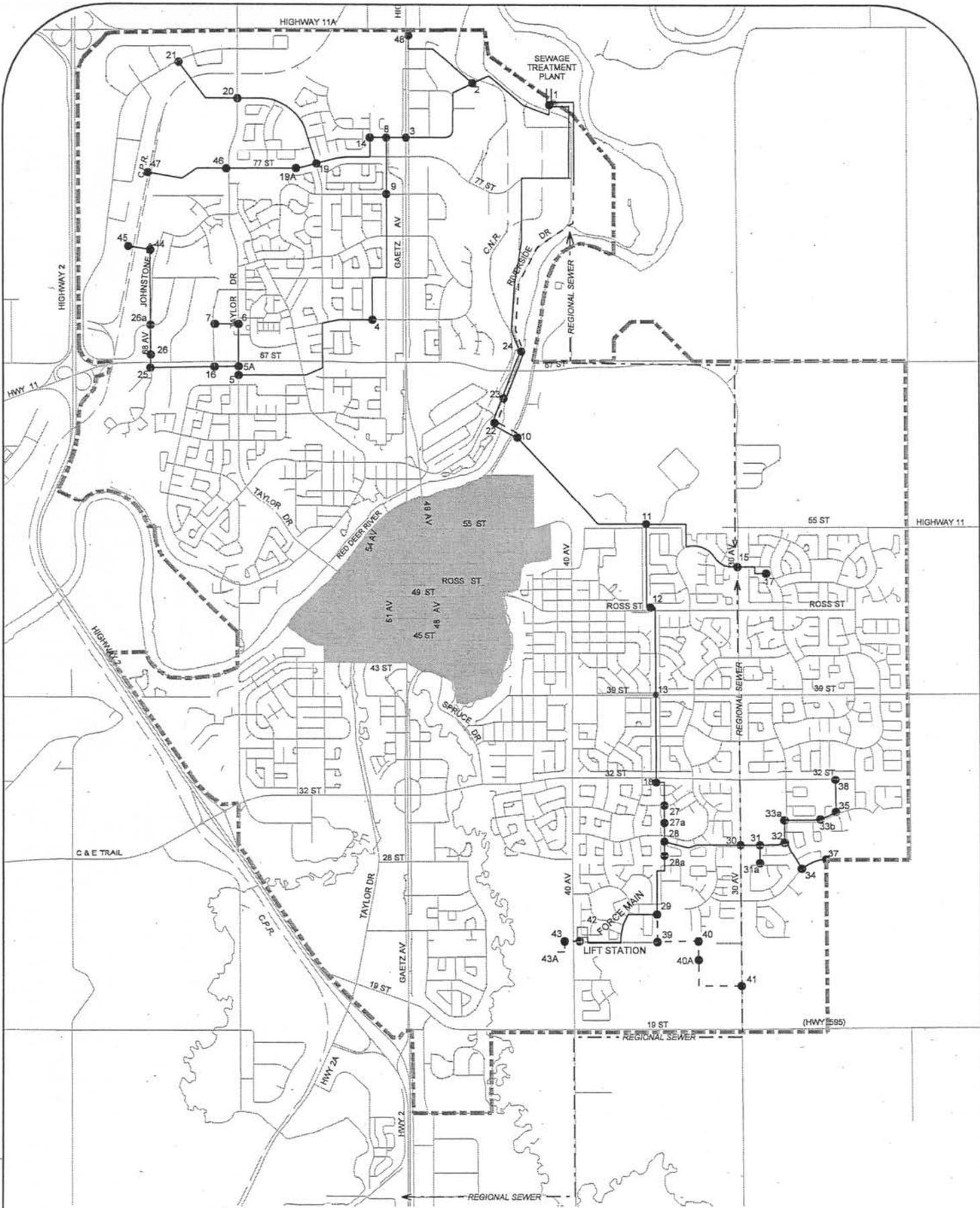
- Basin Boundary
- Existing Trunks
- · · Proposed Trunks



Central Exempt Area
(levies do not apply)

Not to Scale
MAR 2003





BYLAW 3310/2003

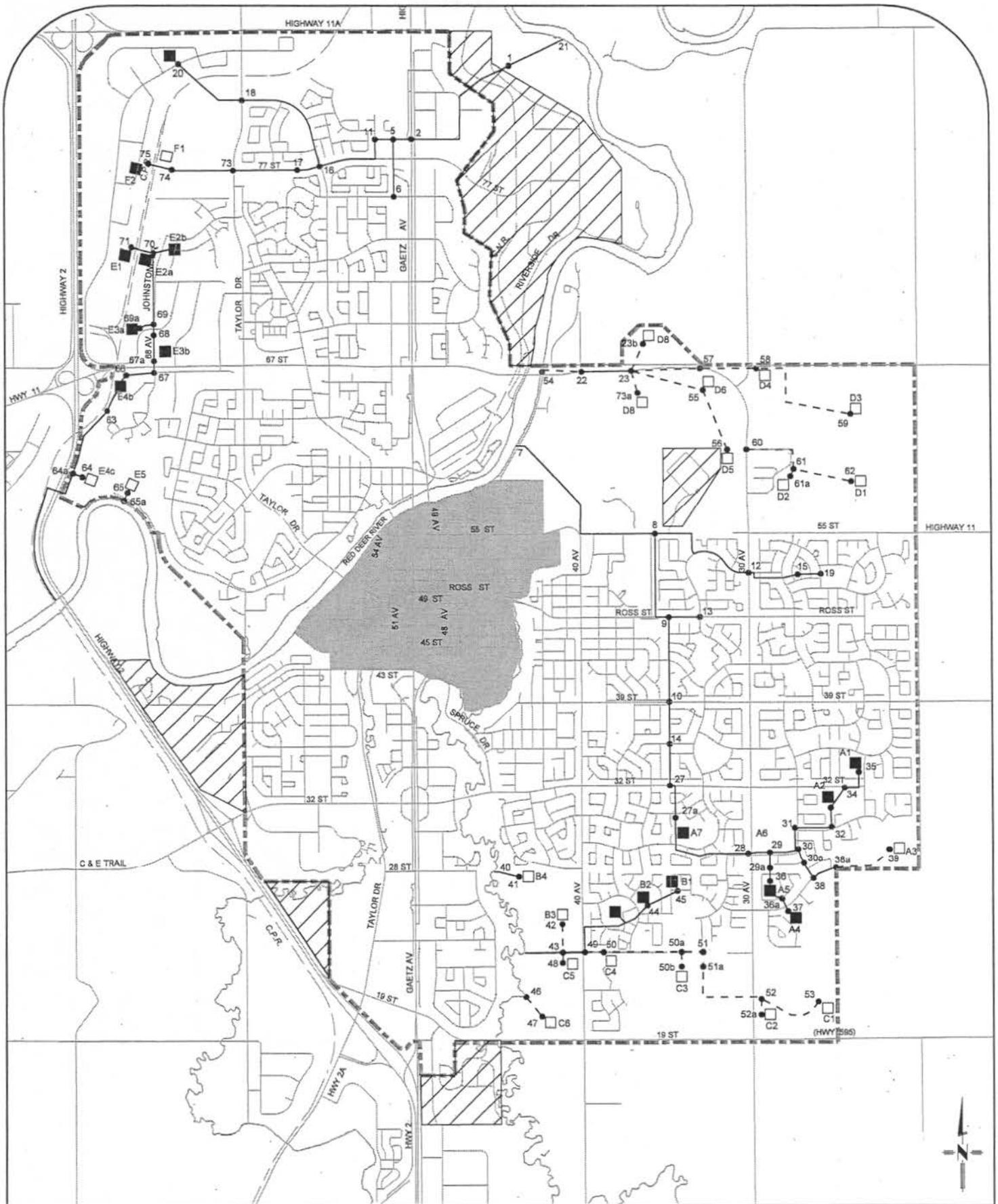
SANITARY TRUNKS

SCHEDULE "B"

-  Basin Boundary
-  Central Exempt Area (levies do not apply)
-  Existing Trunks
-  Proposed Trunks

Not to Scale
MAR 2003





Basin Boundary



Central Exempt Area
(levies do not apply)



Developer to construct and pay for
own outfall main; basin levy charge
not applicable

STORM TRUNKS

Not to Scale MAR 2003

SCHEDULE "C"

BYLAW 3310/2003



Existing Detention Pond



Proposed Detention Pond



Existing Trunks



Proposed Trunks

City Clerk's Department

DATE: April 8, 2003
TO: Bryon Jeffers, Director of Development Services
FROM: Kelly Kloss, City Clerk
SUBJECT: 2003 Water, Sanitary Sewer, and Storm Sewer Off-site Levies and Major Thoroughfare Levy

Reference Report:

Director of Development Services, dated March 31, 2003

Bylaw Readings:

Off-site Levy Bylaw 3310/2003 received three readings. A copy of the bylaw is attached.

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Director of Development Services, dated March 31, 2003, re: 2003 Water, Sanitary Sewer, and Storm Sewer Off-site Levies and Major Thoroughfare Levy, hereby:

1. Approves the Major Thoroughfare Levy for 2003 of \$24,375 per hectare which applies to the area as shown on the Major Thoroughfare map attached to the above noted project.
2. Agrees that at the time of signing a Development Agreement, developers are required to:
 - (a) Pay \$15,470 per hectare, and
 - (b) Secure payment for the remaining portion of the Levy of \$8,905 per hectare with an Irrevocable Letter of Credit to be cashed by the City of Red Deer no later than September 1, 2003 unless otherwise directed by Council.

Report Back to Council: Yes once UDI and the Home Builders have completed their review. The Council Meetings before the September 1, 2003 deadline are Monday, August 11 and Monday August 25, 2003.

Comments/Further Action:

This office will send out copies of Off-site Levy Bylaw 3310/2003 in due course.

Kelly Kloss
City Clerk
/chk
attchs.

c Treasury Services Manager
Engineering Services Manager

BYLAW NO. 3310/2003

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may recover the cost of the following:

- 1 New or expanded facilities for the storage, treatment, or supplying of water;
- 2 New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
- 3 New or expanded storm sewer drainage facilities; and

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

1 This bylaw may be cited as "The Off-Site Levy Bylaw".

2 Definitions:

For the purpose of this bylaw:

(1) "Development" shall mean:

- (a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

(b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.

(2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for the Development, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.

(3) "Net Development Area" means the area remaining after deletion of lands required for major arterial roadways, environmental reserve, and other undevelopable lands from the Gross Area.

3 (1) In all the area outlined in the attached Schedule "A", the sum of \$3,665 for each hectare within the development area for Sanitary Trunk Service.

(2) In all the area outlined in the attached Schedule "B", the sum of \$12,170 for each hectare within the development area for Storm Trunk Service.

(3) In all the area outlined in the attached Schedule "C", the sum of \$8,390 for each hectare within the development area for Water Trunk Service.

4 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City prior to the approval of a subdivision plan, a development permit, or a building permit as the case may be.

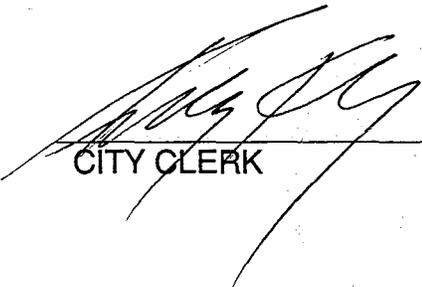
5 Notwithstanding the provisions of this bylaw, where lands are required to be dedicated to The City in excess of the required 10% municipal and school reserves and where the Director of Development Services considers that such lands are undevelopable, or where lands are required to be dedicated to The City for major thoroughfares through the development area in excess of land required for highways to serve the development area, the Director of Development Services may at his discretion relax the requirement of this bylaw and reduce the area of the development area by the area of such excess lands to be dedicated for the purpose of calculating the off-site cost levies payable to The City.

6 Bylaw 3068/92 is hereby repealed.

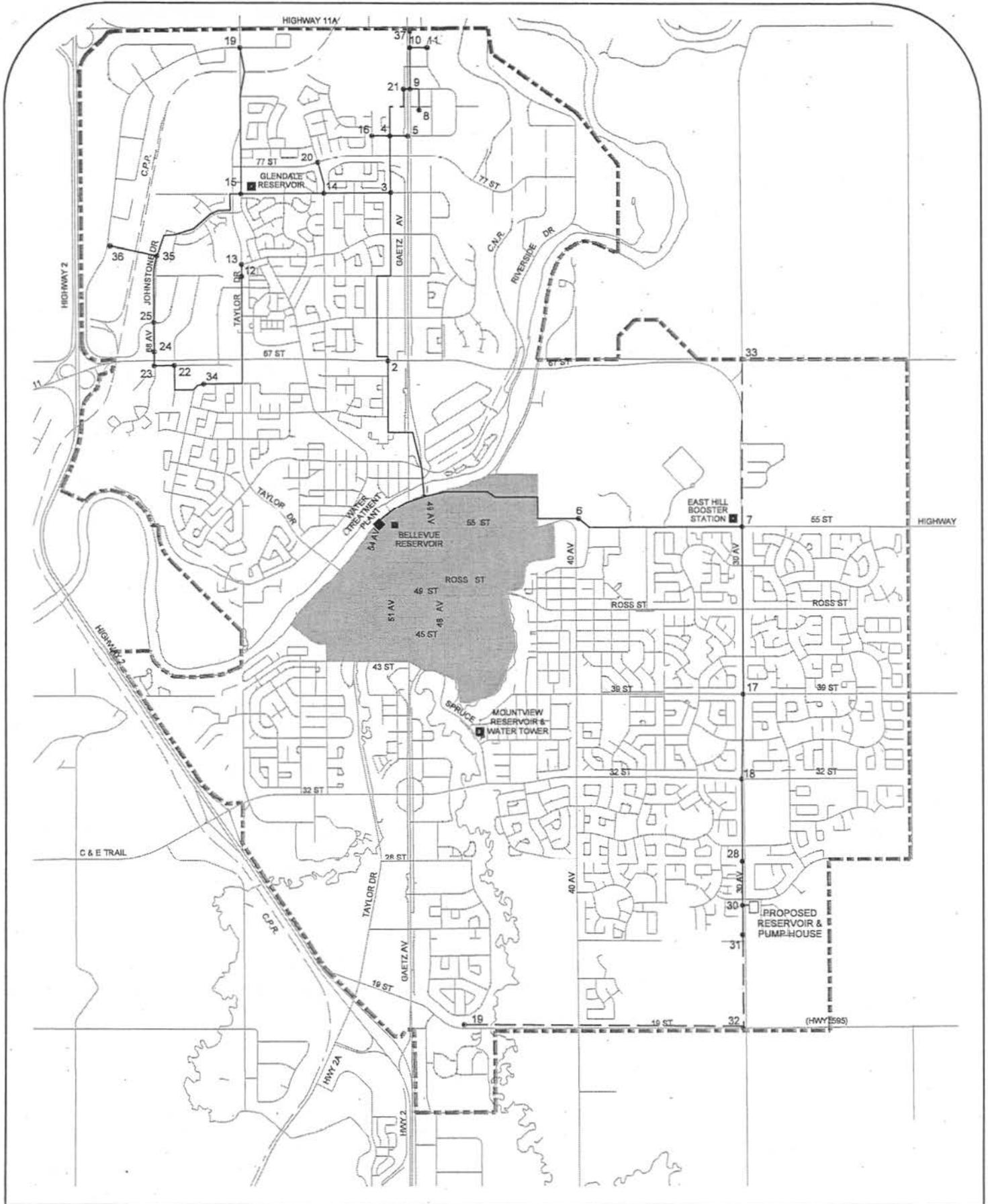
READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003
 READ A SECOND TIME IN OPEN COUNCIL this 7th day of April 2003
 READ A THIRD TIME IN OPEN COUNCIL this 7th day of April 2003
 AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of April 2003



 MAYOR



 CITY CLERK



BYLAW 3310/2003

WATER TRUNKS

SCHEDULE "A"

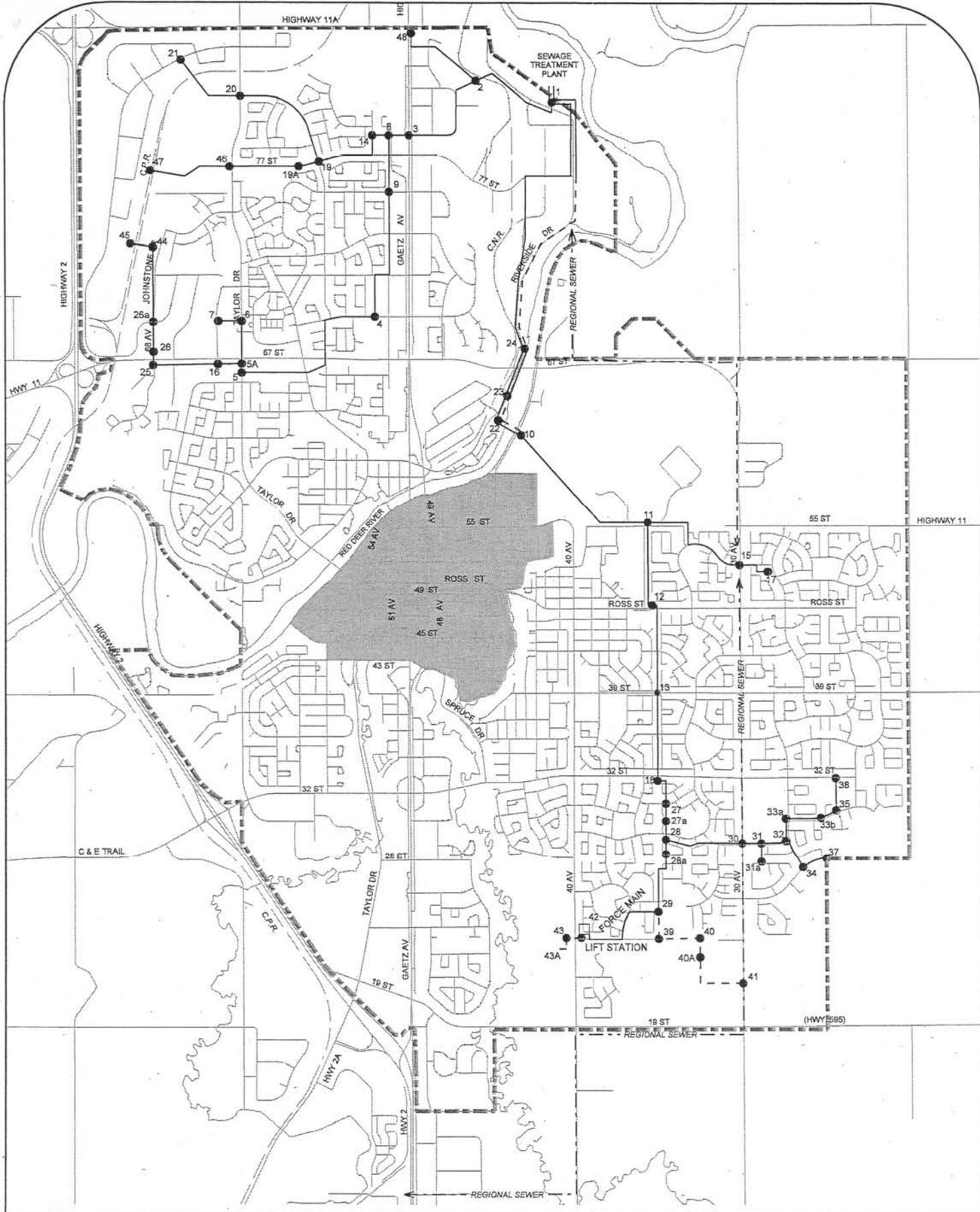
-  Basin Boundary
-  Existing Trunks
-  Proposed Trunks



Central Exempt Area
(levies do not apply)

Not to Scale
MAR 2003





BYLAW 3310/2003

SANITARY TRUNKS

SCHEDULE "B"

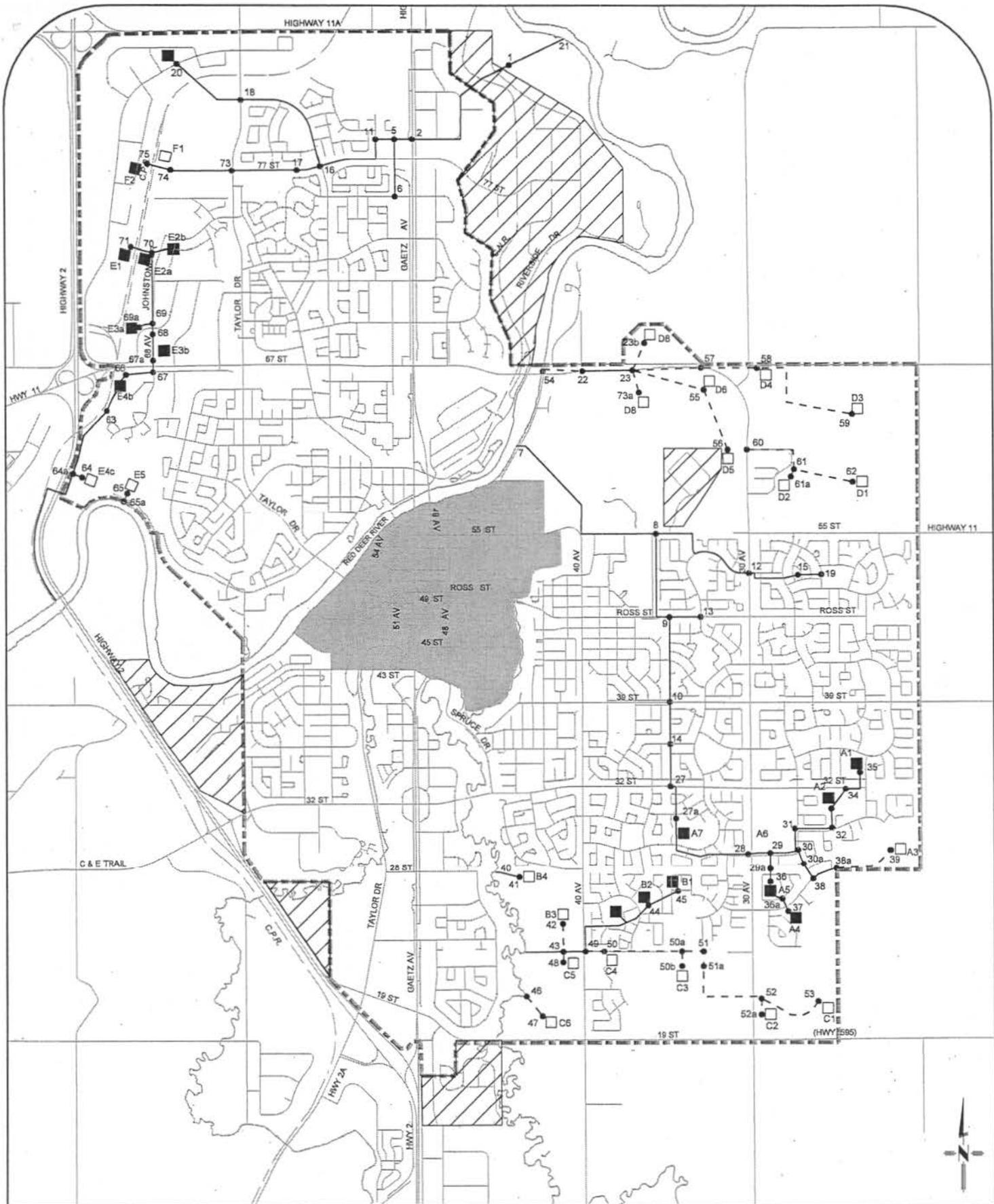
--- Basin Boundary

■ Central Exempt Area
(levies do not apply)

— Existing Trunks
- - - Proposed Trunks

Not to Scale
MAR 2003





- Basin Boundary
- Central Exempt Area (levies do not apply)
- ▨ Developer to construct and pay for own outfall main; basin levy charge not applicable

STORM TRUNKS

Not to Scale MAR 2003

SCHEDULE "C"

BYLAW 3310/2003

- Existing Detention Pond
- Proposed Detention Pond
- Existing Trunks
- - - Proposed Trunks





City Clerk's Department

DATE: April 2, 2003
TO: City Council
FROM: City Clerk
SUBJECT: West Park Extension (Westlake):
Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003
Land Use Bylaw Amendment 3156/G-2003
Land Use Bylaw Amendment 3156/H-2003

At the Monday, March 24, 2003 Council Meeting, Public Hearings were held for West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/G-2003 and Land Use Bylaw Amendment 3156/H-2003.

Prior to closing the Public Hearings, a resolution was passed to adjourn the Public Hearings to Monday, April 7, 2003.

Attached is a report from Parkland Community Planning Services outlining changes made to the bylaw amendments.

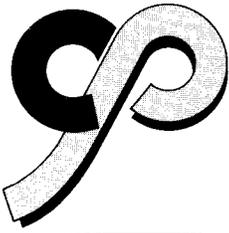
Recommendations

That following the Public Hearings, Council amend West Park Extension (Westlake) Neighbourhood Area Structure Plan Bylaw 3217/B-2003 and Land Use Bylaw Amendment 3156/G-2003.

That Council proceed with second and third readings of the following:

- West Park Extension (Westlake) Neighbourhood Area Structure Plan Amendment 217/B-2003
- Land Use Bylaw Amendment 3156/G-2003
- Land Use Bylaw Amendment 3156/H-2003

Kelly Kloss
City Clerk



DATE: April 1, 2003

TO: Kelly Kloss City Clerk

RE: West Park Extension (Westlake) Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/B-2003
Land Use Bylaw Amendment 3156/G-2003
Land Use Bylaw Amendment 3156/H-2003

On March 24, 2003, Public Hearings for the West Park Extension (Westlake) Neighbourhood Area Structure Plan Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/G-2003, and Land Use Bylaw Amendment 3156/H-2003 were opened and then adjourned to the Council Meeting of April 7, 2003. The adjournment was so that City Administration can review changes to the design of the proposed berm along Highway No. 2.

The review resulted in the proposed berm being widened from 15m to 30m (the berm will be an earth berm; the existing Plan called for a 15m earth berm with fence) and an alteration of the size and shape of the storm detention pond adjacent to the berm. Map No. 5/2003 of Bylaw No. 3156/G-2003 has been revised to include these changes which also included the full length of Webster Drive along the east boundary of the future residential site.

This minor change also affected the servicing plans, Plan text, and development statistics of the West Park Extension (Westlake) Neighbourhood Area Structure Plan. Bylaw Amendment 3217/B-2003 has been revised to include these additional changes. The NASP, combined with the original amendment of the enlargement of the northeast storm detention pond, results in having an increase in open space from 13.06 ha (20.65%) to 14.41 ha (22.78%), the multiple-family site is decreased from 3.92 ha to 3.32 ha and a loss of 4 single-family lots adjacent to the northeast detention pond area.

The Engineering Services Department have reviewed the revised changes and their concerns have been addressed.

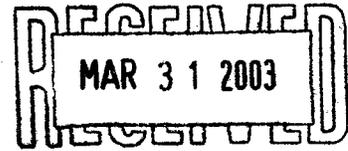
Attached are the revised plans for the West Park Extension (Westlake) Neighbourhood Area Structure Plan Amendment No. 3217/B-2003 and Land Use Bylaw Amendment 3156/G-2003.

RECOMMENDATION

Planning staff recommend that Council give final readings to Bylaw Amendment 3217/B-2003, Bylaw Amendment 3156/G-2003 and Bylaw Amendment 3156/H-2003.


Frank Wong
Planning Assistant

Attachments

**Engineering Services**

Date: March 28, 2003

To: Frank Wong
Planning Assistant

From: Ken Haslop, P.Eng.
Engineering Services Manager

Re: Westlake Subdivision - Proposed Neighbourhood Area Structure Plan
Revision - Your File RED 03106

Subsequent to our letter of March 24, 2003, the developer has agreed to revise the Neighbourhood Area Structure Plan as follows:

1. The berm right of way will be increased to a width of 30 metres.
2. The alignment of Webster Drive will be adjusted to allow for the increased berm width and to accommodate the proposed detention pond public utility lot.
3. The right of way for Webster Drive will be provided from Walker Boulevard to Cronquist Drive.

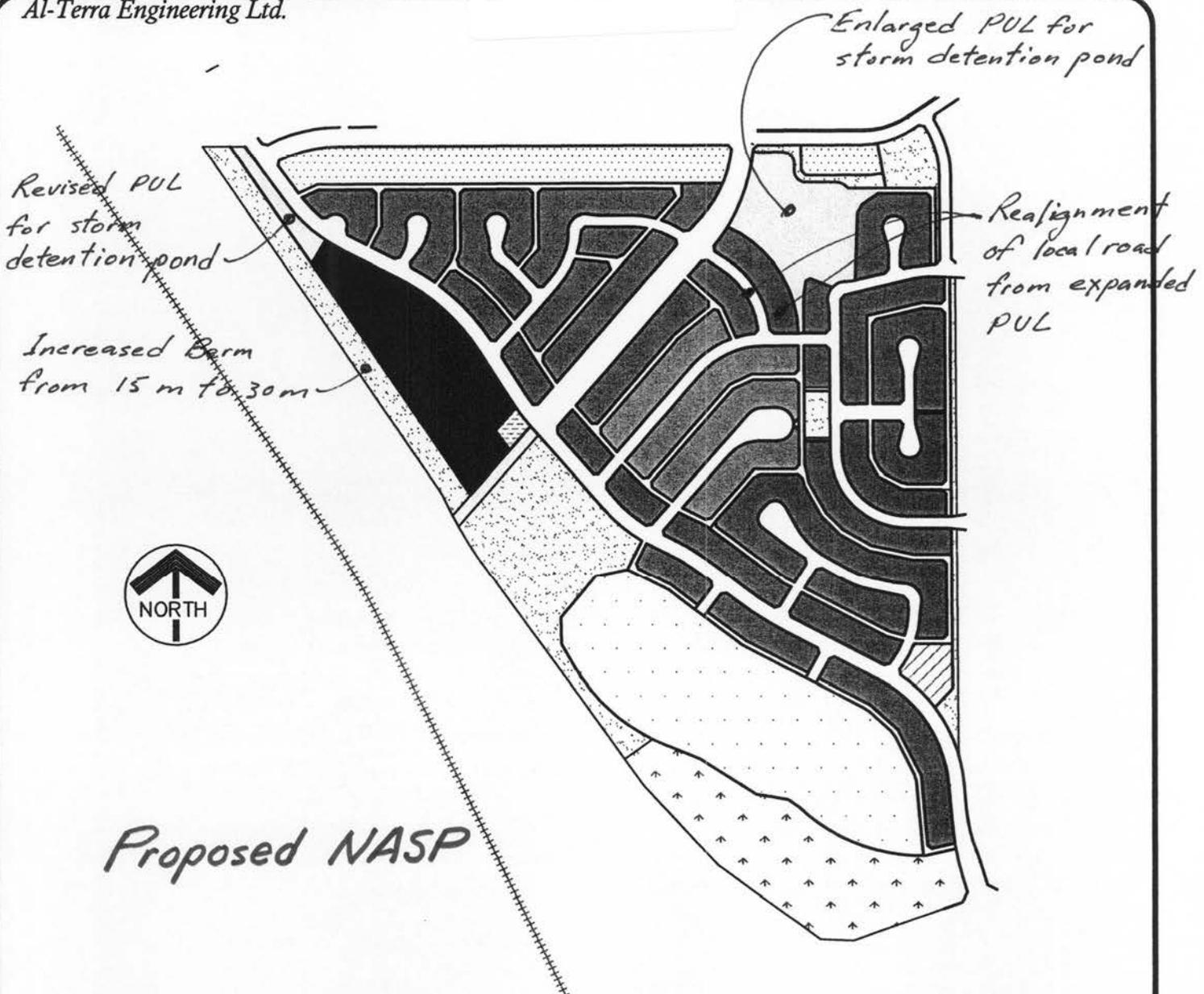
These plan amendments will resolve the concerns previously identified by the Engineering Services Department.

Please give Sybren or me a call if you have any questions.

A handwritten signature in black ink, appearing to read "Haslop".

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

SS/kyu



Proposed NASP

| | Acres | Hectares | % |
|---|-------|----------|-------|
| Single family Large Lots | 8.08 | 3.27 | 5.57 |
| Single family Standard Lots | 46.31 | 18.74 | 31.92 |
| Single family Narrow Lots | 8.18 | 3.31 | 5.64 |
| Single family Adult Living | 19.84 | 8.03 | 13.68 |
| Multi family - Town House | 8.21 | 3.32 | 5.66 |
| Street and Lanes | 29.73 | 11.63 | 19.80 |
| Public Utility Lots | 7.86 | 3.18 | 5.42 |
| Church Site | 1.0 | 0.40 | 0.69 |
| Social Care Site (Social Housing/Day Care/Retirement Home/R2) | 0.30 | 0.12 | 0.21 |
| Municipal Reserve * | 16.56 | 6.70 | 11.42 |

Prepared for: Trademark Western Properties.

| Plan Statistics | Acres ± | Hectares ± | % |
|-----------------------------|---------------|--------------|--------------|
| Total Area | 156.26 | 63.24 | |
| Environmental Reserve | 11.19 | 4.53 | |
| Total Developable | 145.07 | 58.71 | |
| Net Developable Area | 145.07 | 58.71 | 100.0 |

| * Municipal Reserve Summary | Acres ± | Hectares ± |
|---|--------------|-------------|
| Central Park | 8.87 | 3.58 |
| Highway 2 Buffer | 4.19 | 1.70 |
| Buffer - Existing Community | 1.16 | 0.47 |
| Tot Lot | 0.55 | 0.22 |
| Feature Park | 1.03 | 0.42 |
| N.E. Storm Pond | 0.76 | 0.31 |
| Total Area for Municipal Reserve | 16.56 | 6.70 |

West Park Extension
 in Red Deer
 Neighbourhood Structure Plan
 Within:
 Section 7, Township 38, Range 27, W of 4

TABLE 1 LAND USE ALLOCATION

Existing NASP

| | Acres± (Ha±) | Percentage |
|---------------------------------|-----------------------|---------------|
| Total Neighbourhood Area | 156.26 (63.24) | - |
| Environmental Reserve | 12.15 (4.93) | - |
| Developable Area | 144.11 (58.31) | 100.00 |
| Land Use | | |
| Single Family – Large Lots | 7.68 (3.10) | 5.34 |
| Single Family – Standard Lots | 50.22 (20.33) | 34.84 |
| Single Family – Adult Living | 21.06 (8.52) | 14.61 |
| Multi - Family – Townhouse | 6.59 (2.66) | 4.57 |
| Municipal Reserve | 14.41 (5.83) | 10.00 |
| Streets and Lanes | 35.31 (14.31) | 24.51 |
| Public Utility Lots | 7.54 (3.04) | 5.23 |
| Church Site | 1.00 (0.40) | 0.69 |
| Social Care Site | 0.30 (0.12) | 0.21 |

TABLE 1 LAND USE ALLOCATION

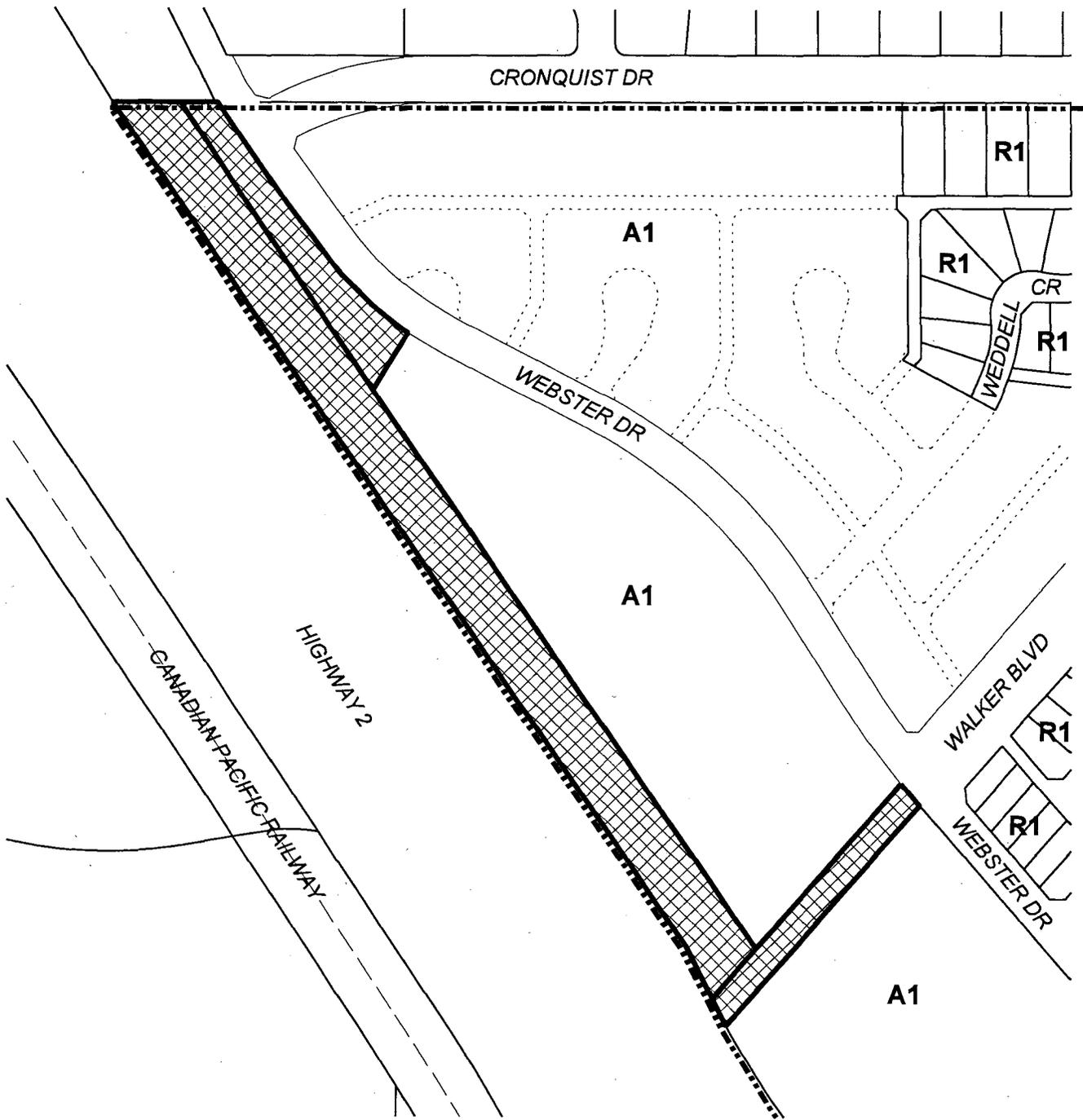
Proposed NASP

| | Acres± (Ha±) | Percentage |
|---------------------------------|-----------------------|---------------|
| Total Neighbourhood Area | 156.26 (63.24) | - |
| Environmental Reserve | 11.19 (4.53) | - |
| Developable Area | 145.07 (58.71) | 100.00 |
| Land Use | | |
| Single Family – Large Lots | 8.08 (3.27) | 5.57 |
| Single Family – Standard Lots | 46.31 (18.74) | 31.92 |
| Single Family – Adult Living | 19.84 (8.03) | 13.68 |
| Multi - Family – Townhouse | 8.21 (3.32) | 5.66 |
| Single Family – Narrow Lot | 8.18 (3.31) | 5.64 |
| Municipal Reserve | 16.56 (6.70) | 11.42 |
| Streets and Lanes | 28.73 (11.63) | 19.80 |
| Public Utility Lots | 7.86 (3.18) | 5.42 |
| Church Site | 1.00 (0.40) | 0.69 |
| Social Care Site* | 0.30 (0.12) | 0.21 |

* Social Housing/Day Care/ Retirement Home/R2

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

P1 - Parks & Recreation

Change from :

A1 to P1 

REVISED

MAP No. 5 / 2003

BYLAW No. 3156 / G - 2003

West Park Extension Neighbourhood Area Structure Plan

Bylaw Amendment 3217B-2003

Revised Pages:

9, 12, 13, 14, 15, 16, 17, 19, 24 and 25

Revised Figures:

4, 7, 9, 10, 16, 17, 20, 21 and 22

as submitted by

Parkland Community Planning Services – April 1, 2003

addressing such design elements as street layout and street classification, the Guidelines identify the potential development of community facilities including:

- One site of approximately 0.12 hectares (0.3 acres) for the possible development of a social care residence or seniors residence site, preferably located on collector roads on a corner site where higher parking requirements can be satisfied. It is advised that the site be secured for a minimum of three months after advertising, but if it is not purchased for either of the specified uses then it may be used for conventional residential development.
- One 0.405 hectare (1 acre) church site, preferably located on collector roads on a corner site where higher parking requirements can be satisfied. Similarly, the site should be kept for a minimum of six months after advertising, but it may be used for conventional residential development if it is not purchased for a church.

3.5 Neighbourhood Area Structure Plan

The City of Red Deer requires a Neighbourhood Area Structure Plan (NASP) to provide planning and development strategies for large areas of land prior to development. The NASPs are governed by the *Municipal Government Act* and must reflect other guidelines and/or statutory documents established as a policy of Council such as the Municipal Development Plan. These Neighbourhood Area Structure Plans typically address land use, transportation, social facilities, servicing and staging as well as any significant site-specific matters.

4.0 DEVELOPMENT PROPOSAL

The West Park Extension neighbourhood development concept (**Figure 4**) is based upon the community and developer input, City policies, site characteristics, edge conditions and market indicators. The key components are neighbourhood structure, land use density and population, open space, transportation, servicing and phasing.

4.1 Development Concept

The vision for West Park Extension is a comprehensively planned residential community with an emphasis upon integrating land uses, open space connectivity, land use efficiency and innovation. The key urban design and land use planning principles guiding the Plan include:

family housing as well as a medium density townhouse site are also proposed in the neighbourhood. The various lot types and the townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in **Figure 4**.

The proposed land use allocation is illustrated in **Table 1**.

TABLE 1 LAND USE ALLOCATION

| | Acres± (Ha±) | Percentage |
|---------------------------------|-----------------------|-------------------|
| Total Neighbourhood Area | 156.26 (63.24) | - |
| Environmental Reserve | 11.19 (4.53) | - |
| Developable Area | 145.07 (58.71) | 100.00 |
| Land Use | | |
| Single Family – Large Lots | 8.08 (3.27) | 5.57 |
| Single Family – Standard Lots | 46.31 (18.74) | 31.92 |
| Single Family – Adult Living | 19.84 (8.03) | 13.68 |
| Multi - Family – Townhouse | 8.21 (3.32) | 5.66 |
| Single Family – Narrow Lot | 8.18 (3.31) | 5.64 |
| Municipal Reserve | 16.56 (6.70) | 11.42 |
| Streets and Lanes | 28.73 (11.63) | 19.80 |
| Public Utility Lots | 7.86 (3.18) | 5.42 |
| Church Site | 1.00 (0.40) | 0.69 |
| Social Care Site* | 0.30 (0.12) | 0.21 |

* Social Housing/Day Care/ Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

A significant natural area along the western boundary is provided for recreation purposes and buffering of highway noise. Similarly, the existing natural wetland found at the southern end of the site is protected as habitat but is also upgraded for stormwater detention purposes.

It should be noted that the smaller wetland and associated park area located to the east of the 60th Avenue alignment is not within the site boundaries, even though each of these contribute to the neighbourhood. As such, they have not been included in the Neighbourhood Structure Plan area.

4.1.1 Single Family Detached

There are five single family detached lot types being proposed, all of which fall under the City of Red Deer's Residential Low Density District (R1) and Residential Narrow Lot District (R1N). Each of the lot types is described below.

Standard A: The typical and minimum widths of standard A lots are 15.2 metres \pm (49.9 feet \pm) and 12.8 metres \pm (42.0 feet \pm) respectively. Standard A lots account for 371 of the 692 (approximately 54 percent) dwelling units anticipated on the site, the highest proportion of any residential land use. They are found throughout the neighbourhood

Standard B: At 16.8 metres \pm (55 feet \pm) wide standard B lots are wider than standard A lots. They are found along the neighbourhood's eastern boundary where they back onto lots with similar dimensions in the adjoining established neighbourhood. They are intended to enhance compatibility and cohesiveness between existing and future residential development.

Large: Large lots are characterized by a 22.9 metre \pm (75 feet \pm) width, and lot depths of 48.8 metres \pm (160 feet \pm) and 40 metres \pm (132 feet \pm). Located along the south side of Cronquist Drive these lots are intended to enhance compatibility with larger suburban lots located on the north side of the road.

Narrow: Narrow lots are characterized by a minimum lot width of 10.4 metres (34.1 feet) and rear drive garages. They are located near the center of the

neighbourhood in close proximity to major neighbourhood roads and park and natural areas.

Adult Living: Adult living detached single family lots are typically 12.2 metres \pm (40 feet \pm) wide. They are found in an 8.03 hectare \pm (19.84 acre \pm) cluster located at the south end of the neighbourhood adjacent to the park and natural areas. As implied by their name, they are intended as detached seniors' housing characterized by smaller yards.

4.1.2 Townhouses

A single, 3.32 gross hectare \pm (8.21 acre \pm) medium density townhouse site is strategically located in close proximity to a park / natural area and the internal collector road network. Townhouse units will be a maximum two stories high. They are intended for a range of potential homebuyers.

4.2 Development Density

As noted in Section 3.1 maximum density for new residential areas in the City of Red Deer is 45 persons per gross hectare. Based upon the existing policy and given a total neighbourhood development area of 63.24 hectares \pm (156.26 acres \pm), a maximum population of 2846 persons could be accommodated in the West Park Extension area.

The proposed development concept, however, is well below the maximum, as the estimated population density is 36.78 persons per hectare. This is based upon an estimated build-out of 699 dwelling units, City of Red Deer occupancy factors and a population of 2326 persons.

The population density calculation is summarized in **Table 2**. Table 2 also shows the estimated number of dwelling units and associated population for each of the residential land uses when the neighbourhood is fully developed. Single family Standard A lots account for the majority of dwelling units (371) and population (1261) as compared to the other residential land uses.

TABLE 2 ESTIMATED POPULATION DENSITIES

| Land Use | Lot Width (m±) | Number of Dwelling Units | Number of Persons/ Unit | Total Population (Maximum) | Density Persons/Ha |
|---|-----------------------|---------------------------------|--------------------------------|-----------------------------------|---------------------------|
| Single Family, Large Lot | 22.9 | 30 | 3.4 | 102 | - |
| Single Family, Standard A Lots | 12.8 | 371 | 3.4 | 1261 | - |
| Single Family, Standard B Lots | 16.8 | 14 | 3.4 | 48 | |
| Single Family, Narrow Lots | 10.4 | 81 | 3.4 | 275 | |
| Single Family, Adult Living Lot | 12.2 | 130 | 3.4 | 442 | - |
| Multiple Family, Townhouse | <i>8.21 ac@8upa</i> | 66 | 3.0 | 198 | - |
| Total (With church and social care site) | | 692 | - | 2326 | 36.78 |
| Multiple Family, Townhouse (Additional- no social care site)* | <i>0.30 ac@8upa</i> | 2 | 3.0 | 6 | |
| Single Family, Standard Lot A (Additional- no church) | <i>12.9</i> | 5 | 3.4 | 17 | |
| Total (No church or social care site*) | | 699 | - | 2349 | 37.14 |

* Social Housing /Daycare /Retirement Home /R2

NOTE: The occupancy factor of 3.4 persons per dwelling unit used for the Adult Living single family is considered to be high. Applying a more realistic factor of 2.2 persons per dwelling unit to the Adult Living component the anticipated overall neighbourhood density would be 34.31 persons per hectare (with a church and social care site) and 34.68 persons per hectare (without the sites).

The relatively low estimated population density can be attributed to the amount of park and natural areas that are provided and the quantity of lower density single family detached development.

It should be noted that the calculations are based on the assumption that the church and community care sites would be developed for these intended purposes. Should the two sites be developed for residential purposes, the estimated population density for the entire neighbourhood would marginally increase to 37.14 persons per hectare (15.03 persons per acre). This is well within the 45 persons per hectare limit stipulated in the City of Red Deer *Municipal Development Plan*.

4.3 Parks and Open Space

The parks and open space system includes several different types of parks and an extensive pedestrian / cycling trail system connecting parks and neighbourhoods. The park and trail systems represent important community amenities and focal points for new West Park Extension residents as well as those from neighbouring communities. Approximately 10 per cent of the site is provided as municipal reserve, satisfying the *Municipal Government Act* and City of Red Deer requirements. It is comprised of a balance of natural areas, local play areas, buffer and linear parks. The percentage increases to 21 per cent when the environmental reserve areas and public utility lots such as the storm detention facility are included.

4.3.1 West Area Park

The neighbourhood's largest and most significant park is the linear park that runs the length of neighbourhood's western boundary. It includes a 3.58 hectare \pm (8.87 acre \pm) natural park located at approximately the midway point along the boundary (see **Figure 8**). A "play area", complete with a full range of playground facilities, a multi-use area and a small parking lot are integrated into the natural area park. The final location and layout of the play area will be determined in cooperation with the City of Red Deer Recreation Parks and Culture Department. The western linear park system connects the northern and southern detention

ponds to form a corridor of public use open space encompassing the entire western and southern boundaries of the neighbourhood.

The western boundary park serves several important purposes by offering excellent outdoor amenity and recreation opportunities to the community, protecting important tree stands and wildlife habitat, and acting as a noise and visual barrier to Highway 2. An approximately 30 metre (100 ft.) wide, landscaped berm complete with sound attenuation faculty, will be constructed adjacent to portions of the highway right-of-way for added noise and visual abatement. The design details of the berm are illustrated in **Figure 9**.

4.3.2 East Area Park

A second linear open space incorporating a 2.5 metre regional path will be created along the 60th Avenue alignment (see **Figure 6**). It connects the historical northeast feature park at the intersection of Cronquist Drive and 60th Avenue in the north to the combination wetland / storm detention pond found in the south. The school site monument is the focus of the northeast feature park. This park and monument site will be enhanced with paved walking areas and seating facilities as illustrated in **Figure 10**. The feature park is also connected to the storm detention facility located to the southwest and ultimately to the Grand Boulevard.

4.3.3 Grand Boulevard

The high-tension power line corridor has been integrated into the neighbourhood park and open space system by serving as a median for the main entry road (see **Figure 7**). Special design treatments, such as extensive landscaping are intended to improve its visual and aesthetic quality and establish the Grand Boulevard as a neighbourhood gateway.

4.3.4 Local Parks

A 0.22 hectare \pm (0.55 acre \pm) "tot lot" in the east central area (see **Figure 10**) is provided as a local play and amenity area.

4.7 Public Utilities

In addition to the environmental reserve wetland area within the Plan boundary and the one to the east of 60th Avenue, two storm detention facilities are provided to service the neighbourhood. A large, 2.12 hectares \pm (5.2 acres \pm) site, located in the northeast sector of the neighbourhood just east of the Grand Boulevard, will be supplemented by 0.30 hectares \pm (0.76 acres \pm) of municipal reserve along the east and north side. The combined area will be landscaped and developed as an amenity for the neighbourhood as well as a storm sewer facility (see **Figure 10** and **Section 6.3**).

A small 0.35 hectares \pm (0.87 acres \pm) wetland in the northwest corner will also be retained as part of the open space and storm water system.

5.0 TRANSPORTATION

A West Park Extension Traffic Impact Study was prepared by Finn Transportation Consultants in November 2001 and was submitted under separate cover. This study addresses both the external and internal transportation networks and concludes that both networks can adequately accommodate the anticipated traffic generated by the West Park Extension.

5.1 Internal Road Network

Road connections to the external road network are strategically located. An internal road hierarchy conveys traffic efficiently and safely within the neighbourhood, while cul-de-sacs provide access to many of the single family residences.

As outlined in Section 4.1, the proposed neighbourhood structure plan closes a portion of the existing 60th Avenue. This closure is intended to provide for more continuity between the existing community and the new neighbourhood and will eliminate the current shortcutting traffic on 60th Avenue. A small portion of 60th Avenue between 59th Avenue Crescent and Cronquist Drive will remain open to accommodate local traffic movement.

The intent of the proposed internal roadway network is to:

external areas draining into the site. It is to discharge via an existing culvert running beneath Highway 2 into the ditch located on the west side of Highway 2 along the Canadian Pacific Railway (CPR) tracks, discharging ultimately into the Red Deer River. A naturalized trapped low in the northwest corner of the site, also to be dedicated as public utility lot, is to service an area of approximately 8 hectares (19.8 acres). This depression will be equipped with a wet cell to provide water quality enhancement. It is also to discharge via an existing culvert running beneath Highway 2 into the CPR ditch. The balance of the site and some external area discharging as overland flow into the site from the east comprising a total area of approximately 35 hectares (86.5 acres), will be serviced by a constructed wetland/naturalized wet pond located in the northeast corner of the site. This facility will discharge into a storm sewer line at Cronquist Drive and 60th Avenue (see **Figure 19**). The storm sewer will run along Cronquist Drive and tie into the existing storm sewer trunk at Cronquist Drive and 57th Street, discharging ultimately into the Red Deer River.

The area taken up by the storm water management facilities amounts to about 7.0 hectares (17.3 acres) or 11.1 per cent of the overall area. With this percentage adequate water quality enhancement will be provided while safeguarding the long-term sustainability of the facilities. In addition, minimizing side slopes and fluctuations in water level during severe storm events will preserve public safety.

A Master Drainage Plan has been prepared and submitted under separate cover addressing the storm water conveyance system. The Plan deals with the location and type of storm water management facilities required; the location of outfalls to the Red Deer River; the presence of Best Management Practices to enhance the water quality of the runoff discharged to the Red Deer River; and erosion and sediment controls. Preliminary storage requirements and off-site discharge rates are included. This document was submitted to the City of Red Deer, County of Red Deer, Canadian Pacific Railway and Alberta Environment for approval. The storm water conveyance system, storm water management facilities and BMPs, and storm outfalls will be designed to City of Red Deer, Canadian Pacific Railway and Alberta Environment standards. Detailed drawings for servicing each development cell will be provided to the City as part of the approval process. Drawings will be supported by a detailed Serviceability Report that

details the operation of any facilities or BMPs, and verifies the operation of the drainage system versus City and provincial guidelines.

Figure 20 shows the proposed overland Drainage Pattern for this development, while **Figure 21** shows the proposed storm sewer routing for this project.

6.4 Shallow Utilities

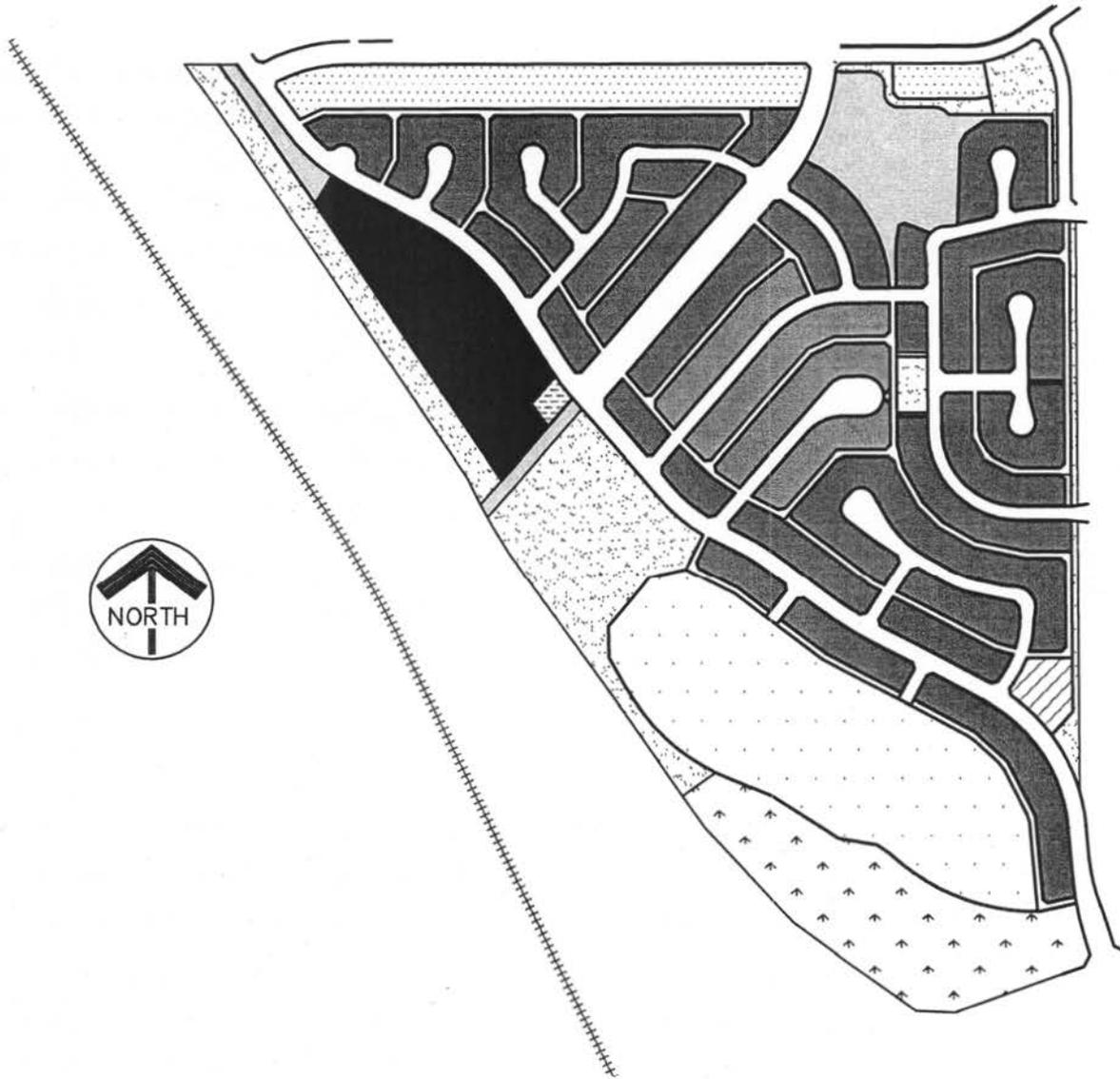
The City of Red Deer's Electric Light & Power Department, Telus Communications, Shaw Cable and ATCO Gas, have all been contacted regarding the proposed West Park Extension. All of the franchise utilities have been advised that there is adequate capacity, in the general area, to provide servicing to this project. The utility companies will revise and address the servicing alternatives in more detail, during the circulation and review of the Neighbourhood Area Structure Plan.

6.5 Cronquist Drive Trunk Extension

As is detailed previously, underground service trunk lines are to be extended along Cronquist Drive to the intersection at 57th Avenue and 43rd Street. The storm, sanitary and water mains would be installed together as shown in **Figure 21a**. The existing road structures would be removed and reconstructed after the extensions are complete. The existing trees in the boulevards will be maintained and the boulevards reseeded. Every reasonable effort would be made to complete the work in an efficient and timely manner to minimize disruption to the residents in the area.

7.0 PHASING

Figure 22 illustrates the preliminary concept for phasing. The present location of utilities dictates the initial few phases of development. Market conditions will influence the actual phasing of the development.



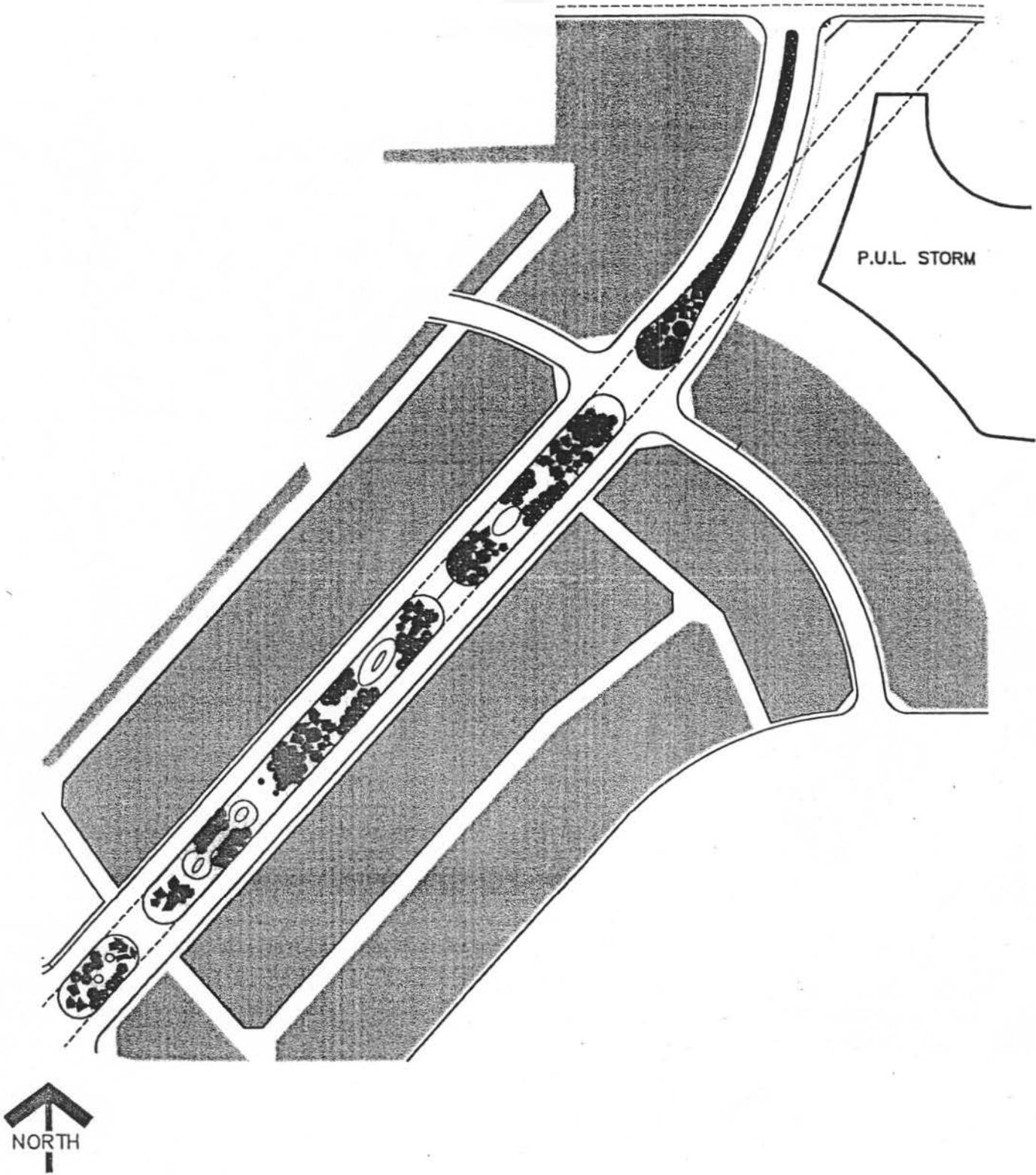
| | Acres | Hectares | % |
|---|-------|----------|-------|
| Single family Large Lots | 8.08 | 3.27 | 5.57 |
| Single family Standard Lots | 46.31 | 18.74 | 31.92 |
| Single family Narrow Lots | 8.18 | 3.31 | 5.64 |
| Single family Adult Living | 19.84 | 8.03 | 13.68 |
| Multi family - Town House | 8.21 | 3.32 | 5.66 |
| Street and Lanes | 29.73 | 11.63 | 19.80 |
| Public Utility Lots | 7.86 | 3.18 | 5.42 |
| Church Site | 1.0 | 0.40 | 0.69 |
| Social Care Site (Social Housing/Day Care/Retirement Home/R2) | 0.30 | 0.12 | 0.21 |
| Municipal Reserve * | 16.56 | 6.70 | 11.42 |

Prepared for: Trademark Western Properties.

| Plan Statistics | Acres ± | Hectares ± | % |
|-----------------------|---------|------------|-------|
| Total Area | 156.26 | 63.24 | |
| Environmental Reserve | 11.19 | 4.53 | |
| Total Developable | 145.07 | 58.71 | |
| Net Developable Area | 145.07 | 58.71 | 100.0 |

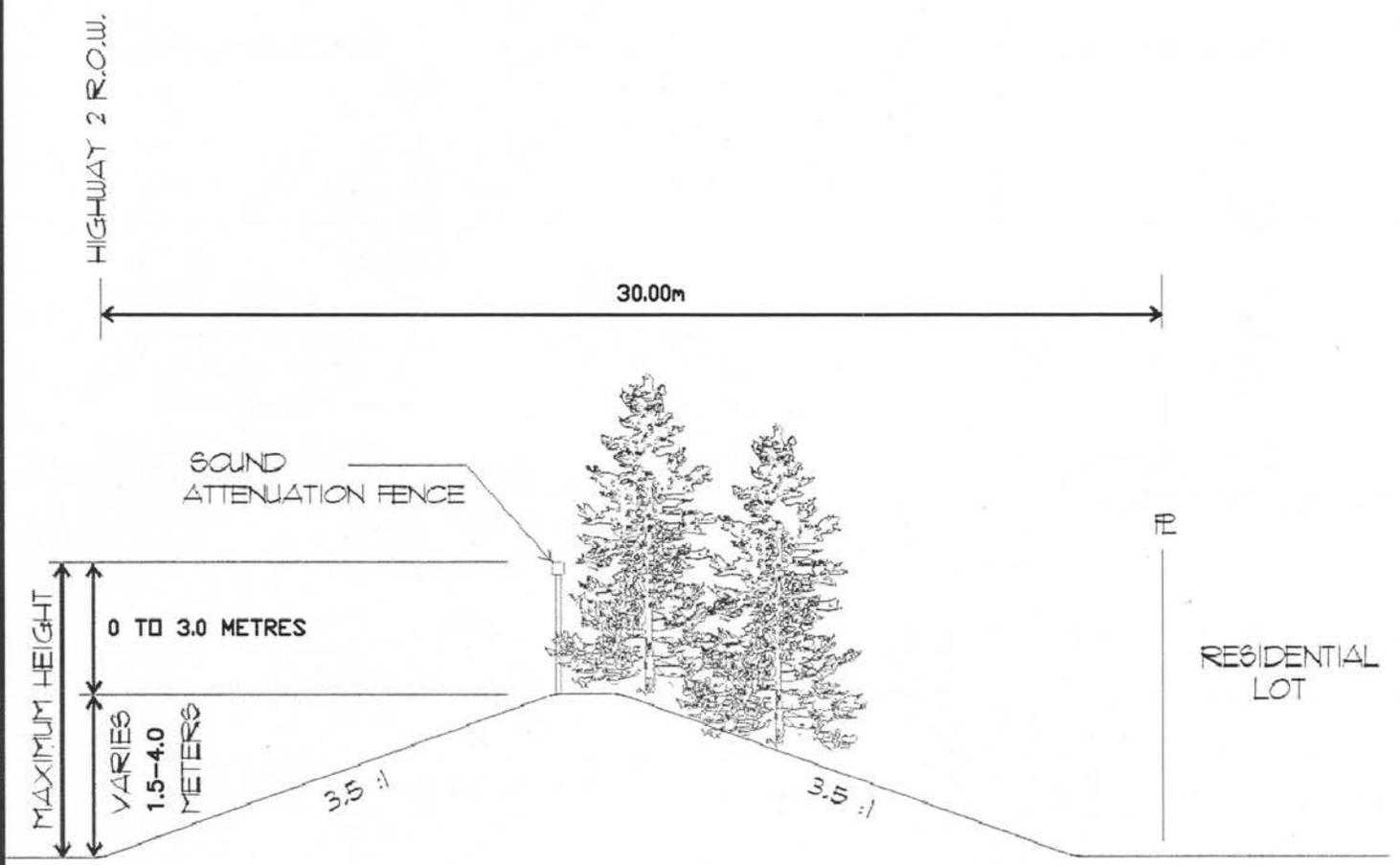
| * Municipal Reserve Summary | Acres ± | Hectares ± |
|----------------------------------|---------|------------|
| Central Park | 8.87 | 3.58 |
| Highway 2 Buffer | 4.19 | 1.70 |
| Buffer - Existing Community | 1.16 | 0.47 |
| Tot Lot | 0.55 | 0.22 |
| Feature Park | 1.03 | 0.42 |
| N.E. Storm Pond | 0.76 | 0.31 |
| Total Area for Municipal Reserve | 16.56 | 6.70 |

West Park Extension
 in Red Deer
 Neighbourhood Structure Plan
 Within:
 Section 7, Township 38, Range 27, W of 4



West Park Extension Grand Boulevard Concept Plan

HIGHWAY BERM DETAIL



NOTE: ALL DIMENSIONS ARE IN METERS

BERM TO BE LOCATED A MIN. HEIGHT OF 2.5m ABOVE HIGHWAY ELEVATION



West Park Extension Highway Berm Detail

CRONQUIST DR

WALKING TRAIL

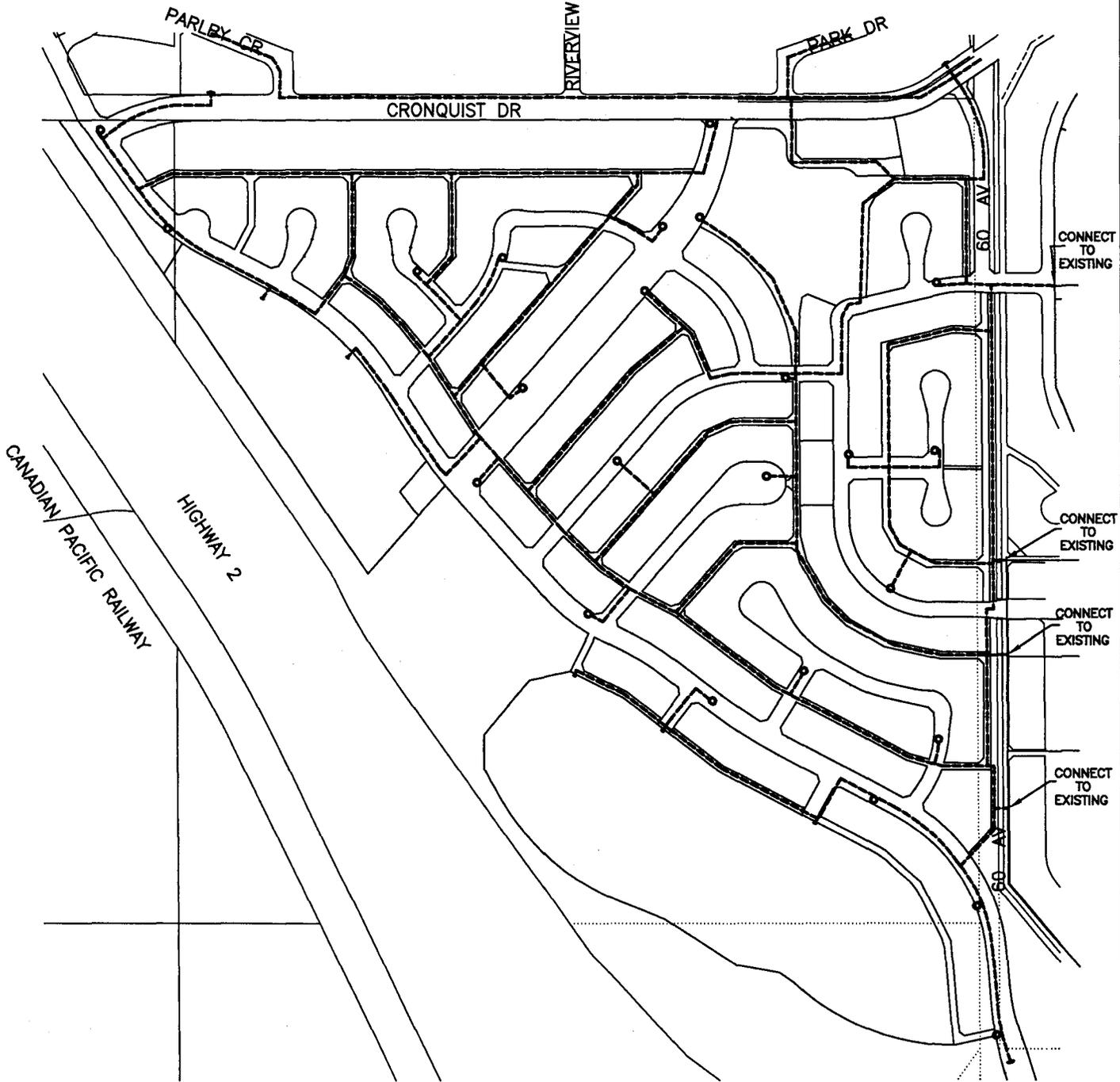
1.0m BERM

SEATING AREA

1.0m BERM



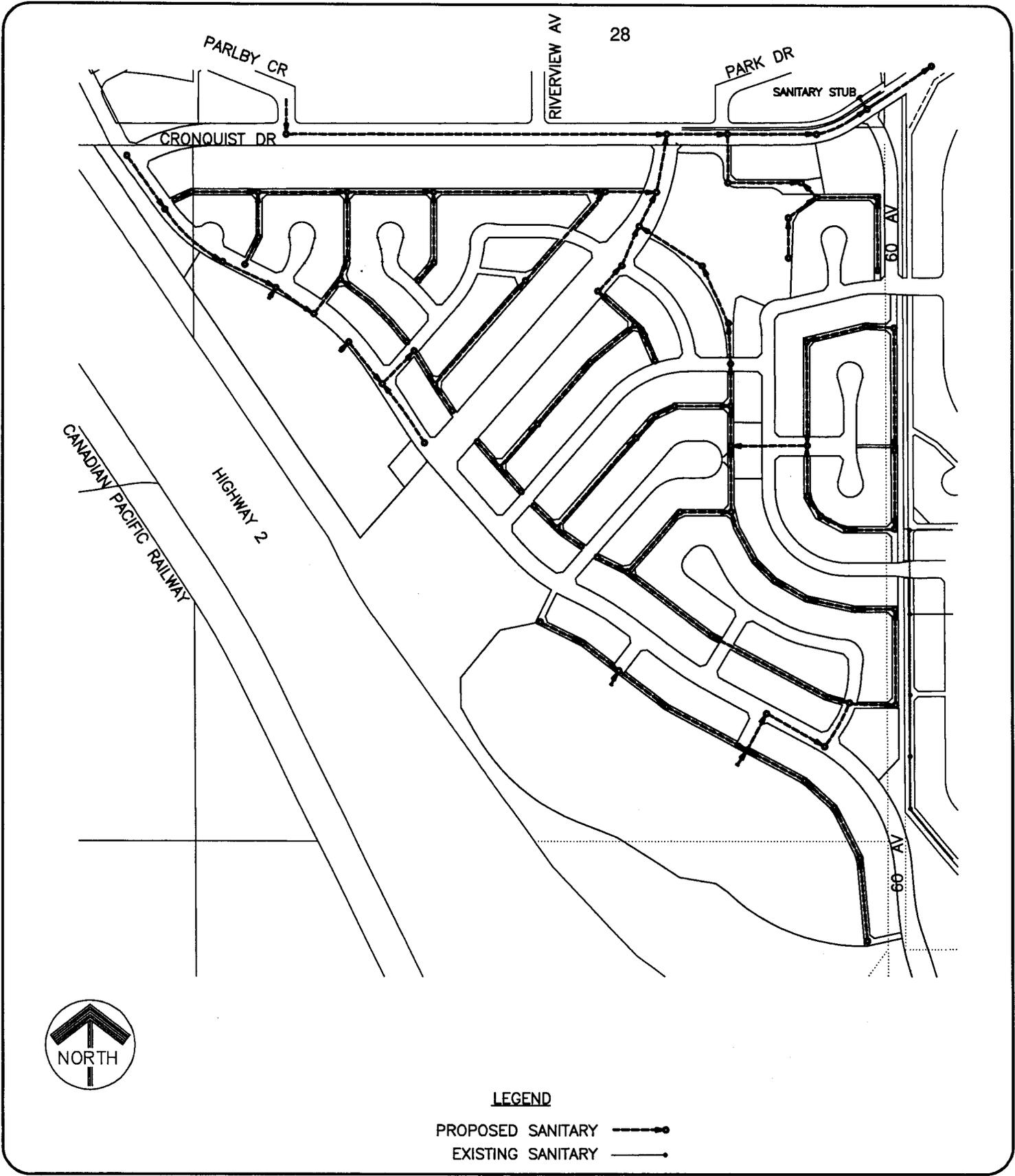
West Park Extension Northeast Wetland Park Concept Plan



