


A G E N D A

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, AUGUST 26, 2002

COMMENCING AT 4:30 P.M.

- 
- (1) Confirmation of the Minutes of the regular meeting of Monday, August 12, 2002.
 - (2) **UNFINISHED BUSINESS**
 1. Director of Development Services – *Re: Emergency Services Service Delivery Study* . .1
 - (3) **PUBLIC HEARINGS**
 1. City Clerk - *Re: Land Use Bylaw Amendment 3156/NN-2002 / Rezoning of Approx. 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Anders East (Victoria Park) – Phase 10 / Anders East Developments Ltd.*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .10

2. City Clerk - *Re: Land Use Bylaw Amendment 3156/00-2002 / Low Density Residential Development – 49A Avenue / Greater Downtown Action Plan*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .14
3. City Clerk - *Re: Land Use Bylaw Amendment 3156/PP-2002 / Rezoning of Lands Required for the South Entrance Road for the West Park Extension (West Lake) Subdivision / Junction of Webster Drive (60th Avenue) and 32nd Street / Trademark West Park Inc. / The City of Red Deer*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .27
4. City Clerk – *Re: Kentwood West, Phase 20 / Closure of a Portion of the Former C & E Trail Right of Way / Road Closure Bylaw 3299/2002*
(Consideration of 2nd & 3rd Readings of the Bylaw) . .31

(4) **REPORTS**

1. Recreation, Parks & Culture Manager – *Re: Collicutt Centre – July, 2002 Operating Report* . .35
2. Community Services Director – *Re: Funding from Parkland Community Planning Services Dividend for: Riverlands Area Redevelopment Plan / Downtown Design Guidelines (Riverlands, C1 Commercial, Parkvale)* . .41
3. Land & Economic Development Manager – *Re: Advancing Major Capital Budget for Kentwood West and Johnstone Park North Regarding the Taylor Drive/CPR Overpass Project* . .45

(5) **CORRESPONDENCE**

(6) **PETITIONS AND DELEGATIONS**

(7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3156/NN-2002** – Land Use Bylaw Amendment - Rezoning of Approx. 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District / Anders East (Victoria Park) – Phase 10 / Anders East Developments Ltd.
(2nd & 3rd Readings) . .47
. .10
2. **3156/OO-2002** – Land Use Bylaw Amendment - Low Density Residential Development – 49A Avenue / Greater Downtown Action Plan
(2nd & 3rd Readings) . .49
. .14
3. **3156/PP-2002** – Land Use Bylaw Amendment - Rezoning of Lands Required for the South Entrance Road for the West Park Extension (West Lake) Subdivision / Junction of Webster Drive (60th Avenue) and 32nd Street / Trademark West Park Inc. / The City of Red Deer
(2nd & 3rd Readings) . .53
. .27
4. **3299/2002** – Road Closure Bylaw - Kentwood West, Phase 20 / Closure of a Portion of the Former C & E Trail Right of Way
(2nd & 3rd Readings) . .55
. .31

Date: July 24, 2002
To: City Clerk
From: Director of Development Services
Re: Emergency Services Service Delivery Study

Council will hear a presentation of the findings of the second phase of the subject project at the July 29, 2002 meeting of Council. The Consultant will present his recommendations and, as well, a report from the Emergency Services Manager is enclosed in the Council agenda.

This report is prepared to provide some history and context to the issue before Council.

The 2001 Emergency Services Budget documents prepared for Council's consideration contained recommendations regarding both staff and facility enhancement. The Department's Business Plan discusses the possibility of an additional facility in north Red Deer in 2004, as well as the possible relocation of Station 3. The plan goes on to discuss the requirement to hire additional staff over the period between 2003 and 2005. I have attached the appropriate sections of the business plan for Council.

During the budget debate, it was resolved that reference to the station and to the staff be deleted and instead a sum be set aside and identified as funding for emergency resource provision. It was further decided that a consultant be hired to carry out the two-phase study we are presently concluding.

During the 2002 Emergency Services Department budget deliberations, Council approved the hiring of five additional firemedics. This decision was based on a presentation by the Emergency Services Manager. He indicated that while the Consultant had not completed his work at that point, early indications were that one of his findings would be that the Department was understaffed and that they were experiencing considerable difficulty meeting the current response targets.

City Clerk
Page 2
July 24, 2002

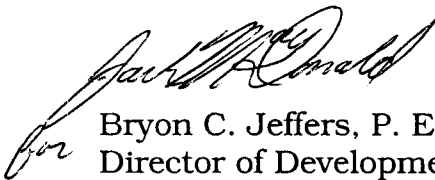
The Emergency Services Manager indicated that he would be attempting to increase staff at a rate of five per year over a period of years. The rationale for this was two-fold; first it would provide for a more manageable hiring process and second the impact on the budget would be spread over a number of years.

The Consultant will present his report at Council, and Council may also consider the recommendation of the Emergency Services Master Plan Committee. It is intended that the matter would then be tabled for two to four weeks to allow Council to consider the information and recommendations before them. The matter will then be brought back before Council for further discussion and direction.

Should Council approve in principle the recommendations before them, those recommendations will form the basis for the Department's future business plans. It is clearly understood that the process will be reviewed annually at each budget deliberation. Council may, at that time, chose to alter the process as they deem appropriate.

RECOMMENDATION

It is respectfully recommended that Council receive and discuss the material presented. This presentation is for information only at this time. Administration will bring the issue back to Council in two to four weeks for consideration.



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

BCJ/emr

- c. Emergency Services Manager
Director of Corporate Services

RESULTS ACHIEVED AND CHALLENGES ENCOUNTERED

With the leadership and assistance from the Personnel Department, a new collective agreement was negotiated with IAFF local 1190 without the need of arbitration.

The Phoenix Emergency Services explosion and fire was well managed by our crews on scene and despite the large loss, department activities maintained the viability of two local businesses.

The significant involvement of department staff significantly contributed to meeting the needs of victims of the tornado.

EFFICIENCIES AND INNOVATIONS

The new collective agreement provides for efficient and innovative ways of providing training using department staff.

Almost all department staff is participating in a five-year medical research project to fight heart disease. It appears that at least one significant health situation was identified and successfully dealt with in the last year.

A light rescue unit was purchased and put into service to improve response and permit the reassignment of the heavy rescue to full-time haz-mat duty.

"Cool Kids Wear Lids Program" is continuing to expand.

The Adopt-a-School campaign, where one crew will take on public education responsibilities for a specific school, is gaining momentum.

COST OF GROWTH

Increased recreational activity on the Red Deer River has persuaded us to include the purchase of a riverboat at some time to increase our ability for water rescue.

We will need to address the requirements for service delivery in north Red Deer as well as reviewing the location of Station 3. The Business Plan and Budgets currently provide for possible construction of a new North Red Deer facility in 2004. Funds for this facility, with an estimated cost of \$2,200,000, are being provided:

2002 - \$1,100,000

2003 - \$ 850,000

2004 - \$ 250,000

Additional resources will need to be put into training of additional staff as well as public education. To provide for staffing \$250,000 is being provided in 2003. There will be \$850,000 needed in 2004 and \$1,100,000 in 2005.

The increased redevelopment of the downtown places additional risk within The City, which are beyond the capabilities of the department. As the redevelopment of downtown continues, additional risk will result due to the increase in the number and size of buildings, which are beyond the resources of the department to protect.

With the proliferation of hazardous materials in and around the community and the related economic activity, our ability to deal with haz-mat incidents must be increased.

REVENUE MANAGEMENT

Ambulance Service

There is a three-tier rate for ambulance service:

- Most customers are charged the Blue Cross Rate for ambulance service.
- Ambulance billings that are a Provincial responsibility are at rate set by the Province but administered by Alberta Blue Cross.
- All others are charged the Alberta Ambulance Operator's rate. This has not been revised for a number of years.

The method of charging for ambulance service is under review. Currently rates are based on providing BLS or ALS service as appropriate. Consideration is being given to charging for all ambulance calls at the ALS rate.

Fire Equipment

Rates for use of fire equipment are set comparable to rates charged by other centres. Most calls are for highway rescue. Rates for highway calls are set by Alberta Infrastructure.

2001, 2002 AND 2003 OPERATING BUDGETS

PROGRAM: DEPARTMENT SUMMARY

DEPARTMENT: Emergency Services

DIRECTORATE: Development Services

DESCRIPTION OF PROGRAM

The primary department responsibility is the safety of the citizens of Red Deer in the areas of fire, hazardous materials and emergency medical services.

The department provides Fire Suppression, Rescue, Hazmat, Inspection, Code and Bylaw Enforcement, and Public Education services.

It also provides courses to staff in areas of fire suppression, rescue, emergency medical services and other areas of service delivery to acquire and maintain knowledge and skills required to ensure safe, efficient and optimal delivery of services.

LEVEL OF SERVICE

Provide appropriate response to fire, ambulance, hazmat and rescue within The City of Red Deer.

Maintain disaster preparedness and readiness in the community.

Promote public safety in buildings and promote public education in fire and injury prevention within the community.

Provide Regional 9-1-1 service to central Alberta and offer dispatch services.

OBJECTIVES AND ACTION

Objective To promote injury and fire prevention

Action Expand the Learn Not To Burn program to additional students

Increase the delivery of the Risk Watch Program

Construct the Fire Safe House at Safe City

Objective Undertake regional initiatives

Action Meet the objectives of the Business Plan as it relates to regional dispatch

Promote regional cooperativeness as it relates to disaster planning

Update all mutual aid agreements

Objective Develop the capabilities of our personnel

Action Increase skills through training

Increase focus on team approach

Promote safe work practices

Increase department competency

Objective Ensure good performance measures

Action Review historic response time targets with our Emergency Services Master Plan Advisory Comm. in 2001

Run a station location model to review station sites, especially for Stations 3 and 5

Objective Purchases are made within City purchasing guidelines

Action There are no instances when policy is not followed and there is no detrimental effect on service delivery

due to delayed purchasing

Objective High level of customer service is maintained

Action Phone calls answered within three rings, 95% of the time

At least one new customer initiative is implemented each year

SUMMARY PAGE NUMBERS:	1999 ACTUAL	2000 BUDGET	2001 BUDGET	2002 BUDGET	2003 BUDGET
EXPENDITURE					
Personnel	\$7,029,535	\$8,093,176	\$8,347,245	\$8,429,090	\$8,487,297
General & Contracted Services	339,888	436,180	517,255	444,230	462,155
Materials, Supplies & Utilities	332,197	252,370	279,420	279,720	292,770
Other	65,618	30,339	30,023	0	0
Internal Charges & Transfers	690,021	285,906	624,339	1,857,878	1,856,649
TOTAL EXPENDITURE	\$8,457,258	\$9,097,971	\$9,798,282	\$11,010,918	\$11,098,871
REVENUE	1,538,971	1,446,181	1,613,605	1,713,980	1,767,980
NET TAX LEVY	\$6,918,287	\$7,651,790	\$8,184,677	\$9,296,938	\$9,330,891
Percent of Prior Year		110.6%	107.0%	113.6%	100.4%
EQUIVALENT FULL TIME POSITIONS	108.7	109.7	110.0	110.0	110.2

2001, 2002 AND 2003 OPERATING BUDGETS					
PROGRAM: ADMINISTRATION DEPARTMENT: Emergency Services DIRECTORATE: Development Services					
DESCRIPTION OF PROGRAM <p>The Administration section has two main functions: to provide overall leadership, direction, planning and management of the department; and provide clerical support in the areas of payroll, invoicing, daily data entry and purchasing.</p>					
LEVEL OF SERVICE <p>Revenues and expenditures are within budget. Programs achieve outlined objective. All records are up to date and accurate. Support requirements of the Chief Officers and Safety Codes Officers.</p>					
OBJECTIVES AND ACTION <p>Objective To ensure that department staff are aware of department goals and direction. Action Make sure department priorities and initiatives are communicated to all staff. Objective To ensure department expenditures stay within budget. Action Budget is monitored at least monthly and necessary action taken to address budget variances. Objective To ensure payroll entries, invoicing and purchasing are completed in a timely fashion; as well as providing quality customer service. Action To ensure employee time is correctly accounted for with a minimal error rate (1%) Invoices are generated in a timely (by month end) and accurate manner (1% error rate)</p>					
DETAIL PAGES 2549 & 2550	1999 ACTUAL	2000 BUDGET	2001 BUDGET	2002 BUDGET	2003 BUDGET
EXPENDITURE					
Personnel	\$424,198	\$450,266	\$495,673	\$497,788	\$499,904
General & Contracted Services	13,777	18,950	99,800	24,800	24,800
Materials, Supplies & Utilities	7,185	7,650	7,850	7,900	7,900
Other	65,592	30,339	30,023	0	0
Internal Charges & Transfers	(91,274)	14,286	(56,861)	44,658	45,649
TOTAL EXPENDITURE	\$419,478	\$521,491	\$576,485	\$575,146	\$578,253
REVENUE	2,165	1,181	625	0	
NET TAX LEVY	\$417,313	\$520,310	\$575,860	\$575,146	\$578,253
Percent of Prior Year		124.7%	110.7%	99.9%	100.5%
EQUIVALENT FULL TIME POSITIONS	6.25	6.25	6.25	6.25	6.25

Emergency Services

DATE: JULY 22, 2002

TO: CITY CLERK

**FROM: FIRE CHIEF/MANAGER
EMERGENCY SERVICES DEPARTMENT**

SUBJECT: EMERGENCY SERVICES MASTER PLAN RECOMMENDATION

As Council is aware the Emergency Services Master Plan Advisory Committee was directed to complete the second phase of the Emergency Services review of service delivery and response standards. Completion of the first phase in February of this year resulted in a resolution of Council dated February 25, 2002 that consisted of two recommendations, that Council:

1. Adopts as a planning guideline for the years 2003 to 2007 response characteristics of:
 - 1st response in 4 minutes 90% of the time
 - 2nd response in 6 minutes 75% of the time
 - 3rd response in 8 minutes 75% of the time,
2. Agrees that the planning guideline above form the framework of the second phase of the Emergency Services review, provided that such guidelines will not be implemented except in such manner and at such time as Council may subsequently resolve.

During budget deliberations this year Council also acknowledged the difficulty the Emergency Services Department was having in meeting its previous mandate and authorized the hiring of five additional Fire-Medics to immediately assist with their efforts. We are pleased to report that they started training July 15th and will be on active duty as of July 22nd.

The second phase was completed by Dillon Consulting Ltd. and the results were presented to the Emergency Services Advisory Committee on June 26, 2002. A review of the process to date and a thorough analysis of potential solutions was conducted by Mr. Claudio Cavelli of Dillon Consulting. The Committee discussed at length the different options considering future growth, increasing service demands, response times particularly in the north and southeast, and depth of response for the entire City. Based on the planning guideline outlined in #1 above, the following motion was introduced:

Emergency Services**ES Master Plan Recommendation**

July 16, 2002

Page 2

'That the Emergency Services Master Plan Advisory Committee accept *the City of Red Deer Emergency Services Review, Station Location Assessment Evaluation of Future Conditions* Draft dated May 31, 2002 as the planning guideline for service delivery and recommend to Council of the City of Red Deer that:

1. Administration be directed to investigate options for future relocation of the Fire Prevention, administration, communications and mechanical services of the department (currently located in Station No. 3);
2. The City continue to increase staff by a minimum of 5 per year until 2007;
3. The City consider building Station No. 5 to open no later than 2005;
4. Station No. #3 be considered for relocation as the population approaches 90,000.

A new station in the north end was the only solution to meeting the 4/6/8 min.- 90/75/75% of the time planning guideline. Gradually increasing manning by 5 per year was the most balanced approach to meeting increasing service demands, being able to recruit reasonable numbers of qualified people, having properly trained staff in place when the station is ready to open, and to spread the increases over a number of years.

Mr. Claudio Covelli will be present to provide detail and answer any questions Council may have.

Recommendation

We would respectfully recommend that Council approve the direction recommended by the Emergency Services master Plan Implementation Committee in the resolution above. This approval would be subject to review of the Emergency Services budget each year and specific Council direction on the future station and staffing requirements they believe is appropriate.

We would respectfully request Council's direction on the future station and staffing requirements that they believe is appropriate.



Jack MacDonald
Fire Chief/Manager Emergency Services

CC: Director of Development Services

Comments:

I concur with the recommendations of the Emergency Services Master Plan Advisory Committee dated June 26, 2002, which in turn was supported by the Director of Development Services and the Fire Chief/Manager of Emergency Services. The recommendation of the Committee, when approved by Council, will provide the policy direction for administration to achieve the response characteristics which were approved by City Council at its meeting of February 26, 2002. City Council can expect to see the implementation of the policy direction through the Department's Business Plan from 2003 – 2007.

"N. Van Wyk"
City Manager

COUNCIL MEETING OF AUGUST 26TH, 2002

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: EMERGENCY SERVICES SERVICE
DELIVERY STUDY**

**City of Red Deer
Emergency Services Review**

**Station Location Assessment
Evaluation of Future Conditions
Final**

Prepared By:

**Dillon Consulting Limited
Donal Baird Associates**

May 31, 2002

Station Location Assessment Evaluation of Future Conditions

1.0 INTRODUCTION

Council formerly reviewed the "Evaluation of Alternative Service Standards", dated January 21, 2002 and adopted the following response planning guideline for the years 2003 to 2007.

4/6/8 Minutes – 90%/75%/75% of the Time

This standard includes a first vehicle responding in four minutes of travel time 90% of the time, a second vehicle in six minutes of travel time 75% of the time, and a third vehicle in eight minutes of travel time 75% of the time. The standard is based on a crew of four per vehicle responding.

The selection of the standard was a prerequisite to identifying existing and future suppression resource needs and station location.

The purpose of this working paper is to present the results of our review of the City's emergency response and resource needs for a 90,000 population threshold, as identified in the City of Red Deer Growth Study, completed by UMA Engineering Limited - Price Waterhouse Coopers in 2000.

2.0 NETWORK MODEL UPDATE

The Growth Study, and other references were used to determine the likely future road network corresponding to the population threshold. Speed limits on future roads were assumed to be consistent with the speed limit trends on the existing road network.

Future fire demand zones were identified in keeping with the 90,000 population threshold identified in the Growth Study and additional references. Fire risk classifications were assigned to these lands based on the land uses identified in the reference documents, consistent with the fire risk classification adopted for existing lands.

Future developments were primarily concentrated in the northeast, northwest, and south portions of the city. A total of 22 fire demand zones were added to represent future developments, bringing the total number of fire demand zones covering the City to 130.

The future road network and fire demand zones are illustrated in **Figure 1**.

3.0 FUTURE DEPLOYMENT ANALYSIS

This section summarizes the results of the deployment analysis for future conditions. A number of scenarios were developed and tested to highlight the coverage deficiencies that might arise as a result of future developments, and identify possible solutions necessary to meet the desired service standard. The aim of the analysis was to identify a “practical” solution to meet the standard.

The following paragraphs describe the assessment of various future station location and response staffing scenarios. These descriptions are followed by a table, which summarizes the results of the analyses. All scenarios are tested against the desired service standard described in **Section 1.0** and includes a first vehicle responding in four minutes of travel time 90% of the time, a second vehicle in six minutes of travel time 75% of the time, and a third vehicle in eight minutes of travel time 75% of the time. It should be noted that all optimizations were base on the four minute, first responding vehicle standard.

Scenario 1

This can be described as the “base” or “do nothing” future scenario. The scenario was tested to evaluate the coverage that would result if no changes were made to the fire suppression resources. The four existing stations would result in 71%, 67%, and 67% coverage for the first, second, and third responding vehicles, respectively. **Figures 2a, 2b, and 2c** illustrate the results of the analyses.

Scenario 2

This scenario is based on adding one optimally located fire station to the existing four stations. This would require the construction of an additional station. For analysis purposes a fully staffed pump vehicle would be available to respond to fire calls and an ambulance for medical calls. The existing stations are not relocated. This scenario results in coverage of 82% for the first responding vehicle, which does not meet the identified standard. The results are depicted in **Figure 3**. Clearly, meeting the desired standard would require the construction of a fifth station as well as the relocation of at least one of the existing four stations.

Scenario 3

This scenario is based on optimally locating all five stations throughout the city. This would require the construction of an additional station and the relocation of each of the existing stations (at least theoretically). For analysis purposes a fully staffed pump vehicle would be available to respond to fire calls and an ambulance for medical calls. This scenario was developed to indicate the best first response coverage attainable with 5 stations. The scenario would result in 95%, 70%, and 85% coverage for the first, second, and third responding vehicles, respectively. **Figure 4** illustrates the coverage deficiencies for the four minute, first responding vehicle standard. In this theoretical assessment maximizing the first response coverage compromises, to some extent, the second response coverage.

This scenario was run to help understand which of the existing stations are closest to their theoretical optimum location and is therefore helpful in determining which of the existing stations are candidates for relocation.

Scenario 4

The scenario assesses the effect of adding one optimally located station, with one fully staffed pump vehicle available to respond to fire calls and an ambulance for medical calls. The scenario also assumes the optimal relocation of **Stations 2 and 3**. Stations 1 and 4 remain in their existing locations. The scenario would result in 92%, 79%, and 79% coverage for the first, second, and third responding vehicles, respectively. **Figures 5a, 5b, and 5c** illustrate the results of the analyses. The results indicate that Station 2 does not move very far and practically this would not be done.

Scenario 5

This scenario assumes the addition of one optimally located fire station with one additional fully staffed pump vehicle available to respond to fire calls and an ambulance for medical calls. The scenario also assumes the relocation of **Station 3** to an optimal location. Stations 1,2 and 4 remain in their existing locations. This scenario results in coverage of 90%, 81%, and 77% for the first, second, and third responding vehicles, respectively. **Figures 6a, 6b, and 6c** illustrate the results of the analyses. The scenario meets and exceeds the desired service standard.

Scenario 6

This scenario assumes the addition of one optimally located fire station with one additional fully staffed pump vehicle available to respond to fire calls and an ambulance for medical calls. The scenario also assumes the relocation of **Station 2** to an optimal location. Stations 1,3 and 4 remain in their existing locations. This scenario results in coverage of 88%, 75%, and 86% for the first, second, and third responding vehicles, respectively. **Figures 7a, 7b, and 7c** illustrate the results of the analyses. The scenario marginally fails to meet the desired service standard.

TABLE 1
FUTURE RESPONSE COVERAGE SUMMARY

Scenario	Description	1 st Vehicle Response	2 nd Vehicle Response	3 rd Vehicle Response	Met Standard
1	4 existing stations - no additional fire suppression/emergency medical resources (future do-nothing).	71%	67%	67%	No
2	5 stations in total - 4 existing stations and one additional optimally located fire station, one additional pumper, ambulance and requisite staffing.	82%	N/A	N/A	No
3*	5 optimally located stations, one additional pumper, ambulance and requisite staffing.	95%	70%	85%	No
4	5 stations in total - existing stations 1 & 4 in existing locations, stations 2, 3 and an additional station optimally located. One additional pumper, ambulance and requisite staffing.	92%	79%	79%	Yes
5	5 stations in total - existing stations 1,2 & 4 in existing locations, station 3 and an additional station optimally located. One additional pumper, ambulance and requisite staffing.	90%	81%	77%	Yes
6	5 stations in total - existing stations 1,3 & 4 in existing locations, station 2 and an additional station optimally located. One additional pumper, ambulance and requisite staffing.	88%	75%	86%	No

*Optimization based on the 4 minute, first responding vehicle standard.

4.0 FUTURE DEPLOYMENT ANALYSIS

The City of Red Deer Emergency Services Department operates as a fully integrated department, providing fire suppression, rescue, and emergency medical services for the City. The effectiveness of the department's intervention to fire and other emergencies is heavily dependent upon the speed and depth of response of resources. The focus of the following analysis is on staffing and deployment analysis. Having reviewed the present department operation and cognizant of the need for an fifth station (as identified in the preceding section), the following presents a future base case and two other possible future staffing and deployment options. The existing department operation is briefly discussed to give perspective to the identified options (details of these are presented in **Table 2**).

The Existing Condition

The City presently operates four fire/emergency services stations. Each station houses at least one operational pumper and one ambulance. A total of 83 Fire-Medics make up the fire suppression/emergency services staff. Three of the existing four shifts have 21 Fire-Medics assigned the fourth has 20. Training, vacations and illnesses can amount up to 20% of assigned staff, leaving as few as 16-response staff on-duty per shift (four per station).

Four on-duty response staff are typically available to respond to all fire, rescue and emergency medical calls within each station's service area. When an ambulance (crew of 2) is deployed from a station, the remaining two on-duty Fire-Medics are insufficient in number to deploy the pumper, should a fire emergency arise. This has serious implications on the ability of the department to meet the standard adopted.

Future Base Condition

This staffing option is an extension of the existing staffing situation. A total of 25 on duty Fire-Medics would be required per shift to keep a minimum of four on-duty response staff per station (after accounting for the 20% to cover for vacations, illnesses and training).

As in the existing condition, when an ambulance (crew of two) is deployed from a station, the remaining two on-duty Fire-Medics, are insufficient in number to deploy the pumper, should a fire emergency arise.

Future Option 1

This option assumes an additional two on-duty response staff (three assigned) per shift (to the future base condition), be available to fill in the staffing numbers in any station from which an ambulance has been deployed for an extended period of time. These additional staff would be on-duty at a centrally located station. Thereby, minimizing their average travel time to any other station that might require them.

This would require a total of three on-duty staff per shift over and above the future base case condition, resulting in a total of 112 Fire-Medics.

Where multiple ambulances are deployed simultaneously for extended periods of time, only one station could be reinforced with the additional staff.

Future Option 2

This option assumes a total of five on-duty response staff (six assigned) in each station, per shift. This would require a total of 30 on-duty Fire-Medics per shift, bringing the total number of Fire-Medics to 120.

The deployment of an ambulance from any station would leave three on-duty Fire-Medics in that station. These three remaining Fire-Medics could then deploy a pump vehicle to a fire emergency, albeit with a reduced staff. While this would result in a reduction in the first response (four minute, first response standard is based on a crew of four) capability, three Fire-Medics would be on the scene within four minutes 90% of the time. However, when the second responding vehicle arrives it would arrive with five Fire-Medics, bringing the staff complement to eight.

This option would be advantageous in situations where two or more simultaneous fire and/or ambulance calls are experienced. It adds considerable flexibility and depth, but also cost. It also requires that a pump vehicle on occasion would respond with three staff, which goes against best practices.

5.0 RECOMMENDATIONS

The following are our recommendations. They are based on balancing the cost of the service with its effectiveness given the call volume and other considerations. They are also based on the practical considerations about moving stations.

1. Adopt **Scenario 5**, which places a new station in the north part of the City to cover deficiencies there, and relocate **Station 3** further south. The relocation of Station 3 is driven by growth. When growth in the south approaches the 90,000-population level, relocation of Station 3 would make sense.
2. Existing service levels do not meet the adopted standard so the addition of the fifth station is required as soon as practical. A program of annual increases in staff with a view towards having the new Station 5 in place no later than 2005 appears to be a practical solution.
3. Adopt operating **Option 1**, which would bring the City up to 112 Fire-Medics. This provides staffing to cover those frequent occasions when an ambulance is out for extended periods. It also provides the flexibility to deploy staff in other ways on occasions when there are more than the minimum on duty (e.g. staff some stations with five Fire-Medics).

TABLE 2
SUMMARY OF STATION AND STAFFING OPTIONS

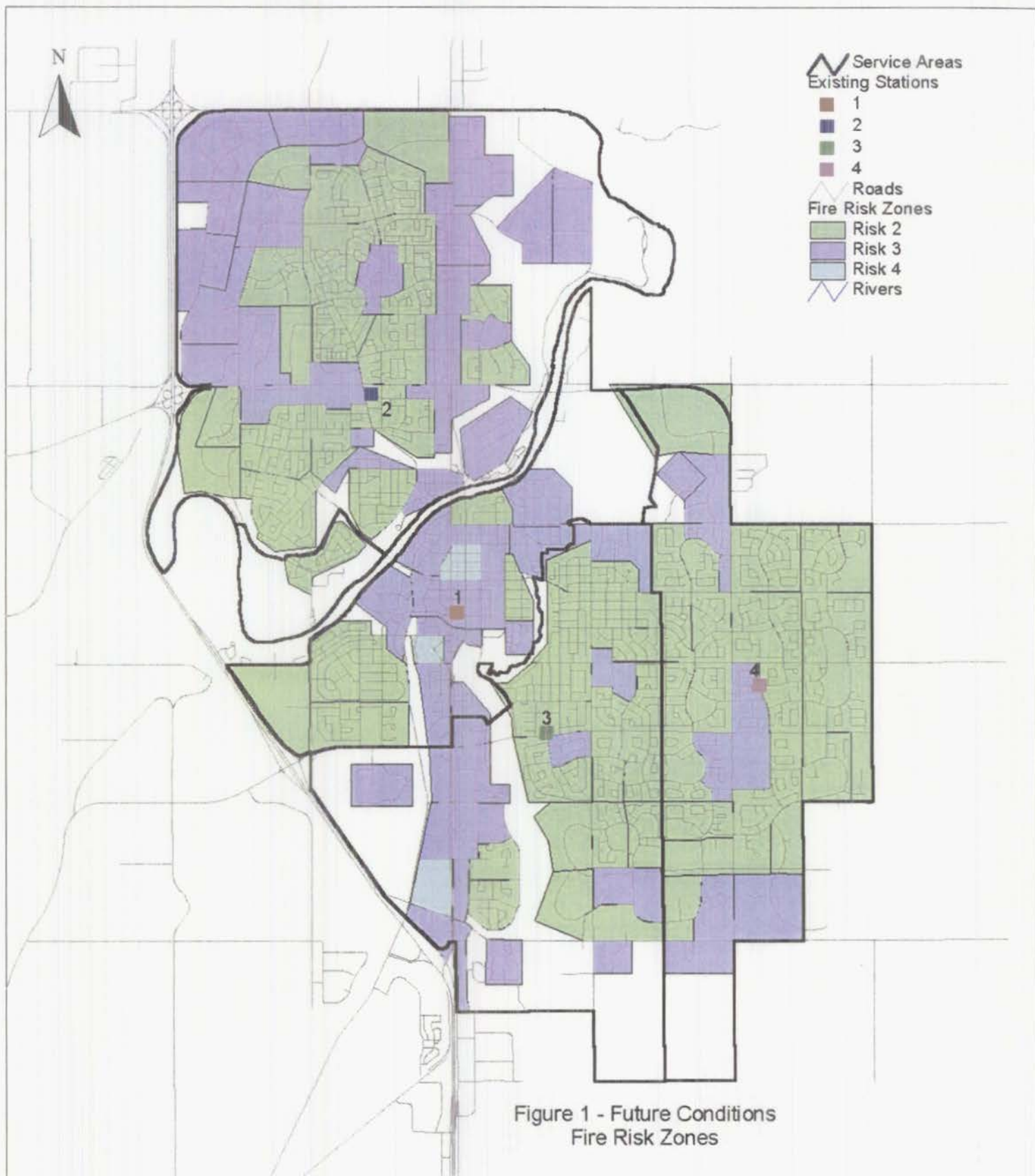
Indicator	Existing - 4 Stations	Future - 5 Stations Base Condition	Future - 5 Stations Option 1	Future - 5 Stations Option 2
Number of Stations	4	5	5	5
Number of Fully-Staffed Pump Companies	4	5	5	5
Fire-Medics per Shift	20/21	25 ¹	28 ¹	30 ¹
Total Number of Fire-Medics	83	100 ¹	112 ¹	120 ¹
Number of Ambulances	4	5	5	5
Additional Fire-Medics Assigned per Shift (Total) ²	N/A	5/4 (17)	8/7 (29)	10/9 (37)
Annual Additional Staff Operating Cost ³	N/A	\$1,105,000	\$1,885,000	\$2,405,000
Additional Capital Cost ⁴	N/A	Station: \$1,250,000 Pump: \$450,000 Ambulance: \$130,000 Total: \$1,830,000	Station: \$1,250,000 Pump: \$450,000 Ambulance: \$130,000 Total: \$1,830,000	Station: \$1,250,000 Pump: \$450,000 Ambulance: \$130,000 Total: \$1,830,000

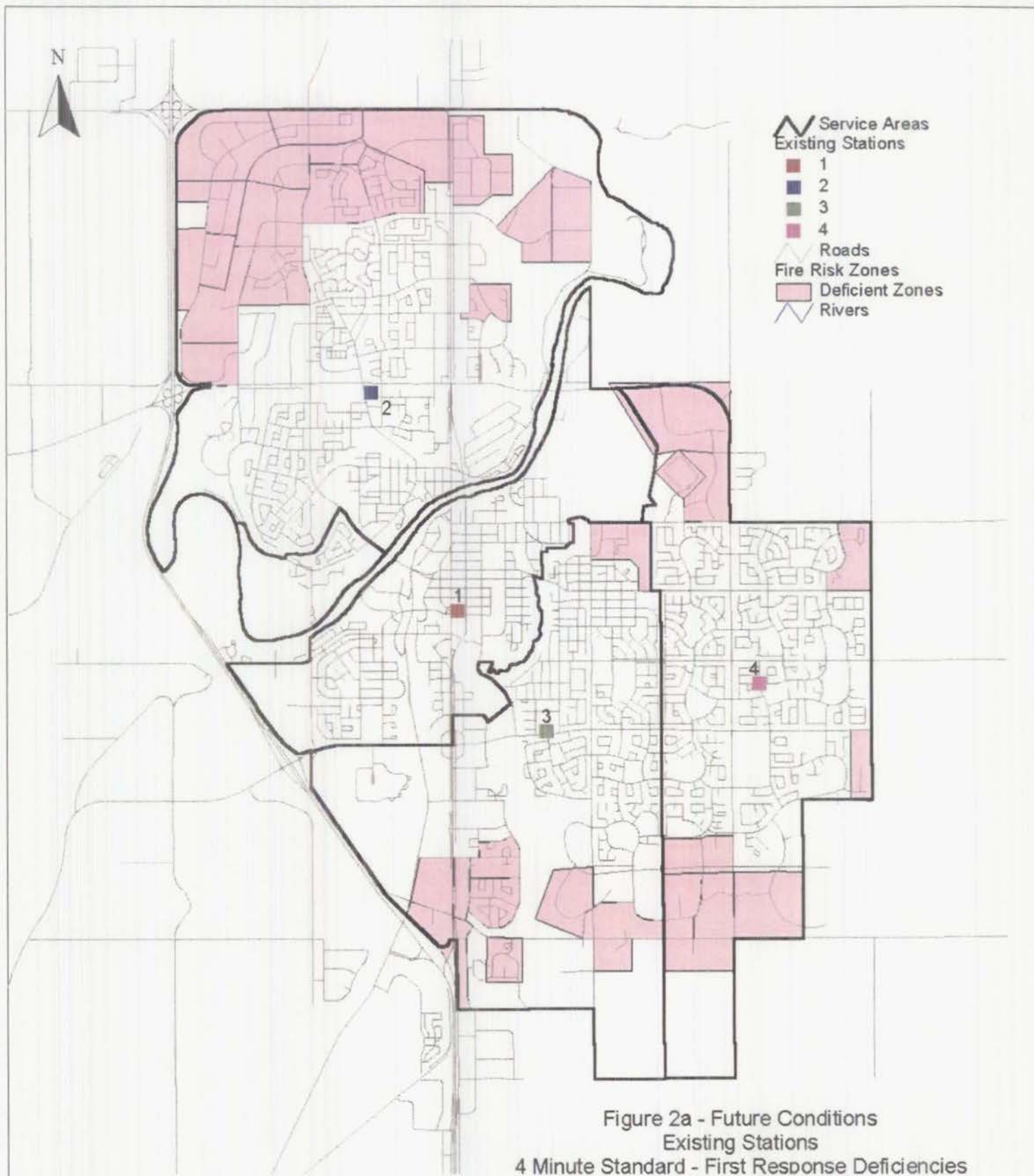
Notes: 1. Includes the "Additional Fire-Medics Assigned/Shift (Total)".

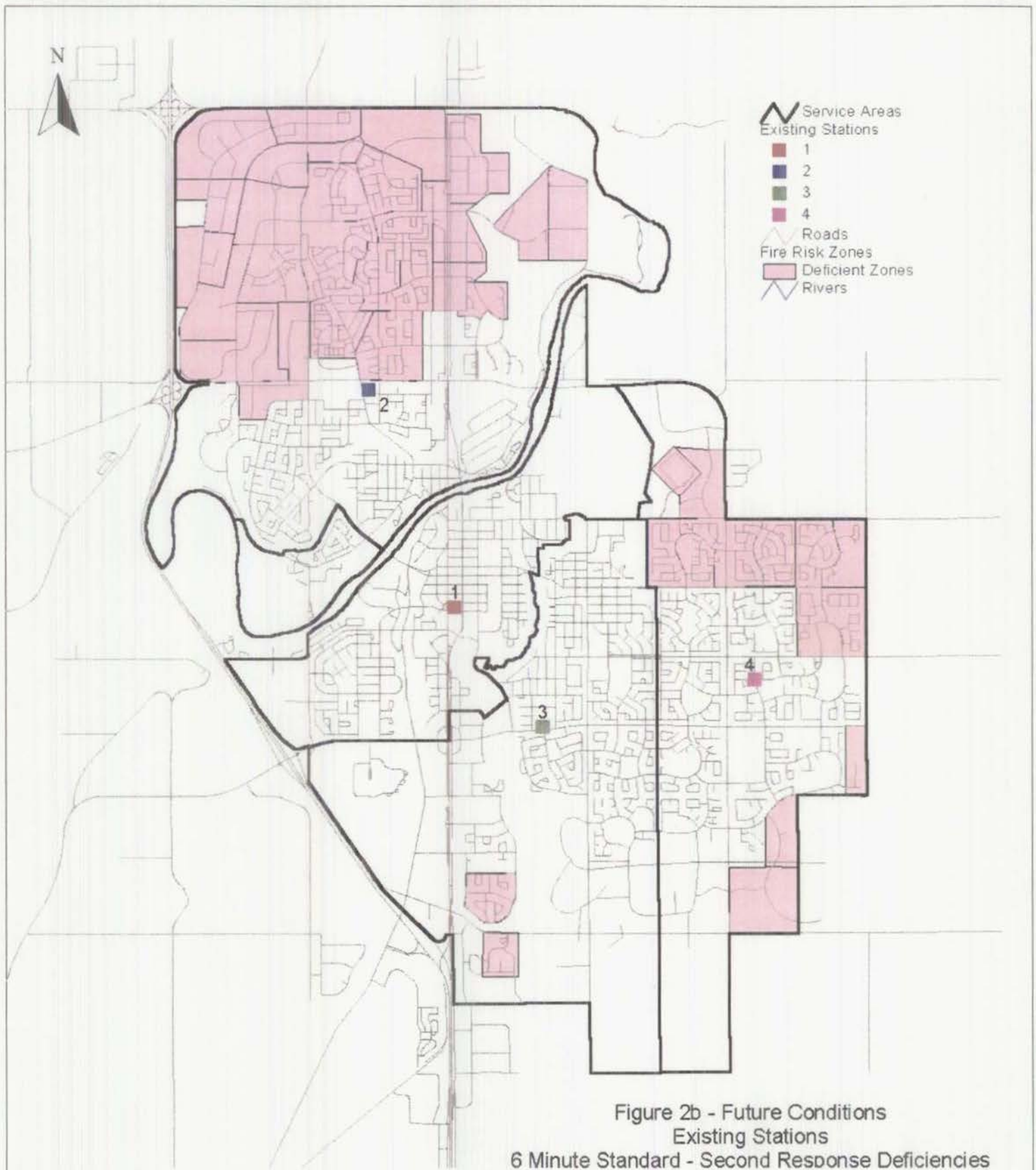
2. Three of the existing four shifts have 21 Fire-Medics assigned on duty, the fourth has 20. The additional Fire-Medics all shifts up to the same number of staff.