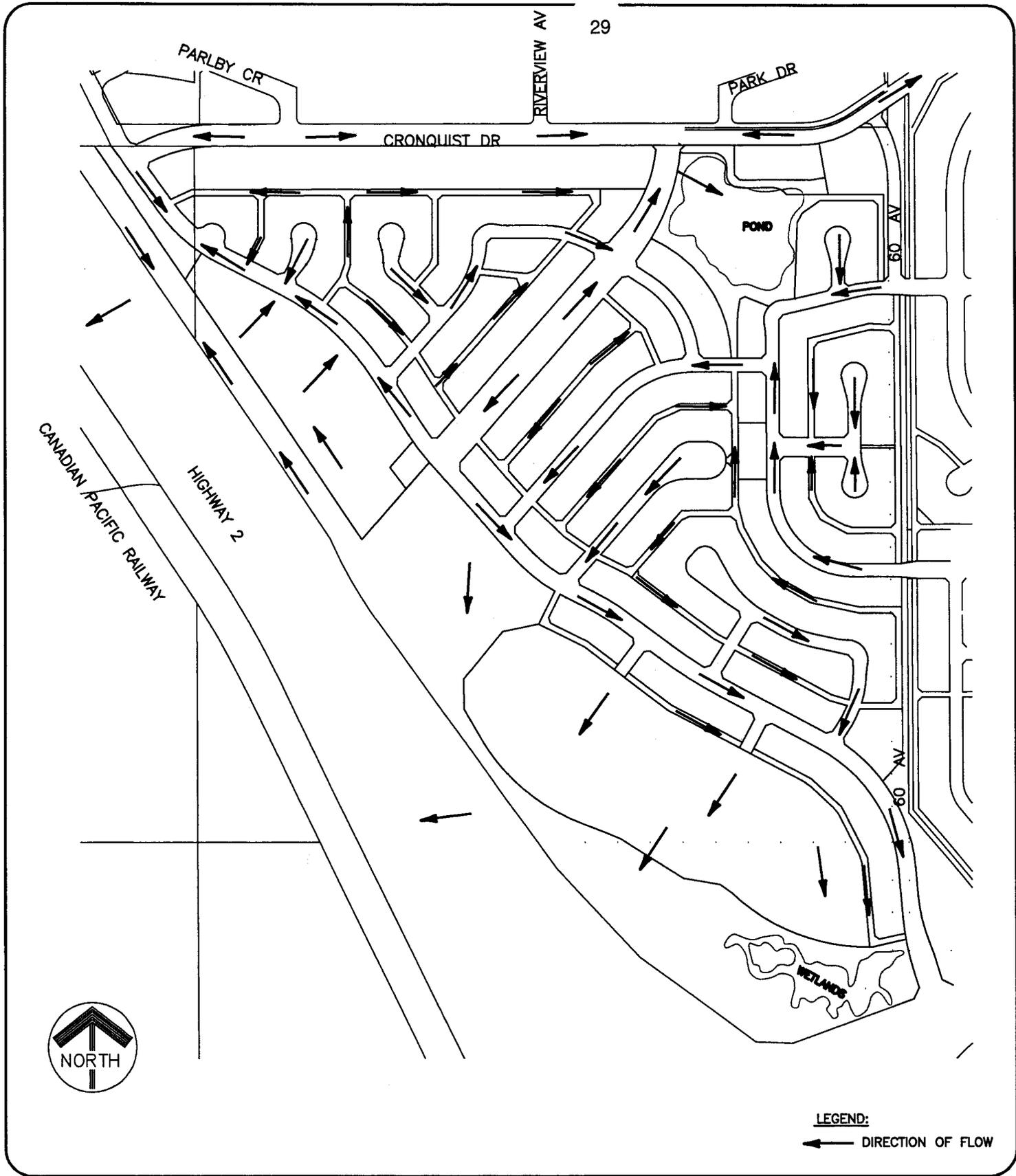
LEGEND

- PROPOSED WATER ———
- EXISTING WATER - - - - -
- PROPOSED HYDRANT •

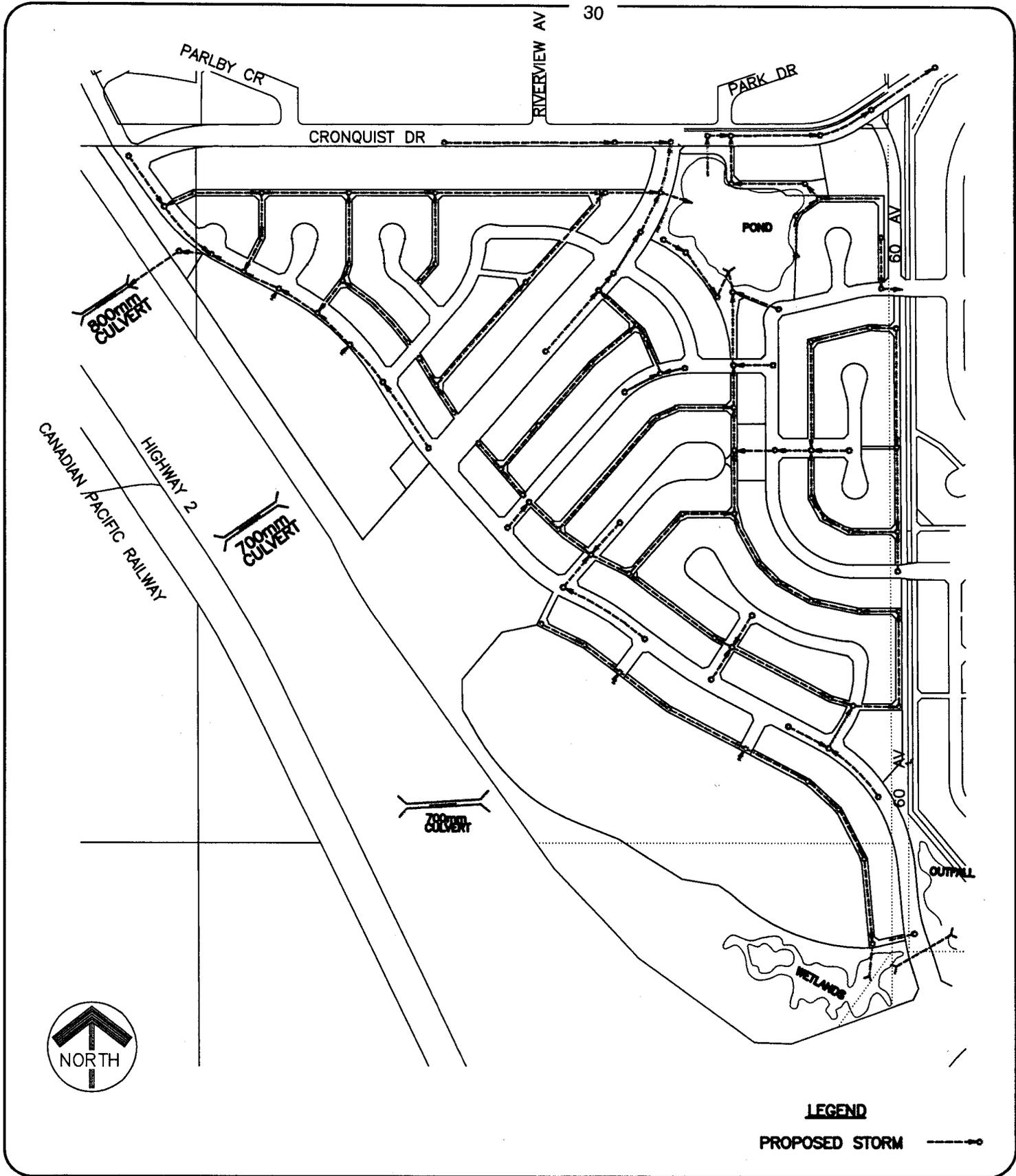
West Park Extension Proposed Water Main



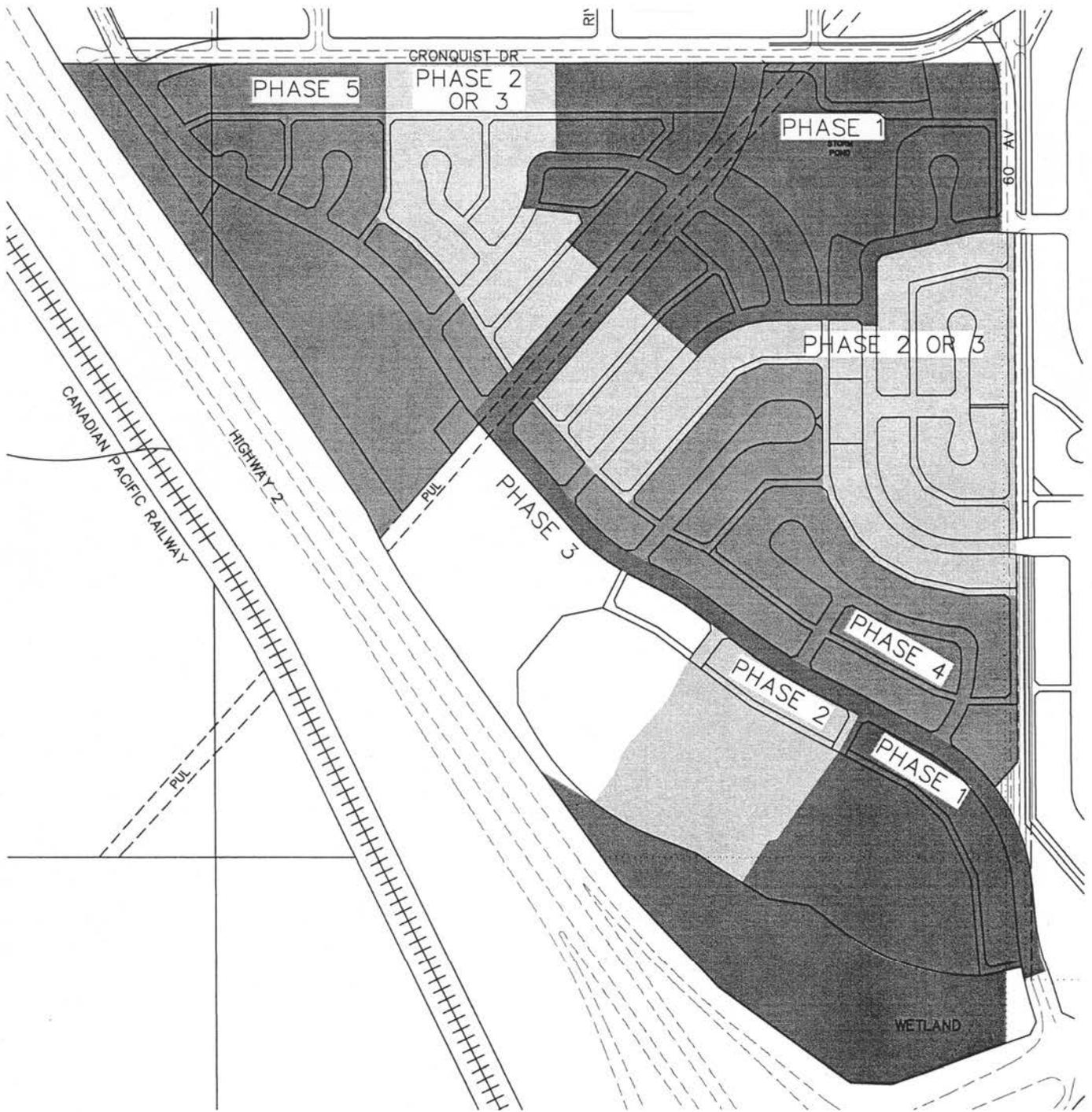
West Park Extension Proposed Sanitary Sewer



West Park Extension Proposed Overland Drainage

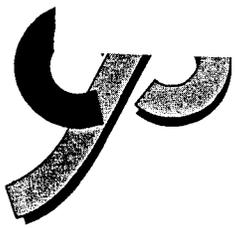


West Park Extension Proposed Storm Sewer



West Park Extension Phasing

FIGURE
22



AND
COMMUNITY
PLANNING
SERVICES

32

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: February 18, 2003
To: Kelly Kloss, City Clerk
Re: Land Use Bylaw Amendment 3156/G-2003
Portion of Block X, Plan 1128 AM and
Portion of the NE ¼ Sec 7-38-27-4
West Park Extension
Trademark West Park Inc.

**Previously Submitted
to the March 24, 2003
Council Meeting**

Trademark West Park Inc. is proposing to subdivide approximately 5.737 ha (14.176 ac) to create a 4.048 ha (10.0 ac) future urban development lot, two public utility lots, one municipal reserve lot and a portion of road right-of-way. The public utility lots and the municipal reserve lot are being rezoned from A1 Future Urban Development to P1 Parks and Recreation District, while the 4.048 ha (10.0 ac) lot will remain in the A1 Future Urban Development District until such time as when services and roads are extended to adjacent phases of development. The purpose of this rezoning is to create the 4.048 ha (10.0 ac) lot to complete an internal land sale/exchange agreement.

Planning staff have had discussions with the Engineering Services Department regarding the creation of the A1 Future Urban Development lot and the issue of servicing can be addressed with a Deferred Servicing Agreement with the Developer. The subject 4.048 ha (10.0 ac) A1 lot will be developed as a medium density townhouse project as well as a small day/social/retirement home project in accordance with the Neighbourhood Area Structure Plan. It will be rezoned to R2 Residential Medium Density at the time of development.

The proposed land uses comply with the West Park Extension Neighbourhood Area Structure Plan.

Recommendation

The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/G-2003.

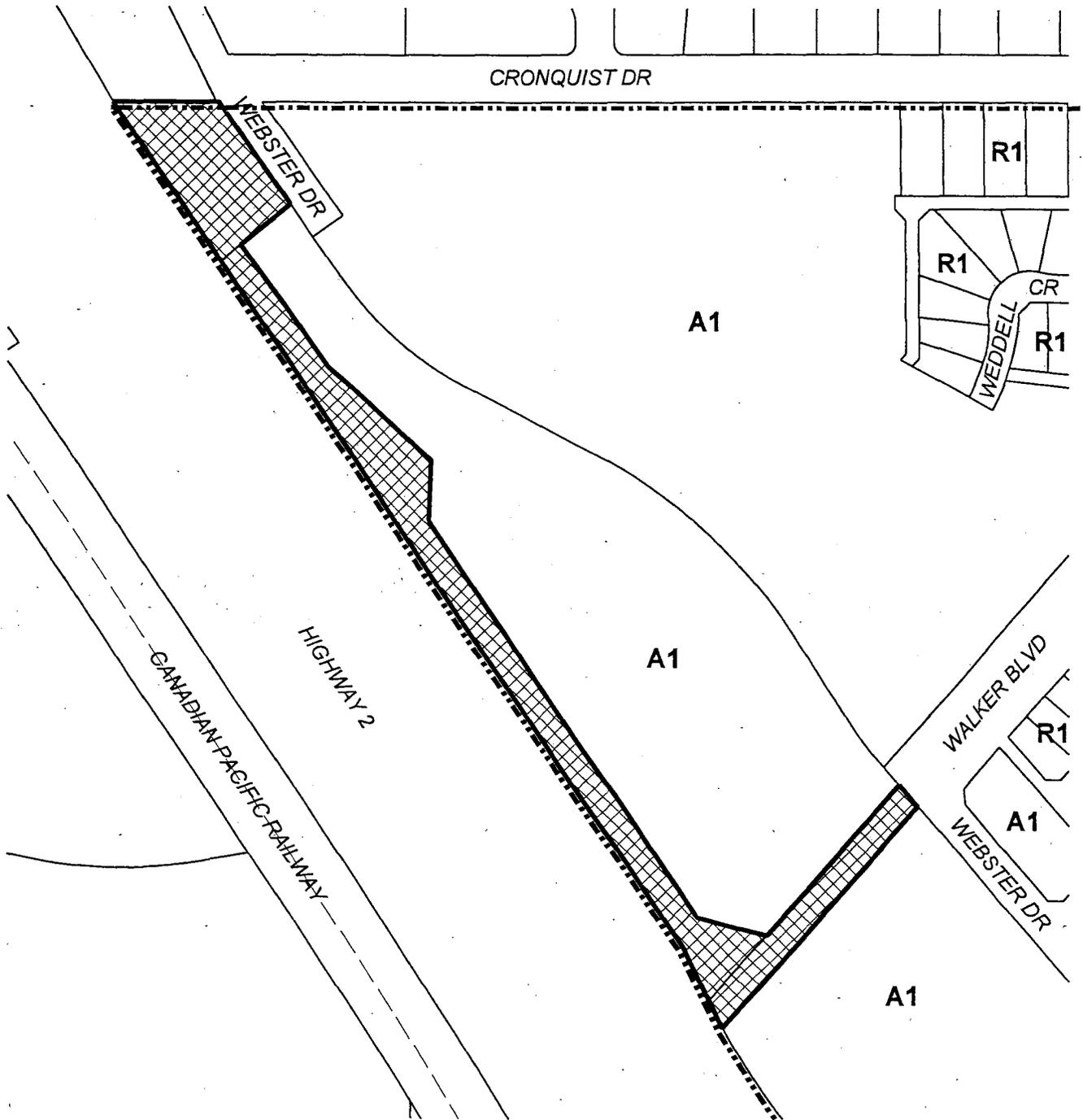
Sincerely,

Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

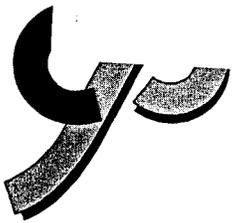
- A1 - Future Urban Development
- P1 - Parks & Recreation

Change from :

A1 to P1

MAP No. 5 / 2003

BYLAW No. 3156 / G - 2003



DATE: February 18, 2003 **Previously Submitted**
TO: Kelly Kloss City Clerk **to the March 24, 2003**
FROM: Frank Wong, Planning Assistant **Council Meeting**
RE: West Park Extension (Westlake) Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/B-2003

PURPOSE

Al-Terra Engineering Ltd., on behalf of Trademark West Park Inc., being the landowner/developer of the West Park Extension Subdivision, is proposing to amend the existing West Park Extension (Westlake) Neighbourhood Area Structure Plan. The proposed amendment was received on January 27, 2002 and was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*.

The purpose of this Plan Amendment application is to change land use designations in the northeast portion of the Plan area which will necessitate amendments to the servicing plans, associated maps and the Plan text accordingly, prior to commencing with development of the initial phases of the subdivision. The amendment also adjusts the previously approved subdivisions for Phases 1 and 2.

BACKGROUND

The original West Park Extension (Westlake) Neighbourhood Area Structure Plan was adopted by Council in May 2002. The proposed amendment includes the following changes which are labelled on the attached map:

1. The public utility lot located in the northeast of the Development Concept Plan is enlarged to accommodate a larger stormwater detention pond as required by the City's Engineering Services Department.
2. The expansion of the public utility lot southward results in the realignment of an adjacent local road as well as replotting of residential lots in the vicinity.
3. The amendment will result in a net loss of 3 narrow single-family lots and 1 regular single-family lot.
4. The amendment will result in an increase in green space from 13.06 ha (20.65%) to 13.36 ha (21.12%).

Bylaw No. 3217/B-2003 ...page 2

NEIGHBOURHOOD MEETING

In terms of the City's "*Planning & Subdivision Guidelines*" a neighbourhood meeting is not required for a Plan Amendment where the amendment entails the following issues:

- Minor road, lane or public utility lot deletions and/or additions;
- Addition or deletion of lots with walkout basements; or
- Designation of R1-Single Family lots from higher density residential designations.
- Self-contained local roads or lanes.

As an alternative to a neighbourhood meeting, a door to door notice has been circulated to adjacent landowners informing them of the proposed changes, the date of the MPC meeting, and the fact that there will be an opportunity for further input at the public hearing for the Neighbourhood Area Structure Plan amendment.

As of February 18, 2003, no comments have been received.

PLANNING ANALYSIS

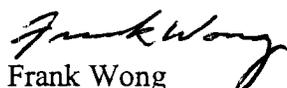
From a planning perspective the proposed plan amendment reduces the percentage of residential development in the Plan Area, improves traffic circulation in the vicinity of Walker Boulevard and Weddell Crescent, and increases the amount of green space in the Plan area.

MUNICIPAL PLANNING COMMISSION

In accordance with the "*Planning & Subdivision Guidelines*" this proposed Neighbourhood Area Structure Plan amendment was referred to the Municipal Planning Commission for a recommendation to City Council. MPC at their February 18 meeting recommended that Council give first reading to Bylaw Amendment 3217/B-2003.

RECOMMENDATION

Planning staff recommend that Council gives first reading to the proposed Bylaw Amendment 3217/B-2003, which seeks to amend the existing West Park Extension (Westlake) NASP as described in this report.


Frank Wong
Planning Assistant

Attachments

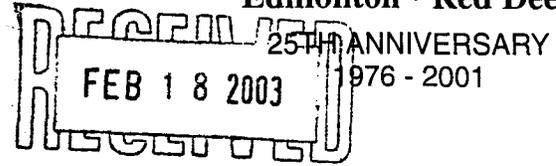
AL-TERRA Engineering Ltd. Consulting Engineers

February 14, 2003

Edmonton • Red Deer

236-G-45

Parkland Community Planning Services
#404, 4808 Ross Street
Red Deer, Alta; T4N 1X5



Attention: Mr Frank Wong

Dear Sir

Re: Revisions to the Neighbourhood Area Structure Plan
For West Park Extension Project

Enclosed please find the revisions to the Neighbourhood Area Structure Plan for the West Park Extension. The revisions required are caused by the modifications to the north-east storm pond and surrounding roads and lots. The items that have been revised include:

- Page 12 - Table 1 - Land Use Allocation
- Page 14 - 4.2 Development Density
- Page 15 - Table 2 - Estimated Population Densities
- Page 16 - 4.2 Development Density (cont'd)
- Page 19 - 4.7 Public Utilities
- Figure 4 - Land Use Plan
- Figure 7 - Gravel Boulevard Concept Plan
- Figure 10 - North East Wetland Park Concept Plan
- Figure 16 - Proposed Water Main
- Figure 17 - Proposed Sanitary Sewer
- Figure 20 - Proposed Overland Drainage
- Figure 21 - Proposed Storm Sewers
- Figure 22 - Phasing

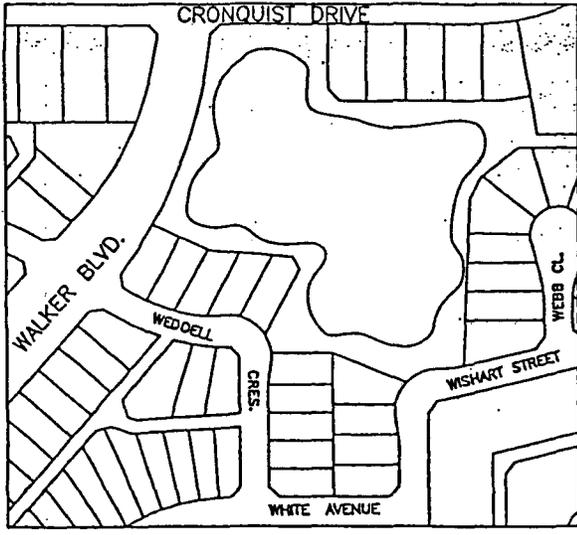
If you have any questions or require additional information, please contact our office.

Yours truly

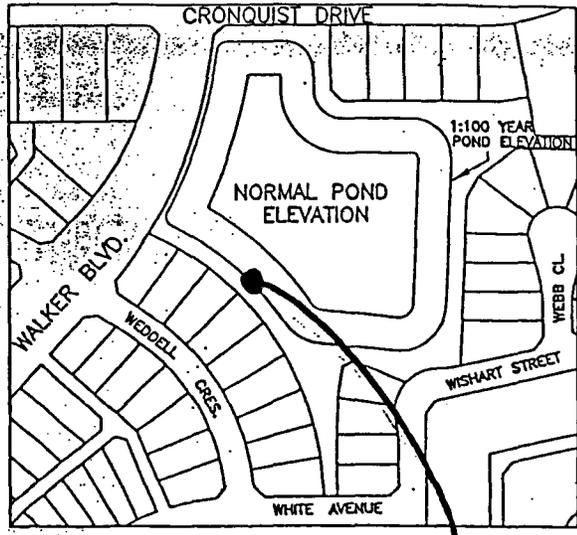
Steve Banack, P. Eng.
Project Manager

c.c. Gary Grelish - Trademark
Ron Zazelenchuk - Interplan Strategies

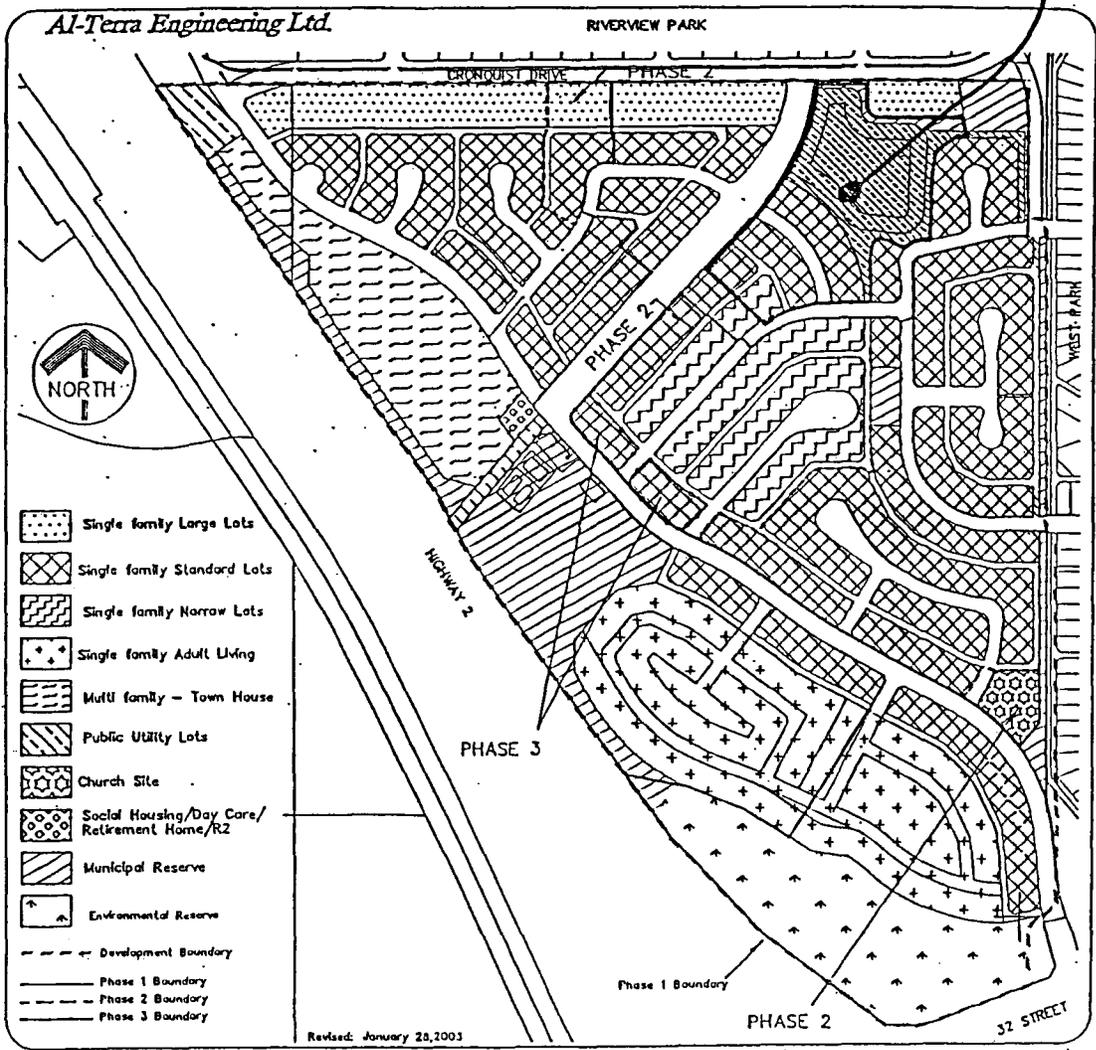




PREVIOUS LOTTING ARRANGEMENT AND POND LAYOUT FOR WESTPARK SUBDIVISION



CURRENT LOTTING ARRANGEMENT AND POND LAYOUT FOR WESTPARK SUBDIVISION



**Proposed WESTPARK EXTENSION
NEIGHBORHOOD AREA STRUCTURE PLAN**

family housing as well as a medium density townhouse site are also proposed in the neighbourhood. The various lot types and the townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in *Figure 4*.

The proposed land use allocation is illustrated in *Table 1*.

TABLE 1 LAND USE ALLOCATION

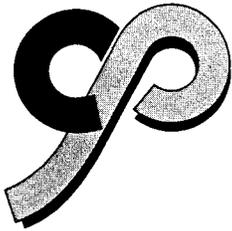
| | Acres ± (Ha±) | | Percentage |
|-------------------------------|---------------|---------|------------|
| Total Neighbourhood Area | 156.26 | (63.24) | - |
| Environmental Reserve | 11.19 | (4.53) | - |
| Developable Area | 145.07 | (58.71) | 100.00 |
| Land Use | | | |
| Single Family - Large Lots | 8.08 | (3.27) | 5.57 |
| Single Family - Standard Lots | 46.67 | (18.89) | 32.17 |
| Single Family - Adult Living | 19.84 | (8.03) | 13.68 |
| Multi - Family - Townhouse | 9.69 | (3.92) | 6.68 |
| Single Family - Narrow Lot | 8.18 | (3.31) | 5.64 |
| Municipal Reserve | 14.51 | (5.87) | 10.00 |
| Streets and Lanes | 29.50 | (11.94) | 20.34 |
| Public Utility Lots | 7.30 | (2.96) | 5.02 |
| Church Site | 1.00 | (0.40) | 0.69 |
| Social Care Site* | 0.30 | (0.12) | 0.21 |

Existing NASP

- +0.03 ha
- +0.09 ha
- -0.22 ha
- +0.30 ha

* Social Housing/Day Care/Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.



Date: February 14, 2003
To: Kelly Kloss, City Clerk
Re: Land Use Bylaw Amendment 3156/H-2003
Portion of the NE ¼ Sec 7-38-27-4
West Park Extension – Phase 1 (revision)
Trademark West Park Inc.

**Previously Submitted
To The March 24, 2003
Council Meeting**

Trademark West Park Inc. is the process of amending the West Park Extension (Westlake) Neighbourhood Area Structure Plan. An amendment was required because the public utility lot located in the northeast portion of the Westlake subdivision needs to be enlarged to accommodate a larger stormwater detention pond as required by the City's Engineering Services Department. The expansion of the public utility lot southward results in the realignment of an adjacent local road as well as replotting of residential lots in the vicinity. The amendment will result in a net loss of 3 narrow single-family lots and 1 regular single-family lot.

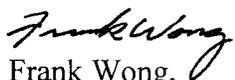
In view of the above, an amendment to the Land Use Bylaw is required. The amendment will rezone land from R1 Residential Low Density to P1 Parks and Recreation and R1N Residential Narrow Lot, from P1 to R1, from R1N to R1 and from Road to R1 and R1N. Bylaw 3156/H-2003, Map No. 5/2003 incorporates the proposed changes and will supercede the underlying land use districts.

The proposed land uses comply with the proposed amendments to the West Park Extension (Westlake) Neighbourhood Area Structure Plan which appeared as an earlier item in this Council agenda.

Staff Recommendation

Subject to City Council giving first reading to the West Park Extension (Westlake) Neighbourhood Area Structure Plan bylaw amendment 3217/B-2003; Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/H-2003.

Sincerely,

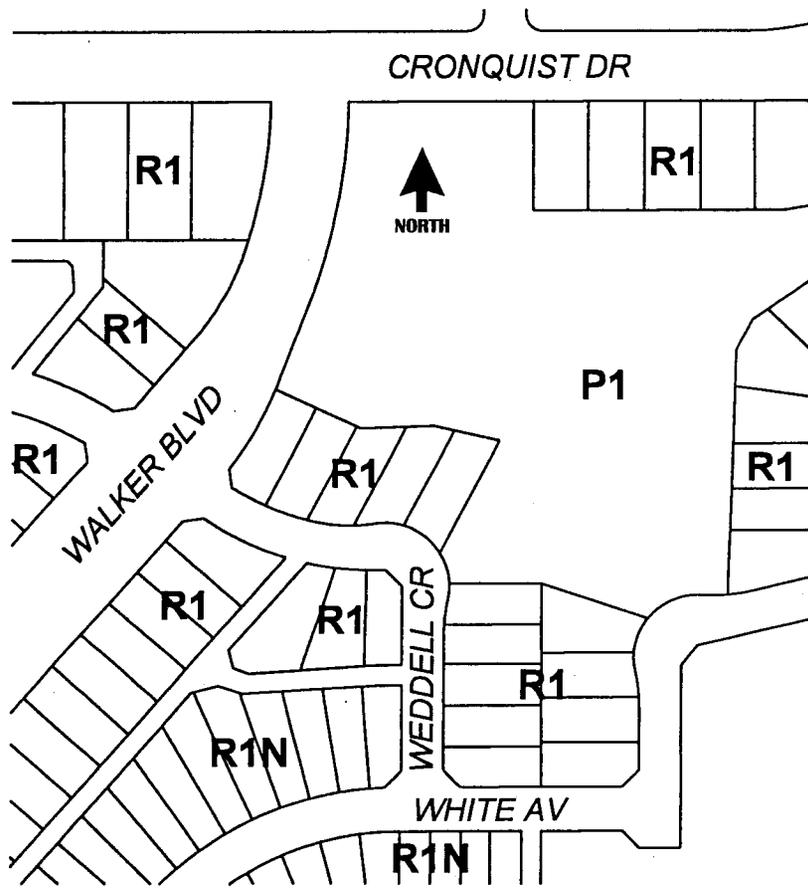

Frank Wong,
Planning Assistant

Attachment

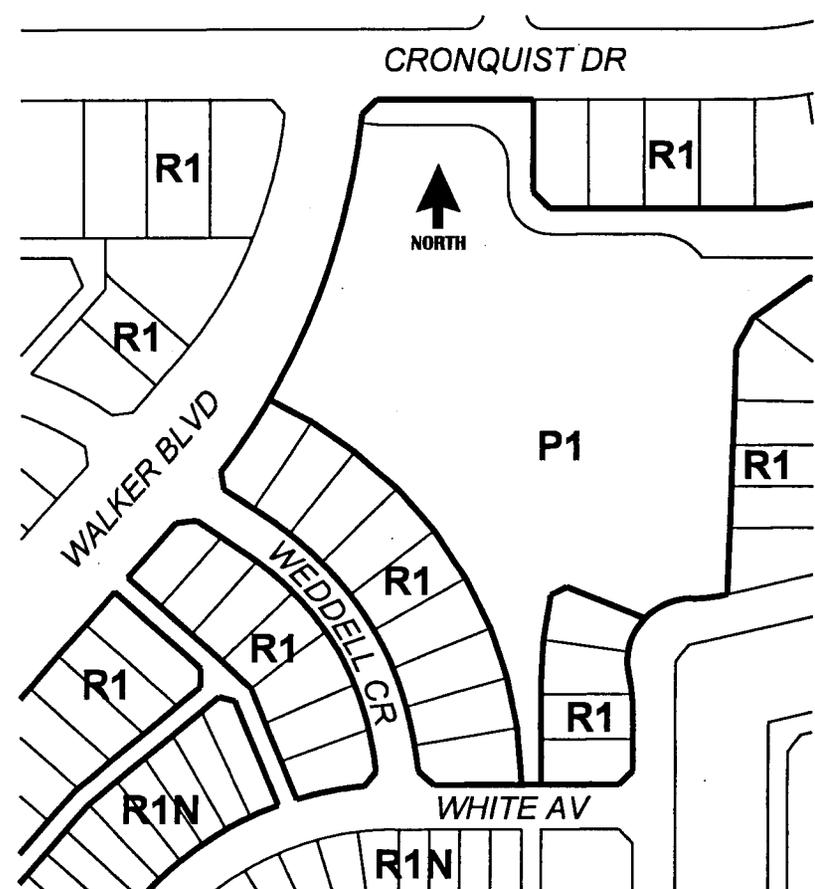
The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

41



EXISTING



PROPOSED

- AFFECTED DISTRICTS:
- R1 - Residential (Low Density)
 - R1N - Residential Narrow Lot
 - P1 - Parks & Recreation

MAP No. 6 / 2003
BYLAW No. 3156 / H - 2003



FILE

CITY CLERK'S DEPARTMENT

April 8, 2003

Mr. Gary Grelish
Trademark Pacific Properties Ltd.
#200, 6245 - 136 Street
Surrey, BC V3X 1H3

Dear Mr. Grelish:

West Park Extension (Westlake):

(a) *Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003*

(b) *Land Use Bylaw Amendment 3156/H-2003*

&

Land Use Bylaw Amendment 3156/G-2003

Portion of Block X, Plan 1128 AM and Portion of the NE ¼ Sec. 7-38-27-4

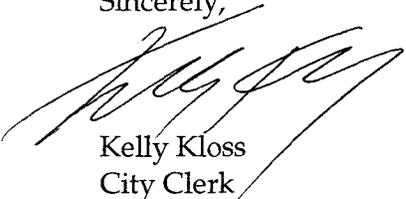
At the Monday, April 7, 2003 Council Meeting, Public Hearings for Neighbourhood Area Structure Plan Bylaw Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/H-2003 and Land Use Bylaw Amendment 3156/G-2003 were opened and those present given an opportunity to speak.

Council then passed the following resolution:

Resolved that Council of the City of Red Deer, hereby agrees to adjourn each Public Hearing for Land Use Bylaw Amendment 3156/G-2003, Neighbourhood Area Structure Plan 3217/B-2003 and Land Use Bylaw Amendment 3156/H-2003 to the April 22, 2003 Council Meeting at 7:00 p.m. in Council Chambers, City Hall.

Please call me if you have any questions.

Sincerely,



Kelly Kloss
City Clerk

/chk

c S. Banack, Al-Terra Engineering Ltd.
Parkland Community Planning Services
C. Adams, Administrative Assistant

City Clerk's Department

DATE: April 8, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: West Park Extension (Westlake):

- (a) Neighbourhood Area Structure Plan Amendment 3217/B-2003
- (b) Land Use Bylaw Amendment 3156/G-2003
- (c) Land Use Bylaw Amendment 3156/H-2003

Reference Report:

Parkland Community Planning Services, dated April 1, 2003

Public Hearings:

The Public Hearings for West Park Extension (Westlake) Neighbourhood Area Structure Plan Amendment 3217/B-2003, Land Use Bylaw Amendment 3156/G-2003 and Land Use Bylaw Amendment 3156/H-2003 were opened and those present given the opportunity to speak. Following this, the Public Hearings were adjourned to the Council Meeting of April 22, 2003 at 7:00 p.m. in Council Chambers.

Report Back to Council: Yes



Kelly Kloss
City Clerk

/chk

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

**City Clerk's Department**

DATE: March 11, 2003
TO: City Council
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/I-2003
Part of the NW ¼ Sec. 2-38-27-4
Lancaster South (Lancaster Green) – Phases 4A & 5

History

At the Monday, March 10, 2003 meeting of Council, Land Use Bylaw Amendment 3156/I-2003 was given first reading.

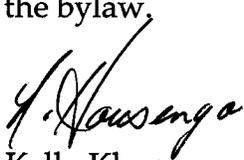
Land Use Bylaw Amendment 3156/I-2003 provides for the rezoning of approximately 9.42 ha (23.27 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts in order to develop Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Phase 4A consists of 19 single-family lots and 1 public utility lot. Phase 5 consists of 89 single-family lots, 2 municipal reserve lots and 1 public utility lot.

Public Consultation Process

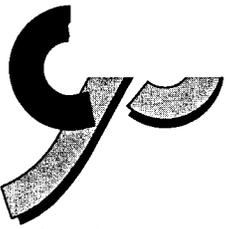
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, April 7, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

fw: 
Kelly Kloss
City Clerk

/chk



Date: February 26, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/I-2003
Part of the NW ¼ Sec. 2-38-27-4
Lancaster South (Lancaster Green) – Phases 4A & 5
The City of Red Deer

The City of Red Deer is proposing to develop Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Phase 4A consists of 19 single-family lots and 1 public utility lot. Phase 5 consists of 89 single-family lots, 2 municipal reserve lots and 1 public utility lot. The proposal rezones approximately 9.42 ha (23.27 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts.

The proposed land uses comply with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

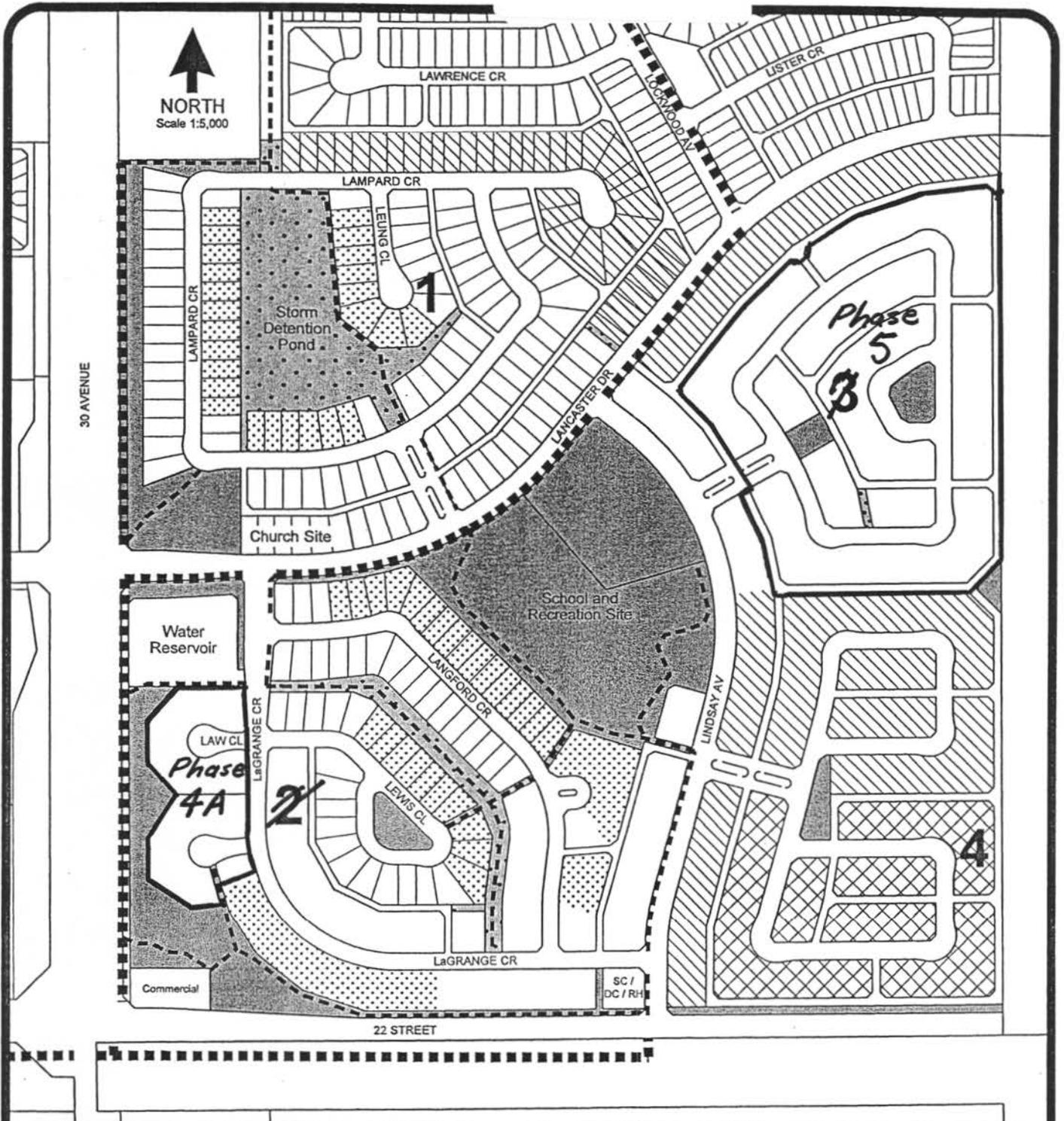
Recommendation

The proposed land uses comply with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/I-2003.

Sincerely,


Frank Wong,
Planning Assistant

Attachment



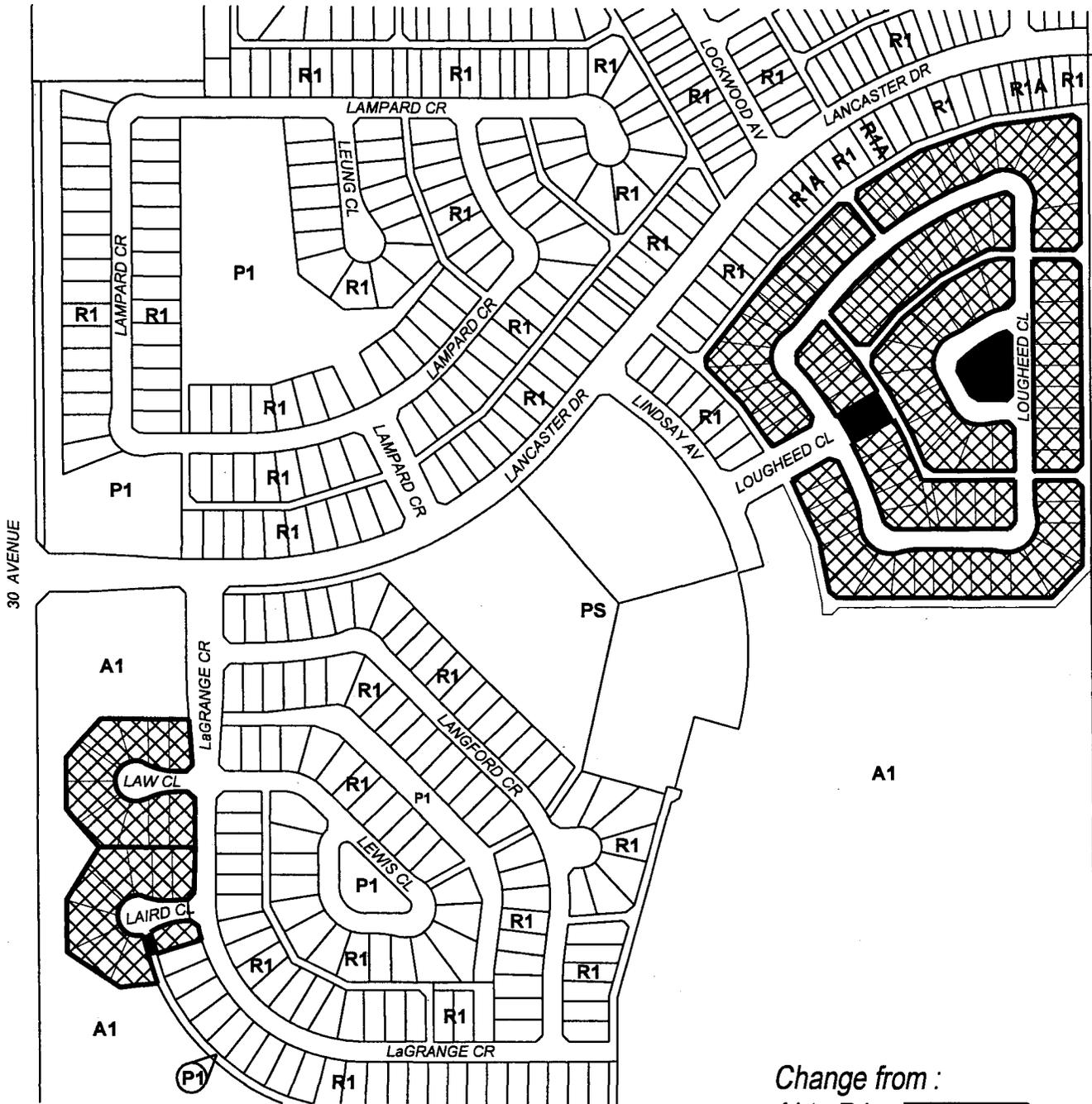
Lancaster South Neighbourhood Area Structure Plan

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

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

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



30 AVENUE

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

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 7 / 2003
 BYLAW No. 3156 / 1 - 2003



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

Return

~~Robert & Elizabeth Jane Ming
R. R. 1
PENHOLD, AB T0M 1R0~~



RETURN TO SENDER
REVENIR À L'ÉMETTEUR

No address
Pas d'adresse

No return address
Pas d'adresse de retour

Address incomplete
Adresse incomplète

Invalid address
Adresse invalide

Return to sender
Retourner à l'émetteur



CITY CLERK'S DEPARTMENT

March 19, 2003

**Robert & Elizabeth Jane Ming
R. R. 1
PENHOLD, AB T0M 1R0**

Dear Sir/Madam:

**Re: Lancaster South (Lancaster Green) Phases 4A & 5
Land Use Bylaw Amendment 3156/I-2003**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Lancaster area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass Bylaw 3156/I-2003, which provides for the development of Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Approximately 9.42 ha (23.27 acres) would be rezoned from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts. Phase 4A consists of 19 single family lots and 1 public utility lot. Phase 5 consists of 89 single family lots, 2 municipal reserve lots and 1 public utility lot. The proposed bylaws may be inspected by the public at the City Clerk's Department, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, April 7, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, April 1, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

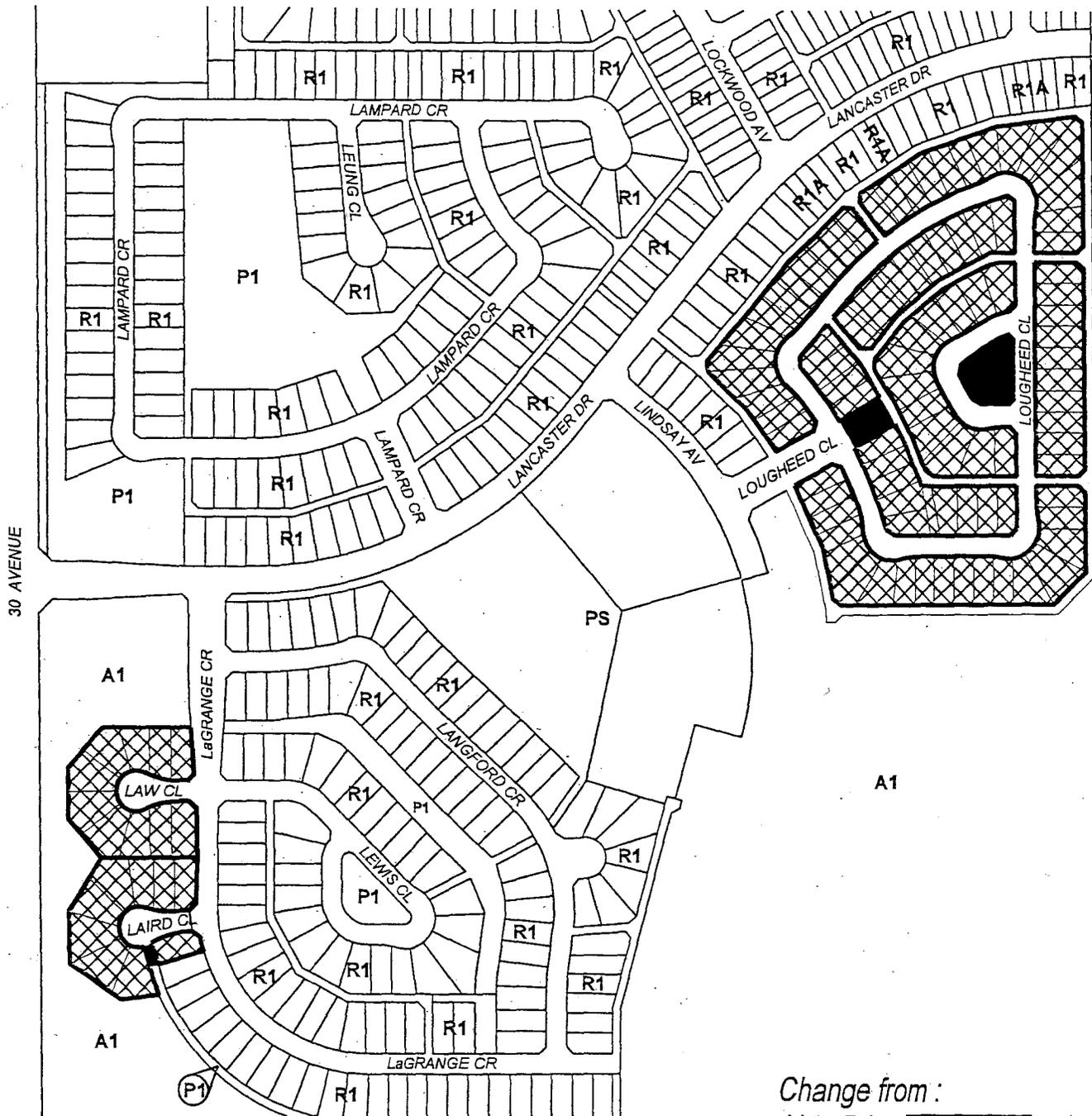
Yours truly,

Kelly Kloss
City Clerk

/encl.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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

Change from :
A1 to R1 
A1 to P1 

MAP No. 7 / 2003
BYLAW No. 3156 / 1 - 2003

Lancaster South (Lancaster Green) Phaes 4A & 5
LUB AMENDMENT 3156/I-2003

DESCRIPTION: Amendment to provide for development of Phases 4A & 5 of Lancaster Green

FIRST READING: March 10, 2003

FIRST PUBLICATION: March 21, 2003

SECOND PUBLICATION: March 28, 2003

PUBLIC HEARING & SECOND READING: April 7, 2003

THIRD READING: April 7, 2003

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ _____ NO BY: City

ACTUAL COST OF ADVERTISING:

\$ 314.96 X 2

TOTAL: \$ 629.92

MAP PREPARATION: \$ _____

TOTAL COST: \$ 629.92

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

(Account No. 59.5901)



Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003
TO: Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/I-2003
Part of the NW ¼ Sec. 2-38-27-4
Lancaster South (Lancaster Green) – Phases 4A & 5
City of Red Deer

Reference Report:

City Clerk, dated March 11, 2003 and Parkland Community Planning Services, dated February 26, 2003

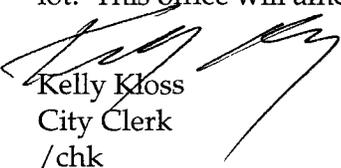
Bylaw Readings:

Land Use Bylaw Amendment 3156/I-2003 was given second & third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/I-2003 provides for the rezoning of approximately 9.42 ha (23.27 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts in order to develop Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Phase 4A consists of 19 single-family lots and 1 public utility lot. Phase 5 consists of 89 single-family lots, 2 municipal reserve lots and 1 public utility lot. This office will amend the Land Use Bylaw and distribute copies in due course.


Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/I-2003

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 7/2003 attached hereto and forming part of the bylaw.

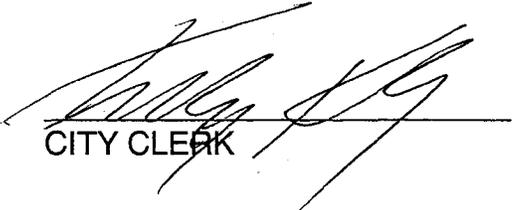
READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of April 2003.

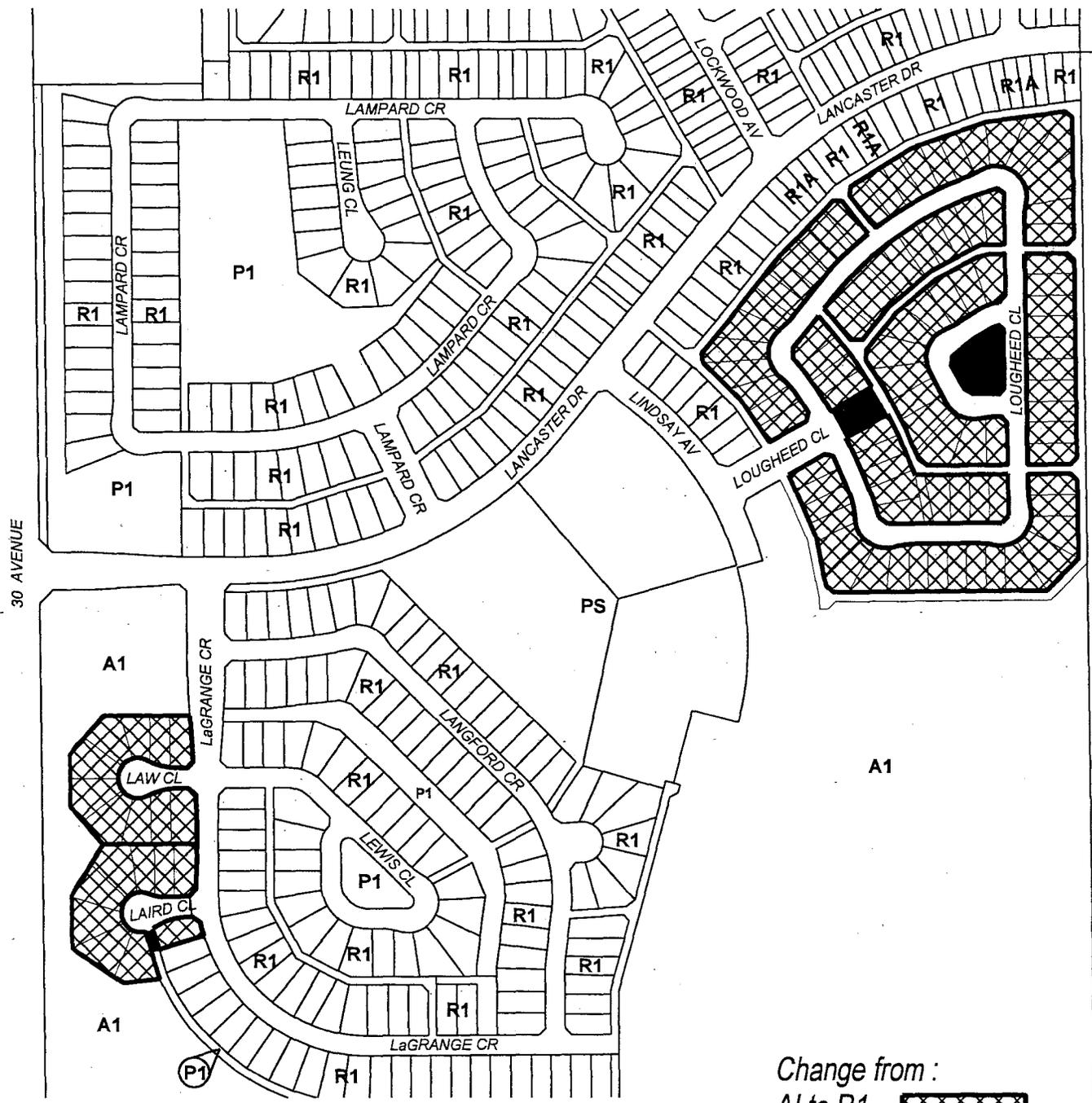
AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of April 2003.


MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



30 AVENUE

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

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 7 / 2003
 BYLAW No. 3156 / 1 - 2003

FILE

March 19, 2003

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

Dear Sir/Madam:

**Re: Lancaster South (Lancaster Green) Phases 4A & 5
Land Use Bylaw Amendment 3156/I-2003**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Lancaster area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass Bylaw **3156/I-2003**, which provides for the development of Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Approximately 9.42 ha (23.27 acres) would be rezoned from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts. Phase 4A consists of 19 single family lots and 1 public utility lot. Phase 5 consists of 89 single family lots, 2 municipal reserve lots and 1 public utility lot. The proposed bylaws may be inspected by the public at the City Clerk's Department, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, April 7, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, April 1, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Yours truly,

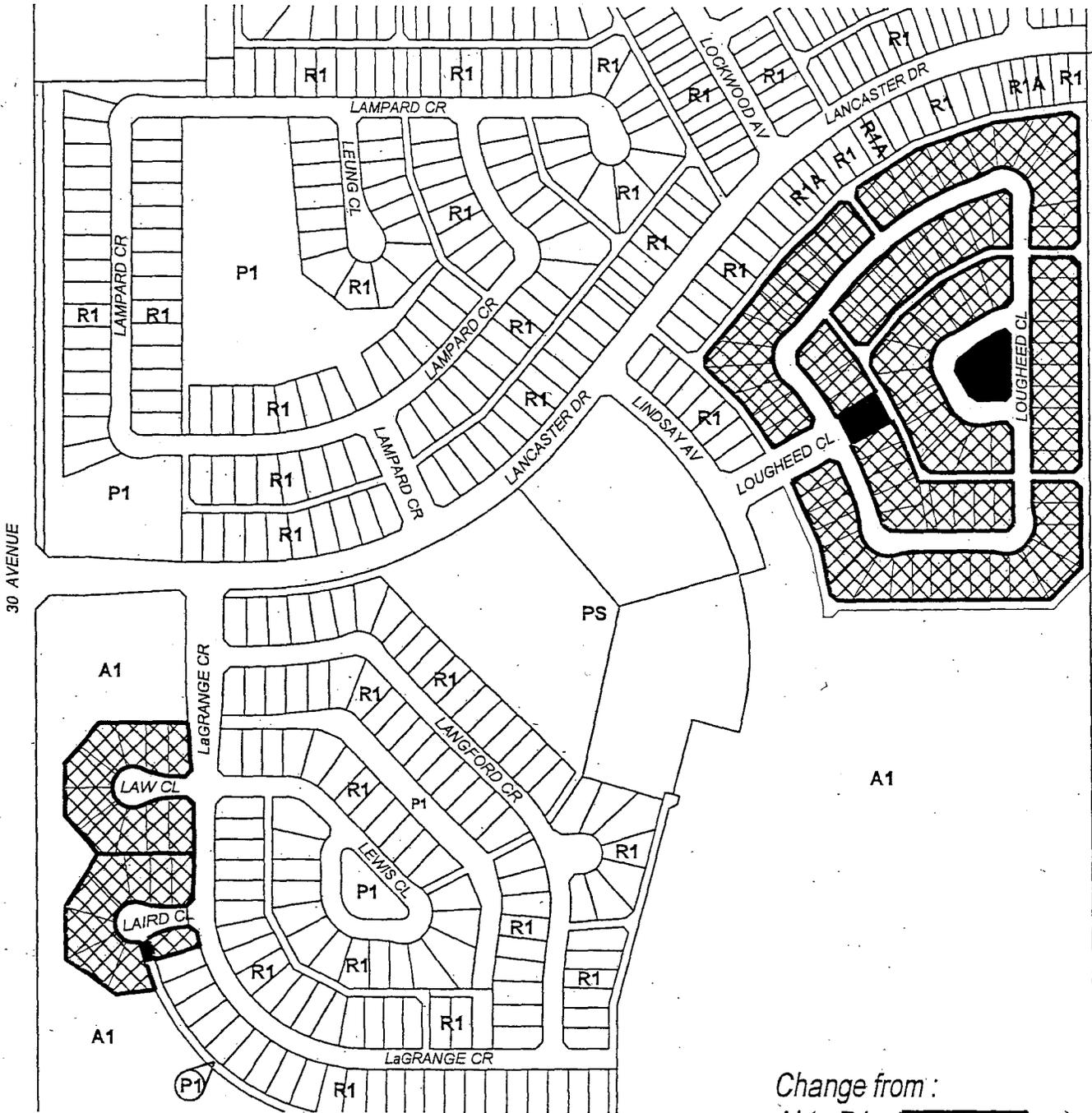


Kelly Kloss
City Clerk

/encl.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 7 / 2003
 BYLAW No. 3156 / 1 - 2003

Main Doc: 260192
Data: 259359

**Lancaster South (Lancaster Green) Phases 4A & 5
Land Use Bylaw Amendment**

City Council proposes to pass **Land Use Bylaw Amendment 3156/I-2003**, which provides for the development of Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Approximately 9.42 ha (23.27 acres) would be rezoned from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts. Phase 4A consists of 19 single family lots and 1 public utility lot. Phase 5 consists of 89 single family lots, 2 municipal reserve lots and 1 public utility lot. The proposed bylaws may be inspected by the public at the City Clerk's Department, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

"Map"

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, April 7, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, April 1, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Kelly Kloss
City Clerk

(Publication Dates: March 21 & 28, 2003)

| Ownername | Owneradd1 | Owneradd2 | Owneradd3 | Ow |
|--|------------------------|----------------------|-----------|---------|
| Trevor Adam & Andrea Leigh Schaab | 78 Lagrange Crescent | RED DEER, AB T4R | | |
| Michael G. & Denise D. Ryan | 110 Rutherford Drive | RED DEER, AB T4P | | |
| Spencer Ronald Olson | 39 Michener Close | RED DEER, AB T4P | | |
| James Edward & Angela Tracy Louise Pollard | 89 Lagrange Crescent | RED DEER, AB T4R | | |
| San Maria Homes Inc. | 34 Lewis Close | RED DEER, AB T4R | | |
| Dmc Construction Ltd. | 33 Duckering Close | RED DEER, AB T4R | | |
| Cesario C. & Luzviminda D. Jacob | 2 Lewis Close | RED DEER, AB T4R | | |
| Dorothy S. & Otis H. Freelove | 3 Langford Crescent | RED DEER, AB T4R | | |
| Pemberton Holdings Ltd. | 200 10020 101A Avenue | EDMONTON, AB T5J | | |
| Robert & Elizabeth Jane Ming | R. R. 1 | PENHOLD, AB T0M | | |
| T4N6N8 The Board Of Trustees | Of Red Deer Catholic | REGIONAL DIVISION NO | 5210 61 | RED DEE |
| 796598 Alberta Ltd. | R.R. 1 Site 11 Box 10 | RED DEER, AB T4N | | |
| Oasis Management Ltd. | 107 7148 Parke Avenue | RED DEER, AB T4L | | |
| Cambridge Homes Inc. | 64 Edgevalley Place NW | CALGARY, AB T3A 4Z1 | | |
| Glennstar Homes Ltd. | 30 39152 Rge Rd 280 | RED DEER COUNTY, | | |
| Jerry Lee Smith | 161 Lancaster Drive | RED DEER, AB T4R | | |
| 937040 Alberta Ltd. | 19 38440 R R 284 | RED DEER COUNTY, | | |
| A. F. Stolz Holdings Ltd | 39 Allison Crescent | RED DEER, AB T4R | | |
| Hearth & Home Custom Builders Ltd | 2 Flr 4919 48 Street | RED DEER, AB T4N | | |
| Barret & Lisa Beaudry | 177 Lancaster Drive | RED DEER, AB T4R | | |
| Travis Cadman | 1 5000 51 Avenue | RED DEER, AB T4N | | |
| T & C Investments Ltd. | 105 5105 51 Street | OLDS, AB T4H 1N5 | | |
| Executive Builders Group Inc. | 109 5018 45 Street | RED DEER, AB T4N | | |
| Points West Concrete Forming (1994) Ltd. | R R 1 Site 9 Comp 12 | SYLVAN LAKE, AB T4S | | |
| Dwayne A. & Leanna J. Unreiner | 201 Lancaster Drive | RED DEER, AB T4R | | |
| John Cormier | 203 Lancaster Drive | RED DEER, AB T4R | | |
| James Edward Mcleod | 2nd Flr 4919 48 St. | RED DEER, AB T4N | | |
| Paradise Developments Corp. | Box 9 Site 13 R R 3 | PONOKA, AB T4J 1R3 | | |
| Gary & Susan E. Oosterhoff | 29 Ray Avenue | RED DEER, AB T4P | | |
| James Edward Mcleod | 2nd Flr 4919 48 Street | RED DEER, AB T4N | | |
| Michael J. Bedard & Kerry O'Donnell | 233 Lancaster Drive | RED DEER, AB T4P | | |
| Asset Builders Corp. | Box 395 | RED DEER, AB T4N | | |

| | | | | |
|-------------------------------|-------------------------|------------------|--|--|
| Combres Construction Ltd. | 21 Leung Close | RED DEER, AB T4R | | |
| Carolyn J. & Gregory D. Nyuli | 28 Amlee Close | RED DEER, AB T4R | | |
| Michael Christopher Demers | 27 Amlee Close | RED DEER, AB T4R | | |
| Melcor Developments Ltd. | 900 10310 Jasper Avenue | EDMONTON, AB T5J | | |
| Paul & Karen Fischer | 69 Arnold Close | RED DEER, AB T4R | | |

City Clerk's Department

DATE: March 11, 2003
TO: Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/I-2003
Part of the NW ¼ Sec. 2-38-27-4
Lancaster South (Lancaster Green) – Phases 4A & 5

Reference Report:

Parkland Community Planning Services, dated February 26, 2003

Bylaw Readings:

Land Use Bylaw Amendment 3156/I-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, April 7, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/I-2003 provides for the rezoning of approximately 9.42 ha (23.27 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts in order to develop Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Phase 4A consists of 19 single-family lots and 1 public utility lot. Phase 5 consists of 89 single-family lots, 2 municipal reserve lots and 1 public utility lot. This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.

fw:

Kelly Kloss
City Clerk
/chk
/attach.

c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, City Clerk's Clerk Steno

BYLAW NO. 3156/I-2003

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 7/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

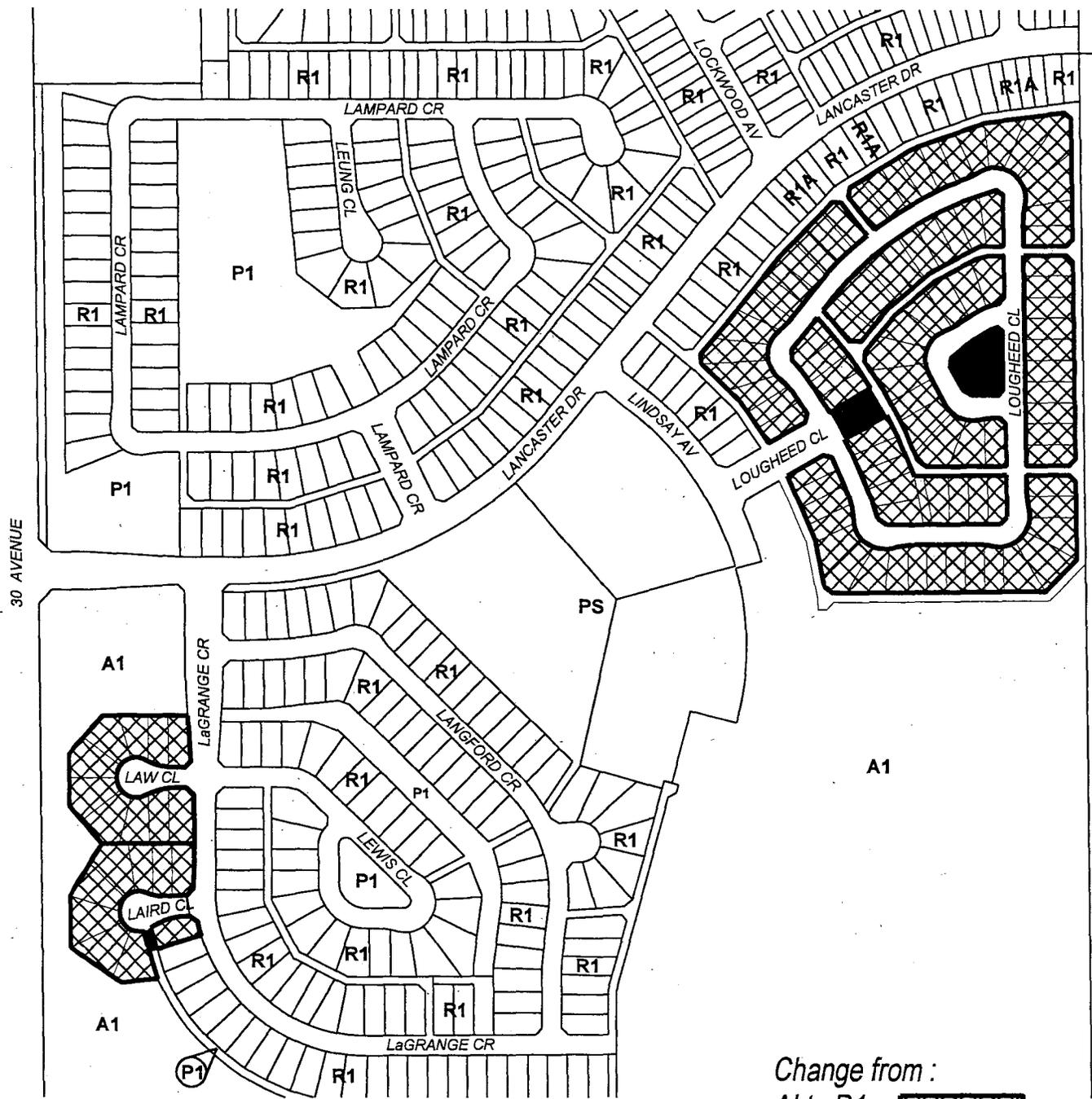
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 7 / 2003
 BYLAW No. 3156 / 1 - 2003

Date: March 11, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
City Clerk's Department
Re: LUB Amendment 3156/I - 2003 ^{Lancaster} ~~Inglewood~~ West

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

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

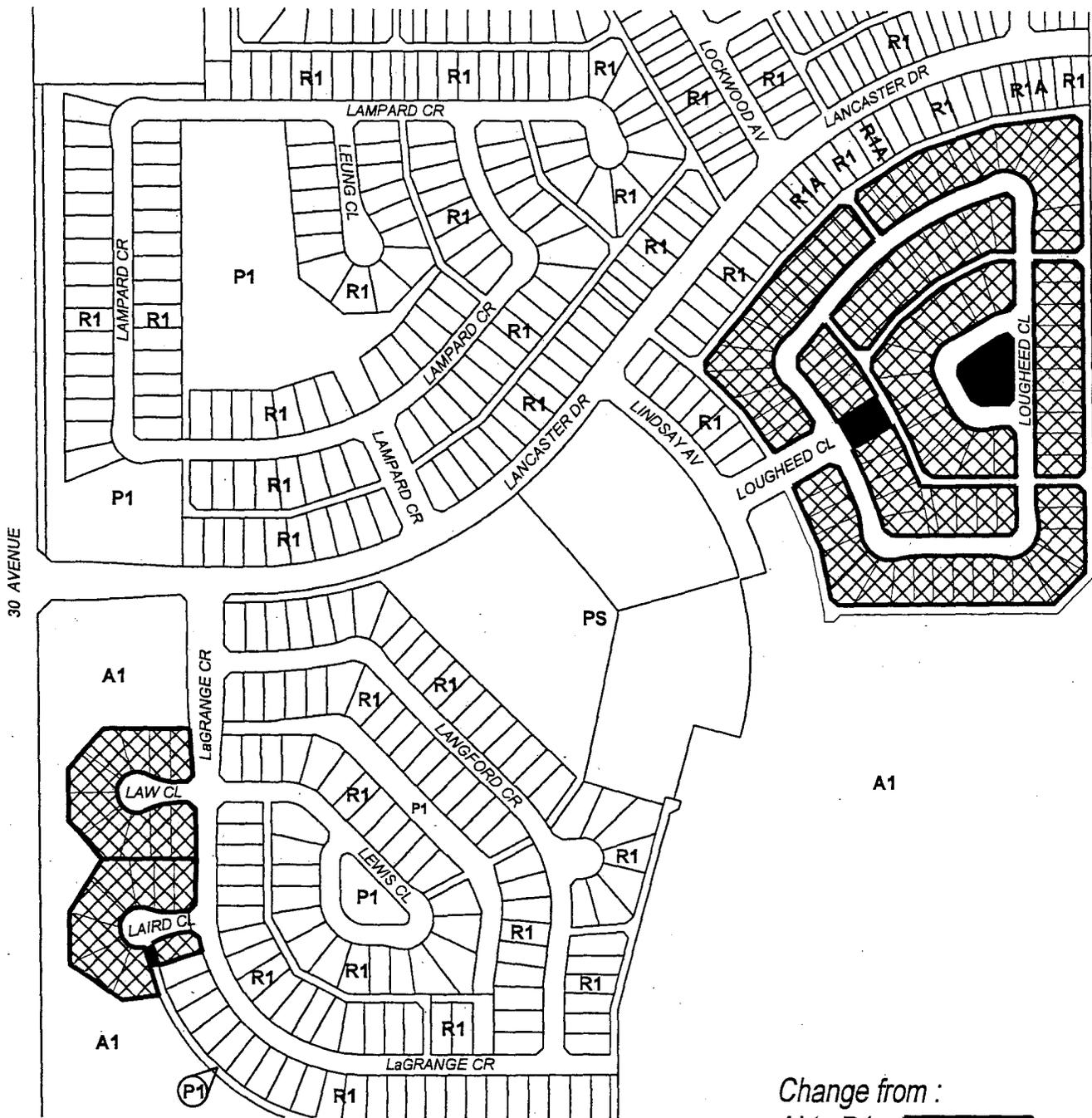
Thanks Norma.


Cheryl Adams
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



30 AVENUE

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

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 7 / 2003
 BYLAW No. 3156 / 1 - 2003



Date: February 26, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/I-2003
Part of the NW ¼ Sec. 2-38-27-4
Lancaster South (Lancaster Green) – Phases 4A & 5
The City of Red Deer

The City of Red Deer is proposing to develop Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Phase 4A consists of 19 single-family lots and 1 public utility lot. Phase 5 consists of 89 single-family lots, 2 municipal reserve lots and 1 public utility lot. The proposal rezones approximately 9.42 ha (23.27 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts.

The proposed land uses comply with the Lancaster South (Lancaster Green) Neighbourhood Area Structure Plan.

Recommendation

The proposed land uses comply with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/I-2003.

Sincerely,


Frank Wong,
Planning Assistant

Attachment

FILE



Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003
TO: Frank Wong, Parkland Community Planning Services
FROM: Kelly Kloss, City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/I-2003
Part of the NW ¼ Sec. 2-38-27-4
Lancaster South (Lancaster Green) – Phases 4A & 5
City of Red Deer

Reference Report:

City Clerk, dated March 11, 2003 and Parkland Community Planning Services, dated February 26, 2003

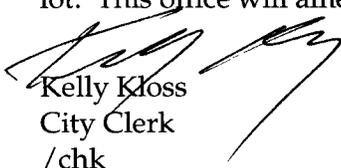
Bylaw Readings:

Land Use Bylaw Amendment 3156/I-2003 was given second & third readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/I-2003 provides for the rezoning of approximately 9.42 ha (23.27 ac) of land from A1 Future Urban Development to R1 Residential Low Density and P1 Parks and Recreation Districts in order to develop Phases 4A and 5 of the Lancaster South (Lancaster Green) Neighbourhood. Phase 4A consists of 19 single-family lots and 1 public utility lot. Phase 5 consists of 89 single-family lots, 2 municipal reserve lots and 1 public utility lot. This office will amend the Land Use Bylaw and distribute copies in due course.


Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/I-2003

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 7/2003 attached hereto and forming part of the bylaw.

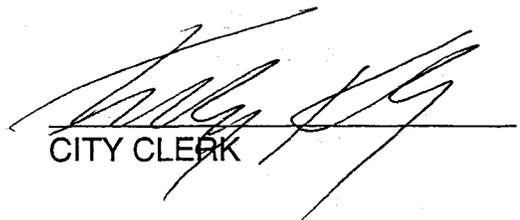
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READ A SECOND TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of April 2003.

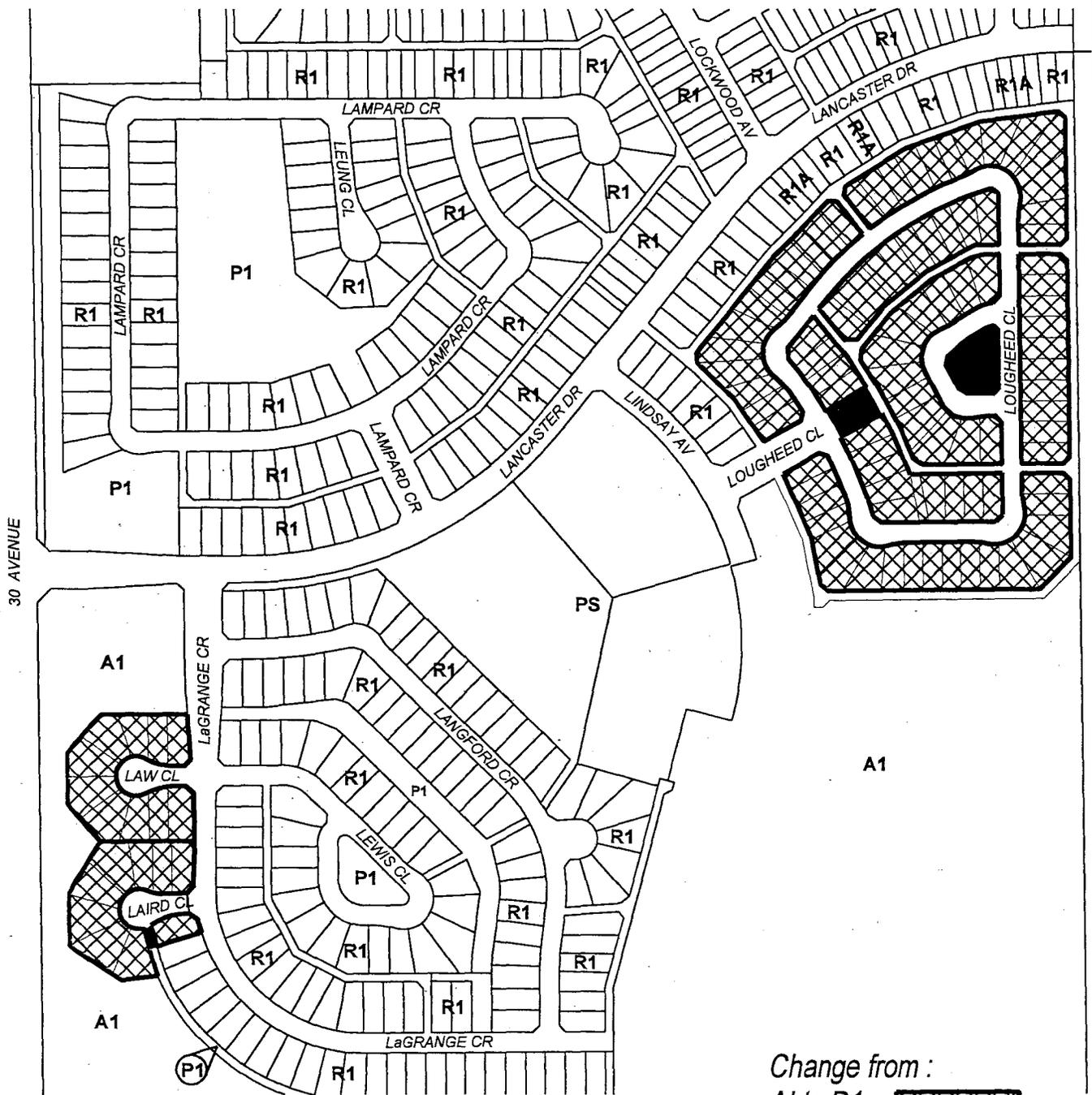
AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of April 2003.


MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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

Change from :
 A1 to R1 
 A1 to P1 

MAP No. 7 / 2003
 BYLAW No. 3156 / 1 - 2003

**City Clerk's Department**

DATE: March 11, 2003

TO: City Council

FROM: City Clerk

SUBJECT: Inglewood West:
(a) Inglewood West Neighbourhood Area Structure Plan Amendment
3217/C-2003
(b) Land Use Bylaw Amendment 3156/J-2003
Part of the SW ¼ Sec. 3-38-27-4/ Inglewood West – Phase 3
Melcor Developments Ltd.

History

At the Monday, March 10, 2003 meeting of Council, Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 and Land Use Bylaw Amendment 3156/I-2003 were given first readings.

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 provides for the conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes). A multiple-family site is to be converted to R1 Residential (single-family homes) to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created. The church/multiple family site will likely be developed as a medium density housing development. This amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site.

Memo to City Council
Inglewood West
Page 2

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, April 7, 2003 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the sites have been notified by letter of the Public Hearings.

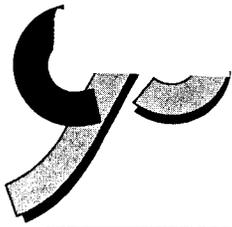
Recommendations

That following the Public Hearings, Council may proceed with 2nd and 3rd readings of

- (a) Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003, and
- (b) Land Use Bylaw Amendment 3156/J-2003.

for: 
Kelly Kloss
City Clerk

/chk



DATE: March 3, 2003
TO: Kelly Kloss, City Clerk
FROM: Frank Wong, Planning Assistant
RE: Inglewood West Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/C-2003

PURPOSE

Stantec Consulting Ltd., on behalf of Melcor Developments Ltd., is proposing to amend the existing Inglewood West Neighbourhood Area Structure Plan. The proposed amendment was received on January 13, 2003 and was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*.

The purpose of this Plan Amendment application is to change land use designations in the undeveloped portion of the Plan area which will necessitate amendments to the servicing plans and Plan text accordingly, prior to commencing with the next phases of development of the subdivision.

BACKGROUND

The original Inglewood West Neighbourhood Area Structure Plan was adopted by Council in February 2002. The proposed amendment includes the following changes which are labelled on the attached map:

1. The conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes).
2. In the southeast portion of the Plan area, the multiple-family site is being converted to R1 Residential (single-family homes). This is being done to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created with this conversion.
3. The church/multiple-family site will likely be developed as a medium density housing development, thus the maximum density will be at 45.0 persons per hectare after the above conversions.
4. The amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Bylaw No. 3217/C-2003 ...page 2

NEIGHBOURHOOD MEETING

In terms of the City's "*Planning & Subdivision Guidelines*" a neighbourhood meeting is not required for a Plan Amendment where the amendment entails the following issues:

- Minor road, lane or public utility lot deletions and/or additions;
- Addition or deletion of lots with walkout basements; or
- Designation of R1-Single Family lots from higher density residential designations.
- Self-contained local roads or lanes.

As an alternative to a neighbourhood meeting, a door to door notice has been circulated to adjacent landowners informing them of the proposed changes, the date of the MPC meeting, and the fact that there will be an opportunity for further input at the public hearing for the Neighbourhood Area Structure Plan amendment.

As of February 28, 2003, no comments have been received.

PLANNING ANALYSIS

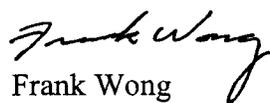
From a planning perspective the proposed plan amendment reduces the percentage of multiple-family development in the Plan Area, increases the amount of green space in the Plan Area, and the density will remain within the maximum density of 45 persons per hectare.

MUNICIPAL PLANNING COMMISSION

In accordance with the "*Planning & Subdivision Guidelines*" this proposed Neighbourhood Area Structure Plan amendment was referred to the Municipal Planning Commission for a recommendation to City Council. MPC at their March 3 meeting recommended that Council give first reading to Bylaw Amendment 3217/C-2003.

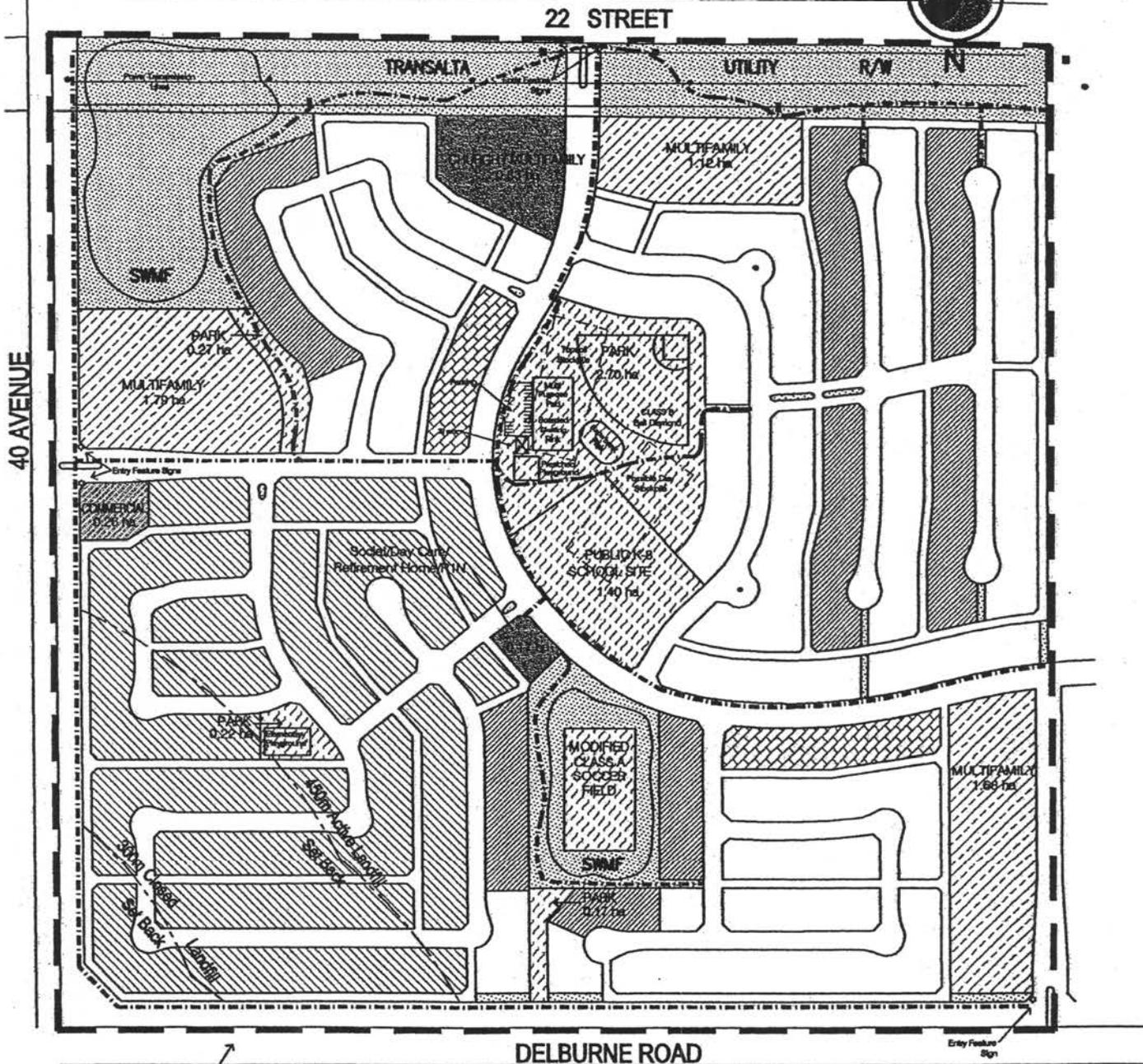
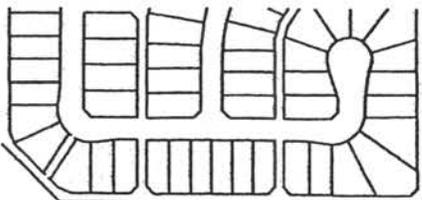
RECOMMENDATION

Planning staff recommend that the Council gives first reading to the proposed Bylaw Amendment 3217/C-2003, which seeks to amend the existing Inglewood West Neighbourhood Area Structure Plan as described in this report.



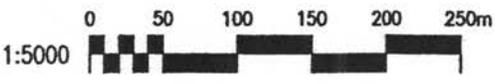
Frank Wong
Planning Assistant

Attachments



See Section 2.2 of NASP

Possible Future Industrial Area



Existing NASP



Stantec

- Legend**
- ASP Boundary
 - R1 Residential
 - R1 Residential 2 Storey Walkout
 - R1A Residential Semi Detached
 - R1N Residential Narrow Lot
 - R2/R3 Residential Multi Family

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

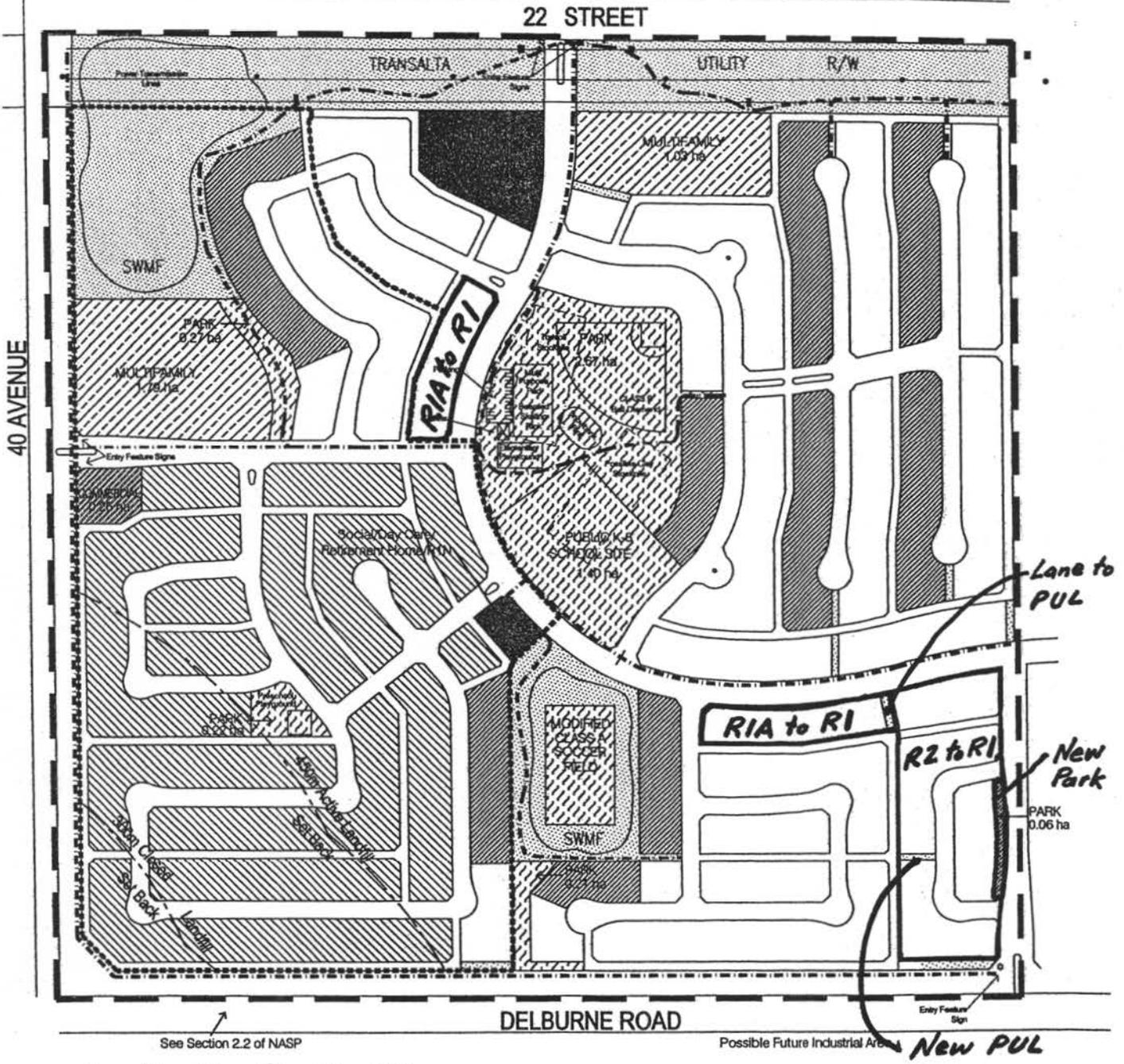
Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
3.0

Title
Development Concept

November, 2001
 128 70620

c:\na\12870620 INGLEWOOD\plan\Inglewood-ASP.dwg



Proposed NASP Amendment



Stantec

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Legend

- ASP Boundary
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- R2/R3 Residential Multi Family
- LIMIT OF EXISTING DEVELOPMENT
- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

Client/Project

RED DEER
INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
3.0

Title
Development Concept

February, 2003
128 70620

TABLE 1
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
LAND USE STATISTICS

| | Area (ha) | % of GDA |
|---|----------------|--------------|
| GROSS AREA | 65.30 | |
| Road Widenings (40 Ave. & Delburne Road) | 3.18 | |
| TransAlta Utility R/W | 4.75 | |
| Road Widening in SE 3-38-27-4 | (0.37) | |
| GROSS DEVELOPABLE AREA | 57.74 | 100.0 |
| Low Density Residential (R1) | 20.005 | 34.6 |
| Smaller Lot Residential (R1N) | 9.683 | 16.8 |
| Medium Density Residential (R2 /R3) | 2.816 | 4.9 |
| Institutional/Medium Density Residential(R2/R3) | 0.951 | 1.7 |
| Commercial (C3) | 0.260 | 0.5 |
| Social/Day Care | 0.138 | 0.2 |
| Public Utility Lots (PUL) | 3.388 | 5.9 |
| * Storm Water Management | 3.133 | 5.4 |
| Municipal Services | 0.255 | 0.4 |
| Parks & Open Space | 5.856 (10.14%) | 10.1 |
| School/Park Site | 4.085 | 7.1 |
| ** Neighbourhood Parks & Walkways | 1.771 | 3.1 |
| Circulation | 14.690 | 25.4 |
| Roads | 10.799 | 18.7 |
| 7.0m Lanes | 3.891 | 6.7 |

TABLE 2
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
RESIDENTIAL UNITS & POPULATION

| Land Use | Area (ha) | Density units/ha | Density persons/unit | Population |
|--------------------|-----------|---------------------|-------------------------|------------|
| R1 | 20.01 | 18 | 3.4 | 1224 ✓ |
| R1N | 9.683 | 21.5 | 3.4 | 714 ✓ |
| R2/R3 | 1.026 | 40 | 3.0 | 123 ✓ |
| Existing R2/R3 | 1.790 | 83.8 | 3.0 | 450 ✓ |
| Church/Multifamily | 0.951 | 30 | 3.0 | 86 ✓ |
| Total | | | | 2597 ✓ |

2597 ÷ 57.74 ha = 44.98

Average Population

45.0 persons per hectare

* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

** Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF



City Clerk's Department

DATE: March 4, 2003
TO: City Council
FROM: Gail Surkan, Chair
Municipal Planning Commission
SUBJECT: INGLEWOOD WEST NEIGHBOURHOOD AREA STRUCTURE PLAN – BYLAW
AMENDMENT No. 3217/C-2003

At our Municipal Planning Commission Meeting of March 3, 2003, consideration was given to the proposed bylaw amendment and hereunder was introduced and passed.

“RESOLVED that the Municipal Planning Commission, support the proposed Bylaw Amendment No. 3217/C-2003 to amend the Inglewood West Neighbourhood Area Structure Plan.”

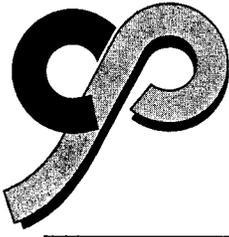
Recommendation

That Council consider and accept the above resolution for the above bylaw amendment.

Gail Surkan, Chair
Municipal Planning Commission

/eas

cc. Parkland Community Planning Services



DATE: March 4, 2003

TO: Kelly Kloss, City Clerk

FROM: Frank Wong, Planning Assistant

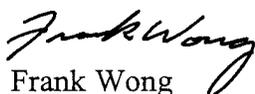
RE: Land Use Bylaw Amendment No. 3156/J-2003
Part of the SW ¼ Sec. 3-38-27-4
Inglewood West – Phase 3
Melcor Developments Ltd.

Melcor Developments Ltd. is proposing to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site. This proposal rezones 7.59 ha (18.75 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts. The northern PS site is available for the development of a church or place of worship and which is being advertised as such and if not sold after being on the market for 6 months, then it may be rezoned to its alternative use of R2-D30 which is medium density residential with a maximum density of 30 dwelling units per hectare. At this time a portion of the TransAlta Utility R/W is being rezoned from A1 to P1 Parks and Recreation District and ROAD.

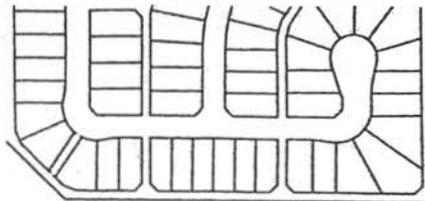
A plan amendment to the Inglewood West Neighbourhood Area Structure Plan is required to permit this rezoning proposal. Such an amendment was submitted on January 13, 2003, processed according to the City's "*Planning & Subdivision Guidelines*" and is the subject of another report in this Council agenda.

Staff recommendation

Subject to City Council giving first reading to the Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003, it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/J-2003.

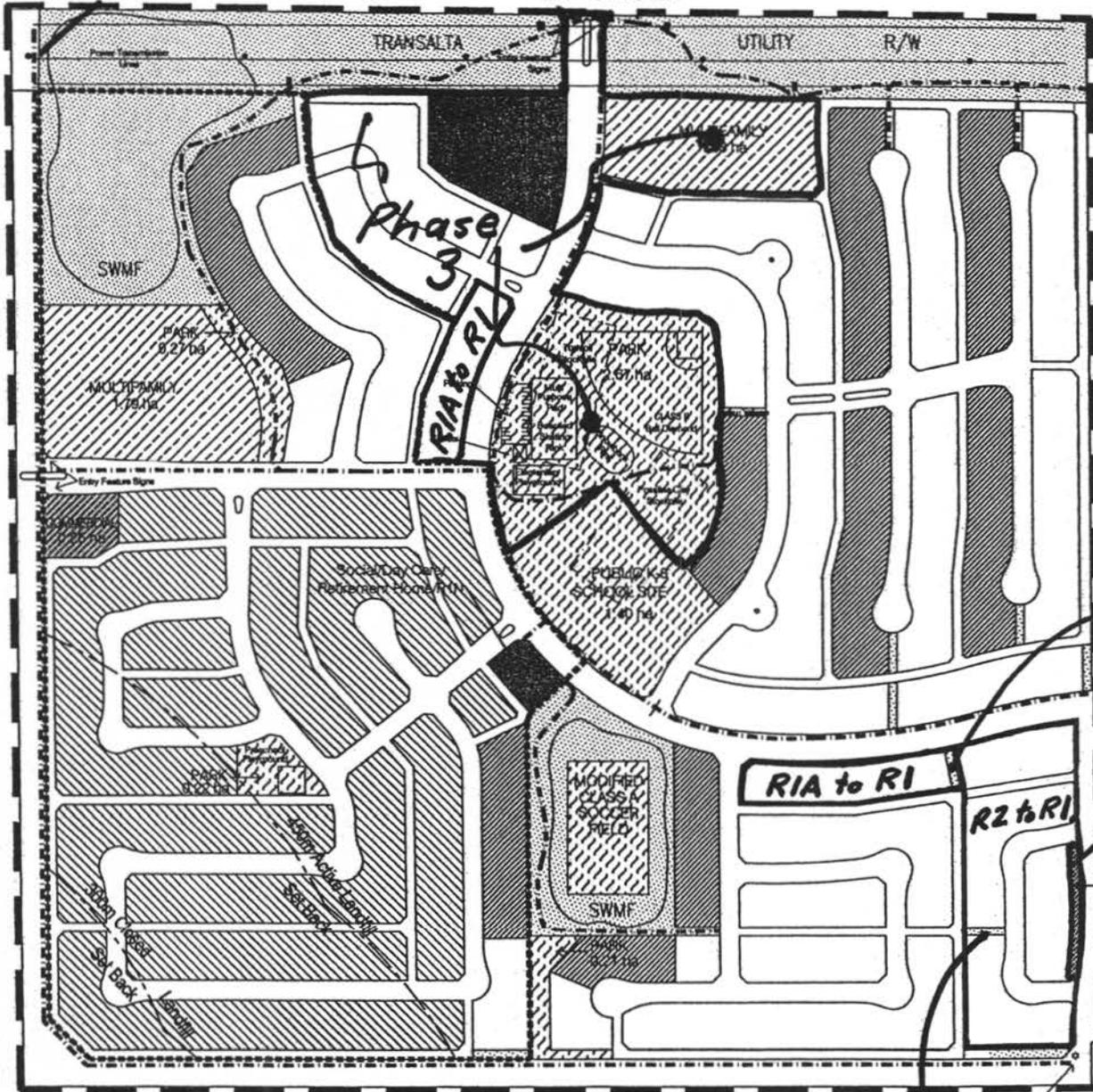

Frank Wong
Planning Assistant

Attachments



22 STREET

40 AVENUE



DELBURNE ROAD

See Section 2.2 of NASP

Possible Future Industrial Area



Proposed NASP Amendment



Stantec

- Legend**
- ASP Boundary
 - R1 Residential
 - R1 Residential 2 Storey Walkout
 - R1N Residential Narrow Lot
 - R2/R3 Residential Multi Family
 - LIMIT OF EXISTING DEVELOPMENT

- Multi-Purpose Trail
- PUL
- Park
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- Landfill Setback
- Entry Feature Sign
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Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

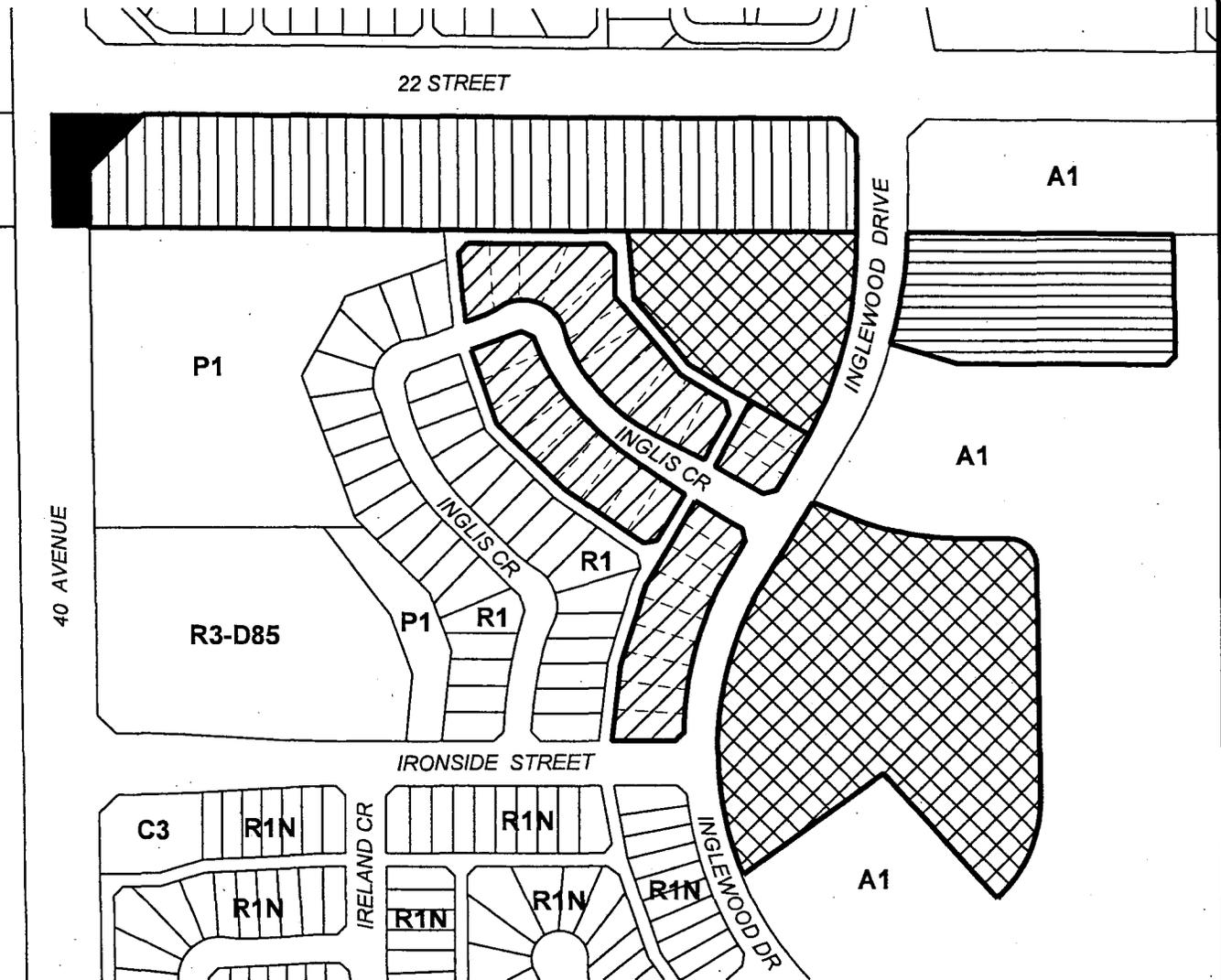
Figure No.
3.0

Title
Development Concept

February, 2003
 128 70620

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

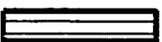
R2-D40 - Residential (Medium Density) 40 dwelling units per hectare

PS - Public Service (Institutional or Governmental)

P1 - Parks & Recreation

Change from :

A1 to R1 

A1 to R2 - D40 

A1 to PS 

A1 to P1 

A1 to Road 

MAP No. 8 / 2003
 BYLAW No. 3156 / J - 2003

**Inglewood West NASP – Inglewood West Phase 3
LUB AMENDMENT 3156/J-2003**

DESCRIPTION: Development of Phase 3 of Inglewood West and changes to the NASP from R1A to R1, R3 to R1, etc.

FIRST READING: March 10, 2003

FIRST PUBLICATION: March 21, 2003

SECOND PUBLICATION: March 28, 2003

PUBLIC HEARING & SECOND READING: April 7, 2003

THIRD READING: April 7, 2003

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ 400 NO **BY:** Melcor

ACTUAL COST OF ADVERTISING:

\$ 424.18 X 2

TOTAL: \$ 848.36

MAP PREPARATION: \$ 0. -

TOTAL COST: \$ 848.36

LESS DEPOSIT RECEIVED: \$ (400. -)

AMOUNT OWING/ (REFUND): \$ 448.36

INVOICE NO.: B#564846 / #53863

(Account No. 59.5901)

City Clerk's Department

DATE: April 8, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Inglewood West:
(a) Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003
(b) Land Use Bylaw Amendment 3156/J-2003
Part of the SW ¼ Sec. 3-38-28-4 / Inglewood West – Phase 3
Melcor Developments Ltd.

Reference Report:

City Clerk, dated March 11, 2003 and Parkland Community Planning Services, dated March 3, 2003

Bylaw Readings:

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/J-2003 were given second and third readings. Copies of the bylaws are attached.

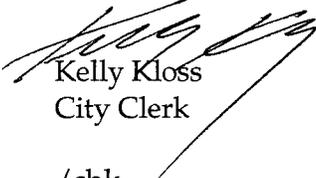
Report Back to Council: No*Comments/Further Action:*

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 provides for the conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes). A multiple-family site is to be converted to R1 Residential (single-family homes) to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created. The church/multiple family site will likely be developed as a medium density housing development. This amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site.

Council Decision - April 7, 2003
Inglewood West
Page 2

This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3217/C-2003

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

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting in the Inglewood West Neighbourhood Area Structure Plan the following; Pages *ii*, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, Table 1, Illustration 2.0; Figures 3.0, 4.0, 5.0, 6.0, and 7.0.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of April 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of April 2003.


MAYOR


CITY CLERK

**INGLEWOOD WEST
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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| 4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL | 4.3 |
| 4.4 PARKS AND OPEN SPACES | 4.3 |
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**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.0 Development Concept

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| 4.2.2 Smaller Lot Residential (R1N) | 4.2 |
| 4.2.3 Medium Density Residential (R2 / R3) | 4.2 |
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4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The development concept for the Inglewood NASP has been prepared in response to current and anticipated residential market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Inglewood NASP is comprised of 65.30 hectares of land and is bounded on the north, west and south sides by existing/future arterial roadways and on the east side by a future, connecting neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 3.0 – Development Concept. The land use statistics, number of residential units and population are represented in Tables 1 & 2 following the Development Concept.

4.2 RESIDENTIAL

The majority of land within Inglewood is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 18 units per net residential hectare for low density residential, 21.5 units per net hectare for the smaller lot residential, and a varying number of units per hectare for the medium density result in approximately 45 people per hectare.

4.2.1 Low Density Residential

As shown on Figure 3.0, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the Storm Water Management Facilities, walkways, school / park sites and utility corridors. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

The southwest quadrant of the plan area, aside from a single row of homes backing onto the south-central Storm Water Management Facility, will be planned entirely for smaller lot, single family homes (R1N zoning) as a complimentary sub-unit to the overall neighbourhood.

Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

4.2.2 Smaller Lot Residential (R1N)

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

A development setback from the landfill extends into the southwest corner of the neighbourhood approximately 115 meters (300 meters from the land fill site). No further environmental testing is recommended at this time however once the land fill is closed and further testing conducted, the area presently within the setback may be deemed appropriate for development as shown on the Development Concept.

As noted previously, in the event that a relaxation of the development setback affected by the closed landfill setback is not obtained, the area will be developed as a green-space as shown on Illustration 1.0 (following page 2.1).

4.2.3 Medium Density Residential (R2 / R3)

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site help to ensure exposure of these features to many residents. It should be noted, however, that the location of MDR sites still respects that through traffic within low density residential areas should be reduced and/or eliminated wherever possible.

These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL

One Institutional / Medium Density Residential site is located in the north part of the plan fronting onto the collector road from the west. The site is intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential. The residential component of this site may be developed in conjunction with the Church or independently as a complimentary use.

In the event a Church is not identified for this site, the entire area would be available for development of medium density residential consisting of either R2 or R3 uses.

4.4 PARKS AND OPEN SPACES

4.4.1 Central Park Site

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development Municipal reserves will be dedicated as adjacent lands are developed.

Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the shelter and multi-purpose pad / boarded skated rink are not completed until a community association for the neighborhood is formed.

4.4.2 Local Park Sites

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

4.4.3 Walkways and Multi Use Trail

The Inglewood NASP has been designed around the concept of a central community recreational node connected to all areas of the neighbourhood by a series of walkways and a 2.4m multi use trail.

The walkway system provided within each development cell / cluster will be designed according to Red Deer standards and will be appropriate for each area with all collector roadway trails being 2.5m wide asphalt / concrete trails.

1.5m wide shale trails will be along the east side of the west multi-family site running north to 22nd Street and south from the school / park site around the southern detention pond.

The trails connect all areas of the plan with appealing, safe and direct access to the central node as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The multi use trail is estimated at 2.8 km in length.

Improvements to 40th Avenue and Delburne Road will also improve pedestrian connections to other areas by a 3.0m hard surface trail along 40th Avenue and Delburne Road. The City will construct these hard surface trails as part of the widening of 40th Avenue and Delburne road.

4.4.4 Utility Corridors and Storm Water Management Facilities

The TransAlta utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the two Storm Water Management Facilities will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the storm water control function for which they are designed.

4.4.5 Soil Stockpiles

4.4.5.1 Topsoil Stockpile

A topsoil stockpile is planned for the central school / park site as shown on Figure 3.0. During development of this quarter section both offsite disposal and onsite stockpiling will be utilized to deal with the topsoil generated from the stripping operation. The initial topsoil stockpile will be approximately 25,000 m³ to ensure that topsoil is available for landscaping of the storm detention pond and residential lots while the remainder of the topsoil will be disposed of offsite. As development of subsequent phases proceeds the topsoil stockpile will be assessed to determine whether additional topsoil will be required in order to provide adequate quantities for landscaping of the newly developed residential lots. Excess topsoil will be disposed of offsite.

The topsoil stockpile will be located along the collector road to provide easy access to builders and homeowners in an effort to encourage utilization of the topsoil and therefore keep the topsoil stockpile as small as possible.

Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

4.4.5.2 Clay Stockpile

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site. The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

4.5 EDUCATIONAL AND COMMUNITY FACILITIES

As shown on the illustration following this page (Illustration 2.0), the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

Located along the internal collector with a direct connection to 40th Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and Public School Board.

4.6 COMMERCIAL

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40th Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40th Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.

4.7 STORMWATER MANAGEMENT FACILITIES

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector / arterial roadway network.

The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the land use statistics (Table 1) as creditable Municipal Reserve.

4.8 TRANSPORTATION

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, travelling public with safe and efficient access for this area of Red Deer.

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Delburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

4.8.1 ARTERIAL ROADWAYS

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadways:

- 40th Avenue (west side)
- 22nd street (north side)

In order to accommodate future widening of 40th Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40th Avenue at approximately the midpoint between 22nd Street and Delburne Road.

The required right-of-way for 22nd Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.

4.8.2 COLLECTOR ROADWAYS

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40th Avenue and Delburne Road by the two other collector roads.

The collector road entrances at 40th Avenue, 22nd Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

4.8.3 LOCAL ROADS

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way.

4.8.4 LANEWAYS

The Inglewood NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces or PUL's. Rear laneways will be designed to the City of Red Deer standards and are shown as 7.0m.

TABLE 1
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
LAND USE STATISTICS

| | Area (ha) | % of GDA |
|---|--------------|--------------|
| GROSS AREA | 65.30 | |
| Road Widening (40 Ave. & Delburne Road) | 3.18 | |
| TransAlta Utility R/W | 4.75 | |
| Road Widening in SE 3-38-27-4 | (0.37) | |
| GROSS DEVELOPABLE AREA | 57.74 | 100.0 |
| Low Density Residential (R1) | 20.005 | 34.6 |
| Smaller Lot Residential (R1N) | 9.683 | 16.8 |
| Medium Density Residential (R2 /R3) | 2.816 | 4.9 |
| Institutional/Medium Density Residential(R2/R3) | 0.951 | 1.7 |
| Commercial (C3) | 0.260 | 0.5 |
| Social/Day Care | 0.138 | 0.2 |
| Public Utility Lots (PUL) | 3.388 | 5.9 |
| * Storm Water Management | 3.133 | 5.4 |
| Municipal Services | 0.255 | 0.4 |
| Parks & Open Space | 5.856 | 10.1 |
| School/Park Site | 4.085 | 7.1 |
| ** Neighbourhood Parks & Walkways | 1.771 | 3.1 |
| Circulation | 14.690 | 25.4 |
| Roads | 10.799 | 18.7 |
| 7.0m Lanes | 3.891 | 6.7 |

TABLE 2
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
RESIDENTIAL UNITS & POPULATION

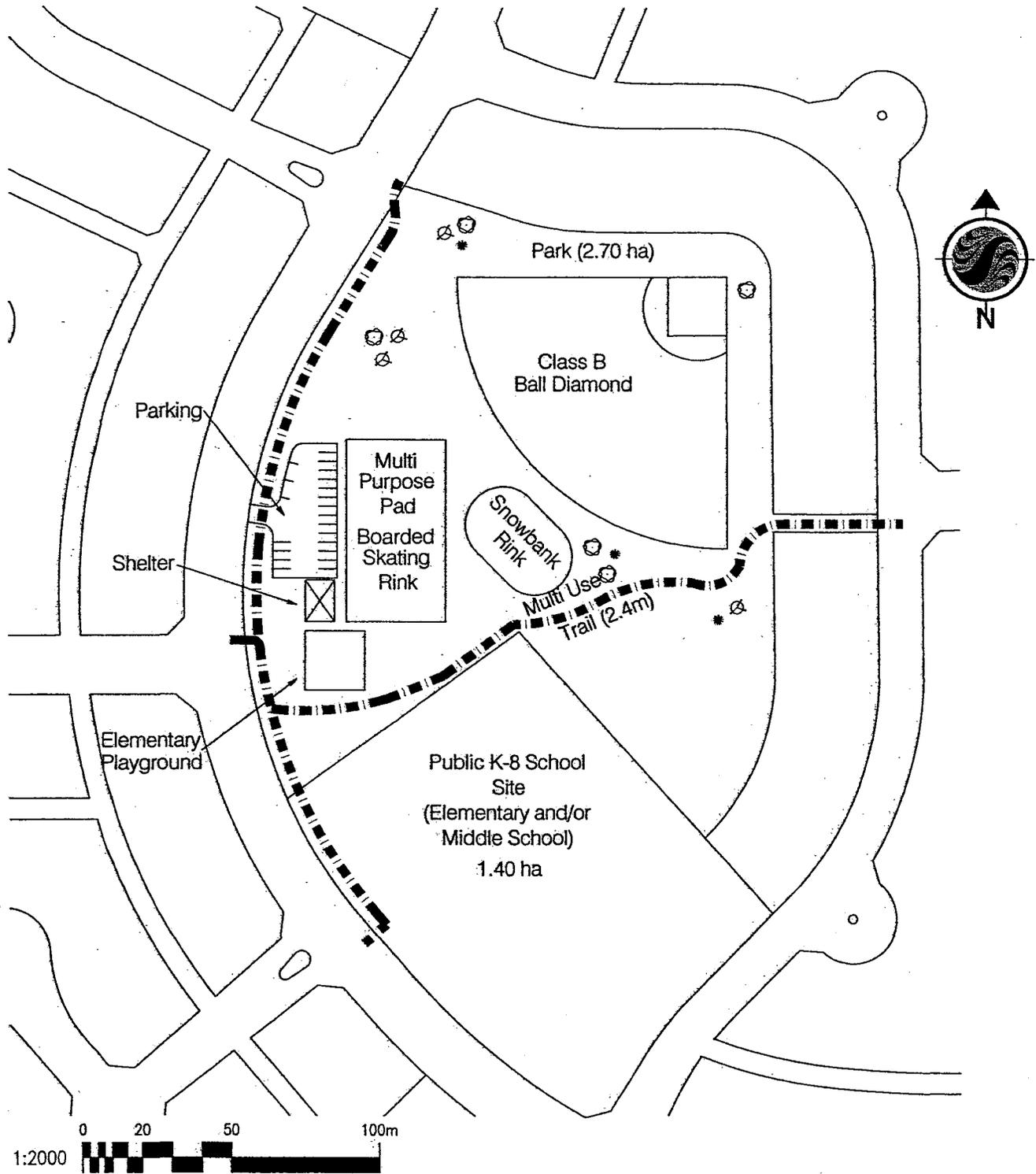
| Land Use | Area (ha) | Density units/ha | Density persons/unit | Population |
|--------------------|-----------|---------------------|-------------------------|------------|
| R1 | 20.01 | 18 | 3.4 | 1224 |
| R1N | 9.683 | 21.5 | 3.4 | 714 |
| R2/R3 | 1.026 | 40 | 3.0 | 123 |
| Existing R2/R3 | 1.790 | 83.8 | 3.0 | 450 |
| Church/Multifamily | 0.951 | 30 | 3.0 | 86 |
| Total | | | | 2597 |

Average Population

45.0 persons per hectare

* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

** Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF



Legend
 ■■■■■ 2.4m MULTI-USE TRAIL

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
ILLUSTRATION 2.0

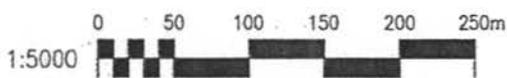
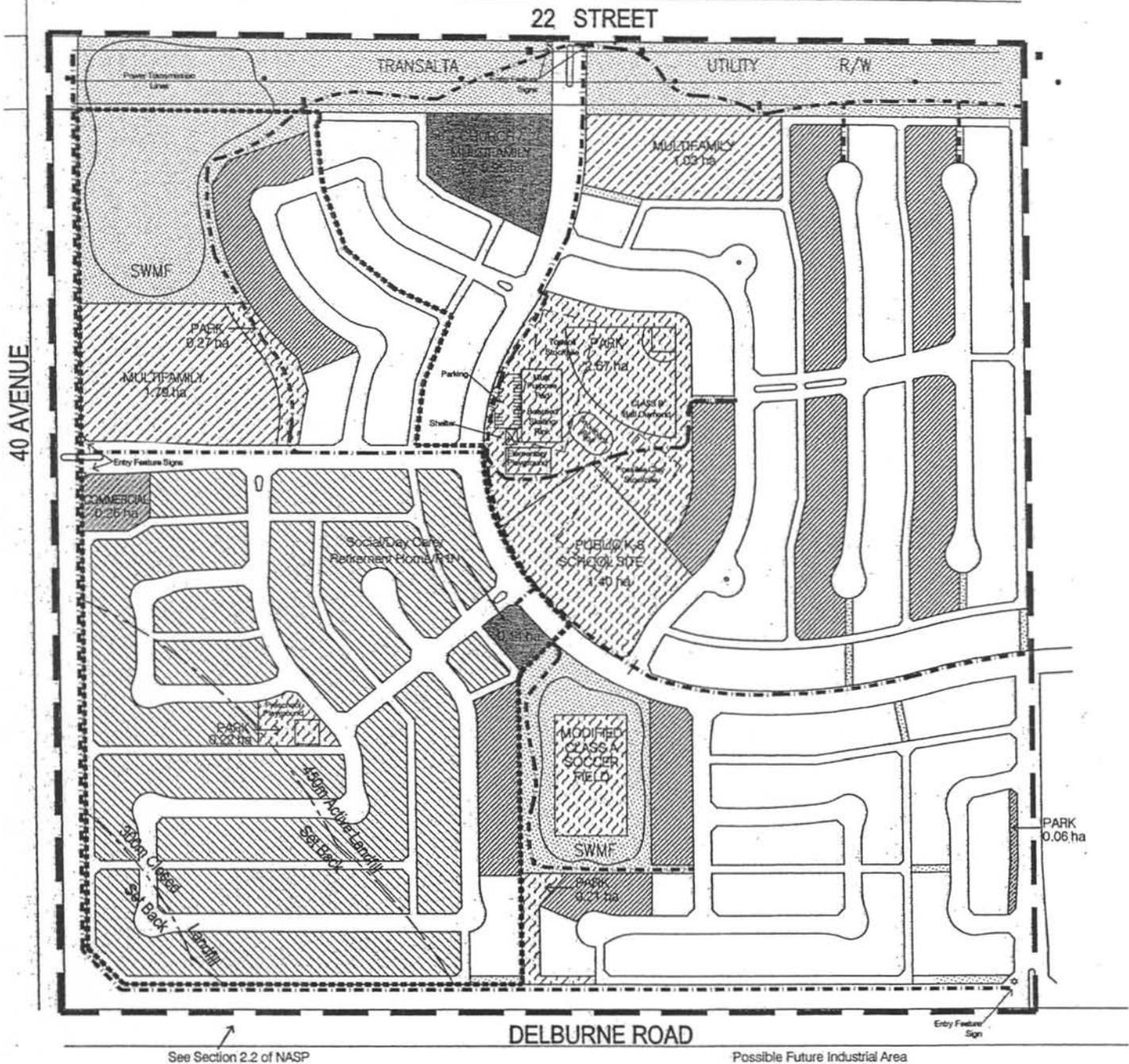
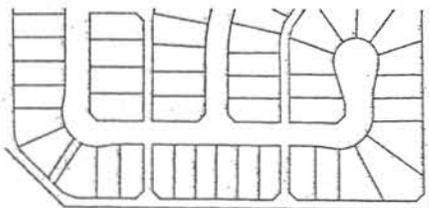
Title
CENTRAL SCHOOL / PARK SITE



Stantec

D:_M\1287020 INGLEWOOD\fig\Illustration-ASP.DWG

September, 2001
 128 70620



See Section 2.2 of NASP

Possible Future Industrial Area



Stantec

- Legend**
- ASP Boundary
 - R1 Residential
 - R1 Residential 2 Storey Walkout
 - R1N Residential Narrow Lot
 - R2/R3 Residential Multi Family
 - LIMIT OF EXISTING DEVELOPMENT

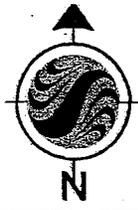
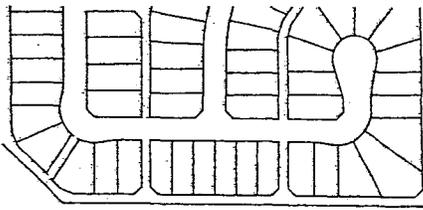
- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
3.0

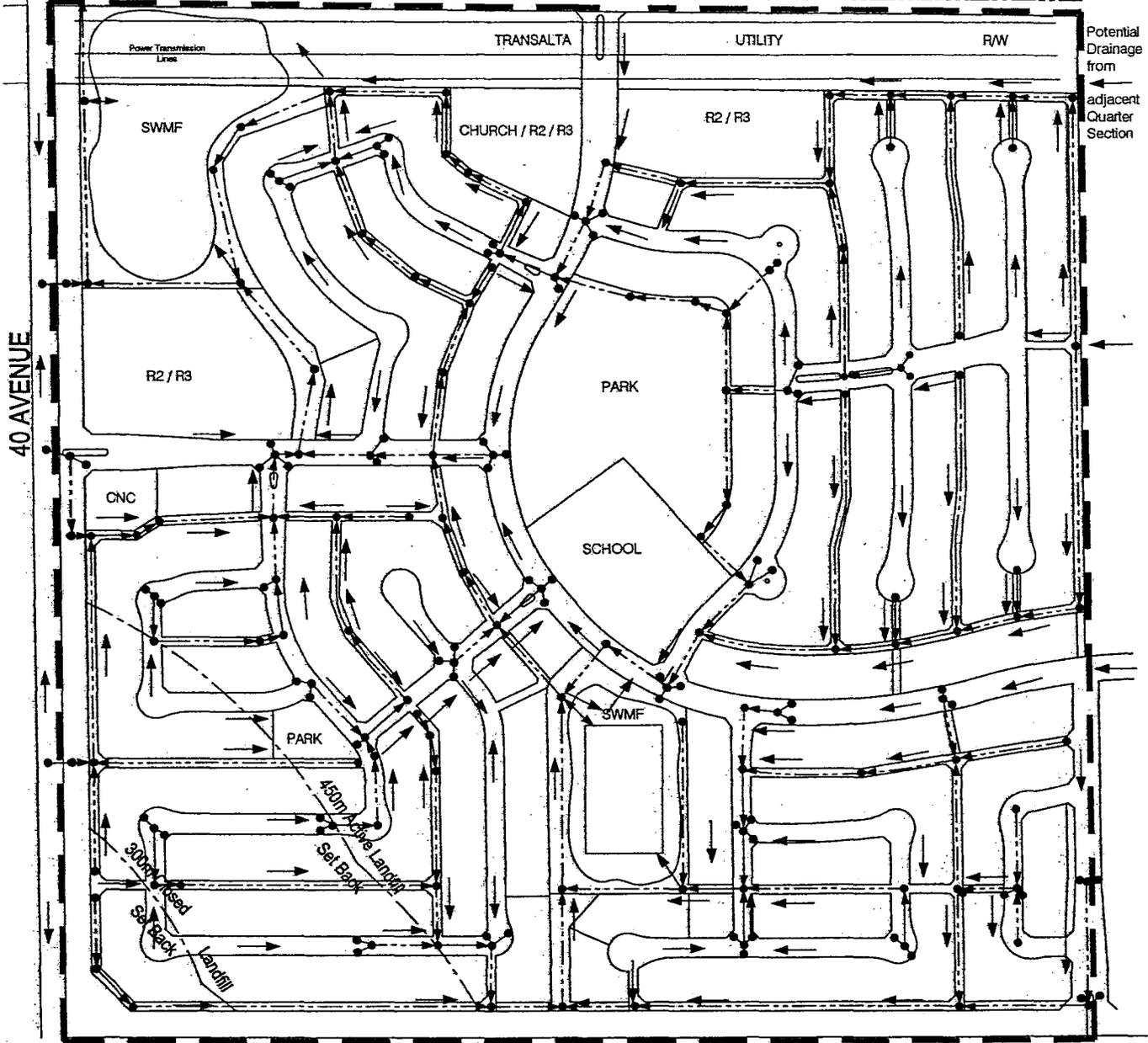
Title
Development Concept

February, 2003
 128 70620



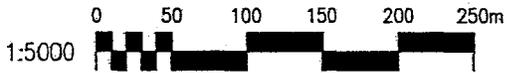
Existing Storm Sewer Outfall

Storm Trunk By Others 22 STREET



40 AVENUE

DELBURNE ROAD



Stantec

C:_M\12870620 INGLEWOOD\dwg\Inglewood-ASP.DWG

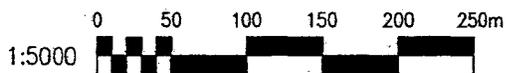
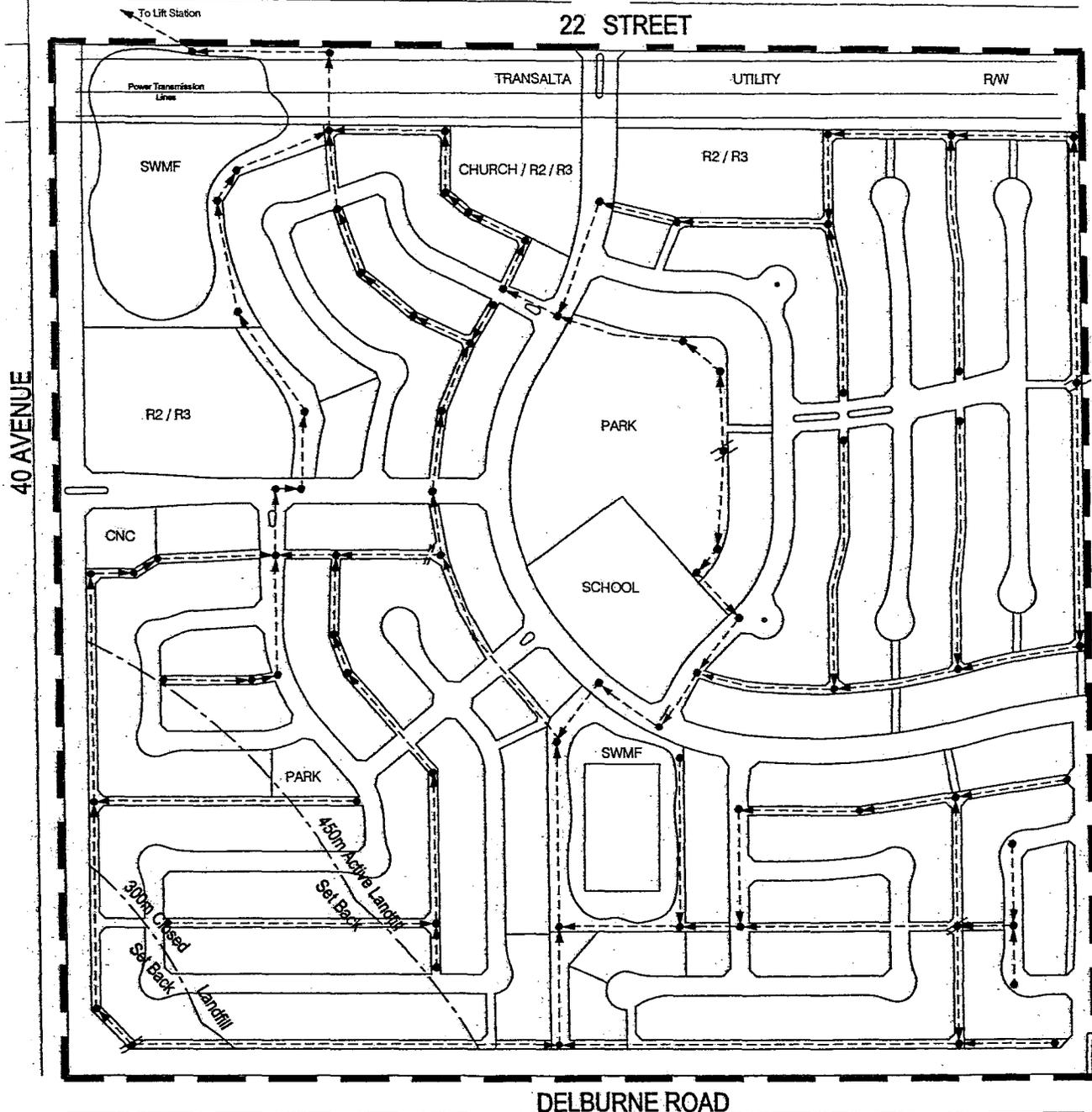
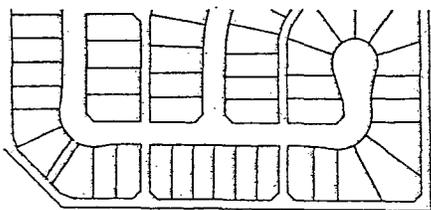
- Legend
- ASP Boundary
 - Manhole
 - Direction of Flow
 - Major Overland Drainage
 - Landfill Setback

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
4.0

Title
**Overall Storm Drainage
 Major Drainage**

February, 2003
 128 70620



Stantec

Legend

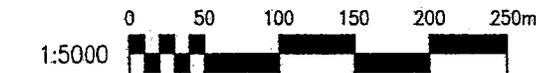
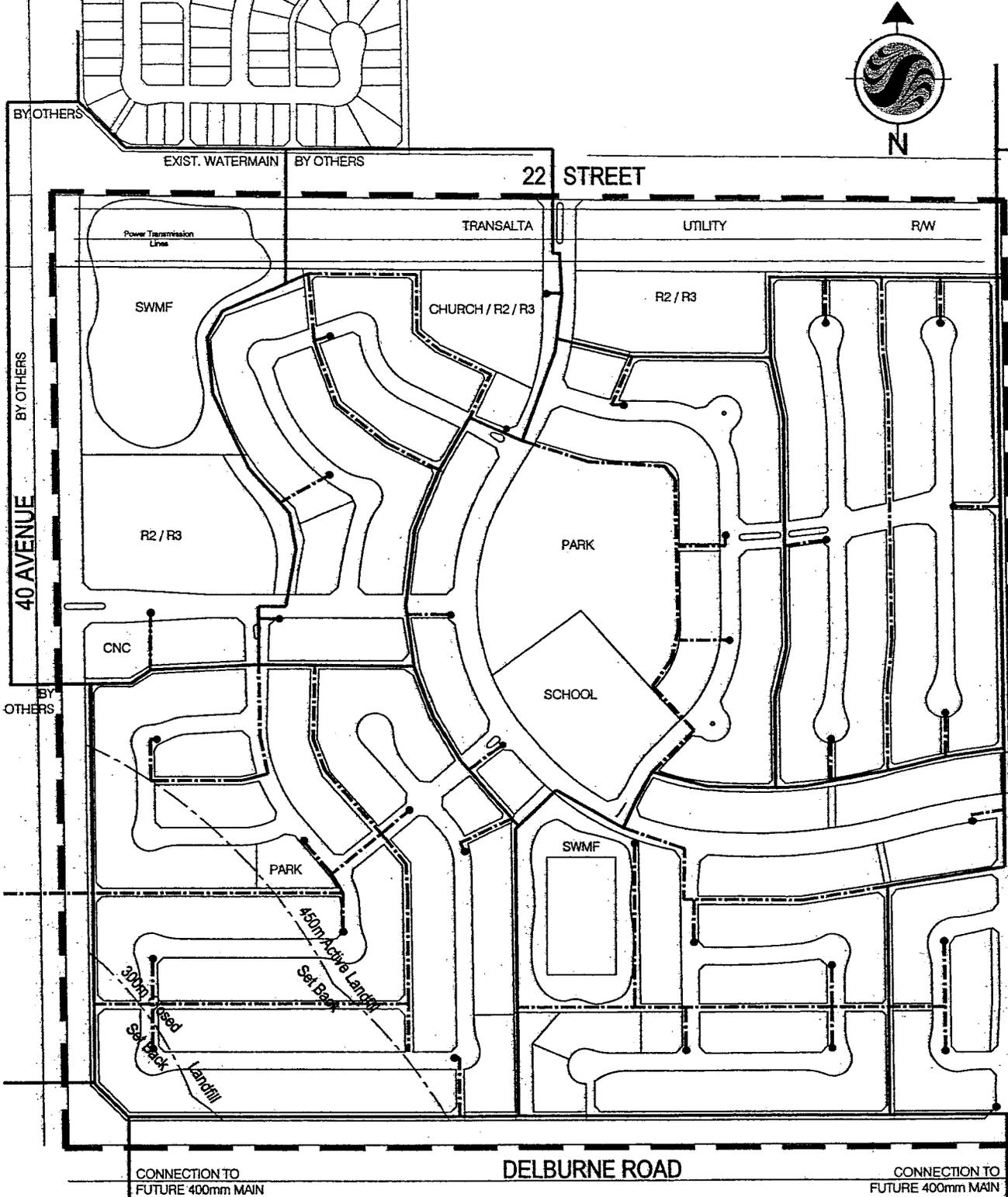
- ASP Boundary
- - - Proposed Sanitary Sewer Main
- Proposed Sanitary Sewer Manhole
- - - Landfill Setback

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
5.0

Title
Sanitary Servicing

February, 2003
 128 70620



Stantec

Legend

- 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water
- - - Landfill Setback

Client/Project

RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

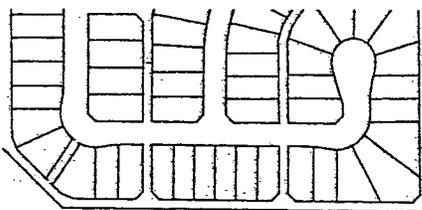
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6.0

Title

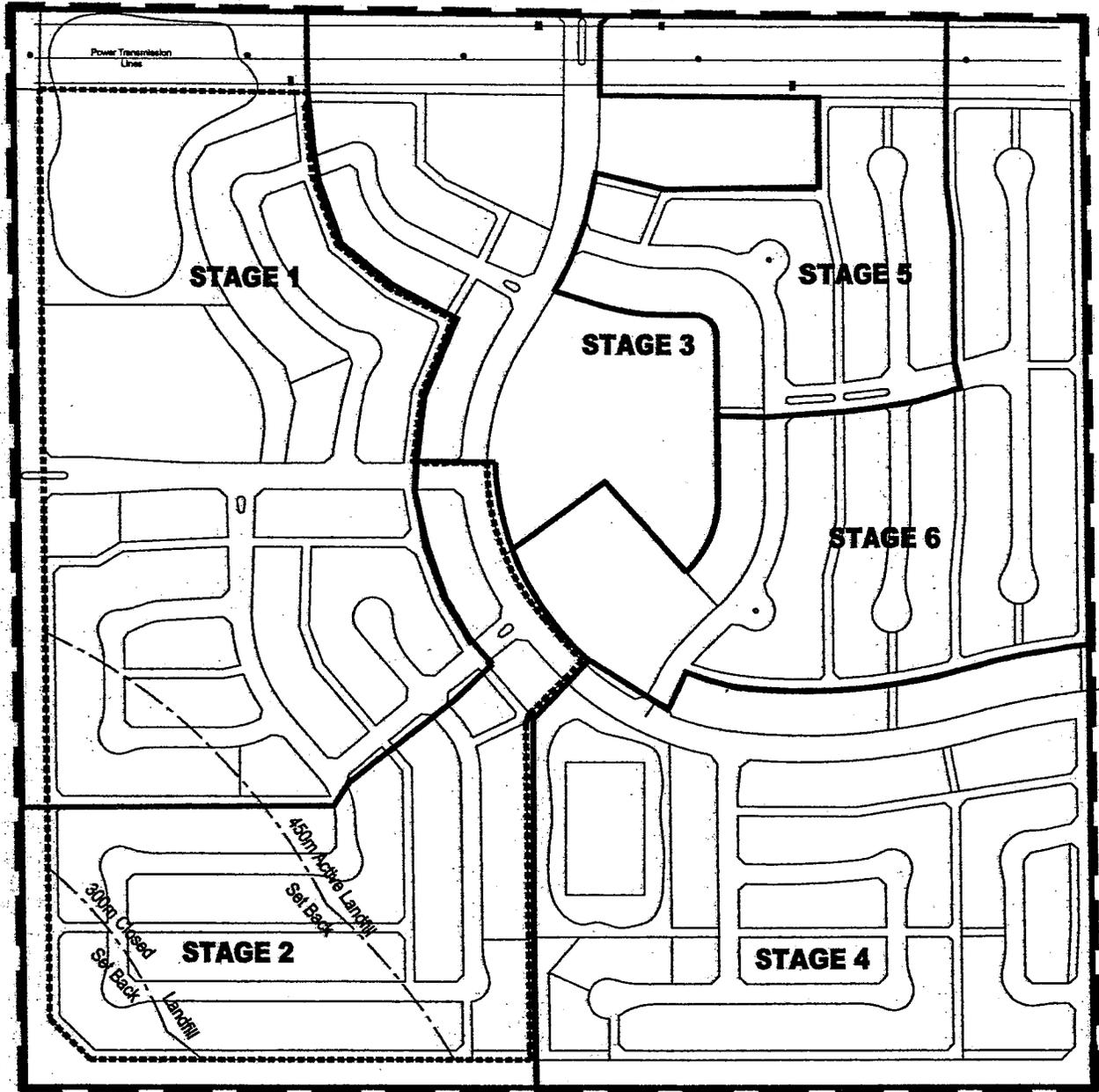
Water Servicing

February, 2003
 128 70620

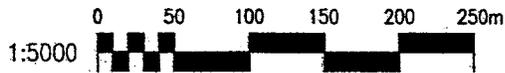


22 STREET

40 AVENUE



DELBURNE ROAD



Stantec

- Existing Boundary
- Phasing Boundary
- - - - Landfill Setback

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
7.0

Title
Phasing

February, 2003
 128 70620

BYLAW NO. 3156/J-2003

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

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

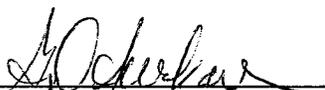
- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 8/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of April 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of April 2003.