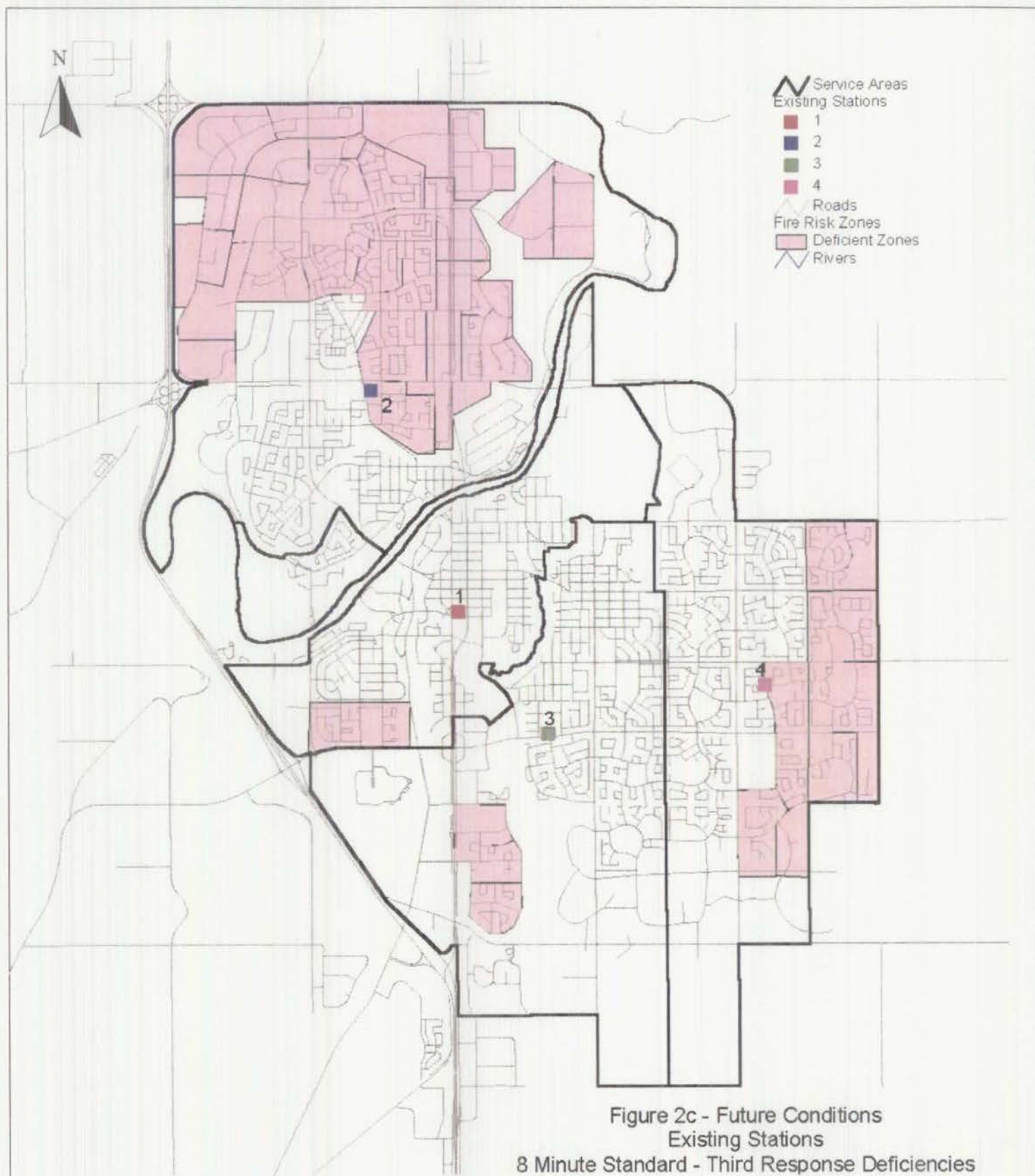
3. Staff Operating Costs are based on a company of 20 Fire-Medics at a cost of \$1,300,000/year.

4. Capital Costs are based on: a Station at \$1,250,000; a Pump Vehicle at \$450,000 each; and an Ambulance \$130,000 each.









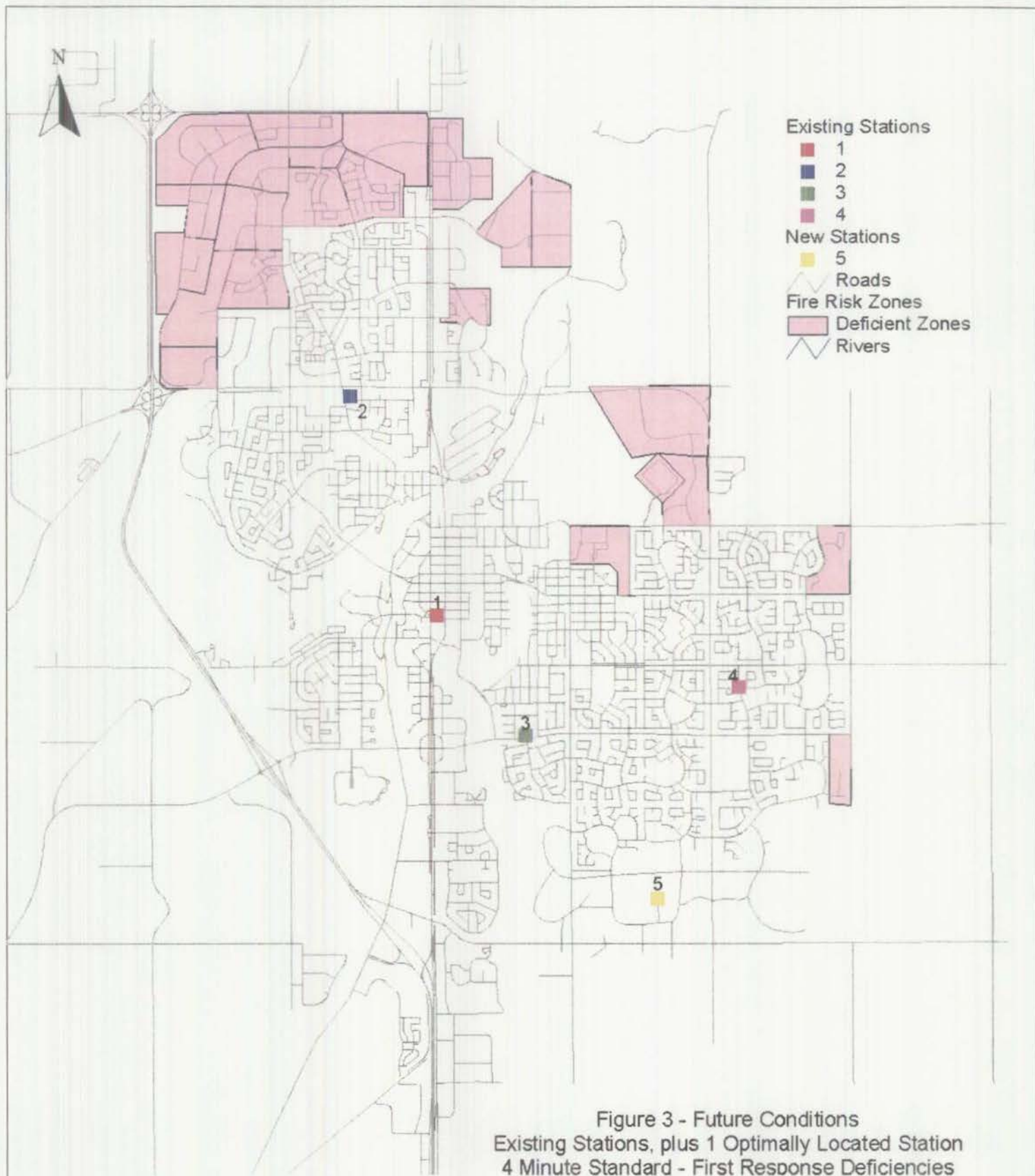
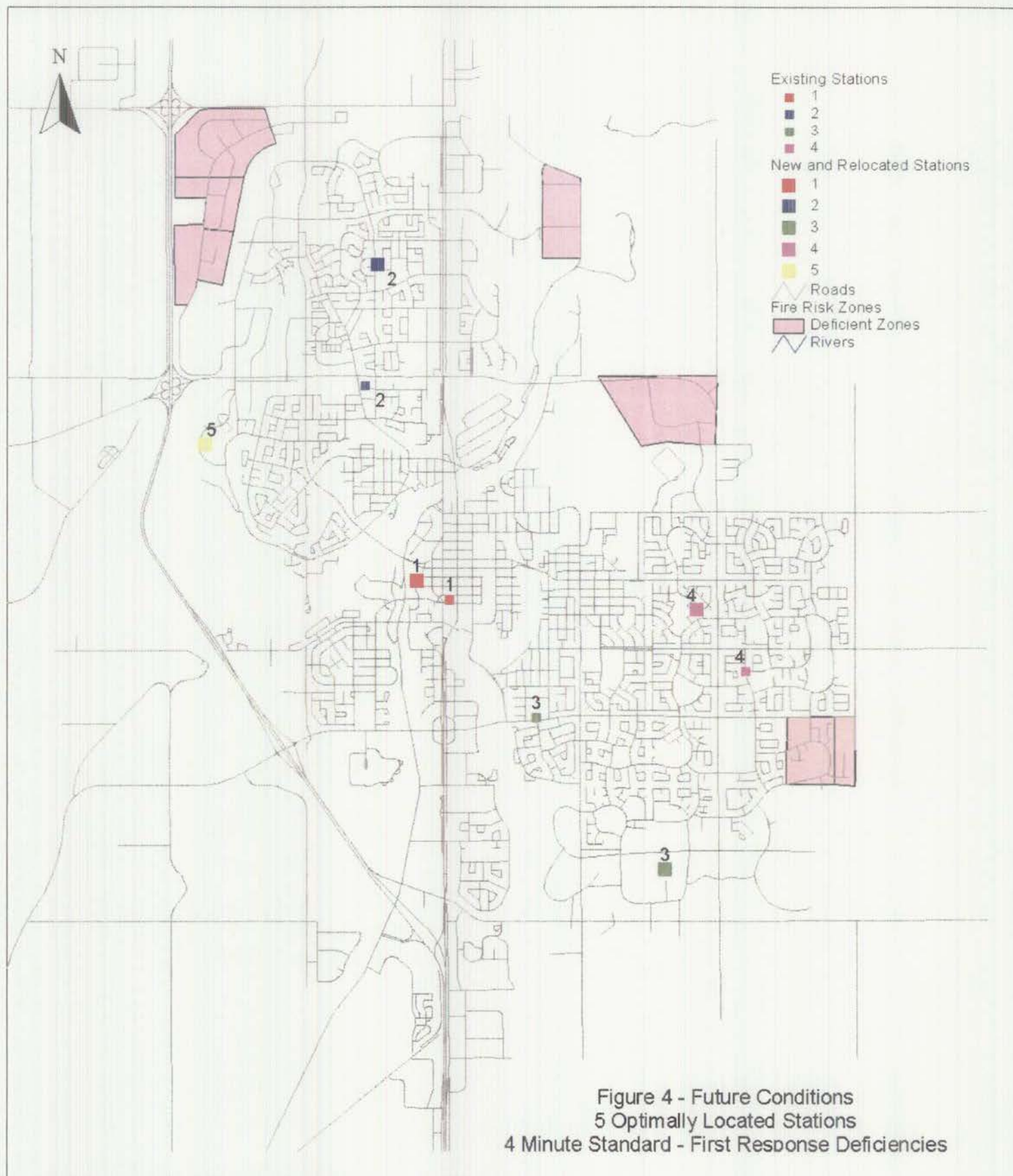


Figure 3 - Future Conditions
Existing Stations, plus 1 Optimally Located Station
4 Minute Standard - First Response Deficiencies



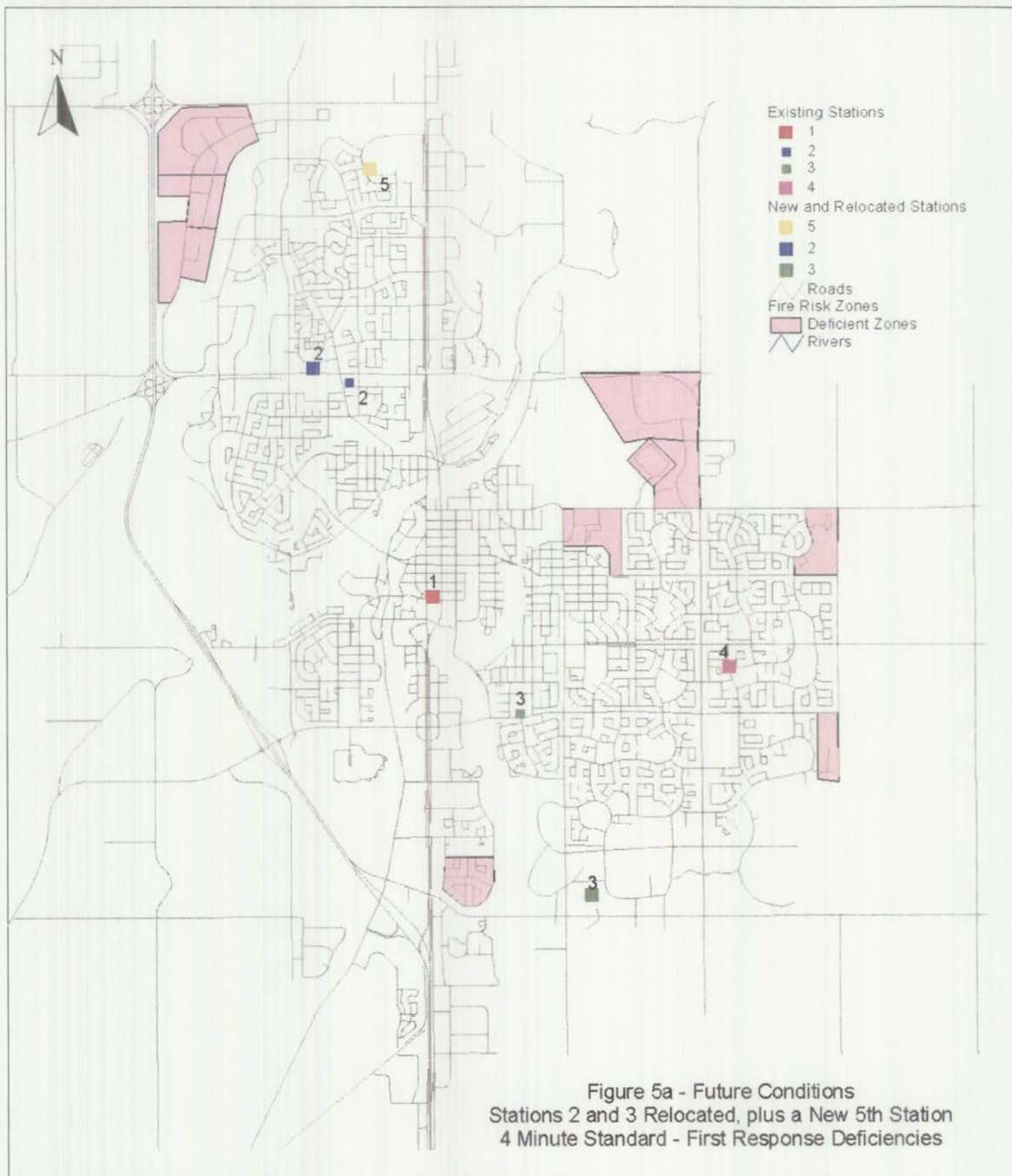
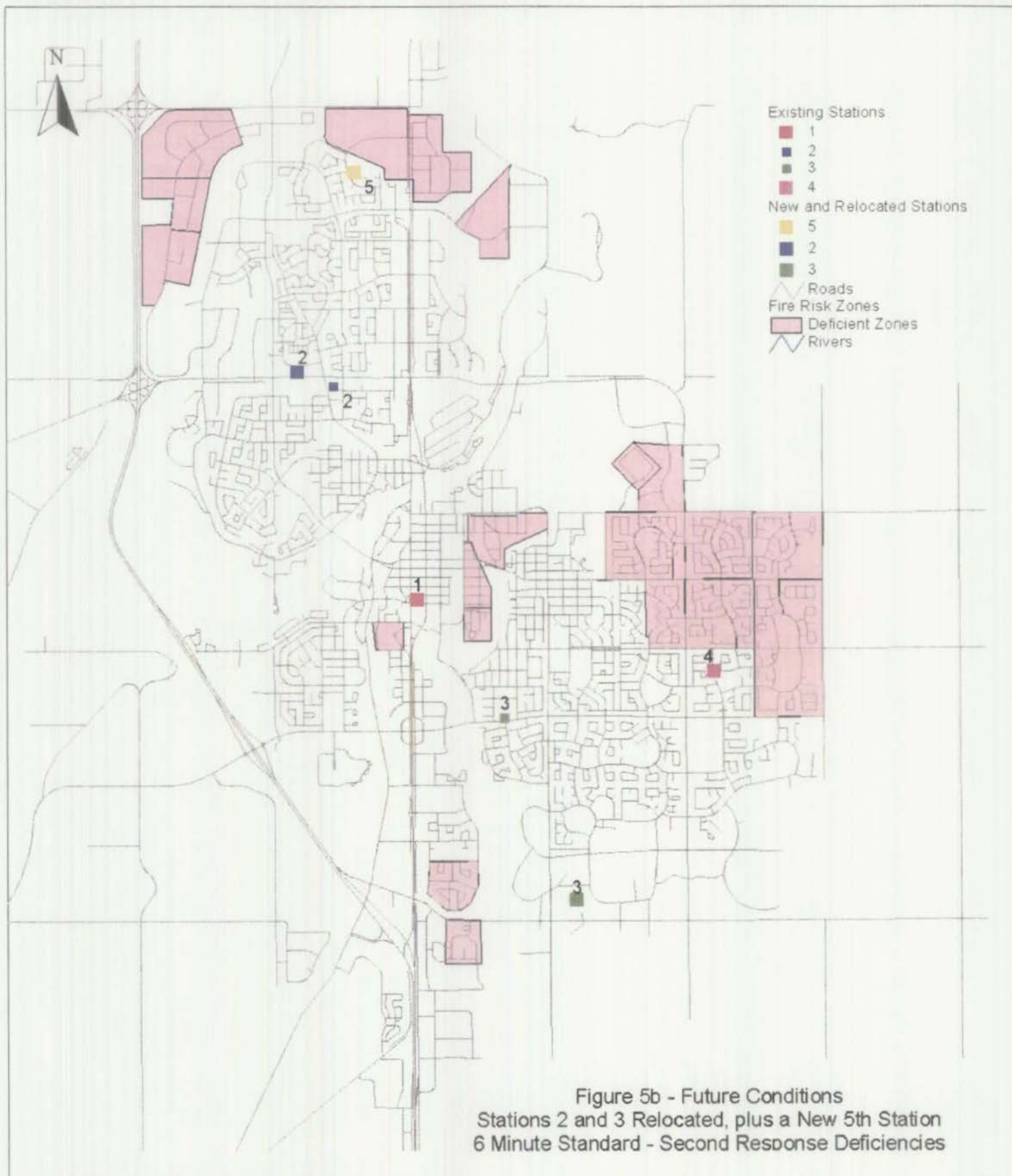


Figure 5a - Future Conditions
Stations 2 and 3 Relocated, plus a New 5th Station
4 Minute Standard - First Response Deficiencies



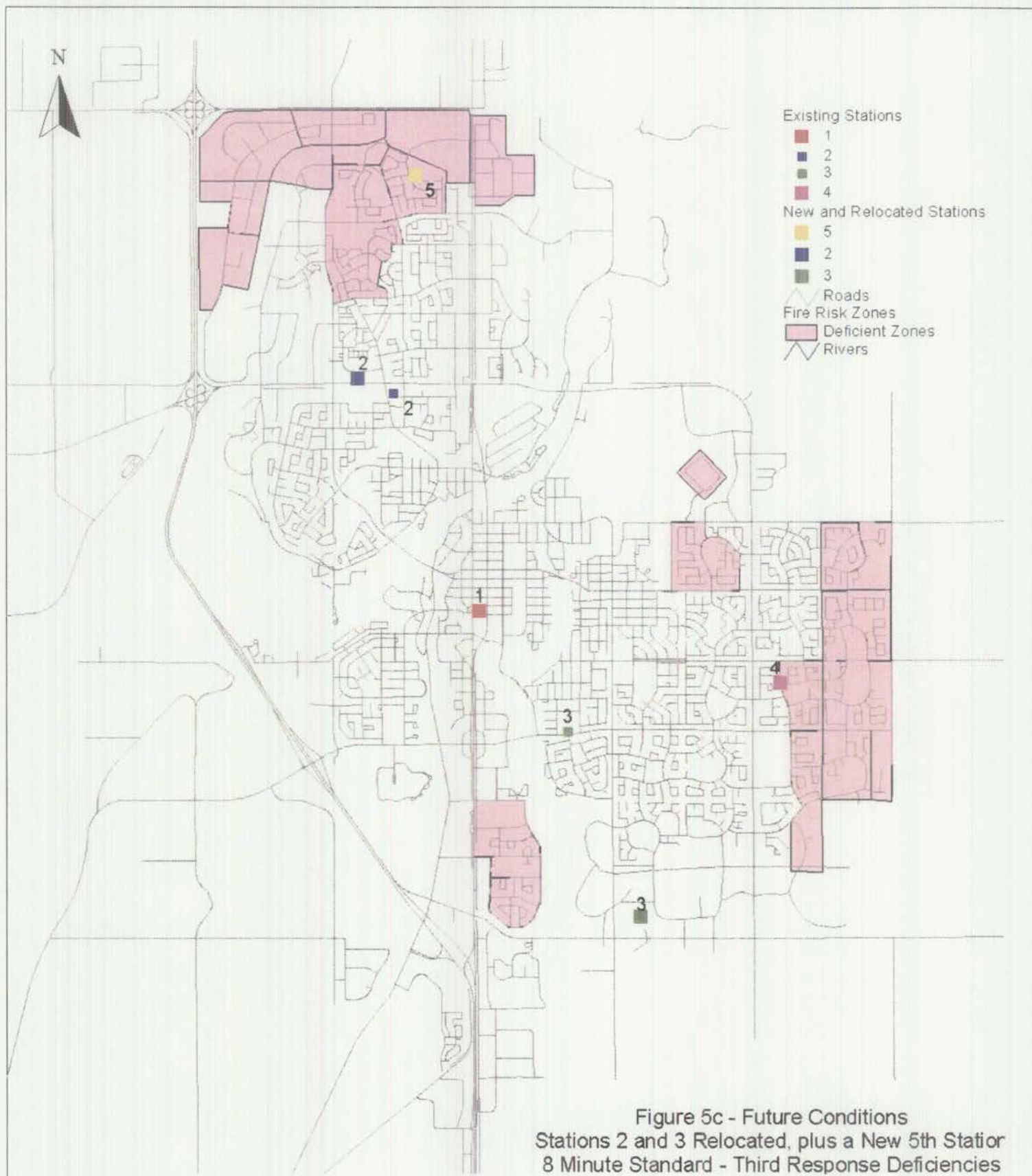
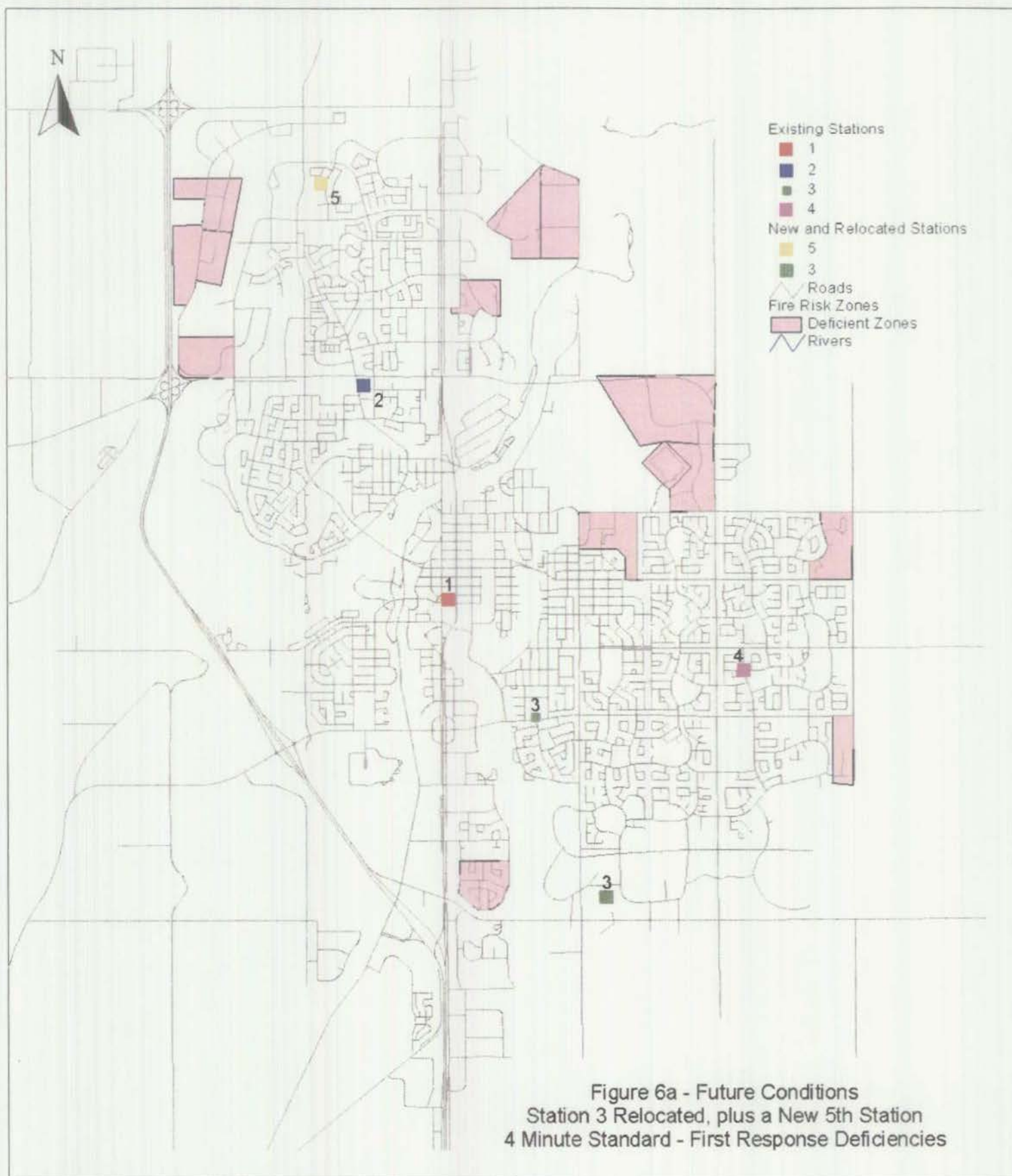
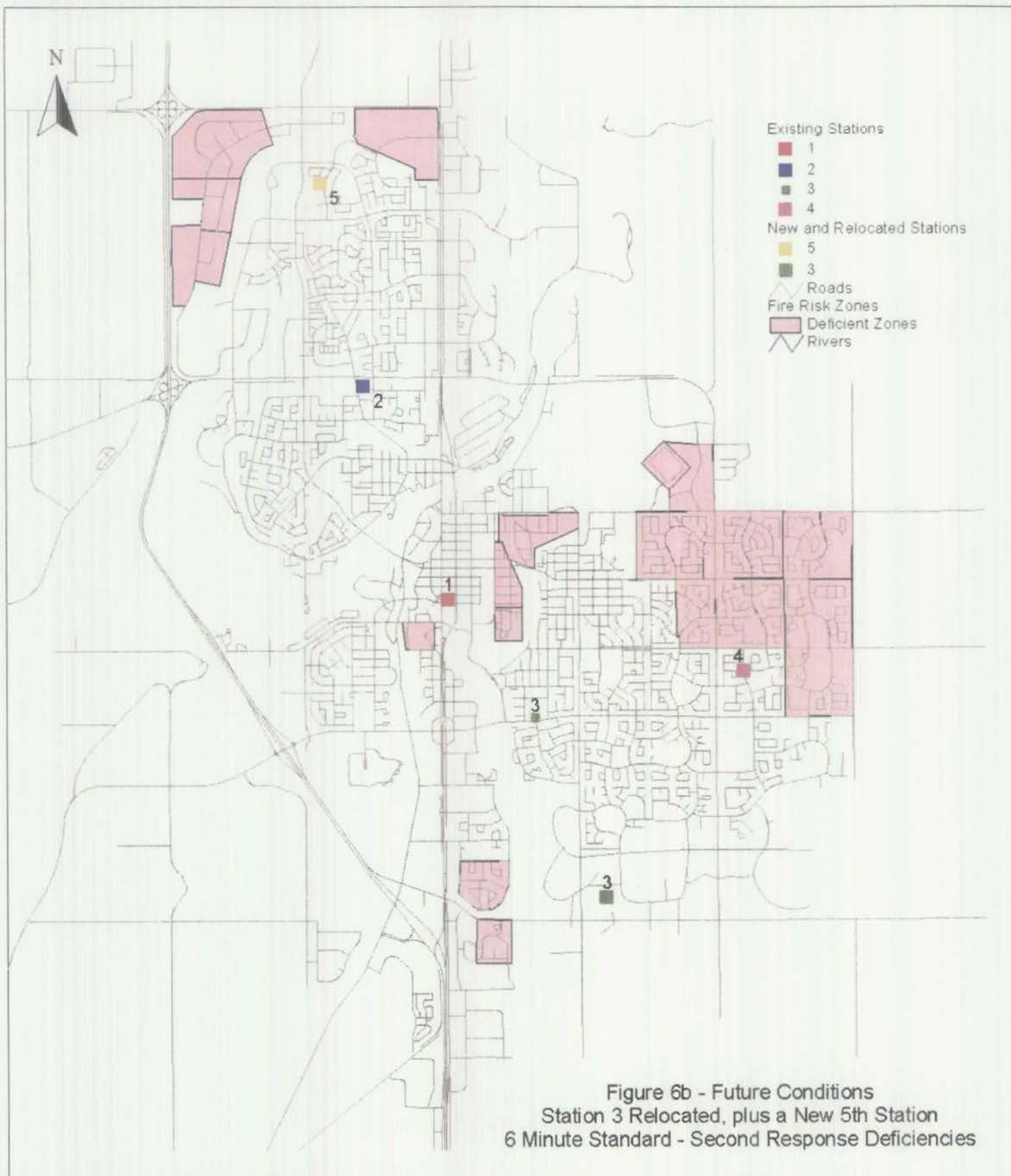
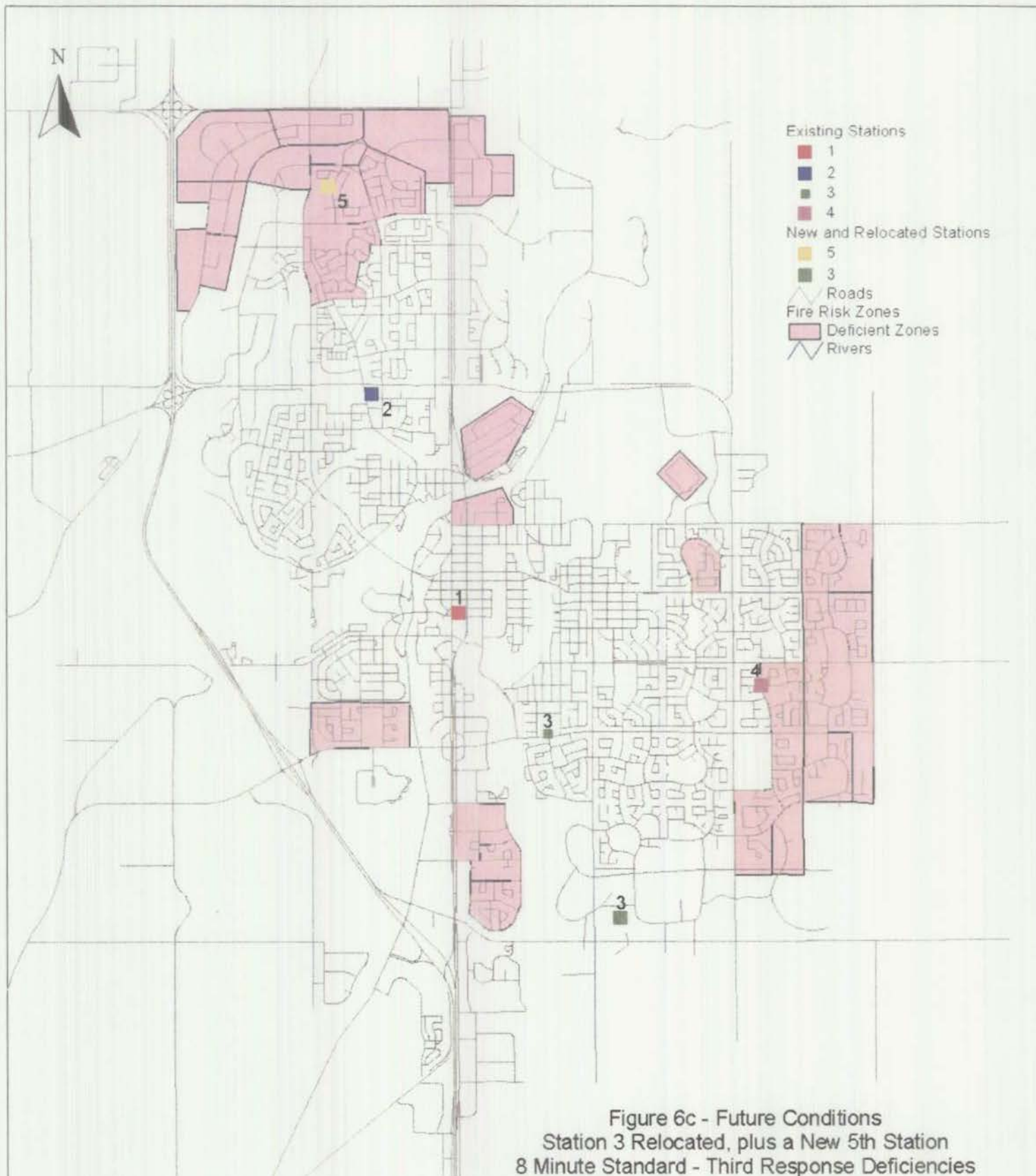
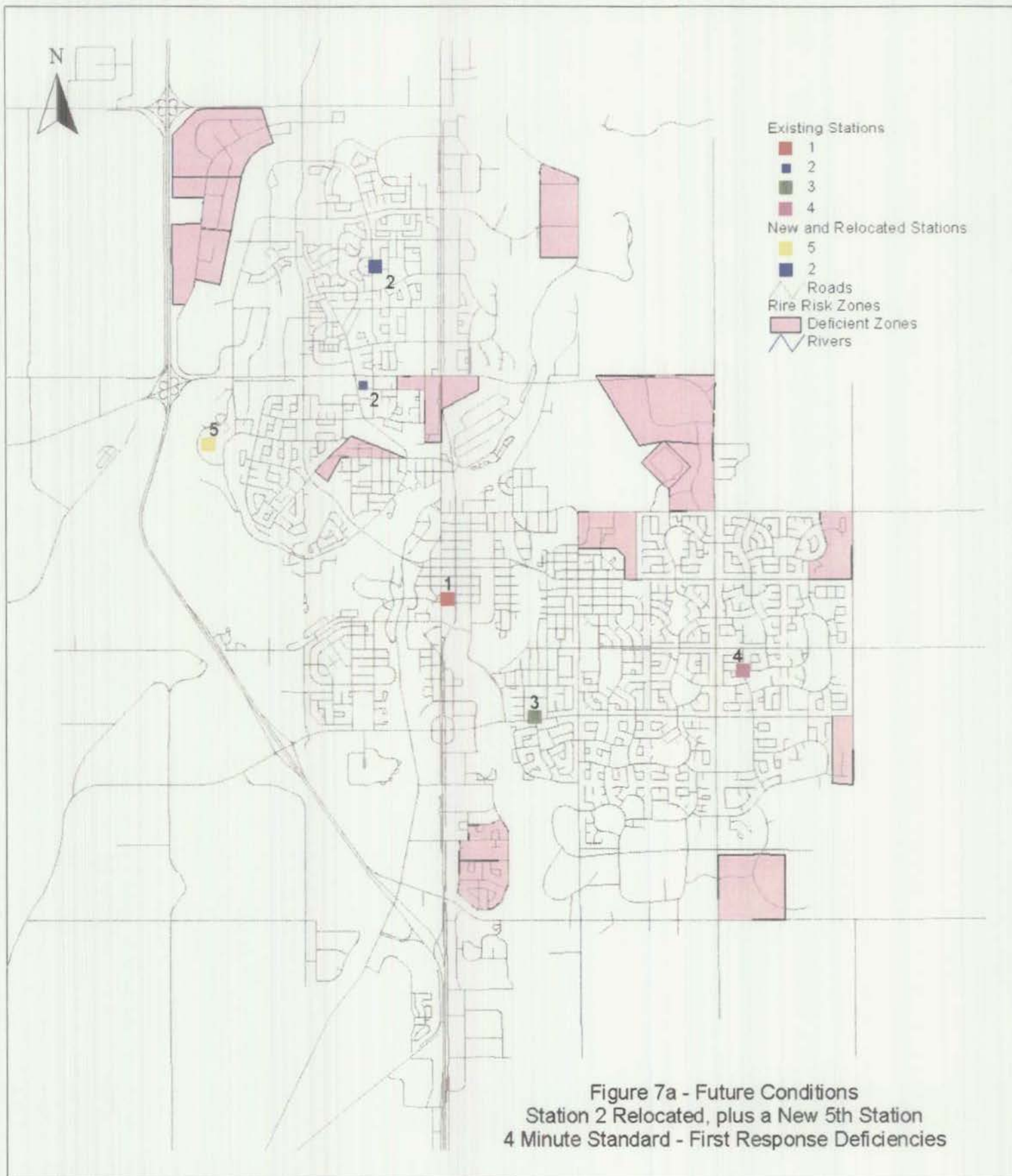


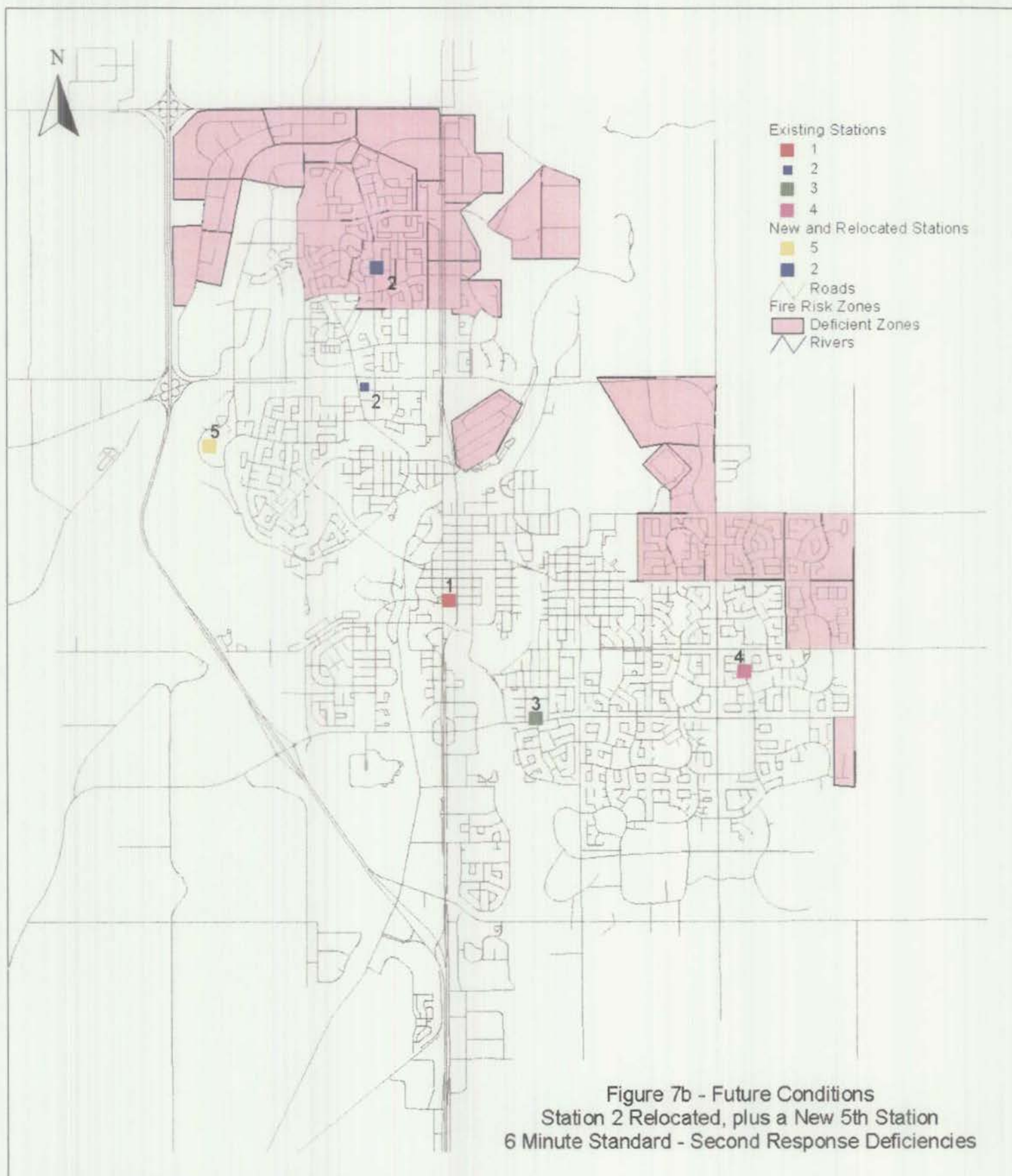
Figure 5c - Future Conditions
Stations 2 and 3 Relocated, plus a New 5th Station
8 Minute Standard - Third Response Deficiencies

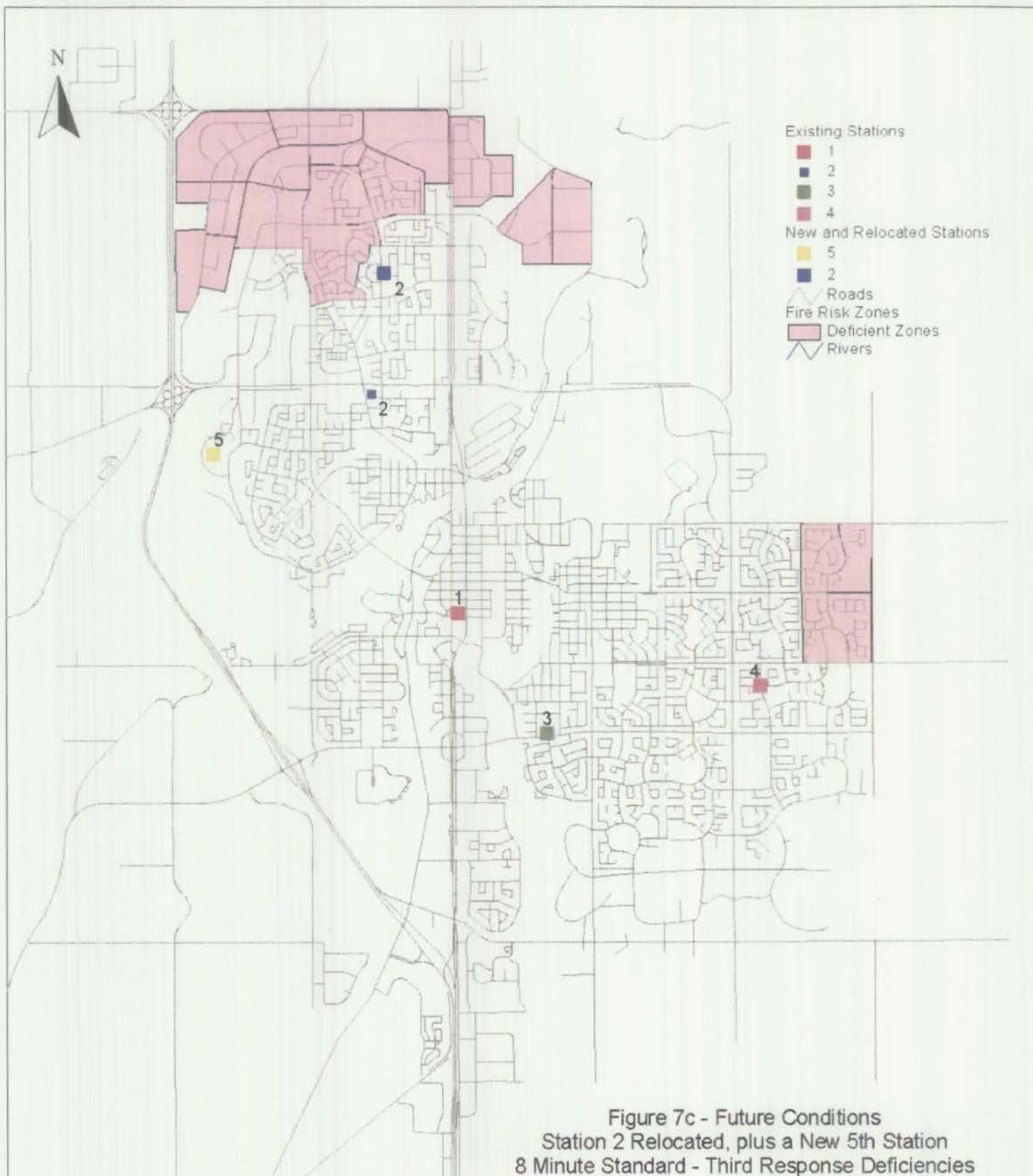












DATE: August 27, 2002
TO: Director of Development Services
FROM: Deputy City Clerk
SUBJECT: Emergency Services Service Delivery Study

Reference Report:

Director of Development Services, dated July 24, 2002

Resolutions:

Resolved that Council of the City of Red Deer agrees to lift from the table consideration of the report from the Director of Development Services, dated July 24, 2002, re: Emergency Services Service Delivery Study.