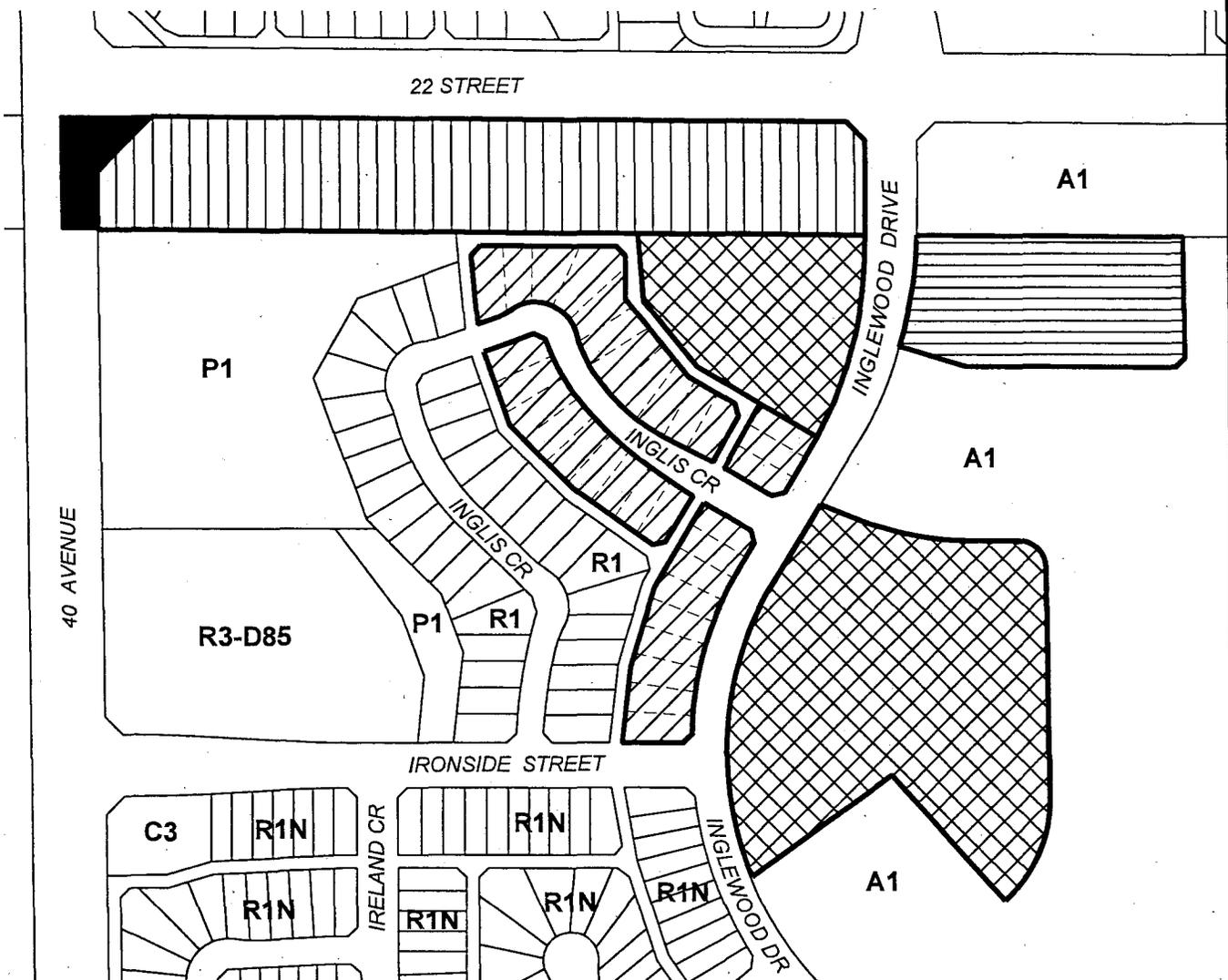
MAYOR



CITY CLERK

The City of Red Deer

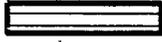
PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R2-D40 - Residential (Medium Density) 40 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)
- P1 - Parks & Recreation

Change from :

- A1 to R1 
- A1 to R2 - D40 
- A1 to PS 
- A1 to P1 
- A1 to Road 

MAP No. 8 / 2003
 BYLAW No. 3156 / J - 2003



CITY CLERK'S DEPARTMENT

April 8, 2003

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

Dear Sirs:

Re: *Inglewood West:*
(a) Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003
(b) Land Use Bylaw Amendment 3156/J-2003

At the City of Red Deer's Council meeting held Monday, March 10, 2003, Public Hearings were held with respect to Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003 and Land Use Bylaw Amendment 3156/J-2003. Following the Public Hearings, the bylaws were given second and third readings, copies of which are attached.

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 provides for the conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes). A multiple-family site is to be converted to R1 Residential (single-family homes) to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created. The church/multiple family site will likely be developed as a medium density housing development. This amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site.

...2/

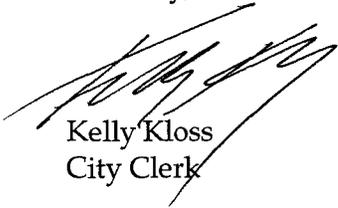
Melcor Developments Ltd.

April 8, 2003

Page 2

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

Sincerely,

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

Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

March 19, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

**Re: Inglewood West Neighbourhood Area Structure Plan 3217/C-2003
Land Use Bylaw Amendment 3156/J-2003 – Inglewood West Phase 3**

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Inglewood area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council proposes to pass **Bylaw 3217/C-2003**, an amendment to the Inglewood West Neighbourhood Area Structure Plan located in part of the Southwest quarter of Section 3-38-27-W4. The purpose of the amendment is to change land use designations in the plan area from:

- R1A Residential (duplex) to R1 Residential (single family) District.
- R3 (multiple family) to R1 Residential (single family) District in the southeast portion of the Plan to offset a higher than expected density approved in the Phase 1 multiple family site. A small park and public utility lot will be created.
- Maximum density of the church site, should it become a medium density housing development, will be at 45 persons per hectare.

Red Deer City Council also proposes to pass **Bylaw 3156/J-2003**, which provides for the re-designation of 7.59 ha (18.72 acres) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) District, and a portion of the utility right of way rezoned from A1 Future Urban Development to P1 Parks and Recreation District and Road. Phase 3 consists of 32 single -family lots, 1 multiple family lot, 1 church/multiple family lot and 1 future school site.

«OwnerName»

Page Two

The proposed bylaws may be inspected by the public at the City Clerk's Department, 2nd Floor of city Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, April 7, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, April 1, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Yours truly,

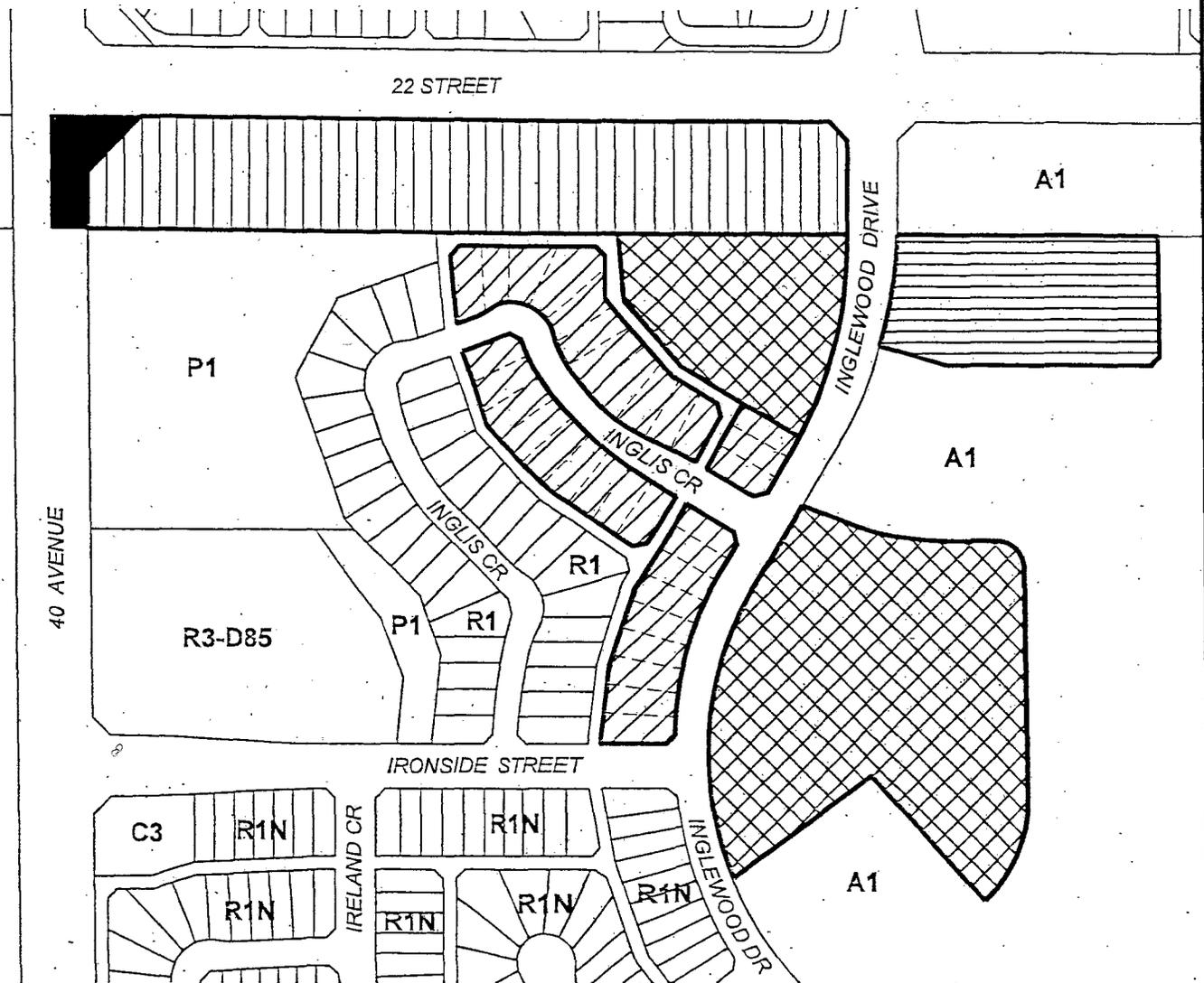


Kelly Kloss
City Clerk

/encl.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R2-D40 - Residential (Medium Density) 40 dwelling units per hectare
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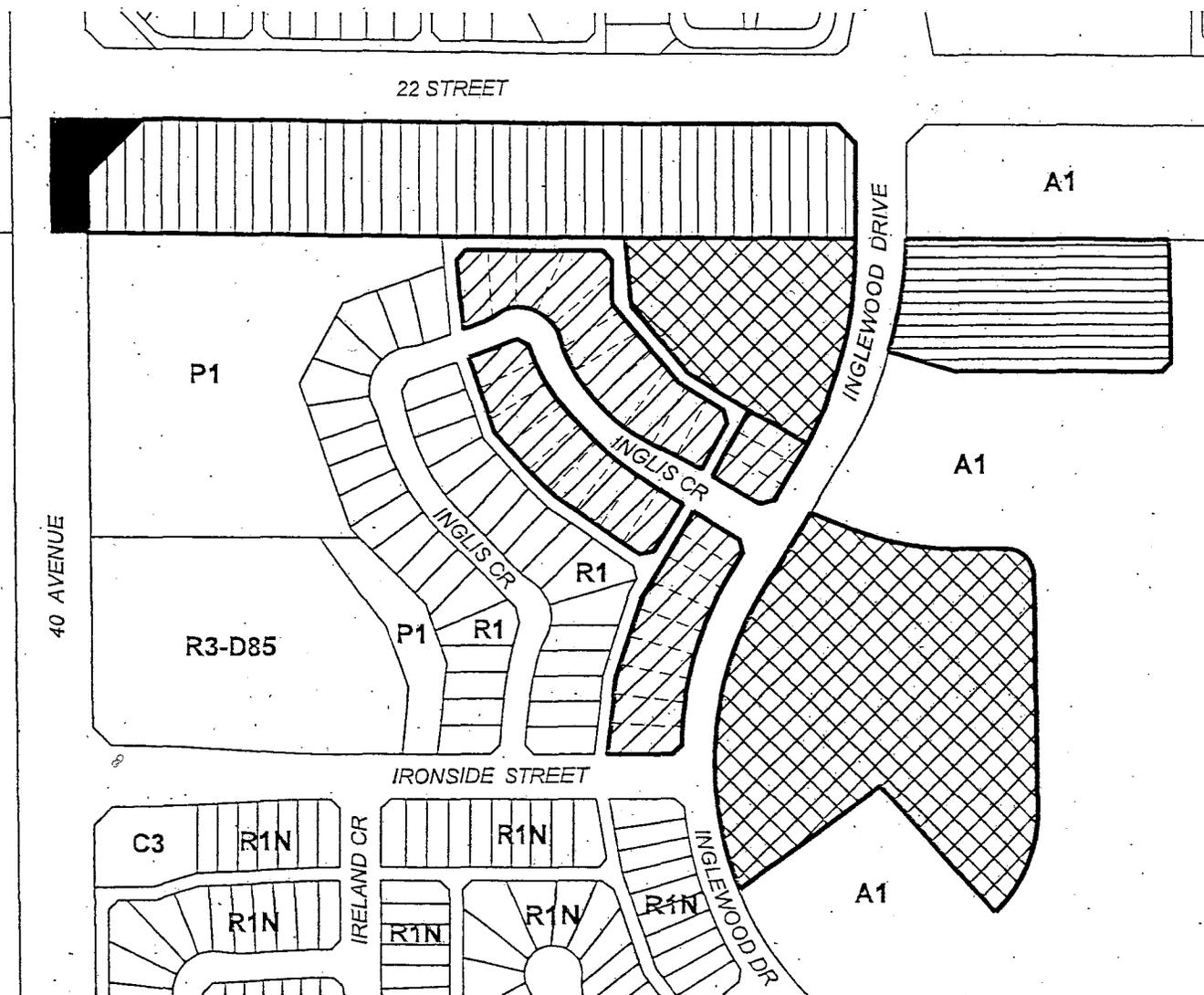
Change from :

- A1 to R1
- A1 to R2 - D40
- A1 to PS
- A1 to P1
- A1 to Road

MAP No. 8 / 2003
 BYLAW No. 3156 / J - 2003

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R2-D40 - Residential (Medium Density) 40 dwelling units per hectare

PS - Public Service (Institutional or Governmental)

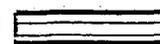
P1 - Parks & Recreation

Change from :

A1 to R1



A1 to R2 - D40



A1 to PS



A1 to P1



A1 to Road



MAP No. 8 / 2003
 BYLAW No. 3156 / J - 2003

Main Doc: 260193
Data: 259360

**Inglewood West Neighbourhood Area Structure Plan
Land Use Bylaw Amendment – Inglewood West Phase 3**

Red Deer City Council proposes to pass **Bylaw 3217/C-2003**, an amendment to the Inglewood West Neighbourhood Area Structure Plan located in part of the Southwest quarter of Section 3-38-27-W4. The purpose of the amendment is to change land use designations in the plan area from:

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“Map”

City Council also proposes to pass **Land Use Bylaw Amendment 3156/J-2003**, which provides for the redesignation of 7.59 ha (18.72 acres) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) District, and a portion of the utility right of way rezoned from A1 Future Urban Development to P1 Parks and Recreation District and Road. Phase 3 consists of 32 single family lots, 1 multiple family lot, 1 church/multiple family lot and 1 future school site.

The proposed bylaws may be inspected by the public at the City Clerk's Department, 2nd Floor of City Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

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Kelly Kloss
City Clerk

(Publication Dates: March 21 & 28, 2003)

| Ownname | Owneradd1 | Owneradd2 | Owneradd3 | Owi |
|--|-------------------------|----------------------|-----------|-----|
| Melcor Developments Ltd. | 900 10310 Jasper Avenue | EDMONTON, AB T5J 1Y8 | | |
| Inglewood Communities Inc. | 900 10310 Jasper Avenue | EDMONTON, AB T5J 1Y8 | | |
| Thorvald Nielsen | 32 Parsons Close | RED DEER, AB T4P 2C8 | | |
| Calgary Power Ltd. | Box 1900 Station M | CALGARY, AB T2P 2M1 | | |
| Seth Anders | P.O. Box 399 | RED DEER, AB T4N 5E9 | | |
| Brett Buit | 43 Ironside Street | RED DEER, AB T4R 3G8 | | |
| Garry E. & Terra Lynn Ley | 27 Inglis Crescent | RED DEER, AB T4R 3H3 | | |
| Craig Seibel | 23 Inglis Crescent | RED DEER, AB T4P 3P4 | | |
| Colin Jason & Pamela Tara Dahl | 115 Adams Close | RED DEER, AB T4R 2W4 | | |
| Clark & Marnie Hoskins | 119 Adams Close | RED DEER, AB T4R 3C7 | | |
| Roderick B. & Sandi L. Sander | 123 Admas Close | RED DEER, AB T4R 1T6 | | |
| Brian & Lisa Pladsbjerg | 127 Adams Close | RED DEER, AB T4R 3C7 | | |
| Trevor John Roth & Heather Marie Dodds | 131 Adams Close | RED DEER, AB T4R 3C7 | | |
| David & Jacqueline Egilsson | 135 Adams Close | RED DEER, AB T4R 3C7 | | |
| Thomas & Barbara Printz | 139 Adams Close | RED DEER, AB T4R 3C7 | | |
| Terry Michael Strynadka | 143 Adams Close | RED DEER, AB T4R 2W4 | | |
| Kevin J. & Jansci L. Sitter | 147 Adams Close | RED DEER, AB T4R 3C8 | | |
| Ronald Larry & Kelly Ann Hoppe | 151 Adams Close | RED DEER, AB T4R 3C8 | | |
| Carman Dale Henry & Blanche Rannie | 155 Adams Close | RED DEER, AB T4R 3C8 | | |
| Darcy W. & Cathy A. Johannson | 159 Adams Close | RED DEER, AB T4R 3C8 | | |
| William Keppler & Cheryl Anne Holmes | 163 Adams Close | RED DEER, AB T4R 3C8 | | |
| Robert & Barbara A. Gregory | Box 27095 Downtown P.O. | RED DEER, AB T4N 6Y8 | | |
| Redbrook Group 2 Corp. | 3 Archer Drive | RED DEER, AB T4R 2V1 | | |
| Dmc Construction Ltd. | 33 Duckering Close | RED DEER, AB T4R 2Z3 | | |
| Deborah Jean Perepelitza | 59 173 Austin Drive | RED DEER, AB T4R 3J8 | | |

March 19, 2003

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

Dear Sir/Madam:

Re: **Inglewood West Neighbourhood Area Structure Plan 3217/C-2003**
Land Use Bylaw Amendment 3156/J-2003 – Inglewood West Phase 3

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Lancaster area you have an opportunity to ask questions about the intended use and to let Council know your views.

Red Deer City Council also proposes to pass **Bylaw 3156/J-2003**, which provides for the redesignation of 7.59 ha (18.72 acres) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwellin units per hectare, and PS Public Services (Institutional or Governmental) District, and a portion of the utility right of way rezoned from A1 Future Urban Development to P1 Parks and Recreation District and Road. Phase 3 consists of 32 single family lots, 1 multiple family lot, 1 church/multiple family lot and 1 future school site.

The proposed bylaws may be inspected by the public at the City Clerk's Department, 2nd Floor of city Hall during regular office hours or for more details, contact the city planners at Parkland Community Planning Services 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing on **Monday, April 7, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, April 1, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Yours truly,



Kelly Kloss
City Clerk

/encl.

*need paragraph
on NASP to appear
before par. on J*

Inglewood



THE CITY OF RED DEER
City Clerk's Department Payment Receipt

03/03/19
Year Month Day

Name: Melcor

Reference: _____

NASP-3217/C-2003 + LUB 31565-2003

NOT VALID ULESS MACHINE PRINTED HERE

ITEM

| Account Number (Cost Centre.Object.Subsidiary) | Subledger | T | Asset ID No. | Amount |
|---|-----------|---|--------------|--------|
| 59.5901 | | | | 400.00 |
| 54.5722 | | | | |
| 54.5901 | | | | |
| GST. REGISTRATION # R119311785 | | | TOTAL | 400.00 |

03/19/03 2:30PM 251R3396

SUNDRY
CHECK

400.00
\$400.00

City Clerk's Department

DATE: March 11, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Inglewood West:
(a) Inglewood West Neighbourhood Area Structure Plan Amendment
3217/C-2003
(b) Land Use Bylaw Amendment 3156/J-2003
Part of the SW ¼ Sec. 3-38-27-4/ Inglewood West – Phase 3
Melcor Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated March 3 & 4, 2003

Bylaw Readings:

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 and Land Use Bylaw Amendment 3156/J-2003 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, April 7, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 provides for the conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes). A multiple-family site is to be converted to R1 Residential (single-family homes) to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created. The church/multiple family site will likely be developed as a medium density housing development. This amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Council Decision – March 10, 2003

Inglewood West – Phase 3

Page 2

Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site. This office will now proceed with the advertising for a Public Hearing. Melcor Developments will be responsible for the advertising costs in this instance.

for: 
Kelly Kloss
City Clerk

/chk

/attach.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- B. Greter, City Clerk's Clerk Steno

BYLAW NO. 3217/C-2003

Being a bylaw to amend Bylaw No. 3217/A-2002, the bylaw adopting the Inglewood West Neighbourhood Area Structure Plan as a bylaw of the City of Red Deer.

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

That Bylaw No. 3217/A-2002 is hereby amended:

1. By substituting in the Inglewood West Neighbourhood Area Structure Plan the following; Pages *ii*, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, Table 1, Illustration 2.0; Figures 3.0, 4.0, 5.0, 6.0, and 7.0.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March , A.D. 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of , A.D. 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of , A.D. 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of , A.D. 2003.

MAYOR

CITY CLERK

**INGLEWOOD WEST
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.0 Development Concept

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**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The development concept for the Inglewood NASP has been prepared in response to current and anticipated residential market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Inglewood NASP is comprised of 65.30 hectares of land and is bounded on the north, west and south sides by existing/future arterial roadways and on the east side by a future, connecting neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 3.0 – Development Concept. The land use statistics, number of residential units and population are represented in Tables 1 & 2 following the Development Concept.

4.2 RESIDENTIAL

The majority of land within Inglewood is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 18 units per net residential hectare for low density residential, 21.5 units per net hectare for the smaller lot residential, and a varying number of units per hectare for the medium density result in approximately 45 people per hectare.

4.2.1 Low Density Residential

As shown on Figure 3.0, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the Storm Water Management Facilities, walkways, school / park sites and utility corridors. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

The southwest quadrant of the plan area, aside from a single row of homes backing onto the south-central Storm Water Management Facility, will be planned entirely for smaller lot, single family homes (R1N zoning) as a complimentary sub-unit to the overall neighbourhood.

Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

4.2.2 Smaller Lot Residential (R1N)

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

A development setback from the landfill extends into the southwest corner of the neighbourhood approximately 115 meters (300 meters from the land fill site). No further environmental testing is recommended at this time however once the land fill is closed and further testing conducted, the area presently within the setback may be deemed appropriate for development as shown on the Development Concept.

As noted previously, in the event that a relaxation of the development setback affected by the closed landfill setback is not obtained, the area will be developed as a green-space as shown on Illustration 1.0 (following page 2.1).

4.2.3 Medium Density Residential (R2 / R3)

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site help to ensure exposure of these features to many residents. It should be noted, however, that the location of MDR sites still respects that through traffic within low density residential areas should be reduced and/or eliminated wherever possible.

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL

One Institutional / Medium Density Residential site is located in the north part of the plan fronting onto the collector road from the west. The site is intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential. The residential component of this site may be developed in conjunction with the Church or independently as a complimentary use.

In the event a Church is not identified for this site, the entire area would be available for development of medium density residential consisting of either R2 or R3 uses.

4.4 PARKS AND OPEN SPACES

4.4.1 Central Park Site

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development Municipal reserves will be dedicated as adjacent lands are developed.

Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the shelter and multi-purpose pad / boarded skated rink are not completed until a community association for the neighborhood is formed.

4.4.2 Local Park Sites

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

4.4.3 Walkways and Multi Use Trail

The Inglewood NASP has been designed around the concept of a central community recreational node connected to all areas of the neighbourhood by a series of walkways and a 2.4m multi use trail.

The walkway system provided within each development cell / cluster will be designed according to Red Deer standards and will be appropriate for each area with all collector roadway trails being 2.5m wide asphalt / concrete trails.

1.5m wide shale trails will be along the east side of the west multi-family site running north to 22nd Street and south from the school / park site around the southern detention pond.

The trails connect all areas of the plan with appealing, safe and direct access to the central node as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The multi use trail is estimated at 2.8 km in length.

Improvements to 40th Avenue and Delburne Road will also improve pedestrian connections to other areas by a 3.0m hard surface trail along 40th Avenue and Delburne Road. The City will construct these hard surface trails as part of the widening of 40th Avenue and Delburne road.

4.4.4 Utility Corridors and Storm Water Management Facilities

The TransAlta utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the two Storm Water Management Facilities will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the storm water control function for which they are designed.

4.4.5 Soil Stockpiles

4.4.5.1 Topsoil Stockpile

A topsoil stockpile is planned for the central school / park site as shown on Figure 3.0. During development of this quarter section both offsite disposal and onsite stockpiling will be utilized to deal with the topsoil generated from the stripping operation. The initial topsoil stockpile will be approximately 25,000 m³ to ensure that topsoil is available for landscaping of the storm detention pond and residential lots while the remainder of the topsoil will be disposed of offsite. As development of subsequent phases proceeds the topsoil stockpile will be assessed to determine whether additional topsoil will be required in order to provide adequate quantities for landscaping of the newly developed residential lots. Excess topsoil will be disposed of offsite.

The topsoil stockpile will be located along the collector road to provide easy access to builders and homeowners in an effort to encourage utilization of the topsoil and therefore keep the topsoil stockpile as small as possible.

Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

4.4.5.2 Clay Stockpile

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site. The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

4.5 EDUCATIONAL AND COMMUNITY FACILITIES

As shown on the illustration following this page (Illustration 2.0), the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

Located along the internal collector with a direct connection to 40th Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and Public School Board.

4.6 COMMERCIAL

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40th Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40th Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.

4.7 STORMWATER MANAGEMENT FACILITIES

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector / arterial roadway network.

The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the land use statistics (Table 1) as creditable Municipal Reserve.

4.8 TRANSPORTATION

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, travelling public with safe and efficient access for this area of Red Deer.

Stantec

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Delburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

4.8.1 ARTERIAL ROADWAYS

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadways:

- 40th Avenue (west side)
- 22nd street (north side)

In order to accommodate future widening of 40th Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40th Avenue at approximately the midpoint between 22nd Street and Delburne Road.

The required right-of-way for 22nd Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.

4.8.2 COLLECTOR ROADWAYS

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40th Avenue and Delburne Road by the two other collector roads.

The collector road entrances at 40th Avenue, 22nd Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

4.8.3 LOCAL ROADS

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way.

4.8.4 LANEWAYS

The Inglewood NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces or PUL's. Rear laneways will be designed to the City of Red Deer standards and are shown as 7.0m.

TABLE 1
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
LAND USE STATISTICS

| | Area (ha) | % of GDA |
|---|--------------|--------------|
| GROSS AREA | 65.30 | |
| Road Widening (40 Ave. & Delburne Road) | 3.18 | |
| TransAlta Utility R/W | 4.75 | |
| Road Widening in SE 3-38-27-4 | (0.37) | |
| GROSS DEVELOPABLE AREA | 57.74 | 100.0 |
| Low Density Residential (R1) | 20.005 | 34.6 |
| Smaller Lot Residential (R1N) | 9.683 | 16.8 |
| Medium Density Residential (R2 /R3) | 2.816 | 4.9 |
| Institutional/Medium Density Residential(R2/R3) | 0.951 | 1.7 |
| Commercial (C3) | 0.260 | 0.5 |
| Social/Day Care | 0.138 | 0.2 |
| Public Utility Lots (PUL) | 3.388 | 5.9 |
| * Storm Water Management | 3.133 | 5.4 |
| Municipal Services | 0.255 | 0.4 |
| Parks & Open Space | 5.856 | 10.1 |
| School/Park Site | 4.085 | 7.1 |
| ** Neighbourhood Parks & Walkways | 1.771 | 3.1 |
| Circulation | 14.690 | 25.4 |
| Roads | 10.799 | 18.7 |
| 7.0m Lanes | 3.891 | 6.7 |

TABLE 2
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
RESIDENTIAL UNITS & POPULATION

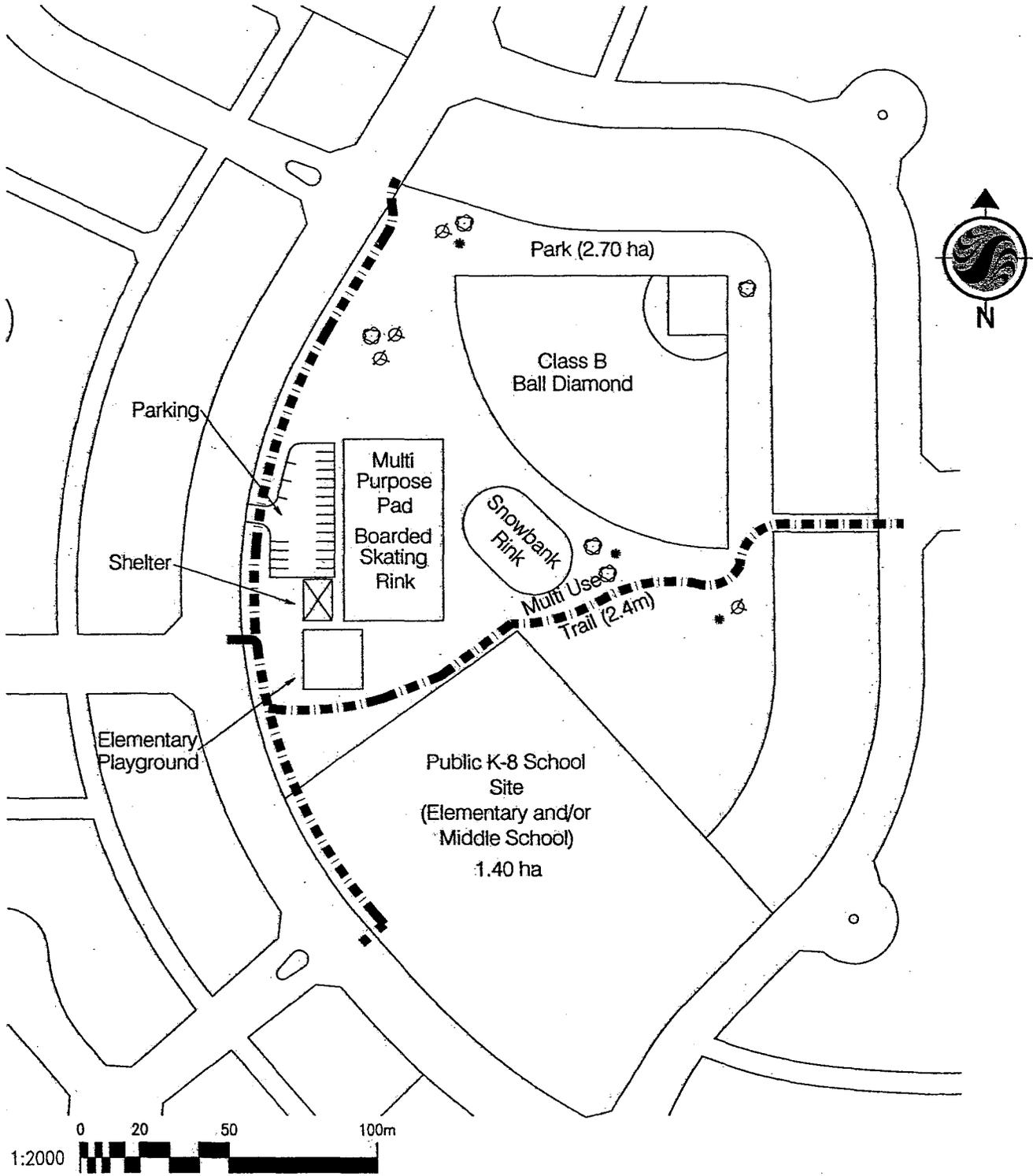
| Land Use | Area (ha) | Density units/ha | Density persons/unit | Population |
|--------------------|-----------|---------------------|-------------------------|------------|
| R1 | 20.01 | 18 | 3.4 | 1224 |
| R1N | 9.683 | 21.5 | 3.4 | 714 |
| R2/R3 | 1.026 | 40 | 3.0 | 123 |
| Existing R2/R3 | 1.790 | 83.8 | 3.0 | 450 |
| Church/Multifamily | 0.951 | 30 | 3.0 | 86 |
| Total | | | | 2597 |

Average Population

45.0 persons per hectare

* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

** Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF



Legend
 ■■■■■ 2.4m MULTI-USE TRAIL

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
ILLUSTRATION 2.0

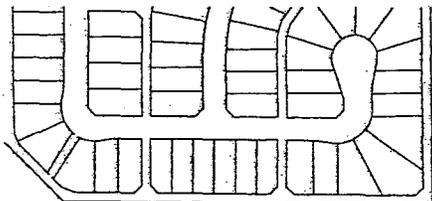
Title
CENTRAL SCHOOL / PARK SITE



Stantec

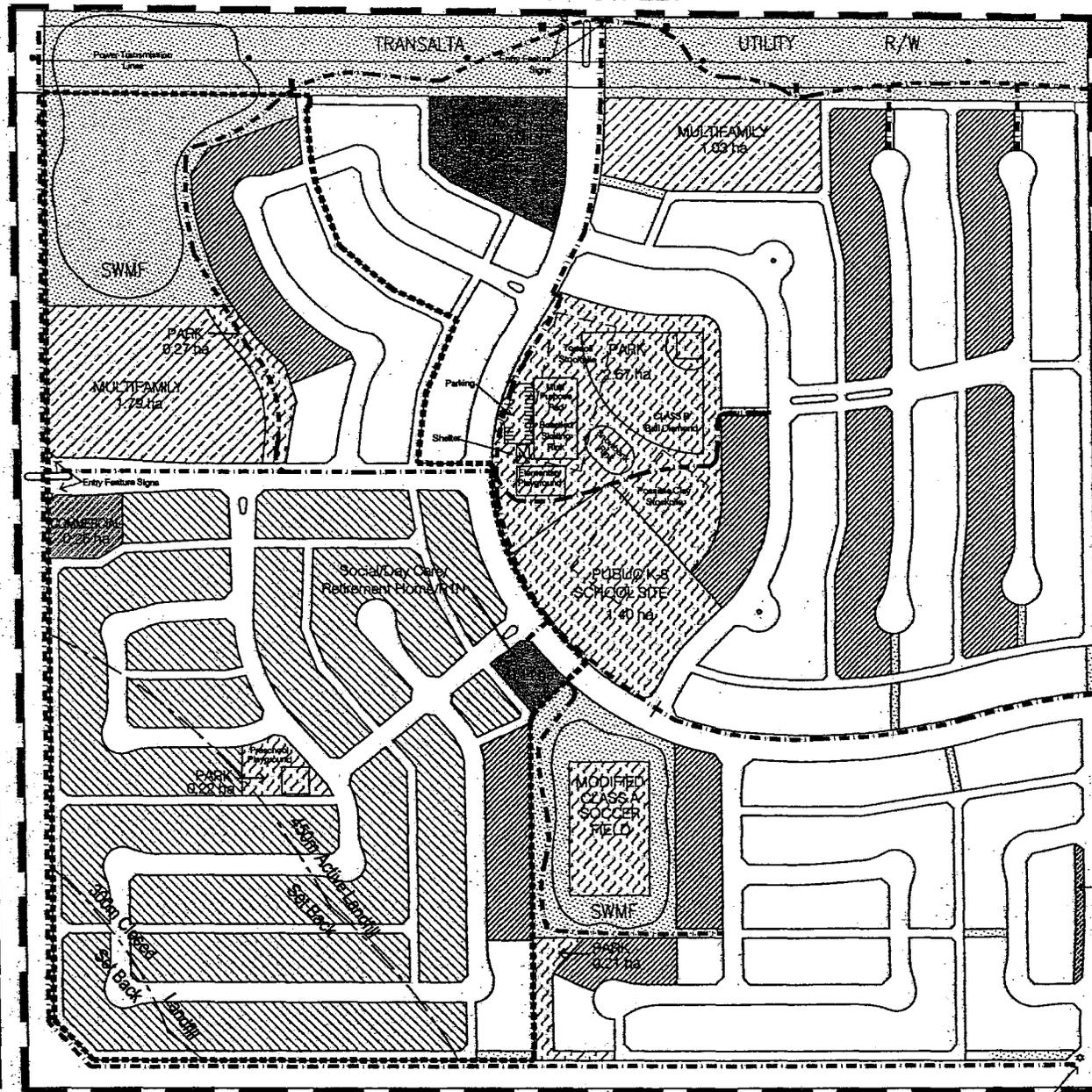
D:_M\12870620 INGLEWOOD\lay\Inglewood-ASP.DWG

September, 2001
 128 70620



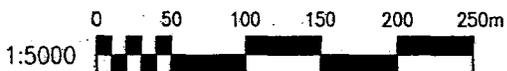
22 STREET

40 AVENUE



See Section 2.2 of NASP

Possible Future Industrial Area



Stantec

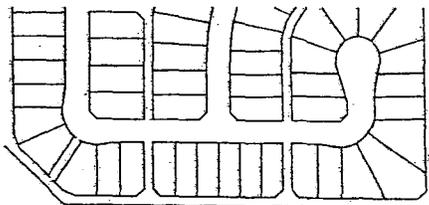
- Legend**
- ASP Boundary
 - R1 Residential
 - R1 Residential 2 Storey Walkout
 - R1N Residential Narrow Lot
 - R2/R3 Residential Multi Family
 - LIMIT OF EXISTING DEVELOPMENT

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission
- Poles

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
3.0

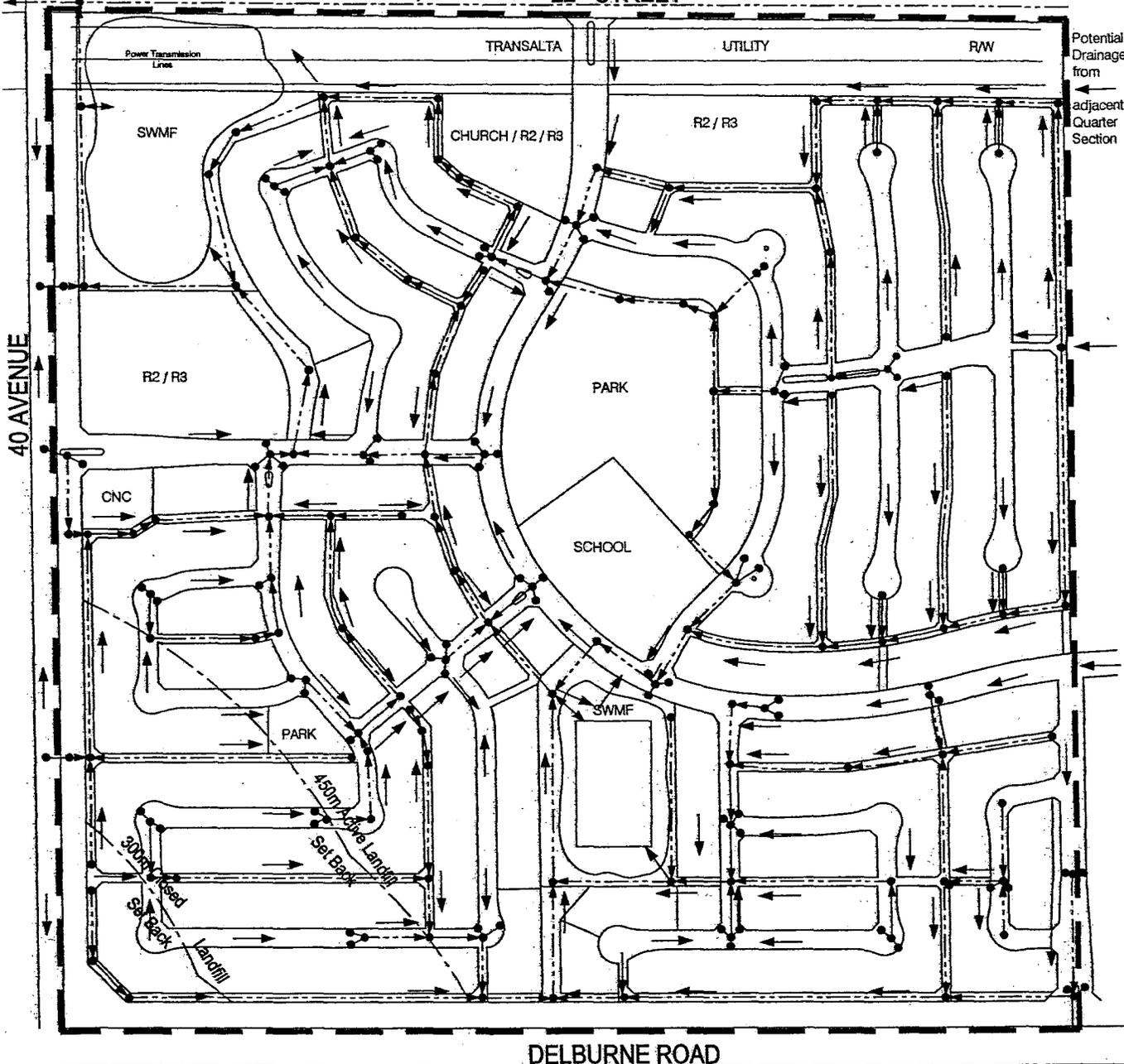
Title
Development Concept



Existing Storm Sewer Outfall

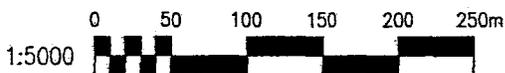
Storm Trunk By Others

22 STREET



40 AVENUE

DELBURNE ROAD



Legend

- ASP Boundary
- Manhole
- Direction of Flow
- Major Overland Drainage
- Landfill Setback

Client/Project

RED DEER
INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

4.0

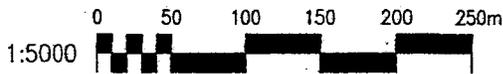
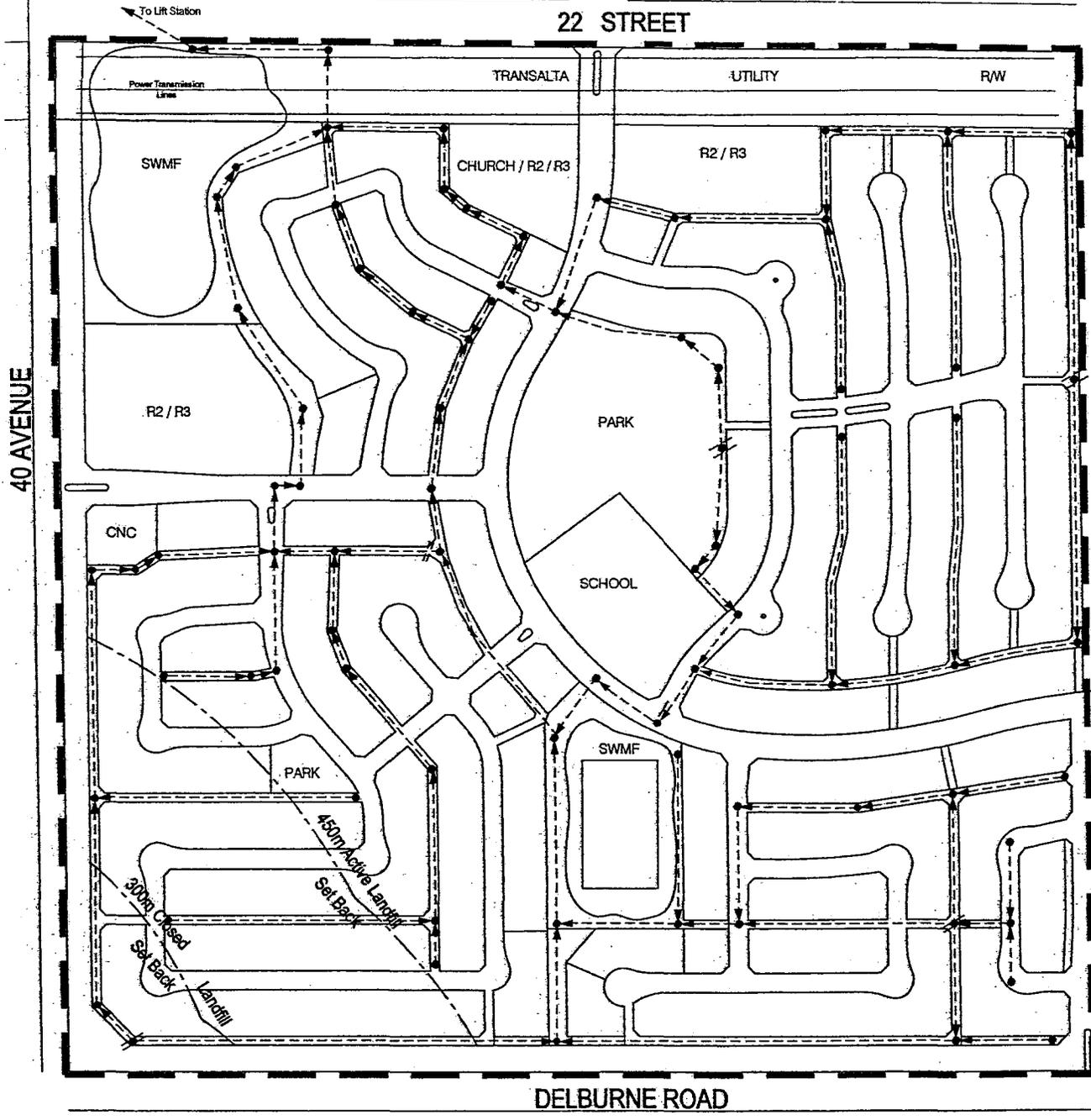
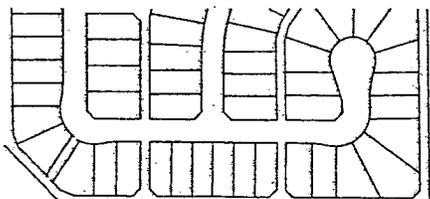
Title

**Overall Storm Drainage
Major Drainage**

February, 2003
128 70620



Stantec



Stantec

Legend

- ASP Boundary
- Proposed Sanitary Sewer Main
- Proposed Sanitary Sewer Manhole
- Landfill Setback

Client/Project

RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

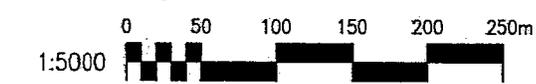
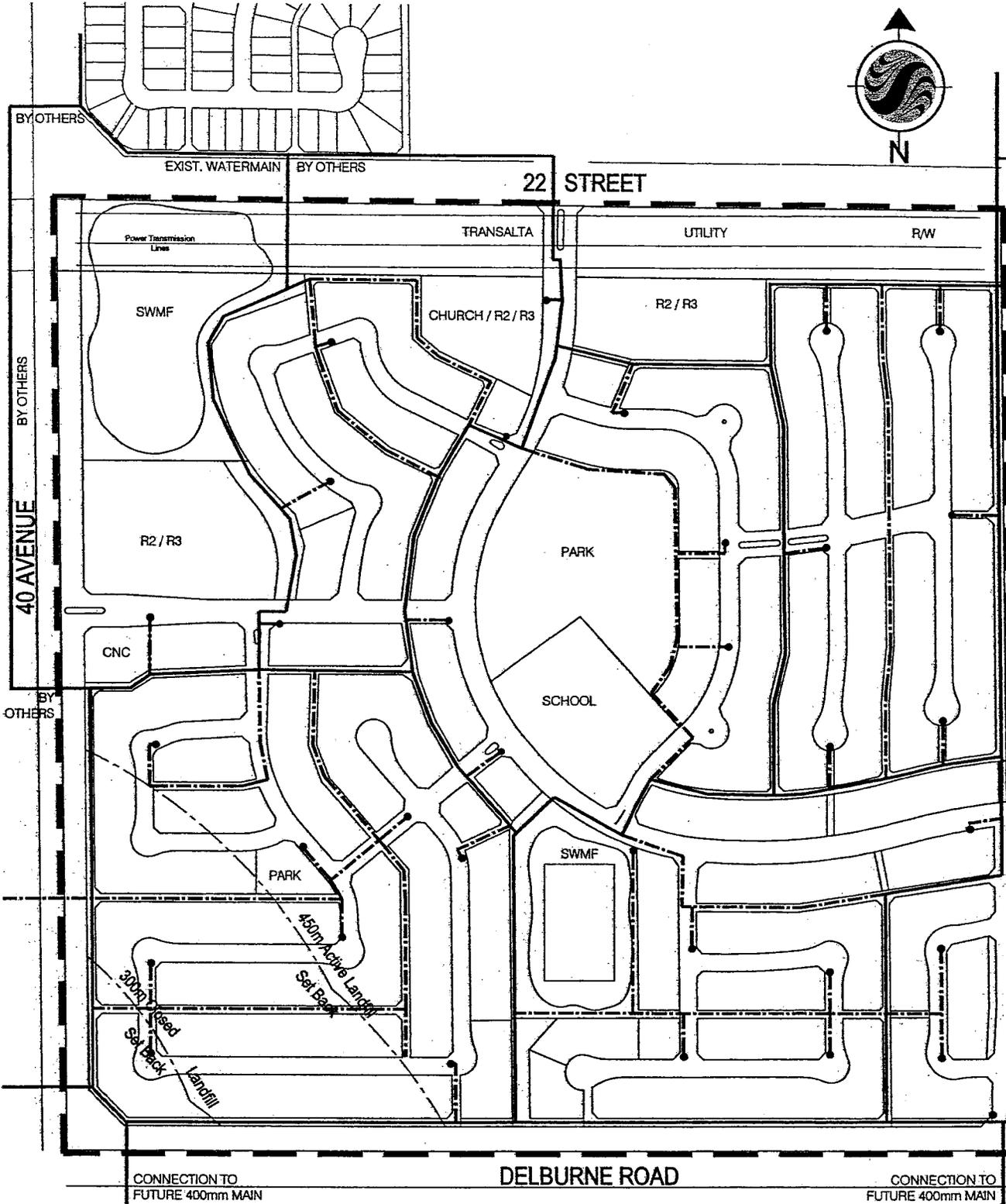
Figure No.

5.0

Title

Sanitary Servicing

February, 2003
 128 70620



- Legend
- 150mm Diameter Water
 - 200mm Diameter Water
 - 250mm Diameter Water
 - 300mm Diameter Water
 - - - Landfill Setback

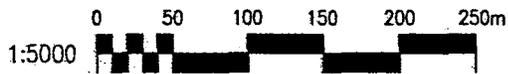
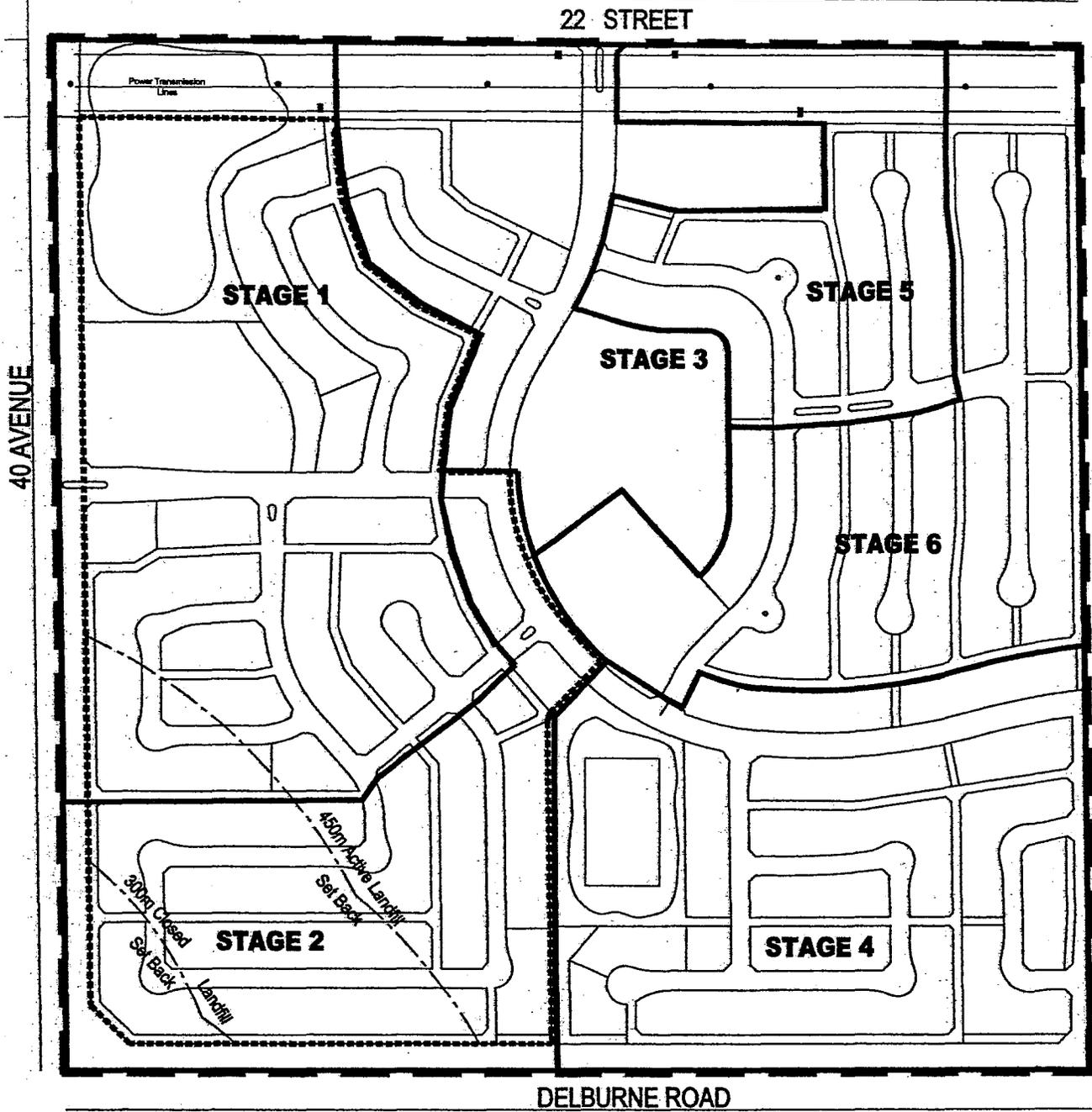
Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
6.0

Title
Water Servicing



February, 2003
 128 70620



Stantec

- Existing Boundary
- Phasing Boundary
- Landfill Setback

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
7.0

Title
Phasing

February, 2003
 128 70620

BYLAW NO. 3156/J-2003

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 8/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

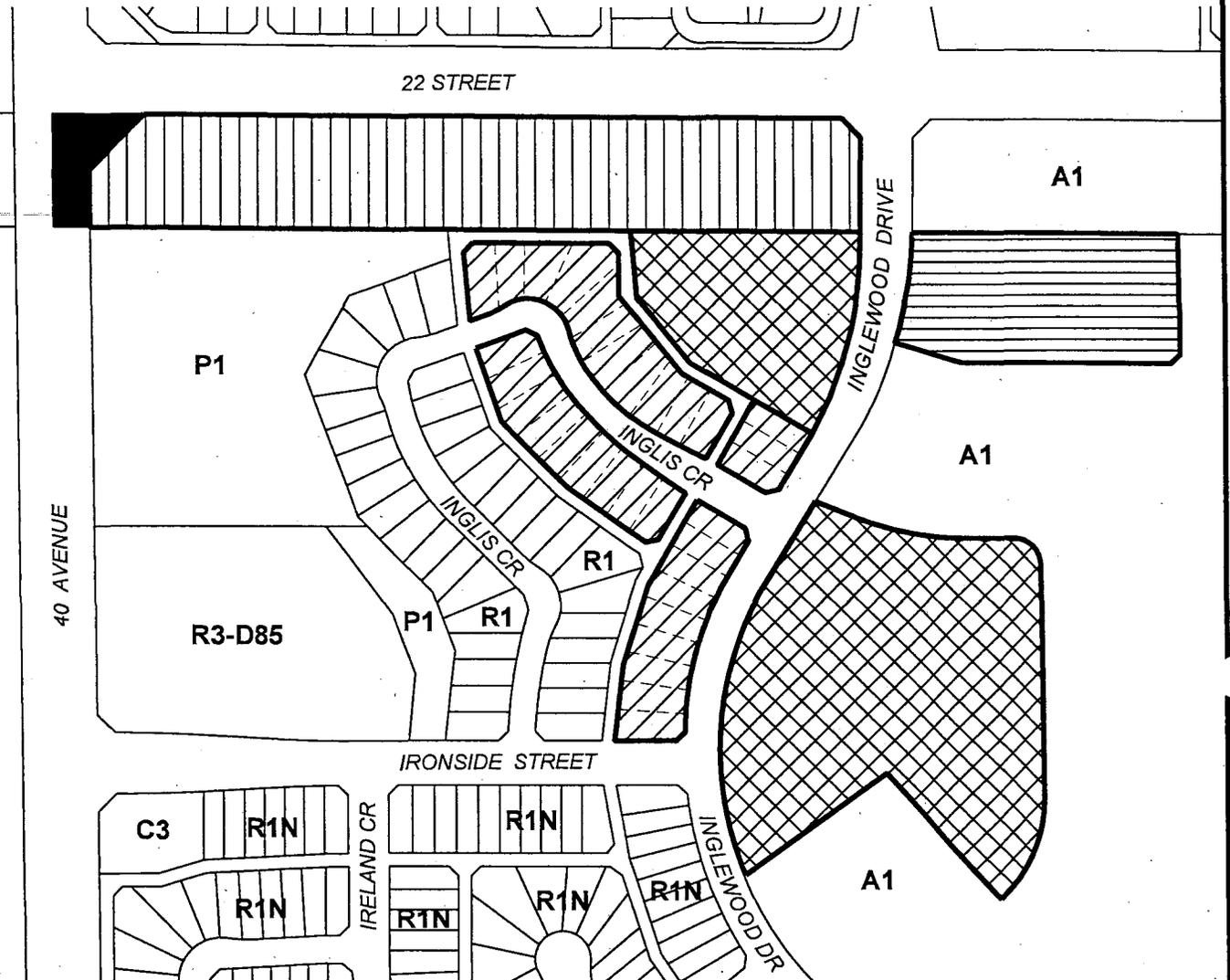
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R2-D40 - Residential (Medium Density) 40 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)
- P1 - Parks & Recreation

Change from :

- A1 to R1
- A1 to R2 - D40
- A1 to PS
- A1 to P1
- A1 to Road

MAP No. 8 / 2003
 BYLAW No. 3156 / J - 2003

Date: March 11, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
City Clerk's Department
Re: ^{Inglewood} LUB Amendment 3156/J - 2003 Lancaster South (Lancaster Green) Phases 4A & 5

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

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

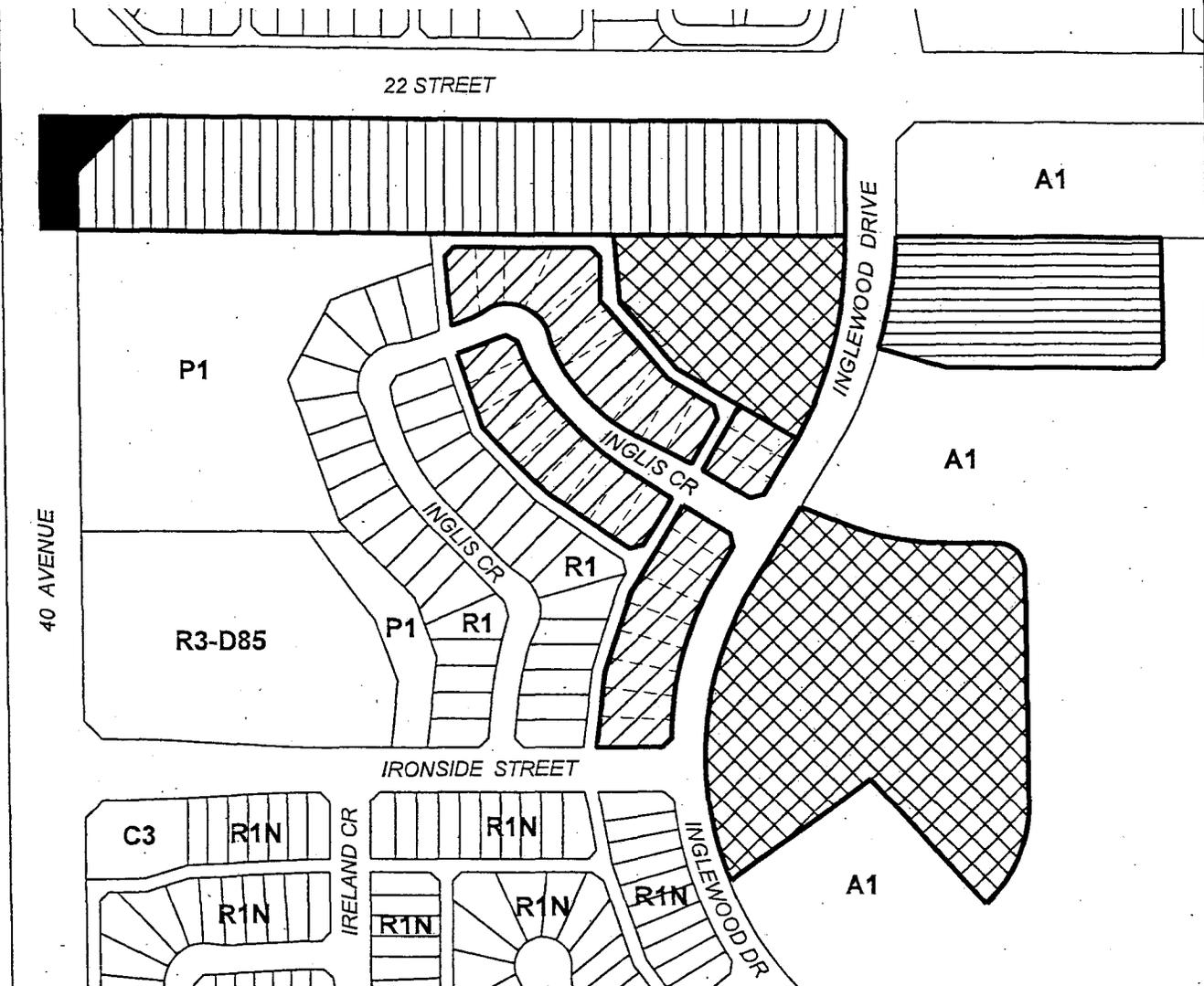
Thanks Norma.


Cheryl Adams
City Clerks' Office

Attach.

The City of Red Deer

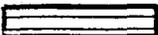
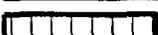
PROPOSED LAND USE BYLAW AMENDMENT



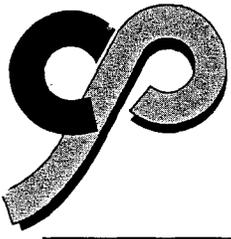
AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R2-D40 - Residential (Medium Density) 40 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)
- P1 - Parks & Recreation

Change from :

- A1 to R1 
- A1 to R2 - D40 
- A1 to PS 
- A1 to P1 
- A1 to Road 

MAP No. 8 / 2003
 BYLAW No. 3156 / J - 2003



DATE: March 4, 2003

TO: Kelly Kloss, City Clerk

FROM: Frank Wong, Planning Assistant

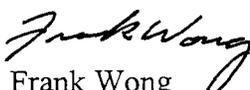
RE: Land Use Bylaw Amendment No. 3156/J-2003
Part of the SW ¼ Sec. 3-38-27-4
Inglewood West – Phase 3
Melcor Developments Ltd.

Melcor Developments Ltd. is proposing to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site. This proposal rezones 7.59 ha (18.75 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts. The northern PS site is available for the development of a church or place of worship and which is being advertised as such and if not sold after being on the market for 6 months, then it may be rezoned to its alternative use of R2-D30 which is medium density residential with a maximum density of 30 dwelling units per hectare. At this time a portion of the TransAlta Utility R/W is being rezoned from A1 to P1 Parks and Recreation District and ROAD.

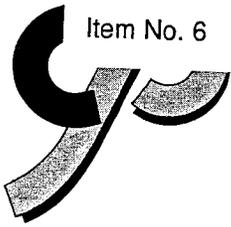
A plan amendment to the Inglewood West Neighbourhood Area Structure Plan is required to permit this rezoning proposal. Such an amendment was submitted on January 13, 2003, processed according to the City's "Planning & Subdivision Guidelines" and is the subject of another report in this Council agenda.

Staff recommendation

Subject to City Council giving first reading to the Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003, it is recommended that City Council proceed with first reading of this Land Use Bylaw Amendment 3156/J-2003.


Frank Wong
Planning Assistant

Attachments



DATE: March 3, 2003

TO: Kelly Kloss, City Clerk

FROM: Frank Wong, Planning Assistant

RE: Inglewood West Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/C-2003

PURPOSE

Stantec Consulting Ltd., on behalf of Melcor Developments Ltd., is proposing to amend the existing Inglewood West Neighbourhood Area Structure Plan. The proposed amendment was received on January 13, 2003 and was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*.

The purpose of this Plan Amendment application is to change land use designations in the undeveloped portion of the Plan area which will necessitate amendments to the servicing plans and Plan text accordingly, prior to commencing with the next phases of development of the subdivision.

BACKGROUND

The original Inglewood West Neighbourhood Area Structure Plan was adopted by Council in February 2002. The proposed amendment includes the following changes which are labelled on the attached map:

1. The conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes).
2. In the southeast portion of the Plan area, the multiple-family site is being converted to R1 Residential (single-family homes). This is being done to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created with this conversion.
3. The church/multiple-family site will likely be developed as a medium density housing development, thus the maximum density will be at 45.0 persons per hectare after the above conversions.
4. The amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Bylaw No. 3217/C-2003 ...page 2

NEIGHBOURHOOD MEETING

In terms of the City's "*Planning & Subdivision Guidelines*" a neighbourhood meeting is not required for a Plan Amendment where the amendment entails the following issues:

- Minor road, lane or public utility lot deletions and/or additions;
- Addition or deletion of lots with walkout basements; or
- Designation of R1-Single Family lots from higher density residential designations.
- Self-contained local roads or lanes.

As an alternative to a neighbourhood meeting, a door to door notice has been circulated to adjacent landowners informing them of the proposed changes, the date of the MPC meeting, and the fact that there will be an opportunity for further input at the public hearing for the Neighbourhood Area Structure Plan amendment.

As of February 28, 2003, no comments have been received.

PLANNING ANALYSIS

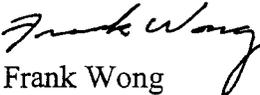
From a planning perspective the proposed plan amendment reduces the percentage of multiple-family development in the Plan Area, increases the amount of green space in the Plan Area, and the density will remain within the maximum density of 45 persons per hectare.