Resolved that Council of the City of Red Deer adopt the City of Red Deer Emergency Services Review, Station Location Assessment Evaluation of Future Conditions, Final, dated May 31, 2002, as presented to Council on August 26, 2002, as the policy guideline for service delivery.

Further that Council agrees as follows:

1. Administration be directed to investigate options for future relocation of the Fire Prevention, administration, communications and mechanical services of the department (currently located in Station No. 3).
2. Administration be directed to include in their future business plans for Council budget consideration to increase staff by a minimum of 5 per year until 2007.
3. Administration prepare a plan for the opening of Station No. 5 no later than 2005.
4. As the City population approaches 90,000, that City staff prepare a plan for the relocation of Station No. 3.

Report Back to Council:

Comments/Further Action:

A handwritten signature in black ink, appearing to read "N. Housenga". The signature is fluid and cursive, with a large initial "N" and a long, sweeping underline.

Nona Housenga
Deputy City Clerk

/chk

c Treasury Services Manager
 Emergency Services Manager



Office of the City Clerk

DATE: July 30, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ Sec. 10-38-27-4
Anders East (Victoria Park) – Phase 10
Anders East Developments Ltd.

History

At the Monday, July 29, 2002 meeting of Council, Land Use Bylaw Amendment 3156/NN-2002 was given first reading.

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan.

Public Consultation Process

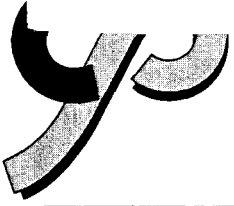
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 26, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendation

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

K. Kloss
Kelly Kloss
City Clerk

/chk



**LAND
COMMUNITY
PLANNING
SERVICES**

11

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

Date: July 19, 2002

To: Kelly Kloss, City Clerk

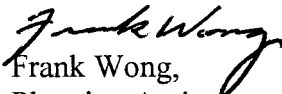
Re: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ Sec. 10-38-27-4
Anders East (Victoria Park) – Phase 10
Anders East Developments Ltd.

Anders East Developments Ltd. is proposing to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 consists of 29 single-family lots, 1 municipal reserve lot, and 1 public utility lot. The proposal rezones approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. The proposed land uses complies with the Anders East (Victoria Park) Outline Plan. (Note: this is an older plan that preceded the use of Area Structure Plans for new quarter sections.)

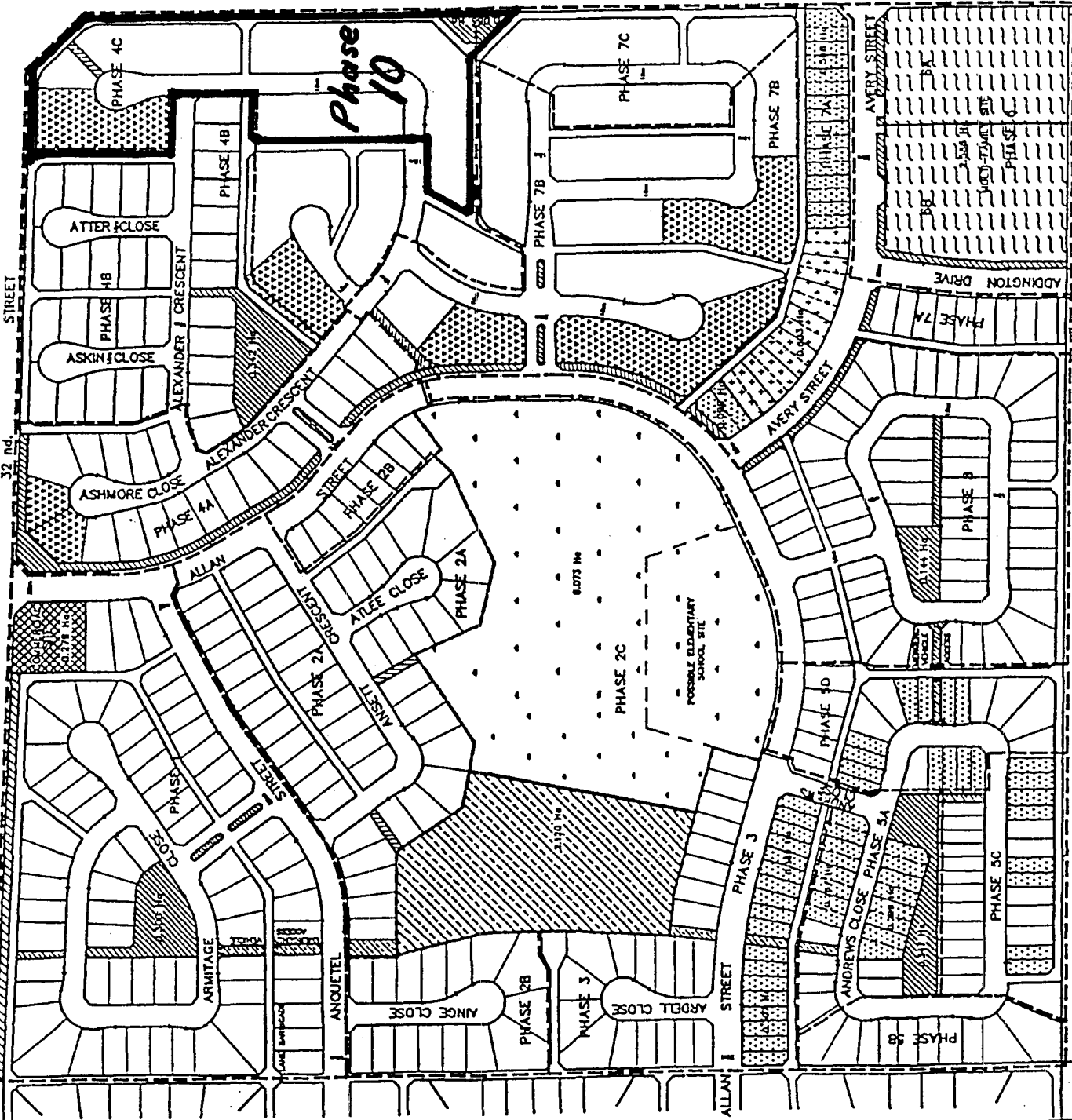
Recommendation

The proposed subdivision complies with the Outline Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/NN-2002.

Sincerely,


Frank Wong,
Planning Assistant

Attachment



RED DEER
ANDERS EAST
OUTLINE PLAN
SHOWING
SUBDIVISION
OF THE
S.E.1/4, 10-38-27-W4
FOR
ANDERS EAST
DEVELOPMENTS LTD.
SCALE: N.T.S.

- SINGLE FAMILY DETACHED - R-1
 - WALKWAYS AND LOCAL PARKS
 - NEIGHBOURHOOD COMMERCIAL
 - SCHOOL/PARK SITE
 - DUPLEX LOTS - R-1(A)
 - SINGLE FAMILY NARROW LOTS - R-1(N)
 - MULTI-FAMILY RESIDENTIAL
 - TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
 - MINOR COLLECTOR MEDIANS
 - P.U.L. LOTS
 - EXISTING PHASE BOUNDARIES
- ALL ROADS ARE 10m UNLESS OTHERWISE NOTED.

PREPARED: MAR. 1990
REVISIONS: JUNE 01/1990
JUNE 22/1990
JULY 31/1990
AUG 12/1990
AUG 20/1990
SEP 24/1990
OCT 24/1990
NOV 24/1990

Approved: Dec. 1/90

PREPARED BY:
AL-TERRA
ENGINEERING LTD.
Edmonton Red Deer
IN ASSOCIATION WITH
Mackenzie Associates
Consulting Group Limited

ASKIN CL

ATTER CL

R1

R1

R1

R1

ALEXANDER CR

R1

R1

P1

R1

ASH CL

R1

R1

ALEXANDER CR

ASHLEY AV

R1

R1

ARCHIBALD CR

ALLAN ST

30 AV

NORTH

A1 to R1 

A1 to P1 

MAP No. 42 / 2002
BYLAW No. 3156 / NN - 2002

LAND USE BYLAW 3156/NN-2002
Anders East (Victoria Park)

DESCRIPTION: Rezoning from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District.

FIRST READING: July 29, 2002

FIRST PUBLICATION: August 9, 2002

SECOND PUBLICATION: August 16, 2002

PUBLIC HEARING & SECOND READING: August 26, 2002

THIRD READING: Aug. 26, 2002

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☒ \$ 400. NO ☐ BY: Melcor

ACTUAL COST OF ADVERTISING:

1ST \$ 294.64 & 2ND \$ 294.64 TOTAL: \$ 589.28

MAP PREPARATION: \$ _____

TOTAL COST: \$ 589.28

LESS DEPOSIT RECEIVED: \$ (400.00.)

AMOUNT OWING/ (REFUND): \$ 189.28

INVOICE NO.: #45639 B. 524867



Council Decision – August 26, 2002

Office of the City Clerk

DATE: August 27, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ Sec. 10-38-27-4
Anders East (Victoria Park) – Phase 10
Anders East Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated July 19, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/NN-2002 was given second and third readings. A copy of the Bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan. This office will amend the Land Use Bylaw and distribute copies in due course.


Nona Housenga

Deputy City Clerk

/chk

attchs.

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

BYLAW NO. 3156/NN-2002

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:

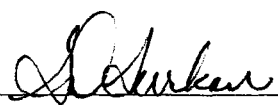
- 1 The "Use District Map J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 42/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

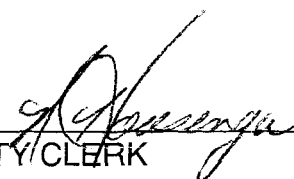
READ A SECOND TIME IN OPEN COUNCIL this 26th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of August 2002.



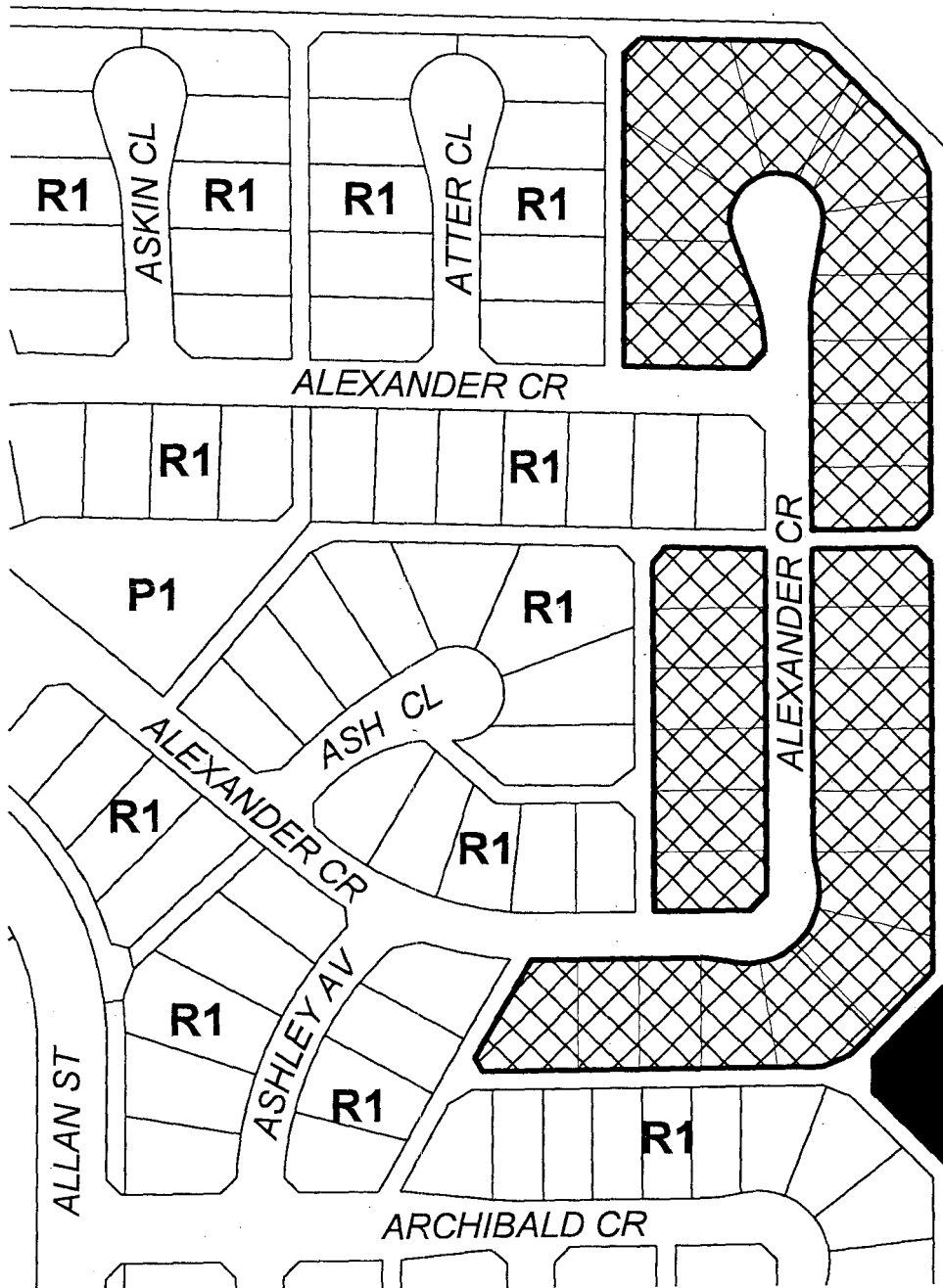
MAYOR



DEPUTY CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



AFFECTED DISTRICTS:

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

Change from :

- A1 to R1 
- A1 to P1 

MAP No. 42 / 2002
BYLAW No. 3156 / NN - 2002



OFFICE OF THE CITY CLERK

August 27, 2002

Anders East Developments Ltd.
c/o 502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ 10-38-27-4
Anders East (Victoria Park) – Phase 10
Anders East Developments Ltd.**

At the City of Red Deer's Council Meeting held August 26, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/NN-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/NN-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Nona Housenga
Deputy City Clerk

/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

August 6, 2002

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/NN –2002 – Anders East (Victoria Park)

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 Anders East (Victoria Park) area you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/NN-2002** to allow for the rezoning of approximately 3.19 ha (7.88 acres) of land in the Anders East (Victoria Park) neighbourhood from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2nd Floor of City Hall on **Monday, August 26, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, August 20, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,

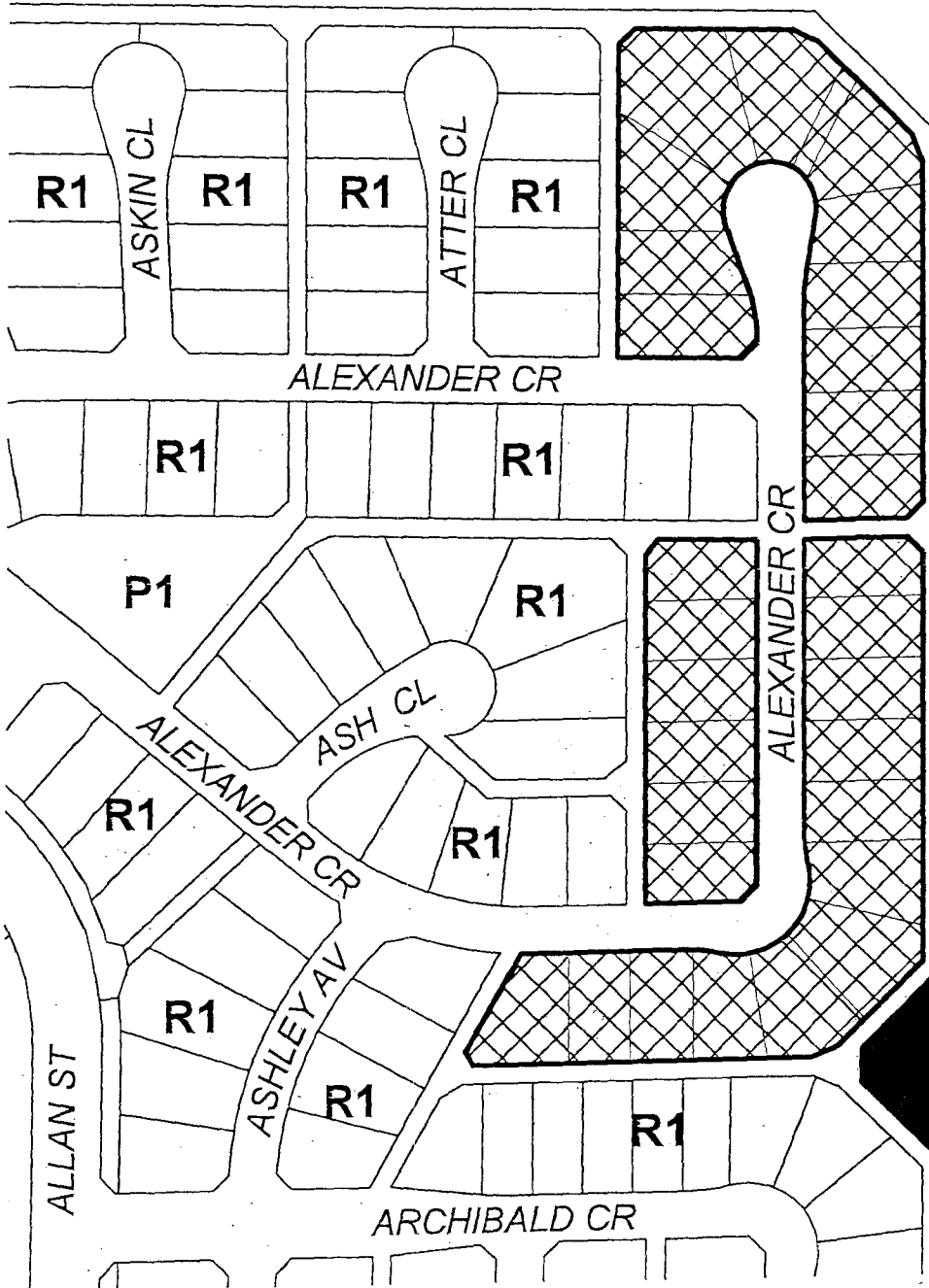


Kelly Kloss
City Clerk

att.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1 

A1 to P1 

MAP No. 42 / 2002
BYLAW No. 3156 / NN - 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	
Anders East Developments Ltd.	900, 10310 Jasper Avenue	Edmonton, AB T5J 2W4		
Darcy & Julie Ludwig	6 Atter Close	Red Deer, AB T4R 2T2		
Dale Allen & Helen Elizabeth Reinbold	2 Atter Close	Red Deer, AB T4R 2T2		
Hardip & Amarjit Ubhi	119 Alexander Crescent	Red Deer, AB T4R 2R7		
Timothy Louis & Marie Anne Brigitte Hetu		124 Archibald Crescent	Red Deer, AB T4R 2X2	
J. Keith & Connie Rankin	128 Archibald Crescent	Red Deer, AB T4R 2X3		
Rennie David & Mary Anne Anderson	132 Archibald Crescent	Red Deer, AB T4R 2X3		
Timothy L. & Bonnie J. Gardiner	136 Archibald Crescent	Red Deer, AB T4R 2X3		
Robert Bruce & Patricia Lynn Irwin	140 Archibald Crescent	Red Deer, AB T4R 2X3		
Lionel B. & Valerie A. Trotter	144 Archibald Crescent	Red Deer, AB T4R 2X3		
Gordon Herbert & Peggy Lynn Kingcott	148 Archibald Crescent	Red Deer, AB T4R 2X3		
Bill L. & Brenda L. McCormick	116 Archibald Crescent	Red Deer, AB T4R 2X3		
Roger George & Sylvie Lucie Proulx		120 Archibald Crescent	Red Deer, AB T4R 2X3	



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

102 09 07
Year Month Day

Name: ANDERSON EAST

Reference: LUB ADVERTISING - ANDERSON

NOT VALID ULESS MACHINE PRINTED HERE

08/02/02 10:10 AM
SUNDRY CHECK
3156/110-2002
\$400.00

ITEM	Account Number (Cost Centre.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
L.U.B. Advert	59.5901				400.00
D.A.B. Fee	54.5722				
D.A.B. Advert	54.5901				
GST. REGISTRATION # R119311785 TOTAL					400.00

REMITTANCE ADVICE

DATE			CITY OF RED DEER		AMOUNT		400.00		PAGE		
1	8	2002	AE Canadian Imperial Bank of Commerce						100424		
BANK								NUMBER			
DOCUMENT DATE		DOCUMENT NUMBER		DOCUMENT AMOUNT		BALANCE		GROSS AMOUNT		DISCOUNT	NET PAYMENT
1	8	2002	AND.EAST 10 ADV.FEE		400.00			400.00		0.00	400.00
<div>Victoria Bank # 10</div> <div>400.00</div>											
					400.00			400.00		0.00	400.00



Office of the City Clerk

July 30, 2002

Anders East Developments Ltd.
c/o 502, 4901 - 48 Street
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ 10-38-27-4
Anders East (Victoria Park) - Phase 10
Anders East Developments Ltd.**

At the City of Red Deer's Council meeting held Monday, July 29, 2002, first reading was given to Land Use Bylaw Amendment 3156/NN-2002. A copy of the bylaw is attached for your information.

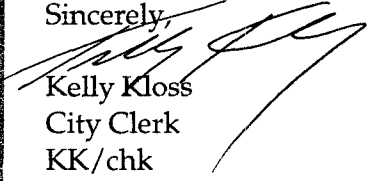
Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 26, 2002 at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, August 7, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,


Kelly Kloss
City Clerk
KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

The City of Red Deer

* * * Transmission Result Report (MemoryTX) (Jul.30. 2002 2:50PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: Jul.30. 2002 2:48PM

File No. Mode	Destination	Pg (s)	Result	Page Not Sent
3429 Memory TX	3437510	P. 3	OK	

Reason for error

E.1) Hang up or line fail
E.3) No answerE.2) Busy
E.4) No facsimile connectionBox 5008
Red Deer, Alberta
T4N 5T4

The City of Red Deer

Office of the City Clerk

July 30, 2002

Anders East Developments Ltd.
c/o 502, 4901 - 48 Street
Red Deer, AB T4N 6M4

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ 10-39-27-4
Anders East (Victoria Park) - Phase 10
Anders East Developments Ltd.

At the City of Red Deer's Council meeting held Monday, July 29, 2002, first reading was given to Land Use Bylaw Amendment 3156/NN-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, August 26, 2002 at 7:00 p.m., in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is \$400. We require this deposit by no later than Wednesday, August 7, 2002 in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloos
City Clerk
KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant4814 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 342-6122 Fax: (403) 342-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

DATE: July 30, 2002

TO: Norma Lovell, Assessment


FROM: Cheryl Adams
City Clerk's Office

RE: Land Use Bylaw Amendment 3156/NN-2002 Anders East (Victoria Park)

Please provide **CHRISTINE KENZIE** 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.

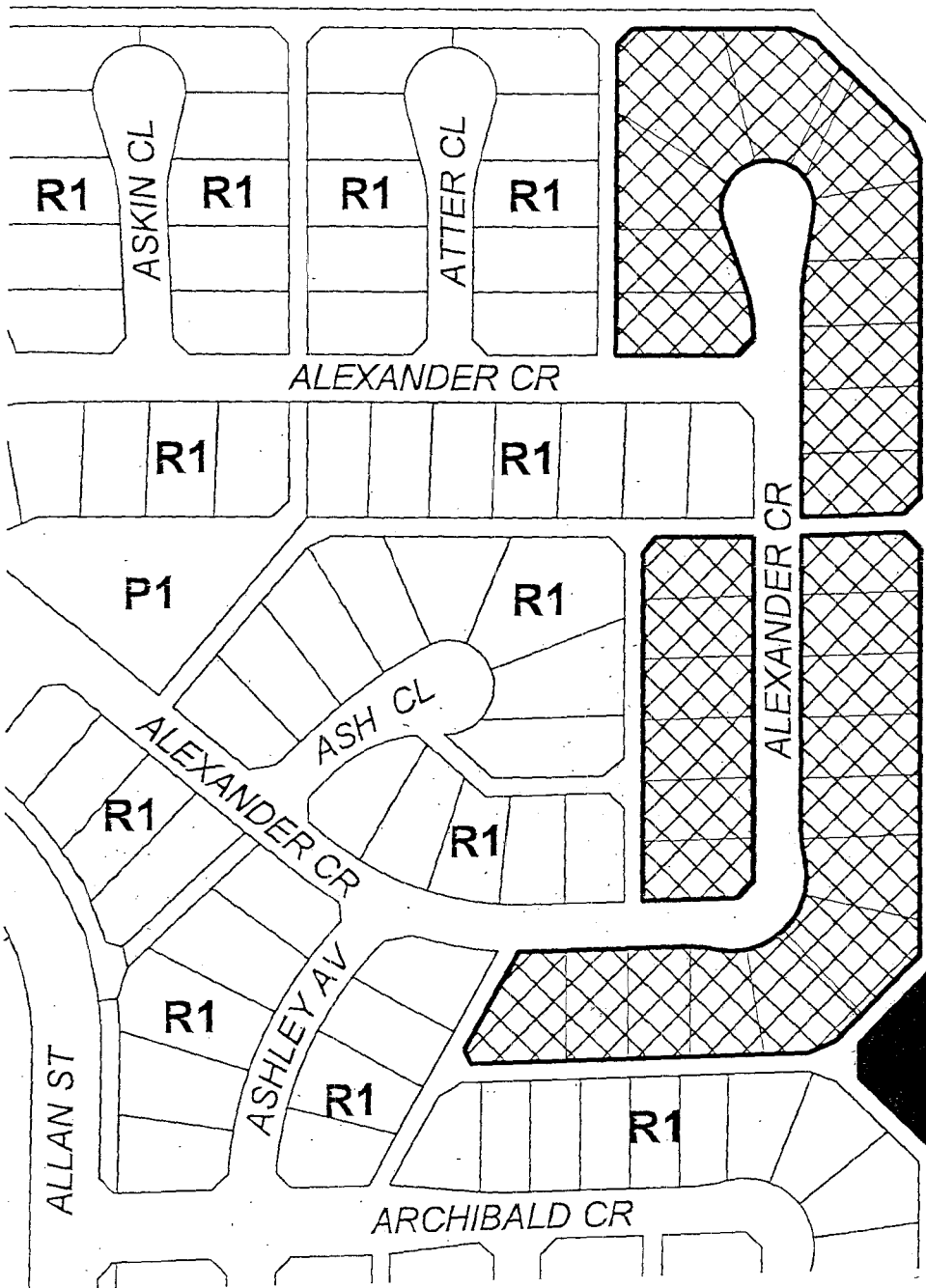

C.G. Adams
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

32 ST



30 AV


AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

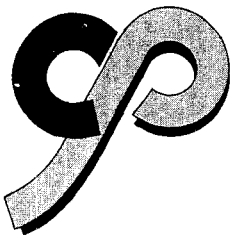
P1 - Parks and Recreation

Change from:

A1 to R1 

A1 to P1 

MAP No. 42 / 2002
BYLAW No. 3156 / NN - 2002



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: July 19, 2002

To: Kelly Kloss, City Clerk

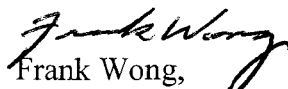
Re: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ Sec. 10-38-27-4
Anders East (Victoria Park) – Phase 10
Anders East Developments Ltd.

Anders East Developments Ltd. is proposing to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 consists of 29 single-family lots, 1 municipal reserve lot, and 1 public utility lot. The proposal rezones approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. The proposed land uses complies with the Anders East (Victoria Park) Outline Plan. (Note: this is an older plan that preceded the use of Area Structure Plans for new quarter sections.)

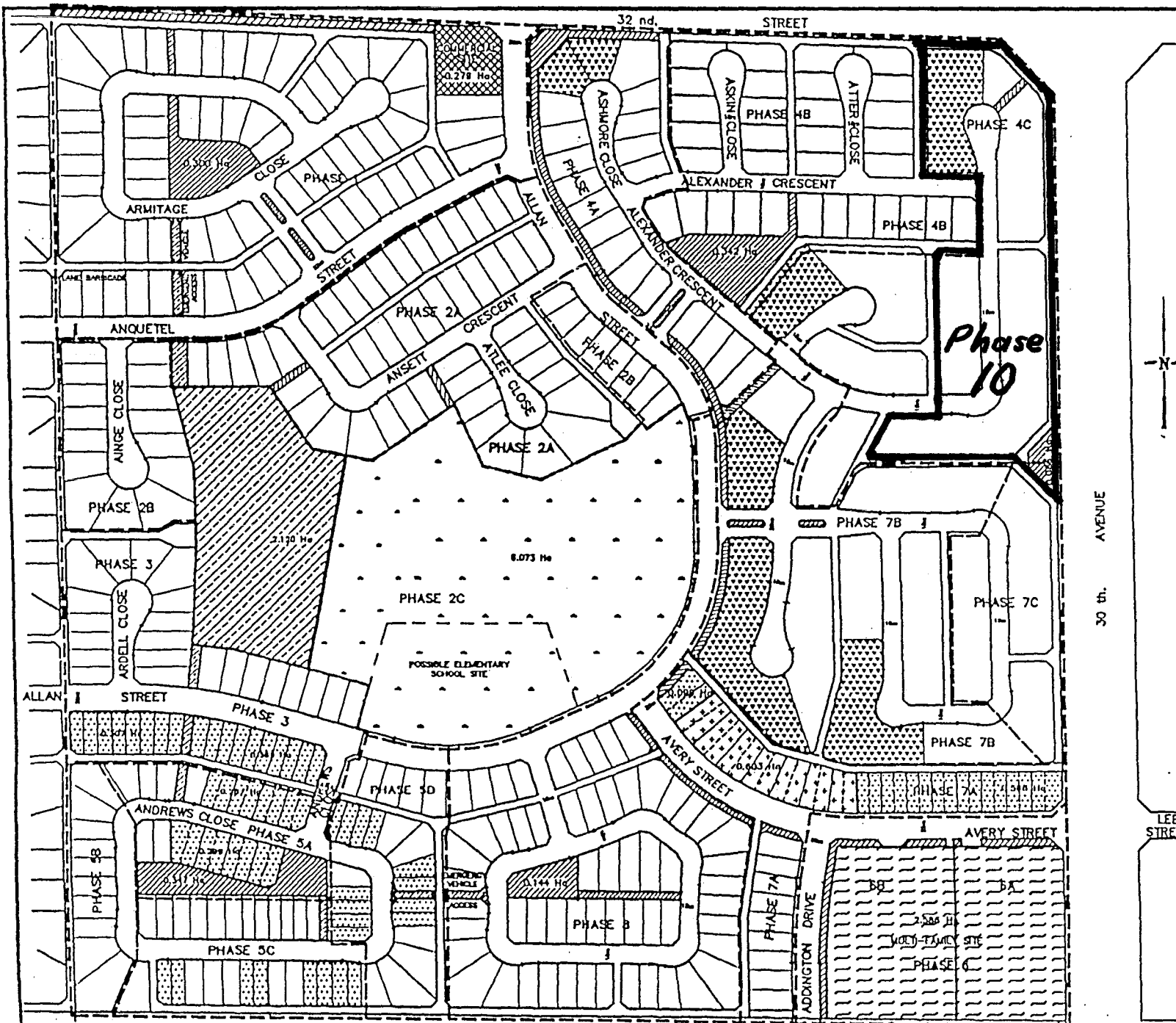
Recommendation

The proposed subdivision complies with the Outline Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/NN-2002.

Sincerely,


Frank Wong,
Planning Assistant

Attachment



RED DEER
ANDERS EAST
OUTLINE PLAN
SHOWING
SUBDIVISION
OF THE
S.E.1/4, 10-38-27-W4
FOR
ANDERS EAST
DEVELOPMENTS LTD.

SCALE: N.T.S.

- SINGLE FAMILY
DETACHED - R-1
- WALKWAYS AND
LOCAL PARKS
- NEIGHBOURHOOD
COMMERCIAL
- SCHOOL/PARK
SITE
- DUPLEX LOTS - R-1(A)
- SINGLE FAMILY
NARROW LOTS - R-1(N)
- MULTI-FAMILY
RESIDENTIAL
- TWO STOREY RESIDENTIAL
WITH WALKOUT
BASEMENTS PERMITTED
- MINOR COLLECTOR
MEDIANS
- P.U.L. LOTS
- EXISTING PHASE
BOUNDARIES

ALL ROADS ARE 16m UNLESS OTHERWISE NOTED.

PREPARED: MAR. 8, 1990
REVISIONS: JUNE 01, 1990
JUNE 24, 1990
JUNE 27, 1990
JULY 31, 1990
APR 12, 1995
APR 20, 1995
SEPT 28, 1995
JAN 28, 1997

FEB 18, 1997
APR 08, 1998
APR 30, 1998
MAY 15, 1998
JUNE 08, 1998
AUG 19, 1998
NOV 24, 1998

Approved: Dec. 1/98

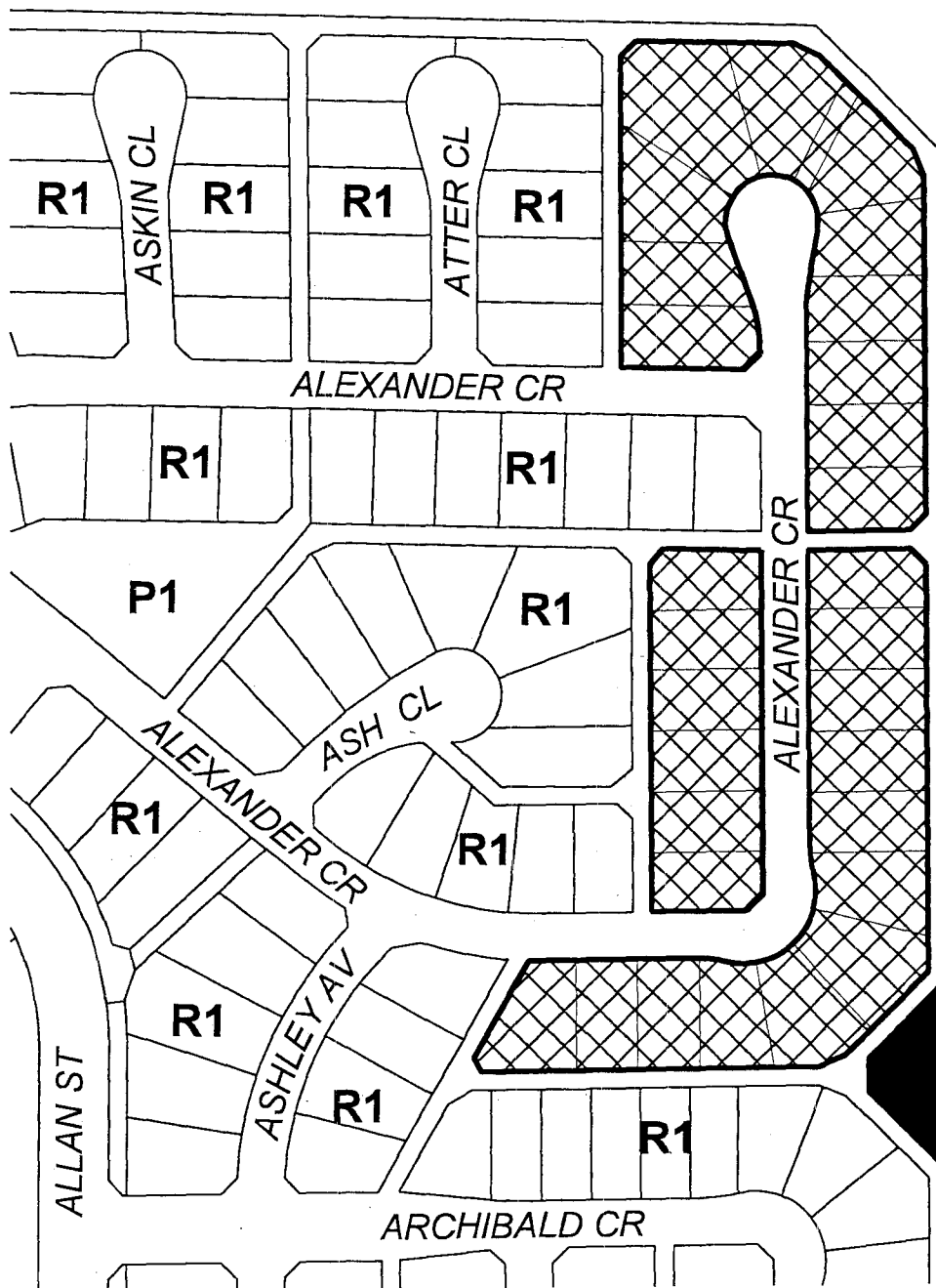
CAD FILE: \PROJ\AND-PL\AND-POS_8x11

PREPARED BY:
AL-TERRA
ENGINEERING LTD.
Edmonton Red Deer

IN ASSOCIATION WITH:
Mackenzie Associates
Consulting Group Limited

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1 

A1 to P1 

MAP No. 42 / 2002
BYLAW No. 3156 / NN - 2002

Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

FILE



Council Decision – August 26, 2002

Office of the City Clerk

DATE: August 27, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ Sec. 10-38-27-4
Anders East (Victoria Park) – Phase 10
Anders East Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated July 19, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/NN-2002 was given second and third readings. A copy of the Bylaw is attached.

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan. This office will amend the Land Use Bylaw and distribute copies in due course.


Nona Housenga

Deputy City Clerk

/chk

attchs.

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

BYLAW NO. 3156/NN-2002

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 J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 42/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

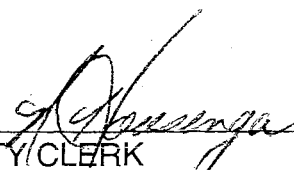
READ A SECOND TIME IN OPEN COUNCIL this 26th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of August 2002.



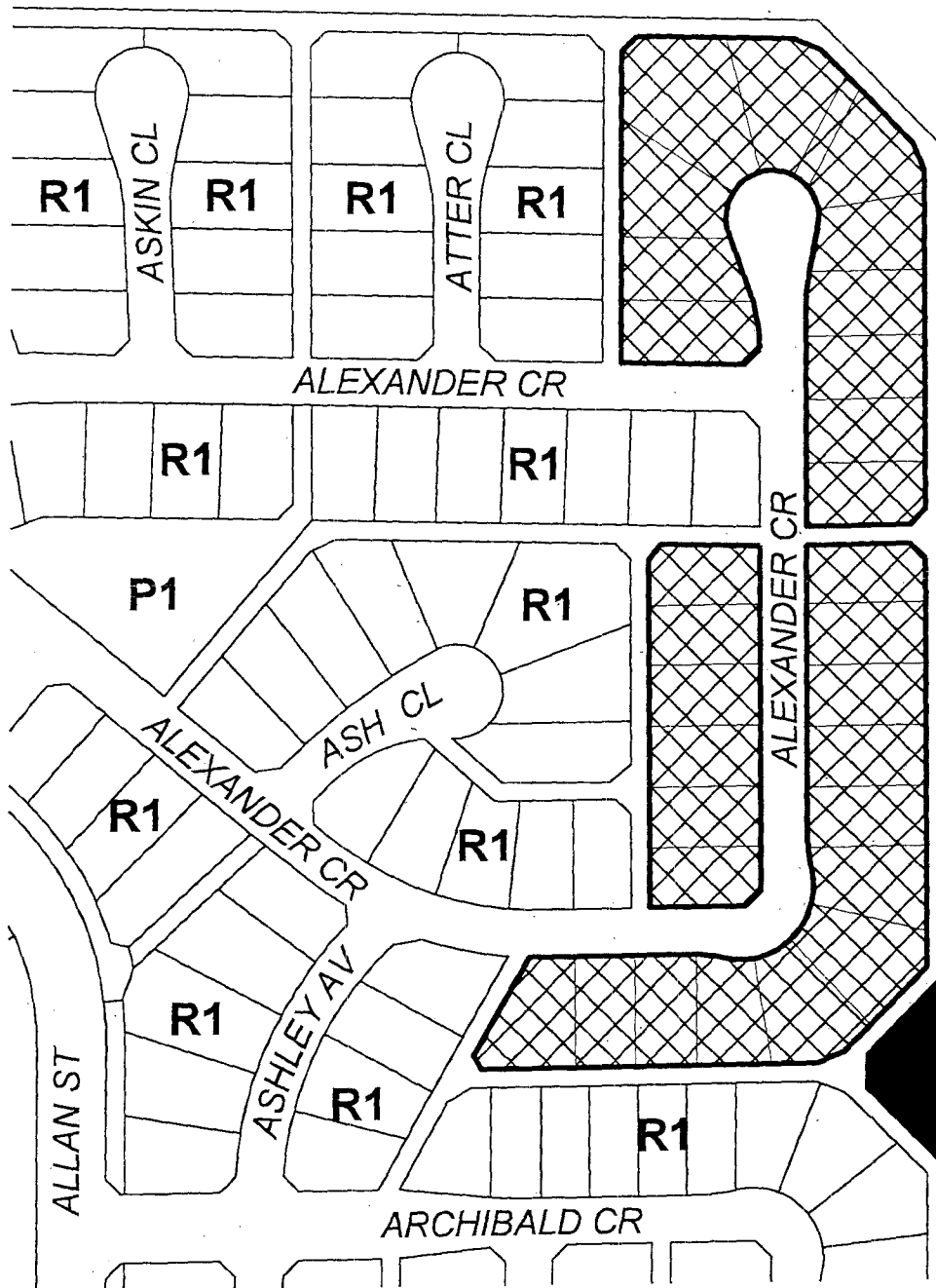
MAYOR



DEPUTY CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1 

A1 to P1 

MAP No. 42 / 2002
BYLAW No. 3156 / NN - 2002



FILE

OFFICE OF THE CITY CLERK

August 27, 2002

Anders East Developments Ltd.
c/o 502, 4901 – 48 Street
Red Deer, AB T4N 6M4

Dear Sirs:

**Re: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ 10-38-27-4
Anders East (Victoria Park) – Phase 10
Anders East Developments Ltd.**

At the City of Red Deer's Council Meeting held August 26, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/NN-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/NN-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan.

Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Nona Housenga
Deputy City Clerk

/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/NN-2002

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 J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 42/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

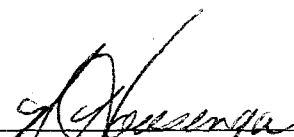
READ A SECOND TIME IN OPEN COUNCIL this 26th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of August 2002.



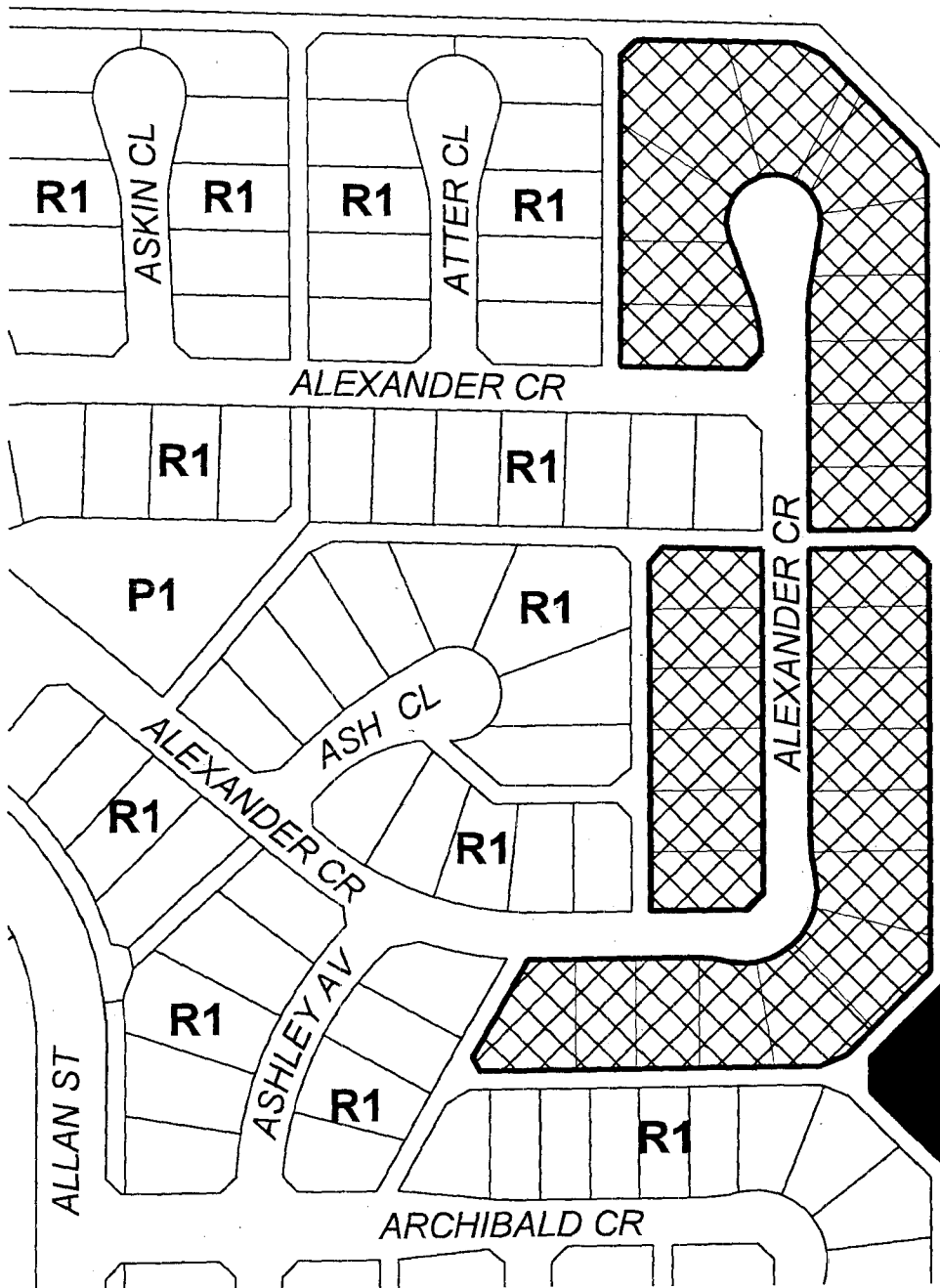
MAYOR



DEPUTY CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1 

A1 to P1 

MAP No. 42 / 2002
BYLAW No. 3156 / NN - 2002



Office of the City Clerk

DATE: July 30, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/00-2002
Low Density Residential Development – 49A Avenue
Greater Downtown Action Plan

History

At the Monday, July 29, 2002 meeting of Council, Land Use Bylaw Amendment 3156/00-2002 was given first reading.

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of 49A Avenue to a Direct Control District for the purpose of retaining the area's existing low density detached housing in accordance with the City's Greater Downtown Action Plan. The proposed Direct Control District would be based on the existing R2 Residential District, deleting all reference to multiple family developments, and allowing secondary suites.

Public Consultation Process

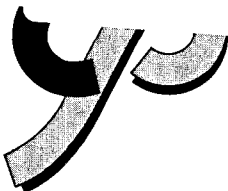
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 26, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendation

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

K. Kloss
fw: Kelly Kloss
City Clerk

/chk



DATE: July 22, 2002
TO: City Clerk
FROM: Tony Lindhout, Planner
RE: Land Use Bylaw Amendment 3156/00-2002
Low Density Residential Development - 49A Avenue
Greater Downtown Action Plan

Background

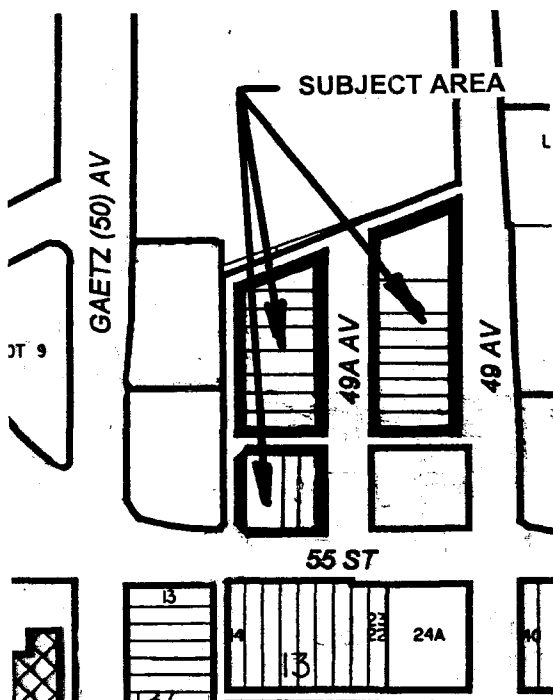
Late in 2001, planning staff initiated a public consultation process with the landowners of property on 49A Avenue and adjacent 55 Street to discuss options regarding the retention of low density residential development in this area. This initiative comes out of the City's Greater Downtown Action Plan (GDAP) which states in Policy 9.1 that "existing low density north downtown residential areas are to be retained as low density residential neighbourhoods". The GDAP is a statutory planning document and through implementation of its policies, is meant to guide future growth and development of downtown neighbourhoods including the 49A Avenue area in order to achieve the following planning objectives:

- to guide neighbourhood redevelopment,
- to encourage high quality neighbourhood design consistent with a vision that reflects the greater community interests, and
- to ensure neighbourhood amenities and features are protected and showcased (e.g. heritage).

This small isolated neighbourhood consists of seven landowners who own the 11 detached homes located on 20 lots. At least six of these homes are rental properties and/or contain secondary suites.

One of the key reasons for identification of this area for low density residential is the fact that the existing residential development on 49A Avenue is still all detached residential dwellings, most of which have strong heritage elements that make this street unique and rich in architectural character. Implementation of Policy 9.1 would require an amendment to the current City Land Use Bylaw as the existing R2 (Medium Density)

Residential zoning of properties on 49A Avenue does not conform to the Greater Downtown Action Plan in that the R2 zoning allows development such as duplexes, townhouses and small apartment buildings.



Neighbourhood Meetings

All landowners of properties on 49A Avenue and in the immediate area along the north side of 55 Street were notified by mail and invited to attend each of two separate neighbourhood meetings hosted by planning staff. While attendance at both meetings was poor, those that did attend reflected the following opinions:

- Support retention of detached residential dwellings along 49A Avenue as the principal form of development.
- Support retention of the existing historical character and flavor of 49A Avenue.
- Support idea that any redevelopment along 49A Avenue contain heritage design elements similar to those contained in the present housing stock (i.e. high pitched roofs, gables/dormers/turrets, front porches, parapets, cornices, and window, trim and architectural detail elements from the Victorian era).
- Maintain existing streetscape (planted/treed boulevards, large spacious lots, no front driveways or front drive garages).
- Retention of secondary suites as a permitted use.
- 49A Avenue is congested with overflow parking from staff/employees working in the Integrated Financial Services building on the corner of 49 Avenue and 55 Street.

Two property owners (combined owners of 5 homes) phoned planning staff to verbally indicate their opposition to any zoning changes with their preference to retain the existing R2 zoning. One other area resident submitted a written response indicating that this neighbourhood has already lost too much of the heritage type elements to make saving the rest worthwhile.

All landowner written correspondence received, including comment sheets from the neighbourhood meetings, are attached under separate cover for Council members.

Planning Analysis/Response

While there does not appear to be significant landowner objection to the retention of the existing form of detached residential housing on 49A Avenue, there is mixed reaction to the idea of amending the R2 zoning of the area. Based on verbal and written input received from area landowners, it would appear that 3 landowners (43% of affected landowners) representing 6 properties (55% of all properties) are opposed to any changes. While it was expressed that the (historic) character of this street has already been compromised, planning staff are of the opinion that the built form of housing as it exists today on 49A Avenue still contains a significant concentration of housing and street design elements associated with early 1900's style urban development. This would include tree planted boulevards with large lots and homes, many of which still contain historic era architectural detailing,

Notwithstanding that this area is small, has recently seen one older home demolished and replaced with a new one and that one additional older home has been moved into the area, the historical character and flavor of the existing streetscape still remains, and is worthwhile preserving. Retention and renovation of existing buildings (sustainability), and the preservation of buildings and environments of historical and cultural value are important to the broader community, a principle advocated in the City's Strategic Plan, Municipal Development Plan and Greater Downtown Action Plan. Most of the homes on 49A Avenue (9 out of 11) are designated a historically significant resource under the City's Land Use

Bylaw. Planning staff are of the opinion that any future land use activity and potential development/redevelopment on this street should compliment present development patterns including retention of the low density residential character of the area.

Planning staff propose that a new land use (zoning) district be specifically created for the 49A Avenue area that would meet the intent of the Greater Downtown Action Plan whereby the existing residential area be rezoned in a manner that will ensure retention of the detached form of housing and also allow secondary suites. As no existing City land use district allows for this combination, it is suggested that a Direct Control District be created for this area that would be identical to the existing R2 Residential District but that those uses and regulations pertaining to multiple family developments (semi-detached, multi-attached and multiple family buildings) and any other non-applicable land uses, be removed. The present Land Use Bylaw exception that allows a prosthetic services business to operate from the house at 4926-55 Street is proposed to be retained and continue to apply to this site.

The proposed Direct Control District for this area is shown below in a format that illustrates the minor changes required (additions and deletions) from the existing R2 District to reflect the current built environment on 49A Avenue that contains no multiple family developments. In summary, there were no changes made to the permitted use table but all references to multiple family developments (discretionary uses) and their applicable regulations have been deleted. This will enable the area to retain its existing low density residential character in accordance with the policies of the Greater Downtown Action Plan.

PROPOSED DIRECT CONTROL DISTRICT

(Based on existing R2 Residential District)

- Deletions from R2 District are shown as ~~strikethrough~~
- Additions are shown in *italic*

DC (17) DIRECT CONTROL DISTRICT NO. 17 (See Map G10)

190 General Purpose

The general purpose of this District is to provide a ~~medium~~ *low* density residential area *in the form of detached housing* ~~with a mixture of housing types and residential accommodation~~ and at the same time control, regulate and encourage the development or redevelopment of *detached housing* ~~residential uses~~ *in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.* ~~that are compatible with both neighbourhood, the immediate site and the growth policies of the General Municipal Plan.~~

191 Permitted Uses, ~~subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council:~~

- (1) Detached dwelling.
- (2) Secondary Suite.
- (3) Neighbourhood identification signs.
- (4) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (5) Home music instructor/instruction (two students), subject to section 68.
- (6) Accessory building.

192 Discretionary Uses, ~~subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council:~~

- ~~(1) Semi-detached dwelling unit.~~
- ~~(2) Multi-attached building.~~
- ~~(3) Multiple family building.~~
- ~~(4) Home occupations which will generate additional traffic.~~
- (5) Accessory residential structure use.
- ~~(6) Existing Special Residential (approved prior to December 7, 1998):~~
 - ~~(a) churches,~~
 - ~~(b) kindergartens,~~
 - ~~(c) schools,~~
 - ~~(d) social care residences,~~
 - ~~(e) day care facilities.~~

For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.

- ~~(7) Municipal Services limited to Police, Emergency Services and/or Utilities.~~
- ~~(8) Public and quasi-public buildings.~~

- (9) Garden Suite.
- ~~(10) Retirement Home.~~
- ~~(11) Day Care Facilities and Social Care Residences on sites which are so designated in a Neighbourhood Area Structure Plan.~~
- (12) Home music instructor/instruction (six students), subject to section 68.
- (13) Bed & breakfast, subject to section 64.
- (14) Amateur radio tower.

193 Regulations

- (1) Floor Area:

Detached dwelling	<i>Minimum</i>	frontage in m x 6 m
Semi-detached dwelling	minimum	65 m² for each unit
Multi-attached	minimum	60 m² for each unit
Multi-family	minimum	60 m² for each unit
- (2) Site Coverage: maximum 40% (includes garage and accessory buildings)
- (3) Building Height: maximum two storeys with maximum of 10 m measured from the average of the lot grade ~~except apartments which shall be allowed three storeys~~
- (4) Front Yard: minimum 6 m ~~except multi-family which shall have a minimum setback of 7.5 m~~
- (5) Side Yard: minimum 1.5m

Detached dwelling	minimum	1.5 m
Semi-detached dwelling (without side entry)	minimum	1.5 m
Semi-detached dwelling (with side entry)	minimum	2.4 m

~~Multi-attached
 (without side entry) — minimum — 1.8 m~~

~~Multi-attached
 (with side entry) — minimum — 2.4 m~~

~~Multi-family — minimum — 66% of building height and in no
 case less than 3 m~~

~~Special Residential — minimum — 3 m~~

Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.

(6) Rear Yard: minimum 7.5 m

(7) Lot Depth: minimum 30 m

(8) Landscaping: minimum 35% of site area

(9) Parking: subject to section 48

~~(10) Loading: — n/a~~

(11) Lot Area: *minimum* 360m²

~~Detached dwelling — minimum — 360 m²~~

~~Semi-detached dwelling — minimum — 232 m² — per dwelling unit~~

~~Multi-attached — minimum — 185 m² — per internal unit~~

~~minimum — 240 m² — per end unit~~

~~Multi-family~~

~~(no separate bedroom) — minimum — 74 m² — per dwelling unit~~

~~(one bedroom) — minimum — 111 m² — per dwelling unit~~

~~(more than one bedroom) — minimum — 139 m² — per dwelling unit~~

(12) Frontage:

Detached dwelling: minimum 12 m

Semi-detached dwelling	minimum	7.6 m per dwelling unit
Multi-attached building	minimum	22.0 m, 6.1 m per each unit
Multiple family building	minimum	19.5 m

194 Special Regulations

- ~~(1) Notwithstanding section 193 where an approved subdivision plan or a proposed subdivision plan within this use district comprises of at least 5 sites the Development Authority shall specify the front yard setback required.~~
- ~~(2) Notwithstanding section 193, in a laneless subdivision, one of the side yards for a detached dwelling and the side yard for a semi-detached dwelling unit shall be:

 - ~~(a) 1.5 m where a garage or carport is attached to or is an integral part of the principal building, or~~
 - ~~(b) 3 m where a garage or carport is to be provided in the rear yard of the site, or~~
 - ~~(c) 5 m where a garage or carport is to be attached to the principal building at a later date, and~~
 - ~~(d) if the front building line of the site is 21 m in length or greater, the minimum side yard in one side of the site shall be 10% of such building line. The minimum side yard on the other side of the site in the case subsection (a) hereof applies, 10 per cent of the said building line; in the case subsection (b) or (c) applies, 3 m or 5 m respectively, as the case may be.~~~~
- ~~(3) (a) Where each half of a semi-detached house is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.~~
 - ~~(b) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.~~
- ~~(4) Notwithstanding subsection 193(4) the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 m by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.~~

- (5) Notwithstanding section 193, the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with section 193, namely:
 - (a) not less than 90% of the minimum front yard, side yard, rear yard, site area, or frontage,
 - (b) not less than 95% of the minimum floor area,
 - (c) not less than 98% of the minimum landscaping area.
- (6) In calculating the minimum floor area for an odd and irregular shaped site:
 - (a) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,
 - (b) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

195—Site Development

~~Notwithstanding section 193, the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.~~

196—Site Location

- ~~(1) Notwithstanding section 193, a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.~~
- ~~(2) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.~~

197 Redevelopment of Existing Neighbourhood

Notwithstanding section 193, in order to maintain the character of an existing neighbourhood, the ~~Municipal Planning Commission~~ *Development Authority* shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street. *Front driveways and/or front drive garages are not permitted.*

City Clerk
Use Bylaw Amendment 3156/OO-2002
Page 9

Planning Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment 3156/OO-2002.

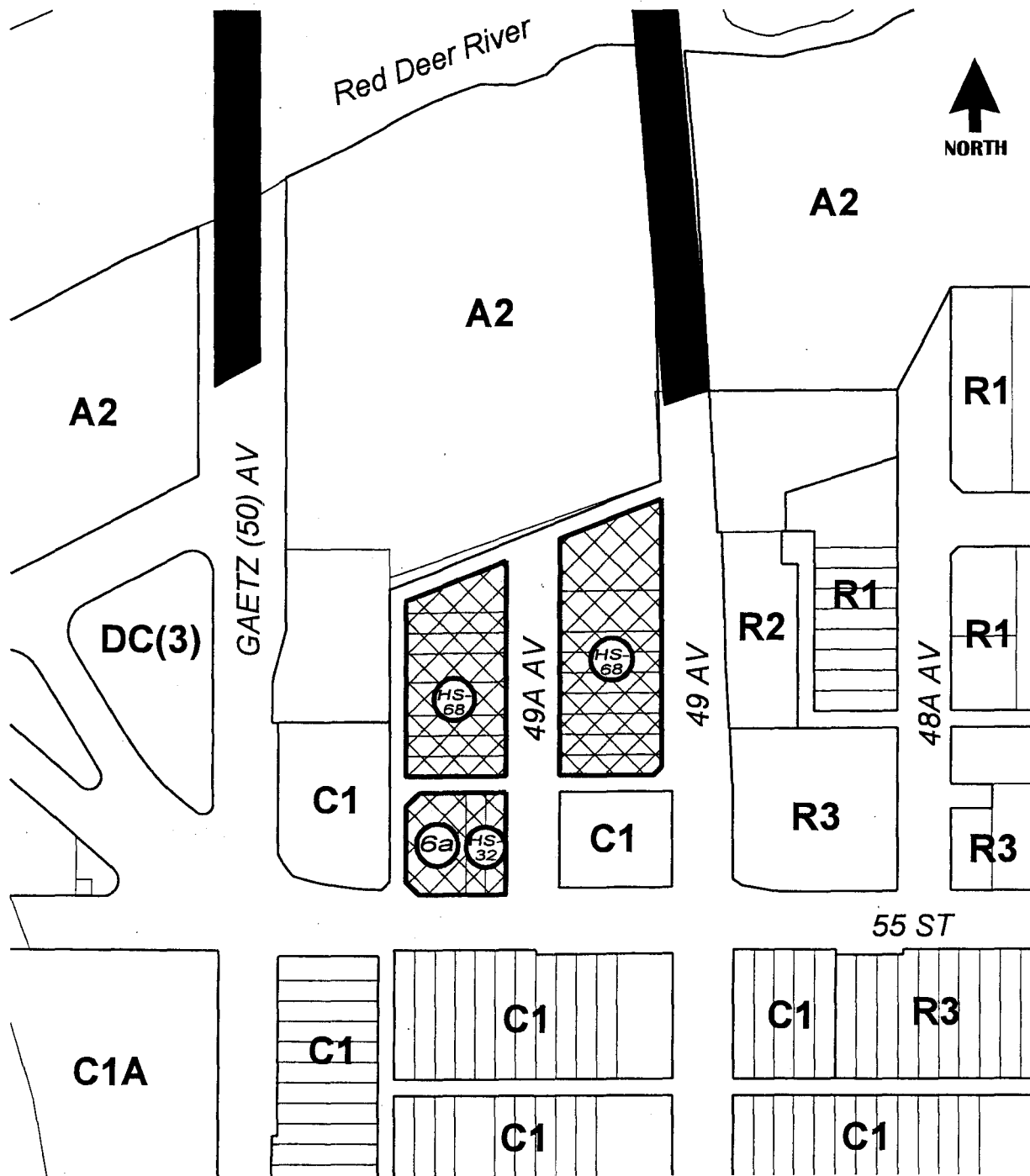
If this proposed Bylaw amendment is not supported by Council, the Greater Downtown Action Plan should be amended by removing reference to the retention of low density residential development in the 49A Avenue area. Council direction would be requested.



Tony Lindhout, ACP, MCIP
PLANNER

Attachment

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT




AFFECTED DISTRICTS:

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002
BYLAW No. 3156 / 00 - 2002

Patrick Wychopen and Geri Christman
5514 – 49A Avenue
Red Deer, Alberta

August 19, 2002

Parkland Community Planning Services
Suite 404, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

Attention: Tony Lindhout, Planner

Dear Sir:

Re: Land Use Bylaw Amendment 3156-00-002
Low Density Residential Development – 49A Avenue
Greater Downtown Action Plan

We recently received your memo. Unfortunately, it has a number of errors, as did your last memo to property owners in this block (and to which we responded). If you feel it is important enough to make these points then it should be important enough that you present the facts accurately.

1. “Large spacious lots”: There are only 2 large lots that remain on this street, our own and the lot directly to the east of us across the street. There were 2 others but the City permitted subdivision of those and within the last 2 years, 2 large houses sit where no house sat before. The rest of the lots are small.
2. “No front driveways”: There are 4 front driveways on this street.
3. “Notwithstanding that this area is small, has recently seen one older home demolished and replaced with a newer one...”: No older house was demolished and replaced with a new house. As previously mentioned, a duplex was built where no house stood before. We know because we live next to it.
4. “... any redevelopment along 49A Avenue contain heritage design elements similar to those contained in the present housing stock (i.e. ... architectural detail elements from the Victorian era (emphasis added). The houses in this area are not exclusively Victorian. There are examples of many different styles, including the “Victorian” style. Our house, built in 1929, is an arts and crafts home. There is also a Tudor style home. There is a newly-built modern vinyl-sided duplex. There are other older houses with no particular style.

5. "... low density residential character of the area". You ignore the fact that a large single-story office building was constructed on the block within the last few years. During the day, employees park their vehicles along both sides of 49A Avenue making parking there by property owners virtually impossible. Further, thanks to the subdivision of two of the large lots and the resulting addition of two large houses, one of which is a duplex, far from being low density, the area has extremely high density. The duplex built right next to us is so close we are "entertained" by the antics of its many occupants throughout the day and night. Because there is virtually no room for a yard, the only place for the occupants to sit is on the deck that faces our yard. As we pick up the cigarette butts, beer cans and other garbage tossed off their deck onto our lawn, we think of you "planners". When we like awake at night "feeling" the bass of the stereo next door, we think of you "planners". When we sit out on our deck unable to escape the sounds of cursing and arguing next door, inside or out, we think of you "planners".

It makes no sense to change the rules now. Had you come up with your plan a few years earlier, however, when almost every home was owner-occupied, we'd have supported it fully. In fact, I did propose that this area be classified as a heritage street approximately 10 years ago. Now that the street is occupied mostly by renters, it is no longer a nice place to live and the clock cannot be turned back. It would probably be fairer to the remaining few owner-residents to allow them to deal with their properties under the present rules to give them the same options previously allowed to the developers and the owner of the business on the South-east corner of 49A Avenue. The same relaxations given to the developer who recently built the duplex should also be given to all other property owners. Because of the changes already allowed by your department and the City, which has completely changed the character of this neighborhood, we are relocating and so will be renting out our home as well. Due to parking problems on this street it might be necessary for us to turn the front yard into a parking area.

In conclusion, we want you to know that we resent it, when "planners" create "facts" to support the plan they want to propose. We've seen that happen too often over the last few years. Council should be provided with accurate information. We assume that you are being paid, not only for your "expertise" in planning but in properly researching what the facts are when you determine a particular plan is appropriate. If you can't do that, you are not doing your job and it might be time for the City to hire someone else for this important work.

Yours truly,



Pat Wychopen and Geri Christman

CC: Council members

LUB AMENDMENT 3156/00-2002
Greater Downtown – 49A Avenue

DESCRIPTION: Rezone to Direct Control to allow existing R2 deleting references to multiple family and allowing secondary suites.

FIRST READING: July 29, 2002

FIRST PUBLICATION: August 9, 2002

SECOND PUBLICATION: August 16, 2002

PUBLIC HEARING & SECOND READING: August 26, 2002

THIRD READING: Aug. 26, 2002

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT? YES ☒ \$ _____ NO ☐ BY: CITY

ACTUAL COST OF ADVERTISING:

1ST \$ 314.96 & 2ND \$ 314.96 TOTAL: \$ 629.92

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: _____

(Account No. 59.5901)



Council Decision – August 26, 2002

Office of the City Clerk

DATE: August 27, 2002
TO: Tony Lindhout, Parkland Community Planning Services
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/00-2002
Low Density Residential Development – 49A Avenue
Greater Downtown Action Plan

Reference Report:

Parkland Community Planning Services, dated July 22, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/00-2002 was given second and third readings. A copy of the Bylaw, as amended, is attached.

Resolution:

Resolved that Council of the City of Red Deer amends Land Use Bylaw Amendment 3156/PP-2002 prior to third reading by deleting the last sentence in Section 151.1 (6) and replacing it with the following: "In order to ensure that the front streetscape is not altered by either garages or driveways, front drive garages are not permitted and front drives are not permitted unless there is no other physical access to the lot for the purposes of a backyard garage."

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of 49A Avenue to a Direct Control District for the purpose of retaining the area's existing low density detached housing in accordance with the City's Greater Downtown Action Plan. The proposed Direct Control District would be based on the existing R2 Residential District, deleting all reference to multiple family developments, and allowing secondary suites. This office will amend the Land Use Bylaw and distribute copies in due course.


Nona Housenga

Deputy City Clerk

/chk

attchs.

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

BYLAW NO. 3156/00-2002

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 G10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 43/2002 attached hereto and forming part of the bylaw.

- 2 Addition of the following new DC Direct Control District:

"DC (17) DIRECT CONTROL DISTRICT NO. 17 (See Map G10)

151.1 (1) General Purpose

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

(2) Permitted Uses:

- (a) Detached dwelling.
- (b) Secondary Suite.
- (c) Neighbourhood identification signs.
- (d) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (e) Home music instructor/instruction (two students), subject to section 68.
- (f) Accessory building.

(3) Discretionary Uses:

- (a) Accessory use.
- (b) Garden Suite.

- (c) Home music instructor/instruction (six students), subject to section 68.
- (d) Bed & breakfast, subject to section 64.
- (e) Amateur radio tower.

(4) Regulations

- (a) Floor Area:

Detached dwelling:	minimum	frontage in m x 6 m
--------------------	---------	---------------------
- (b) Site Coverage:

maximum	40% (includes garage and accessory buildings)
---------	---
- (c) Building Height:

maximum	two storeys with maximum of 10 m measured from the average of the lot grade
---------	---
- (d) Front Yard:

minimum	6 m
---------	-----
- (e) Side Yard:

minimum	1.5 m
---------	-------

Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.

- (f) Rear Yard:

minimum	7.5 m
---------	-------
- (g) Lot Depth:

minimum	30 m
---------	------
- (h) Landscaping:

minimum	35% of site area
---------	------------------
- (i) Parking:

	subject to section 48
--	-----------------------
- (j) Lot Area:

minimum	360 m ²
---------	--------------------
- (k) Lot Frontage:

minimum	12 m
---------	------

(5) Special Regulations

- (a) Notwithstanding Section 151.1(4) the Development Authority may deem that an existing building or lot within the following

(5) Special Regulations

- (a) Notwithstanding Section 151.1(4) the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with Section 151.1(4), namely:
 - (i) not less than 90% of the minimum front yard, side yard, rear yard, site area, or frontage,
 - (ii) not less than 95% of the minimum floor area,
 - (iii) not less than 98% of the minimum landscaping area.
- (b) In calculating the minimum floor area for an odd and irregular shaped site:
 - (i) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,
 - (ii) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

(6) Redevelopment of Existing Neighbourhood

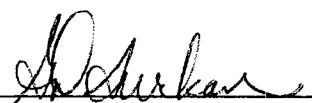
Notwithstanding Section 151.1(4), in order to maintain the character of the existing neighbourhood, the Development Authority shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards and/or architecture of existing development in the neighbourhood. In order to ensure that the front streetscape is not altered by either garages or driveways, front drive garages are not permitted and front drives are not permitted unless there is no other physical access to the lot for the purposes of a backyard garage."

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of August 2002.