MUNICIPAL PLANNING COMMISSION

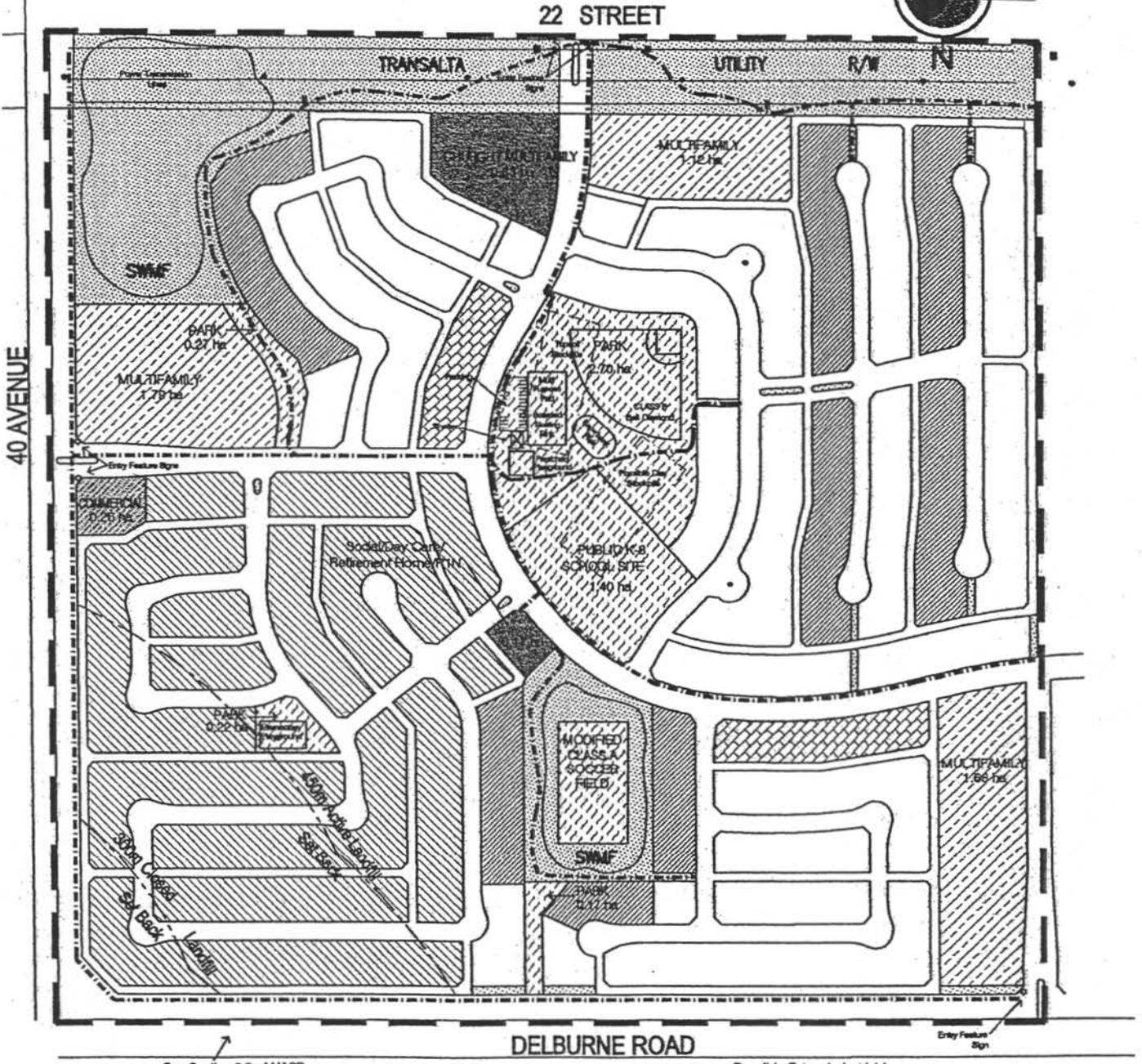
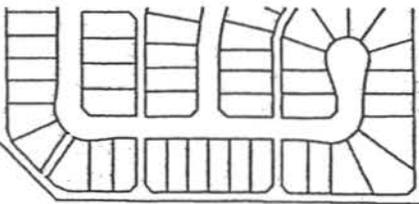
In accordance with the "*Planning & Subdivision Guidelines*" this proposed Neighbourhood Area Structure Plan amendment was referred to the Municipal Planning Commission for a recommendation to City Council. MPC at their March 3 meeting recommended that Council give first reading to Bylaw Amendment 3217/C-2003.

RECOMMENDATION

Planning staff recommend that the Council gives first reading to the proposed Bylaw Amendment 3217/C-2003, which seeks to amend the existing Inglewood West Neighbourhood Area Structure Plan as described in this report.

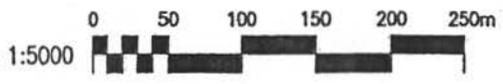

 Frank Wong
 Planning Assistant

Attachments



See Section 2.2 of NASP

Possible Future Industrial Area



Existing NASP



Stantec

- Legend**
- ASP Boundary
 - R1 Residential
 - R1 Residential 2 Storey Walkout
 - R1A Residential Semi Detached
 - R1N Residential Narrow Lot
 - R2/R3 Residential Multi Family

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

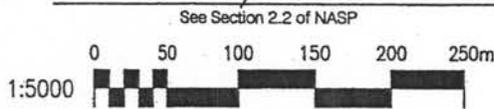
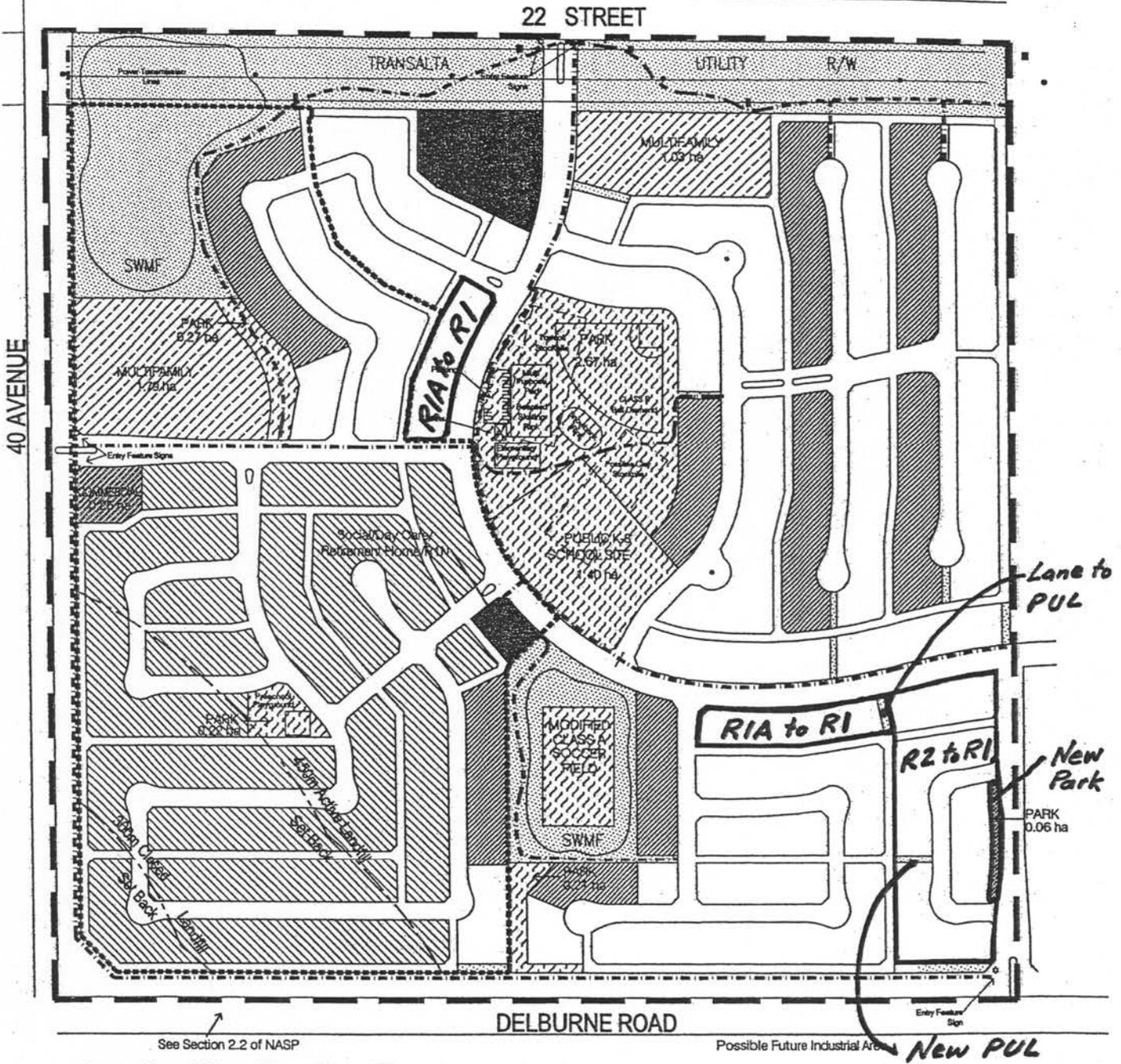
Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
3.0

Title
Development Concept

November, 2001
 128 70620

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Proposed NASP Amendment



Stantec

Legend

- ASP Boundary
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1N Residential Narrow Lot
- R2/R3 Residential Multi Family
- LIMIT OF EXISTING DEVELOPMENT

- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

Client/Project

RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

3.0

Title

Development Concept

CITY CLERK'S DEPARTMENT

April 8, 2003

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

Dear Sirs:

Re: Inglewood West:
(a) Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003
(b) Land Use Bylaw Amendment 3156/J-2003

At the City of Red Deer's Council meeting held Monday, April 7, 2003, Public Hearings were held with respect to Inglewood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/C-2003 and Land Use Bylaw Amendment 3156/J-2003. Following the Public Hearings, the bylaws were given second and third readings, copies of which are attached.

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 provides for the conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes). A multiple-family site is to be converted to R1 Residential (single-family homes) to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created. The church/multiple family site will likely be developed as a medium density housing development. This amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

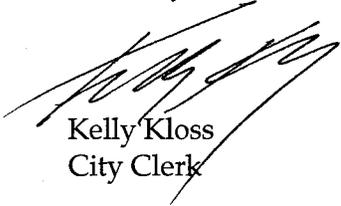
Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site.

...2/

Melcor Developments Ltd.
April 8, 2003
Page 2

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

Sincerely,

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

Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant



Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, City Clerk

SUBJECT: Inglewood West:
(a) Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003
(b) Land Use Bylaw Amendment 3156/J-2003
Part of the SW ¼ Sec. 3-38-28-4 / Inglewood West – Phase 3
Melcor Developments Ltd.

Reference Report:

City Clerk, dated March 11, 2003 and Parkland Community Planning Services, dated March 3, 2003

Bylaw Readings:

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/B-2003 and Land Use Bylaw Amendment 3156/J-2003 were given second and third readings. Copies of the bylaws are attached.

Report Back to Council: No

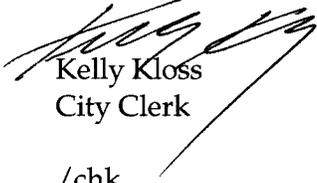
Comments/Further Action:

Inglewood West Neighbourhood Area Structure Plan Amendment 3217/C-2003 provides for the conversion of all R1A Residential (duplexes) in the Plan area to R1 Residential (single-family homes). A multiple-family site is to be converted to R1 Residential (single-family homes) to offset the higher than expected density approved in Phase 1's multiple-family site (Point of View's 150 unit apartment complex). A small park and two public utility lots will be created. The church/multiple family site will likely be developed as a medium density housing development. This amendment will result in an increase in green space from 9.02 ha (15.77%) to 9.244 ha (16.01%). Municipal reserve is increased from 10.02% to 10.14%.

Land Use Bylaw Amendment 3156/J-2003 provides for the rezoning of 7.59 ha (18.72 ac) of land from A1 Future Urban Development District to R1 Residential Low Density, R2-D40 Residential Medium Density with a maximum density of 40 dwelling units per hectare, and PS Public Services (Institutional or Governmental) Districts in order to develop Phase 3 of the Inglewood West Subdivision. Phase 3 consists of 32 single-family lots, 1 multiple-family lot, 1 church/multiple-family lot, and 1 future school site.

Council Decision - April 7, 2003
Inglewood West
Page 2

This office will amend the Land Use Bylaw and distribute copies in due course.



Kelly Kloss
City Clerk

/chk
attchs.

- c Director of Development Services
- Inspections & Licensing Manager
- Land & Economic Development Manager
- City Assessor
- D. Kutinsky – Graphics Designer
- C. Adams, Administrative Assistant
- B. Greter, City Clerk’s Clerk Steno

BYLAW NO. 3217/C-2003

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

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting in the Inglewood West Neighbourhood Area Structure Plan the following; Pages *ii*, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, Table 1, Illustration 2.0; Figures 3.0, 4.0, 5.0, 6.0, and 7.0.

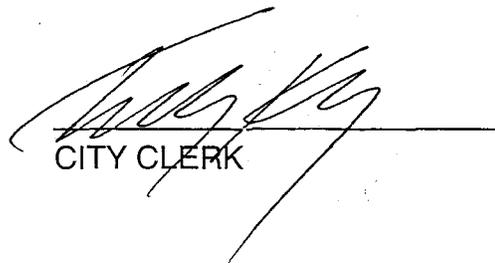
READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of April 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of April 2003.


MAYOR


CITY CLERK

**INGLEWOOD WEST
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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| 4.2.3 Medium Density Residential (R2 / R3) | 4.2 |
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**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.0 Development Concept

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| 4.8.3 LOCAL ROADS | 4.8 |
| 4.8.4 LANEWAYS | 4.8 |

4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The development concept for the Inglewood NASP has been prepared in response to current and anticipated residential market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Inglewood NASP is comprised of 65.30 hectares of land and is bounded on the north, west and south sides by existing/future arterial roadways and on the east side by a future, connecting neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 3.0 – Development Concept. The land use statistics, number of residential units and population are represented in Tables 1 & 2 following the Development Concept.

4.2 RESIDENTIAL

The majority of land within Inglewood is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 18 units per net residential hectare for low density residential, 21.5 units per net hectare for the smaller lot residential, and a varying number of units per hectare for the medium density result in approximately 45 people per hectare.

4.2.1 Low Density Residential

As shown on Figure 3.0, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the Storm Water Management Facilities, walkways, school / park sites and utility corridors. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

The southwest quadrant of the plan area, aside from a single row of homes backing onto the south-central Storm Water Management Facility, will be planned entirely for smaller lot, single family homes (R1N zoning) as a complimentary sub-unit to the overall neighbourhood.

Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

4.2.2 Smaller Lot Residential (R1N)

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

A development setback from the landfill extends into the southwest corner of the neighbourhood approximately 115 meters (300 meters from the land fill site). No further environmental testing is recommended at this time however once the land fill is closed and further testing conducted, the area presently within the setback may be deemed appropriate for development as shown on the Development Concept.

As noted previously, in the event that a relaxation of the development setback affected by the closed landfill setback is not obtained, the area will be developed as a green-space as shown on Illustration 1.0 (following page 2.1).

4.2.3 Medium Density Residential (R2 / R3)

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site help to ensure exposure of these features to many residents. It should be noted, however, that the location of MDR sites still respects that through traffic within low density residential areas should be reduced and/or eliminated wherever possible.

These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL

One Institutional / Medium Density Residential site is located in the north part of the plan fronting onto the collector road from the west. The site is intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential. The residential component of this site may be developed in conjunction with the Church or independently as a complimentary use.

In the event a Church is not identified for this site, the entire area would be available for development of medium density residential consisting of either R2 or R3 uses.

4.4 PARKS AND OPEN SPACES

4.4.1 Central Park Site

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development Municipal reserves will be dedicated as adjacent lands are developed.

Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the shelter and multi-purpose pad / boarded skated rink are not completed until a community association for the neighborhood is formed.

4.4.2 Local Park Sites

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

4.4.3 Walkways and Multi Use Trail

The Inglewood NASP has been designed around the concept of a central community recreational node connected to all areas of the neighbourhood by a series of walkways and a 2.4m multi use trail.

The walkway system provided within each development cell / cluster will be designed according to Red Deer standards and will be appropriate for each area with all collector roadway trails being 2.5m wide asphalt / concrete trails.

1.5m wide shale trails will be along the east side of the west multi-family site running north to 22nd Street and south from the school / park site around the southern detention pond.

The trails connect all areas of the plan with appealing, safe and direct access to the central node as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The multi use trail is estimated at 2.8 km in length.

Improvements to 40th Avenue and Delburne Road will also improve pedestrian connections to other areas by a 3.0m hard surface trail along 40th Avenue and Delburne Road. The City will construct these hard surface trails as part of the widening of 40th Avenue and Delburne road.

4.4.4 Utility Corridors and Storm Water Management Facilities

The TransAlta utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the two Storm Water Management Facilities will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the storm water control function for which they are designed.

4.4.5 Soil Stockpiles

4.4.5.1 Topsoil Stockpile

A topsoil stockpile is planned for the central school / park site as shown on Figure 3.0. During development of this quarter section both offsite disposal and onsite stockpiling will be utilized to deal with the topsoil generated from the stripping operation. The initial topsoil stockpile will be approximately 25,000 m³ to ensure that topsoil is available for landscaping of the storm detention pond and residential lots while the remainder of the topsoil will be disposed of offsite. As development of subsequent phases proceeds the topsoil stockpile will be assessed to determine whether additional topsoil will be required in order to provide adequate quantities for landscaping of the newly developed residential lots. Excess topsoil will be disposed of offsite.

The topsoil stockpile will be located along the collector road to provide easy access to builders and homeowners in an effort to encourage utilization of the topsoil and therefore keep the topsoil stockpile as small as possible.

Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

4.4.5.2 Clay Stockpile

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site. The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

4.5 EDUCATIONAL AND COMMUNITY FACILITIES

As shown on the illustration following this page (Illustration 2.0), the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

Located along the internal collector with a direct connection to 40th Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and Public School Board.

4.6 COMMERCIAL

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40th Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40th Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.

4.7 STORMWATER MANAGEMENT FACILITIES

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector / arterial roadway network.

The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the land use statistics (Table 1) as creditable Municipal Reserve.

4.8 TRANSPORTATION

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, travelling public with safe and efficient access for this area of Red Deer.

Stantec

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Delburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

4.8.1 ARTERIAL ROADWAYS

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadways:

- 40th Avenue (west side)
- 22nd street (north side)

In order to accommodate future widening of 40th Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40th Avenue at approximately the midpoint between 22nd Street and Delburne Road.

The required right-of-way for 22nd Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.

4.8.2 COLLECTOR ROADWAYS

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40th Avenue and Delburne Road by the two other collector roads.

The collector road entrances at 40th Avenue, 22nd Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

4.8.3 LOCAL ROADS

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way.

4.8.4 LANEWAYS

The Inglewood NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces or PUL's. Rear laneways will be designed to the City of Red Deer standards and are shown as 7.0m.

TABLE 1
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
LAND USE STATISTICS

| | Area (ha) | % of GDA |
|---|--------------|--------------|
| GROSS AREA | 65.30 | |
| Road Widenings (40 Ave. & Delburne Road) | 3.18 | |
| TransAlta Utility R/W | 4.75 | |
| Road Widening in SE 3-38-27-4 | (0.37) | |
| GROSS DEVELOPABLE AREA | 57.74 | 100.0 |
| Low Density Residential (R1) | 20.005 | 34.6 |
| Smaller Lot Residential (R1N) | 9.683 | 16.8 |
| Medium Density Residential (R2 /R3) | 2.816 | 4.9 |
| Institutional/Medium Density Residential(R2/R3) | 0.951 | 1.7 |
| Commercial (C3) | 0.260 | 0.5 |
| Social/Day Care | 0.138 | 0.2 |
| Public Utility Lots (PUL) | 3.388 | 5.9 |
| * Storm Water Management | 3.133 | 5.4 |
| Municipal Services | 0.255 | 0.4 |
| Parks & Open Space | 5.856 | 10.1 |
| School/Park Site | 4.085 | 7.1 |
| ** Neighbourhood Parks & Walkways | 1.771 | 3.1 |
| Circulation | 14.690 | 25.4 |
| Roads | 10.799 | 18.7 |
| 7.0m Lanes | 3.891 | 6.7 |

TABLE 2
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
RESIDENTIAL UNITS & POPULATION

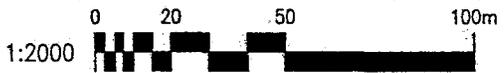
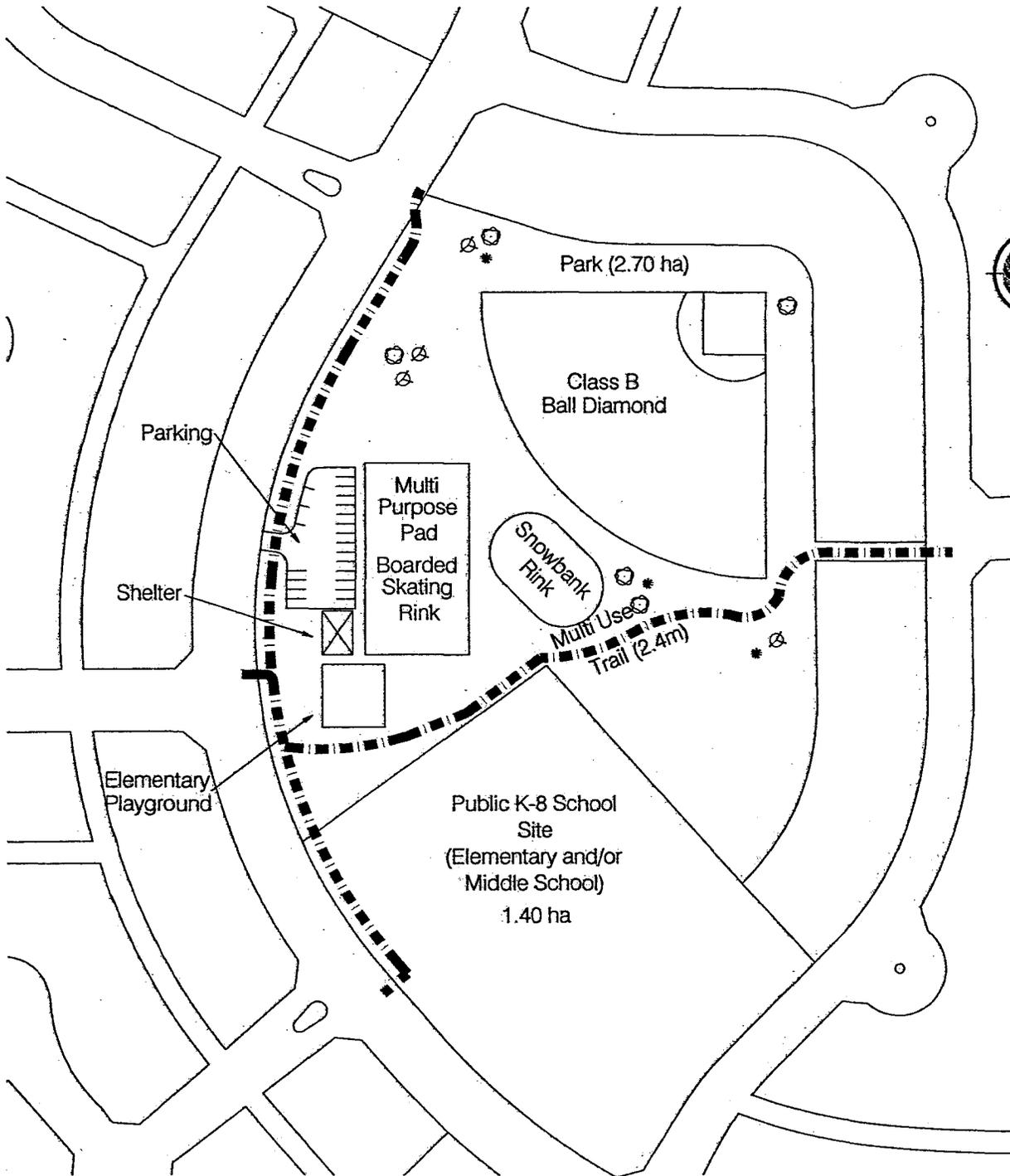
| Land Use | Area (ha) | Density units/ha | Density persons/unit | Population |
|--------------------|-----------|---------------------|-------------------------|------------|
| R1 | 20.01 | 18 | 3.4 | 1224 |
| R1N | 9.683 | 21.5 | 3.4 | 714 |
| R2/R3 | 1.026 | 40 | 3.0 | 123 |
| Existing R2/R3 | 1.790 | 83.8 | 3.0 | 450 |
| Church/Multifamily | 0.951 | 30 | 3.0 | 86 |
| Total | | | | 2597 |

Average Population

45.0 persons per hectare

* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

** Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF



Legend
 ■■■■■ 2.4m MULTI-USE TRAIL

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
ILLUSTRATION 2.0

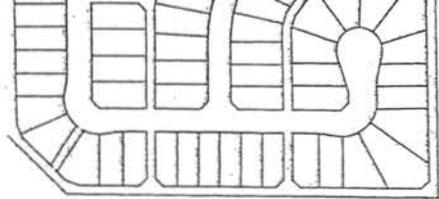
Title
CENTRAL SCHOOL / PARK SITE



Stantec

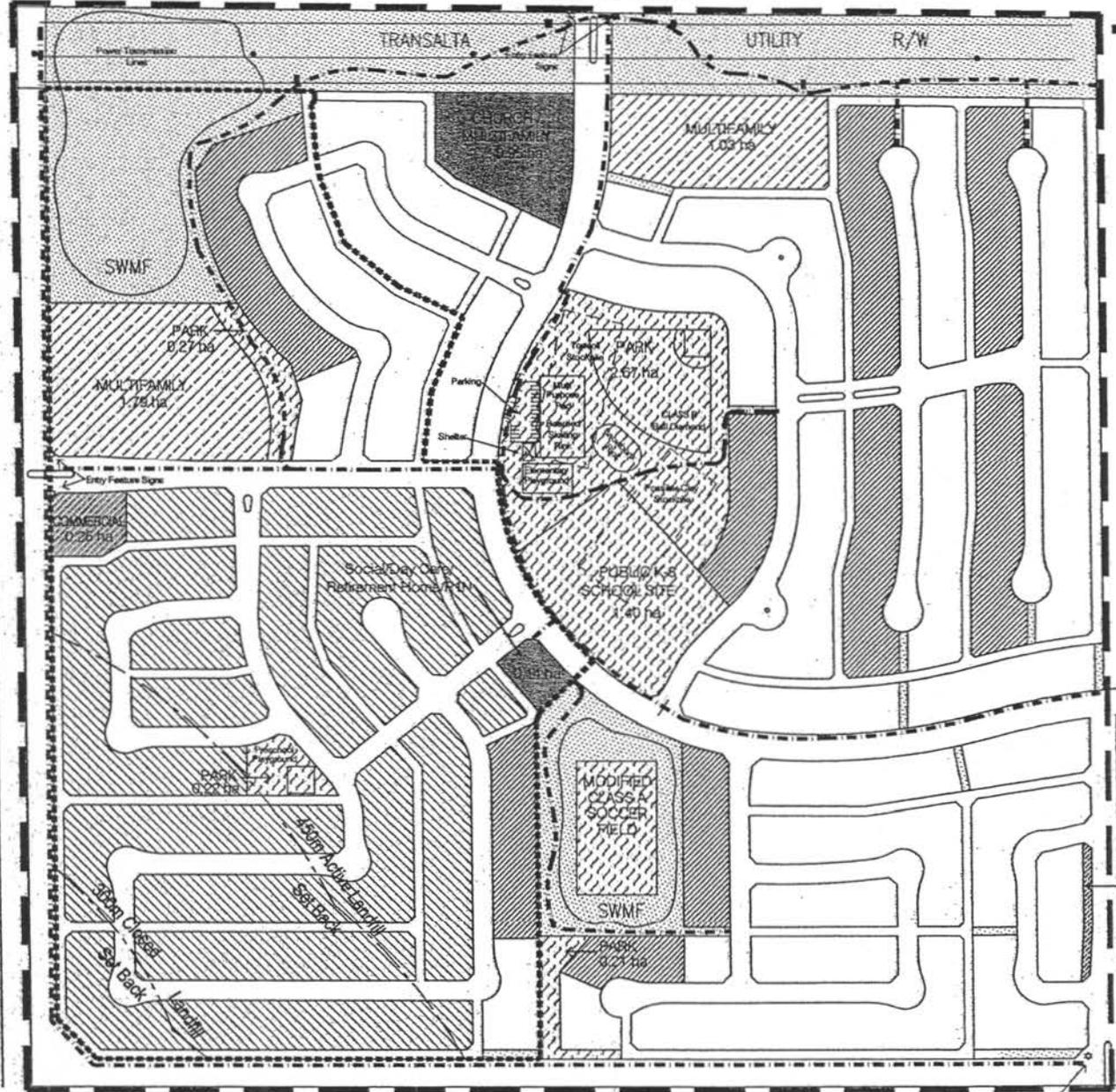
01_M\12870620 INGLEWOOD\plan\approved-ISP.DWG

September, 2001
 128 70620



22 STREET

40 AVENUE



DELBURNE ROAD

See Section 2.2 of NASP

Possible Future Industrial Area



Stantec

- Legend**
- ASP Boundary
 - R1 Residential
 - ▨ R1 Residential 2 Storey Walkout
 - ▧ R1N Residential Narrow Lot
 - ▩ R2/R3 Residential Multi Family
 - - - - - LIMIT OF EXISTING DEVELOPMENT

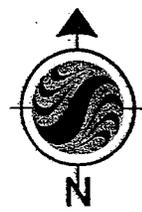
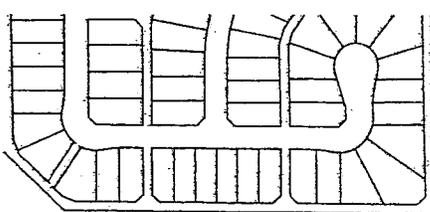
- - - - - Multi-Purpose Trail
- ▨ PUL
- ▧ Park
- ▩ Church/Social Facility
- ▩ C3 Commercial
- ▩ Landfill Setback
- Entry Feature Sign
- Power/Transmission
- Poles

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
3.0

Title
Development Concept

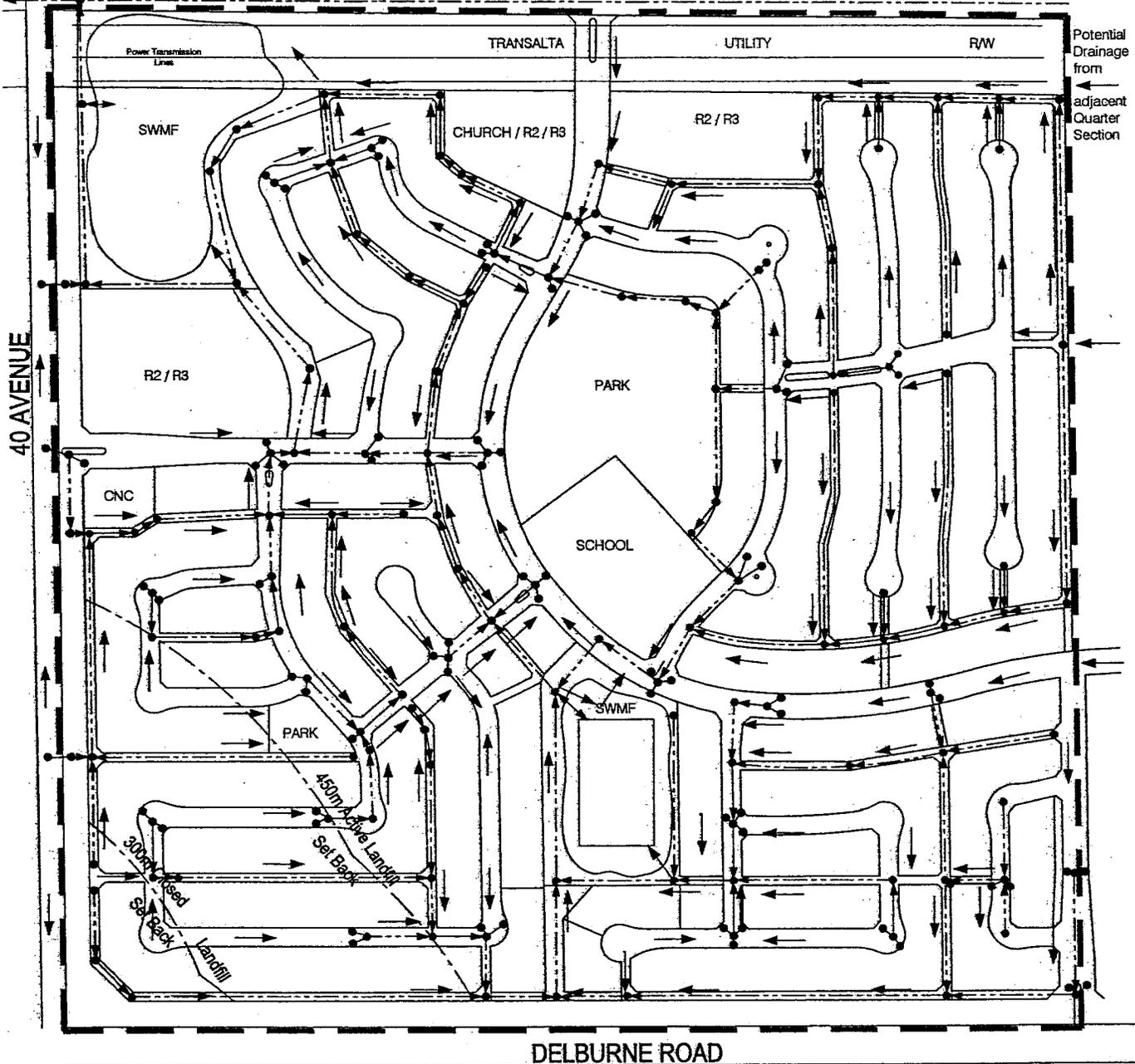
February, 2003
 128 70620



Existing Storm Sewer Outfall

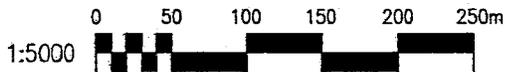
Storm Trunk By Others

22 STREET



40 AVENUE

DELBURNE ROAD



Stantec

0:_lad\12870620 INGLEWOOD\day\Inglewood-ASP.DWG

Legend

-  ASP Boundary
-  Manhole
-  Direction of Flow
-  Major Overland Drainage
-  Landfill Setback

Client/Project

RED DEER
INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN

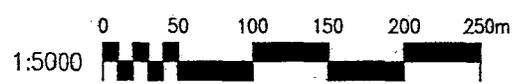
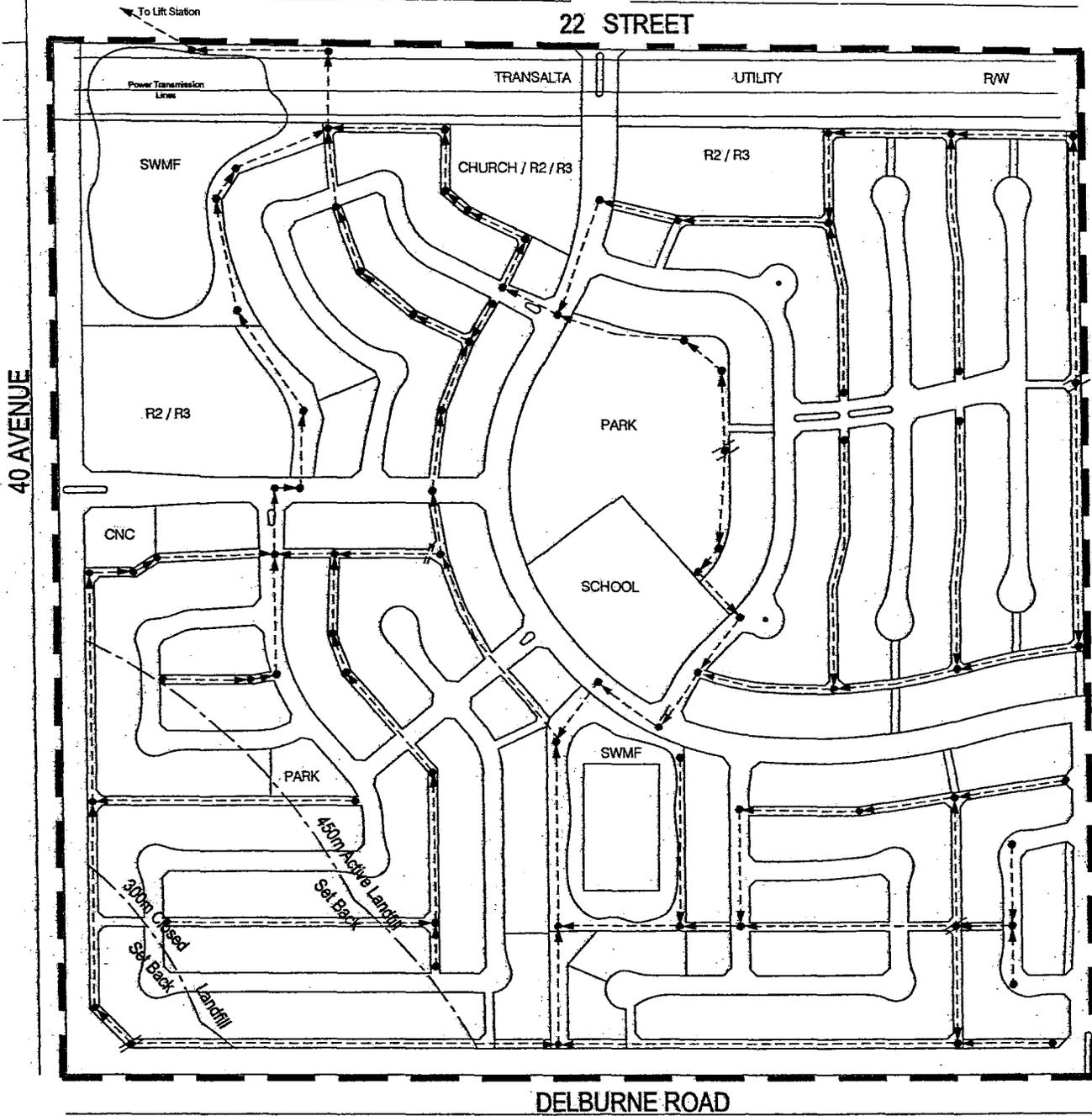
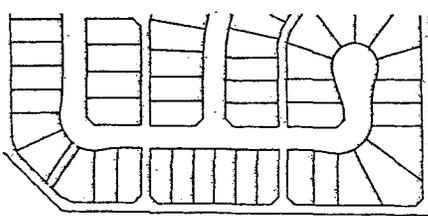
Figure No.

4.0

Title

**Overall Storm Drainage
Major Drainage**

February, 2003
128 70620



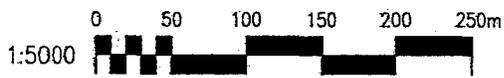
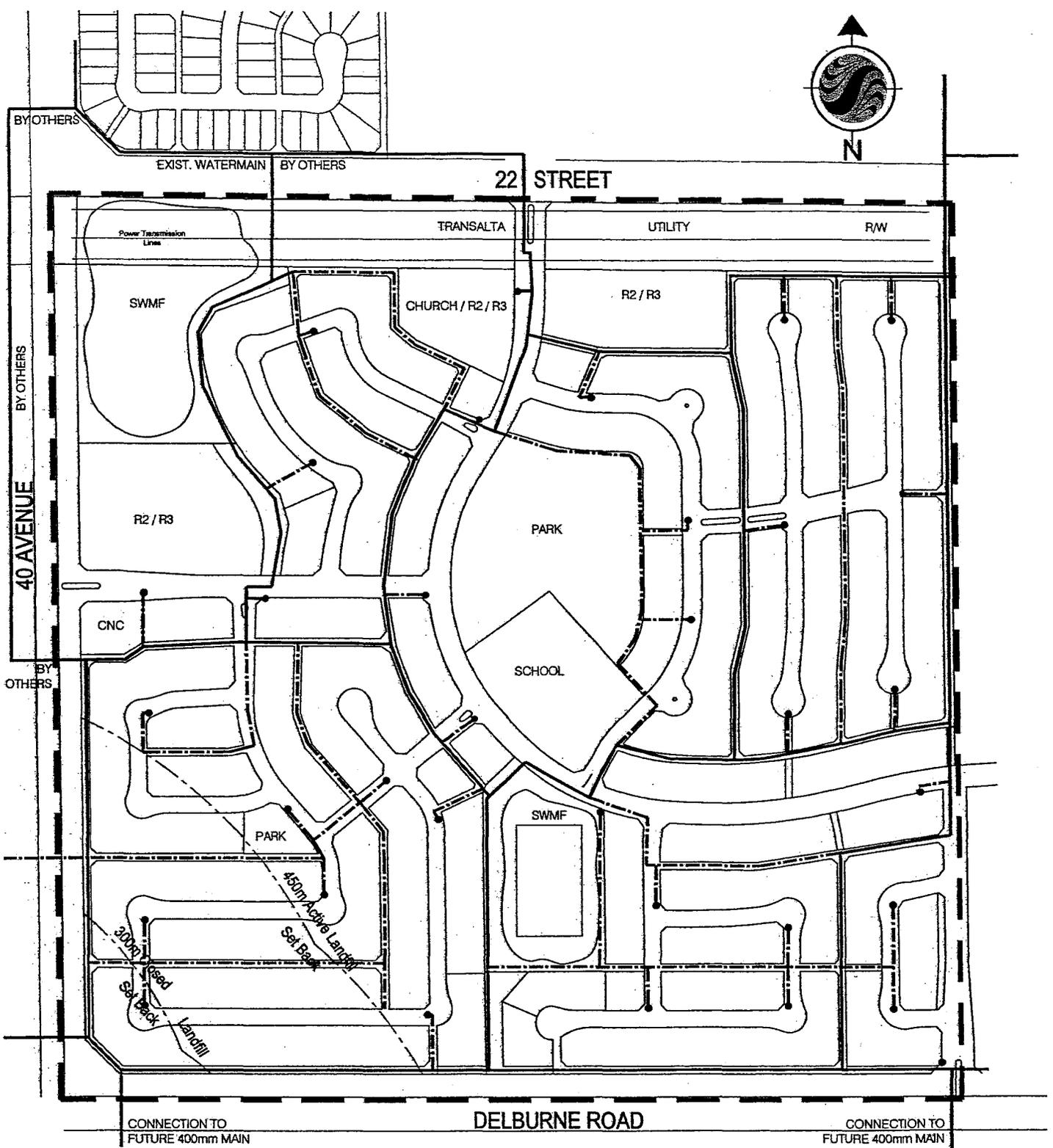
Stantec

- Legend
- ASP Boundary
 - - - Proposed Sanitary Sewer Main
 - Proposed Sanitary Sewer Manhole
 - - - Landfill Setback

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
5.0

Title
Sanitary Servicing



Stantec

C:_M\12870620 INGLEWOOD\fig\highwood-ASP.DWG

Legend

- 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water
- - - Landfill Setback

Client/Project

RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

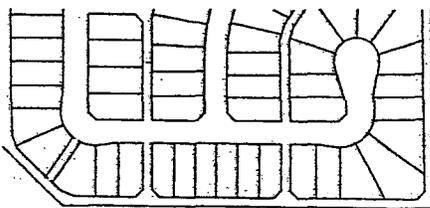
Figure No.

6.0

Title

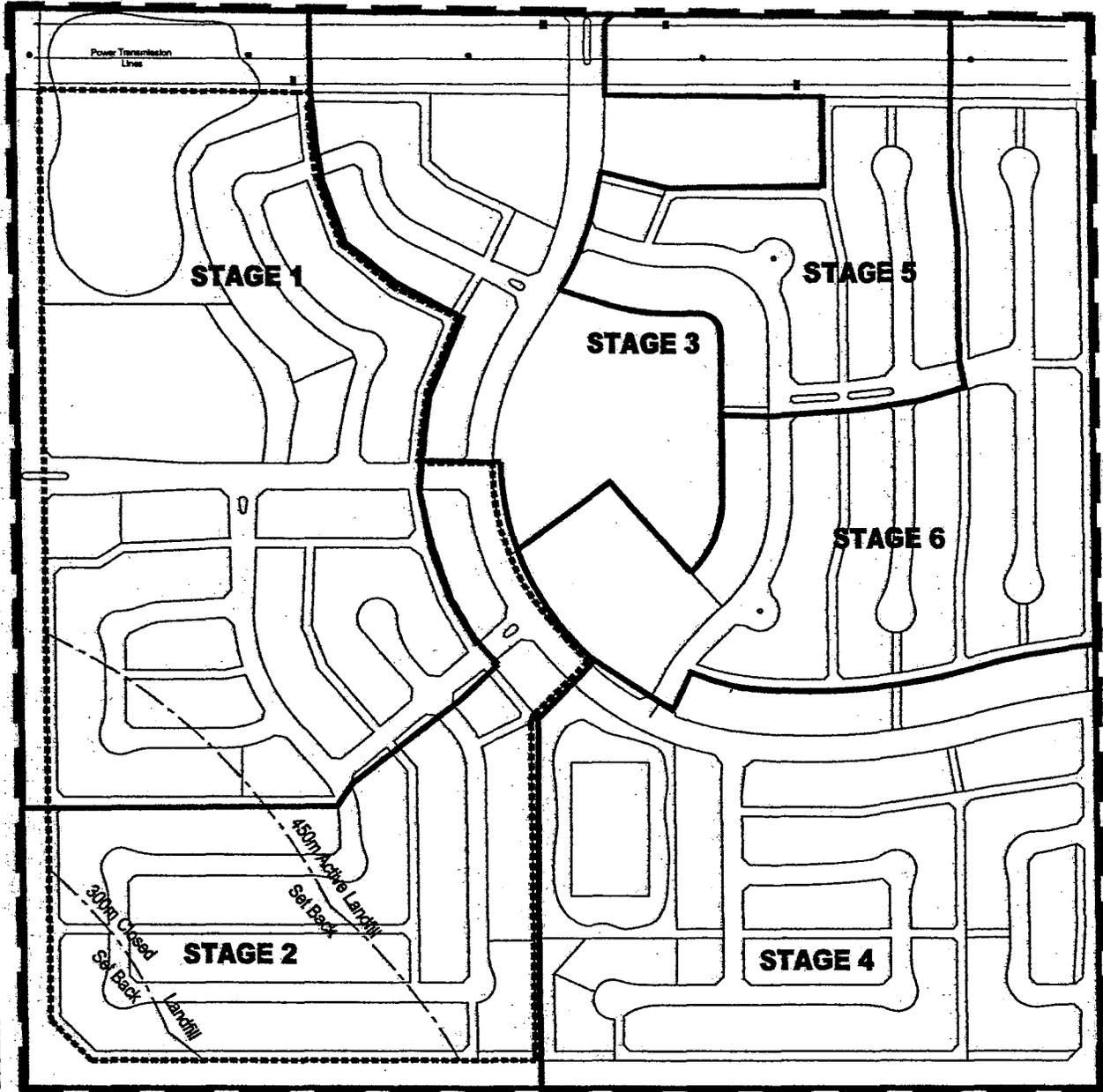
Water Servicing

February, 2003
128 70620

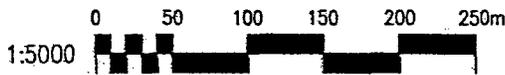


22 STREET

40 AVENUE



DELBURNE ROAD



Stantec

- Existing Boundary
- Phasing Boundary
- Landfill Setback

Client/Project

RED DEER

INGLEWOOD

NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

7.0

Title

Phasing

BYLAW NO. 3156/J-2003

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

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

- 1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 8/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A THIRD TIME IN OPEN COUNCIL this 7th day of April 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 7th day of April 2003.



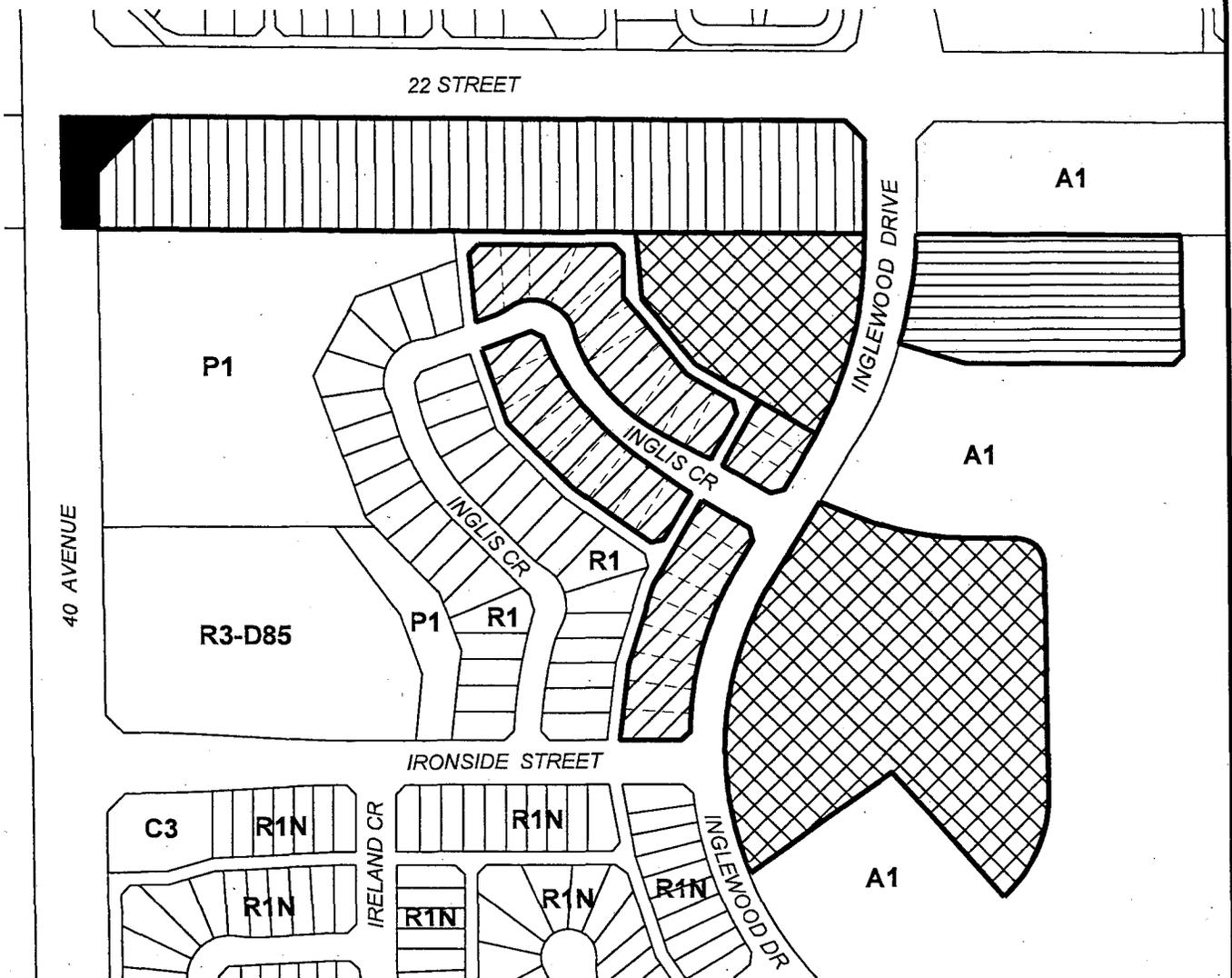
MAYOR



CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R2-D40 - Residential (Medium Density) 40 dwelling units per hectare
- PS - Public Service (Institutional or Governmental)
- P1 - Parks & Recreation

Change from :

- A1 to R1
- A1 to R2 - D40
- A1 to PS
- A1 to P1
- A1 to Road

MAP No. 8 / 2003
 BYLAW No. 3156 / J - 2003



City Clerk's Department

DATE: March 25, 2003
TO: City Council
FROM: City Clerk
SUBJECT: Cancellation of June 30, 2003 Council Meeting

The Monday, June 30, 2003 Council meeting date is just before the July 1st holiday. Previously Council has cancelled meetings that fall between a weekend and holiday.

In order to provide adequate notice to the public and administration, Council's direction in canceling the June 30, 2003 meeting is requested.

The following are the current scheduled Council meeting dates for the next three months:

- Tuesday, April 22, 2003
- Monday, May 5, 2003
- Tuesday, May 20, 2003
- Monday, June 2, 2003 – Cancelled due to FCM Conference
- Monday, June 16, 2003
- Monday, June 30, 2003 – Request to Cancel
- Monday, July 14, 2003
- Monday, July 28, 2003

Recommendation

That Council cancel the Monday, June 30, 2003 Council Meeting.

Kelly Kloss
City Clerk

Comments:

We agree with the recommendations of the City Clerk.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003

TO: Directors
Department Heads
City Planner
City Solicitor

FROM: City Clerk

SUBJECT: Cancellation of June 30, 2003 Council Meeting

Reference Report:

City Clerk, dated March 25, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the City Clerk, dated March 25, 2003 re: Cancellation of June 30, 2003 Council Meeting, hereby agrees to cancel the Monday, June 30, 2003 Council Meeting.

Report Back to Council: No

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

Kelly Kloss
City Clerk
/chk

c City Manager

MEDIA NOTICE

The Red Deer City Council Meeting of

Monday June 30, 2003

has been cancelled

Please contact the City Clerk's Office
at 342-8132
for further information.

Kelly Kloss
City Clerk

* * * Transmission Result Report (MemoryTX) (Apr. 8. 2003 9:28AM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Apr. 8. 2003 8:57AM

| File No. Mode | Destination | Pg (s) | Result | Page Not Sent |
|----------------|--------------------------|--------|------------|---------------|
| 7630 Memory TX | (G01) CKGY RADIO Z99 | P. 2 | OK | |
| | (G01) BIG 105 CHUB RADIO | | OK | |
| | (G01) RDTV | | OK | |
| | (G01) CFRN TV | | OK | |
| | (G01) RED DEER ADVOCATE | | OK | |
| | (G01) SHAW CABLE | | OK | |
| | (G01) RED DEER EXPRESS | | OK | |
| | (G01) MORNING NEWS | | E-1) 3) 3) | P.1-2 |

Reason for error

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

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



P.O. Box 5008, Red Deer, Alberta T4N 3T4
Web Site: www.city.red-deer.ab.ca

City Clerk's Department (403) 342-8132
Email: cityclerk@city.red-deer.ab.ca

DATE: APRIL 8, 2003

OUR FAX NO: (403) 346-6195

NUMBER OF PAGES INCLUDING THIS PAGE: 2

FAX TO: MEDIA

ATTENTION: _____

THEIR FAX NO: _____

FROM: CHRISTINE HEARIE

DEPARTMENT: CITY CLERK'S

PHONE #: (403) 342-8132

MESSAGE AREA (if required):

*NOTICE OF CANCELLATION OF JUNE 30, 2003
COUNCIL MEETING.*

Confidentiality Notice

This communication is directed in confidence solely to the person named above and may not otherwise be distributed, copied or disclosed. It may contain information that is confidential or subject to legal privilege. Further disclosure or use of this communication in whole or in part, by any other person, in any manner, may be an offence under the Freedom of Information and Protection of Privacy Act. If you received this fax in error please telephone us immediately. Thank you for your assistance.

ORIGINAL TO FOLLOW: BY MAIL BY COURIER _____
NO ORIGINAL WILL BE FORWARDED.

IF YOU DO NOT RECEIVE ALL OF THE PAGES, PLEASE CONTACT SENDER AT THE PHONE NUMBER SHOWN ABOVE. THANK YOU.

Item No. 2

DATE: January 17, 2003
TO: City Council
FROM: City Clerk
RE: **Records Retention & Disposition Bylaw
Bylaw No. 3305/2003**

History:

Since 1991, The City of Red Deer has had policies in place governing the retention and disposition of City records. In 1998 a significant overhaul of our record practices was undertaken to ensure our corporate records management program met statutory requirements, such as the newly introduced FOIP legislation, and to better reflect the business needs of the organization. In 2000, the management of corporate records was formalized through the creation of the Records Information Coordinator position.

Legislation:

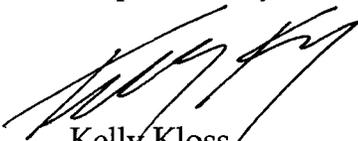
The Municipal Government Act, section 214, provides for a municipality to create a Records Retention Bylaw. The passage of such a bylaw then paves the way for the implementation of policies and procedures to govern how the records of a corporation are managed.

Discussion:

A Record Classification, Retention and Disposition Manual has been developed which identifies the various records of The City, assigns a classification number, provides a description of the records, and establishes retention periods and disposition actions based on statutory requirements and business operational needs. The bylaw as presented provides the authority for The City to enact the retention and disposition actions on corporate records.

Recommendation:

That Council consider passage of Bylaw 3305/2003, the Records Retention & Disposition Bylaw.



Kelly Kloss
City Clerk

attch.

Comments:

We agree with the recommendations of the City Clerk.

**"G.D. Surkan"
Mayor**

**"N. Van Wyk"
City Manager**

FILE



Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003
TO: City Solicitor
FROM: City Clerk
SUBJECT: Records Retention & Disposition Bylaw – 3305/2003

Reference Report:

City Clerk, dated January 17, 2003

Bylaw Readings:

Records Retention & Disposition Bylaw 3305/2003 was presented to Council, however withdrawn.

Request:

As per our discussion, please review the attached bylaw to determine:

- 1) If a bylaw is required in accordance with Section 214 of the MGA>
- 2) Recommend a future course of action.

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

Kelly Kloss
City Clerk

/chk
/attach.

BYLAW NO 3305/2003

Being a bylaw to provide for the Retention and Disposition of The City of Red Deer records.

Whereas, Section 214 of the Municipal Government Act provides for the passage of a bylaw respecting the destruction of records and documents of the municipality;

Council of The City of Red Deer, Alberta, enacts as follows:

- 1 This Bylaw may be cited as "The Records Retention and Disposition Bylaw".
- 2 Records of The City of Red Deer will be maintained, destroyed, or permanently retained as provided for by:
 - (a) statutory requirements; and
 - (b) City Manager policy.
- 3 If an individual's personal information is used by The City to make a decision that directly affects that individual, The City will retain the personal information for at least one year after using it so that the individual has a reasonable opportunity to obtain access to it.
- 4 City records which are eligible for final disposition and are the subject of litigation or potential litigation will be retained until the records are no longer the subject of litigation or potential litigation.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK



Treasury Services

DATE: March 25, 2003
TO: CITY CLERK
FROM: TREASURY SERVICES MANAGER
SUBJECT: COUNCIL APPROVAL CARRY FORWARD 2002 FUNDS

At one time, municipal accounting practices allowed for 'commitments' (outstanding purchase orders) to be recorded as expenses before goods and services were actually received. This was not in keeping with generally accepted accounting principles and was discontinued. Further, the Municipal Government Act states that a municipality may only make an expenditure that is included in an approved budget or otherwise authorized by the council. This means that if Council does not authorize funds to be carried forward for outstanding purchase orders and other incomplete business plan initiatives, they must be funded from the subsequent years' budget. This can create a significant issue for some departments.

Council's approval is requested to approve transfers to/from reserves to carry forward the following list of outstanding purchase orders and business plan initiatives that were planned for, but not completed, in 2002:

| | | |
|--------------------------------|---|-----------|
| Various Departments | - Outstanding tax supported purchase orders still outstanding, representing goods or services not delivered by the end of 2002. The single largest of these items is a \$135,000 Light Rescue Vehicle ordered in 2002 but not yet been delivered. | \$780,000 |
| City Clerk | - Records Management - Legislative Services Project - Assessment Projects - PCDOCS Licenses | 100,000 |
| Community Services | - Incomplete Maintenance Work (e.g. re-roof Ft. Normandeau, Museum Carpet) - Parkland Planning Dividend - Archives Royalties & Donations, etc. - Activity Guide Funding, etc. | 198,000 |
| Land & Economic Development | - Regional Profile Project - CAEP Journal / Post Project | 14,000 |
| Emergency Services | - Move of Backup Generator - Radio Console - Consulting | 36,000 |
| Mayor & City Manager | - Special Recognition Awards & Special Events Funding | 10,000 |

Treasury Services

| | | |
|--------------------------------|---|------------------------------|
| Personnel | - Pension Contribution Carry Forward | 48,000 |
| | - Safety Awards & Other Projects | |
| Police | - CIIDS Street file Update | 75,000 |
| | - Mobile Workstation | |
| | - File System, etc. | |
| Public Works | - Records Management, etc. | 25,000 |
| Recreation, Parks & Culture | - Culture Inc. Unspent Funds | 67,000 |
| | - Youth at Risk Program | |
| | - Program Surpluses | |
| | - Parks maintenance | |
| Social Planning | - Golden Circle and Day Care Incomplete Maintenance Work | 23,000 |
| | - FCSS – Matching of FCSS Grant Carry Forward | |
| Transit | - Operational Equipment | 17,000 |
| | | Total \$ 1,393,000 |

The M.G.A. also allows for Council to “establish procedures to authorize and verify expenditures that are not included in a budget”. Council may wish to consider establishing a policy/procedure that would allow the City Manager to authorize such reserve funding to cover the cost of outstanding year-end purchases, and other requests up to some fixed dollar amount.

RECOMMENDATION:

1. That City Council approve the carrying forward of \$1.393 million as detailed above.
2. That Council direct administration to create/amend Council policy to delegate this task to the City Manager, up to certain limits.

GARY MULLIN, CMA
Treasury Services Manager

FILE



Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003
TO: Treasury Services Manager
FROM: City Clerk
SUBJECT: Council Approval – Carry Forward 2002 Funds

Reference Report:

Treasury Services Manager, dated March 25, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Treasury Services Manager, dated March 25, 2003, re: Council Approval Carry Forward 2002 Funds, hereby approves the carrying forward of surplus funds in the amount of \$1.393 million from 2002 to 2003 fiscal year as detailed below and directs Administration to draft a Council Policy that delegate the future approval of carry forward items to the City Manager, up to certain limits:

| Department | Funding Carried Forward |
|-----------------------------|-------------------------|
| Various Departments | \$780,000 |
| City Clerk | \$100,000 |
| Community Services | \$198,000 |
| Land & Economic Development | \$14,000 |
| Emergency Services | \$36,000 |
| Mayor & City Manager | \$10,000 |
| Personnel | \$48,000 |
| Police | \$75,000 |
| Public Works | \$25,000 |
| Recreation, Parks & Culture | \$67,000 |
| Social Planning | \$23,000 |
| Transit | \$17,000 |
| TOTAL: | \$1,393,000 |

Report Back to Council: Yes

Comments/Further Action:

A Council Policy is to be drafted delegating the task of carry forward approvals to the City Manager, up to certain limits, and brought back to Council for approval.

Kelly Kloss
City Clerk
/chk

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over the typed name and initials.

Date: March 31, 2003
To: City Clerk
From: Director of Corporate Services
Subject: **2002 Budget Variance – Tax Supported Operations**

Background

Budget variance reports are prepared several times during the year, projecting year-end positions. When the auditors have completed their year-end review of the financial records, departments prepare final variance reports that are reviewed by the Senior Management Team. That review has now been performed and Corporate Services has summarized the departmental reports for Council's information.

Details

The surplus for 2002 totals \$2,281,000, and is split almost evenly between revenues that exceeded budget, and expenditures that were less than budget. As shown below, the variances are very low as a percentage of revenues and expenditures. Attached is a document setting out the major components of the 2002 surplus for tax supported operations, along with details on the Tax Stabilization Reserve, which receives the surplus.

Revenues for the most part exceeded budget due to the strong growth in the city that resulted in extraordinary building permits and license fees. It has been the City's strategy to budget on the conservative side for these revenues, to avoid having to replace revenues when growth slows. The revenue surplus of \$1,020,000 is 1.3 % of total budgeted revenues of \$80,000,000.

The majority of under expended funds were due to staff vacancies, and that in most part because of police officers seconded to the G8 summit in Kananaskis. The expenditure surplus of \$1,261,000 is 1.9% of total budget expenditures of \$68,000,000.

Corporate Service's review of variances indicates there are no significant issues that require notification to Council. In fact, if the extraordinary revenue and credits of \$940,000, and the police vacancies due to the G8 summit had not generated \$675,000, the total surplus would have only been \$666,000, which is slightly less than Council's targeted annual draw of \$750,000 from the Tax Stabilization Reserve.

Recommendation

That Council accept this report as information.



Rod Burkard
Director of Corporate Service

Attachment – Variance and Tax Stabilization Reserve Report

**City of Red Deer
Tax Supported Operations**

2002 BUDGET VARIANCE

REVENUES & CREDITS

| | \$ |
|--|-------------------|
| Building permits & license fees | -700,000 |
| Street & Traffic Light Power - Credit - 2001 billing error | -240,000 |
| Other revenues (net) | -80,000 |
| Revenue & Credit Surplus Variance | -1,020,000 |

EXPENDITURES

| | |
|---|-------------------|
| Police vacancies due to G8 and staff turnover | -675,000 |
| Other staff vacancies | -240,000 |
| Other expenditure variances (net) | -346,000 |
| Expenditure Surplus Variance | -1,261,000 |

TOTAL NET SURPLUS VARIANCE **-2,281,000**

TAX STABILIZATION RESERVE

| | |
|--|-------------------|
| Opening Surplus Balance - January 01, 2002 | -4,369,000 |
| ATCO Rebate Received | -556,000 |
| ATCO Rebate Used for One-Time Budget Items | 443,000 |
| Other Credits and Corrections | -12,000 |
| Reserve Consolidation Approved by Council | -571,000 |
| Finance Local Improvements | 521,000 |
| Tax Rate Subsidy in 2002 budget | 1,577,000 |
| 2002 Tax Supported Surplus (see variance above) | -2,281,000 |
| Closing Surplus Balance - December 31, 2002 | -5,248,000 |



FILE

Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003
TO: Director of Corporate Services
FROM: City Clerk
SUBJECT: 2002 Budget Variance – Tax Supported Operations

Reference Report:

Director of Corporate Services, dated March 31, 2003

Report Back to Council: No

Comments/Further Action:

This item was presented for Council's information

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

Kelly Kloss
City Clerk
/chk

Date: March 31, 2003
 To: City Clerk
 From: Director of Corporate Services
 Subject: **2003 Emerging Budget Issues – Tax Supported Operations**

Background

Subsequent to the passage of the annual budget, issues will often emerge that require the expenditure of significant funds that have not been budgeted for. In most cases these issues are situations that were not anticipated. There are also areas of the budget that are difficult to forecast, and as such, a minimum base budget is approved with additional funding be sought as required. The snow and ice control budget is an example of this last type.

Details

Shown below are a number of emerging issues in 2003, for which no funding was budgeted. These issues are confined to the tax supported operations of the City.

| | | | |
|----|---------------------------------------|---------------------|--------|
| 1. | Snow and ice control | \$ 610,000 | Note 1 |
| 2. | Renovations & office space study | 85,000 | Note 2 |
| 3. | Donations to Red Deer College Library | 337,000 | Note 3 |
| 4. | Urban Forest Wildfire Management Plan | 50,000 | Note 4 |
| | Total | \$ 1,082,000 | |

Note 1: The annual snow and ice control budget is \$977,000, which is based on an average of several years' experience. Due to the heavy accumulation of snow in the first quarter of 2003, additional funding of \$608,000 is requested. This request is based on normal expectations for the last quarter of 2003. This "top up" of the snow budget is preferred to imbedding a larger amount in the base budget, which could result in surplus amounts in the budget in many cases.

Note 2: Total cost of renovations to City Hall is estimated at \$100,000, with 50% being charged to the water/wastewater utility. Additional staffing of 5 to 7 positions is required to bring the water/wastewater utility back as a city operation. Other staffing needs require addressing as a result of new positions added and expected over the next several years.

As well, a comprehensive study will be undertaken of corporate office needs, for a cost not to exceed \$35,000. This study is not expected to result in additional office space to meet needs over the next two or three years.

- Note 3: The current agreement with the Red Deer College is based on 10 annual payments of \$50,000. The net present value of the remaining \$400,000 to be paid over 8 years is \$337,000, using a modest investment rate of 4%. This pay-out option would take pressure off future years operating budgets, but requires approval of Red Deer College. No discussions have occurred at this time.
- Note 4: A joint project between Emergency Services, and Recreation, Parks & Culture requires funding to mitigate the possibility of serious urban wildfires in portions of the City that have heavy wooded areas adjacent to homes and businesses. Parks requires \$28,000 for its mapping and analysis part of the project in 2003, with the remaining \$22,000 being set aside to allow the removal of debris, to raise limbs, and clear underbrush.

Recommendation

Given that funding is available in the Tax Stabilization Reserve, that Council approve the above amendments to the 2003 Operating Budget, with a corresponding transfer from the Tax Stabilization Reserve to cover the required funding.



Rod Burkard
Director of Corporate Services

Comments:

The three separate reports from Corporate Services deal with the rollover of financial activity from one fiscal year to the next.

The first report dealing with the carry-forward of funds from a prior year covers projects which were approved and budgeted by Council, but for one reason or another, not fully expended. The report outlines the need for Council to approve the amounts required to complete these projects in the current fiscal year. The amount arising from outstanding purchase orders is fairly straightforward and is incorporated in the first amount. The remaining items constitute projects and service levels which Council agreed to in prior budgets but which may require some additional funding to reach completion. Normally the additional funding required would be reallocated in the departmental or directorate budgets. However, when the activity crosses the end of a fiscal year, Council must agree to the allocation from prior year surpluses.

As Council will recall, guidelines were established which allows the City Manager to reallocate funds between departments and projects so long as the following criteria were met:

- a) Service levels will not be altered
- b) New initiatives will not be undertaken
- c) Funds will not be re-allocated between General Operations and the Utility/Self-Supporting Funds
- d) Funds will not be re-allocated between individual Utility and Self-Supporting funds.

As noted in the report, the recommendation from the Treasury Services Manager is that the Administration develop an amended Council Policy to allow this delegated authority, up to certain limits, into a new fiscal year based on the availability of funds from the prior year's surplus. This would provide the authority for the City Manager to adjust between projects and programs within a fiscal year or in the bridging into a new fiscal year, as long as the above criteria are met.

As an alternate to the above, Treasury Services intends to project these carry-forward requirements earlier and include them as one-time items within the budget worksheets which Council debates during budget in January, so that a subsequent report will no longer be required.

*Comments – Corporate Services**Page 2*

The second report from Corporate Services deals with budget variances for tax-supported operations. As noted in the covering report from the Director of Corporate Services, our overall variance is small relative to our total budget and would have been very close to Council's annual targeted budget stabilization reserve draw down of \$750,000, had it not been for the unusual cyclical revenues in building permits and the unique situation relative to RCMP staffing of the G8 Summit.

As noted this report is for Council's information only.

Relative to the third report on Emerging Budget Issues, each of the items are self-explanatory and represent an unbudgeted item which Council has not seen within the budget context and therefore needs to approve as an additional item.

We concur with the recommendations of the Director of Corporate Services.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003
TO: Director of Corporate Services
FROM: City Clerk
SUBJECT: 2003 Emerging Budget Issues – Tax Supported Operations

Reference Report:

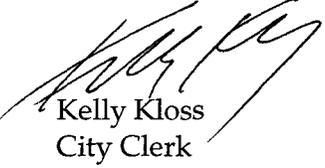
Director of Corporate Services, dated March 31, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Director of Corporate Services, dated March 31, 2003, re: 2003 Emerging Budget Issues – Tax Supported Operations hereby approves amending the 2003 Operating Budget by transferring \$1,082,000 from the Tax Stabilization Reserve to cover the following expenditures:

| | | |
|----|---------------------------------------|--------------------|
| 1. | Snow and Ice Control | \$ 610,000 |
| 2. | Renovations & Office Space Study | \$ 85,000 |
| 3. | Donations to Red Deer College Library | \$ 337,000 |
| 4. | Urban Forest Wildfire Management Plan | \$ 50,000 |
| | | <u>\$1,082,000</u> |

Report Back to Council: No



Kelly Kloss
City Clerk
/chk

**Engineering Services**

Date: March 31, 2003

To: City Clerk

From: Engineering Services Manager

Re: Pedestrian Safety Concerns on 30 Avenue south of 32 Street

A. BACKGROUND

Since 2000, The City has received 13 requests for pedestrian or full signals at the Lees Street and 30 Avenue intersection. Since May 2002, we have received six requests for pedestrian signals at the Lancaster Drive and 30 Avenue intersection. These two intersections are approximately 600 m and 1100 m south of 32 Street and comply with the recommended arterial to collector roadway intersection spacing for traffic control signals when warranted. In addition, we have recently received the following requests:

1. A request to advance the traffic signal at the Lees Street and 30 Avenue intersection from 2004 to 2003 of the 2003 Capital Budget.
2. Catholic School Board's request for a pedestrian signal at the 30 Avenue and Lancaster Drive intersection by fall of 2003 to correspond to the opening of the new St. Francis of Assisi School on Lancaster Drive.
3. Red Deer Policing Committee's request for a full traffic signal at the Lees Street intersection and a pedestrian signal at the Lancaster intersection.