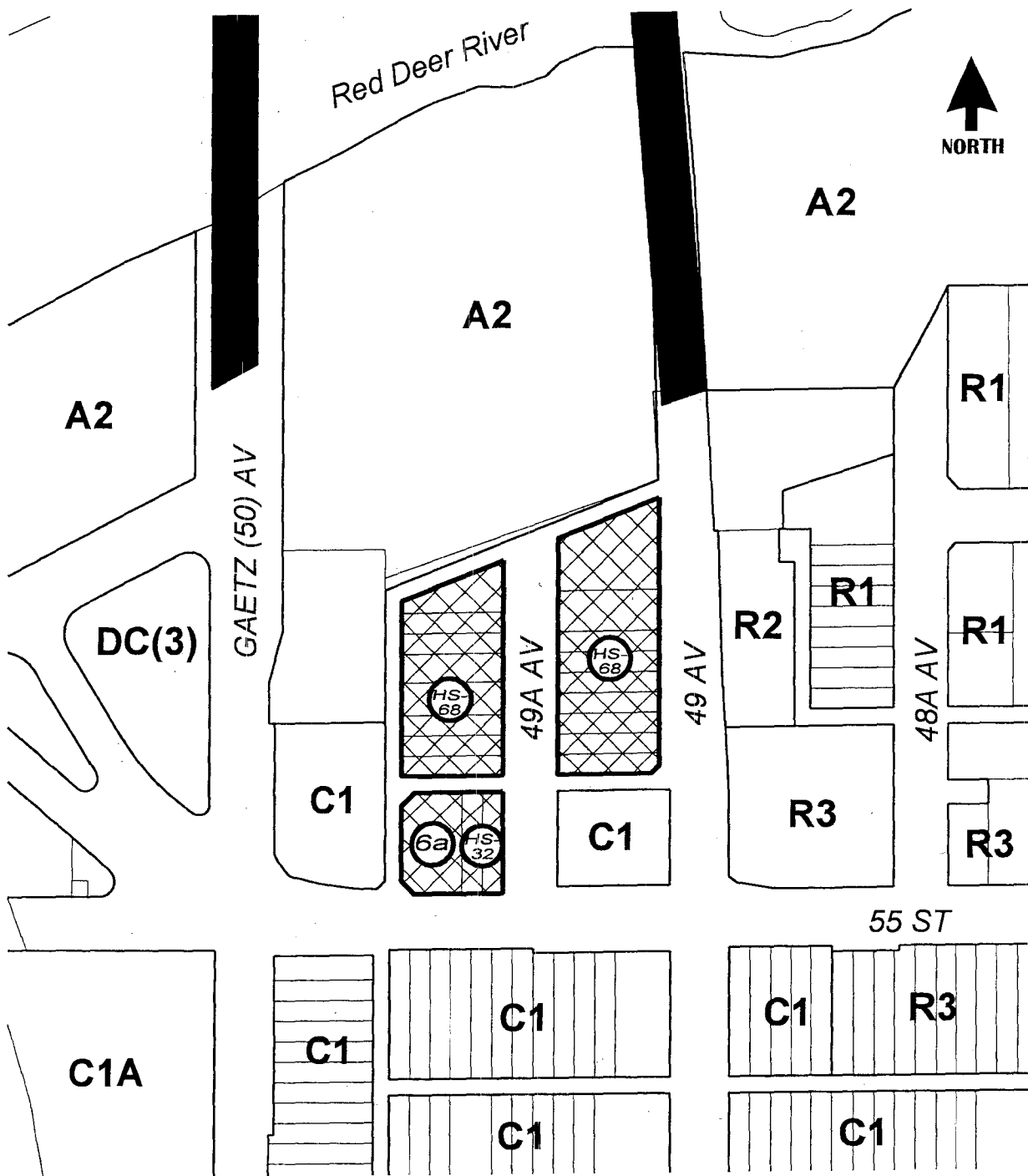


MAYOR



DEPUTY CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*




AFFECTED DISTRICTS:

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002
BYLAW No. 3156 / 00 - 2002

August 6, 2002

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/OO -2002
Greater Downtown – 49A Avenue

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 area near 49A Avenue and adjacent 55 Street you have an opportunity to ask questions and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/OO-2002** to allow for the rezoning of 49A Avenue to a Direct Control District for the purpose of retaining the area's existing low density detached housing in accordance with the City's Greater Downtown Action Plan. The proposed Direct Control District would be based on the existing R2 Residential District, deleting all reference to multiple family developments, and allowing secondary suites. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2nd Floor of City Hall on **Monday, August 26, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, August 20, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,

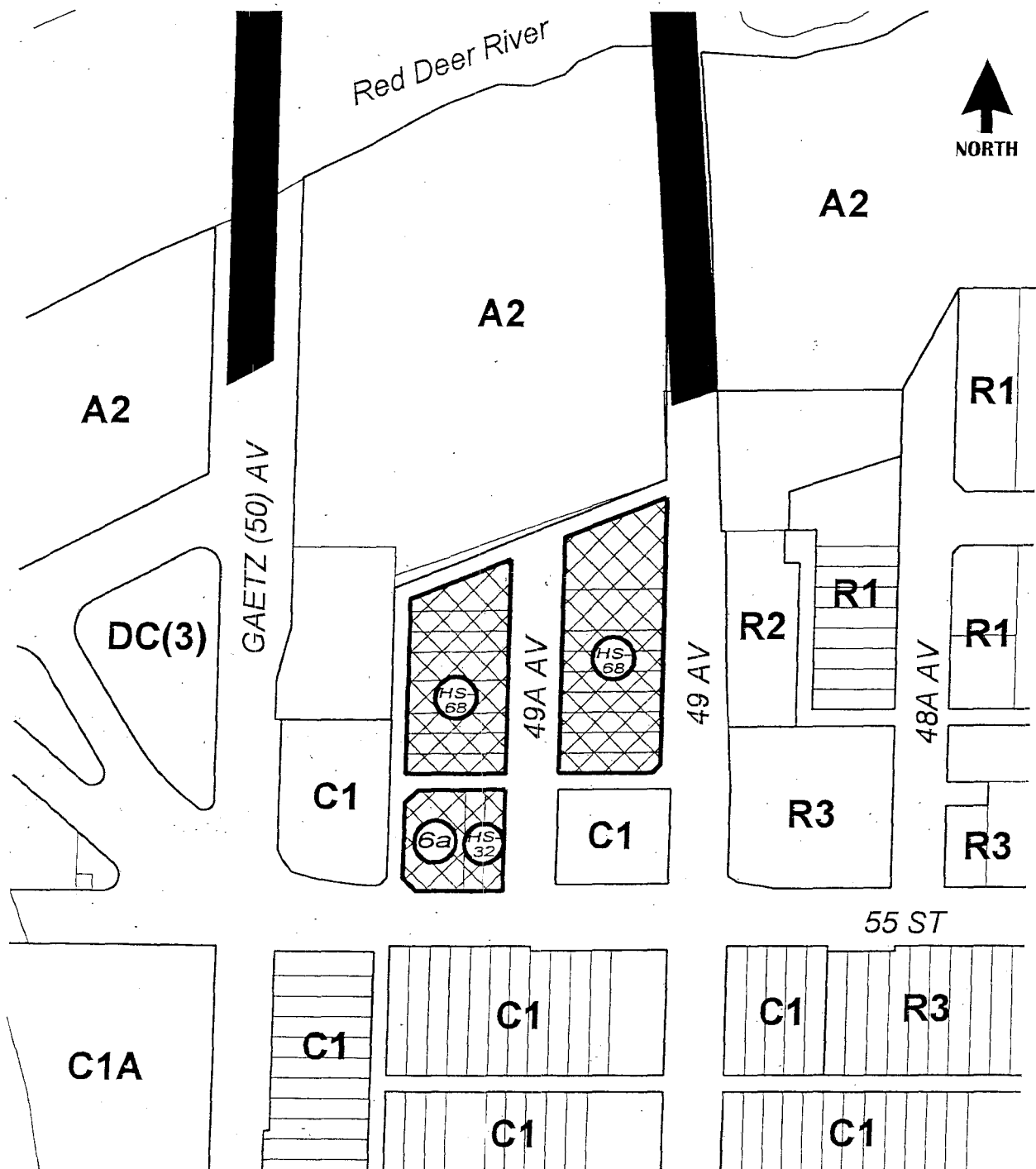


Kelly Kloss

City Clerk

att.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT




AFFECTED DISTRICTS:

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002
BYLAW No. 3156 / 00 - 2002

TaxRoll	OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	
1633695	POPEYES FITNESS SUPERSTORE LTD	1, 5511 - 50 AVENUE	RED DEER, AB T4N 4B8		
1633700	ALLSPORTS REPLAY LTD.	5237 - 54 AVENUE	RED DEER, AB T4N 5K5		
1633710	JEONG SHIK & JEONG OK CHUNG	14 LUND CLOSE	RED DEER, AB T4R 2T1		
1633715	STATESMAN CORPORATION	7370 SIERRA MORENA BL SW	CALGARY, AB T3H 4H9		
1631140	PATRICK D WYCHOPEN	5514 - 49A AVENUE	RED DEER, AB T4N 3X7		
1631150	PHILIP VINCENT OWEN	5526 - 49A AVENUE	RED DEER, AB T4N 3X7		
1631135	JOHN L. & MARY MURRAY	4922-55 STREET	RED DEER, AB T4N 2J5		
1631155	MONICA R. BAST PROFESSIONAL CORPORATION	601, 4808 50 STREET	RED DEER, AB T4N 1X5		
1631160	MONICA RAE BAST	5517- 49A AVENUE	RED DEER, AB T4N 3X6		
1631165	VALENTINE ANNETTE OWEN	5569 - 47 STREET	RED DEER, AB T4N 1S1		
1633745	SOUTHWIND PROPERTIES INC	C/O SIEWERT BOTHWELL	4922 - 52 STREET	RED DEER, AB	
1633750	BRENDA M. STEADMAN	5518 - 49A AVENUE	RED DEER, AB T4N 3X7		
1632100	HARRY & MARY-JANE MOE	5022 - 60 STREET CLOSE	LACOMBE, AB T4L 1M3		
1632130	EDGAR A. & CARMEN M. WIEBE	5525 - 49A AVENUE	RED DEER, AB T4N 3X6		
1632135	VALENTINE ANNETTE OWEN	5569 - 47 STREET	RED DEER, AB T4N 1S1		
1631920	INTEGRATED FINANCIAL SERVICES LTD	2, 4914 - 55 STREET	RED DEER, AB T4N 2J4		
1631740	THE CATHOLIC PARISH OF THE SACRED HEART	4816 - 55 STREET	RED DEER, AB T4N 3V1		
1630215	835414 ALBERTA LTD.	5011 - 14A STREET SW	CALGARY, AB T2T 3Y5		
1630220	MICHAEL JOHN DAWE	4110 - 52 STREET	RED DEER, AB T4N 2B9		
1630225	EXH ENGINEERING SERVICES LTD	7897 - 48 AVENUE	RED DEER, AB T4P 2H6		
1630230	JULIETTA C. SORENSEN	4917 - 55 STREET	RED DEER, AB T4N 2J3		
1630235	817486 ALBERTA LTD.	90 BOYCE STREET	RED DEER, AB T4R 1L3		
1630240	PETRO CANADA INC.	P.O. BOX 2844	ATT: TAXATION DEPT.	CALGARY, AB	



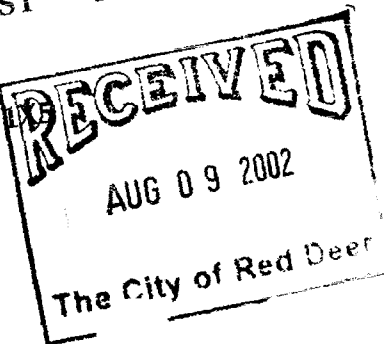
THE CITY OF

Red Deer

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

C.C.

MONICA E. EAST PROFESSIONAL
CORPORATION
601, 4808 - 50 STREET
RED DEER, AB T4N 3T4



MAIL POST	
0048	
RETURN TO SENDER	
RENOUVEAU DESTINATAIRE	
<input type="checkbox"/>	Unclaimed Non réclamé
<input type="checkbox"/>	No such address Adresse inexistante
<input type="checkbox"/>	Address incomplete Adresse incomplète
<input checked="" type="checkbox"/>	Moved, address unknown Parti sans laisser d'adresse
<input type="checkbox"/>	No such Post Office Bureau inexistant
<input type="checkbox"/>	Refused by addressee Refusé par le destinataire
<input type="checkbox"/>	Deceased Décédé
<input type="checkbox"/>	Unknown Inconnu



OFFICE OF THE CITY CLERK

August 6, 2002

MONICA R. BAST PROFESSIONAL CORPORATION
601, 4808 50 STREET
RED DEER, AB T4N 1X5

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/OO -2002
Greater Downtown - 49A Avenue

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 area near 49A Avenue and adjacent 55 Street you have an opportunity to ask questions and to let Council know your views.

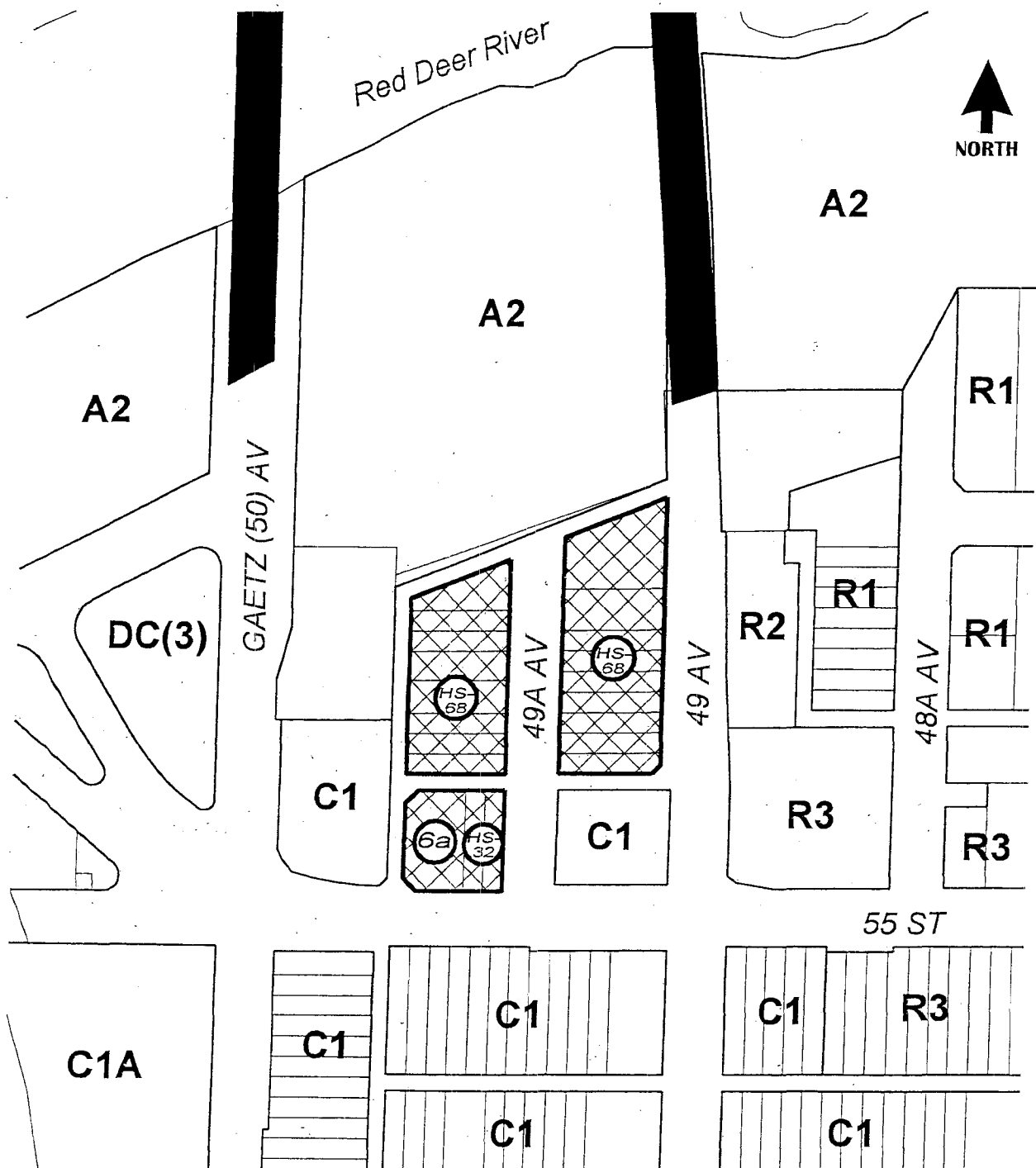
City Council proposes to pass **Land Use Bylaw Amendment 3156/OO-2002** to allow for the rezoning of 49A Avenue to a Direct Control District for the purpose of retaining the area's existing low density detached housing in accordance with the City's Greater Downtown Action Plan. The proposed Direct Control District would be based on the existing R2 Residential District, deleting all reference to multiple family developments, and allowing secondary suites. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2nd Floor of City Hall on **Monday, August 26, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, August 20, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,

Kelly Kloss
City Clerk
att.

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17)



MAP No. 43 / 2002
BYLAW No. 3156 / 00 - 2002



Council Decision – July 29, 2002

Office of the City Clerk

DATE: July 30, 2002
TO: Tony Lindhout, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/OO-2002
Low Density Residential Development – 49A Avenue
Greater Downtown Action Plan

Reference Report:

Parkland Community Planning Services, dated July 22, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/OO-2002 was given first reading. A copy is attached.

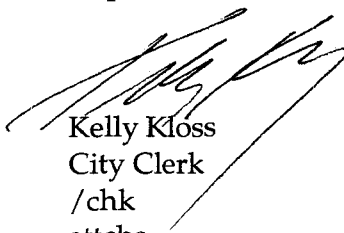
Report Back to Council: Yes

A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of 49A Avenue to a Direct Control District for the purpose of retaining the area's existing low density detached housing in accordance with the City's Greater Downtown Action Plan. The proposed Direct Control District would be based on the existing R2 Residential District, deleting all reference to multiple family developments, and allowing secondary suites.

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.


Kelly Kloss
City Clerk
/chk
attchs.

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

2

BYLAW NO. 3156/00-2002

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 G10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 43/2002 attached hereto and forming part of the bylaw.

2 Addition of the following new DC Direct Control District:

"DC (17) DIRECT CONTROL DISTRICT NO. 17 (See Map G10)

151.1 (1) General Purpose

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

(2) Permitted Uses:

- (a) Detached dwelling.
- (b) Secondary Suite.
- (c) Neighbourhood identification signs.
- (d) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (e) Home music instructor/instruction (two students), subject to section 68.
- (f) Accessory building.

(3) Discretionary Uses:

- (a) Accessory use.
- (b) Garden Suite.

- #### (4) Regulations

- Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.

- ## (5) Special Regulations

- (a) Notwithstanding Section 151.1(4) the Development Authority may deem that an existing building or lot within the following

(6) Redevelopment of Existing Neighbourhood

Notwithstanding Section 151.1(4), in order to maintain the character of the existing neighbourhood, the Development Authority shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards and/or architecture of existing development in the neighbourhood. In order to ensure that the front streetscape is not altered by either garages or driveways, front driveways or front drive garages are not permitted."

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

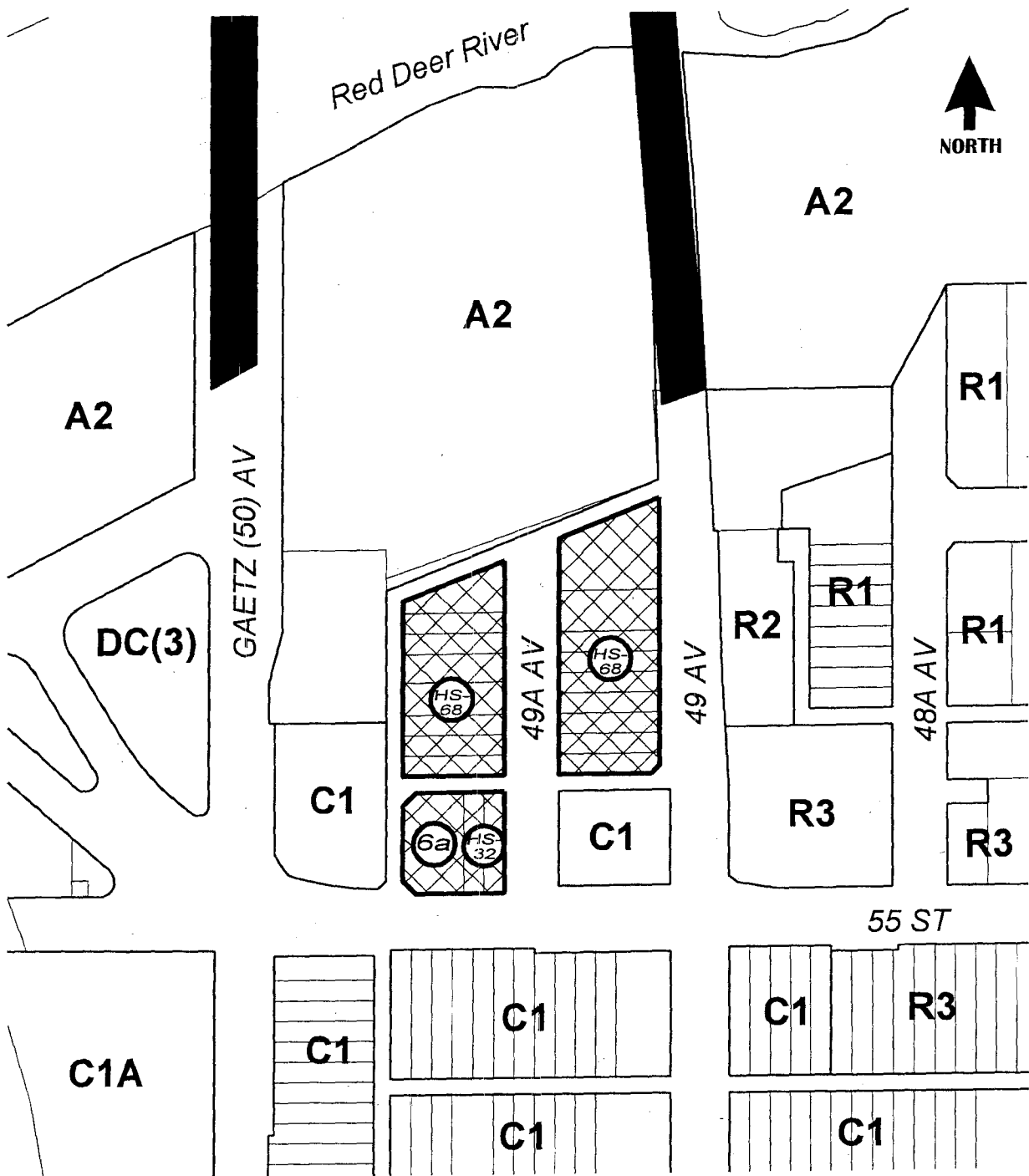
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*




AFFECTED DISTRICTS:

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002
BYLAW No. 3156 / 00 - 2002

DATE: July 30, 2002

TO: Norma Lovell, Assessment

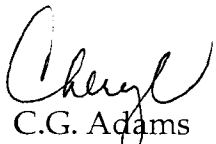
FROM: Cheryl Adams
City Clerk's Office

RE: Land Use Bylaw Amendment 3156/OO-2002 Greater Downtown – 49A Avenue

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

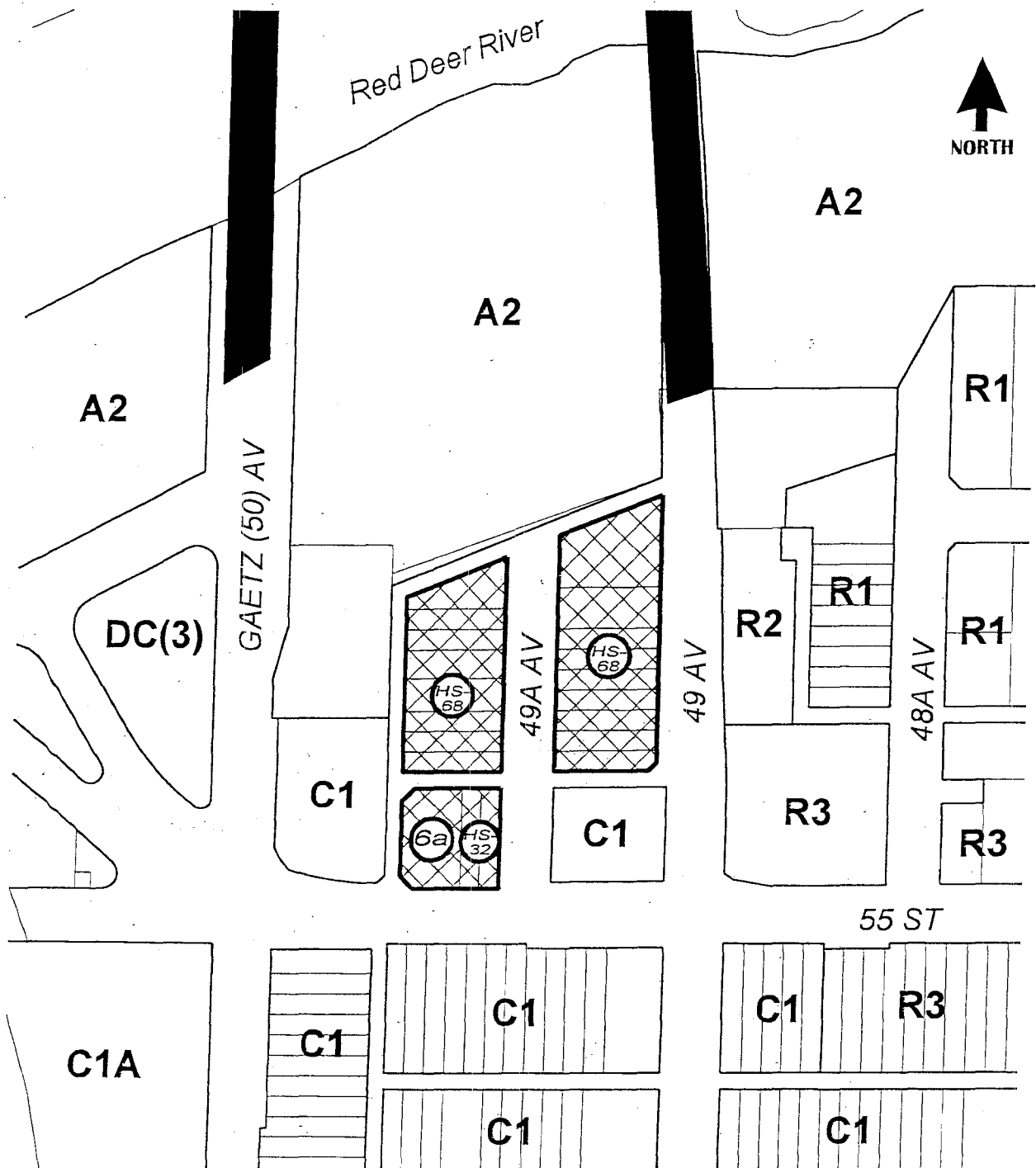
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.


C.G. Adams
City Clerks' Office

Attach.

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*




AFFECTED DISTRICTS:

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002
BYLAW No. 3156 / 00 - 2002



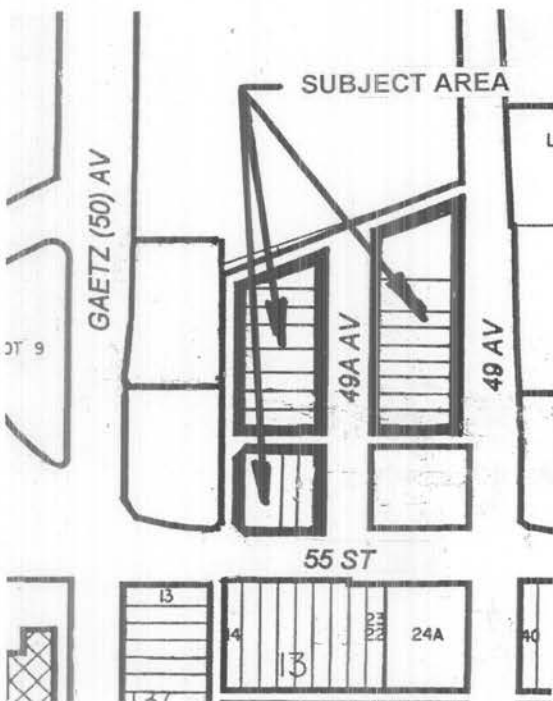
**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: July 22, 2002
TO: City Clerk
FROM: Tony Lindhout, Planner
RE: Land Use Bylaw Amendment 3156/OO-2002
Low Density Residential Development - 49A Avenue
Greater Downtown Action Plan

Background

Late in 2001, planning staff initiated a public consultation process with the landowners of property on 49A Avenue and adjacent 55 Street to discuss options regarding the retention of low density residential development in this area. This initiative comes out of the City's Greater Downtown Action Plan (GDAP) which states in Policy 9.1 that "existing low density north downtown residential areas are to be retained as low density residential neighbourhoods". The GDAP is a statutory planning document and through implementation of its policies, is meant to guide future growth and development of downtown neighbourhoods including the 49A Avenue area in order to achieve the following planning objectives:



- to guide neighbourhood redevelopment,
- to encourage high quality neighbourhood design consistent with a vision that reflects the greater community interests, and
- to ensure neighbourhood amenities and features are protected and showcased (e.g. heritage).

This small isolated neighbourhood consists of seven landowners who own the 11 detached homes located on 20 lots. At least six of these homes are rental properties and/or contain secondary suites.

One of the key reasons for identification of this area for low density residential is the fact that the existing residential development on 49A Avenue is still all detached residential dwellings, most of which have strong heritage elements that make this street unique and rich in architectural character. Implementation of Policy 9.1 would require an amendment to the current City Land Use Bylaw as the existing R2 (Medium Density)

Residential zoning of properties on 49A Avenue does not conform to the Greater Downtown Action Plan in that the R2 zoning allows development such as duplexes, townhouses and small apartment buildings.

Neighbourhood Meetings

All landowners of properties on 49A Avenue and in the immediate area along the north side of 55 Street were notified by mail and invited to attend each of two separate neighbourhood meetings hosted by planning staff. While attendance at both meetings was poor, those that did attend reflected the following opinions:

- Support retention of detached residential dwellings along 49A Avenue as the principal form of development.
- Support retention of the existing historical character and flavor of 49A Avenue.
- Support idea that any redevelopment along 49A Avenue contain heritage design elements similar to those contained in the present housing stock (i.e. high pitched roofs, gables/dormers/turrets, front porches, parapets, cornices, and window, trim and architectural detail elements from the Victorian era).
- Maintain existing streetscape (planted/treed boulevards, large spacious lots, no front driveways or front drive garages).
- Retention of secondary suites as a permitted use.
- 49A Avenue is congested with overflow parking from staff/employees working in the Integrated Financial Services building on the corner of 49 Avenue and 55 Street.

Two property owners (combined owners of 5 homes) phoned planning staff to verbally indicate their opposition to any zoning changes with their preference to retain the existing R2 zoning. One other area resident submitted a written response indicating that this neighbourhood has already lost too much of the heritage type elements to make saving the rest worthwhile.

All landowner written correspondence received, including comment sheets from the neighbourhood meetings, are attached under separate cover for Council members.

Planning Analysis/Response

While there does not appear to be significant landowner objection to the retention of the existing form of detached residential housing on 49A Avenue, there is mixed reaction to the idea of amending the R2 zoning of the area. Based on verbal and written input received from area landowners, it would appear that 3 landowners (43% of affected landowners) representing 6 properties (55% of all properties) are opposed to any changes. While it was expressed that the (historic) character of this street has already been compromised, planning staff are of the opinion that the built form of housing as it exists today on 49A Avenue still contains a significant concentration of housing and street design elements associated with early 1900's style urban development. This would include tree planted boulevards with large lots and homes, many of which still contain historic era architectural detailing,

Notwithstanding that this area is small, has recently seen one older home demolished and replaced with a new one and that one additional older home has been moved into the area, the historical character and flavor of the existing streetscape still remains, and is worthwhile preserving. Retention and renovation of existing buildings (sustainability), and the preservation of buildings and environments of historical and cultural value are important to the broader community, a principle advocated in the City's Strategic Plan, Municipal Development Plan and Greater Downtown Action Plan. Most of the homes on 49A Avenue (9 out of 11) are designated a historically significant resource under the City's Land Use

Bylaw. Planning staff are of the opinion that any future land use activity and potential development/redevelopment on this street should compliment present development patterns including retention of the low density residential character of the area.

Planning staff propose that a new land use (zoning) district be specifically created for the 49A Avenue area that would meet the intent of the Greater Downtown Action Plan whereby the existing residential area be rezoned in a manner that will ensure retention of the detached form of housing and also allow secondary suites. As no existing City land use district allows for this combination, it is suggested that a Direct Control District be created for this area that would be identical to the existing R2 Residential District but that those uses and regulations pertaining to multiple family developments (semi-detached, multi-attached and multiple family buildings) and any other non-applicable land uses, be removed. The present Land Use Bylaw exception that allows a prosthetic services business to operate from the house at 4926-55 Street is proposed to be retained and continue to apply to this site.

The proposed Direct Control District for this area is shown below in a format that illustrates the minor changes required (additions and deletions) from the existing R2 District to reflect the current built environment on 49A Avenue that contains no multiple family developments. In summary, there were no changes made to the permitted use table but all references to multiple family developments (discretionary uses) and their applicable regulations have been deleted. This will enable the area to retain its existing low density residential character in accordance with the policies of the Greater Downtown Action Plan.

PROPOSED DIRECT CONTROL DISTRICT

(Based on existing R2 Residential District)

- Deletions from R2 District are shown as ~~strikethrough~~
- Additions are shown in *italic*

DC (17) DIRECT CONTROL DISTRICT NO. 17 (See Map G10)

190 General Purpose

The general purpose of this District is to provide a ~~medium~~ *low* density residential area *in the form of detached housing* ~~with a mixture of housing types and residential accommodation~~ and at the same time control, regulate and encourage the development or redevelopment of *detached housing* ~~residential uses~~ *in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.* ~~that are compatible with both neighbourhood, the immediate site and the growth policies of the General Municipal Plan.~~

191 Permitted Uses, ~~subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council:~~

- (1) Detached dwelling.
- (2) Secondary Suite.
- (3) Neighbourhood identification signs.
- (4) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (5) Home music instructor/instruction (two students), subject to section 68.
- (6) Accessory building.

192 Discretionary Uses, ~~subject to any applicable Area Structure Plan or Area Redevelopment Plan approved by Council:~~

- ~~(1) Semi-detached dwelling unit.~~
- ~~(2) Multi-attached building.~~
- ~~(3) Multiple family building.~~
- ~~(4) Home occupations which will generate additional traffic.~~
- (5) Accessory residential structure *use*.
- (6) Existing Special Residential (approved prior to December 7, 1998):
 - ~~(a) churches,~~
 - ~~(b) kindergartens,~~
 - ~~(c) schools,~~
 - ~~(d) social care residences,~~
 - ~~(e) day care facilities.~~

~~For greater certainty, where approval for any Special Residential Use has been given prior to enactment of this Land Use Bylaw amendment, any other Special Residential Use shall be also deemed to be a Discretionary Use for that site.~~

- ~~(7) Municipal Services limited to Police, Emergency Services and/or Utilities.~~
- ~~(8) Public and quasi-public buildings.~~

- (9) Garden Suite.
- ~~(10) Retirement Home.~~
- ~~(11) Day Care Facilities and Social Care Residences on sites which are so designated in a Neighbourhood Area Structure Plan.~~
- (12) Home music instructor/instruction (six students), subject to section 68.
- (13) Bed & breakfast, subject to section 64.
- (14) Amateur radio tower.

193 Regulations

- (1) Floor Area:

Detached dwelling	<i>Minimum</i>	frontage in m x 6 m
Semi-detached dwelling	minimum	65 m² for each unit
Multi-attached	minimum	60 m² for each unit
Multi-family	minimum	60 m² for each unit
- (2) Site Coverage: maximum 40% (includes garage and accessory buildings)
- (3) Building Height: maximum two storeys with maximum of 10 m measured from the average of the lot grade ~~except apartments which shall be allowed three storeys~~
- (4) Front Yard: minimum 6 m ~~except multi-family which shall have a minimum setback of 7.5 m~~
- (5) Side Yard: minimum 1.5m

Detached dwelling	minimum	1.5 m
Semi-detached dwelling (without side entry)	minimum	1.5 m
Semi-detached dwelling (with side entry)	minimum	2.4 m

~~Multi-attached
(without side entry) — minimum — 1.8 m~~

~~Multi-attached
(with side entry) — minimum — 2.4 m~~

~~Multi-family — minimum — 66% of building height and in no
case less than 3 m~~

~~Special Residential — minimum — 3 m~~

Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.

(6) Rear Yard: minimum 7.5 m

(7) Lot Depth: minimum 30 m

(8) Landscaping: minimum 35% of site area

(9) Parking: subject to section 48

~~(10) Loading: — n/a~~

(11) Lot Area: *minimum* 360m²

~~Detached dwelling — minimum — 360 m²~~

~~Semi-detached dwelling — minimum — 232 m² — per dwelling unit~~

~~Multi-attached — minimum — 185 m² — per internal unit~~

~~minimum — 240 m² — per end unit~~

~~Multi-family~~

~~(no separate bedroom) — minimum — 74 m² — per dwelling unit~~

~~(one bedroom) — minimum — 111 m² — per dwelling unit~~

~~(more than one bedroom) — minimum — 139 m² — per dwelling unit~~

(12) Frontage:

Detached dwelling: minimum 12 m

Semi-detached dwelling	minimum	7.6 m per dwelling unit
Multi-attached building	minimum	22.0 m, 6.1 m per each unit
Multiple family building	minimum	19.5 m

194 Special Regulations

- ~~(1) Notwithstanding section 193 where an approved subdivision plan or a proposed subdivision plan within this use district comprises of at least 5 sites the Development Authority shall specify the front yard setback required.~~
- ~~(2) Notwithstanding section 193, in a laneless subdivision, one of the side yards for a detached dwelling and the side yard for a semi-detached dwelling unit shall be:~~
 - ~~(a) 1.5 m where a garage or carport is attached to or is an integral part of the principal building, or~~
 - ~~(b) 3 m where a garage or carport is to be provided in the rear yard of the site, or~~
 - ~~(c) 5 m where a garage or carport is to be attached to the principal building at a later date, and~~
 - ~~(d) if the front building line of the site is 21 m in length or greater, the minimum side yard in one side of the site shall be 10% of such building line. The minimum side yard on the other side of the site in the case subsection (a) hereof applies, 10 per cent of the said building line; in the case subsection (b) or (c) applies, 3 m or 5 m respectively, as the case may be.~~
- ~~(3) (a) Where each half of a semi-detached house is to be contained in a separate site no side yard shall be required on the site of the dwelling unit which abuts the adjacent dwelling unit.~~
 - ~~(b) Where the dwelling units of a row house building are to be contained in separate sites, no side yards shall be required on either side in the case of an internal dwelling unit and no side yard shall be required on one side of the end dwelling unit.~~
- ~~(4) Notwithstanding subsection 193(4) the front yard requirement for one dwelling unit of a semi-detached building may be increased up to 3.5 m by the Development Authority provided that the front yard of the adjoining dwelling unit meets the minimum requirement of this section.~~

- (5) Notwithstanding section 193, the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with section 193, namely:
 - (a) not less than 90% of the minimum front yard, side yard, rear yard, site area, or frontage,
 - (b) not less than 95% of the minimum floor area,
 - (c) not less than 98% of the minimum landscaping area.
- (6) In calculating the minimum floor area for an odd and irregular shaped site:
 - (a) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,
 - (b) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

195 — Site Development

~~Notwithstanding section 193, the site plan, the relationship between buildings, structures and open space, the architectural treatment of buildings, the provision and architecture of landscaped open space, and the parking layout, shall be subject to approval by the Development Authority.~~

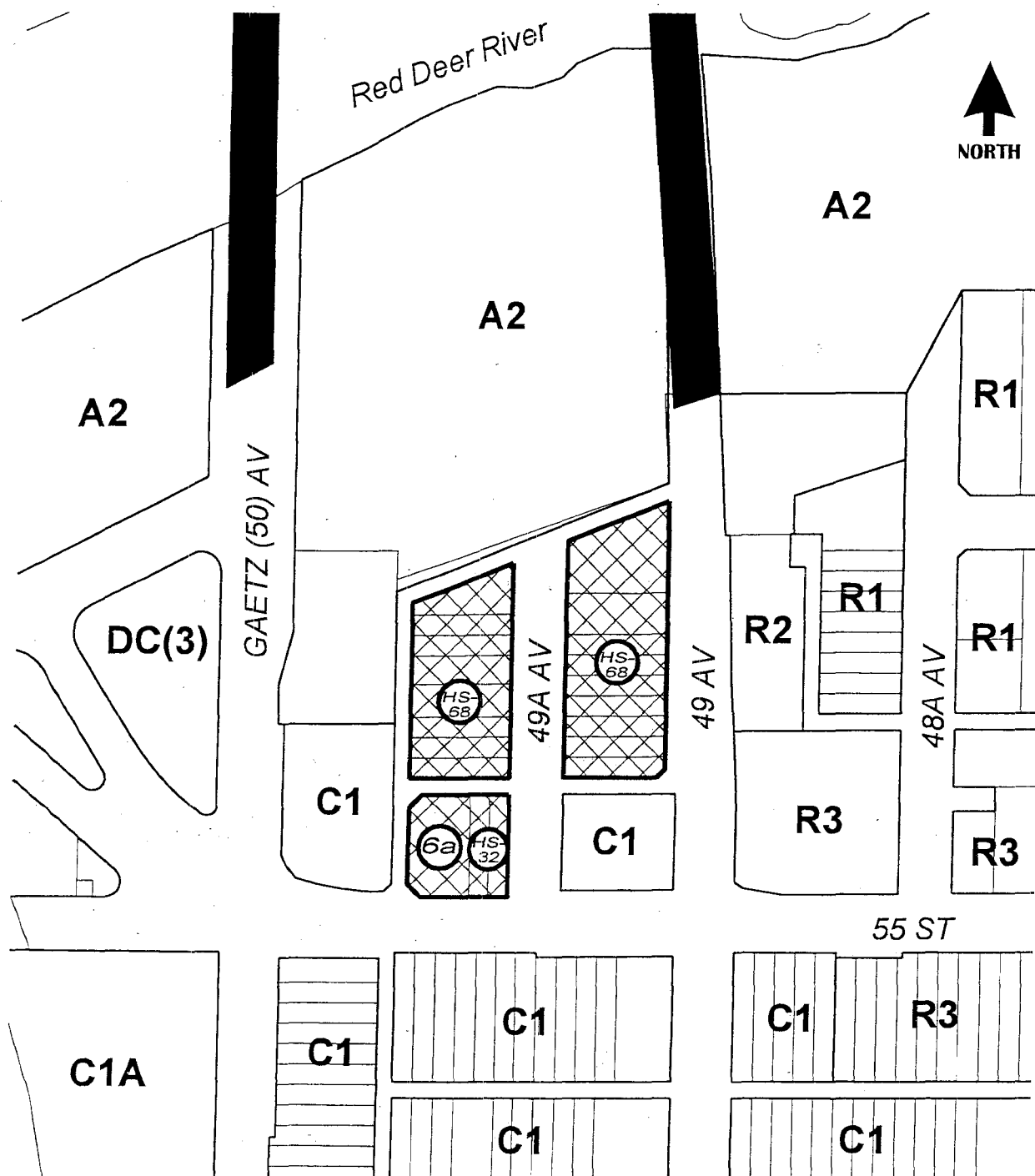
196 — Site Location

- ~~(1) Notwithstanding section 193, a site shall not be located or developed so as to leave small isolated parcels of land that cannot accommodate future development.~~
- ~~(2) The location of the site to be developed within the land use district, and the relationship of the site to the surrounding environs shall be subject to approval by the Commission.~~

197 Redevelopment of Existing Neighbourhood

Notwithstanding section 193, in order to maintain the character of an existing neighbourhood, the ~~Municipal Planning Commission~~ *Development Authority* shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards of existing development in the neighbourhood or along the applicable street. *Front driveways and/or front drive garages are not permitted.*

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17)

MAP No. 43 / 2002
BYLAW No. 3156 / 00 - 2002

Planning Recommendation

That City Council proceed with first reading of Land Use Bylaw Amendment 3156/OO-2002.

If this proposed Bylaw amendment is not supported by Council, the Greater Downtown Action Plan should be amended by removing reference to the retention of low density residential development in the 49A Avenue area. Council direction would be requested.



Tony Lindhout, ACP, MCIP
PLANNER

Attachment

Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

08/26/2002 15:28

4037011404

SOUTHWIND PROPERTIES

PAGE 01

TrailerMaster Inc.

Aug26,2002

*FILE WITH
LUB 3156/08-2002*

City of Red Deer
4914-48th ave
Red Deer Alberta
T4n 3T4
Fax: 403-346-6195

Attention: City Clerk

Re: Changes to Existing R2 zoning on 49a Ave

As a home owner at 5518-49a in Red Deer, I am adamantly opposed to any change in the zoning or land use on the street where I own a new home. We purchased this property with a new residence in a R2 zoned area. At this time we are absentee owners and the new house is a up and down duplex. To change the zoning to direct control or anything less than what it presently is, would affect the value of the property that I purchased less than one year ago.

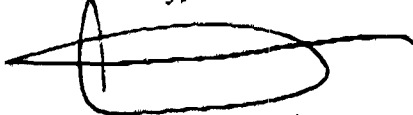
I am not in favor of any fourplex's, multiple family, or apartments, and I am confident that the city would not allow them as a discretionary use. The home at 5518-49a ave was required by the city to blend into the neighborhood, and does so quit well, but is not an historic home.

One of the true historic homes on that street was torn down a few years ago and the city let a commercial development be constructed on that site.

It is easy for public servants to say, lets do this or do that to a parts of the city, as long as it does not affect them personally or financially.

Thank you, and please leave the zoning the way it is.

Yours truly,



A. STEDMAN

AK PER BREWSTER STEDMAN



FILE
Council Decision – August 26, 2002

Office of the City Clerk

DATE: August 27, 2002
TO: Tony Lindhout, Parkland Community Planning Services
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/00-2002
Low Density Residential Development – 49A Avenue
Greater Downtown Action Plan

Reference Report:

Parkland Community Planning Services, dated July 22, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/00-2002 was given second and third readings. A copy of the Bylaw, as amended, is attached.

Resolution:

Resolved that Council of the City of Red Deer amends Land Use Bylaw Amendment 3156/PP-2002 prior to third reading by deleting the last sentence in Section 151.1 (6) and replacing it with the following: "In order to ensure that the front streetscape is not altered by either garages or driveways, front drive garages are not permitted and front drives are not permitted unless there is no other physical access to the lot for the purposes of a backyard garage."

Report Back to Council: No

Comments/Further Action:

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of 49A Avenue to a Direct Control District for the purpose of retaining the area's existing low density detached housing in accordance with the City's Greater Downtown Action Plan. The proposed Direct Control District would be based on the existing R2 Residential District, deleting all reference to multiple family developments, and allowing secondary suites. This office will amend the Land Use Bylaw and distribute copies in due course.


Nona Housenga

Deputy City Clerk

/chk

attchs.

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

BYLAW NO. 3156/00-2002

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 G10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 43/2002 attached hereto and forming part of the bylaw.

- 2 Addition of the following new DC Direct Control District:

"DC (17) DIRECT CONTROL DISTRICT NO. 17 (See Map G10)

151.1 (1) General Purpose

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

(2) Permitted Uses:

- (a) Detached dwelling.
- (b) Secondary Suite.
- (c) Neighbourhood identification signs.
- (d) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (e) Home music instructor/instruction (two students), subject to section 68.
- (f) Accessory building.

(3) Discretionary Uses:

- (a) Accessory use.
- (b) Garden Suite.

- (c) Home music instructor/instruction (six students), subject to section 68.
- (d) Bed & breakfast, subject to section 64.
- (e) Amateur radio tower.

(4) Regulations

- (a) Floor Area:
 - Detached dwelling: minimum frontage in m x 6 m
- (b) Site Coverage: maximum 40% (includes garage and accessory buildings)
- (c) Building Height: maximum two storeys with maximum of 10 m measured from the average of the lot grade
- (d) Front Yard: minimum 6 m
- (e) Side Yard: minimum 1.5 m

Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.

- (f) Rear Yard: minimum 7.5 m
- (g) Lot Depth: minimum 30 m
- (h) Landscaping: minimum 35% of site area
- (i) Parking: subject to section 48
- (j) Lot Area: minimum 360 m²
- (k) Lot Frontage: minimum 12 m

(5) Special Regulations

- (a) Notwithstanding Section 151.1(4) the Development Authority may deem that an existing building or lot within the following

(5) Special Regulations

- (a) Notwithstanding Section 151.1(4) the Development Authority may deem that an existing building or lot within the following tolerances of the requirements complies with Section 151.1(4), namely:
 - (i) not less than 90% of the minimum front yard, side yard, rear yard, site area, or frontage,
 - (ii) not less than 95% of the minimum floor area,
 - (iii) not less than 98% of the minimum landscaping area.
- (b) In calculating the minimum floor area for an odd and irregular shaped site:
 - (i) the frontage of the site shall be the greater of either the width of the site at the building line or the front boundary of the lot,
 - (ii) the width of the site at the building line shall be deemed to be the distance between the side boundary lines measured along the alignment of the front or rear wall of the building, whichever is the lesser.

(6) Redevelopment of Existing Neighbourhood

Notwithstanding Section 151.1(4), in order to maintain the character of the existing neighbourhood, the Development Authority shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards and/or architecture of existing development in the neighbourhood. In order to ensure that the front streetscape is not altered by either garages or driveways, front drive garages are not permitted and front drives are not permitted unless there is no other physical access to the lot for the purposes of a backyard garage."

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of August 2002.

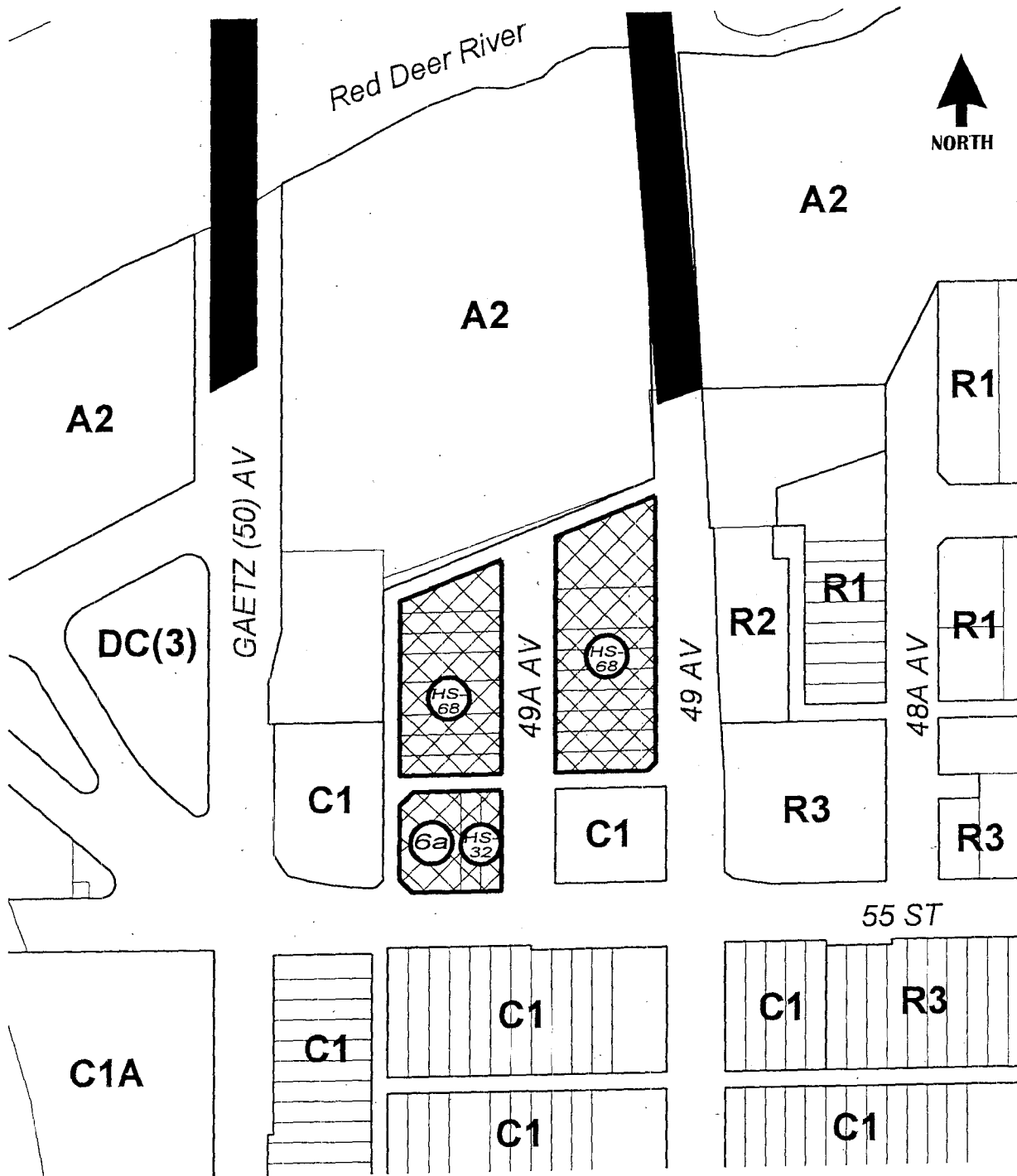


MAYOR



DEPUTY CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*




AFFECTED DISTRICTS:

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002
BYLAW No. 3156 / 00 - 2002

**Office of the City Clerk**

DATE: July 30, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/PP-2002
Lot G, Block 44, Plan 2886 TR
Portion of 60th Avenue & Portion of 32nd Street
W ½ Sec. 8-38-27-4
Junction of Webster Drive (60th Avenue) and 32nd Street
Trademark West Park Inc/ The City of Red Deer

History

At the Monday, July 29, 2002 meeting of Council, Land Use Bylaw Amendment 3156/PP-2002 was given first reading.

Land Use Bylaw Amendment 3156/PP-2002 provides for a consolidation and rezoning of lands resulting from the closing of 60th Avenue as part of the process required to finalize a land sale agreement for land required from the south entrance road for the West Park Extension (West Lake) Subdivision.

Public Consultation Process

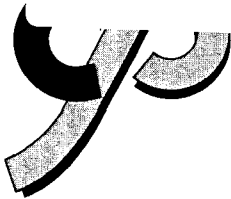
A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 26, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendation

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

K. Kloss
for: Kelly Kloss
City Clerk

/chk



Date: July 23, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/PP-2002
Lot G, Block 44, Plan 2886 TR,
Portion of 60th Avenue, and
Portion of 32nd Street
W ½ Sec. 8-38-27-4
Junction of Webster Drive (60th Avenue) and 32nd Street
Trademark West Park Inc./The City of Red Deer

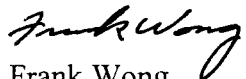
Trademark West Park Inc. and the City of Red Deer is in the process of finalizing a land sale agreement for lands required for the south entrance road for the West Park Extension (West Lake) Subdivision. As part of the process, the City wish to consolidate and rezone the lands resulting from the closing of 60th Avenue.

The proposal is part of the road system that facilitates the adjacent West Park Extension (West Lake) Neighbourhood Area Structure Plan. A Road Closure Bylaw is forthcoming from the Land and Economic Development Department.

Recommendation

The proposal is part of the approved south entrance for the West Park Extension (West Lake) Subdivision; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/PP-2002.

Sincerely,


Frank Wong,
Planning Assistant

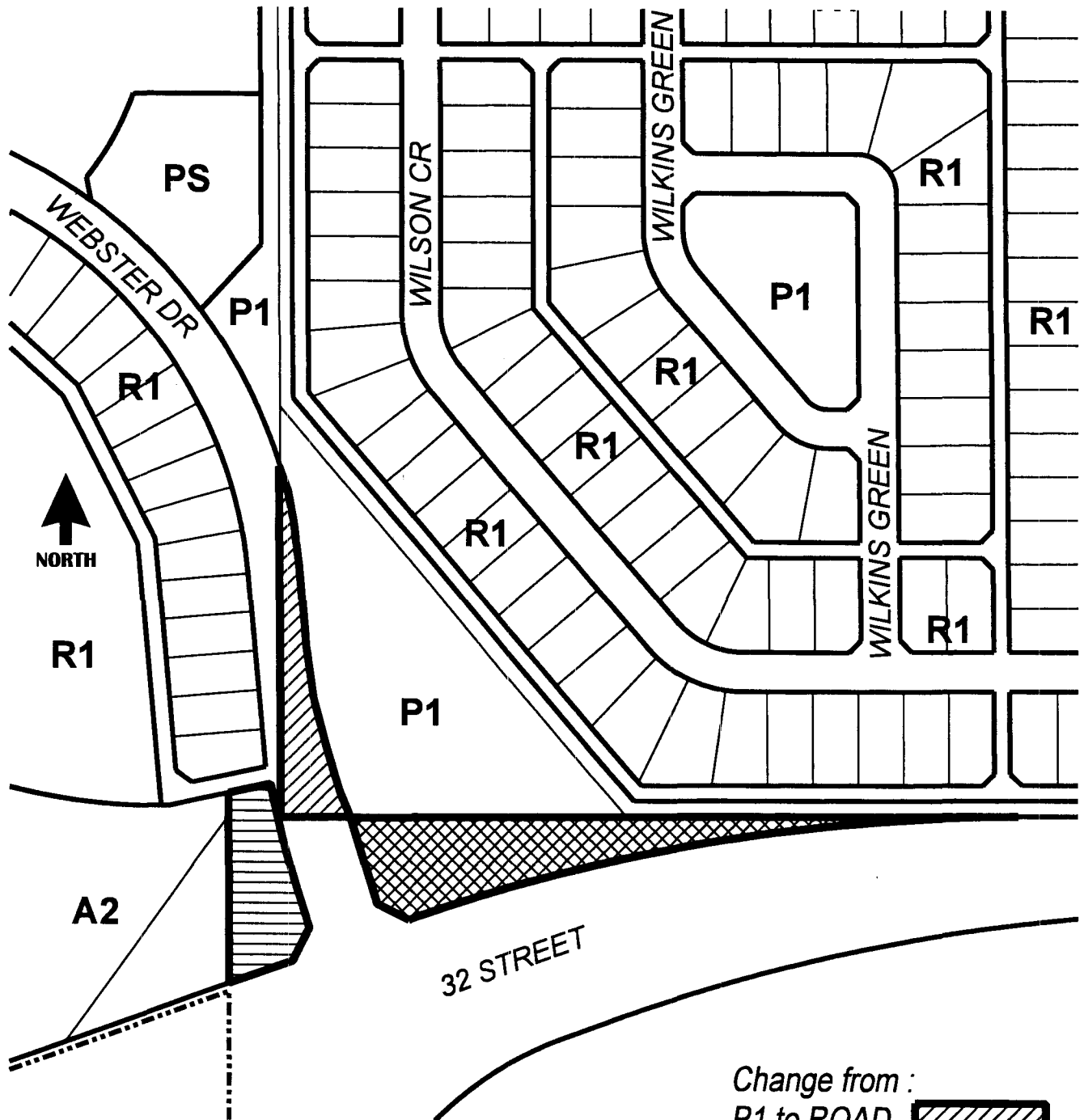
Attachment

c. Al-Terra Engineering Ltd.



The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
 P1 - Parks and Recreational
 A2 - Environmental Preservation

Change from :

P1 to ROAD



ROAD to P1



ROAD to A2



MAP No. 44 / 2002
 BYLAW No. 3156 / PP - 2002

LAND USE BYLAW 3156/PP-2002
Junction of Webster Drive (60 Avenue) and 32 Street

DESCRIPTION: Rezoning the junction along the east side of Webster Drive in the West Park Extension from P1 Parks & Recreation District to Road; a portion of land along 32 Street (east of Webster Drive) from Road to P1 Parks & Recreation; and a portion of Road along the junction of Webster Drive on the west from Road to A2 Environmental Preservation

FIRST READING: July 29, 2002

FIRST PUBLICATION: August 9, 2002

SECOND PUBLICATION: August 16, 2002

PUBLIC HEARING & SECOND READING: August 26, 2002

THIRD READING: _____

*3rd reading
delayed*

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☐ BY: CITY

ACTUAL COST OF ADVERTISING:

1ST \$ 307.34 & 2ND \$ 307.34 TOTAL: \$ 614.68

MAP PREPARATION: \$ _____

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING / (REFUND): \$ _____

INVOICE NO.: _____



Council Decision – August 26, 2002

Office of the City Clerk

DATE: August 27, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/PP-2002
Lot G, Block 44, Plan 2886 TR
Portion of 60th Avenue and Portion of 32nd Street
W ½ Sec. 8-38-27-4
Junction of Webster Drive (60th Avenue) and 32nd Street
Trademark West Park Inc. / The City of Red Deer

Reference Report:

Parkland Community Planning Services, dated July 23, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/PP-2002 was given second reading. A copy of the Bylaw is attached.

Resolution:

Resolved that third reading given to Land Use Bylaw Amendment 3156/PP-2002 be rescinded and that third reading be reconsidered upon the completion of Webster Drive by the developer.

Report Back to Council: Yes

Comments/Further Action:

Land Use Bylaw Amendment 3156/PP-2002 provides for a consolidation and rezoning of lands resulting from the closing of 60th Avenue as part of the process required to finalize a land sale agreement for land required from the south entrance road for the West Park Extension (West Lake) Subdivision. This Bylaw Amendment to be brought back to Council for Third Reading when Webster Drive is completed by the developer.

A handwritten signature in cursive script, appearing to read 'Nona Housenga'.

Nona Housenga

Deputy City Clerk

/chk

attchs.

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

BYLAW NO. 3156/PP-2002

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 E6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 44/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

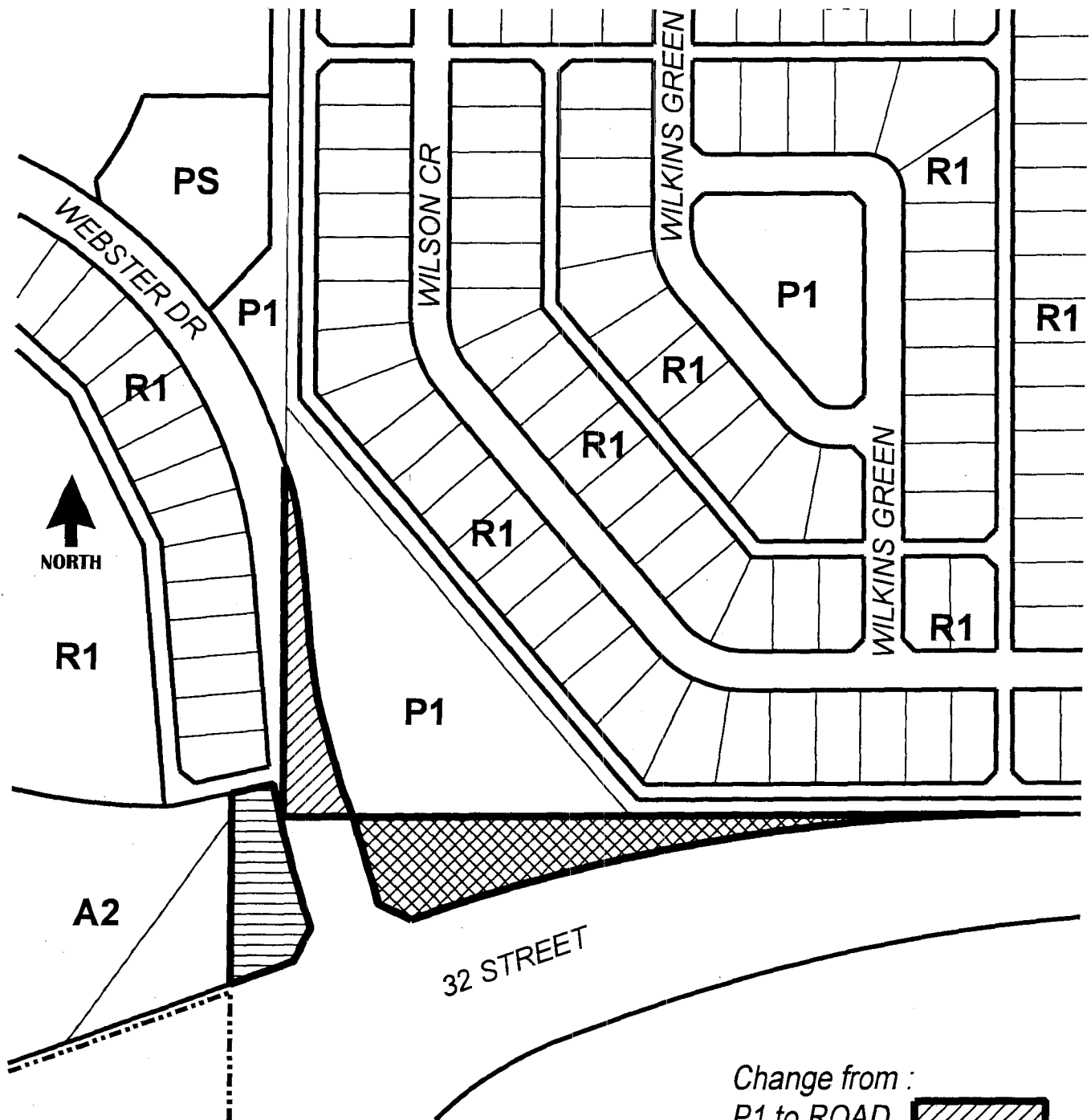
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

P1 - Parks and Recreational

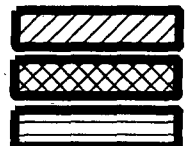
A2 - Environmental Preservation

Change from :

P1 to ROAD

ROAD to P1

ROAD to A2



MAP No. 44 / 2002
BYLAW No. 3156 / PP - 2002

August 6, 2002

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/PP-2002 Webster Drive & 32 Street

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 West Park area you have an opportunity to ask questions and to let Council know your views.

In accordance with the overall plan approved for the West Park Extension, Council is proceeding with the next phase and rezoning the land to accommodate the entrance off 32nd Street into the West Park Extension. This is the beginning process that will see 60th Avenue no longer being fully accessible North and South. The attached map shows actual zoning changes to accommodate this new alignment. For more information relating to the proposed bylaw amendment, 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 in the Council Chambers, 2nd Floor of City Hall on **Monday, August 26, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, August 20, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,

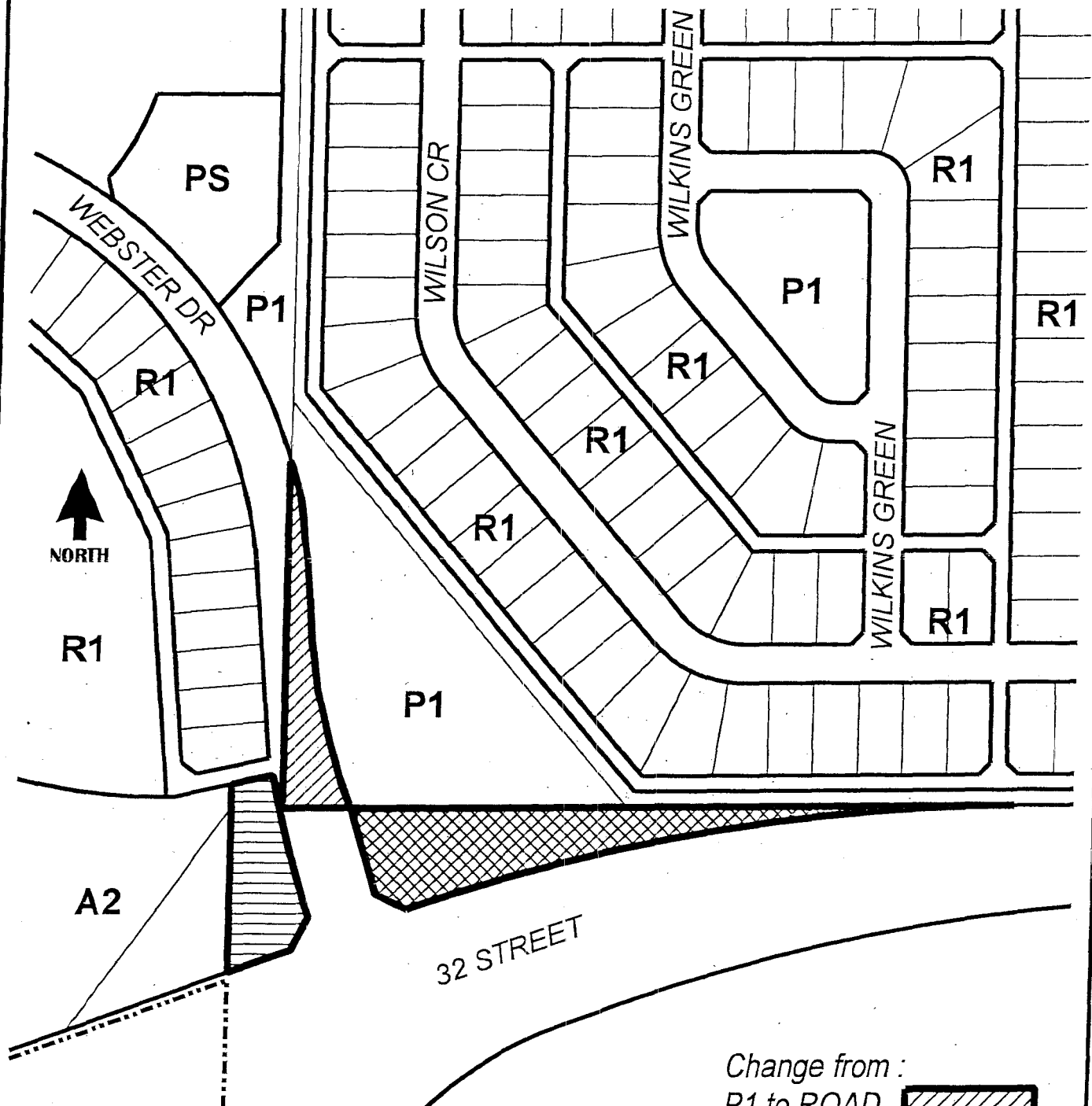


Kelly Kloss
City Clerk

att.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

P1 - Parks and Recreational

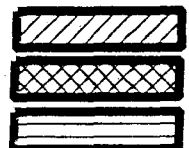
A2 - Environmental Preservation

Change from :

P1 to ROAD

ROAD to P1

ROAD to A2



MAP No. 44 / 2002
BYLAW No. 3156 / PP - 2002

TaxRoll	OwnerName	OwnerAdd1	OwnerAdd2	OwnerAd
821100	JOEL L. & KAREN M. JACKSHAW	121 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821105	HAZEL M. M. JACKSON	117 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821110	STANLEY JAMES & SUZANNE MARIE GRANT	113 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821115	RITA LOWIS, RITA LOWIS & KEN HEATHER	109 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821120	MICHAEL & RHONDA COTE	105 WILSON CRESCENT	RED DEER, AB T4N 5V8	
821125	GERALD C. & ANNAMARIE PREUSSE	101 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821130	NEIL DELBERT & ROSE MARIE CRUM	P O BOX 13	GLENEVIS, AB T0E 0X0	
821135	ISABELLA M. PATERSON	93 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821140	NANCY BATTY	89 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821145	DOUGLAS & PEGGY LANE	85 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821150	PAUL L. & CAROL J. WILLIAMS	81 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821155	DWAYNE JOSEPH WACK & BECKIE JEAN TIEKEN	77 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821160	ROBERT R. & ELLEN L. LOWRY	73 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821165	ANTHONY J. & BRENDA P. MALO	69 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821170	WENDELL A. & DORIS B. JONES	65 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821175	MYRON & IRENE MANNING	61 WILSON CRESCENT	RED DEER, AB T4N 5V6	
821180	WALTER E. & RITA HANSON	57 WILSON CRESCENT	RED DEER, AB T4N 5V6	
822190	THE RED DEER COLLEGE	BOX 5005	RED DEER, AB T4N 5H5	
820015	TRADEMARK WEST PARK INC	STE. 850, 300 - 5 AVENUE SW	CALGARY, AB T2P 3C4	
820010	GERALD D. CRONQUIST	BOX 402	RED DEER, AB T4N 5E9	



Council Decision – July 29, 2002

Office of the City Clerk

DATE: July 30, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/PP-2002
Lot G, Block 44, Plan 2886 TR
Portion of 60th Avenue & Portion of 32nd Street
W ½ Sec. 8-38-27-4
Junction of Webster Drive (60th Avenue) and 32nd Street
Trademark West Park Inc/ The City of Red Deer

Reference Report:

Parkland Community Planning Services, dated July 23, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/PP-2002 was given first reading. A copy is attached.

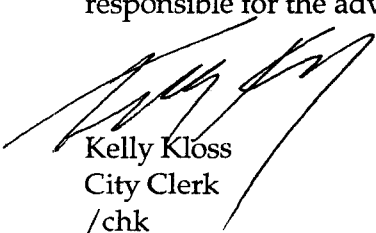
Report Back to Council: Yes

A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/PP-2002 provides for a consolidation and rezoning of lands resulting from the closing of 60th Avenue as part of the process required to finalize a land sale agreement for land required from the south entrance road for the West Park Extension (West Lake) Subdivision.

This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/PP-2002

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 E6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 44/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **29th** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

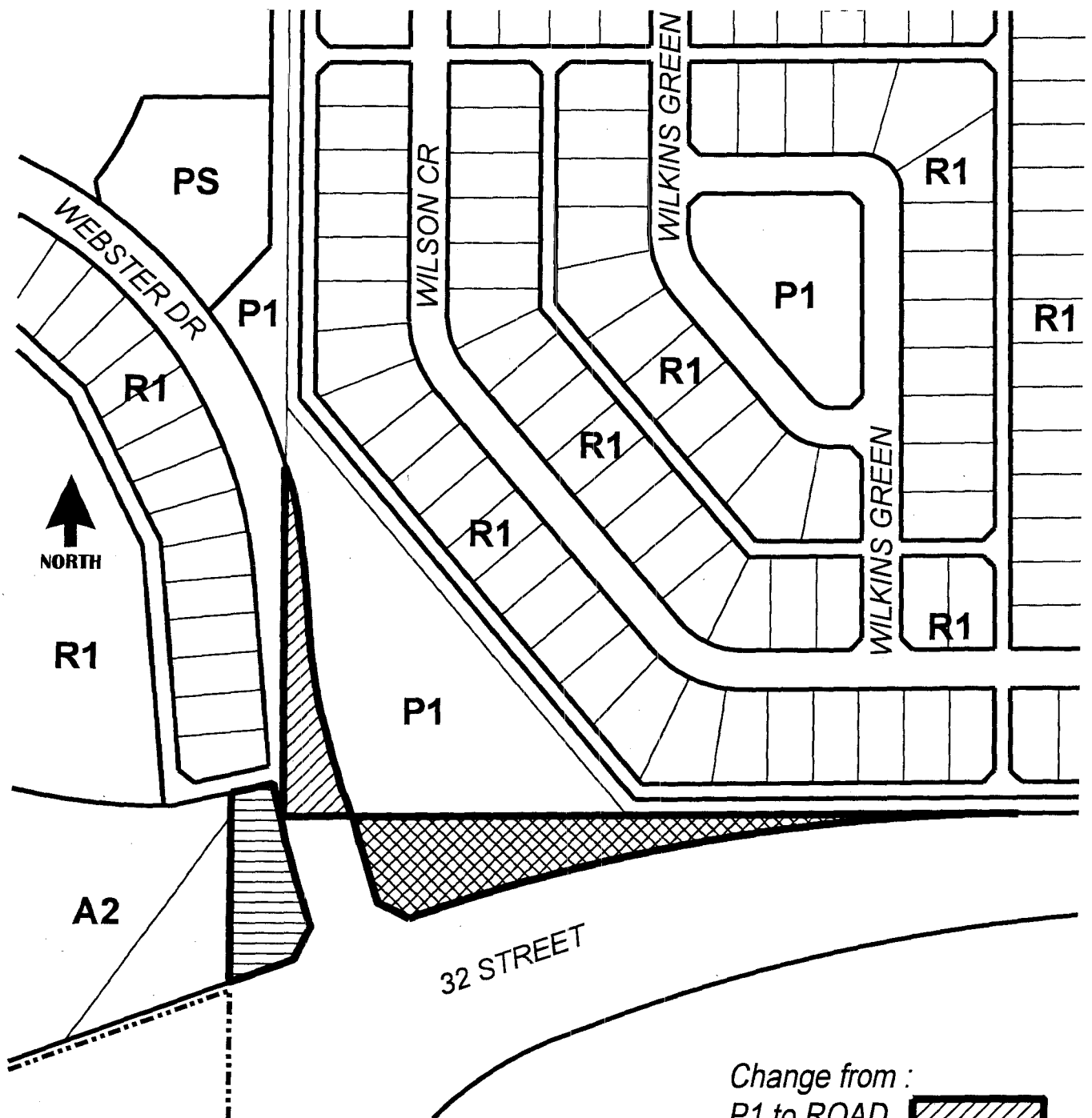
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

P1 - Parks and Recreational

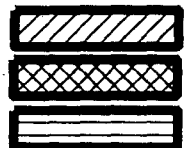
A2 - Environmental Preservation

Change from :

P1 to ROAD

ROAD to P1

ROAD to A2



MAP No. 44 / 2002
BYLAW No. 3156 / PP - 2002

DATE: July 30, 2002

TO: Norma Lovell, Assessment

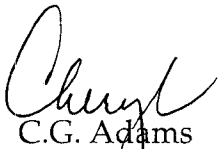
FROM: Cheryl Adams
City Clerk's Office

RE: Land Use Bylaw Amendment 3156/PP-2002 Webster Drive/32 Street

Please provide **CHRISTINE KENZIE** 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.

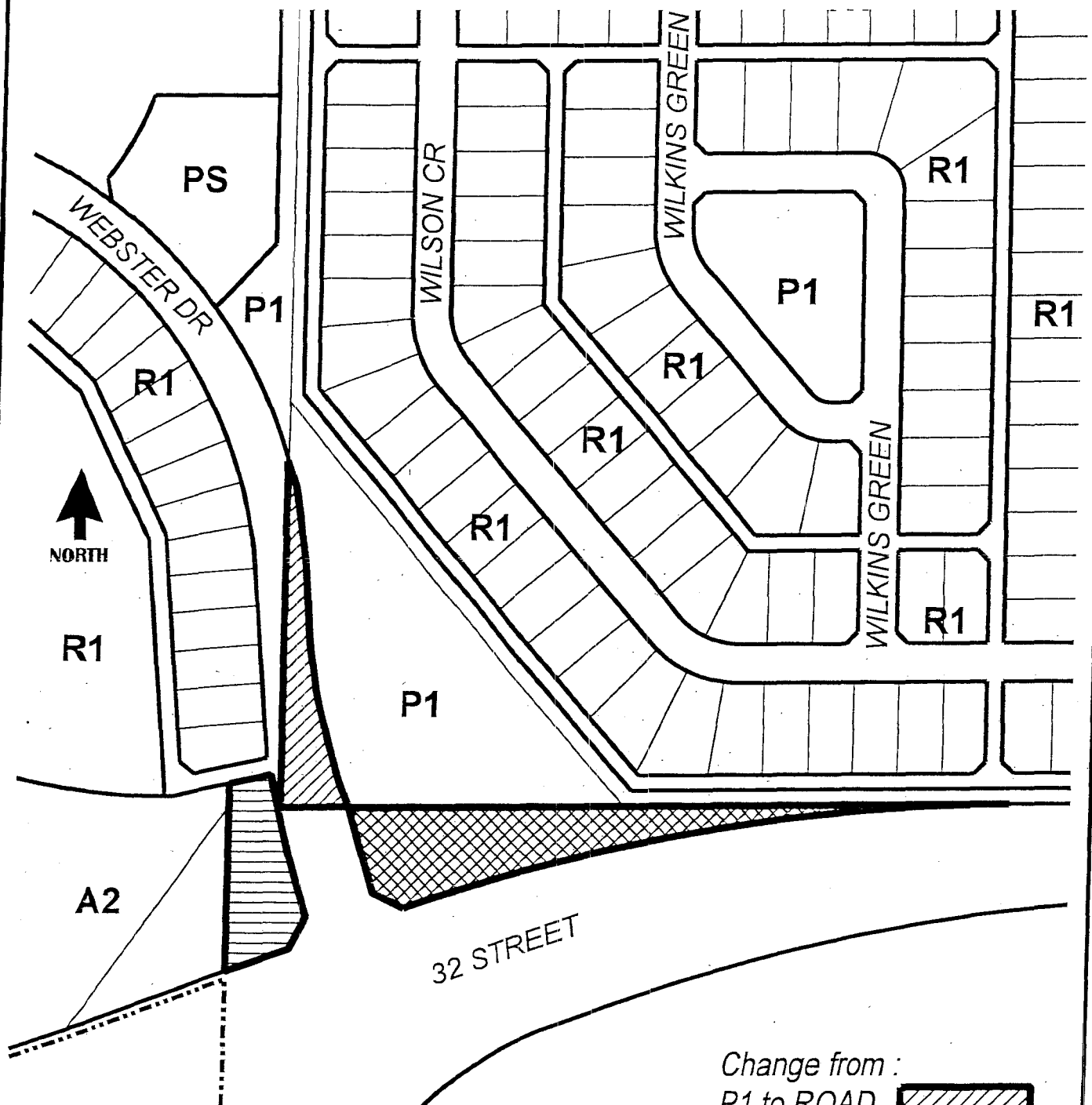
Thanks Norma.


C.G. Adams
City Clerks' Office

Attach.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

P1 - Parks and Recreational

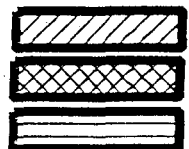
A2 - Environmental Preservation

Change from :

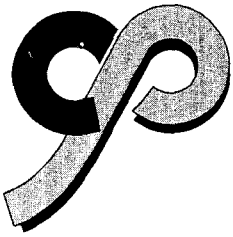
P1 to ROAD

ROAD to P1

ROAD to A2



MAP No. 44 / 2002
BYLAW No. 3156 / PP - 2002



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

Date: July 23, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/PP-2002
Lot G, Block 44, Plan 2886 TR,
Portion of 60th Avenue, and
Portion of 32nd Street
W ½ Sec. 8-38-27-4
Junction of Webster Drive (60th Avenue) and 32nd Street
Trademark West Park Inc./The City of Red Deer

Trademark West Park Inc. and the City of Red Deer is in the process of finalizing a land sale agreement for lands required for the south entrance road for the West Park Extension (West Lake) Subdivision. As part of the process, the City wish to consolidate and rezone the lands resulting from the closing of 60th Avenue.

The proposal is part of the road system that facilitates the adjacent West Park Extension (West Lake) Neighbourhood Area Structure Plan. A Road Closure Bylaw is forthcoming from the Land and Economic Development Department.