In 2002, Stantec Consulting Ltd. was commissioned to conduct a pedestrian and traffic signal warrant analysis at 26 intersections. The Consultant conducted traffic and pedestrian counts, reviewed safety records, public concerns, and applied nationally adopted warrants. The two intersections with the highest ratings (32 Street and Allan Street - 84, Delburne Road and 40 Avenue - 79) were submitted to and approved by Council as part of the 2003 Capital Budget. In addition, two other full signals, based on individual traffic studies, were tentatively approved on a cost shared basis with the developers, depending on the rate of site development.

The Lees Street and 30 Avenue intersection received 59 priority points out of 100. Based on typical growth circumstances, this intersection may reach the 80 to 100 point rating within the next five years. However, due to the High Schools and the Collicutt Centre pedestrian and vehicle demands, special consideration was given by the Consultant resulting in this intersection being scheduled for signalization in 2004.

The 30 Avenue and Lancaster Drive intersection was not part of the Warrant Study due to the low existing traffic and pedestrian volumes noted in 2001 and the unknown demand of the new separate school. A Traffic Study completed in 2000 for the Save-On-Foods Shopping Centre indicated that a full traffic signal would not be needed at the Lancaster Drive intersection prior to 2006.

B. CURRENT SITUATION

We have reviewed the approved 2003 traffic signal installation projects, and do not believe that any of these projects should be deferred.

The installation of a full traffic signal at the Lees Street intersection is justified and it is just a matter of what year the installation is to be funded.

We have reviewed the traffic operations that would result with a pedestrian signal installed at the Lancaster Drive intersection and do not believe any unfavourable operational problems will result. In fact, considering the nature of the traffic on 30 Avenue and the number of lanes that a pedestrian must cross, a pedestrian signal to accommodate the school, in our opinion, should be considered. There is always the possibility that additional pedestrian signal requests may come forward as a result of this installation, but each site should be considered on its own circumstances.

The Electric Light and Power Department has advised that, while both sets of signals could be installed by the end of 2003, it is unlikely that either could be completed by September. Material delivery time is the key factor for the time requirements.

We understand that the Separate School Board would like to be present at the next Council Meeting to speak to the Lancaster Drive pedestrian signal.

RECOMMENDATION

Council may wish to advance the installation of the Lees Street and 30 Avenue signal from 2004 to 2003 at an estimated cost of \$120,000. This signal has been approved in 2004 funded entirely from the roads off-site levy fund.

We would respectively recommend that Council consider installing a pedestrian signal at the 30 Avenue and Lancaster Drive intersection in 2003 at an approximate cost of \$80,000. Pedestrian signals do not form part of the road off-site levy fund rate derivation and, therefore, would normally be funded entirely from capital project reserves.



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

KGH/emr

- c. E. L. & P. Manager
Dick Dornstauder, Red Deer Catholic Regional Division No. 39
Director of Corporate Services
Engineering Accountant

Comments:

We concur with the recommendations of the Engineering Services Manager and while the standard warrant process would not require installation in 2003, there are unique circumstances that support proceeding with these installations this year. As noted the expenditure of \$120,000 for the Lees Street and 30th Avenue signal is simply moving the project from 2004 Capital Plan to 2003. This is funded through the off-site levy fund. We recommend that the \$80,000 required for the pedestrian signal at 30th Avenue and Lancaster Drive be funded from the Tax Stabilization Reserve. Council will note that this is an expenditure which has not been identified to date in the Capital Budget. There is adequate surplus from the 2002 budget year that is being rolled into the Tax Stabilization Reserve to manage this expenditure.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE



CITY CLERK'S DEPARTMENT

April 8, 2003

Mr. D. Dornstauder
Red Deer Catholic Regional Division #39
5210 - 61 Street
Red Deer, AB T4N 6N8

Dear Mr. Dornstauder:

Pedestrian Safety Concerns on 30th Avenue South of 32nd Street

At the Monday, April 7, 2003 Red Deer City Council Meeting, Council discussed a report from the Engineering Services Manager regarding pedestrian safety concerns on 30th Avenue South of 32nd Street.

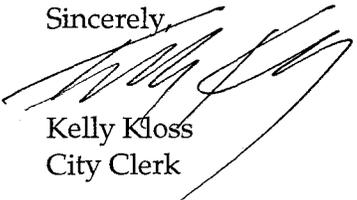
Council passed the following resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 31, 2003, re: Pedestrian Safety Concerns on 30th Avenue South of 32nd Street, hereby approves:

1. The reallocation of the Lees Street and 30th Avenue signal project from the 2004 Capital Plan to the 2003 Capital Budget. The expenditure of \$120,000 to be funded from the Off-site Levy Fund.
2. An additional \$80,000 to the 2003 Capital Budget for the installation of a pedestrian signal at 30th Avenue and Lancaster Drive, to be funded from the Tax Stabilization Reserve.

Please contact Mr. Ken Haslop, Engineering Services Manager, if you have any further questions regarding the installation of the traffic lights and pedestrian signal.

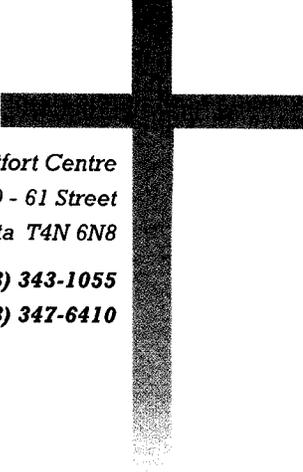
Sincerely,



Kelly Kloss
City Clerk

KK/chk

c Engineering Services Manager
Red Deer Policing Committee



Montfort Centre
5210 - 61 Street
Red Deer, Alberta T4N 6N8
Telephone (403) 343-1055
Facsimile (403) 347-6410

May 13, 2003

Mr. Kelly Kloss
City Clerk
City of Red Deer
Box 5008
Red Deer, Alberta
T4N 3T4

Dear Mr. Kloss:

The Red Deer Catholic School Board, at its regular meeting of May 6, was apprised of City Council's decision to install lights at the intersection of 30th Avenue and Lees Street, and to install a pedestrian signal at the intersection of 30th Avenue and Lancaster Drive.

Our trustees were very pleased that City Councilors considered concerns that had been brought forward by parents of students having to cross this very busy traffic corridor. They requested that a letter of appreciation be forwarded to City Council, thanking the councilors for their decision. I would ask that you forward this note of appreciation to our City Council at their next meeting.

Sincerely,



Gord Bontje, Chair
Red Deer Catholic
Regional Division No. 39

cc. Mayor
Councillors
City Manager
Director of Development Serv.
Done
file in
Apr 7 03
Council
03/05/20
XX

October 23, 2003

Ms. Laura Czaban
Orientation and Mobility Instructor
C.N.I.B.
15 Colonel Baker Place, N.E.
Calgary, AB T2E 4Z3

Dear Ms. Czaban:

Re: Audible Pedestrian Signals

Thank you for your September 17th, 2003, request for Audible Pedestrian Signals at the 60th Street and 54th Avenue Intersection. We are pleased to inform you that this location meets our warrant for installation and will be equipped with Audible Pedestrian Signals this year.

The City's consultant, Stantec, has been in contact with you to discuss your concern about the stairs at Gaetz Avenue and 60th Street. Your suggestion is being reviewed.

We will advise you when the Audible Pedestrian Signals are operational and when the review of the Gaetz Avenue and 60th Street stairs are completed. In the meantime, if you have any further requests, please do not hesitate to bring them to our attention.

Yours truly,

Chi Y. Lee, P.Eng, PE, PTOE, FITE
Traffic Engineer

RJC/jpb

- c. Garfield Lee, Senior Distribution Engineer
- Larry Seefried, Electrical Engineering Technologist
- Larry Sparling, Signal Control System Operator

FILE



Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003
TO: Engineering Services Manager
FROM: City Clerk
SUBJECT: Pedestrian Safety Concerns on 30th Avenue South of 32nd Street

Reference Report:

Engineering Services Manager, dated March 31, 2003

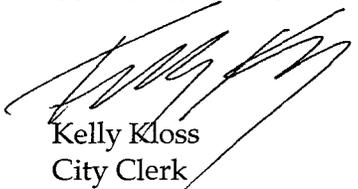
Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Engineering Services Manager, dated March 31, 2003, re: Pedestrian Safety Concerns on 30th Avenue South of 32nd Street, hereby approves:

1. The reallocation of the Lees Street and 30th Avenue signal project from the 2004 Capital Plan to the 2003 Capital Budget. The expenditure of \$120,000 to be funded from the Off-site Levy Fund.
2. An additional \$80,000 to the 2003 Capital Budget for the installation of a pedestrian signal at 30th Avenue and Lancaster Drive, to be funded from the Tax Stabilization Reserve.

Report Back to Council: No

Comments/Further Action:



Kelly Kloss
City Clerk
/chk

c E. L. & P. Manager
Treasury Services Manager
R.C.M.P. Superintendent

**Community Services**

CS - 7.799

DATE: March 31, 2003

TO: Kelly Kloss, City Clerk

CC: Libby Smith, Downtown Business Association
Dennis Zimmer, Chair, Red Deer Main Street Program
Tara Senft, Coordinator, Red Deer Main Street Program

FROM: Colleen Jensen, Community Services Director

SUBJECT: Red Deer Main Street Program - Funding

In December 2002 a letter was received from the Downtown Business Association, requesting that The City provide additional funding in the amount of \$60,000 for the Red Deer Main Street program, plus a cost of living allowance for the Coordinators salary from November 2001 to November 2006. The letter is attached. This request was deferred until after budget deliberations, as the source of funding to address this request would not be tax supported, but rather taken from the Red Deer Heritage Fund Reserve.

Background

As noted in the attached letter, on May 8, 2002, Council approved funding in the amount of \$60,000 (\$20,00/year for three years) to be used by the Downtown Business Association for matching the Alberta Main Street Program funds, subject to the Red Deer Main Street program application to the province being approved.

The funding that was provided by The City covered the matching portion of the first three years of the Coordinators salary. This included the pre-programming year (November 2000 to October 2001) and two years of operation (November 2001 to October 2003). Red Deer Main Street has approval from the Province for funding from November 2003 to October 2004, but does not have City approval for the required matching money. In addition, Red Deer Main Street is hopeful that they will receive approval for a further two years of operation from November 2004 to October 2006. Again, no City approval has been given for the matching funds required in these last two years of proposed extension of the program. The anticipation of the extension is based on the fact that all other Main Street program communities have been approved for the two year extension.

Discussion

The Red Deer Main Street program has successfully completed two restoration projects; the Farthing Block and the Old Mill (Hayhoe Building). Red Deer Main Street has also been involved in the success of other projects such as the Tree Lighting Project and several "fix up" projects, which support new signage and awnings of buildings in the downtown. They have also been very involved in assisting with coordination of projects such as the development of a brand for the downtown and the development of a mural commemorating the Red Deer Community Band, both of which are currently underway. Significant involvement of the downtown merchants is also very apparent, particularly in the various building projects. It has just been announced that several more projects (the Buffalo Hotel, the Rollis Block, Dot's Clothing, Manhattan Clothing and Talk of the Town) will be underway in 2003.

.../2

Kelly Kloss, City Clerk
Red Deer Main Street Funding
March 31, 2003

As noted in the letter from the Downtown Business Association, the Coordinator has not had any salary increase since beginning in her position in November 2000. The primary reason is that funding has not been available through either provincial or City contributions. The current Coordinator has been very successful in her work in the community, and with the Board, in seeing the above initiatives come to fruition.

Given the success of the program overall and of the Coordinator, it would seem very appropriate for The City to continue their support of the Red Deer Main Street program for a further three years, beginning in November 2003 and further that an amount be allocated to address a salary increase for the Coordinator. The Alberta CPI for 2002 is 3.2%, and therefore it would seem that a reasonable increase to be assigned to the Coordinators salary would be 3.2% for 2003, with the percentage increase for 2004, 2005 and 2006 to be determined based on the average Alberta CPI, as published by Statistics Canada. The amount for the salary increase will then be added to the \$20,000 base, which constitutes the matching funds required by the Province.

The funding source to support The City's contribution would be the Red Deer Heritage Fund. Council will recall that this fund was formed as a result of money that was surplus from the funding provided to Red Deer for the city's 75th anniversary. The purposes for which the money can be used are:

- Preservation
- Interpretation
- Restoration of historical buildings, structures and sites in the city and the immediate area surrounding the city;
- Research and studies related to the above.

The current funding available is \$309,845 plus interest from 2002.

As part of the process to access money from the Red Deer Heritage Fund, The City entered into an agreement with the Waskasoo Museum Foundation that indicates that we "shall not expend the Heritage fund and any interest earned thereon in any manner other than as may be recommended by the Foundation" for the purposes as noted above. In keeping with the Foundation agreement, I requested their approval for further support for the Red Deer Main Street program with The City accessing funds from the Red Deer Heritage Fund to match the Alberta Main Street contribution. The Waskasoo Museum Foundation's letter of support for the request is attached.

RECOMMENDATION

That Council for The City of Red Deer, approve the use of \$60,000 from the Red Deer Heritage Fund to be used by the Downtown Business Association as matching funds for the Alberta Main Street Program for the term of Nov 2003 to Oct 2006 (\$20,000/year); and further that an additional sum of \$1300.00 be approved for use from the Red Deer Heritage Fund to cover a salary increase for the Red Deer Main Street Program Coordinator in 2003; and further that approval be given to use a sum of funding annually for the years 2004, 2005 and 2006, from the Red Deer Heritage Fund to increase the Coordinators salary in 2004, 2005, and 2006 by the Alberta Consumer Price Index, as published by Statistics Canada.



Colleen Jensen

:jb
Attach.



December 5, 2002

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

Attention: Colleen Jensen, Director
Community Services

Re: Main Street Funding

On May 8, 2000 City Council passed the following motion:

Resolved that Council of The City of Red Deer, having considered correspondence from the Red Deer Downtown Business Association dated April 26, 2000, re: Alberta Main Street Programme Application, hereby approves the use of \$60,000 from the Heritage Fund to be used by the Downtown Business Association as matching funds for the Alberta Main Street Programme, subject to:

1. The Downtown Business Association's application for the Alberta Main Street Programme being approved, and
2. The review and concurrence by the Waskasoo Museum Foundation

The Red Deer Main Street Project was approved and has completed two restoration projects as of this date. Outlined below are the parameters of the approval for the Red Deer Main Street Project.

| | |
|---------------------|---|
| Nov 2000 – Oct 2001 | Pre-Programming year |
| Nov 2001 – Oct 2002 | Year 1 – Red Deer Main Street Project |
| Nov 2002 – Oct 2003 | Year 2 – Red Deer Main Street Project |
| Nov 2003 – Oct 2004 | Year 3 – Red Deer Main Street Project |
| Nov 2004 – Oct 2005 | Project extension – Year 1 – Red Deer Main Street Project |
| Nov 2005 – Oct 2006 | Project extension – Year 2 – Red Deer Main Street Project |

The original application was approved for a three-year project plus a pre-programming year (2000-2001). All other Main Street Communities have been approved for two-year extension to provide funding for additional projects within the respective communities.

The initial approval of the project for a four-year term plus the potential for a two-year extension requires additional funding be put in place for the community's share of the Main Street Coordinator salary.

In addition the original funding allocation did not provide for any cost of living allowances for the Main Street Coordinators salary. The current salary rate has been in place since the project began in November 2000.

At their regular meeting held on December 3, 2002 the Board of Directors of the Red Deer Downtown Business Association passed the following motion:

"That the Red Deer Downtown Business Association submit a request to the City of Red Deer for additional funding in the amount of \$60,000 for the Main Street Project plus a cost of living allowance from November 2001 to November 2006."

We would appreciate your assistance in forwarding this request for consideration by Council.

Sincerely,

A handwritten signature in black ink, appearing to read 'G. Berry', with a long horizontal flourish extending to the right.

George Berry, President
Red Deer Downtown Business Association

GB/jlm

WASKASOO MUSEUM FOUNDATION

March 20, 2003

Colleen Jensen, Director
Community Services
The City of Red Deer

Dear Mrs. Jensen,

The Waskasoo Museum Foundation has met and reviewed the request of the Main Street Programme. It is with pleasure that we recommend The City provide funding to support the Main Street Programme for an additional three years. The Waskasoo Museum Foundation supports the recommendation for the allocation of funds from the Red Deer Heritage Fund as outlined in your letter.

We congratulate the Main Street Programme on the impressive buildings and improve product. The leadership demonstrated through the evidence of progress will certainly be noted during the Provincial Centennial of 2005.

Sincerely

A handwritten signature in cursive script that reads "Marguerite Watson". The signature is written in black ink and is positioned above the printed name.

Marguerite Watson, Chair
Waskasoo Museum Foundation

file:a:/mainstreet.

Comments:

We agree with the recommendations of the Community Services Director.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003
TO: Colleen Jensen, Community Services Director
FROM: City Clerk
SUBJECT: Red Deer Main Street Program - Funding

Reference Report:

Community Services Director, dated March 31, 2003

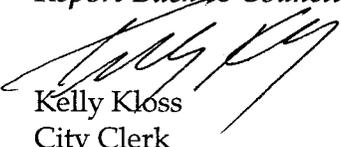
Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Community Services Director, dated March 31, 2003, re: Red Deer Main Street Program – Funding, hereby approves the following:

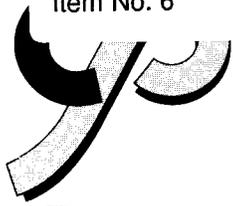
1. The use of \$60,000 from the Red Deer Heritage Fund to be used by the Downtown Business Association as matching funds for the Alberta Main Street Program for the term of November, 2003 to October, 2006 - \$20,000 per year.
2. An additional sum of \$1,300 is to be used from the Red Deer Heritage Fund to cover a salary increase for the Red Deer Main Street Program Coordinator in 2003.
3. An annual funding allocation equivalent to the current year's Alberta Consumer Price Index as published by Statistics Canada for the years 2004, 2005 and 2006 from the Red Deer Heritage Fund for 2004, 2005 and 2006 salary increases of the Red Deer Main Street Project Coordinator.

Council further agrees that the funding noted above is subject to continued funding of the Red Deer Main Street Project from the Provincial Government through to 2006.

Report Back to Council: No


Kelly Kloss
City Clerk
/chk

c Treasury Services Manager
Executive Director, Downtown Business Association



DATE: APRIL 1, 2003

TO: CITY CLERK

FROM: TONY LINDHOUT, PLANNER

**RE: PROPOSED BYLAW AMENDMENT 3217/E-2003
ANDERS ON THE LAKE NEIGHBOURHOOD AREA STRUCTURE PLAN**

In accordance with Section 3.1.3.7 of the City's *Planning and Subdivision Guidelines*, Neighbourhood Area Structure Plan (NASP) amendments must be forwarded to City Council for their consideration of approval. Neighbourhood area structure plans are long-range development concept plans which form the basis for neighbourhood zoning, subdivision and development decisions.

Background

1. The City has received an application from DMC Construction Ltd. to amend that portion of the existing Anders on the Lake Neighbourhood Area Structure Plan identifying an 8.42 acre parcel of land for development of a private school. The site is located east of Austin Drive, immediately north of 22nd Street. The previous owner of this site, the Red Deer Christian School Society, has sold the property to DMC Construction Ltd. who proposes to develop these lands for residential purposes as follows:
 - a) develop the south portion of the site for 29 single-family detached residential housing units,
 - b) develop the north portion of the site for 14 semi-detached (duplex) residential housing units, and
 - c) dedicate to the City as Municipal Reserve, a ±2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, for the purpose of providing enhanced landscaping.
2. The future land use of two lots at the corner of Addington Drive and Ainsworth Crescent requires change from R1A Residential (semi-detached) to R1 Residential (single family). This minor amendment is not related to the above noted application by DMC Construction but is required as a minor house-keeping amendment to ensure land use compatibility of these 2 lots with development of adjoining lands to the west, north and east which are all designated for R1 development.

The remainder of the existing Anders on the Lake Neighbourhood Area Structure Plan is unaffected. Notwithstanding the loss/redevelopment of the private school site which was never designated for municipal reserve, the overall amount of public open space in the Anders on the Lake neighbourhood will increase slightly by 0.053 ha as a result of the above noted amendment proposal. This will bring the total amount of neighbourhood public open space (all municipal reserves, parks, dry and wet ponds and PUL lots) to 9.323 ha (16.02%).

The proposed Anders on the Lake NASP amendments have been processed in accordance with the City's *Planning and Subdivision Guidelines*. The proposed plan amendments are supported by all referral agencies/City Departments and fully conforms with the City's Municipal Development Plan, the Intermunicipal Development Plan and the East Hill Major Area Structure Plan.

Neighbourhood Public Meeting

Pursuant to Section 3.1.3.4 of the City's *Planning and Subdivision Guidelines*, a neighbourhood public meeting, hosted by Parkland Community Planning Services, was held March 19, 2003. Nine area residents attended the meeting and three others provided notification that they were unable to attend. Nine written comment sheets were received expressing concerns related to the proposed development of the former private school site. These comments have been summarized as follows including follow-up response from the developer:

| Issue | No. of Responses | Developer's Response |
|--|-------------------------|--|
| Need for architectural guidelines similar to those used by Redbrook Group 2, the original developer of the Anders on the Lake neighbourhood | 7 | Will impose architectural controls that meet or exceed those used by Redbrook Group 2 Corporation. Requirement to follow controls will form part of all lot sale agreements. |
| Aesthetics/look of the east side of Austin Drive; need for a common fence and need for enhanced landscaping on the proposed ±2m wide municipal reserve parcel. Widen the proposed ±2m municipal reserve parcel. Need to match, as much as possible, the look of west side of Austin Drive. | 4 | Will require a common fence design as part of the architectural controls. Proposed ±2m wide municipal reserve strip (plus remaining road boulevard) will be as heavy landscaped as permitted by the Recreation, Parks & Culture Department. One limiting factor is that there is an existing gas line located under or near to the municipal reserve parcel. Proposed municipal reserve strip will not be widened as this will reduce depth of proposed residential parcels. |
| Exposure/appearance of rear yards and back of homes facing Austin Drive. | 4 | Architectural controls will be used to guide the design of rear house elevations (i.e. number of windows, decks, break-up long wall faces with bay window, build-outs, and jogs. |
| Delete proposed R1A semi-detached housing and replace with R1 single family | 4 | R1A housing will not be deleted. R1A housing at this location lends itself well to the R2 land uses across the street. All units (including R1) will have attached garages. |
| No 2 storey R1A semi-detached units | 3 | Mix of housing styles and types are desirable in any neighbourhood including a combination of single and two storey units. Architectural controls will limit corner lots to single storey buildings. Conventional 2 storey homes are not restricted anywhere in the City. |

Copies of all written comment sheets received by Parkland Community Planning Services have been forwarded to City Council members under separate cover for their information.

Planning Analysis

The biggest issue identified by area residents, being the need for architectural controls, has been adequately addressed by the developer. DMC Construction will require that all builders in this development follow strict architectural guidelines that will form part of any lot sales agreement. Section 4.0 on page 3 of the proposed NASP amendment clearly indicates that proposed architectural controls will meet or exceed those used by Redbrook Group 2 Corporation. This will ensure that this development will blend in, and be built to the same high standards as contained in the existing Anders on the Lake neighbourhood.

As the proposed development by DMC Construction will back onto Austin Drive, it is important that the developer ensures that proposed development will fit with the surrounding developing neighbourhood. The lots located east of the DMC Construction site (on Alberts Close) are at a higher elevation, allow for 2 storey homes with walkout basements and will overlook the DMC Construction site. The architectural guidelines proposed by DMC Construction addresses the need for a good "fit" with the adjoining neighbourhood. Architectural guidelines will address this through items such as minimum square footage requirements for various types and styles of homes, mandatory attached garages, requirement to use architectural roof shingles, mandatory common fence design, muntin bars on all windows facing a street, and incorporate the use of mandatory exterior design elements (i.e. amount/use of stucco, brick/stone accents, build-outs and/or banding, maximum length of wall faces, decks, etc.) all required to ensure that new development matches or exceeds the quality of surrounding development.

On the matter of landscaping and aesthetics of the west boundary of the site which borders Austin Drive, the developer realizes the importance of creating an acceptable interface of their development with Austin Drive, being a residential collector roadway (nowhere else in the entire Anders on the Lake development, do you find homes that back onto a collector roadway). The developer is not able, on the east side of Austin Drive, to mirror the open space and enhanced landscaping that has been undertaken on the west side of Austin Drive in the location of the gated community. DMC Construction has only a $\pm 2\text{m}$ wide municipal reserve parcel that is further encumbered with the close proximity of a gas line in the same alignment that could prevent the planting of large trees. The developer indicates that the municipal reserve parcel cannot be widened without jeopardizing the lot depths of the proposed residential parcels. The developer has indicated that landscaping in the form of dense plantings, use of planted mounds and hard landscaping features such as large rocks, will be employed to create a pleasing streetscape along the east side of Austin Drive. The fencing of the rear property boundaries of those lots that back Austin Drive will be required to be of a uniform style, color and height in accordance with the architectural controls.

The proposed R1A semi-detached lots are supported by planning staff. These units are all located within, and front onto, a separate cul-de-sac that would have minimal impact on traffic flows along Alberts Close. As all of the semi-detached units are required to have attached front garages (architectural controls) and most will have rear access to a lane, traffic and parking problems will be minimized. The location of the proposed R1A semi-detached housing is compatible with the R2 medium density zoning located to the north and northeast. The addition of these 14 semi-detached

City Clerk
Anders on the Lake NASP Amendment
Page 4

units will not adversely affect the desired character of a predominately single family and low density neighbourhood as envisioned by the original developer (Redbrook) of the Anders on the Lake community.

From a planning and land use perspective, the proposed amendment to the Anders on the Lake Neighbourhood Area Structure Plan is supported. The developer has demonstrated a strong intent to create an infill housing project that respects, conforms and adheres to planning principles and land use patterns established in the existing neighbourhood. Finalization of the landscaping plan for the municipal reserve strip along the east side of Austin Drive would occur as part of the subdivision process and would be incorporated into the Development Agreement for this project.

Municipal Planning Commission

The Municipal Planning Commission, at their meeting of March 31, 2003 reviewed and supported the proposed Anders on the Lake Neighbourhood Area Structure Plan (ASP) amendments. MPC recommends that Council proceed with adoption of the proposed ASP amendments.

Recommendation

That City Council proceed with first reading of Bylaw 3217/E-2003, being the Bylaw to adopt the amended Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.



Tony Lindhout, ACP, MCIP
PLANNER

attachments

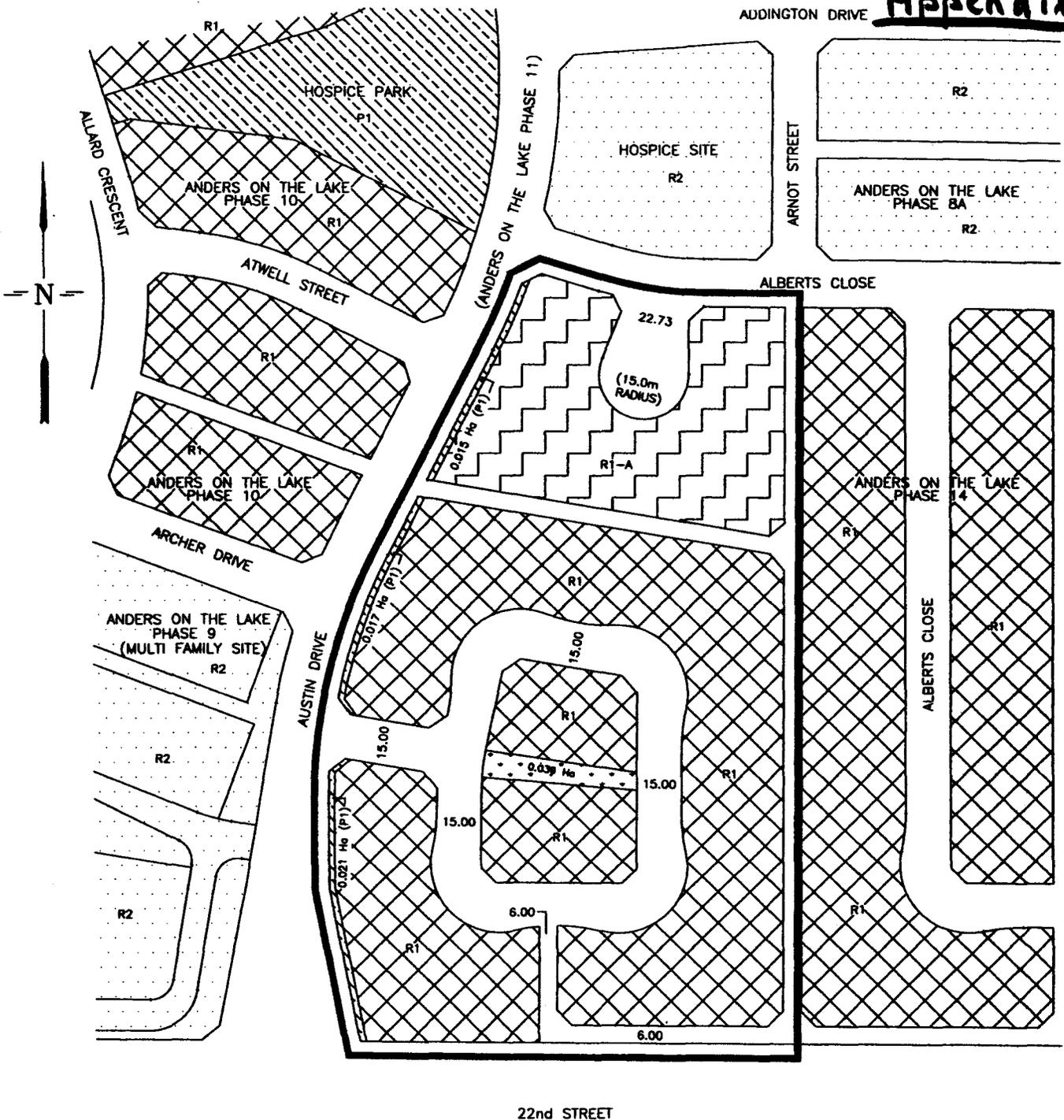


FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

-  SINGLE FAMILY
-  SEMI-DETACHED
-  PUBLIC UTILITY LOTS
-  PUBLIC OPEN SPACE
-  MULTI FAMILY
-  DMC CONSTRUCTION SITE BOUNDARY

SCALE 1:2000
 REVISED: MAR 24/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

| DEVELOPABLE AREA | 3.409 Ha | 8.42 Ac | 100% |
|------------------------------|----------|---------|-------|
| SINGLE FAMILY- DETACHED (R1) | 1.904 Ha | 4.70 Ac | 55.8% |
| SEMI-DETACHED LOTS (R1-A) | 0.643 Ha | 1.59 Ac | 18.8% |
| PUBLIC UTILITY LOTS | 0.039 Ha | 0.10 Ac | 1.2% |
| PUBLIC OPEN SPACES (P1) | 0.053 Ha | 0.13 Ac | 1.6% |
| ROADWAYS/LANES | 0.770 Ha | 1.90 Ac | 22.6% |

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

The DMC architectural controls will meet or exceed the minimum standards as established by Redbrook Group ² Corporation for the remainder of the Anders On The Lake quarter section.

The architectural controls will require a uniform fence in terms of style, color, and height along the rear of the properties abutting Austin Drive, subject to approval by the City of Red Deer.

Muntin bars will be required on all windows located on the front elevations of units. The rear elevations will require upgraded architectural treatment such as balconies, decks, and windows. All roofs will require architectural shingles. All dwellings will require attached garages. No two storey dwellings will be allowed on corner lots at entrances into the subdivision.

Exterior treatments are to be enhanced with features that may include:

- Brick
- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.



City Clerk's Department

DATE: April 1, 2003

TO: City Council

FROM: Gail Surkan, Chair
Municipal Planning Commission

SUBJECT: ANDERS ON THE LAKE NEIGHBOURHOOD PROPOSED AREA STRUCTURE
PLAN AMENDMENTS

At our Municipal Planning Commission Meeting of March 31, 2003, consideration was given to the proposed area structure plan amendments and hereunder was introduced and passed.

"RESOLVED that the Municipal Planning Commission approve the proposed Neighbourhood Area Structure Plan amendment including the following:

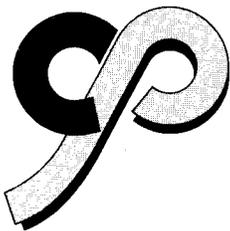
1. Amend that portion of the existing NASP to develop the south portion of the site for 29 single-family detached residential housing units,
2. Develop the north portion of the site for 14 semi-detached (duplex) residential housing units,
3. Dedicate to the City as Municipal Reserve a 2± m wide strip of land along the west boundary of the site, adjacent to Austin Drive, for the purpose of providing enhanced landscaping, and
4. Changing the use of two lots at the corner of Addington Drive and Ainsworth Crescent from R1A Residential (semi-detached) to R1 Residential (single family).

Recommendation

That Council considers and accepts the above resolution for the above Area Structure Plan amendments.

Gail Surkan, Chair
Municipal Planning Commission

/eas



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: March 31, 2003
TO: Kelly Kloss, City Clerk
RE: Land Use Bylaw Amendment 3156/L-2003
Anders on the Lake Neighbourhood
DMC Construction – former private school site

Background

DMC Construction, who have purchased the former Red Deer Christian School site, are proposing to develop this last phase of the Anders on the Lake neighbourhood with 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel. This proposal will rezone 8.42 acres of land from PS Public Service District (at one time this site was designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District.

Planning staff also wish to have two existing single family lots at the corner of Addington Drive and Ainsworth Crescent rezoned from R1A Residential (semi-detached) District to R1 Residential Low Density District to reflect the actual development of these lots and to ensure land use bylaw consistency with the adjoining R1 zoned properties.

These rezoning proposals are being processed simultaneously with amendments to the Anders on the Lake Neighbourhood Area Structure Plan (NASP) whereby the requested land uses (re-zonings) comply with proposed Anders on the Lake Neighbourhood Area Structure Plan Amendment 3217/E-2003 as contained elsewhere in this Council agenda.

Recommendation

Subject to City Council giving first reading to Anders South (Anders on the Lake) Neighbourhood Area Structure Plan Amendment 3217/E-2003, planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/L-2003.

Tony Lindhout, ACP, MCIP
PLANNER

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- PS - Public Service (Institutional or Governmental)*
- R1 - Residential (Low Density)*
- R1A - Residential (Semi-Detached Dwelling)*
- P1 - Parks & Recreation*

Change from :

- R1A to R1
- PS to R1
- PS to R1A
- PS to P1

MAP No. 10 / 2003
 BYLAW No. 3156 / L - 2003

Comments:

We agree with the recommendations of Parkland Community Planning Services that Council proceed with First Reading of the Neighbourhood Area Structure Plan Amendment and Land Use Bylaw amendment. Public Hearings would be held on Monday, May 5, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



FILE

CITY CLERK'S DEPARTMENT

April 8, 2003

Fax: ~~343-2986~~ 342-1185

Dan Peterson
DMC Construction
#212, 4836 - 50 Street
Red Deer, AB T4N 1X4

Dear Mr. Peterson:

Anders on the Lake:

- (a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003***
- (b) Land Use Bylaw Amendment 3156L-2003***

Red Deer City Council gave first reading to *Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003* and *Land Use Bylaw Amendment 3156/L-2003*, at the City of Red Deer's Council Meeting held Monday, April 7, 2003. For your information, copies of the bylaws are attached.

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 provides for redevelopment of an 8.42 acre parcel of land, formerly land for development of a private school. The south portion of the site will be developed into 29 single-family detached residential housing units, the north portion for 14 semi-detached (duplex) residential housing units, and a \pm 2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, as Municipal Reserve. Two lots at the corner of Addington Drive and Ainsworth Crescent will be changed from R1A Residential (semi-detached) to R1 Residential (single family).

Land Use Bylaw Amendment 3156/L-2003 rezones 8.42 acres of land from PS Public Service District (site at one time designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District. This last phase of *Anders on the Lake Neighbourhood* will consist of 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, May 5, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the Land Use Bylaw, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, April 16, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

..2/

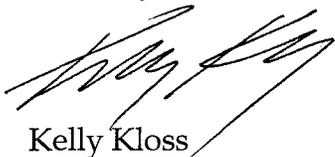
DMC Construction

April 8, 2003

Page 2

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Kloss', written over a horizontal line.

Kelly Kloss
City Clerk

KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

Date/Time: Apr. 8. 2003 9:41AM

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



CITY CLERK'S DEPARTMENT

April 8, 2003

Fax ~~343-2906~~ 342-1185

Dan Peterson
DMC Construction
#212, 4836 - 50 Street
Red Deer, AB T4N 1X4

Dear Mr. Peterson:

- Anders on the Lake:**
(a) *Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003*
(b) *Land Use Bylaw Amendment 3156/L-2003*

Red Deer City Council gave first reading to *Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003* and *Land Use Bylaw Amendment 3156/L-2003*, at the City of Red Deer's Council Meeting held Monday, April 7, 2003. For your information, copies of the bylaws are attached.

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 provides for redevelopment of an 8.42 acre parcel of land, formerly land for development of a private school. The south portion of the site will be developed into 29 single-family detached residential housing units, the north portion for 14 semi-detached (duplex) residential housing units, and a ± 2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, as Municipal Reserve. Two lots at the corner of Addington Drive and Ainsworth Crescent will be changed from R1A Residential (semi-detached) to R1 Residential (single family).

Land Use Bylaw Amendment 3156/L-2003 rezones 8.42 acres of land from PS Public Service District (site at one time designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District. This last phase of *Anders on the Lake Neighbourhood* will consist of 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, May 5, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required by Wednesday, April 16, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

..2/

City Clerk's Department

DATE: April 8, 2003

TO: City Council

FROM: City Clerk

SUBJECT: Anders on the Lake:
(a) Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003
(b) Land Use Bylaw Amendment 3156/L-2003
DMC Construction

History

At the Monday, April 7, 2003 meeting of Council, Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 and Land Use Bylaw Amendment 3156/L-2003 were given first reading.

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 provides for redevelopment of an 8.42 acre parcel of land, formerly land for development of a private school. The south portion of the site will be developed into 29 single-family detached residential housing units, the north portion for 14 semi-detached (duplex) residential housing units, and a \pm 2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, as Municipal Reserve. Two lots at the corner of Addington Drive and Ainsworth Crescent will be changed from R1A Residential (semi-detached) to R1 Residential (single family).

Land Use Bylaw Amendment 3156/L-2003 rezones 8.42 acres of land from PS Public Service District (site at one time designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District. This last phase of Anders on the Lake Neighbourhood will consist of 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaws to be held on Monday, May 5, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

Recommendations

That following the Public Hearings, Council may proceed with second and third readings of Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 and Land Use Bylaw Amendment 3156/L-2003.

Kelly Kloss
City Clerk
/chk

FILE



Council Decision – April 7, 2003

City Clerk's Department

DATE: April 8, 2003

TO: Tony Lindhout, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Anders on the Lake:
(a) Neighbourhood Area Structure Plan Amendment 3217/E-2003
(b) Land Use Bylaw Amendment 3156/L-2003
DMC Construction

Reference Report:

Parkland Community Planning Services, dated March 31, 2003 & April 1, 2003

Bylaw Readings:

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 and Land Use Bylaw Amendment 3156/L-2003 were given first reading. Copies of the bylaws are attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, May 5, 2003 at 7:00 p.m. in Council Chambers, during Council's regular meeting.

Comments/Further Action:

Anders on the Lake Neighbourhood Area Structure Plan Bylaw Amendment 3217/E-2003 provides for redevelopment of an 8.42 acre parcel of land, formerly land for development of a private school. The south portion of the site will be developed into 29 single-family detached residential housing units, the north portion for 14 semi-detached (duplex) residential housing units, and a ± 2m wide strip of land along the west boundary of the site, adjacent to Austin Drive, as Municipal Reserve. Two lots at the corner of Addington Drive and Ainsworth Crescent will be changed from R1A Residential (semi-detached) to R1 Residential (single family).

Land Use Bylaw Amendment 3156/L-2003 rezones 8.42 acres of land from PS Public Service District (site at one time designated for a private school) to R1 Residential Low Density District, R1A Residential (semi-detached) District and P1 Parks & Recreation District. This last phase of Anders on the Lake Neighbourhood will consist of 29 single family lots, 14 semi-detached lots and 1 municipal reserve parcel.

This office will now proceed with the advertising for Public Hearings. DMC Construction will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk
/attach.

- c Director of Development Services
Inspections & Licensing Manager
Land & Economic Development Manager
C. Adams, Administrative Assistant
B. Greter, City Clerk's Clerk Steno

BYLAW NO. 3217/E-2003

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

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

- 1 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by deleting therefrom pages 2, 2.1, Figures 2BW, 6 & 7 and substituting therefore, the attached amended pages 2, 2.1, Figures 2BW, 6 & 7 which forms part of this Bylaw.
- 2 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by adding thereto the attached Appendix 3, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

TABLE OF CONTENTS

(Continued)

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|------|---------------------------|-------------|
| 11: | THE STORM WATER POND | 11.1 - 11.5 |
| 11.1 | Operation and Maintenance | 11.2 |
| 11.2 | Financing | 11.4 |

LIST OF FIGURES

| Figure No. | Description | Following Page No. |
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| 2 | Land Use Concept | 2.1 |
| 3 | Natural and Cultural Heritage | 4.1 |
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Appendix 1: Austin Drive Re-alignment

Appendix 2: Encumbrance

Appendix 3: Land Use Concept – Former Private School Site

2. LAND USE

The Land Use Concept Plan, as presented in Figure 2, is the result of a series of conceptual designs evaluated for conformity to municipal standards, serviceability, and marketability. The significant feature of this plan is the incorporation of a storm water pond within the community. Currently, the site is designated as follows:

- the existing residential development is R1 - Residential Low Density District;
- the southwest parcel entailing the school and church sites is designated A1 - Future Urban Development District; 3MR - Municipal Reserve; and PS - Public Service District; and
- the remainder is designated A1 - Future Urban Development District.

The study area falls within the East Hill Major Area Structure Plan study area. Statistics for the concept plan are as follows:

- the study area consists of 58.20 ha (143.81 ac)
- 27.51 ha (67.98 ac) are planned for R1 - Residential (Low Density) District
- 0.60 ha (1.49 ac) are planned as R1A - Residential (Semi-Detached Dwelling) District
- 5.12 ha (12.65 ac) for R2 - Residential (Medium Density) District
- 12.29 ha (30.37 ac) are planned as roads/lanes
- 7.26 ha (17.93 ac) are planned as P1 - Parks and Recreation District
- 2.01 ha (4.97 ac) are planned for Public Utility Lots
- 3.41 ha (8.43 ac) set aside for the private school (see Appendix 3 for alternative land use)

APPENDIX 3

Anders On The Lake Neighbourhood Area Structure Plan

LAND USE CONCEPT FOR PRIVATE SCHOOL SITE

(corner of 22nd Street & Austin Drive)

Contents

- 1.0 The Site and Recent Development History
- 2.0 Proposed land Uses
- 3.0 Estimated Population Density
- 4.0 Architectural Controls
- 5.0 Environmental Hazards
- 6.0 Transportation
- 7.0 Site Serving
- 8.0 Development Phasing

- Figure 1 - Site Location Plan
- Figure 2 - Land Use Concept Plan (colour)
- Figure 3 - Land Use Concept Plan (black/white)
- Figure 4 - Sanitary Sewers and Water Mains
- Figure 5 - Overland Drainage & Storm Sewers

April 2003

1.0 THE SITE AND RECENT DEVELOPMENT HISTORY:

The overall neighbourhood area structure plan area for the Anders On The Lake development, is contained within the N.W. 1/4 Sec. 3-38-27-W4, located within the City of Red Deer. The current approved version of the neighbourhood area structure plan for this quarter section was amended and adopted by City Council on March 12, 2001.

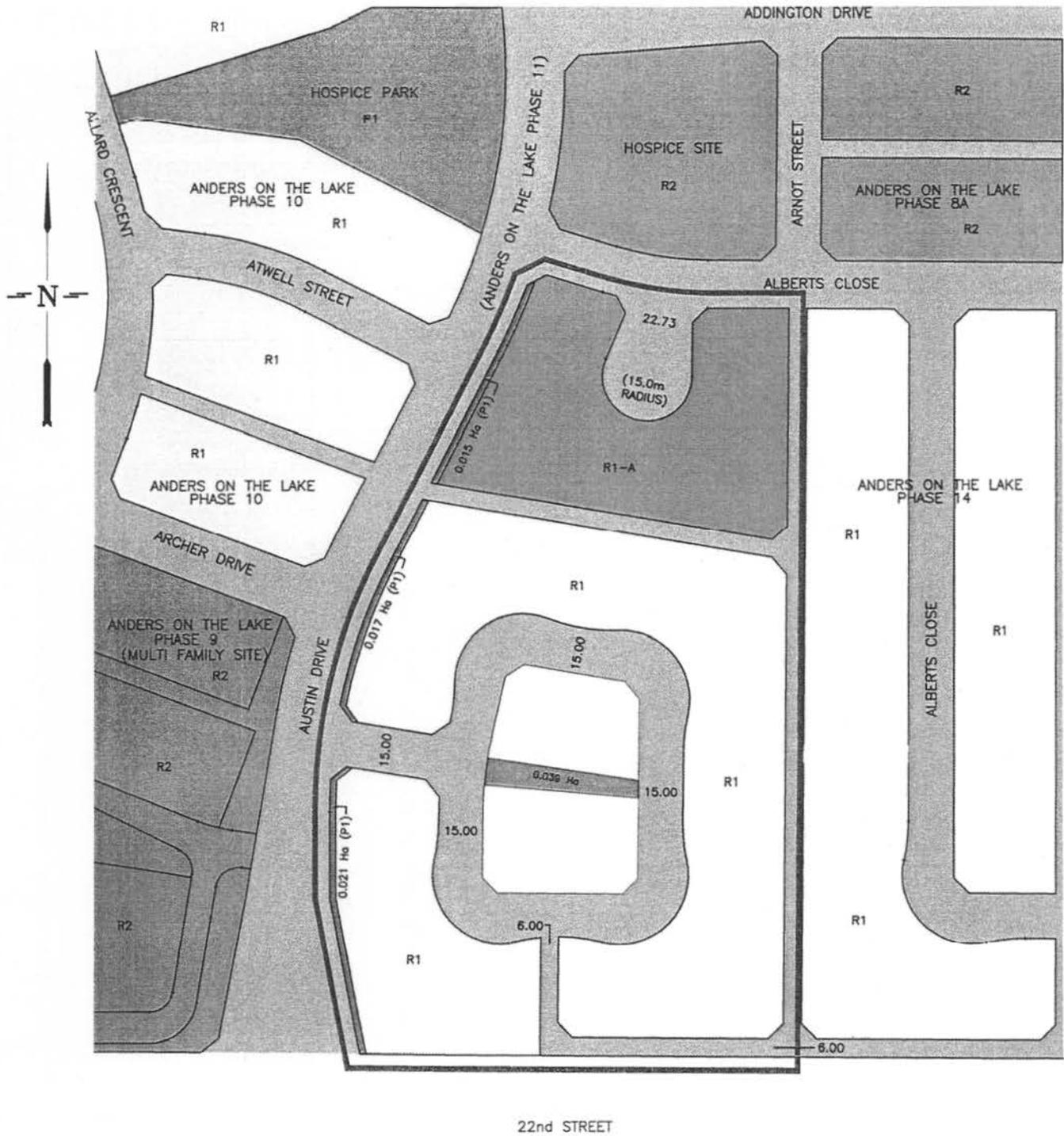
Only one land parcel remains to be developed within the Anders On The Lake quarter section. Within the previously approved neighbourhood area structure plan this land parcel was identified as a “Private School Site.” Figure 1, following, the site location plan, clarifies the location of this private school site within the Anders On The Lake quarter section. The current amendment we are requesting be made to the Anders On The Lake neighbourhood area structure plan addresses the land uses proposed for this site.

The subject parcel is legally described as Lot 1, Block 8, Plan 9823751 and is solely owned by DMC Construction Ltd. A copy of the Certificate of Title is being provided as part of this submission. The subject parcel contains 3.409 hectares (8.42 acres) more or less. All of the municipal reserve dedication required for this land parcel has already been provided.

The subject parcel is bounded on the south, by 22nd Street, on the west, by Austin Drive, on the north, by Alberts Close, and on the east by an existing lane for the Anders On The Lake Phase 14 subdivision.

2.0 PROPOSED LAND USES:

The proposed land use concept plan for the subject parcel is presented, in color, as Figure 2, and in black and white, as Figure 3. These figures also provide clarification on the adjacent existing land uses. The land uses proposed are in conformance with the permitted land uses for this land parcel.



- SINGLE FAMILY
 - SEMI-DETACHED
 - PUBLIC UTILITY LOTS
 - PUBLIC OPEN SPACE
 - ROADWAYS/LANES
 - MULTI FAMILY
- DMC CONSTRUCTION SITE BOUNDARY

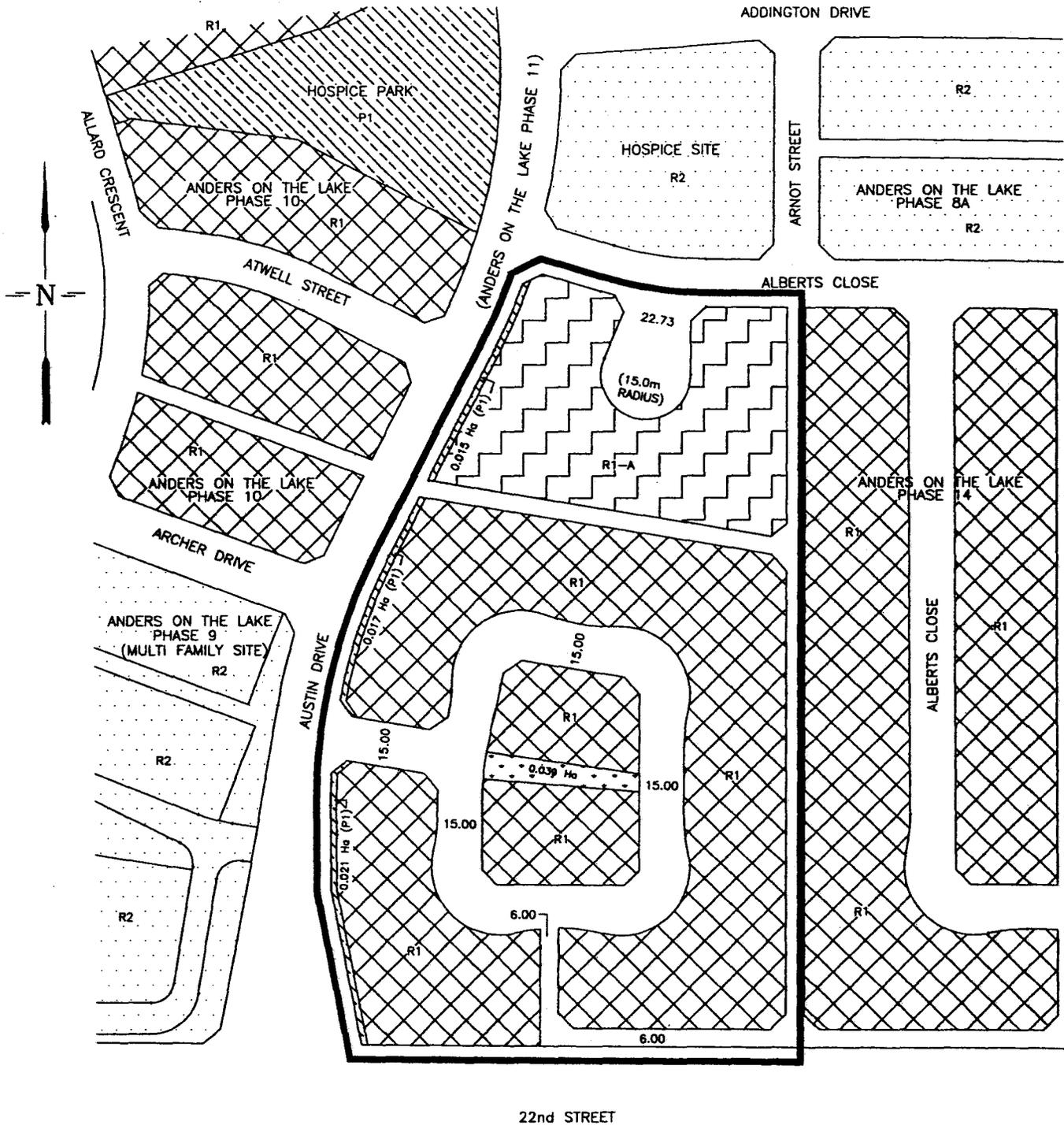
REVISED: MAR 24/03
 REVISED: MAR 11/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

FIGURE 2
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

SCALE 1:1000

| DEVELOPABLE AREA | 3.409 Ha | 8.42 Ac | 100% |
|------------------------------|----------|---------|-------|
| SINGLE FAMILY- DETACHED (R1) | 1.904 Ha | 4.70 Ac | 55.8% |
| SEMI-DETACHED LOTS (R1-A) | 0.643 Ha | 1.59 Ac | 18.8% |
| PUBLIC UTILITY LOTS | 0.039 Ha | 0.10 Ac | 1.2% |
| PUBLIC OPEN SPACES (P1) | 0.053 Ha | 0.13 Ac | 1.6% |
| ROADWAYS/LANES | 0.770 Ha | 1.90 Ac | 22.6% |

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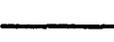
-  SINGLE FAMILY
-  SEMI-DETACHED
-  PUBLIC UTILITY LOTS
-  PUBLIC OPEN SPACE
-  MULTI FAMILY
-  DMC CONSTRUCTION SITE BOUNDARY

FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

SCALE 1:2000
 REVISED: MAR 24/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

| DEVELOPABLE AREA | 3.409 Ha | 8.42 Ac | 100% |
|------------------------------|----------|---------|-------|
| SINGLE FAMILY- DETACHED (R1) | 1.904 Ha | 4.70 Ac | 55.8% |
| SEMI-DETACHED LOTS (R1-A) | 0.643 Ha | 1.59 Ac | 18.8% |
| PUBLIC UTILITY LOTS | 0.039 Ha | 0.10 Ac | 1.2% |
| PUBLIC OPEN SPACES (P1) | 0.053 Ha | 0.13 Ac | 1.6% |
| ROADWAYS/LANES | 0.770 Ha | 1.90 Ac | 22.6% |

Table 1, following, provides the land use allocation for the subject parcel.

TABLE 1: Land Use Allocation:

| LAND USES | Acres | Hectares | Percentage |
|-------------------------------|-------------|--------------|-------------|
| Total parcel area | 8.42 | 3.409 | 100% |
| Developable area | 8.42 | 3.409 | 100% |
| Single family (R1) | 4.70 | 1.904 | 55.8% |
| Duplex lots (R1-A) | 1.59 | 0.643 | 18.8% |
| Public utility lot | 0.10 | 0.039 | 1.2% |
| Public open space (P1) | 0.13 | 0.053 | 1.6% |
| Streets and lanes | 1.90 | 0.770 | 22.6% |
| TOTAL DEVELOPABLE AREA | 8.42 | 3.409 | 100% |

Although the municipal reserve area required for this development has been previously provided, an additional 0.13 acres (0.053 hectares) is being provided as an amenity to this site.

3.0 ESTIMATED POPULATION DENSITY

Single family (R1) lot sizes vary in width from 50 feet to 58 feet (15.24 metres to 17.68 metres). Duplex (R-1A) lots vary in width from 27 feet to 29.7 feet (8.21 metres to 9.06 metres).

Table 2, following, provides a summary of the number of dwelling units expected to be created, and the resulting estimated population.

| LAND USE | NUMBER OF DWELLING UNITS | NUMBER OF PERSONS PER UNIT | TOTAL POPULATION |
|--------------------|--------------------------|----------------------------|------------------|
| Single family - R1 | 29 | 3.4 | 99 |
| Duplex - R1-A | 14 | 3.3 | 46 |
| TOTALS | 43 | | 145 |

The resulting population density is: $145 \div 3.409 \text{ Ha.} = 42.5 \text{ persons per hectare.}$

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

The DMC architectural controls will meet or exceed the minimum standards as established by Redbrook Group ² Corporation for the remainder of the Anders On The Lake quarter section.

The architectural controls will require a uniform fence in terms of style, color, and height along the rear of the properties abutting Austin Drive, subject to approval by the City of Red Deer.

Muntin bars will be required on all windows located on the front elevations of units. The rear elevations will require upgraded architectural treatment such as balconies, decks, and windows. All roofs will require architectural shingles. All dwellings will require attached garages. No two storey dwellings will be allowed on corner lots at entrances into the subdivision.

Exterior treatments are to be enhanced with features that may include:

- Brick
- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.

5.0 ENVIRONMENTAL HAZARDS:

As required with all new developments, a Level I environmental Site Assessment was undertaken for the full quarter section. Results of that study did not identify any issues that would warrant further studies as the site appears to have historically held only one residence within the development boundaries and operated as an agricultural entity. A copy of the study results were submitted with the original draft copy of the Neighbourhood Area Structure Plan.

6.0 TRANSPORTATION:

The proposed residential road network will tie into a road system that already exists. The southmost area consisting of a P-loop, will have direct access onto Austin Drive, a collector roadway. The north most area, consisting of a cul de sac, is connected directly to Alberts Close, a neighbourhood residential road.

7.0 SITE SERVICES:

All utilities required to service this subject parcel, including shallow utilities, are located immediately adjacent to the boundaries of this parcel.

In general, the land slopes from east to west across this site. The grade varies from almost no grade differential, at the north end of the site to up to 3.0 metres at the south end of the subject lands.

7.1 Sanitary Sewers, Storm Sewers, and Water Distribution System:

All three of these utilities exist along the east and north boundaries of the subject land parcel. In addition, stubs for each utility have also been extended across Austin Drive, to provide servicing to the west side of the subject parcel. Figure 4 illustrates the proposed layout for the sanitary sewer and water distribution systems for this site. Figure 5 illustrates the proposed layout for the storm sewer system, or the minor, piped drainage system for this site.

7.2 Major Overland Drainage System:

Figure 5 illustrates the major overland drainage route for this proposed development. After leaving this site, the off site major overland drainage routes direct the water to the man made lake. Accordingly, if the amount of rainfall from a major rain storm is more than the minor, piped storm sewer system can handle, the excess water will be routed, overland, along the major overland drainage route illustrated on Figure 5.

7.3 Shallow Utility Servicing:

The shallow utilities required to service this land parcel exist at the perimeter of this land parcel. Accordingly, the existing systems need only to be extended, in order to provide servicing for this proposed development.

8.0 DEVELOPMENT PHASING:

The intent is to develop the whole subject land parcel as one phase.

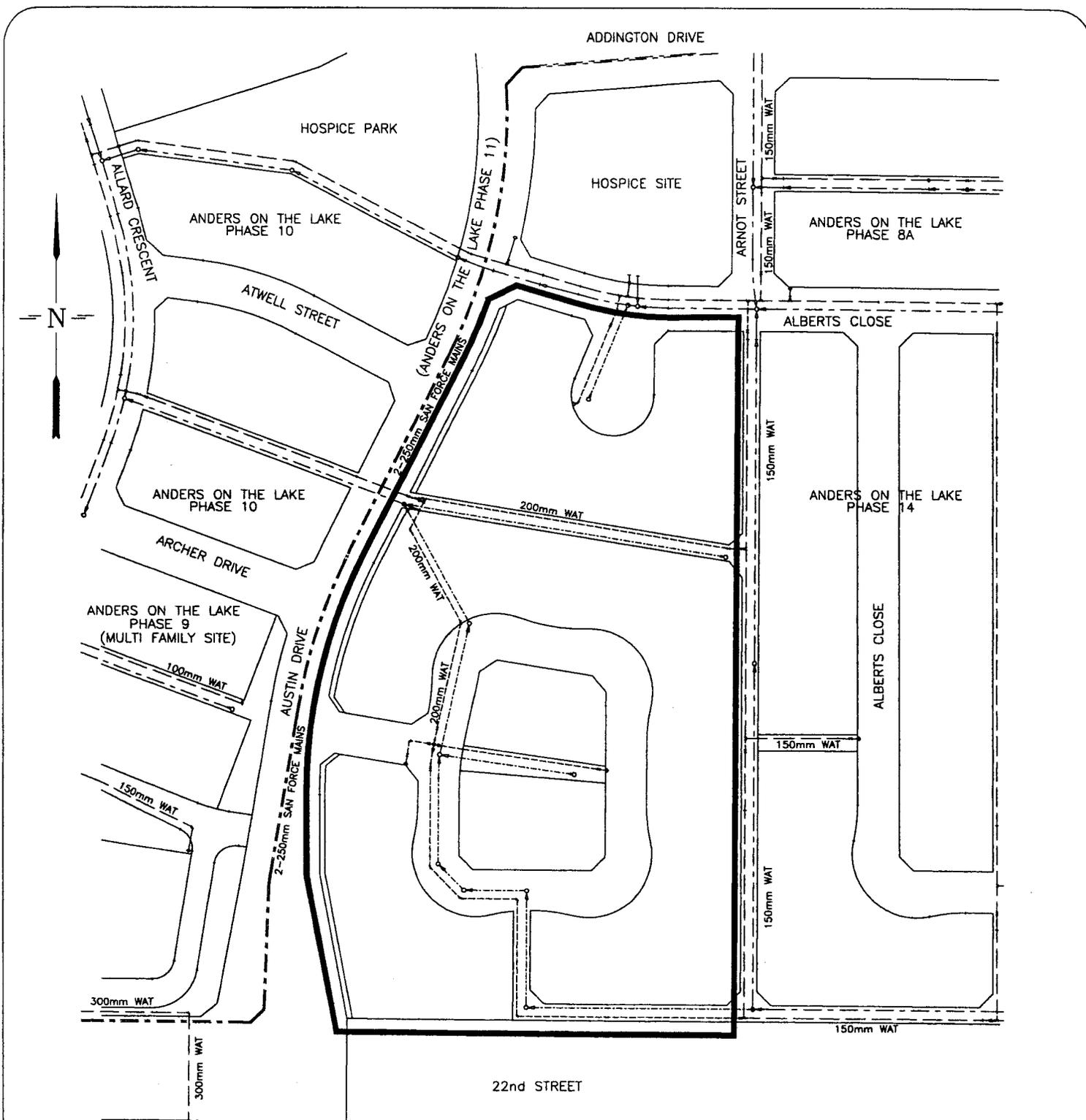


FIGURE 4
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
SITE SERVICING -
SANITARY SEWERS & WATER MAINS

SCALE 1:2000
 PREPARED: FEB 5/03
 REVISED: MAR 5/03

- BOUNDARY
- - - - EXISTING SANITARY SEWER (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE)
- · - · - · PROPOSED SANITARY SEWER (ALL 200mm PIPE)
- - - - EXISTING WATER MAIN (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE)
- · - · - · PROPOSED WATER MAIN (ALL 150mm PIPE, EXCEPT WHERE INDICATED OTHERWISE)

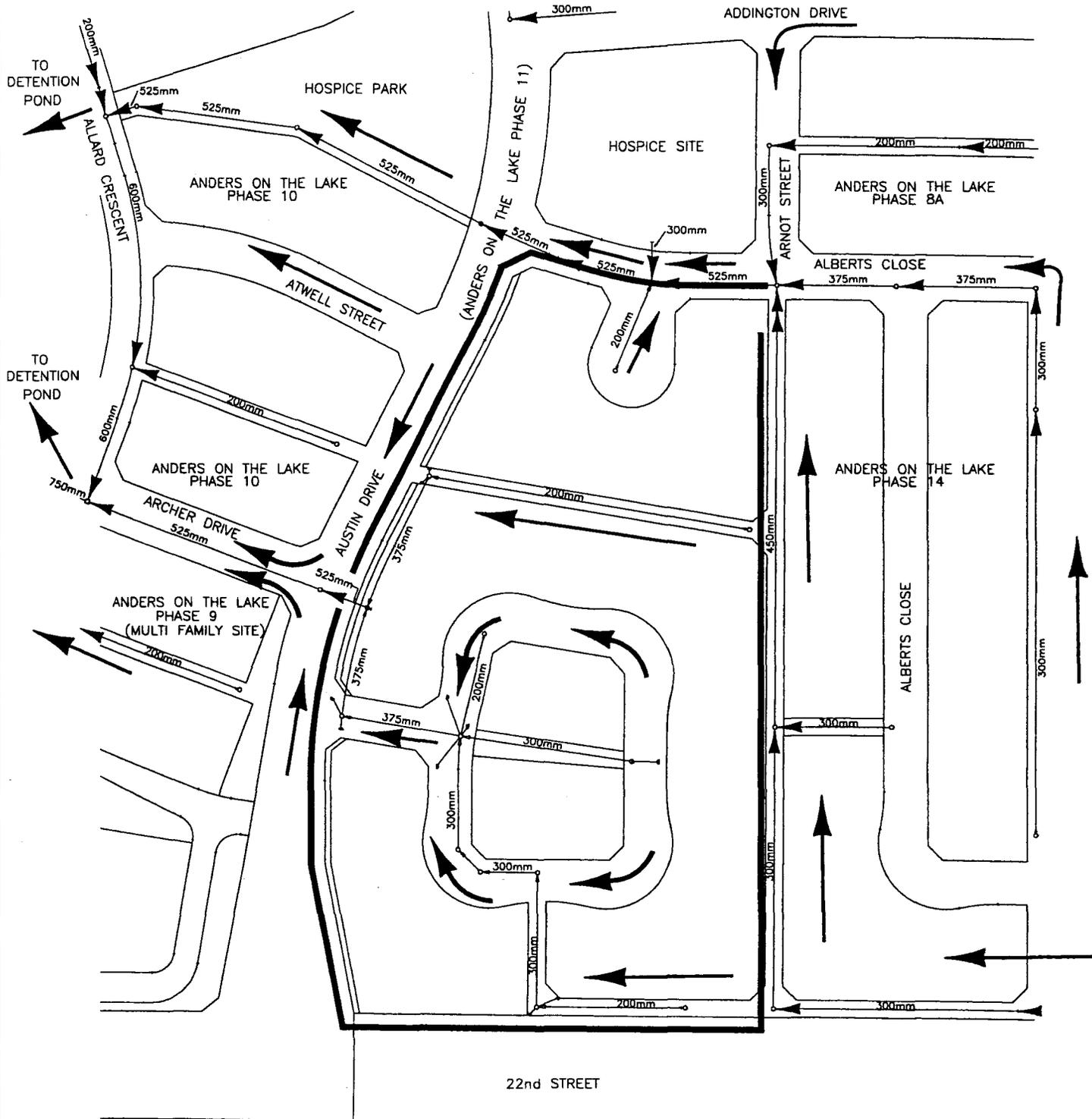
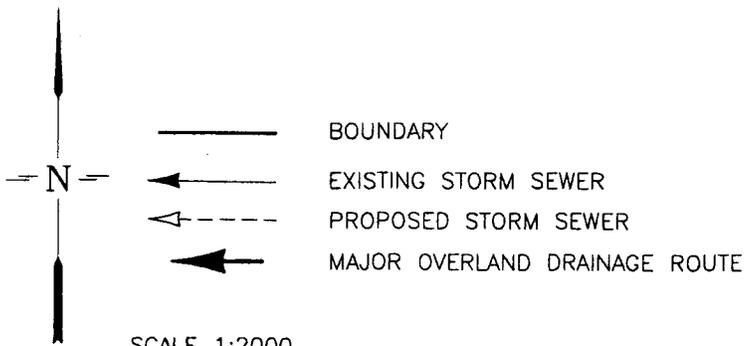


FIGURE 5
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
MAJOR OVERLAND DRAINAGE
& STORM SEWERS



SCALE 1:2000
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

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 EDMONTON RED DEER

BYLAW NO. 3156/L-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 10/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 7th day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

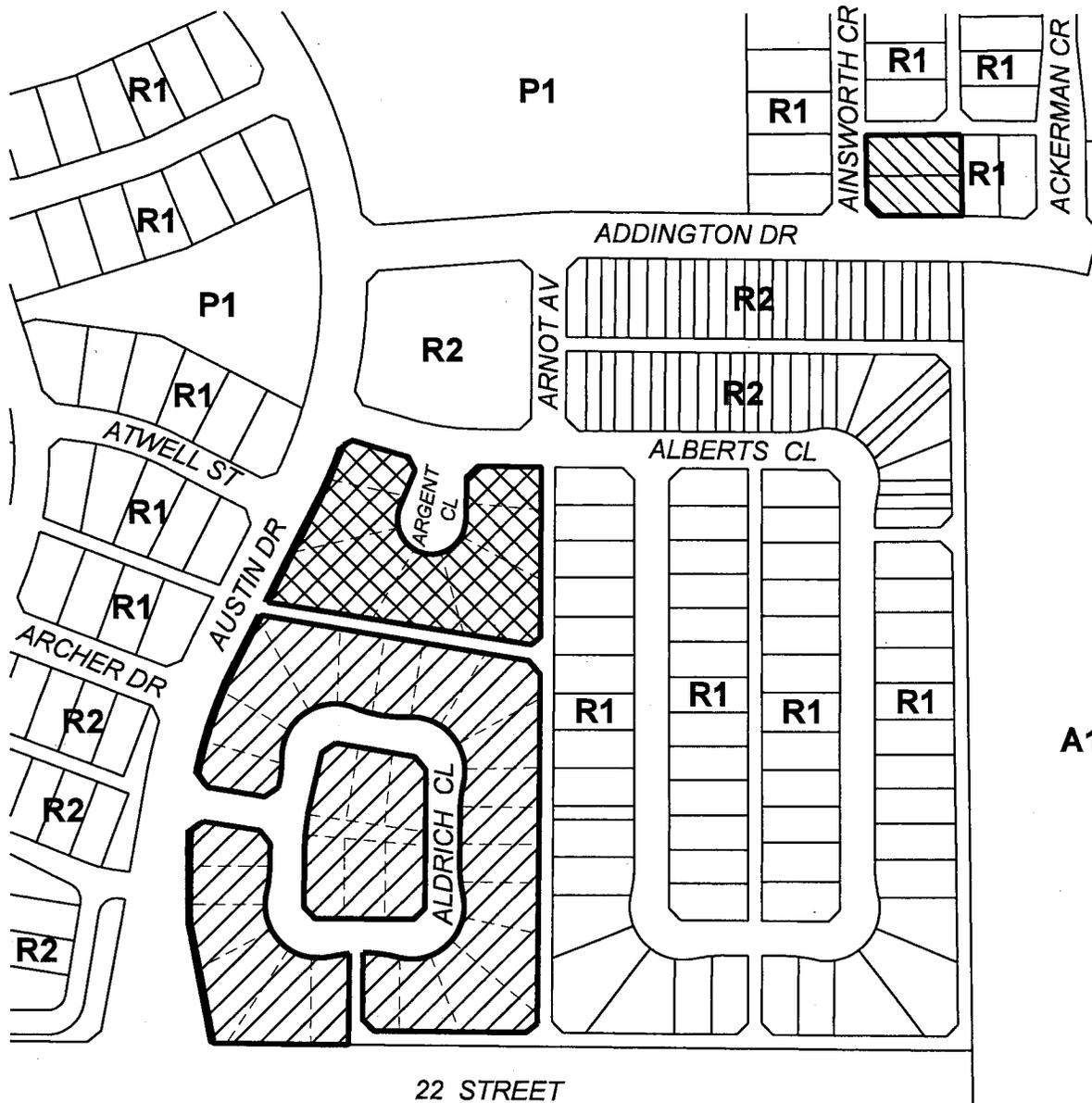
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- PS - Public Service (Institutional or Governmental)
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached Dwelling)
- P1 - Parks & Recreation

Change from :

- R1A to R1
- PS to R1
- PS to R1A
- PS to P1

MAP No. 10 / 2003
 BYLAW No. 3156 / L - 2003

BYLAW NO. 3156/G-2003

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

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

- 1 The "Use District Maps C7 and D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 5/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 24th day of February 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

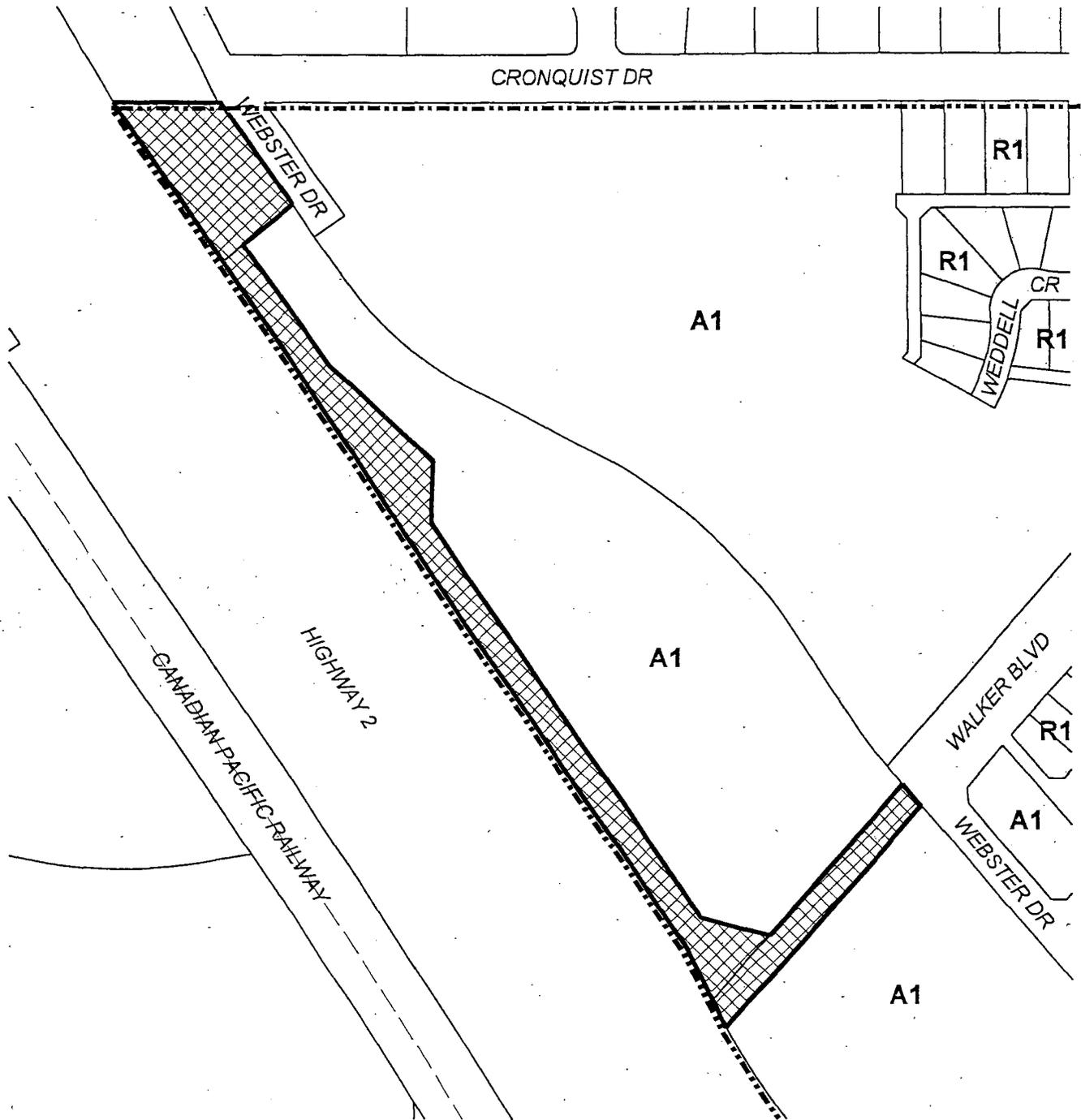
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- P1 - Parks & Recreation

Change from :

A1 to P1

MAP No. 5 / 2003

BYLAW No. 3156 / G - 2003

family housing as well as a medium density townhouse site are also proposed in the neighbourhood. The various lot types and the townhouse site are provided as either a response to a particular residential market niche or a specific land use or site issue.

The concept plan also provides opportunities for walkout basements. The potential locations are identified in **Figure 4**.

The proposed land use allocation is illustrated in **Table 1**.

TABLE 1 LAND USE ALLOCATION

| | Acre± (Ha±) | Percentage |
|---------------------------------|-----------------------|-------------------|
| Total Neighbourhood Area | 156.26 (63.24) | - |
| Environmental Reserve | 11.19 (4.53) | - |
| Developable Area | 145.07 (58.71) | 100.00 |
| Land Use | | |
| Single Family – Large Lots | 8.08 (3.27) | 5.57 |
| Single Family – Standard Lots | 46.67 (18.89) | 32.17 |
| Single Family – Adult Living | 19.84 (8.03) | 13.68 |
| Multi - Family – Townhouse | 9.69 (3.92) | 6.68 |
| Single Family – Narrow Lot | 8.18 (3.31) | 5.64 |
| Municipal Reserve | 14.51 (5.87) | 10.00 |
| Streets and Lanes | 29.50 (11.94) | 20.34 |
| Public Utility Lots | 7.30 (2.96) | 5.02 |
| Church Site | 1.00 (0.40) | 0.69 |
| Social Care Site* | 0.30 (0.12) | 0.21 |

* Social Housing/Day Care/ Retirement Home/R2

Traffic will move efficiently and safely through the neighbourhood on a curvilinear road network that emphasizes cul-de-sac access to single family residences. The road network is supported by a complete rear lane system. Connections to the existing West Park and its local road network are strategically located to optimize efficiency of movement and safety, and to minimize through traffic.

neighbourhood in close proximity to major neighbourhood roads and park and natural areas.

Adult Living: Adult living detached single family lots are typically 12.2 metres \pm (40 feet \pm) wide. They are found in an 8.03 hectare \pm (19.84 acre \pm) cluster located at the south end of the neighbourhood adjacent to the park and natural areas. As implied by their name, they are intended as detached seniors' housing characterized by smaller yards.

4.1.2 Townhouses

A single, 3.92 gross hectare \pm (9.69 acre \pm) medium density townhouse site is strategically located in close proximity to a park / natural area and the internal collector road network. Townhouse units will be a maximum two stories high. They are intended for a range of potential homebuyers.

4.2 Development Density

As noted in Section 3.1 maximum density for new residential areas in the City of Red Deer is 45 persons per gross hectare. Based upon the existing policy and given a total neighbourhood development area of 63.24 hectares \pm (156.26 acres \pm), a maximum population of 2846 persons could be accommodated in the West Park Extension area.

The proposed development concept, however, is well below the maximum, as the estimated population density is 37.35 persons per hectare. This is based upon an estimated build-out of 704 dwelling units, City of Red Deer occupancy factors and a population of 2362 persons.

The population density calculation is summarized in **Table 2**. Table 2 also shows the estimated number of dwelling units and associated population for each of the residential land uses when the neighbourhood is fully developed. Single family Standard A lots account for the majority of dwelling units (371) and population (1261) as compared to the other residential land uses.

TABLE 2 ESTIMATED POPULATION DENSITIES

| Land Use | Lot Width (m±) | Number of Dwelling Units | Number of Persons/ Unit | Total Population (Maximum) | Density Persons/Ha |
|---|----------------|--------------------------|-------------------------|----------------------------|--------------------|
| Single Family, Large Lot | 22.9 | 30 | 3.4 | 102 | - |
| Single Family, Standard A Lots | 12.8 | 371 | 3.4 | 1261 | - |
| Single Family, Standard B Lots | 16.8 | 14 | 3.4 | 48 | |
| Single Family, Narrow Lots | 10.4 | 81 | 3.4 | 275 | |
| Single Family, Adult Living Lot | 12.2 | 130 | 3.4 | 442 | - |
| Multiple Family, Townhouse | 9.69 ac@8upa | 78 | 3.0 | 234 | - |
| Total (With church and social care site) | | 704 | - | 2362 | 37.35 |
| Multiple Family, Townhouse (Additional- no social care site)* | 0.30 ac@8upa | 2 | 3.0 | 6 | |
| Single Family, Standard Lot A (Additional- no church) | 12.9 | 5 | 3.4 | 17 | |
| Total (No church or social care site*) | | 711 | - | 2385 | 37.71 |

* Social Housing /Daycare /Retirement Home /R2

NOTE: The occupancy factor of 3.4 persons per dwelling unit used for the Adult Living single family is considered to be high. Applying a more realistic factor of 2.2 persons per dwelling unit to the Adult Living component the anticipated overall neighbourhood density would be 34.88 persons per hectare (with a church and social care site) and 35.25 persons per hectare (without the sites).

The relatively low estimated population density can be attributed to the amount of park and natural areas that are provided and the quantity of lower density single family detached development.

It should be noted that the calculations are based on the assumption that the church and community care sites would be developed for these intended purposes. Should the two sites be developed for residential purposes, the estimated population density for the entire neighbourhood would marginally increase to 37.71 persons per hectare (15.26 persons per acre). This is well within the 45 persons per hectare limit stipulated in the *City of Red Deer Municipal Development Plan*.

4.3 Parks and Open Space

The parks and open space system includes several different types of parks and an extensive pedestrian / cycling trail system connecting parks and neighbourhoods. The park and trail systems represent important community amenities and focal points for new West Park Extension residents as well as those from neighbouring communities. Approximately 10 per cent of the site is provided as municipal reserve, satisfying the *Municipal Government Act* and City of Red Deer requirements. It is comprised of a balance of natural areas, local play areas, buffer and linear parks. The percentage increases to 21 per cent when the environmental reserve areas and public utility lots such as the storm detention facility are included.

4.3.1 West Area Park

The neighbourhood's largest and most significant park is the linear park that runs the length of neighbourhood's western boundary. It includes a 3.58 hectare \pm (8.87 acre \pm) natural park located at approximately the midway point along the boundary (see *Figure 8*). A "play area", complete with a full range of playground facilities, a multi-use area and a small parking lot are integrated into the natural area park. The final location and layout of the play area will be determined in cooperation with the City of Red Deer Recreation Parks and Culture Department. The western linear park system connects the northern and southern detention

4.7 Public Utilities

In addition to the environmental reserve wetland area within the Plan boundary and the one to the east of 60th Avenue, two storm detention facilities are provided to service the neighbourhood. A large, 2.12 hectares \pm (5.2 acres \pm) site, located in the northeast sector of the neighbourhood just east of the Grand Boulevard, will be supplemented by 0.30 hectares \pm (0.76 acres \pm) of municipal reserve along the east and north side. The combined area will be landscaped and developed as an amenity for the neighbourhood as well as a storm sewer facility (see **Figure 10** and **Section 6.3**).

A small 0.40 hectares \pm (1.0 acres \pm) wetland in the northwest corner will also be retained as part of the open space and storm water system.

5.0 TRANSPORTATION

A West Park Extension Traffic Impact Study was prepared by Finn Transportation Consultants in November 2001 and was submitted under separate cover. This study addresses both the external and internal transportation networks and concludes that both networks can adequately accommodate the anticipated traffic generated by the West Park Extension.

5.1 Internal Road Network

Road connections to the external road network are strategically located. An internal road hierarchy conveys traffic efficiently and safely within the neighbourhood, while cul-de-sacs provide access to many of the single family residences.

As outlined in Section 4.1, the proposed neighbourhood structure plan closes a portion of the existing 60th Avenue. This closure is intended to provide for more continuity between the existing community and the new neighbourhood and will eliminate the current shortcutting traffic on 60th Avenue. A small portion of 60th Avenue between 59th Avenue Crescent and Cronquist Drive will remain open to accommodate local traffic movement.

The intent of the proposed internal roadway network is to:

West Park Extension in Red Deer

Neighbourhood Structure Plan

Within:
Section 7, Township 38, Range 27, W of 4

Prepared for: Trademark Western Properties.

| Plan Statistics | Acre± Hectare± | % | |
|--|----------------|--------------|--------------|
| Total Area | 156.26 | 63.24 | |
| Environmental Reserve | 11.19 | 4.53 | |
| Total Developable | 145.07 | 58.71 | |
| Single family Large Lots | 8.08 | 3.27 | 5.57 |
| Single family Std. Lots | 46.67 | 18.89 | 32.17 |
| Single family Narrow Lots | 8.18 | 3.31 | 5.64 |
| Single family Adult Living | 19.84 | 8.03 | 13.68 |
| Multi family - Town House | 9.69 | 3.92 | 6.68 |
| Street and Lanes | 29.50 | 11.94 | 20.34 |
| Public Utility Lots | 7.30 | 2.96 | 5.02 |
| Church Site | 1.0 | 0.40 | 0.69 |
| Social Care Site (Social Housing/Day Care/ Retirement Home/R2) | 0.30 | 0.12 | 0.21 |
| Municipal Reserve * | 14.51 | 5.87 | 10.0 |
| Net Developable Area | 145.07 | 58.71 | 100.0 |

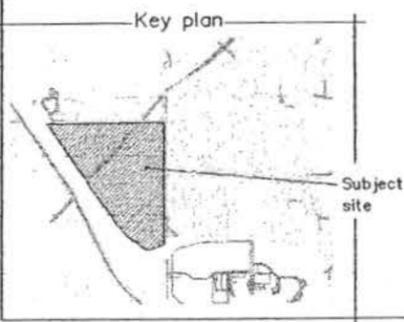
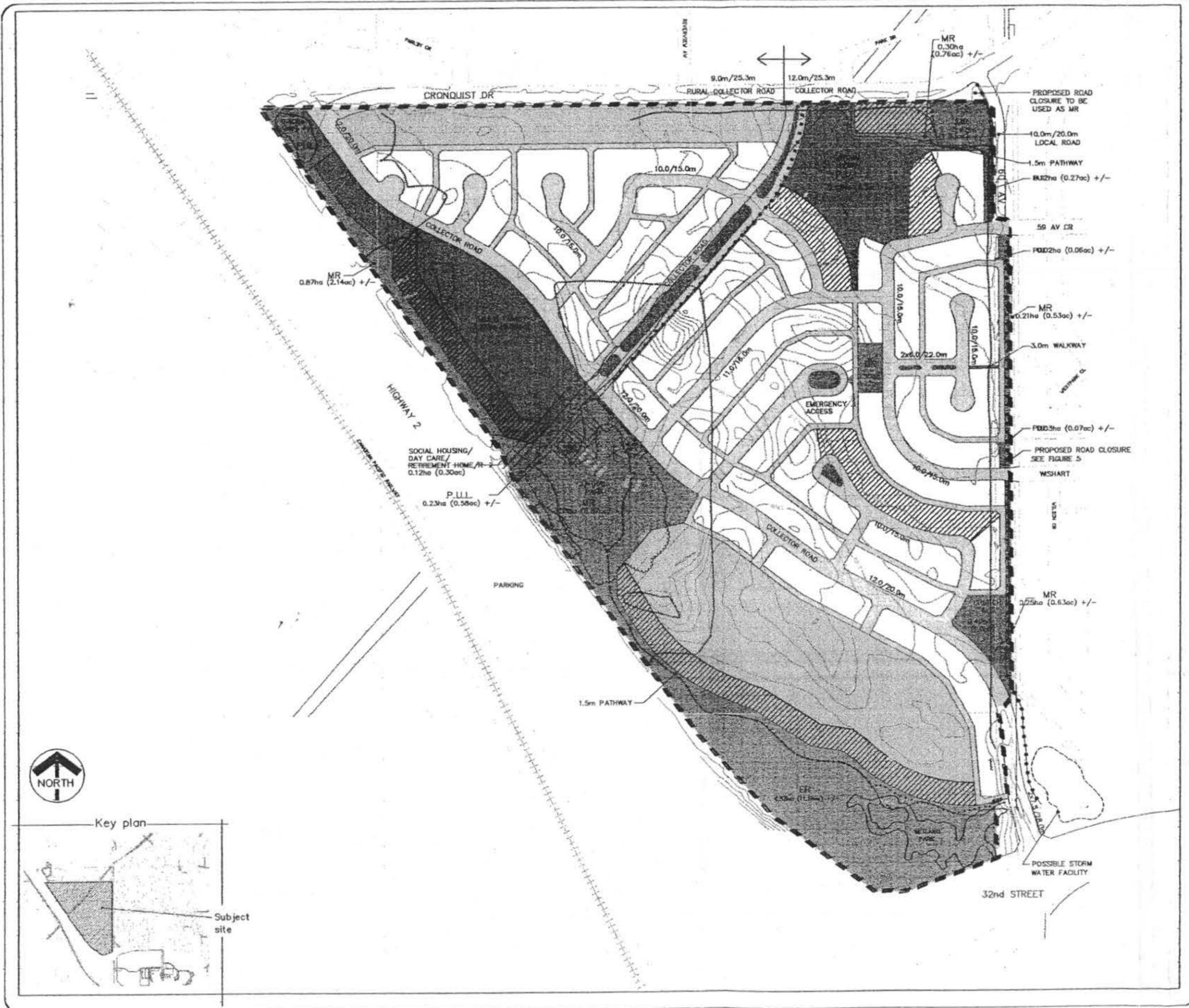
| * Municipal Reserve Summary | Acre± Hectare± |
|---|-------------------|
| Central Park | 8.87 3.58 |
| Highway 2 Buffer | 2.14 0.87 |
| Buffer - Existing Community | 1.16 0.47 |
| Tot Lot | 0.55 0.22 |
| Feature Park | 1.03 0.42 |
| N.E. Storm Pond | 0.76 0.31 |
| Total Area for Municipal Reserve | 14.51 5.87 |

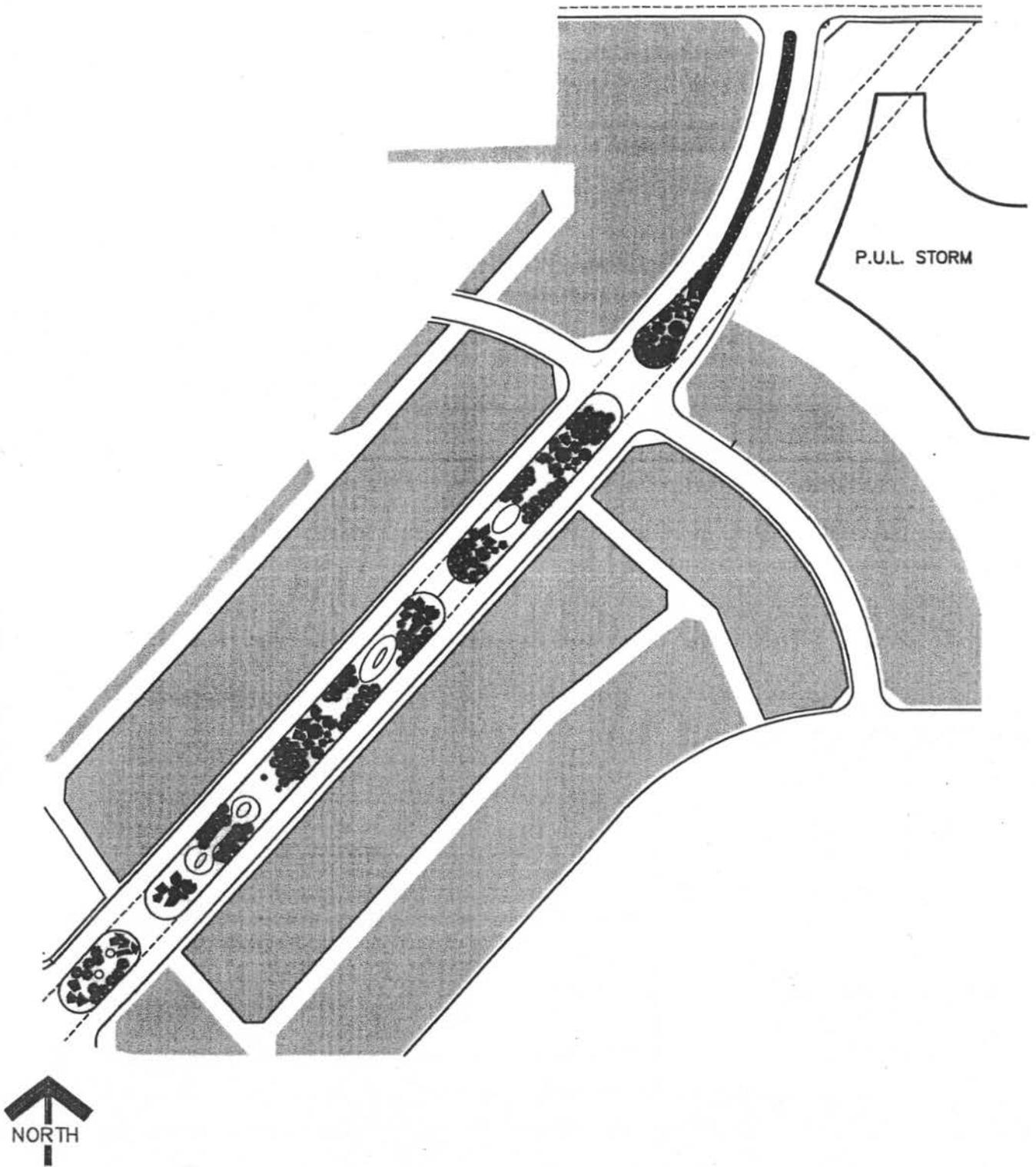
- Legend**
- Neighbourhood Structure Plan Boundary
 - Existing Power Poles
 - Proposed 1.5m Pathway
 - Proposed Walkway
 - Existing Tree Cover
 - Children Play Area
 - Potential Walkout lots
 - Landscaped Medians
 - Proposed 2.5m Regional Pathway
 - Existing Contours

Planning Team
InterPlan Strategies Inc.
Al-Terra Engineering Ltd.
Linn Associates Inc.
Flan Transportation Consultants
Westhoff Resources Engineering Inc.
McElhenny Consulting Services Ltd.
Group 2 Architects

Prepared By
InterPlan strategies inc.
Land Planning Services

| | | |
|----------------------------|-----------------------|-------------|
| Date Nov. 2001 | Scale 0 20 50 100m | Figure 4 |
| Rev Jan. 24/03 (MPC) | | |





West Park Extension Grand Boulevard Concept Plan

CRONQUIST DR

WALKING TRAIL

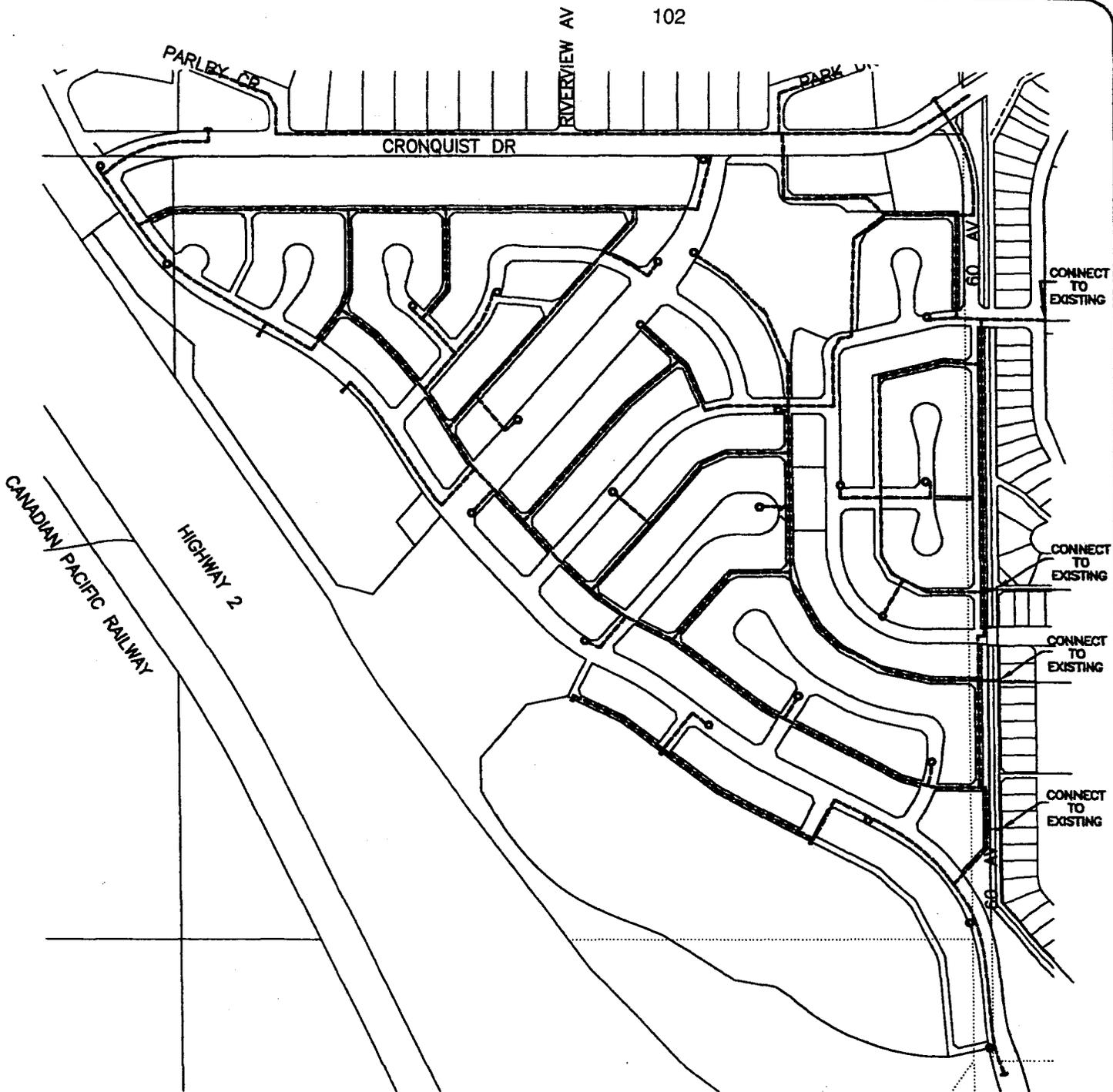
1.0m BERM

SEATING AREA

1.0m BERM



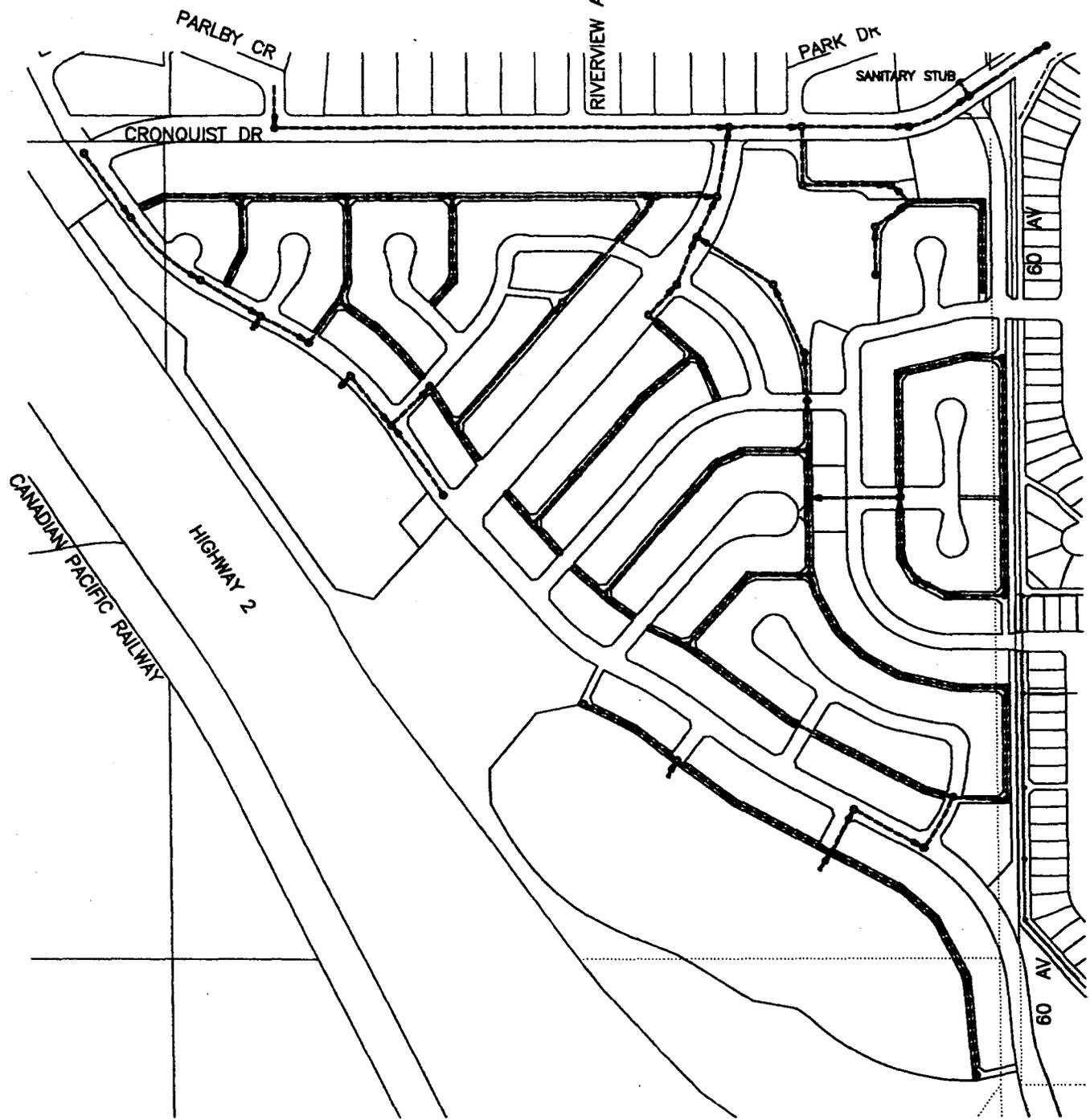
West Park Extension Northeast Wetland Park Concept Plan



LEGEND

- PROPOSED WATER ———
- EXISTING WATER - - - - -
- PROPOSED HYDRANT ●

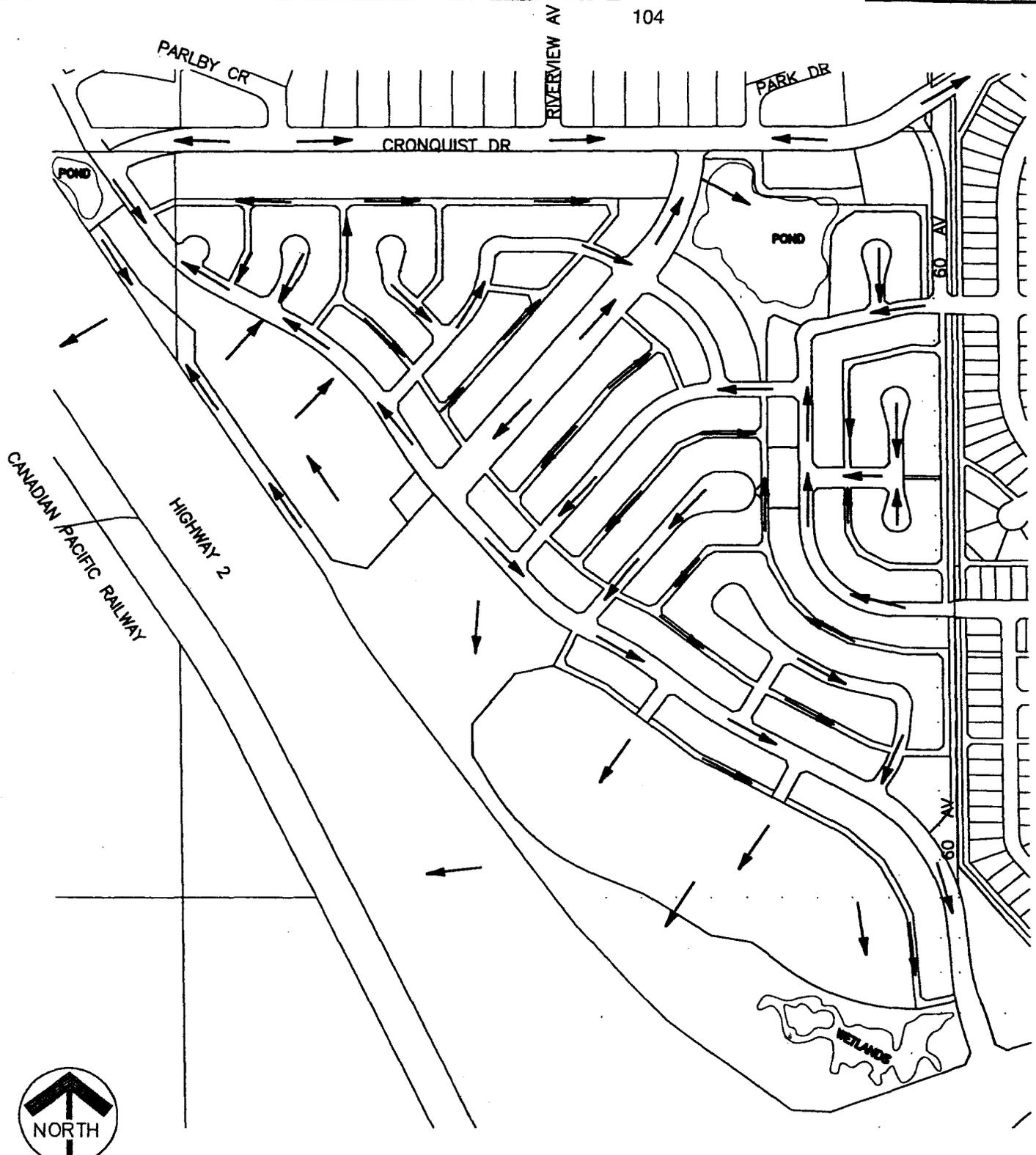
West Park Extension Proposed Water Main



LEGEND

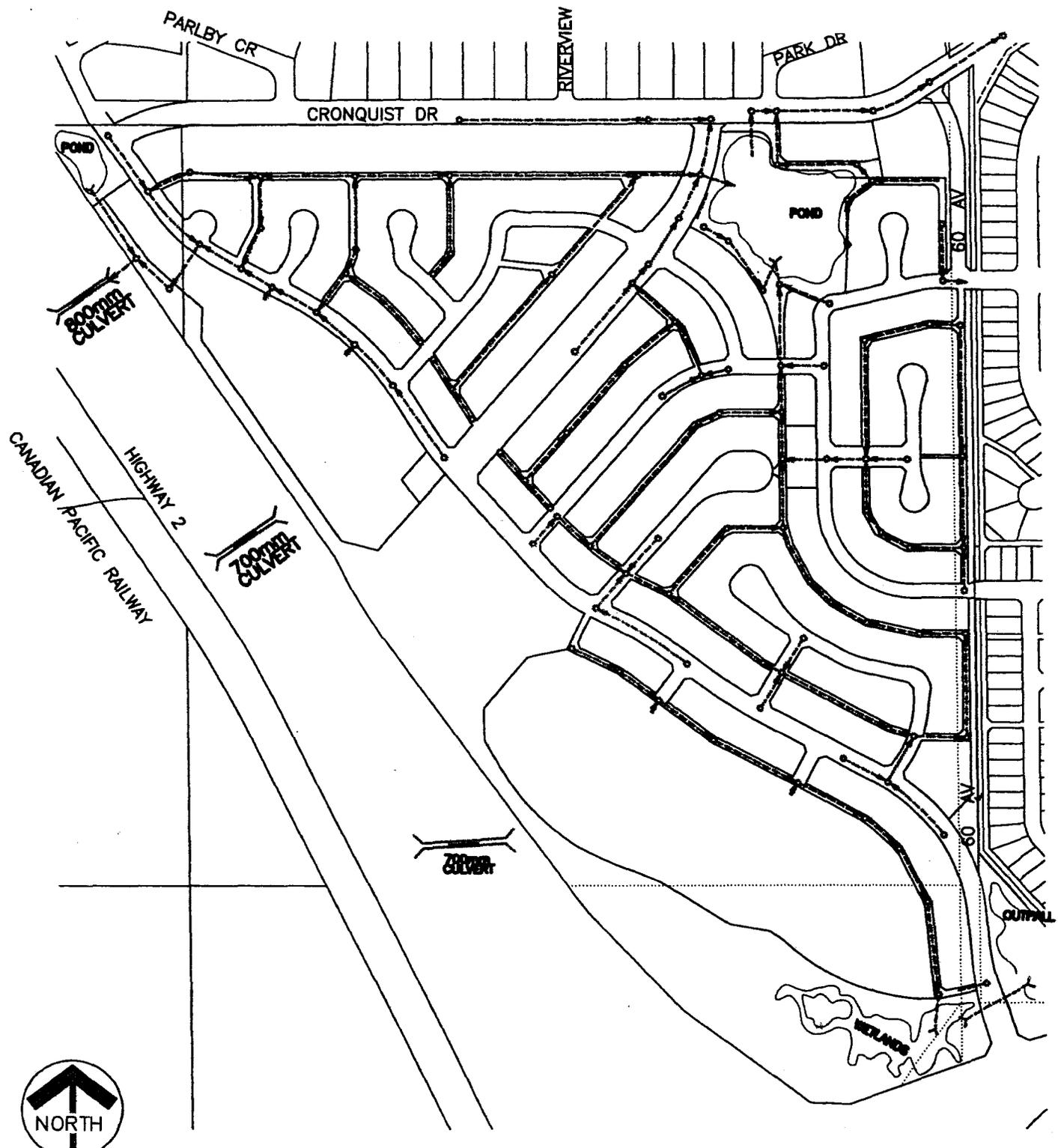
- PROPOSED SANITARY ————●———
- EXISTING SANITARY ————

West Park Extension Proposed Sanitary Sewer



LEGEND:
← DIRECTION OF FLOW

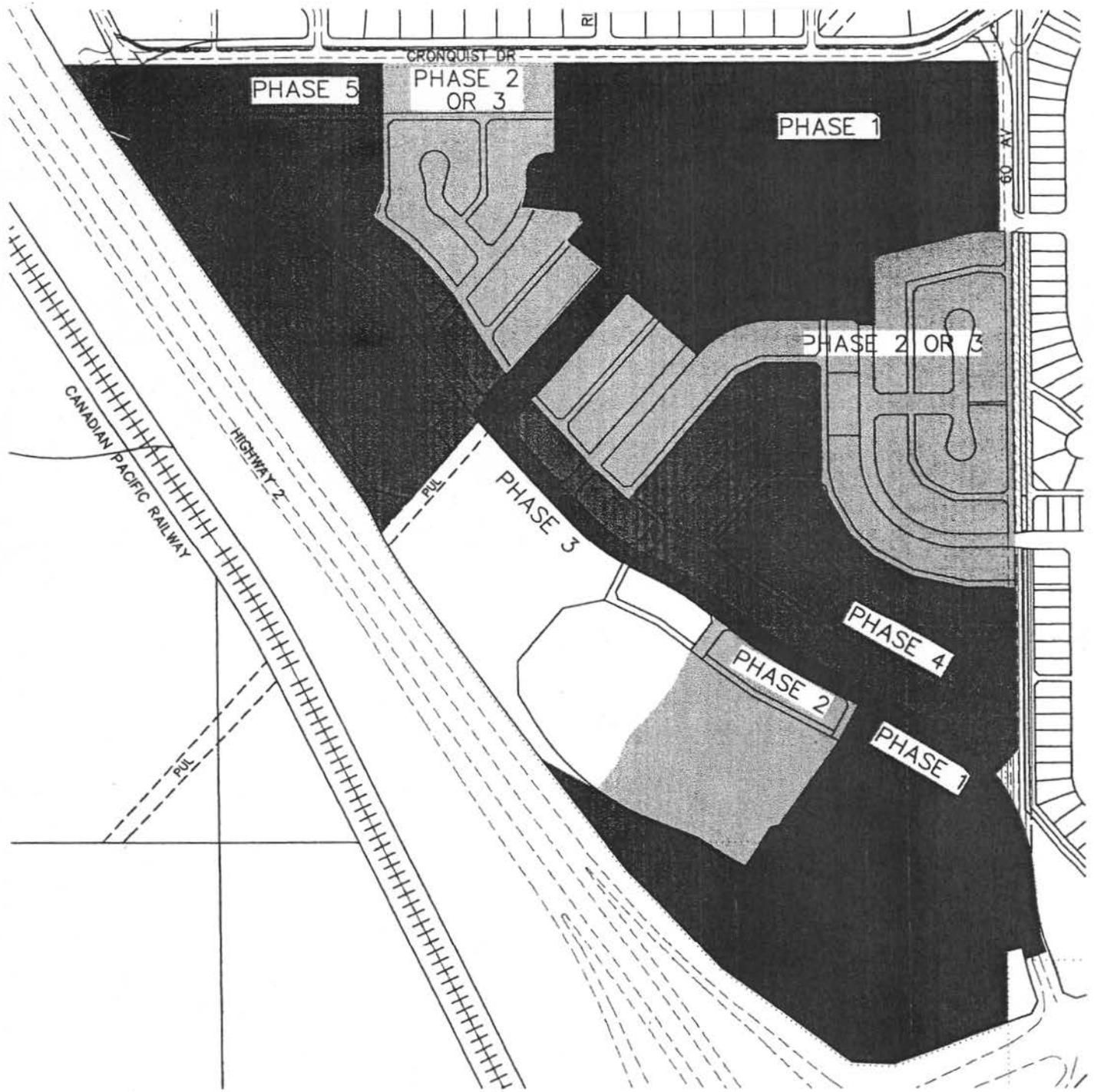
West Park Extension Proposed Overland Drainage



LEGEND

PROPOSED STORM

West Park Extension Proposed Storm Sewer



West Park Extension Phasing

FIGURE
22

BYLAW NO. 3156/H-2003

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

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

- 1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 6/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **24th** day of **February** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

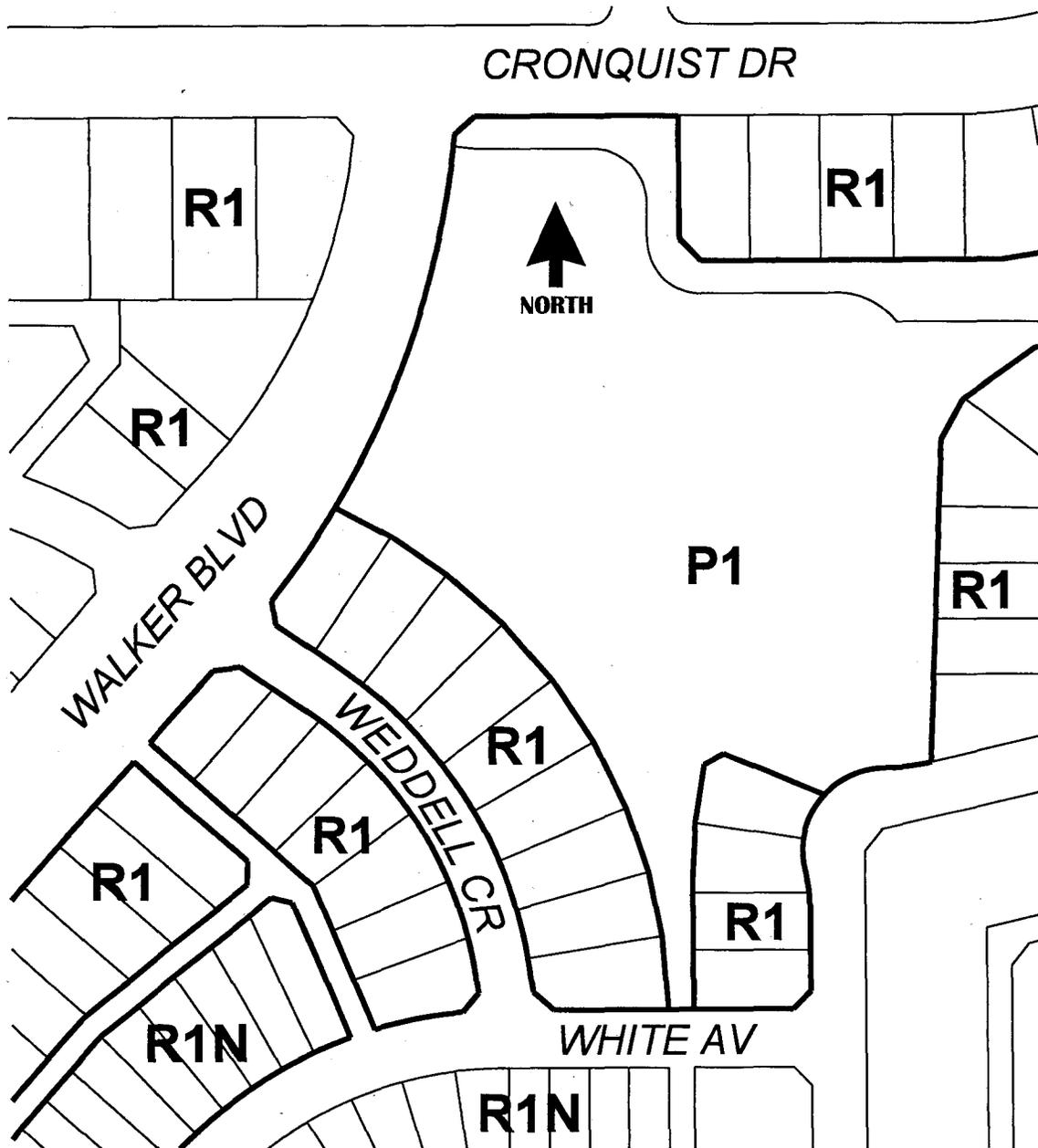
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

R1 - Residential (Low Density)

R1N - Residential Narrow Lot

P1 - Parks & Recreation

MAP No. 6 / 2003

BYLAW No. 3156 / H - 2003

BYLAW NO. 3156/I-2003

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

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

- 1 The "Use District Map K5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 7/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

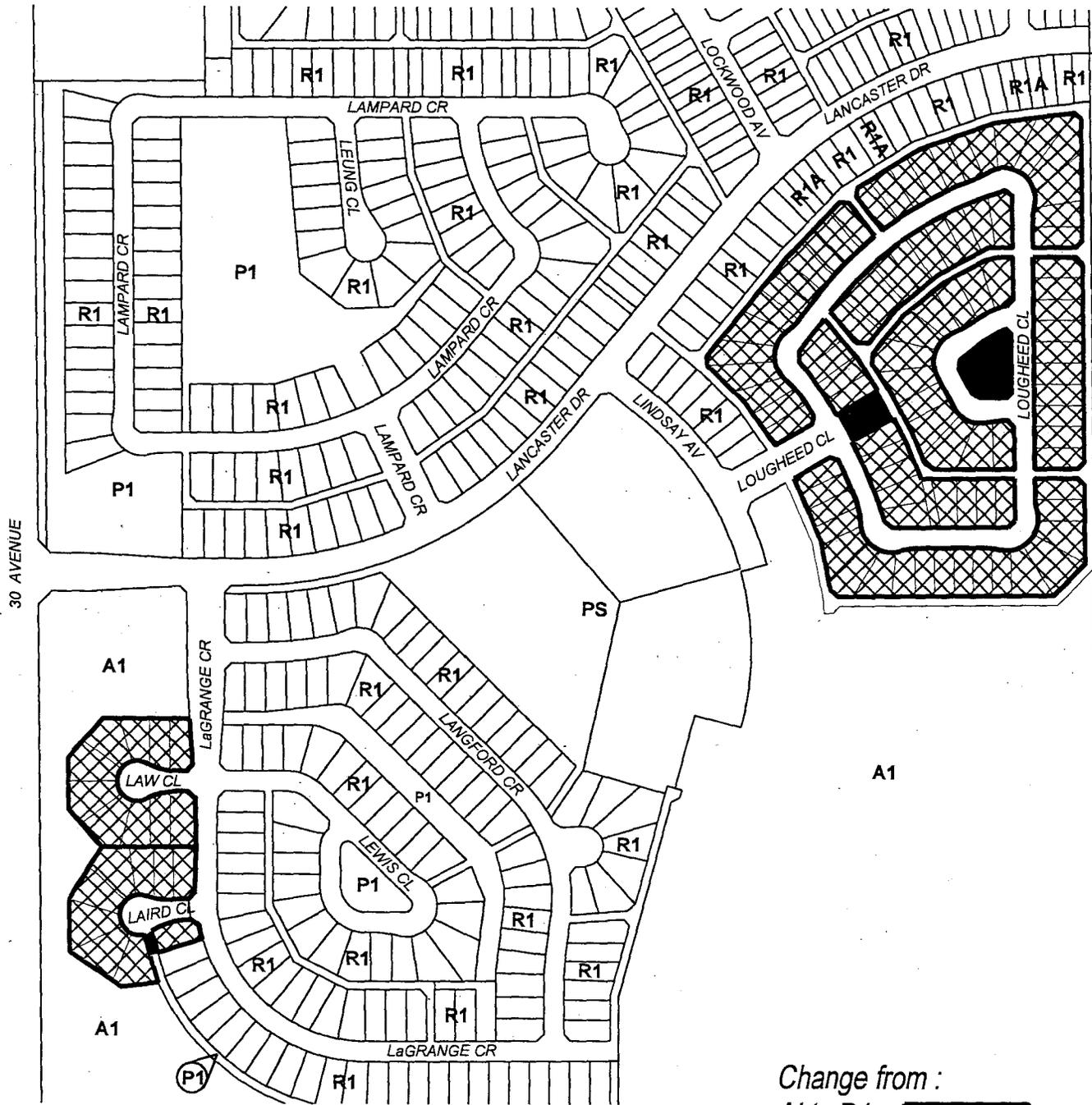
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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

Change from :

A1 to R1 

A1 to P1 

MAP No. 7 / 2003
 BYLAW No. 3156 / I - 2003

BYLAW NO. 3217/C-2003

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

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting in the Inglewood West Neighbourhood Area Structure Plan the following; Pages *ii*, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, Table 1, Illustration 2.0; Figures 3.0, 4.0, 5.0, 6.0, and 7.0.

READ A FIRST TIME IN OPEN COUNCIL this 10th day of March 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

**INGLEWOOD WEST
NEIGHBOURHOOD AREA STRUCTURE PLAN**

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**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN**

4.0 Development Concept

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INGLEWOOD NEIGHBOURHOOD AREA STRUCTURE PLAN

4.0 Development Concept

4.1 NEIGHBOURHOOD UNIT

The development concept for the Inglewood NASP has been prepared in response to current and anticipated residential market trends within Red Deer and the Red Deer region. An analysis of these trends and an assessment of their implications assist in shaping the plan with respect to the type, size and location of various land uses.

The Inglewood NASP is comprised of 65.30 hectares of land and is bounded on the north, west and south sides by existing/future arterial roadways and on the east side by a future, connecting neighbourhood. These boundary conditions create a logical planning unit and the basis for design as shown on Figure 3.0 – Development Concept. The land use statistics, number of residential units and population are represented in Tables 1 & 2 following the Development Concept.

4.2 RESIDENTIAL

The majority of land within Inglewood is intended for residential development. A mix of low and medium density residential dwelling units is described and will be implemented based on market conditions and consumer preferences at the time of development. Residential densities of 18 units per net residential hectare for low density residential, 21.5 units per net hectare for the smaller lot residential, and a varying number of units per hectare for the medium density result in approximately 45 people per hectare.

4.2.1 Low Density Residential

As shown on Figure 3.0, consideration has been given to the location of low density residential and the smaller lot residential development in proximity to the amenities offered by the Storm Water Management Facilities, walkways, school / park sites and utility corridors. Within the low density residential and smaller lot residential areas identified in the plan, housing forms will consist of single detached housing catering to a variety of lot and home sizes.

The southwest quadrant of the plan area, aside from a single row of homes backing onto the south-central Storm Water Management Facility, will be planned entirely for smaller lot, single family homes (R1N zoning) as a complimentary sub-unit to the overall neighbourhood.

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INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT

Homes east of the main collector road and surrounding the school / park site may well be larger in size. A number of lots have been designed for walkout basements. These are located on the sharp slope on the east side of the development and for lots that back onto the storm water management facilities.

Development of the low density and smaller lot residential areas will be planned in clusters / cells to provide a greater sense of identity for the various sub-areas and to help create a safe pedestrian environment. The area, number of dwelling units and population attributed to the low density and smaller lot residential developments are identified in the tables preceding this page (Table 1 – Land Use Statistics and Table 2 – Residential Units & Population.)

4.2.2 Smaller Lot Residential (R1N)

The southwest area of Inglewood is planned for smaller lot residential consisting of R1N lots requiring rear lanes. There are a small number of lots designated for R1 residential backing onto the south central Storm Water Management Facility necessary to eliminate the need for a laneway adjacent to the SWMF. This area of residential development is relatively self-contained providing an area of like-styled and consistent housing types for smaller lots while at the same time serving as a distinct single family housing alternative for the overall neighbourhood.

A development setback from the landfill extends into the southwest corner of the neighbourhood approximately 115 meters (300 meters from the land fill site). No further environmental testing is recommended at this time however once the land fill is closed and further testing conducted, the area presently within the setback may be deemed appropriate for development as shown on the Development Concept.

As noted previously, in the event that a relaxation of the development setback affected by the closed landfill setback is not obtained, the area will be developed as a green-space as shown on Illustration 1.0 (following page 2.1).

4.2.3 Medium Density Residential (R2 / R3)

Market trends in medium density residential development point to a growing interest in more lifestyle oriented housing and thus a shift of locating medium density sites closer to low density housing and oriented away from arterial roadways. Inglewood proposes that the medium density residential (MDR) sites be more integrated into the community with access off the collector roadways. These sites adjacent to park sites, pipeline corridors, storm water management facilities and the commercial site help to ensure exposure of these features to many residents. It should be noted, however, that the location of MDR sites still respects that through traffic within low density residential areas should be reduced and/or eliminated wherever possible.

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

These areas are also well served by pedestrian linkages allowing convenient access to the many neighbourhood amenities.

The medium density parcels are likely to be developed on a self-contained basis, but opportunities exist to develop street-oriented townhousing designs. These developments will be integrated alongside low density residential housing through sensitive streetscape design and attention to transitioning.

The area and population attributed to medium density residential development are shown in Table 1 and Table 2.

4.3 INSTITUTIONAL / MEDIUM DENSITY RESIDENTIAL

One Institutional / Medium Density Residential site is located in the north part of the plan fronting onto the collector road from the west. The site is intended for development of a Church with the potential to include an aging-in-place facility or other type of multi family residential. The residential component of this site may be developed in conjunction with the Church or independently as a complimentary use.

In the event a Church is not identified for this site, the entire area would be available for development of medium density residential consisting of either R2 or R3 uses.

4.4 PARKS AND OPEN SPACES

4.4.1 Central Park Site

The central park site is located together with the Public K – 8 school (elementary and/or middle school) planned for Inglewood. The two areas providing over 4 hectares (10 acres) of land with direct access to a multi use trail system connecting all parts of the plan (including smaller, local parks) and areas beyond. As a result, the central park site is the main focus of a comprehensive open space network for the neighbourhood totaling 9.02 hectares (over 22 acres) of recreational amenity space. Municipal reserves will be dedicated in accordance with the phasing in Figure 7.0. Should market conditions require modifications to the planned phasing of the development Municipal reserves will be dedicated as adjacent lands are developed.

Once the quarter section has reached a point where it is 50% developed the City of Red Deer's Recreation, Parks and Culture Department constructs the playgrounds and playfields. The construction of the remaining facilities such as the shelter and multi-purpose pad / boarded skated rink are not completed until a community association for the neighborhood is formed.

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**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

4.4.2 Local Park Sites

There is a local park site located in the southwest part of the plan.

The southwest park site is located in the center of the smaller lot residential area to create a local park space easily available to as many residents in this area as possible and will contain playground equipment for elementary school aged children. It is also connected to the central school / park site and other neighbourhood recreational amenities by the multi use trail.

4.4.3 Walkways and Multi Use Trail

The Inglewood NASP has been designed around the concept of a central community recreational node connected to all areas of the neighbourhood by a series of walkways and a 2.4m multi use trail.

The walkway system provided within each development cell / cluster will be designed according to Red Deer standards and will be appropriate for each area with all collector roadway trails being 2.5m wide asphalt / concrete trails.

1.5m wide shale trails will be along the east side of the west multi-family site running north to 22nd Street and south from the school / park site around the southern detention pond.

The trails connect all areas of the plan with appealing, safe and direct access to the central node as well as to areas outside the plan. At the same time, the trail makes the most efficient connections for pedestrian and multi-use travelers. The multi use trail is estimated at 2.8 km in length.

Improvements to 40th Avenue and Delburne Road will also improve pedestrian connections to other areas by a 3.0m hard surface trail along 40th Avenue and Delburne Road. The City will construct these hard surface trails as part of the widening of 40th Avenue and Delburne road.

4.4.4 Utility Corridors and Storm Water Management Facilities

The TransAlta utility corridor and public utility lots provide additional opportunities for pedestrian linkages. As well, the two Storm Water Management Facilities will be used for recreational activities to the extent acceptable to the City of Red Deer. These facilities however must ensure a safe environment for all users while maintaining the integrity of the storm water control function for which they are designed.

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

4.4.5 Soil Stockpiles

4.4.5.1 Topsoil Stockpile

A topsoil stockpile is planned for the central school / park site as shown on Figure 3.0. During development of this quarter section both offsite disposal and onsite stockpiling will be utilized to deal with the topsoil generated from the stripping operation. The initial topsoil stockpile will be approximately 25,000 m³ to ensure that topsoil is available for landscaping of the storm detention pond and residential lots while the remainder of the topsoil will be disposed of offsite. As development of subsequent phases proceeds the topsoil stockpile will be assessed to determine whether additional topsoil will be required in order to provide adequate quantities for landscaping of the newly developed residential lots. Excess topsoil will be disposed of offsite.

The topsoil stockpile will be located along the collector road to provide easy access to builders and homeowners in an effort to encourage utilization of the topsoil and therefore keep the topsoil stockpile as small as possible.

Topsoil remaining in the stockpile after full development of the quarter section will be removed after landscaping of lots in the final phase of development. If a community association is formed and requires the site for development of the shelter and multi-purpose pad / boarded skating rink the topsoil stockpile may be removed sooner than indicated above. As required by the Recreation, Parks and Culture Department of the City of Red Deer the site will be graded and left for the City to complete their landscaping.

4.4.5.2 Clay Stockpile

The first phase of development in this quarter requires the construction of a storm detention pond in the northwest corner of the quarter and will create an excess of clay material which will be temporarily stockpiled on the central school / park site. The clay stockpile will be utilized in grading operations of the subsequent phases of development and will not remain on the site long term.

4.5 EDUCATIONAL AND COMMUNITY FACILITIES

As shown on the illustration following this page (Illustration 2.0), the central school / park site has been located east of the internal collector road for development of a middle school and possible community association. The site accommodates a Public K-8 School along with a large park site in order to share and economize on field sizes.

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INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT

The development concept for Inglewood places the central focus on this site and incorporates a comprehensive network of pedestrian linkages leading to and extending out from the school and central park.

Located along the internal collector with a direct connection to 40th Avenue, the school is also appropriately located to serve Inglewood as well as outside areas without significantly disrupting local traffic flows.

In order to provide suitable building sites for the school (and possible community association), there may be a requirement for adjustments to the siting to accommodate variations in soil conditions. The ultimate configuration will be designed to the satisfaction of the City of Red Deer and Public School Board.

4.6 COMMERCIAL

Consistent with the East Hill ASP, a neighbourhood convenience commercial site has been designated for an area immediately east of 40th Avenue fronting onto the collector road. At this location, and with strong pedestrian linkages, the site will act as an important focal point for the neighbourhood and as a secondary function serve vehicles traveling along 40th Avenue.

The site is of sufficient size to support a local convenience centre accommodating a range of retail, business, medical and professional office uses to serve residents of Inglewood and immediately surrounding areas.

4.7 STORMWATER MANAGEMENT FACILITIES

Stormwater management facilities have been located to take advantage of the existing topography and low lying areas. The facilities also provide for recreational opportunities and have been configured to provide views from residential enclaves as well as from the linear open space linkages and the collector / arterial roadway network.

The southern SWMF has been designed to accommodate a modified Class A soccer field and to this end, 1.0 hectare of the PUL is included in the land use statistics (Table 1) as creditable Municipal Reserve.

4.8 TRANSPORTATION

The system of roads proposed for the Inglewood neighbourhood provides its residents and the surrounding, travelling public with safe and efficient access for this area of Red Deer.

INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT

According to the updated East Hill Area Structure Plan, Delburne Road is designated as an expressway. In order to accommodate this designation, additional right-of-way on the north side of the existing Delburne Road right-of-way within the Inglewood Neighborhood Area Structure Plan has been provided to the City. Access onto Delburne Road is restricted to a single new location centered on the east quarter line.

An additional 6.0m strip of land along the south property line of the quarter has been added to the Delburne Road right-of-way already obtained by the City of Red Deer for the construction of a berm and / or fence. The eventual width required for construction of an appropriate berm and / or fence will be finalized once grades along the south boundary of the quarter are set and reviewed in conjunction with the elevation of Delburne Road. The terms of the acquisition of this additional right-of-way by the City of Red Deer will be determined at a later date.

4.8.1 ARTERIAL ROADWAYS

The updated East Hill Area Structure Plan designates the following roadways adjacent to the Inglewood NASP as arterial roadways:

- 40th Avenue (west side)
- 22nd street (north side)

In order to accommodate future widening of 40th Avenue, additional right-of-way will be provided on the west side of the quarter section. The neighbourhood layout provides for a collector roadway intersecting with 40th Avenue at approximately the midpoint between 22nd Street and Delburne Road.

The required right-of-way for 22nd Street is provided entirely to the north of the TransAlta Utility R/W as indicated in the ASP for Anders on the Lake.

4.8.2 COLLECTOR ROADWAYS

The Neighborhood Area Structure Plan provides three collector roadways linking the expressway and arterial roads.

As indicated in the East Hill ASP, a collector roadway is shown extending south from Anders on the Lake and continuing through the Inglewood Neighbourhood around to the east quarter section line. This roadway is connected to 40th Avenue and Delburne Road by the two other collector roads.

**INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN
DEVELOPMENT CONCEPT**

The collector road entrances at 40th Avenue, 22nd Street and Delburne Road will include features to enhance the character and provide distinct identity for the Inglewood community.

4.8.3 LOCAL ROADS

The system of local roads has been planned to provide access to individual development cells while at the same time discouraging outside traffic from short cutting through local roads. Local roads have been designed to meet the current 15 meter rights-of-way.

4.8.4 LANEWAYS

The Inglewood NASP has been designed with the majority of lots backing on to laneways, however lanes have not been provided for lots backing onto the Storm Water Management Facilities, open spaces or PUL's. Rear laneways will be designed to the City of Red Deer standards and are shown as 7.0m.

TABLE 1
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
LAND USE STATISTICS

| | Area (ha) | % of GDA | |
|---|--------------|--------------|--|
| GROSS AREA | 65.30 | | |
| Road Widenings (40 Ave. & Delburne Road) | 3.18 | | |
| TransAlta Utility R/W | 4.75 | | |
| Road Widening in SE 3-38-27-4 | (0.37) | | |
| GROSS DEVELOPABLE AREA | 57.74 | 100.0 | |
| Low Density Residential (R1) | 20.005 | 34.6 | |
| Smaller Lot Residential (R1N) | 9.683 | 16.8 | |
| Medium Density Residential (R2 /R3) | 2.816 | 4.9 | |
| Institutional/Medium Density Residential(R2/R3) | 0.951 | 1.7 | |
| Commercial (C3) | 0.260 | 0.5 | |
| Social/Day Care | 0.138 | 0.2 | |
| Public Utility Lots (PUL) | 3.388 | 5.9 | |
| * Storm Water Management | 3.133 | 5.4 | |
| Municipal Services | 0.255 | 0.4 | |
| Parks & Open Space | 5.856 | 10.1 | |
| School/Park Site | 4.085 | 7.1 | |
| ** Neighbourhood Parks & Walkways | 1.771 | 3.1 | |
| Circulation | 14.690 | 25.4 | |
| Roads | 10.799 | 18.7 | |
| 7.0m Lanes | 3.891 | 6.7 | |

TABLE 2
INGLEWOOD NEIGHBOURHOOD AREA STRUTURE PLAN
RESIDENTIAL UNITS & POPULATION

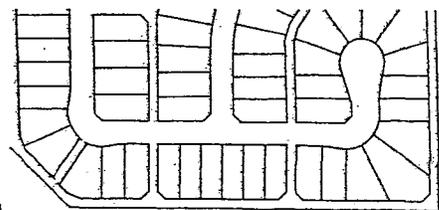
| Land Use | Area (ha) | Density units/ha | Density persons/unit | Population |
|--------------------|-----------|---------------------|-------------------------|------------|
| R1 | 20.01 | 18 | 3.4 | 1224 |
| R1N | 9.683 | 21.5 | 3.4 | 714 |
| R2/R3 | 1.026 | 40 | 3.0 | 123 |
| Existing R2/R3 | 1.790 | 83.8 | 3.0 | 450 |
| Church/Multifamily | 0.951 | 30 | 3.0 | 86 |
| Total | | | | 2597 |

Average Population

45.0 persons per hectare

* Excludes 1.0 hectare of creditable Municipal Reserve (MR)

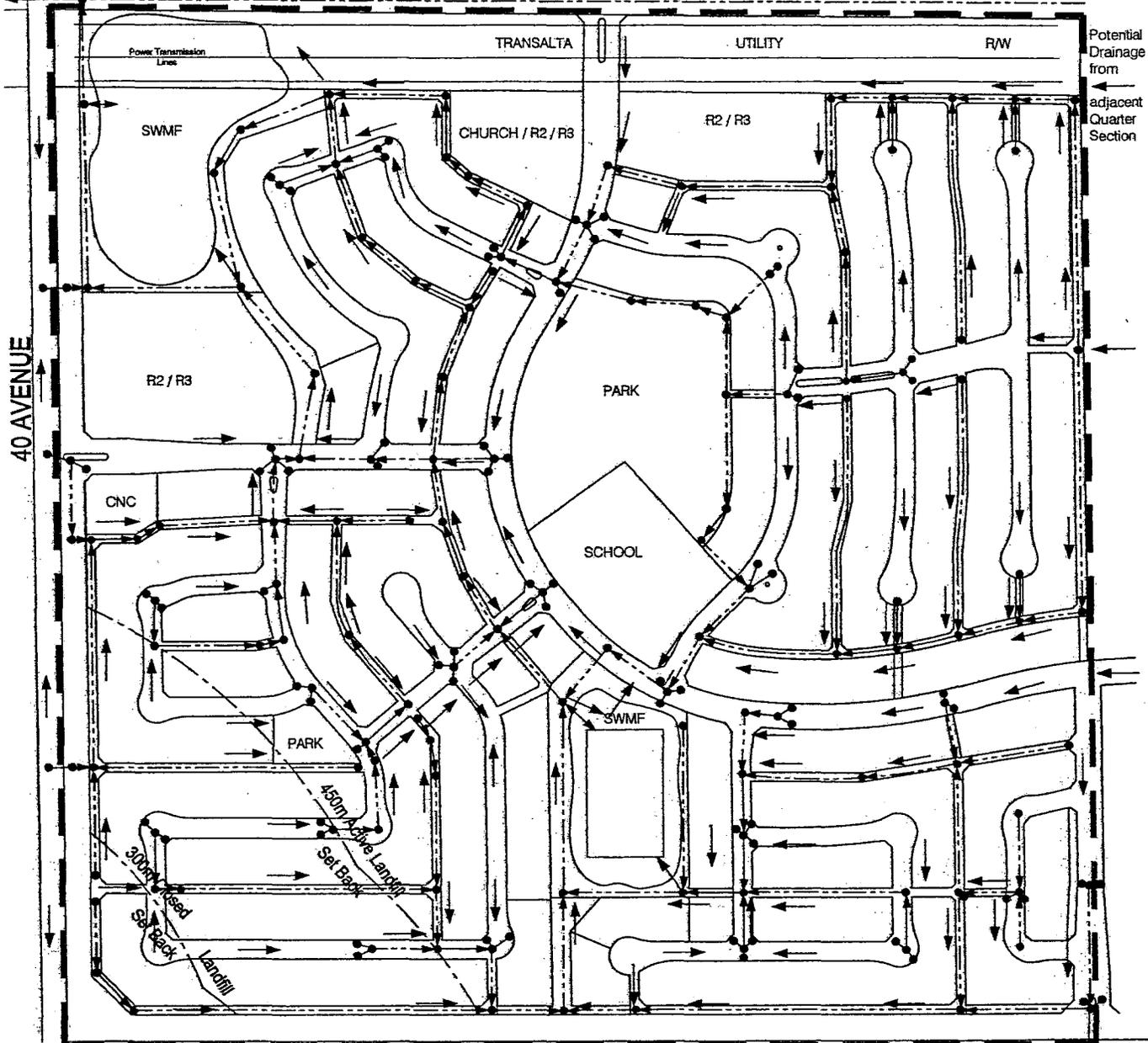
** Includes 1.0 hectare of creditable Municipal Reserve (MR) from the north SWMF



Existing Storm Sewer Outfall

Storm Trunk By Others

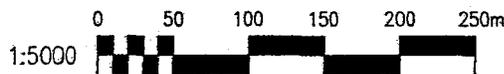
22 STREET



Potential Drainage from adjacent Quarter Section

40 AVENUE

DELBURNE ROAD



Legend

- ASP Boundary
- Manhole
- Direction of Flow
- Major Overland Drainage
- Landfill Setback

Client/Project

RED DEER
INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

4.0

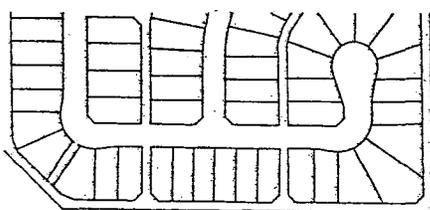
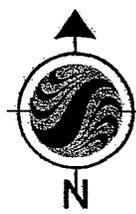
Title

**Overall Storm Drainage
Major Drainage**

February, 2003
128 70620



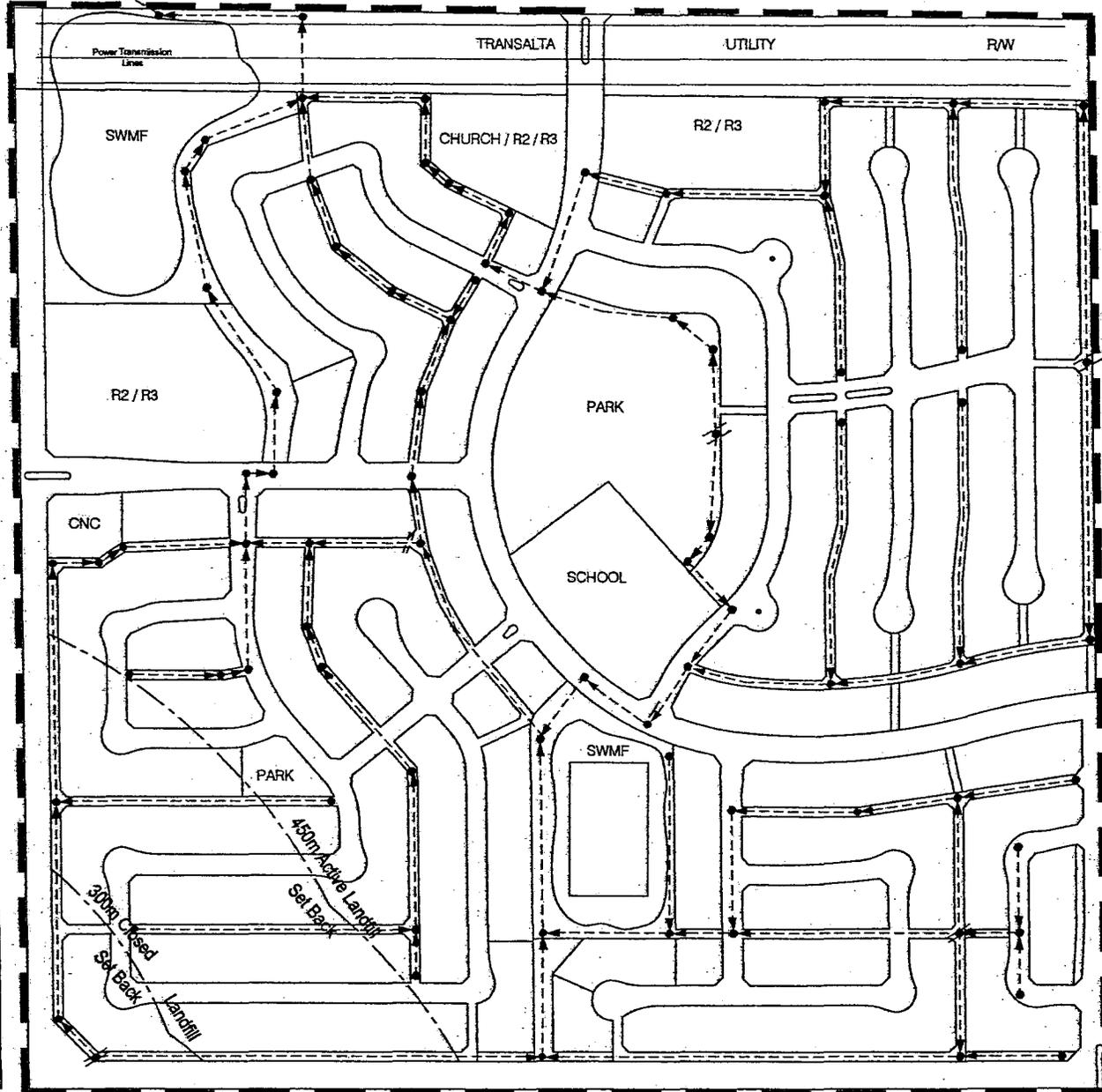
Stantec



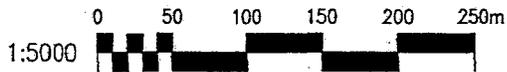
To Lift Station

22 STREET

40 AVENUE



DELBURNE ROAD



Stantec

Legend

- ASP Boundary
- - - Proposed Sanitary Sewer Main
- Proposed Sanitary Sewer Manhole
- - - Landfill Setback

Client/Project

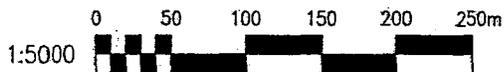
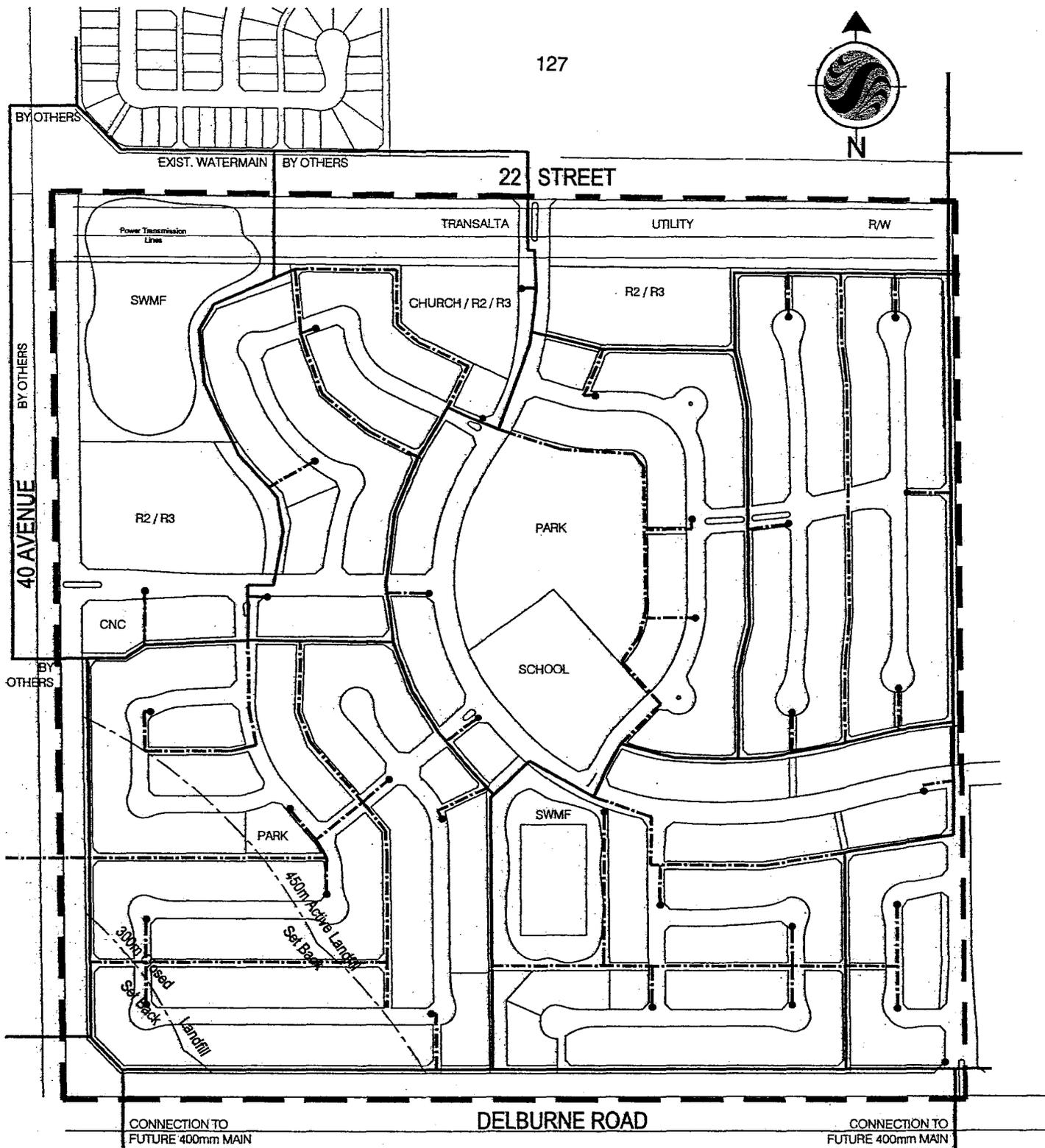
RED DEER
INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

5.0

Title

Sanitary Servicing



Legend

- 150mm Diameter Water
- 200mm Diameter Water
- 250mm Diameter Water
- 300mm Diameter Water
- - - Landfill Setback

Client/Project

RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.