Recommendation

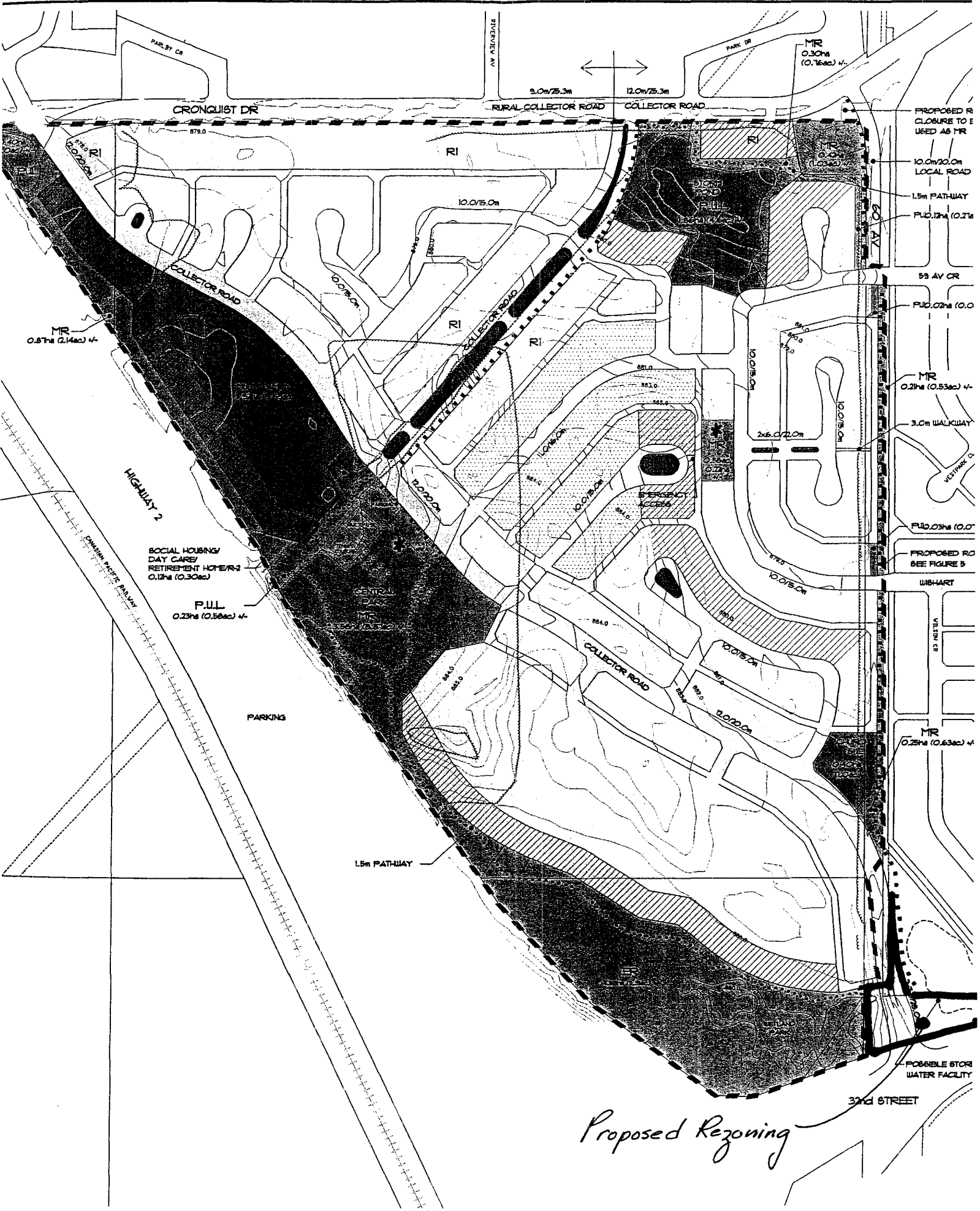
The proposal is part of the approved south entrance for the West Park Extension (West Lake) Subdivision; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/PP-2002.

Sincerely,

Frank Wong,
Planning Assistant

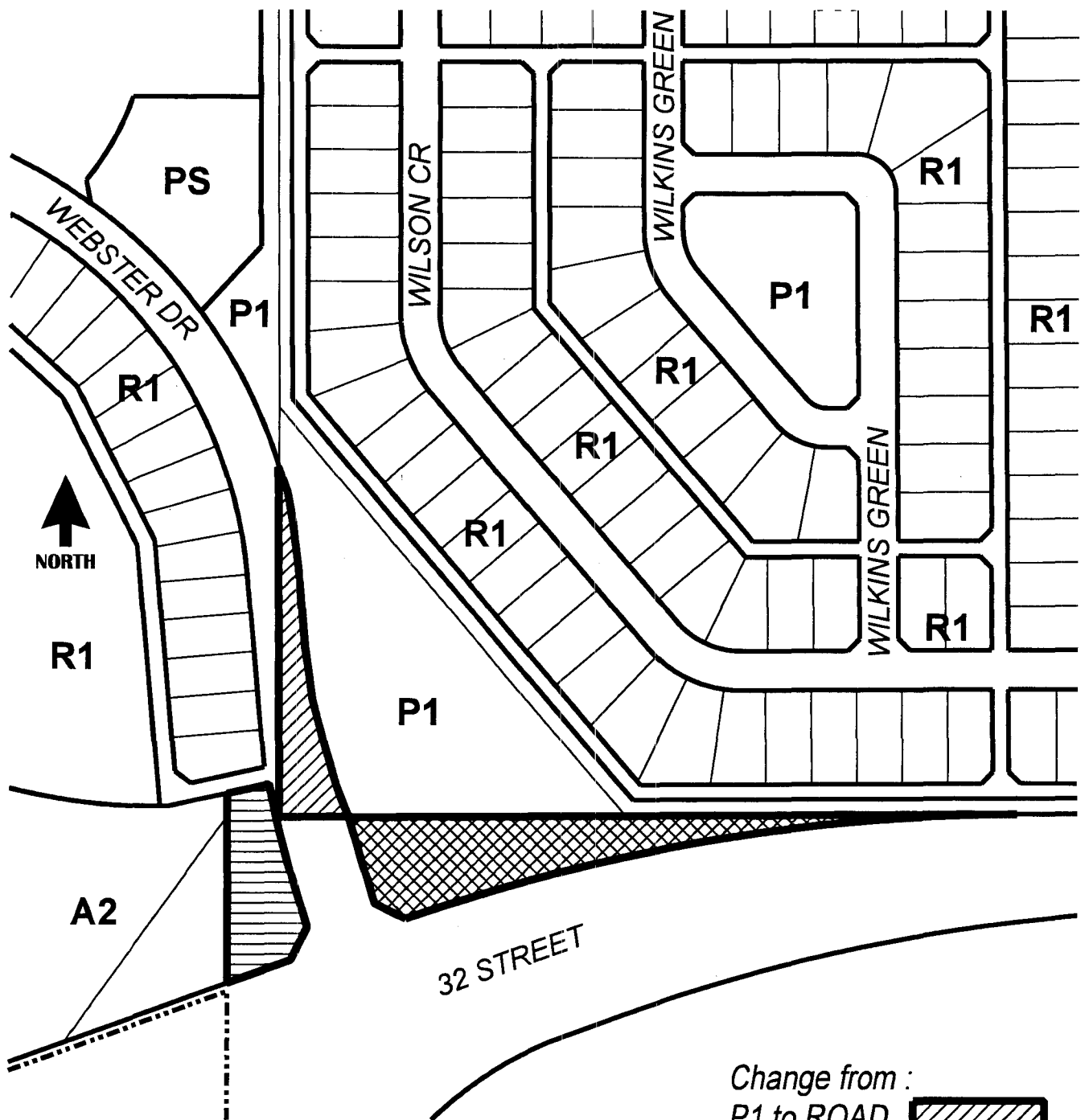
Attachment

c. Al-Terra Engineering Ltd.



Proposed Rezoning

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

P1 - Parks and Recreational

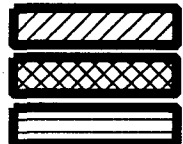
A2 - Environmental Preservation

Change from :

P1 to ROAD

ROAD to P1

ROAD to A2



MAP No. 44 / 2002
BYLAW No. 3156 / PP - 2002

Comments:

We agree that Council proceed with First Reading of the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager

Office of the City Clerk

DATE: August 27, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/PP-2002
Lot G, Block 44, Plan 2886 TR
Portion of 60th Avenue and Portion of 32nd Street
W ½ Sec. 8-38-27-4
Junction of Webster Drive (60th Avenue) and 32nd Street
Trademark West Park Inc. / The City of Red Deer

Reference Report:

Parkland Community Planning Services, dated July 23, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/PP-2002 was given second reading. A copy of the Bylaw is attached.

Resolution:

Resolved that third reading given to Land Use Bylaw Amendment 3156/PP-2002 be rescinded and that third reading be reconsidered upon the completion of Webster Drive by the developer.

Report Back to Council: Yes*Comments/Further Action:*

Land Use Bylaw Amendment 3156/PP-2002 provides for a consolidation and rezoning of lands resulting from the closing of 60th Avenue as part of the process required to finalize a land sale agreement for land required from the south entrance road for the West Park Extension (West Lake) Subdivision. This Bylaw Amendment to be brought back to Council for Third Reading when Webster Drive is completed by the developer.

Nona Housenga
Deputy City Clerk/chk
attchs.

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

BYLAW NO. 3156/PP-2002

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 E6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 44/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

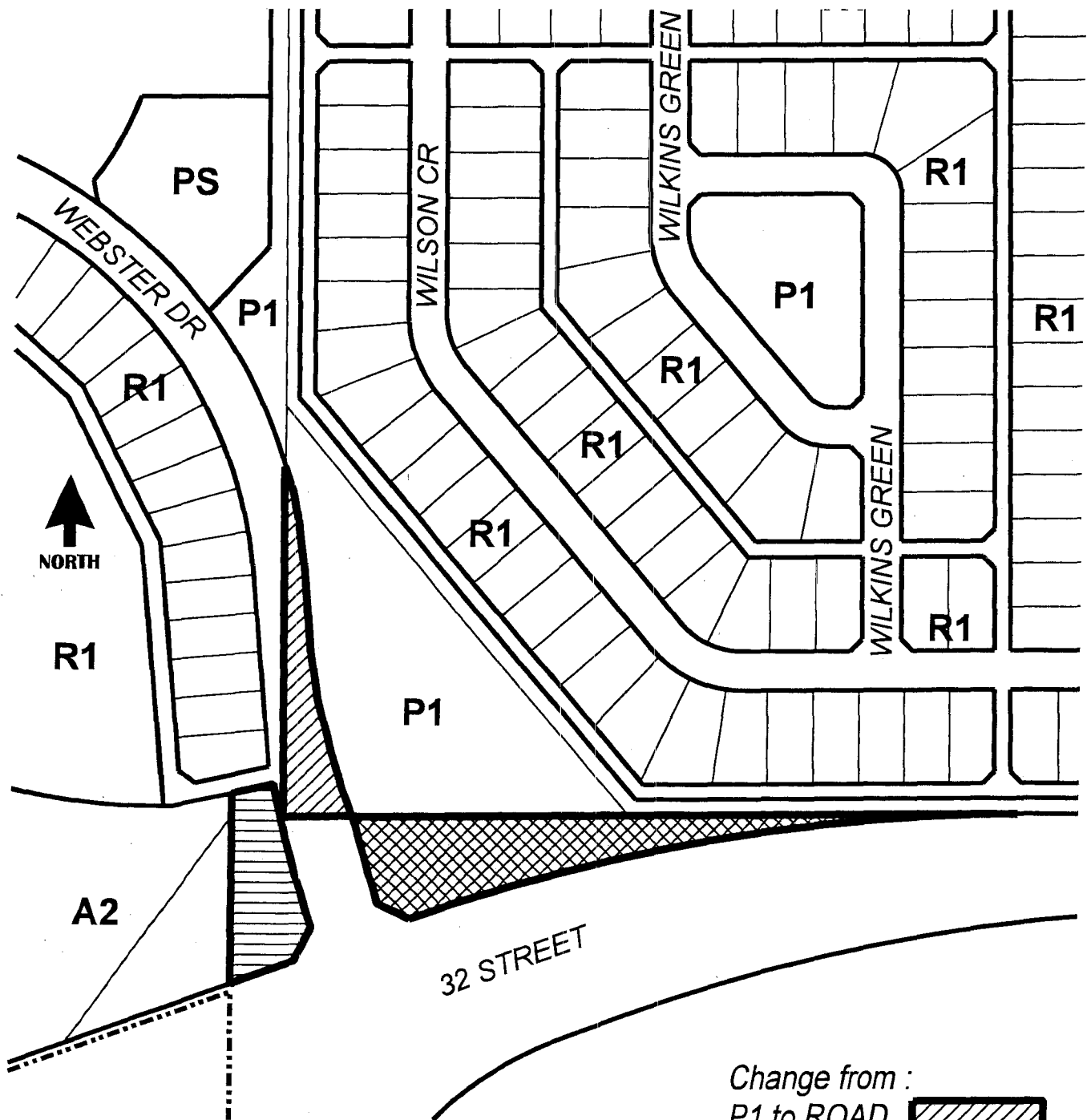
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

P1 - Parks and Recreational

A2 - Environmental Preservation

Change from :

P1 to ROAD



ROAD to P1



ROAD to A2



MAP No. 44 / 2002
BYLAW No. 3156 / PP - 2002



Office of the City Clerk

DATE: July 30, 2002
TO: City Council
FROM: City Clerk
SUBJECT: Kentwood West, Phase 20
Closure of a Portion of the Former C & E Trail Right of Way
Road Closure Bylaw 3299/2002

History

At the Monday, July 29, 2002 meeting of Council, Road Closure Bylaw 3299/2002 was given first reading.

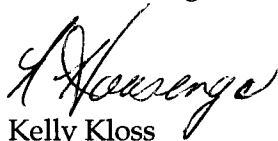
In order to facilitate the survey and plan of subdivision for Phase 20 in Kentwood West, which will be placed on the open market in October, 2002, the closure of a portion of the former C & E Trail right of way is required. This is in conformance with the Kentwood West, Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, August 26, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendation

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

fw: 
Kelly Kloss
City Clerk

/chk



Memo

DATE: July 11, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson
Land & Economic Development

RE: Kentwood West, Phase 20
Required Road Closure

Background

On May 6, 2002 City Council considered a report from Land and Economic Development Manager and approved advancing the capital budget for residential land development including Phase 20 in Kentwood.

To facilitate the survey and plan of subdivision for Phase 20, which we plan to place on the open market in October, 2002, we require the passing of a 'Road Closure Bylaw' for a portion of the former C & E Trail right of way. This request is in conformance with the Kentwood West, Neighborhood Area Structure Plan. A map showing the subject area is attached.

Recommendation

That City Council approve the road closure bylaw as follows: -

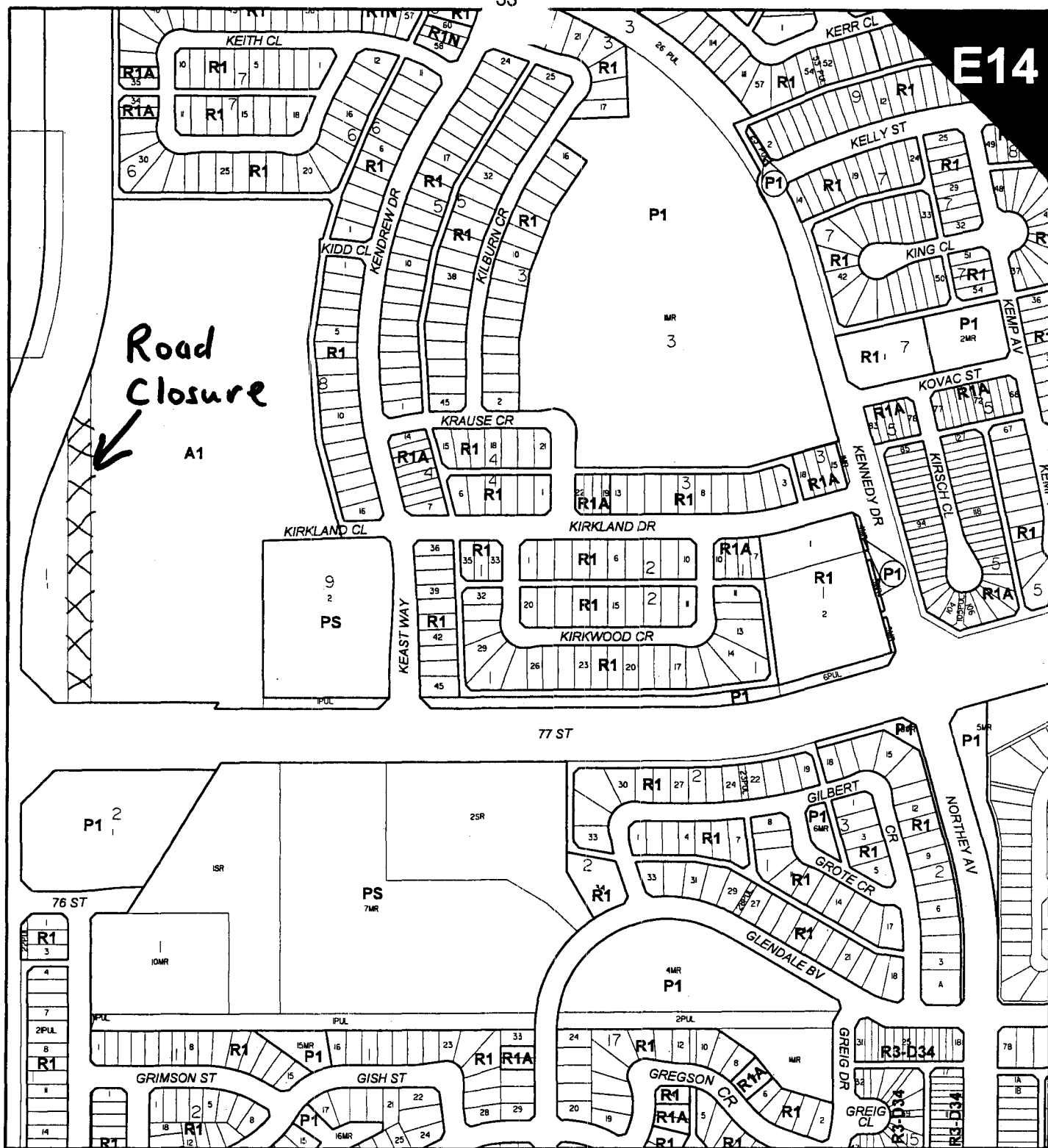
"All that portion of the original road allowance adjoining the west boundary of SW 32-38-27 W4M which lies within Subdivision Plan _____, and containing 0.54 Ha more or less."

A handwritten signature in cursive script, appearing to read 'H. Thompson'.

Howard Thompson, Manager
Land and Economic Development

Encl.

PR/mjw



Part Six of the Bylaw
outlines the Land Use
District Definitions

refer to the Index Map
for the Legend



NORTH
Scale 1:5,000

© The City of Red Deer,
Engineering Department

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to SW¼ Sec 32

3156 / BB-98 Sept 8, 1998

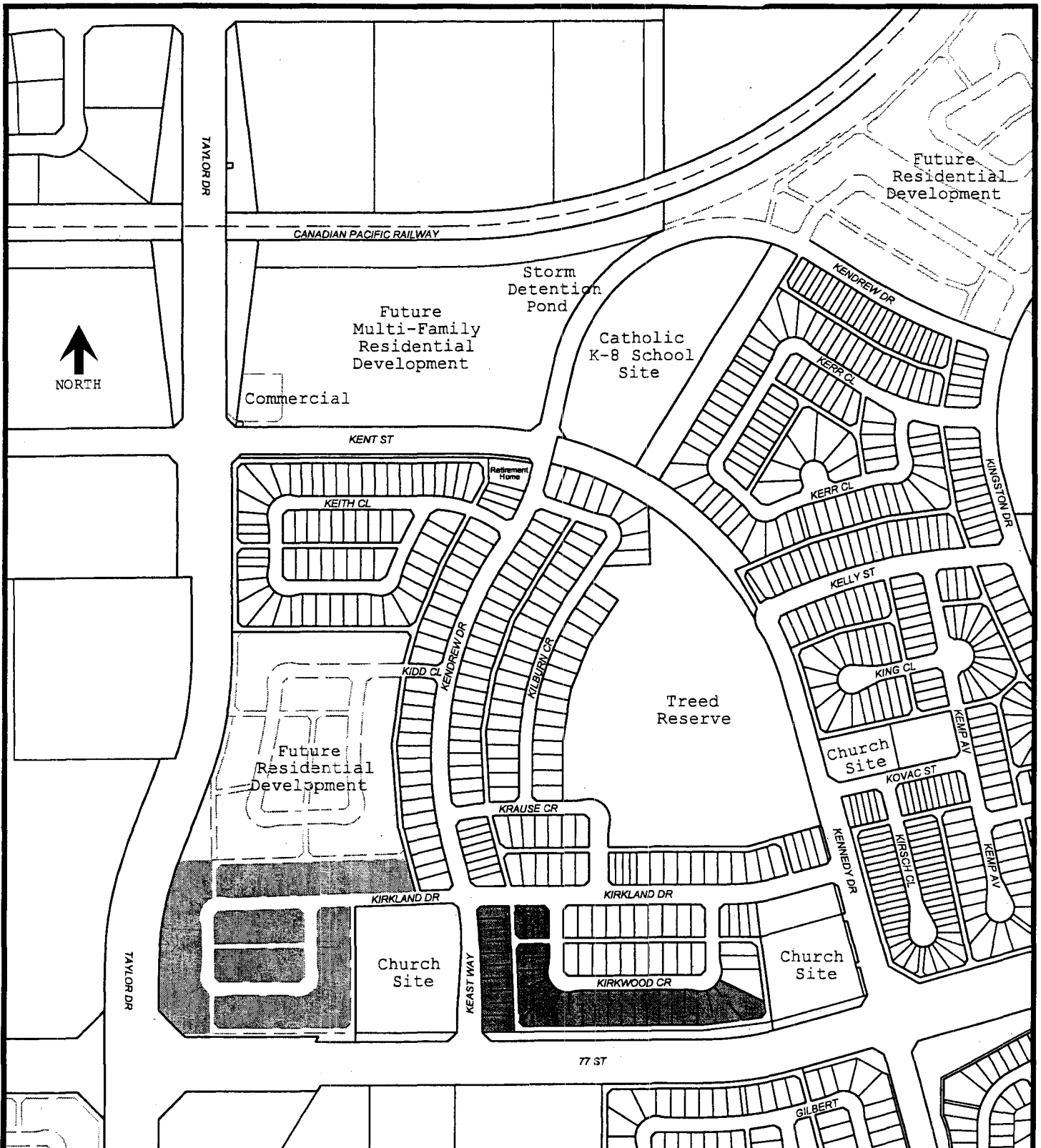
3156 / JJ-2000 Oct 23, 2000

3156 / Y-2001 July 16, 2001

D15	E15	F15
D14	E14	F14
D13	E13	F13


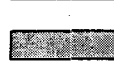
SW¼ Sec 32
Twp 38- Rge 27 - W4th

printed on
July 19, 2002



THE CITY OF
Red Deer

Kentwood

-  Approved 2002 development
(32 single family)
-  ADDITION to 2002 development
(30 single family; 13 duplex)

April 2002

ROAD CLOSURE BYLAW 3299/2002
Kentwood West Phase 20

DESCRIPTION: a portion of the original road allowance adjoining the west boundary of SW 32-38-27-W4M within subdivision plan _____ containing 0.54 ha more or less

FIRST READING: July 29, 2002

FIRST PUBLICATION: August 9, 2002

SECOND PUBLICATION: August 16, 2002

PUBLIC HEARING & SECOND READING: August 26, 2002

THIRD READING: Aug. 26, 2002

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☒ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☐ **BY:** City

ACTUAL COST OF ADVERTISING:

1ST \$ 220.98 & 2ND \$ 220.98 **TOTAL:** \$ 441.96

MAP PREPARATION: \$ 38.40

TOTAL COST: \$ _____

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING / (REFUND): \$ _____

INVOICE NO.: _____



Council Decision – August 26, 2002

Office of the City Clerk

DATE: August 27, 2002
TO: Howard Thompson, Land & Economic Development Manager
FROM: Deputy City Clerk
SUBJECT: Road Closure Bylaw 3299/2002
Closure of a Portion of the Former C & E Trail Right of Way
Kentwood West, Phase 20

Reference Report:

Parkland Community Planning Services, dated July 23, 2002

Bylaw Readings:

Road Closure Bylaw 3299/2002 was given second and third readings. A copy of the Bylaw is attached.

Report Back to Council: No

Comments/Further Action:

In order to facilitate the survey and plan of subdivision for Phase 20 in Kentwood West, which will be placed on the open market in October, 2002, the closure of a portion of the former C & E Trail right of way is required. This is in conformance with the Kentwood West, Neighbourhood Area Structure Plan. A certified copy of Road Closure Bylaw 3299/2002 is attached for your records.

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk
/chk
attchs.

c Director of Development Services
 Inspections & Licensing Manager
 Parkland Community Planning Services
 City Assessor
 D. Kutinsky, Graphics Designer
 C. Adams, Administrative Assistant
 City Clerk's Clerk Steno

BYLAW NO. 3299/2002

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:


"All that portion of the original road allowance adjoining the west boundary of SW 32-38-27 W4M which lies within Subdivision Plan_____, and containing 0.54 Ha more or less."

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this 26th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of August 2002.

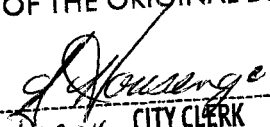


MAYOR



DEPUTY CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.



Deputy CITY CLERK

August 6, 2002

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

«OwnerAdd4»

Dear Sir/Madam:

Re: Road Closure Bylaw 3299/2002 – Kentwood West Phase 20

City Council proposes to pass **Road Closure Bylaw 3299/2002**, which provides for the closure of a portion of the former C & E Trail right-of-way. The proposed road closure conforms with the Kentwood West Neighbourhood Area Structure Plan. As a property owner in the Kentwood West area you have an opportunity to ask questions about the intended use and to let Council know your views. For more information relating to the proposed bylaw amendment, contact the city planners at Parkland Community Planning Services 343-3394.

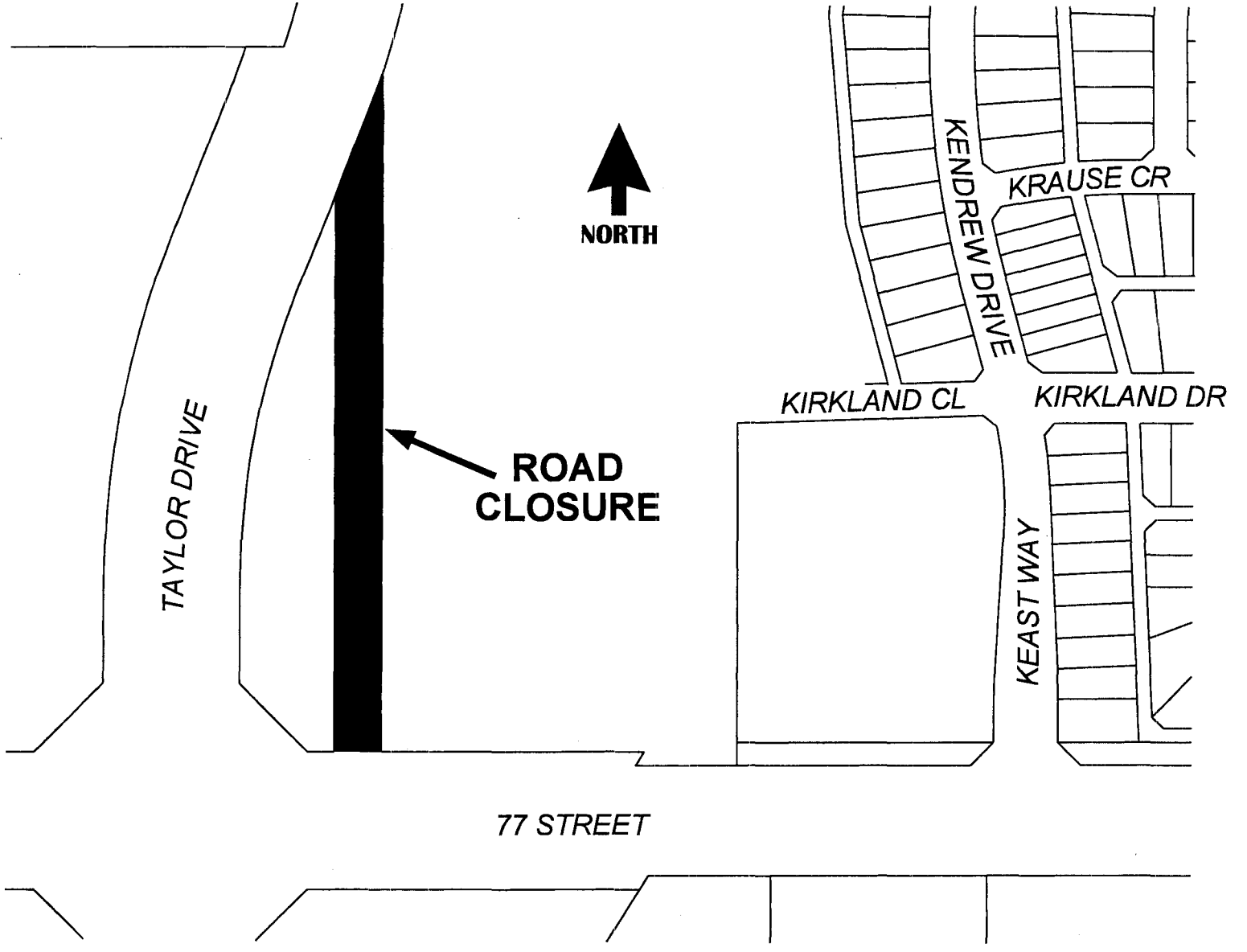
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, August 26, 2002 at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, August 20, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have questions regarding their use or other questions regarding the proposed amendment, please contact the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday or call (403) 342-8132.

Yours truly,



Kelly Kloss
City Clerk

att.



OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	
JACK & CAROL C. JESSAMINE	38 KENDREW DRIVE	RED DEER, AB T4P 3X6		
GRANDVIEW CONTRACTING LTD.	4919 - 48 STREET	RED DEER, AB T4N 1S8		
796598 ALBERTA LTD.	RR 1, SITE 11, BOX 10	RED DEER, AB T4N 5E1		
DANNY & SHIRLEY RUTSCHKE	24 KENDREW DRIVE	RED DEER, AB T4P 3V2		
WARREN MARK SMITH	303, 120 PIPER DRIVE	RED DEER, AB T4P 1H8		
CHRISTOPHER DOUCETTE & MEGAN BALATTI		20 KENDREW DRIVE	RED DEER, AB T4P 3V2	
PARKLAND COMMUNITY LIVING AND SUPPORTS SOCIETY		6010 - 45 AVENUE	RED DEER, AB T4N 3M4	
THE PRESIDENT OF THE LETHBRIDGE STAKE	C/O STRINGAM DENECKY PROPERTY	NO 56104805	P O BOX 757	LETHBRIDGE

DATE: July 30, 2002

TO: Norma Lovell, Assessment


FROM: Cheryl Adams
City Clerk's Office

RE: Road Closure Bylaw 3299/2002 – Kentwood West Phase 20

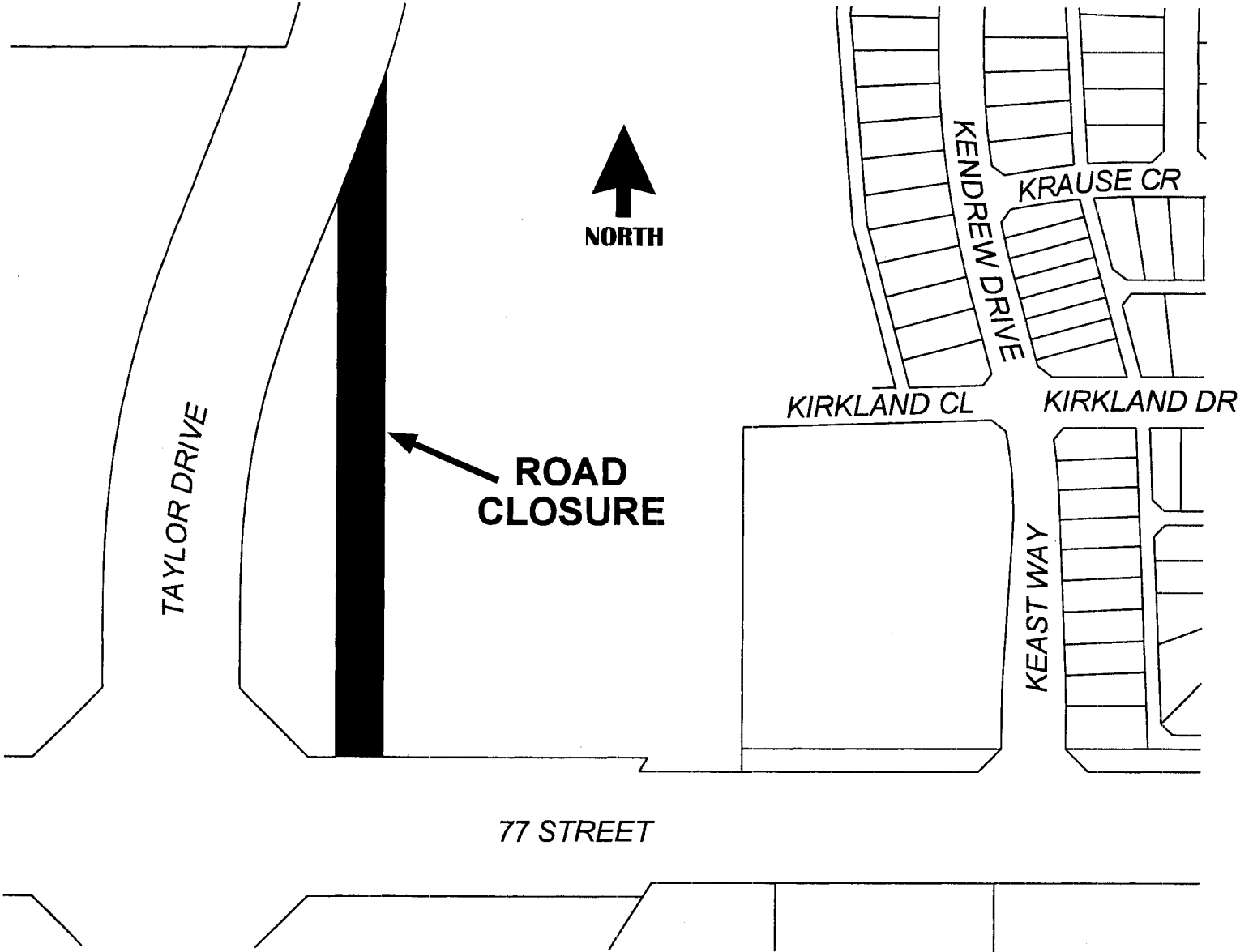
Please provide **CHRISTINE KENZIE** with the names and addresses of the subject property owners and all contiguous/adjacent property owners as outlined on the attached map.

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.


C.G. Adams
City Clerks' Office

Attach.





Council Decision – July 29, 2002

Office of the City Clerk

DATE: July 30, 2002
TO: Howard Thompson, Land & Economic Development Manager
FROM: City Clerk
SUBJECT: Kentwood West, Phase 20
Closure of a Portion of the Former C & E Trail Right of Way
Road Closure Bylaw 3299/2002

Reference Report:

Director of Development Services, dated July 24, 2002

Bylaw Readings:

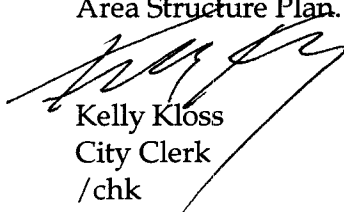
Road Closure Bylaw 3299/2002 was given first reading. A copy is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

In order to facilitate the survey and plan of subdivision for Phase 20 in Kentwood West, which will be placed on the open market in October, 2002, the closure of a portion of the former C & E Trail right of way is required. This is in conformance with the Kentwood West, Neighbourhood Area Structure Plan. The City will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager
Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3299/2002

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of the original road allowance adjoining the west boundary of SW 32-38-27 W4M which lies within Subdivision Plan_____, and containing 0.54 Ha more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK



Council Decision – July 29, 2002

Office of the City Clerk

DATE: July 30, 2002
TO: Frank Wong, Parkland Community Planning Services
FROM: City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/NN-2002
Remainder of the SE ¼ Sec. 10-38-27-4
Anders East (Victoria Park) – Phase 10
Anders East Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated July 19, 2002

Bylaw Readings:

Land Use Bylaw Amendment 3156/NN-2002 was given first reading. A copy is attached.

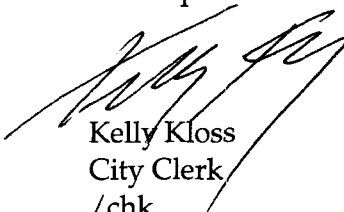
Report Back to Council: Yes

A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/NN-2002 provides for the rezoning of approximately 3.19 ha (7.88 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District in order to develop Phase 10 of the Anders East (Victoria Park) Subdivision. Phase 10 will consist of 29 single-family lots, 1 municipal lot, and 1 public utility lot. The proposed land use complies with the Anders East (Victoria Park) Outline Plan.

This office will now proceed with the advertising for a Public Hearing. Anders East Developments Ltd. will be responsible for the advertising costs in this instance.



Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/NN-2002

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 J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 42/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **29th** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

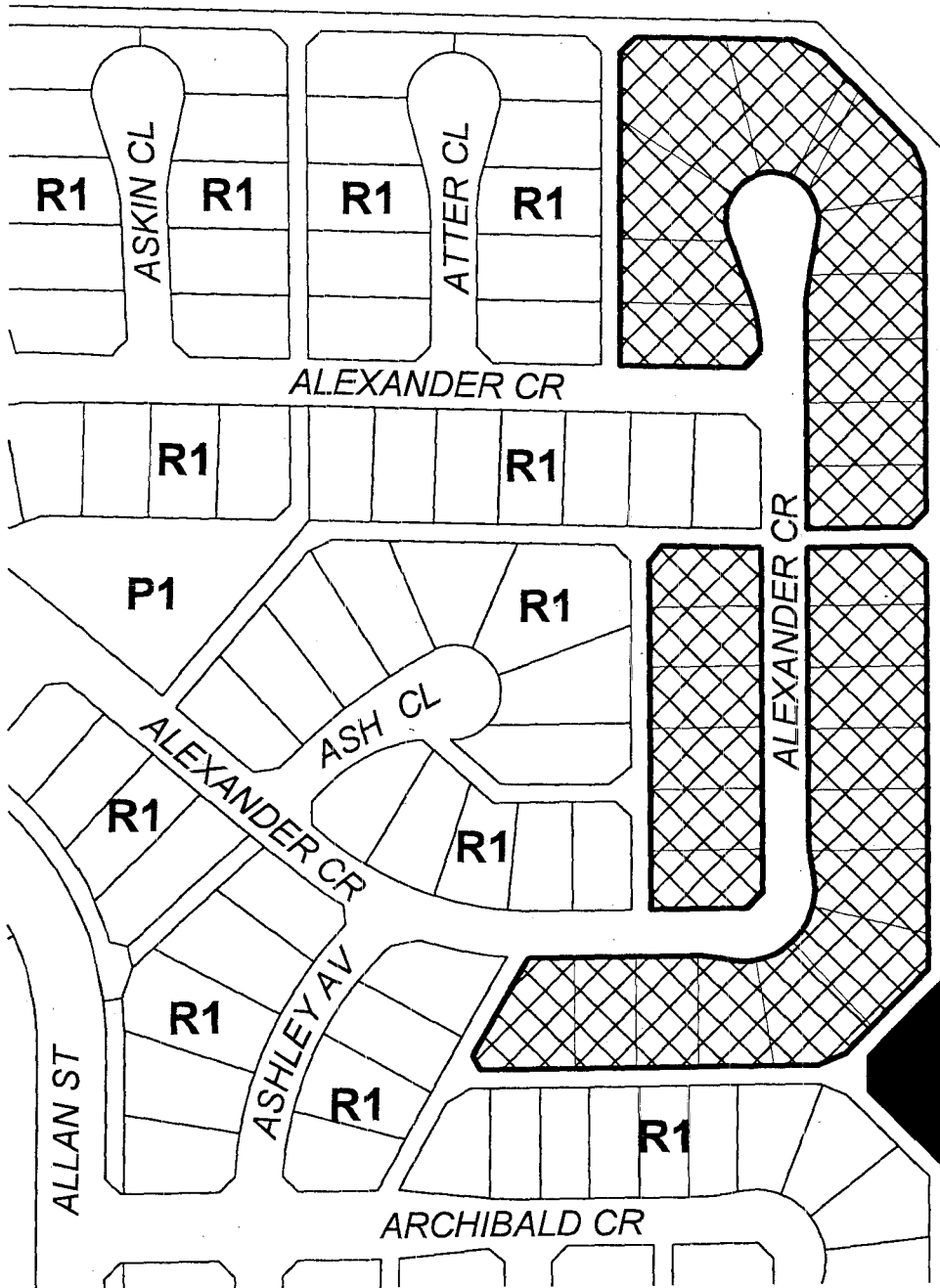
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer *PROPOSED LAND USE BYLAW AMENDMENT*

32 ST



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

P1 - Parks and Recreation

Change from :

A1 to R1 

A1 to P1 

MAP No. 42 / 2002
BYLAW No. 3156 / NN - 2002

Memo

DATE: July 11, 2002

TO: Kelly Kloss, City Clerk

FROM: Howard Thompson
Land & Economic Development

RE: Kentwood West, Phase 20
Required Road Closure

Background

On May 6, 2002 City Council considered a report from Land and Economic Development Manager and approved advancing the capital budget for residential land development including Phase 20 in Kentwood.