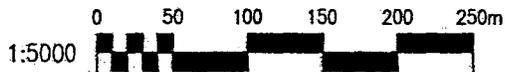
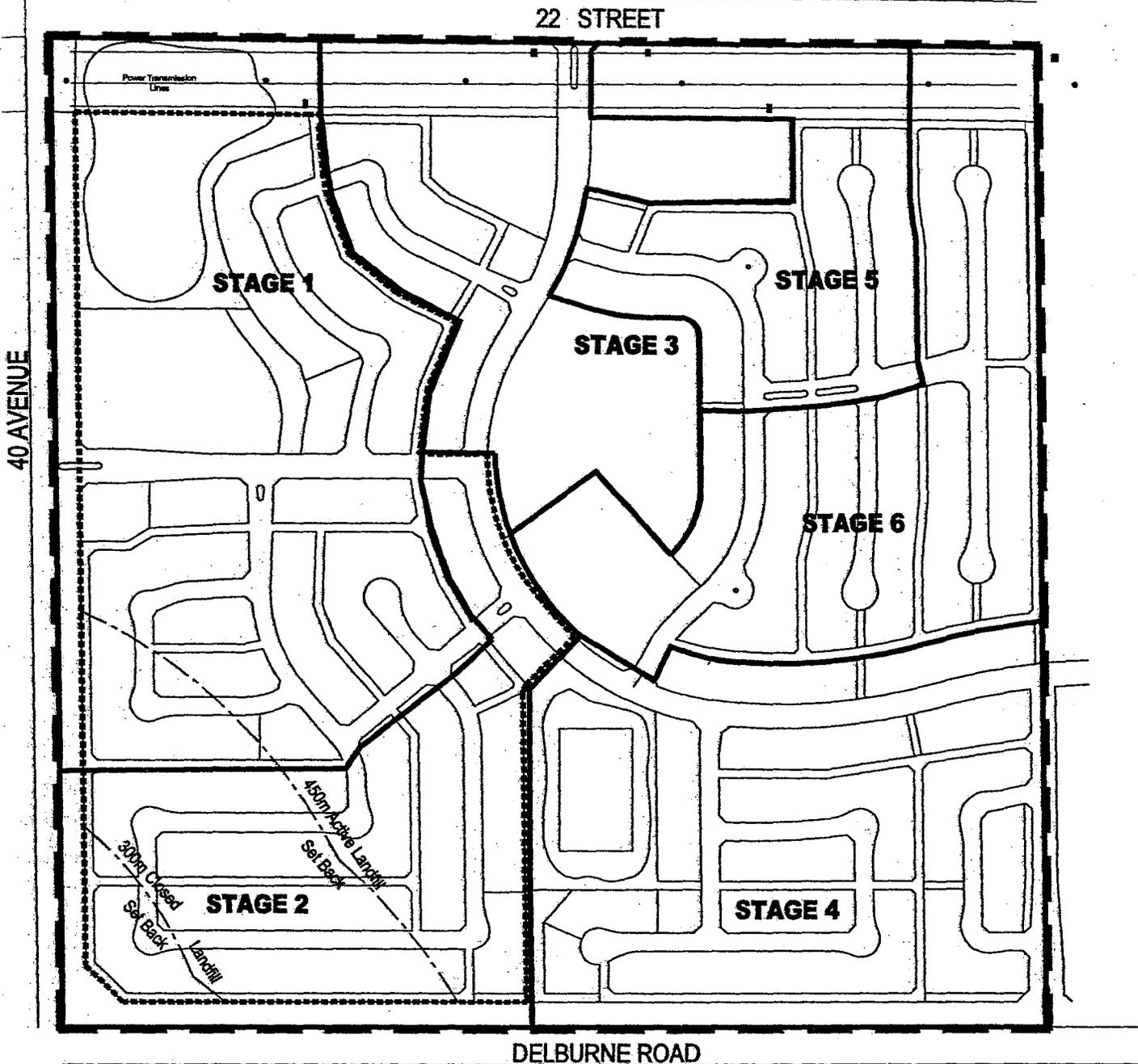
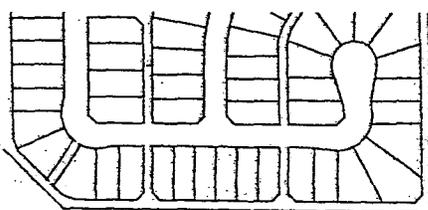
6.0

Title

Water Servicing



Stantec



Stantec

- Existing Boundary
- Phasing Boundary
- Landfill Setback

Client/Project
 RED DEER
 INGLEWOOD
 NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
7.0

Title
Phasing

February, 2003
 128 70620

BYLAW NO. 3156/J-2003

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

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

- 1 The "Use District Map 14" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 8/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **10th** day of **March** 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

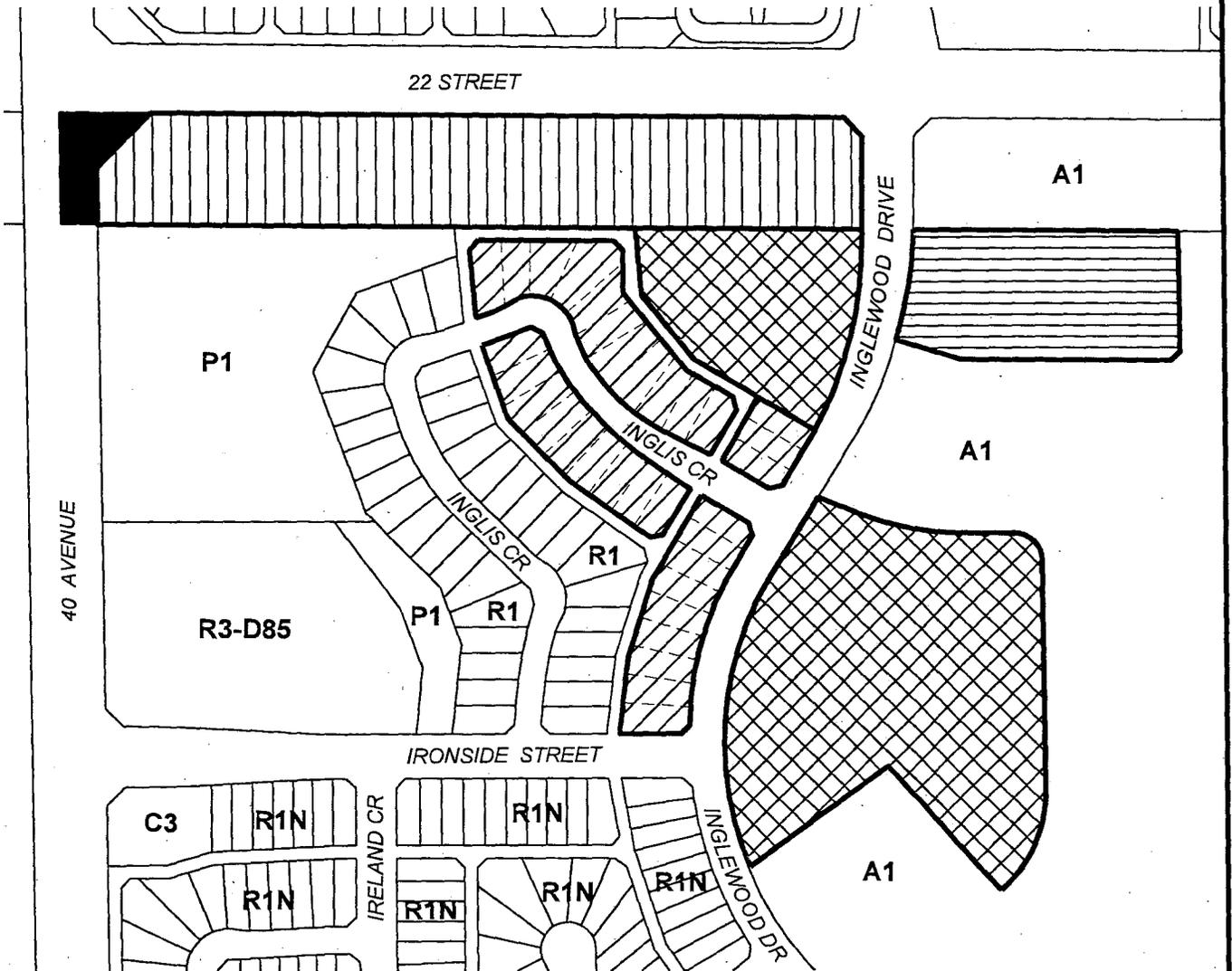
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R2-D40 - Residential (Medium Density) 40 dwelling units per hectare

PS - Public Service (Institutional or Governmental)

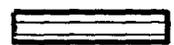
P1 - Parks & Recreation

Change from :

A1 to R1



A1 to R2 - D40



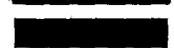
A1 to PS



A1 to P1



A1 to Road



MAP No. 8 / 2003
 BYLAW No. 3156 / J - 2003

BYLAW NO. 3217/E-2003

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

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

- 1 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by deleting therefrom pages 2, 2.1, Figures 2BW, 6 & 7 and substituting therefore, the attached amended pages 2, 2.1, Figures 2BW, 6 & 7 which forms part of this Bylaw.
- 2 Bylaw 3217/98 with regard to the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan is hereby amended by adding thereto the attached Appendix 3, which forms part of this Bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

Anders on the Lake Neighbourhood Area Structure Plan

TABLE OF CONTENTS

(Continued)

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|-----|--------------------------------|-------------|
| 11: | THE STORM WATER POND | 11.1 - 11.5 |
| | 11.1 Operation and Maintenance | 11.2 |
| | 11.2 Financing | 11.4 |

LIST OF FIGURES

| Figure No. | Description | Following Page No. |
|------------|---------------------------------------|-----------------------|
| 1 | Location Plan | 1.1 |
| 2 | Land Use Concept | 2.1 |
| 3 | Natural and Cultural Heritage | 4.1 |
| 4 | Typical Cross Section (17 m ROW) | 6.4 |
| 5 | Staging Plan | 9.1 |
| 6 | Site Servicing | 10.2 |
| 7 | Overland Drainage and Storm Servicing | 10.3 |
| 8 | Park/Storm Water Pond Concept Plan | 11.2 |

Appendix 1: Austin Drive Re-alignment

Appendix 2: Encumbrance

Appendix 3: Land Use Concept – Former Private School Site

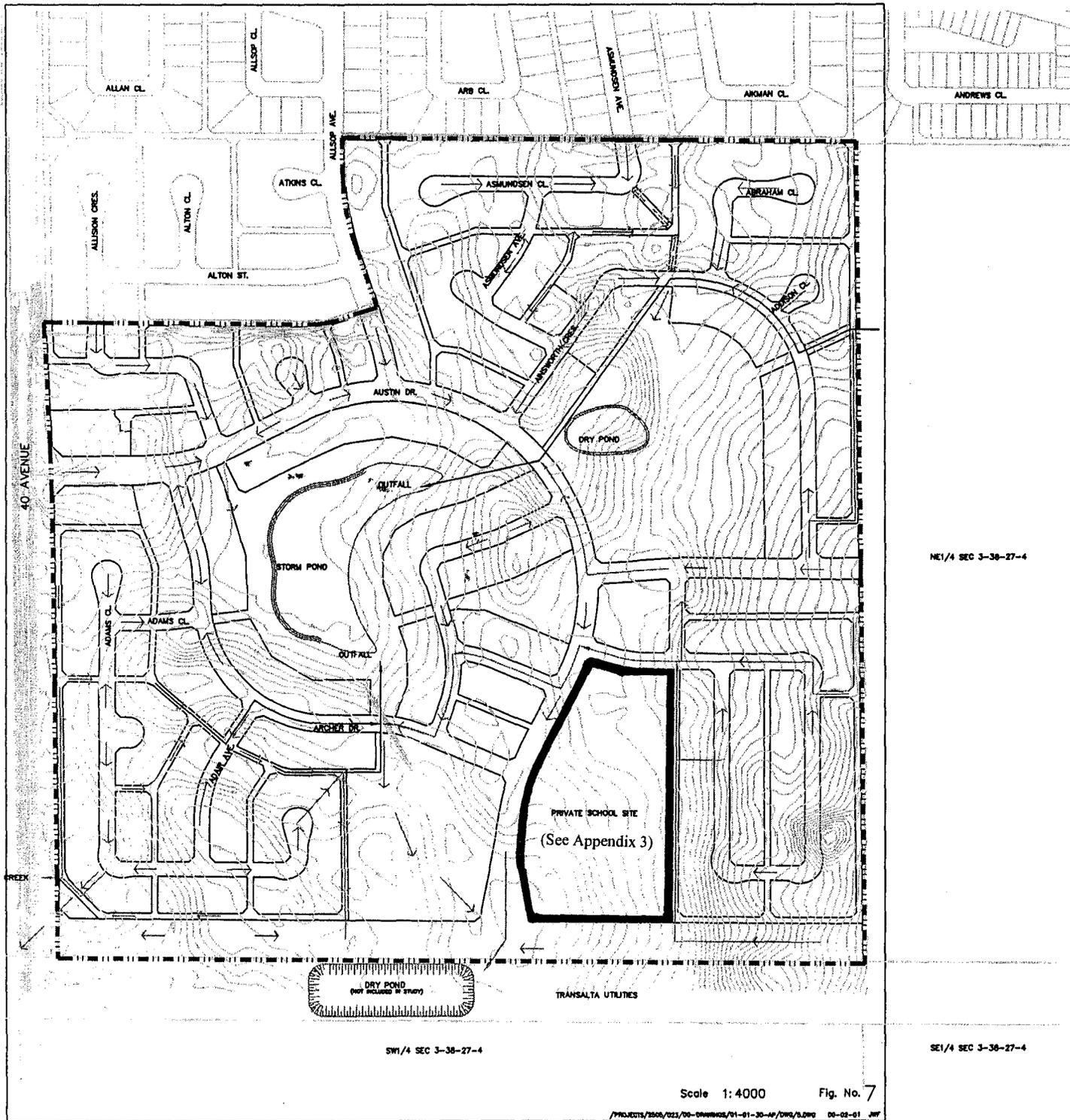
2. LAND USE

The Land Use Concept Plan, as presented in Figure 2, is the result of a series of conceptual designs evaluated for conformity to municipal standards, serviceability, and marketability. The significant feature of this plan is the incorporation of a storm water pond within the community. Currently, the site is designated as follows:

- the existing residential development is R1 - Residential Low Density District;
- the southwest parcel entailing the school and church sites is designated A1 - Future Urban Development District; 3MR - Municipal Reserve; and PS - Public Service District; and
- the remainder is designated A1 - Future Urban Development District.

The study area falls within the East Hill Major Area Structure Plan study area. Statistics for the concept plan are as follows:

- the study area consists of 58.20 ha (143.81 ac)
- 27.51 ha (67.98 ac) are planned for R1 - Residential (Low Density) District
- 0.60 ha (1.49 ac) are planned as R1A - Residential (Semi-Detached Dwelling) District
- 5.12 ha (12.65 ac) for R2 - Residential (Medium Density) District
- 12.29 ha (30.37 ac) are planned as roads/lanes
- 7.26 ha (17.93 ac) are planned as P1 - Parks and Recreation District
- 2.01 ha (4.97 ac) are planned for Public Utility Lots
- 3.41 ha (8.43 ac) set aside for the private school (see Appendix 3 for alternative land use)



LEGEND

- STUDY BOUNDARY
- EXISTING STORM TRUNK MAINS
- PROPOSED STORM TRUNK MAINS
- ← MAJOR OVERLAND FLOW

LAND USES

- [Pattern] EXISTING DEVELOPMENT
- [Pattern] EXISTING PARKS & RECREATION DISTRICT
- [Pattern] EXISTING STORM POND
- [Pattern] PROPOSED DEVELOPMENT
- [Pattern] PROPOSED PARKS & RECREATION DISTRICT

NOTE: -- SERVICE WITHIN EXISTING DEVELOPED AREAS NOT SHOWN
 -- STORM MAINS NOTED ARE 300mm & LARGER
 -- EXISTING CONTOURS ARE 0.25M INTERVALS

NE1/4 SEC 3-36-27-4

SW1/4 SEC 3-36-27-4

SE1/4 SEC 3-36-27-4

Scale 1:4000 Fig. No. 7

PROJECTS/2505/023/00-DRAINAGE/01-01-30-AP/DRG/0.DWG 00-02-01 JWP

PROJECTS/2505/023/00-DRAINAGE/01-01-30-AP/DRG/0.DWG/7.DWG 14NOV00 1044

UMA Engineering Ltd.
 Engineers, Planners, Surveyors
 2540 Kensington Road N.W.
 Calgary, Alberta
 T2N 3S3



Project

ANDERS ON THE LAKE
 PORTION OF NW 1/4 SECTION 3-36-27-W4M

PREPARED FOR: RED BROOK GROUP 2

Title

OVERLAND DRAINAGE AND
 STORM SERVICING

| Date | File | Scale | Fig. No. |
|---------|----------------|--------|----------|
| 14NOV00 | 2505 023 00 01 | 1:4000 | 7 |

APPENDIX 3

Anders On The Lake Neighbourhood Area Structure Plan

LAND USE CONCEPT
FOR
PRIVATE SCHOOL SITE
(corner of 22nd Street & Austin Drive)

Contents

- 1.0 The Site and Recent Development History
- 2.0 Proposed land Uses
- 3.0 Estimated Population Density
- 4.0 Architectural Controls
- 5.0 Environmental Hazards
- 6.0 Transportation
- 7.0 Site Serving
- 8.0 Development Phasing

- Figure 1 - Site Location Plan
- Figure 2 - Land Use Concept Plan (colour)
- Figure 3 - Land Use Concept Plan (black/white)
- Figure 4 - Sanitary Sewers and Water Mains
- Figure 5 - Overland Drainage & Storm Sewers

1.0 THE SITE AND RECENT DEVELOPMENT HISTORY:

The overall neighbourhood area structure plan area for the Anders On The Lake development, is contained within the N.W. 1/4 Sec. 3-38-27-W4, located within the City of Red Deer. The current approved version of the neighbourhood area structure plan for this quarter section was amended and adopted by City Council on March 12, 2001.

Only one land parcel remains to be developed within the Anders On The Lake quarter section. Within the previously approved neighbourhood area structure plan this land parcel was identified as a "Private School Site." Figure 1, following, the site location plan, clarifies the location of this private school site within the Anders On The Lake quarter section. The current amendment we are requesting be made to the Anders On The Lake neighbourhood area structure plan addresses the land uses proposed for this site.

The subject parcel is legally described as Lot 1, Block 8, Plan 9823751 and is solely owned by DMC Construction Ltd. A copy of the Certificate of Title is being provided as part of this submission. The subject parcel contains 3.409 hectares (8.42 acres) more or less. All of the municipal reserve dedication required for this land parcel has already been provided.

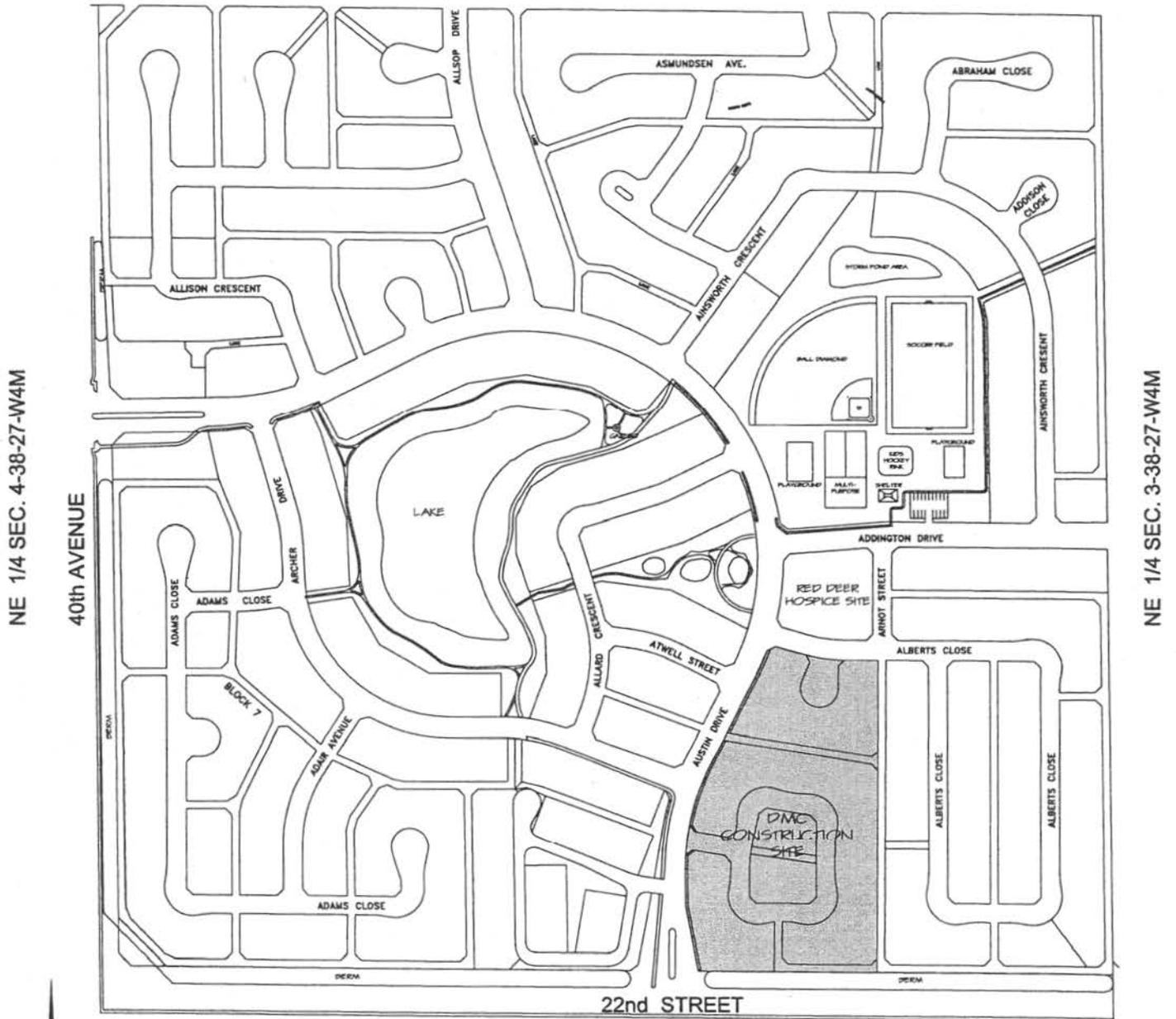
The subject parcel is bounded on the south, by 22nd Street, on the west, by Austin Drive, on the north, by Alberts Close, and on the east by an existing lane for the Anders On The Lake Phase 14 subdivision.

2.0 PROPOSED LAND USES:

The proposed land use concept plan for the subject parcel is presented, in color, as Figure 2, and in black and white, as Figure 3. These figures also provide clarification on the adjacent existing land uses. The land uses proposed are in conformance with the permitted land uses for this land parcel.

ANDERS ON THE LAKE NEIGHBOURHOOD AREA STRUCTURE PLAN

SW 1/4 SEC. 10-38-27-W4M



NE 1/4 SEC. 4-38-27-W4M

40th AVENUE

NE 1/4 SEC. 3-38-27-W4M



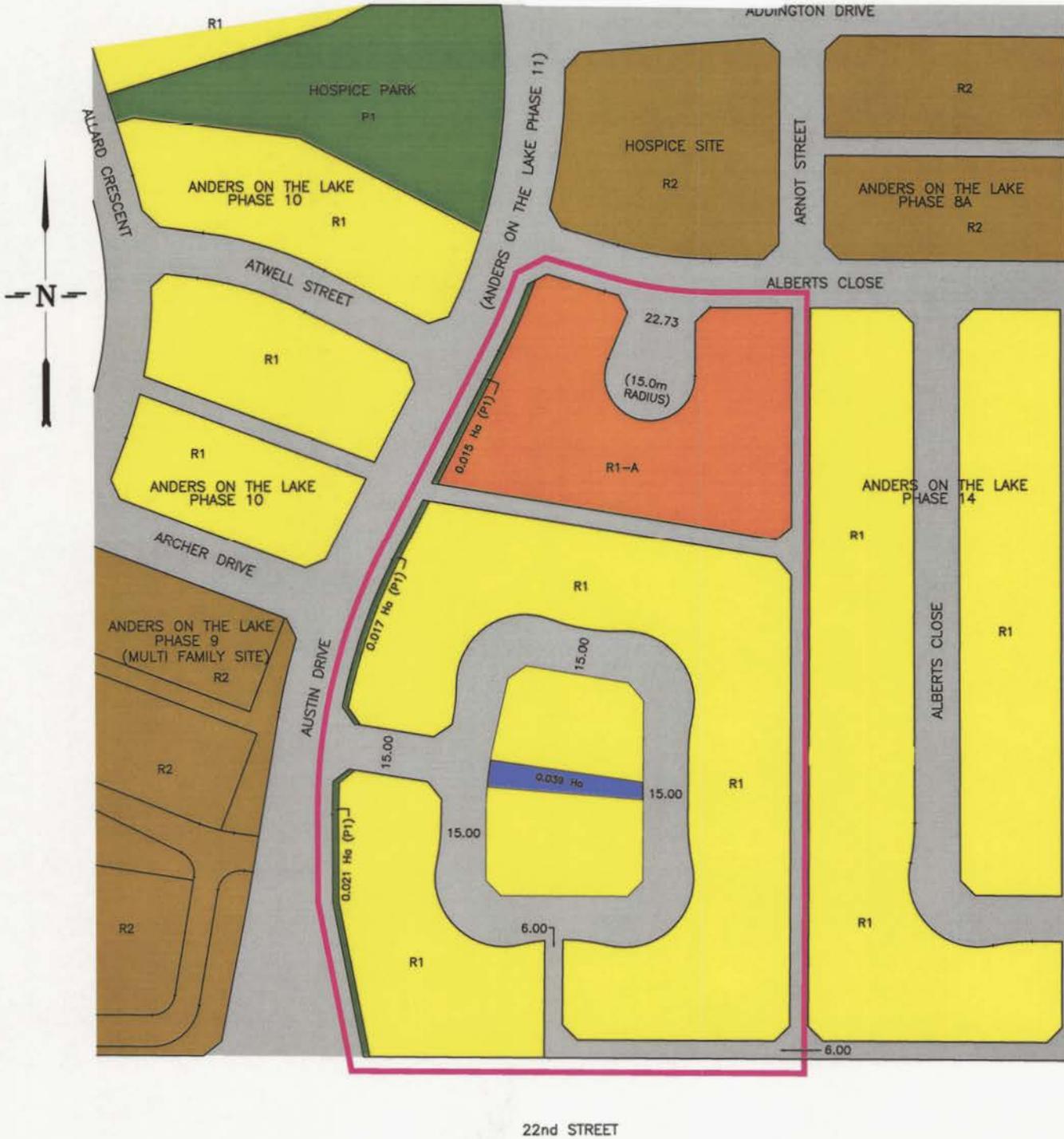
SW 1/4 SEC. 3-38-27-W4M

22nd STREET

FIGURE 1 SITE LOCATION PLAN

SCALE 1:15000
PREPARED: FEB 5/03

AL-TERRA
ENGINEERING LTD.
EDMONTON RED DEER



- SINGLE FAMILY
- SEMI-DETACHED
- PUBLIC UTILITY LOTS
- PUBLIC OPEN SPACE
- ROADWAYS/LANES
- MULTI FAMILY
- DMC CONSTRUCTION SITE BOUNDARY

REVISED: MAR 24/03
 REVISED: MAR 11/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

FIGURE 2
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

SCALE 1:1000

| DEVELOPABLE AREA | 3.409 Ha | 8.42 Ac | 100% |
|------------------------------|----------|---------|-------|
| SINGLE FAMILY- DETACHED (R1) | 1.904 Ha | 4.70 Ac | 55.8% |
| SEMI-DETACHED LOTS (R1-A) | 0.643 Ha | 1.59 Ac | 18.8% |
| PUBLIC UTILITY LOTS | 0.039 Ha | 0.10 Ac | 1.2% |
| PUBLIC OPEN SPACES (P1) | 0.053 Ha | 0.13 Ac | 1.6% |
| ROADWAYS/LANES | 0.770 Ha | 1.90 Ac | 22.6% |

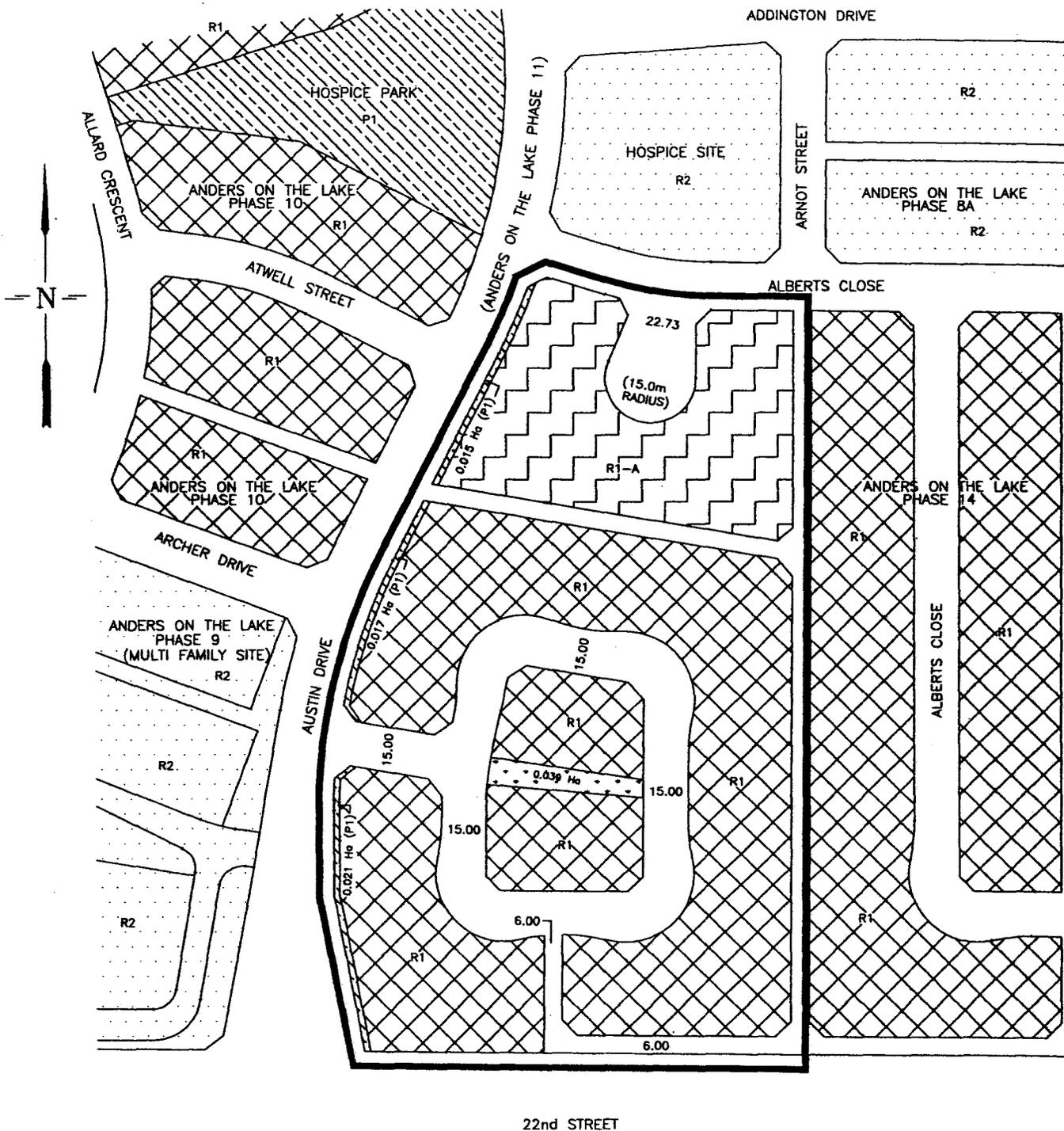


FIGURE 3
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
LAND USE CONCEPT PLAN

-  SINGLE FAMILY
-  SEMI-DETACHED
-  PUBLIC UTILITY LOTS
-  PUBLIC OPEN SPACE
-  MULTI FAMILY
-  DMC CONSTRUCTION SITE BOUNDARY

SCALE 1:2000
 REVISED: MAR 24/03
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

| DEVELOPABLE AREA | 3.409 Ha | 8.42 Ac | 100% |
|------------------------------|----------|---------|-------|
| SINGLE FAMILY- DETACHED (R1) | 1.904 Ha | 4.70 Ac | 55.8% |
| SEMI-DETACHED LOTS (R1-A) | 0.643 Ha | 1.59 Ac | 18.8% |
| PUBLIC UTILITY LOTS | 0.039 Ha | 0.10 Ac | 1.2% |
| PUBLIC OPEN SPACES (P1) | 0.053 Ha | 0.13 Ac | 1.6% |
| ROADWAYS/LANES | 0.770 Ha | 1.90 Ac | 22.6% |

AL-TERRA
 ENGINEERING LTD.
 EDMONTON RED DEER

Table 1, following, provides the land use allocation for the subject parcel.

TABLE 1: Land Use Allocation:

| LAND USES | Acres | Hectares | Percentage |
|-------------------------------|-------------|--------------|-------------|
| Total parcel area | 8.42 | 3.409 | 100% |
| Developable area | 8.42 | 3.409 | 100% |
| Single family (R1) | 4.70 | 1.904 | 55.8% |
| Duplex lots (R1-A) | 1.59 | 0.643 | 18.8% |
| Public utility lot | 0.10 | 0.039 | 1.2% |
| Public open space (P1) | 0.13 | 0.053 | 1.6% |
| Streets and lanes | 1.90 | 0.770 | 22.6% |
| TOTAL DEVELOPABLE AREA | 8.42 | 3.409 | 100% |

Although the municipal reserve area required for this development has been previously provided, an additional 0.13 acres (0.053 hectares) is being provided as an amenity to this site.

3.0 ESTIMATED POPULATION DENSITY

Single family (R1) lot sizes vary in width from 50 feet to 58 feet (15.24 metres to 17.68 metres). Duplex (R-1A) lots vary in width from 27 feet to 29.7 feet (8.21 metres to 9.06 metres).

Table 2, following, provides a summary of the number of dwelling units expected to be created, and the resulting estimated population.

| LAND USE | NUMBER OF DWELLING UNITS | NUMBER OF PERSONS PER UNIT | TOTAL POPULATION |
|--------------------|--------------------------|----------------------------|------------------|
| Single family - R1 | 29 | 3.4 | 99 |
| Duplex - R1-A | 14 | 3.3 | 46 |
| TOTALS | 43 | | 145 |

The resulting population density is: $145 \div 3.409 \text{ Ha.} = 42.5$ persons per hectare.

4.0 ARCHITECTURAL CONTROLS:

In the keeping with a vision of a high end marquis development, DMC Construction Ltd. will impose a strict set of architectural controls. The architectural controls established will ensure the new area blends in with the existing development that surrounds the subject land parcel.

The DMC architectural controls will meet or exceed the minimum standards as established by Redbrook Group ² Corporation for the remainder of the Anders On The Lake quarter section.

The architectural controls will require a uniform fence in terms of style, color, and height along the rear of the properties abutting Austin Drive, subject to approval by the City of Red Deer.

Muntin bars will be required on all windows located on the front elevations of units. The rear elevations will require upgraded architectural treatment such as balconies, decks, and windows. All roofs will require architectural shingles. All dwellings will require attached garages. No two storey dwellings will be allowed on corner lots at entrances into the subdivision.

Exterior treatments are to be enhanced with features that may include:

- Brick
- Stone
- Pillars and/or Columns
- Buildouts and/or banding

It is the Developer's intention to review and approve all house drawings to ensure they conform to the architectural development guidelines, prior to an application to the City of Red Deer for building permits.

5.0 ENVIRONMENTAL HAZARDS:

As required with all new developments, a Level I environmental Site Assessment was undertaken for the full quarter section. Results of that study did not identify any issues that would warrant further studies as the site appears to have historically held only one residence within the development boundaries and operated as an agricultural entity. A copy of the study results were submitted with the original draft copy of the Neighbourhood Area Structure Plan.

6.0 TRANSPORTATION:

The proposed residential road network will tie into a road system that already exists. The southmost area consisting of a P-loop, will have direct access onto Austin Drive, a collector roadway. The north most area, consisting of a cul de sac, is connected directly to Alberts Close, a neighbourhood residential road.

7.0 SITE SERVICES:

All utilities required to service this subject parcel, including shallow utilities, are located immediately adjacent to the boundaries of this parcel.

In general, the land slopes from east to west across this site. The grade varies from almost no grade differential, at the north end of the site to up to 3.0 metres at the south end of the subject lands.

7.1 Sanitary Sewers, Storm Sewers, and Water Distribution System:

All three of these utilities exist along the east and north boundaries of the subject land parcel. In addition, stubs for each utility have also been extended across Austin Drive, to provide servicing to the west side of the subject parcel. Figure 4 illustrates the proposed layout for the sanitary sewer and water distribution systems for this site. Figure 5 illustrates the proposed layout for the storm sewer system, or the minor, piped drainage system for this site.

7.2 Major Overland Drainage System:

Figure 5 illustrates the major overland drainage route for this proposed development. After leaving this site, the off site major overland drainage routes direct the water to the man made lake. Accordingly, if the amount of rainfall from a major rain storm is more than the minor, piped storm sewer system can handle, the excess water will be routed, overland, along the major overland drainage route illustrated on Figure 5.

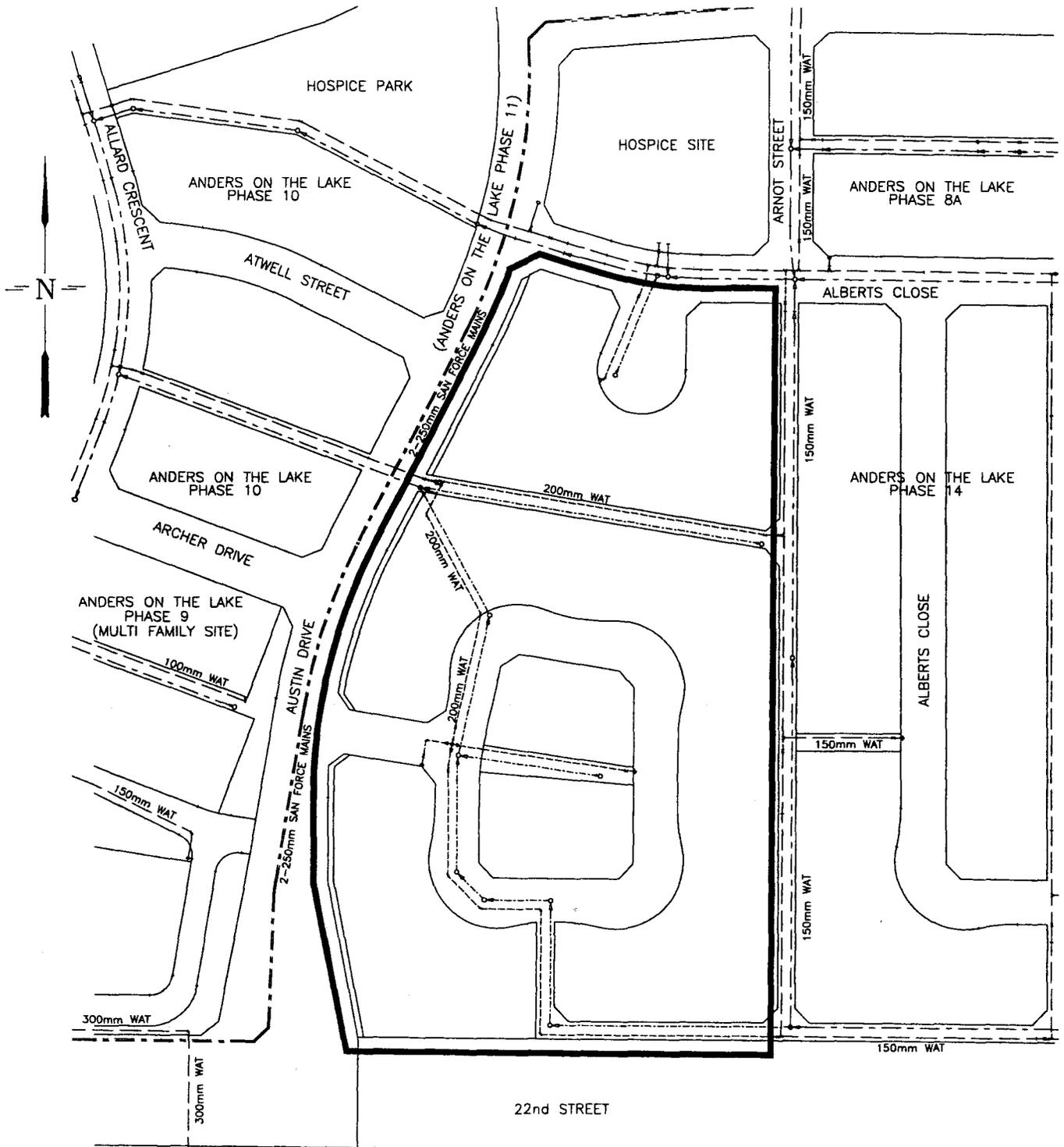
7.3 Shallow Utility Servicing:

The shallow utilities required to service this land parcel exist at the perimeter of this land parcel. Accordingly, the existing systems need only to be extended, in order to provide servicing for this proposed development.

8.0 DEVELOPMENT PHASING:

The intent is to develop the whole subject land parcel as one phase.

ADDINGTON DRIVE



22nd STREET

FIGURE 4
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
SITE SERVICING -
SANITARY SEWERS & WATER MAINS

SCALE 1:2000

PREPARED: FEB 5/03
 REVISED: MAR 5/03

- BOUNDARY
- - - - EXISTING SANITARY SEWER (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE)
- · - · - · PROPOSED SANITARY SEWER (ALL 200mm PIPE)
- - - - EXISTING WATER MAIN (ALL 200mm PIPE, EXCEPT WHERE INDICATED OTHERWISE)
- · - · - · PROPOSED WATER MAIN (ALL 150mm PIPE, EXCEPT WHERE INDICATED OTHERWISE)

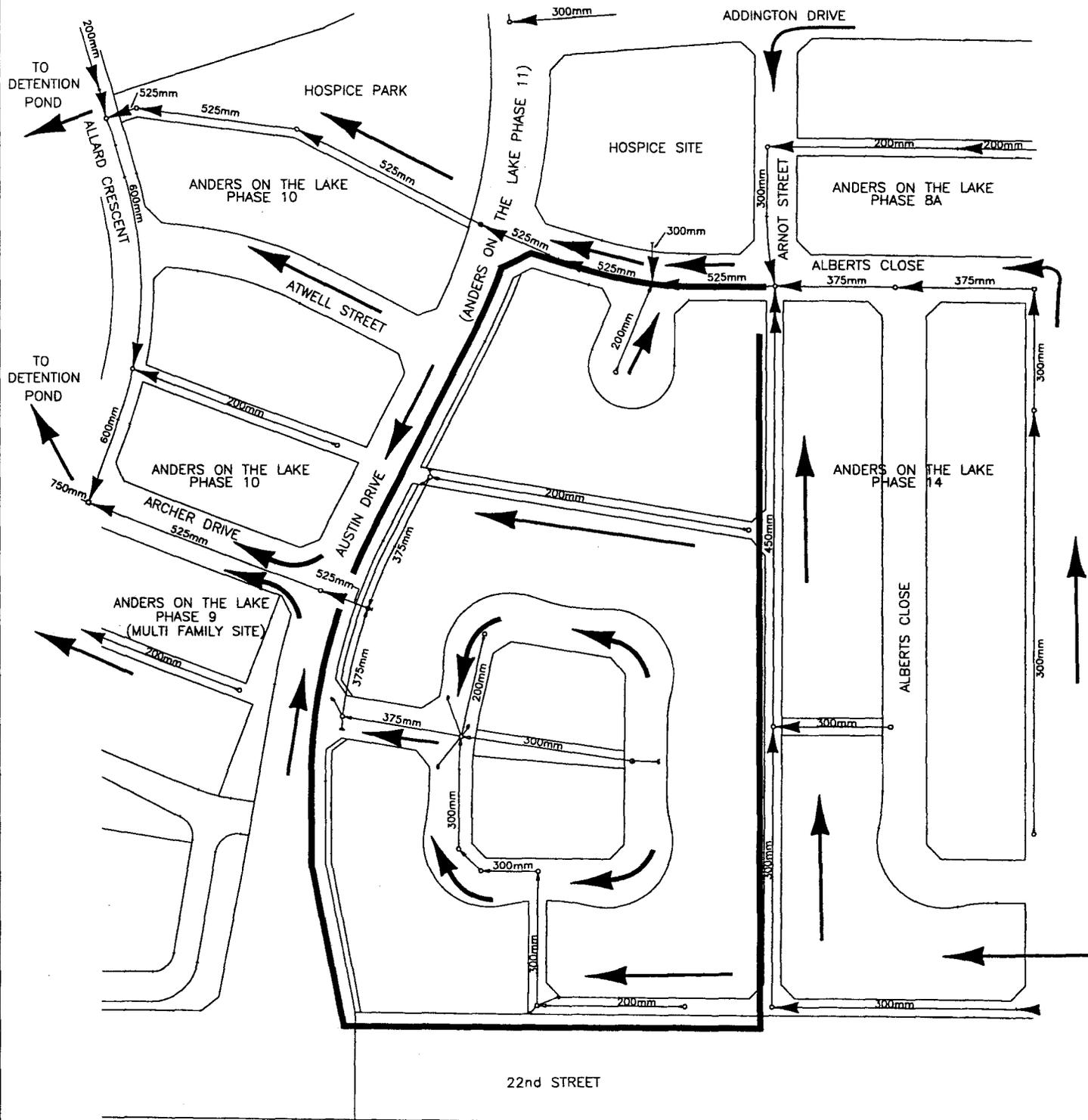
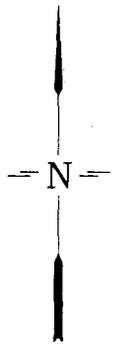


FIGURE 5
ANDERS ON THE LAKE
DMC CONSTRUCTION SITE
MAJOR OVERLAND DRAINAGE
& STORM SEWERS



 BOUNDARY
 EXISTING STORM SEWER
 PROPOSED STORM SEWER
 MAJOR OVERLAND DRAINAGE ROUTE

SCALE 1:2000
 REVISED: MAR 5/03
 PREPARED: FEB 5/03

BYLAW NO. 3156/L-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

- 1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 10/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

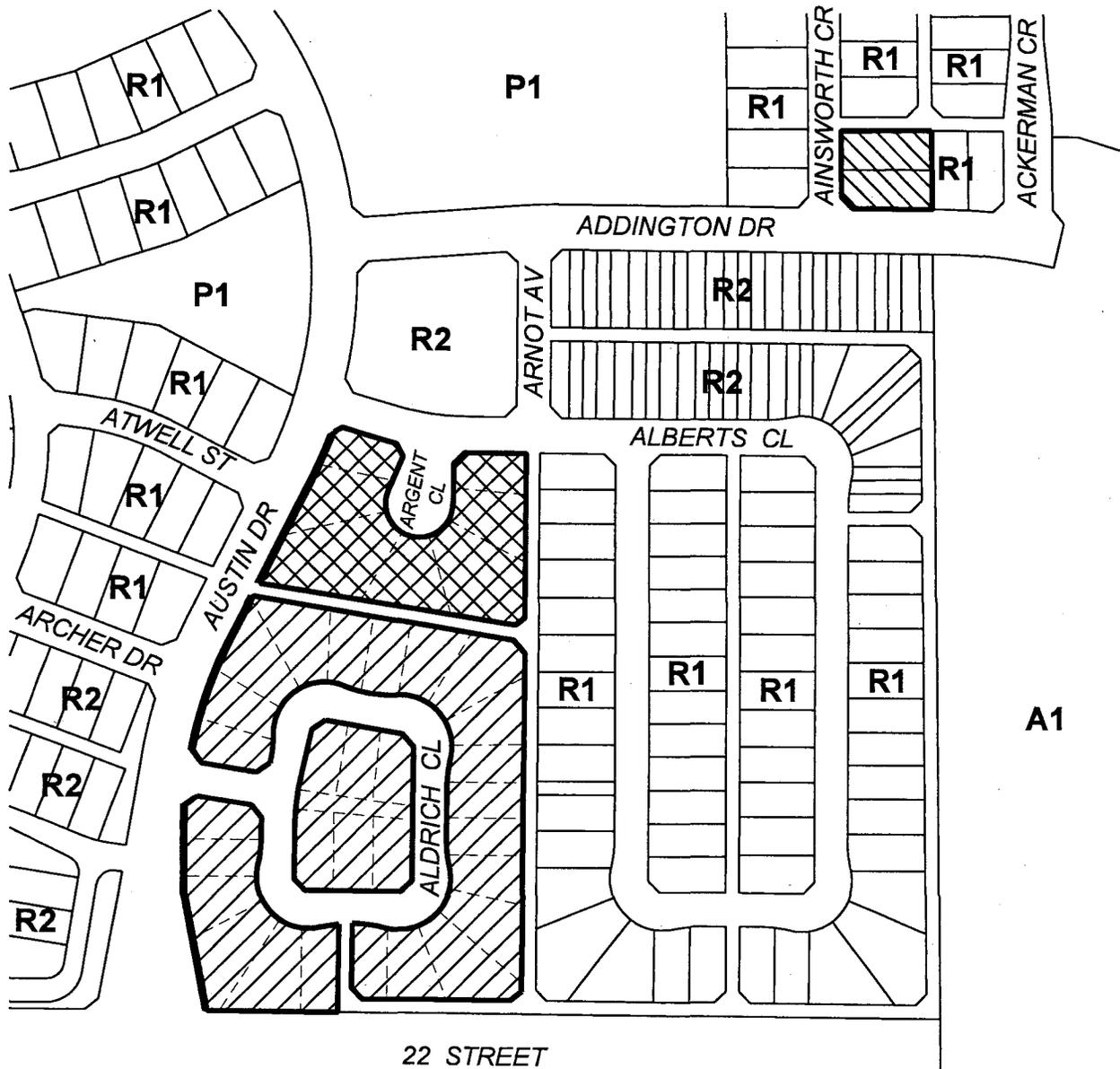
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- PS - Public Service (Institutional or Governmental)*
- R1 - Residential (Low Density)*
- R1A - Residential (Semi-Detached Dwelling)*
- P1 - Parks & Recreation*

Change from :

- R1A to R1
- PS to R1
- PS to R1A
- PS to P1

MAP No. 10 / 2003
 BYLAW No. 3156 / L - 2003

BYLAW NO 3305/2003

Being a bylaw to provide for the Retention and Disposition of The City of Red Deer records.

Whereas, Section 214 of the Municipal Government Act provides for the passage of a bylaw respecting the destruction of records and documents of the municipality;

Council of The City of Red Deer, Alberta, enacts as follows:

- 1 This Bylaw may be cited as "The Records Retention and Disposition Bylaw".
- 2 Records of The City of Red Deer will be maintained, destroyed, or permanently retained as provided for by:
 - (a) statutory requirements; and
 - (b) City Manager policy.
- 3 If an individual's personal information is used by The City to make a decision that directly affects that individual, The City will retain the personal information for at least one year after using it so that the individual has a reasonable opportunity to obtain access to it.
- 4 City records which are eligible for final disposition and are the subject of litigation or potential litigation will be retained until the records are no longer the subject of litigation or potential litigation.

READ A FIRST TIME IN OPEN COUNCIL this day of 2003.

READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

BYLAW NO. 3310/2003

Being a Bylaw of The City of Red Deer to provide a uniform levy of off-site costs in respect of previously undeveloped land.

WHEREAS pursuant to provisions of Section 648 of the Municipal Government Act, The City may recover the cost of the following:

- 1 New or expanded facilities for the storage, treatment, or supplying of water;
- 2 New or expanded facilities for the treatment, movement, or disposal of sanitary sewage;
- 3 New or expanded storm sewer drainage facilities; and

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

1 This bylaw may be cited as "The Off-Site Levy Bylaw".

2 Definitions:

For the purpose of this bylaw:

(1) "Development" shall mean:

- (a) a change of use of land, or an act done in relation to land that results in or is likely to result in a change in the use of the land, or

- (b) a change in the intensity of the use of land or an act done in relation to land that results in, or is likely to result in, a change of the intensity of the use of the said land.
- (2) "Gross Development Area" means each and every hectare or part thereof as shown on the Plan of Subdivision for the Development, including any area which may be dedicated for roads, lanes, walkways, parks, reserve parcels, schools, or any other public use.
- (3) "Net Development Area" means the area remaining after deletion of lands required for major arterial roadways, environmental reserve, and other undevelopable lands from the Gross Area.
- 3 (1) In all the area outlined in the attached Schedule "A", the sum of \$3,665 for each hectare within the development area for Sanitary Trunk Service.
- (2) In all the area outlined in the attached Schedule "B", the sum of \$12,170 for each hectare within the development area for Storm Trunk Service.
- (3) In all the area outlined in the attached Schedule "C", the sum of \$8,390 for each hectare within the development area for Water Trunk Service.
- 4 All levies imposed under this bylaw shall be in addition to the fee payable for development permits or building permits, and shall be paid to The City prior to the approval of a subdivision plan, a development permit, or a building permit as the case may be.

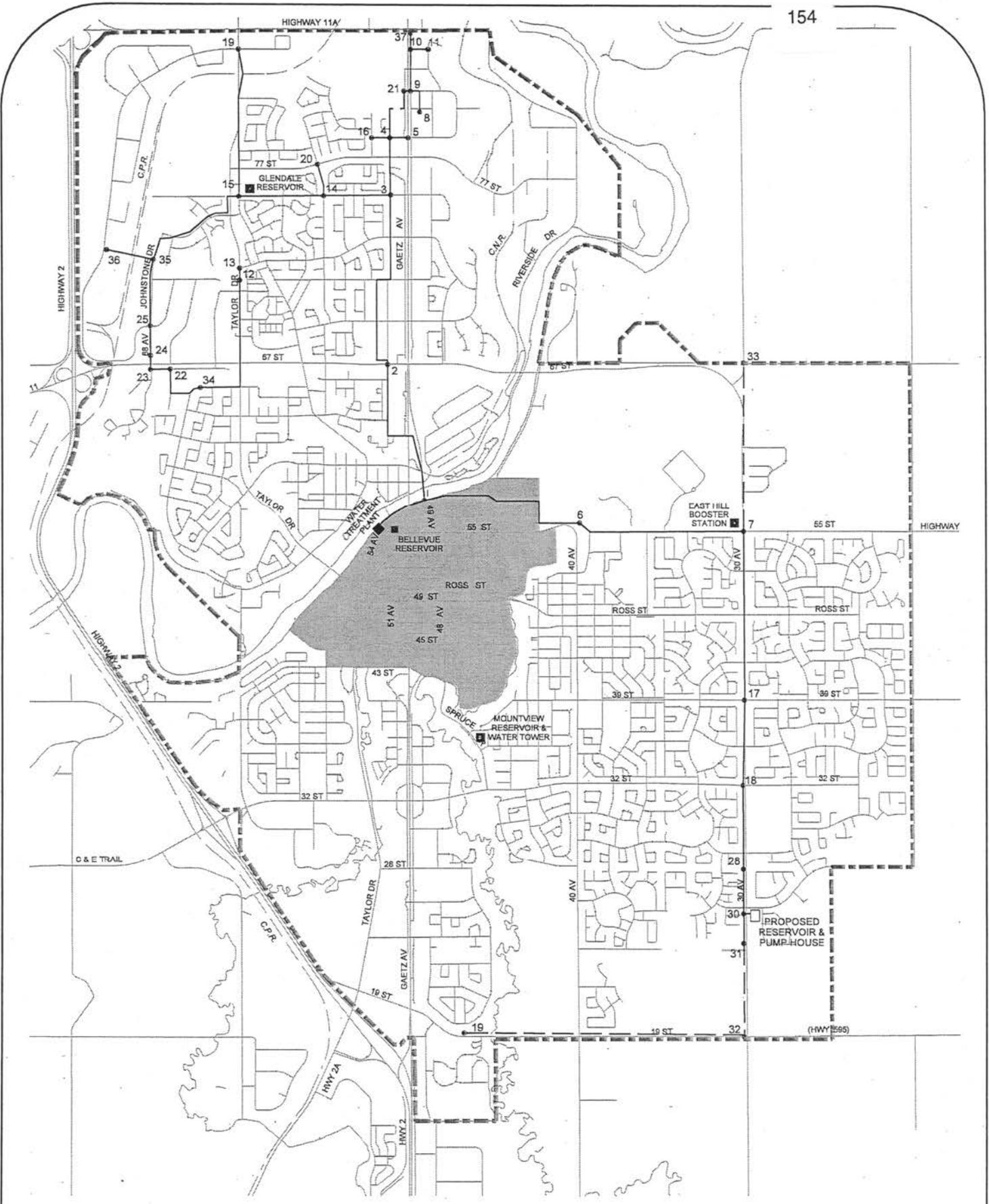
5 Notwithstanding the provisions of this bylaw, where lands are required to be dedicated to The City in excess of the required 10% municipal and school reserves and where the Director of Development Services considers that such lands are undevelopable, or where lands are required to be dedicated to The City for major thoroughfares through the development area in excess of land required for highways to serve the development area, the Director of Development Services may at his discretion relax the requirement of this bylaw and reduce the area of the development area by the area of such excess lands to be dedicated for the purpose of calculating the off-site cost levies payable to The City.

6 Bylaw 3068/92 is hereby repealed.

| | | |
|---|--------|------|
| READ A FIRST TIME IN OPEN COUNCIL this | day of | 2003 |
| READ A SECOND TIME IN OPEN COUNCIL this | day of | 2003 |
| READ A THIRD TIME IN OPEN COUNCIL this | day of | 2003 |
| AND SIGNED BY THE MAYOR AND CITY CLERK this | day of | 2003 |

MAYOR

CITY CLERK



BYLAW 3310/2003

WATER TRUNKS

SCHEDULE "A"

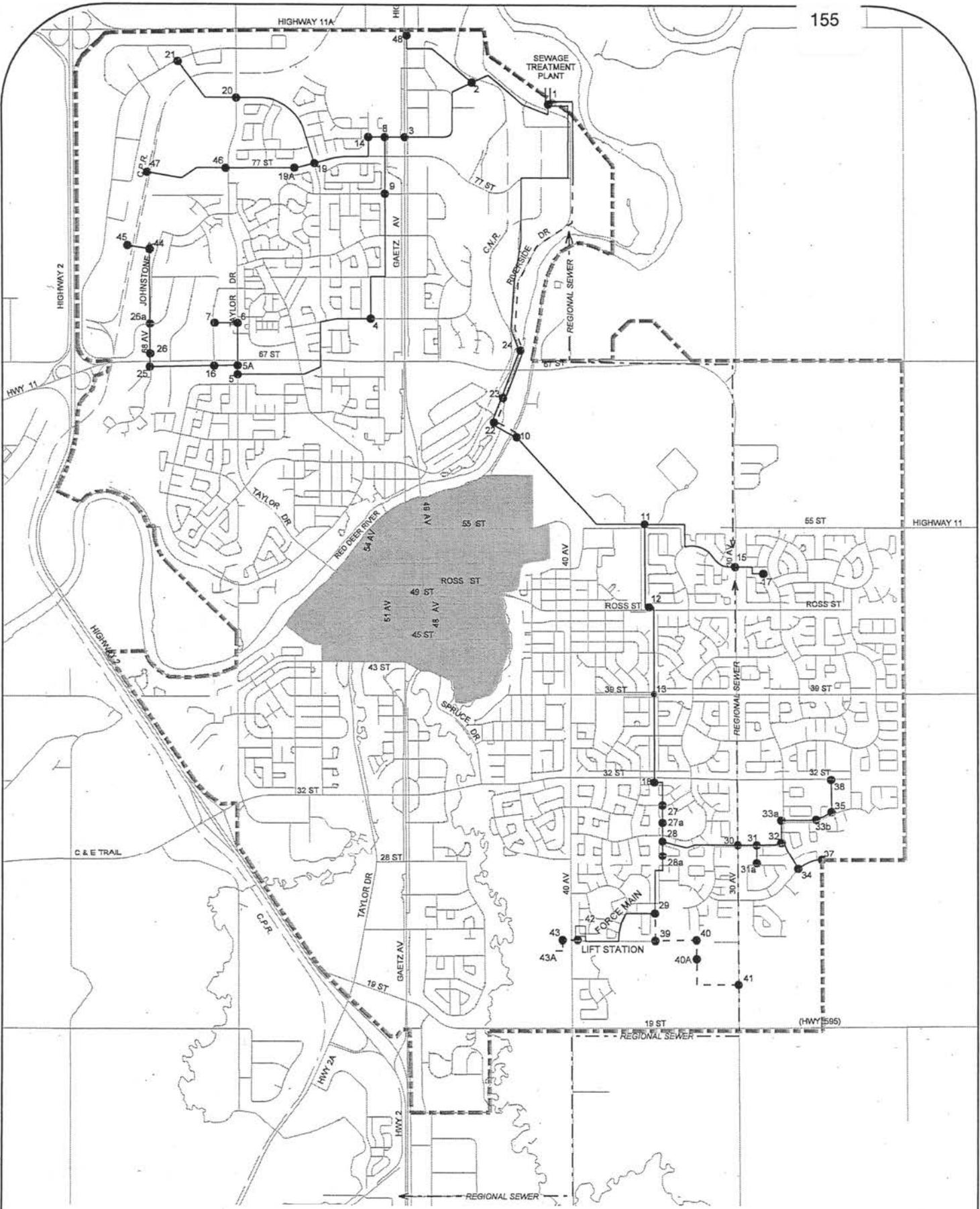
-  Basin Boundary
-  Existing Trunks
-  Proposed Trunks



Central Exempt Area
(levies do not apply)

Not to Scale
MAR 2003





BYLAW 3310/2003

SANITARY TRUNKS

SCHEDULE "B"

--- Basin Boundary

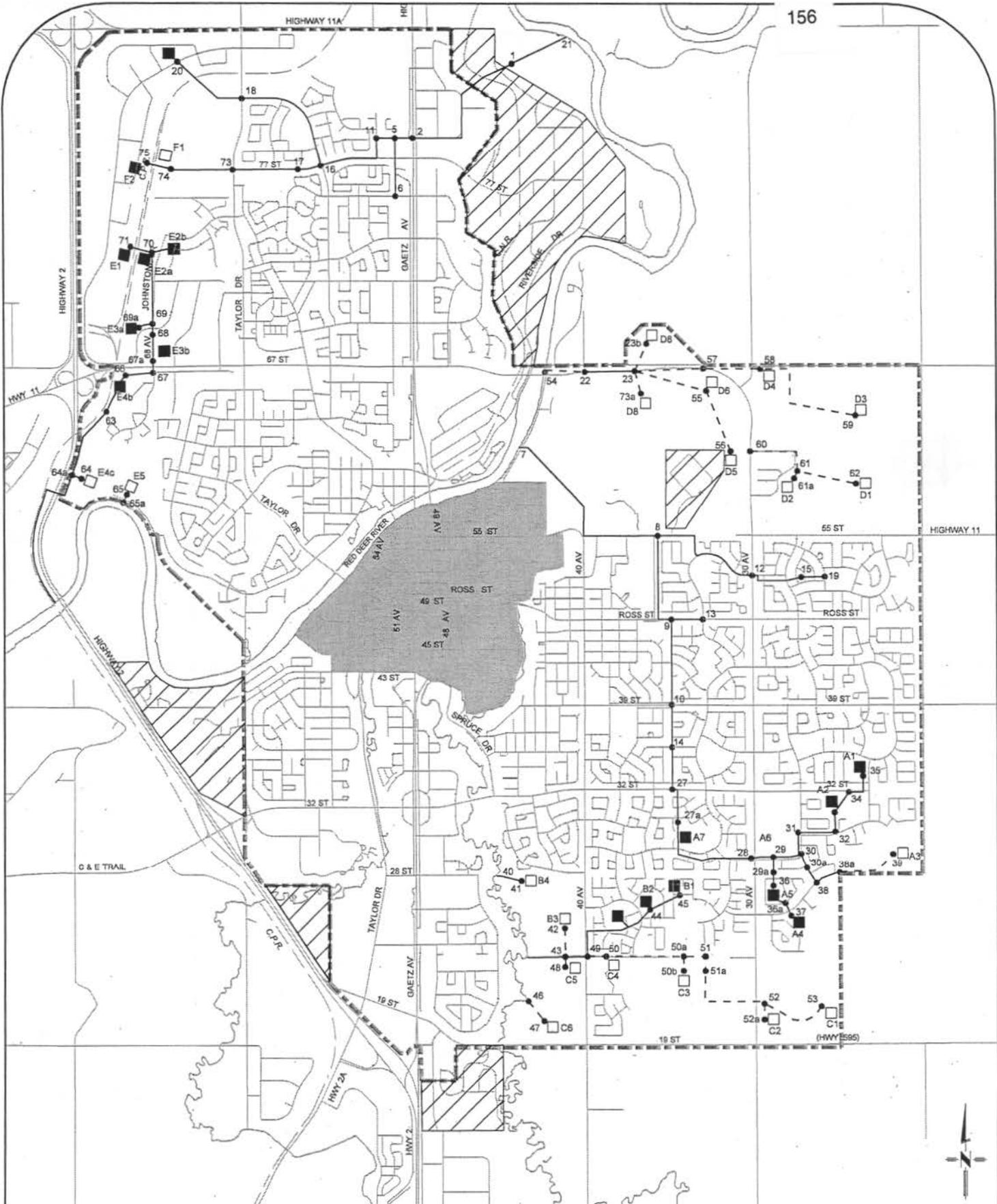
■ Central Exempt Area (levies do not apply)

— Existing Trunks

- - - Proposed Trunks

Not to Scale
MAR 2003





Basin Boundary



Central Exempt Area
(levies do not apply)



Developer to construct and pay for
own outfall main; basin levy charge
not applicable

STORM TRUNKS

Not to Scale MAR 2003

SCHEDULE "C"

BYLAW 3310/2003



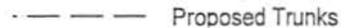
Existing Detention Pond



Proposed Detention Pond



Existing Trunks



Proposed Trunks