To facilitate the survey and plan of subdivision for Phase 20, which we plan to place on the open market in October, 2002, we require the passing of a 'Road Closure Bylaw' for a portion of the former C & E Trail right of way. This request is in conformance with the Kentwood West, Neighborhood Area Structure Plan. A map showing the subject area is attached.

Recommendation

That City Council approve the road closure bylaw as follows: -

"All that portion of the original road allowance adjoining the west boundary of SW 32-38-27 W4M which lies within Subdivision Plan _____, and containing 0.54 Ha more or less."



Howard Thompson, Manager
Land and Economic Development

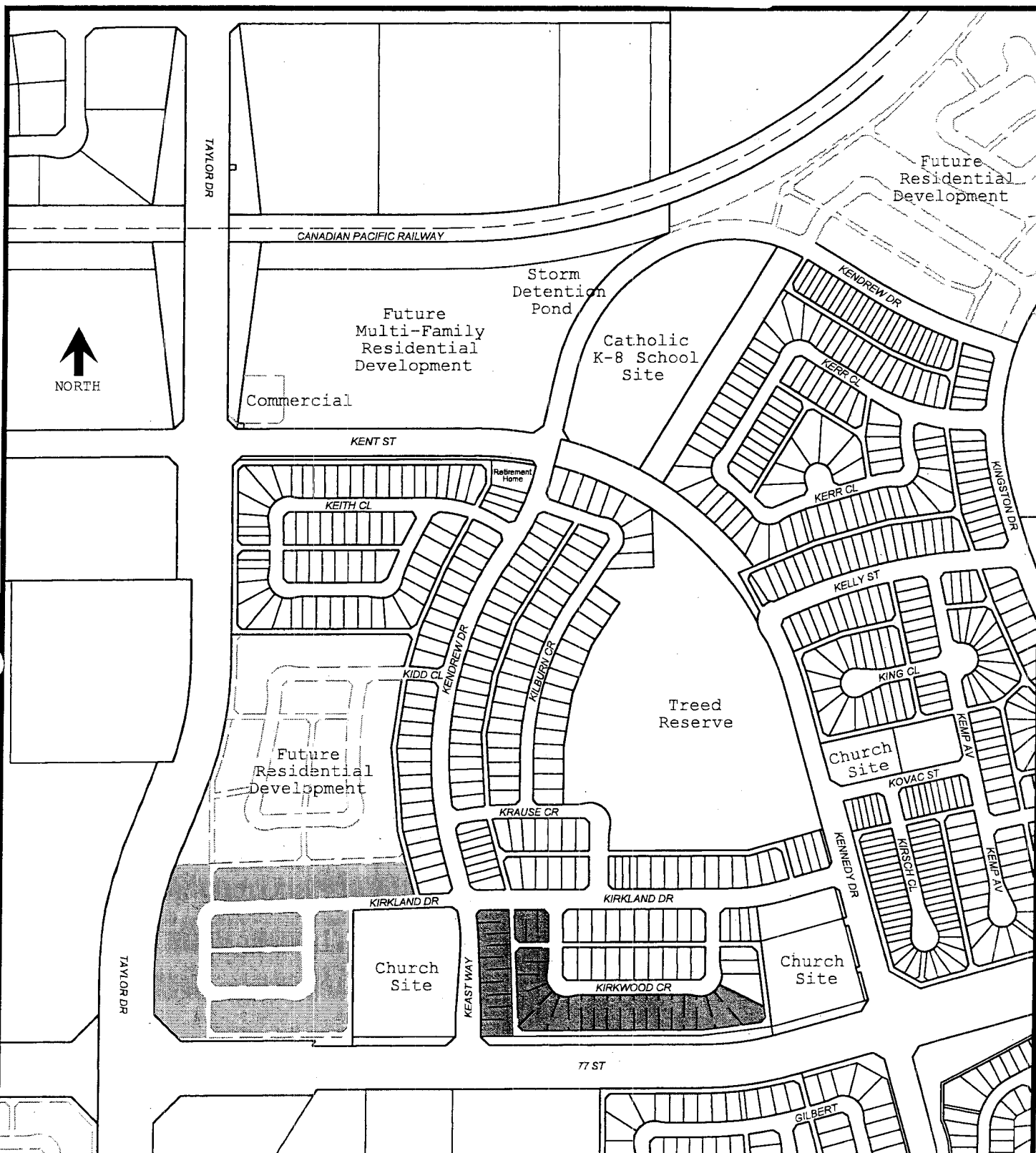
Encl.

PR/mjw

[illegible]



© The City of Red Deer,
Engineering Department

printed on
July 19, 2002



THE CITY OF
Red Deer

Kentwood

-  Approved 2002 development
(32 single family)
-  ADDITION to 2002 development
(30 single family; 13 duplex)

April 2002

Comments:

We agree that First Reading be given to the Road Closure Bylaw. A Public Hearing will be held on Monday, August 26, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"

Mayor

"R. Burkard"

Acting City Manager



Office of the City Clerk

FILE
Council Decision – August 26, 2002

DATE: August 27, 2002
TO: Howard Thompson, Land & Economic Development Manager
FROM: Deputy City Clerk
SUBJECT: Road Closure Bylaw 3299/2002
Closure of a Portion of the Former C & E Trail Right of Way
Kentwood West, Phase 20

Reference Report:

Parkland Community Planning Services, dated July 23, 2002

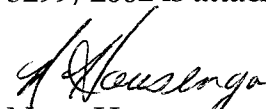
Bylaw Readings:

Road Closure Bylaw 3299/2002 was given second and third readings. A copy of the Bylaw is attached.

Report Back to Council: No

Comments/Further Action:

In order to facilitate the survey and plan of subdivision for Phase 20 in Kentwood West, which will be placed on the open market in October, 2002, the closure of a portion of the former C & E Trail right of way is required. This is in conformance with the Kentwood West, Neighbourhood Area Structure Plan. A certified copy of Road Closure Bylaw 3299/2002 is attached for your records.


Nona Housenga

Deputy City Clerk

/chk

attchs.

c Director of Development Services
 Inspections & Licensing Manager
 Parkland Community Planning Services
 City Assessor
 D. Kutinsky, Graphics Designer
 C. Adams, Administrative Assistant
 City Clerk's Clerk Steno

BYLAW NO. 3299/2002

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:


"All that portion of the original road allowance adjoining the west boundary of SW 32-38-27 W4M which lies within Subdivision Plan_____, and containing 0.54 Ha more or less."

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

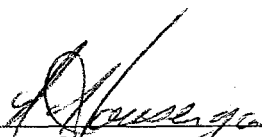
READ A SECOND TIME IN OPEN COUNCIL this 26th day of August 2002.

READ A THIRD TIME IN OPEN COUNCIL this 26th day of August 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 26th day of August 2002.

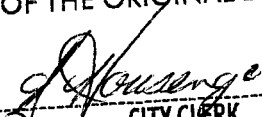


MAYOR



DEPUTY CITY CLERK

CERTIFIED TO BE A TRUE AND CORRECT
COPY OF THE ORIGINAL BYLAW.



Deputy CITY CLERK

Date: August 8, 2002
To: Kelly Kloss, City Clerk
From: Harold Jeske, Recreation, Parks & Culture Manager
Re: Collicutt Centre – July 2002 Operating Report

General Information

Overall attendance is down from the previous two months as anticipated. Nevertheless attendance at the Water Park and the Fitness Centre has been quite constant throughout the summer months. The arena shows the largest increase in attendance and we expect these numbers to remain at this level for the balance of the summer. Early indications lead us to believe we will have a very busy fall and winter season.

Although fewer in number, we continue to receive feedback from our customers. This information is always well received and is helpful as it gives us a sense of what programs and services best meet the needs of the users. Following are the comments received this month.

Criticisms:

- More comment cards requesting additional fitness equipment
- Want to bring food into facility for birthday parties
- Floor hallways slippery from children going from pool to Caroline's Too

Positive Comments:

- Customers thankful for the lowering of locker prices
- Appreciating the fans in the fitness areas
- Clean change room areas
- Praise to aquatics area on being so alert and aware

Budget and Financial – July 2002

	Year to Date Benchmark	Year to Date Actual	Favorable Year to Date Variance
Revenue	1,218,899	1,371,389	152,490
Expenditures	1,811,900	1,932,596	<120,696>
Deficit / Surplus	593,001	561,207	31,794

Kelly Kloss, City Clerk
Collicutt Centre June Operating Report
July 24, 2002

Month	Actual YTD Revenue	Actual YTD Expenditure	YTD Approved City Contribution	City Contribution Benchmark	YTD Favorable Variance
January	\$207,180	\$253,329	\$46,149	\$66,777	\$20,628
February	\$404,489	\$515,313	\$110,825	\$133,546	\$22,721
March	\$630,165	\$816,350	\$186,185	\$200,324	\$14,139
April	\$901,627	\$1,097,552	\$195,926	\$267,092	\$71,166
May	\$1,077,857	\$1,334,429	\$256,572	\$366,200	\$109,628
June	\$1,195,782	\$1,652,728	\$456,946	\$508,274	\$51,328
July	\$1,371,389	\$1,932,596	\$561,207	\$593,001	\$31,794
August					
September					
October					
November					
December					
Approved Budget Total	\$2,089,540	\$3,106,065		\$1,016,525	

Although not reflected in the July operating report, revenues did reach the \$200,000 monthly average. Approximately \$20,000 of earned revenue for arena rentals was purchased on credit and was subsequently invoiced at month end.

Volunteer Initiatives and Issues

- Five volunteers continue to work along side program assistants in the Collicutt Summer Camp programs. While assisting the groups, they are gaining valuable experience, having fun and earning Collicutt Centre passes for the fall. Their assistance is very beneficial to camp leaders – a couple in particular will make great camp leaders down the road.
- In the month of July one tour was given to the American Field Services Youth Exchange Program. Twenty youth toured our facility and then took advantage of the pool and field house.

Major Events/Highlights


- Block bookings have been completed for the 2002/2003 soccer and lacrosse league games and practices. All contracts have been finalized and mailed to contacts.

Kelly Kloss, City Clerk
Collicutt Centre June Operating Report
July 24, 2002

- The Alberta Triathlon Association contacted us for a last minute booking to utilize our pool, meeting rooms and motion studio for a one-week triathlon training camp for approximately thirty youth July 2 to 5.
- Summer camps a success – French Summer Camp July 25-August 2.
- As of July 31, there are 4,869 active Collicutt Cards.
- Summer “Learn to Swim” programs a success. Private lessons are in demand.
- Collicutt Centre 2002 Westerner Exposition Float entry won second place in the “Big People, Little People” category.
- Customers enjoying the out door pool sun deck.

Upcoming Events

- Word of Life Church will be bringing 300-400 youth to swim after hours from 10:30 p.m. to midnight on August 4, 2002.



Harold Jeske

:jb
Att.

- c. Colleen Jensen, Community Services Director
Peter Duhault, Collicutt Centre Superintendent

Collicutt Centre Stats - July 2002.xls

38

FACILITY DATA	USER GROUPS			HOURS OF USE					ATTENDANCE						
	MAY-'02	JUNE-'02	JULY-'02	JULY-'01	DEC-'01	MAY-'02	JUNE-'02	JULY-'02	YTD-'02	JULY-'01	DEC-'01	MAY-'02	JUNE-'02	JULY-'02	YTD-'02
WATER PARK															
PUBLIC SWIMMING															
Earlybird Swim				59	30	50	55	398		N/A	166	122	200	1847	
Open Swim		58		359	150	300	347	2119		10321	6442	16239	16207	112827	
Adult Swim				13	10	16	18	119		222	371	165	224	3240	
Family				15	6	8	6	72		841	568	795	354	6543	
TOTALS		58	0	446	196	374	426	2708	0	11384	7547	17321	16985	124457	
FIELDHOUSE															
PUBLIC DROP-IN															
ADULT			522	517	517	500	522	3545		568	923	748	853	10528	
YOUTH			495	517	484	476	495	3339		1003	1536	1373	1615	25238	
TOTALS		0	0	1017	1034	1001	976	1017	6884	0	1571	2459	2121	2468	35766
PROGRAMS SERVICES															
LEARN-TO-PROGRAMS															
Adult Classes				40	115	2	16	624		116	557	7	108	2906	
Youth Classes				49	185	58	175	1235		156	967	452	1216	4792	
Family Classes				9	0	0	0	84		42	0	0	0	96	
Childminding Services				149	175	163	58	1140		244	421	373	283	3315	
Birthday Party Stats	14	15	2	78	35	45	7	430		481	210	230	28	2223	
Collicutt Mainstreet				480	517	500	514	3537		N/A	6946	8880	9393	85219	
Climbing Wall	9	17	10	200	238	162	148	1402		N/A	290	588	289	3766	
Gymnastics				N/A	N/A	N/A	N/A	0		4882	6654	5343	1966	42732	
TOTALS	23	32	12	0	1005	1265	930	918	7534	0	5921	16045	15873	13283	145049
SUBTOTAL PAGE 1	23	90	1029	0	2484	2462	2280	2361	17126	0	18876	26051	35315	32736	305272

STATS JULY -2002

Collicutt Centre Stats - July 2002.xls

39

FACILITY DATA		USER GROUPS			HOURS OF USE						ATTENDANCE					
		MAY-'02	JUNE-'02	JULY-'02	JULY-'01	DEC-'01	MAY-'02	JUNE-'02	JULY-'02	YTD-'02	JULY-'01	DEC-'01	MAY-'02	JUNE-'02	JULY-'02	YTD-'02
FITNESS AND WELLNESS CENTRE																
Daily Workouts						518	517	500	514	3552		6791	10429	7955	7243	91765
Personal Training (1 on 1)			13			26	18	13		376		26	18	13	12	388
Orientations			34			N/A	44	34		443		N/A	44	34	49	678
FITNESS & WELLNESS TOTALS		0	47	0		544	579	547	514	4371	0	6817	10491	8002	7304	92831
MEETING & SPORTS SURFACE RENTALS																
Community Savings A		0	1	0		1	0	2	0	8		20	0	80	0	198
Community Savings B		1	1	0		13	7	6	0	48		118	69	52	0	674
Community Savings A&B		3	4	3		125	27	19	154	642		2639	886	711	528	11554
Community Room C		2	4	2		136	64	36	36	366		1199	755	207	110	7074
Alberta Treasury Motion Studio		0	1	2		115	3	2	82	252		273	163	80	168	3917
Prolific Group Board Room		1	3	1		94	1	25	38	104		46	30	29	68	562
B of M Room East		0	0	0		49	0	0	0	0		0	0	0	0	0
B of M Room West		0	0	0		6	0	0	0	0		65	0	0	0	0
B of M Room West & East		0	0	0		109	0	0	0	0		20	0	0	0	0
Soccer East		8	6	0		189	116	76	210	1241		250	4015	1947	0	39176
Soccer West		5	5	1		149	96	60	217	1077		379	3135	1399	61	39529
Arena		3	5	12		283	76	56	256	1254		7500	3536	873	5262	38940
Fieldhouse		10	18	2		8	102	77	78	293		400	2580	1032	921	5256
TOTAL		33	48	23	0	1277	492	359	1071	5285	0	12909	15169	6410	7118	146880
COLLICUTT VENUE USAGE TOTALS **		56	185	1052	0	4305	3533	3186	3946	26782	0	38602	51711	49727	47158	544983

NOTES:

* Summer Camps in the Centre- campers used all areas of the Centre

*Soccer Pavilion numbers show lacrosse and soccer season over.

Comments:

The Collicutt Centre -- July, 2002 Operating Report is submitted for Council's information.

"N. Van Wyk"
City Manager

Date: August 20, 2002

To: Kelly Kloss
City Clerk

From: Colleen Jensen
Community Services Director

Re: Funding from Parkland Community Planning Services Dividend for:

- Riverlands Area Redevelopment Plan
- Downtown Design Guidelines (Riverlands, C1 Commercial, Parkvale)

This memo is to request Council's approval for use of the dividend money, as accrued from The City's agreement with Parkland Community Planning Services, as a source of funding to cover costs related to the Riverlands Area Redevelopment Plan and the Downtown Design Guidelines for Riverlands, the C1 Commercial area in the downtown and for Parkvale.

BACKGROUND

Following the completion and adoption of the Greater Downtown Action Plan in 2000, The City has moved forward with implementation of selected strategies and policies contained in the plan. Two of the recommendations that were strongly supported in the plan were the redevelopment of the Riverlands area and the development of design guidelines in the downtown area. The City has worked in conjunction with Parkland Community Planning Services over the past few months to initiate some preliminary work in moving these two recommendations forward as the next ones to be completed.

To that end, PCPS developed a Terms of Reference that would provide guidance to a consultant to undertake work for both of the projects. These Terms of Reference were brought to Senior Management Team for consideration and input on May 16, 2002. Senior Management Team agreed that:

- PCPS should initiate a proposal call based on the Terms of Reference, requesting the RFP to address both the Riverlands Area Redevelopment Plan and the Downtown Design Guidelines, with an indication that the commencement of the projects is subject to Council's approval of funding
- The recommended funding source for these projects should be the Dividend Fund, as accrued from The City's agreement with PCPS, which Council will need to approve.
- A Steering Committee should be struck to select the consultant and guide the process.

Page 2

August 20, 2002

Funding Development Projects from PCPS Dividend

On June 14, 2002, nine qualified consultants were invited to submit proposals to undertake the work as outlined in the Terms of Reference. Four consultants responded; two were interviewed. Of the two interviewed, the team of John Hull Architect (Red Deer) with Ken Johnson (Edmonton) was successful. The team will also include the services of Lorne Daniel as a communication specialist. The recommendation of the Steering Committee was put forward to the City Manager, who has approved the selection as recommended.

PROJECT BUDGET

The projected budget for the project is outlined below:

Expenses:

• Disbursements to consulting team (includes GST)	\$68,500
• Meetings, notifications, advertising, etc.	\$ 7,000
• Contingency	<u>\$ 5,000</u>
■ TOTAL	\$80,500

Revenue:

• Funding approved in 2001 (Early Success)	\$ 5,000
• Funding approved in 2002 (one-time for design guidelines)	\$ 6,000
• Funding from PCPS Dividend	<u>\$69,500</u>
■ TOTAL	\$80,500

The City's current agreement with Parkland Planning makes provision that "on a year to year basis, the Board of Directors may distribute "surplus" funds from the prior fiscal year of PCPS operation through a formula determined by the Board of Directors, in consultation with The City. Any credit due to The City shall be returned to The City in the form of a cash dividend by July 31 of any given year, with the intent that said funds would be used to cover the cost of planning studies and services required by The City". The dividend money is now held in City accounts and, as of January 2001, it is required that any expenditure of the dividend money must be brought forward for Council approval.

The money that is currently available in the dividend account is:

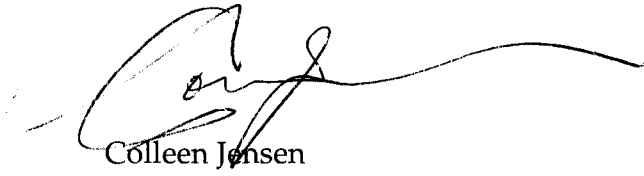
• \$ 90,133	(from 2000/01)
• \$ 44,835	(from 2001/02)
• <u>\$ 4,699</u>	(from interest)
■ \$ 139,667	TOTAL

.../3

Page 3
August 20, 2002
Funding Development Projects from PCPS Dividend

RECOMMENDATION:

That Council of The City of Red Deer approve the expenditure of up to a maximum of \$69,500 to go toward the completion of the work on the Riverlands Area Redevelopment Plan and the Downtown Design Guidelines, with the funding source being the dividend money accrued from The City's agreement with Parkland Community Planning Services.



Colleen Jensen

:dmg

- c. Tony Lindhout, PCPS
Ed Clermont, Financial Officer

Comments:

I concur with the recommendation of the Community Services Director.

"N. Van Wyk"
City Manager



Office of the City Clerk

DATE: August 27, 2002
TO: Colleen Jensen, Community Services Director
FROM: Deputy City Clerk
SUBJECT: Funding from Parkland Community Planning Services Dividend for:
- Riverlands Area Redevelopment Plan
- Downtown Design Guidelines (Riverlands, C1 Commercial, Parkvale)

Reference Report:

Community Services Director, dated August 20, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Community Services Director, dated August 20, 2002, re: Funding from Parkland Community Planning Services Dividend for: Riverlands Area Redevelopment Plan and Downtown Design Guidelines (Riverlands, C1 Commercial, Parkvale), hereby approves the transfer of \$69,500 from the accumulated dividends from Parkland Community Planning Services for the completion of the work on the Riverlands Area Redevelopment Plan and the Downtown Design Guidelines.

Report Back to Council: No

Comments/Further Action:

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk
/chk

c Treasury Services Manager
Parkland Community Planning Services



Memo

Date: August 19, 2002
To: Kelly Kloss, City Clerk
From: Howard Thompson, Land & Economic Development Manager
Re: **ADVANCING MAJOR CAPITAL BUDGET FOR KENTWOOD WEST
AND JOHNSTONE PARK NORTH
RE: THE TAYLOR DRIVE/CPR OVERPASS PROJECT**

Background

During subdivision development, we are always looking for efficient and cost effective solutions to dispose of topsoil. Engineering Services has identified an opportunity that will benefit both the overpass project and the Land Bank. The overpass project requires approximately 100,000 m³ of topsoil to replace the clean fill material in the berms along the CP Rail lines that will be used to build the overpass ramps. The following three areas; Kentwood West, Johnstone Park North and Edgar Industrial Park have been identified as the best source for the topsoil and the Administration have agreed upon an appropriate cost sharing formula to be charged to the Subdivision Capital Budget. In addition, the berm replacement work to the north of the Kentwood West multifamily site should be completed this fall (2002) in order to not conflict with the Developer's 2003 possession date for the multifamily site.

Financial Implications

The tenders are now in and Engineering Services has estimated \$545,000.00 is required to complete the subdivision's share of the topsoil work including Engineering design and contingency. This represents a cost saving of approximately \$150,000.00 to the Land Bank for topsoil disposal as compared to the alternative to truck the material somewhere outside of the city. \$422,000.00 of this amount is already covered within the 2002 Subdivision Major Capitol Budget allocations under Edgar West pre-grading (\$403,000) and the Kentwood West multifamily site (\$19,000). We recommend that the remaining \$123,000.00 be advanced from future years as follows:

- \$51,000.00 from Kentwood West Central Park site be advanced from 2003 to 2002, and
- \$72,000.00 from Johnstone Park North pre-grading be advanced from 2005 to 2002.

Funding for this additional work is projected to come from the land sale revenue generated this year from the Kentwood West multifamily and neighborhood commercial sites.

Recommendation

That City Council approve advancing \$51,000.00 from 2003 to 2002 for the Kentwood West Central Park site, and \$72,000.00 from 2005 to 2002 for Johnstone Park North for the topsoil work in conjunction with the Taylor Drive/CPR Overpass Project, with the funding to come from land sales.

A handwritten signature in black ink, appearing to read "H. Thompson", written in a cursive style.

Howard Thompson

c. Director of Development Services and Engineering Services Manager

Comments:

I concur with the recommendations of the Land & Economic Development Manager.

"N. Van Wyk"
City Manager



Office of the City Clerk

Council Decision – August 26, 2002

FILE

DATE: August 27, 2002
TO: Howard Thompson, Land & Economic Development Manager
FROM: Deputy City Clerk
SUBJECT: Advancing Major Capital Budget for Kentwood West
and Johnstone Park North
Re: The Taylor Drive/CPR Overpass Project

Reference Report:

Land & Economic Development Manager, dated August 19, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated August 19, 2002, re: Advancing Major Capital Budget for Kentwood West and Johnstone Park North, re: The Taylor Drive/CPR Overpass Project approves \$51,000 for the Kentwood West Central Park Site and \$72,000 for Johnstone Park North for the topsoil work in conjunction with the Taylor Drive/CPR Overpass Project, with the funding to come from land sales.

Report Back to Council: No

Comments/Further Action:

A handwritten signature in cursive script, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk
/chk

c Director of Development Services
Treasury Services Manager

BYLAW NO. 3156/NN-2002

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 J6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 42/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **29th** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

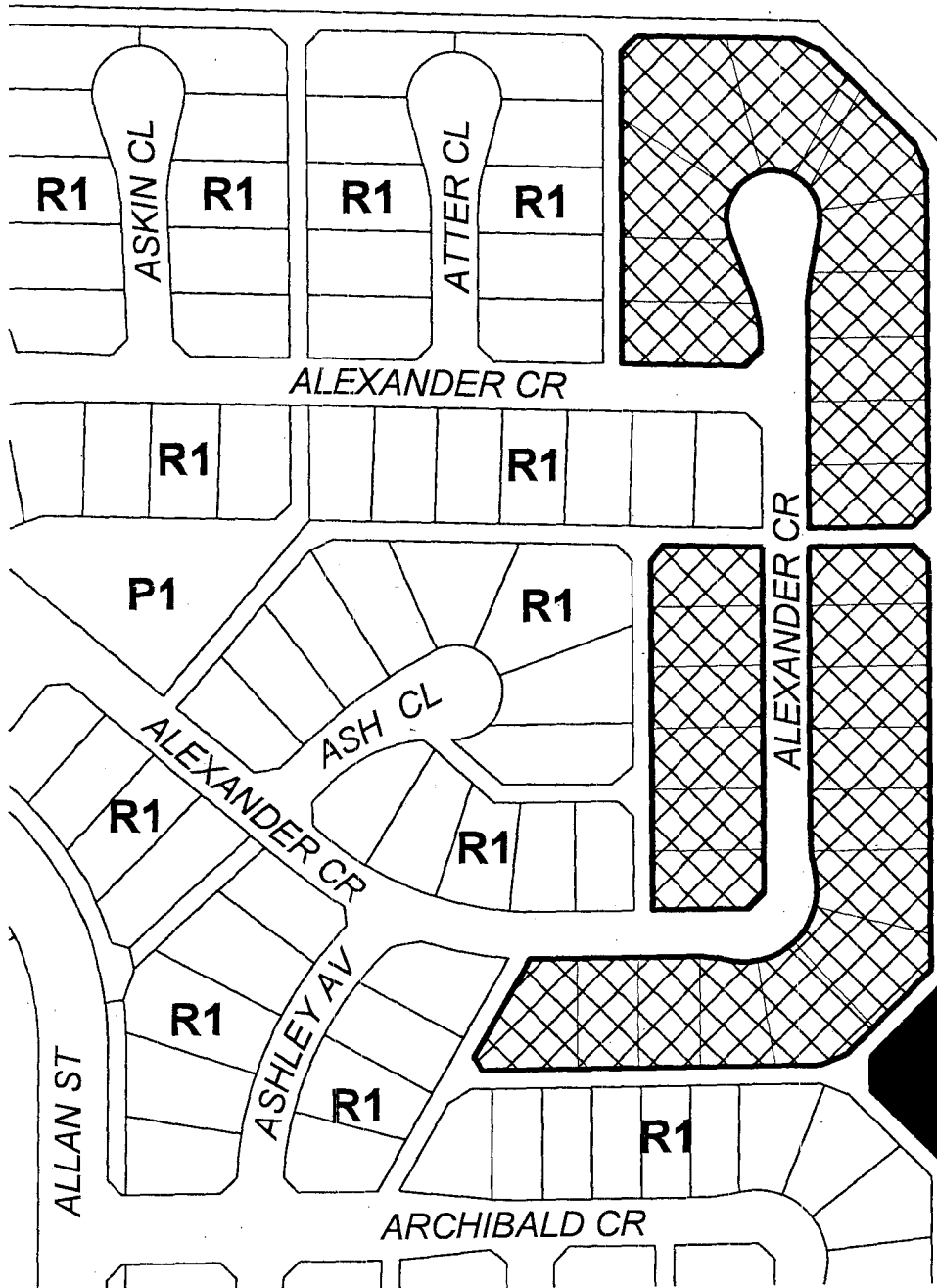
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT

32 ST



AFFECTED DISTRICTS:

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

Change from :

A1 to R1 

A1 to P1 

MAP No. 42 / 2002
BYLAW No. 3156 / NN - 2002

BYLAW NO. 3156/00-2002

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 G10" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 43/2002 attached hereto and forming part of the bylaw.

- 2 Addition of the following new DC Direct Control District:

"DC (17) DIRECT CONTROL DISTRICT NO. 17 (See Map G10)

151.1 (1) General Purpose

The general purpose of this District is to provide a low density residential area in the form of detached housing and at the same time control, regulate and encourage the development or redevelopment of detached housing in a manner that compliments and/or preserves the historic character and architecture of the existing built environment (buildings and street) and is compatible with the policies of the Greater Downtown Action Plan.

(2) Permitted Uses:

- (a) Detached dwelling.
- (b) Secondary Suite.
- (c) Neighbourhood identification signs.
- (d) Home occupations which, in the opinion of the Development Officer, will not generate additional traffic.
- (e) Home music instructor/instruction (two students), subject to section 68.
- (f) Accessory building.

(3) Discretionary Uses:

- (a) Accessory use.
- (b) Garden Suite.

- (c) Home music instructor/instruction (six students), subject to section 68.
- (d) Bed & breakfast, subject to section 64.
- (e) Amateur radio tower.

(4) Regulations

- (a) Floor Area:

Detached dwelling:	minimum	frontage in m x 6 m
--------------------	---------	---------------------
- (b) Site Coverage:

maximum	40% (includes garage and accessory buildings)
---------	---
- (c) Building Height:

maximum	two storeys with maximum of 10 m measured from the average of the lot grade
---------	---
- (d) Front Yard:

minimum	6 m
---------	-----
- (e) Side Yard:

minimum	1.5 m
---------	-------

Notwithstanding the setbacks noted above, where the building flanks a public roadway, the setback on the flanking side shall not be less than 2.4 metres.

- (f) Rear Yard:

minimum	7.5 m
---------	-------
- (g) Lot Depth:

minimum	30 m
---------	------
- (h) Landscaping:

minimum	35% of site area
---------	------------------
- (i) Parking:

	subject to section 48
--	-----------------------
- (j) Lot Area:

minimum	360 m ²
---------	--------------------
- (k) Lot Frontage:

minimum	12 m
---------	------

(5) Special Regulations

- (a) Notwithstanding Section 151.1(4) the Development Authority may deem that an existing building or lot within the following

(6) Redevelopment of Existing Neighbourhood

Notwithstanding Section 151.1(4), in order to maintain the character of the existing neighbourhood, the Development Authority shall have the authority to require increased development standards for any infill or redevelopment; such increased standards may require that the new development match the standards and/or architecture of existing development in the neighbourhood. In order to ensure that the front streetscape is not altered by either garages or driveways, front driveways or front drive garages are not permitted."

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

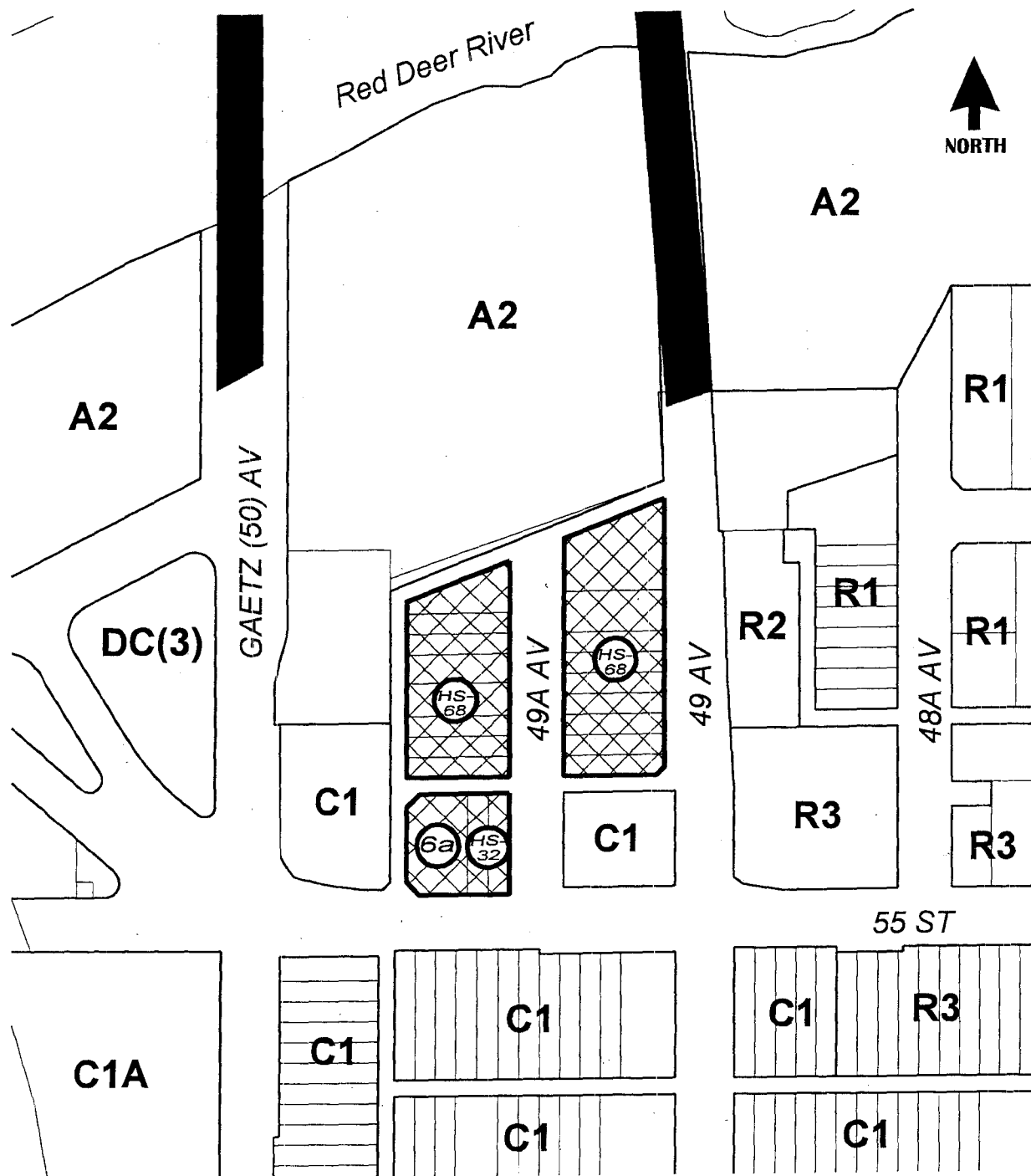
READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer PROPOSED LAND USE BYLAW AMENDMENT




AFFECTED DISTRICTS:

R2 - Residential (medium Density)

HS - Historically Significant Resources No. 32 & 68

DC(17) - Direct Control District No. 17

Change from :

R2 to DC(17) 

MAP No. 43 / 2002
BYLAW No. 3156 / 00 - 2002

BYLAW NO. 3156/PP-2002

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 E6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 44/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this **29th** day of **July** 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

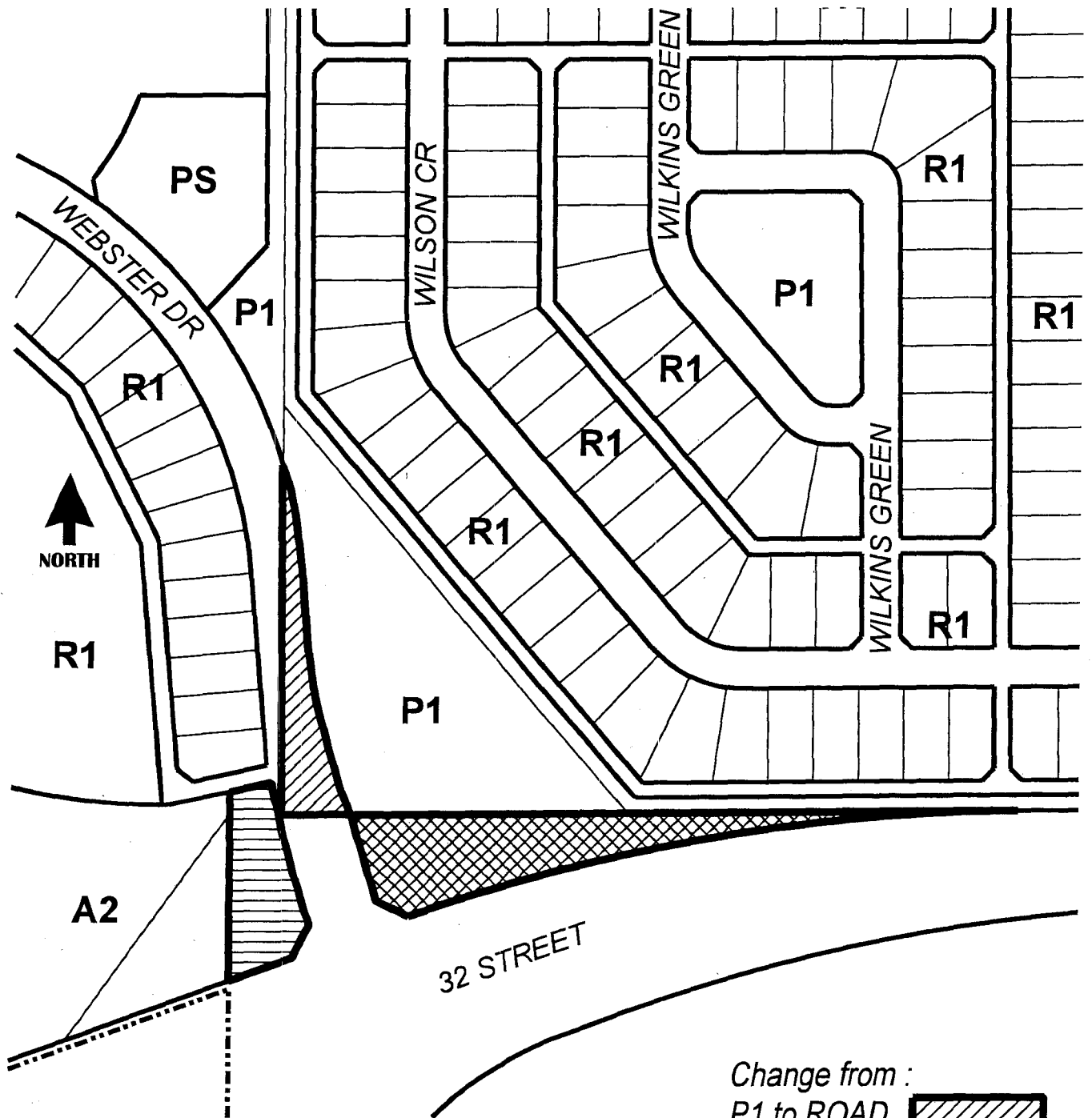
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

P1 - Parks and Recreational

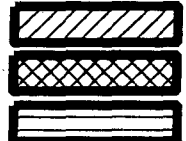
A2 - Environmental Preservation

Change from :

P1 to ROAD

ROAD to P1

ROAD to A2



MAP No. 44 / 2002
BYLAW No. 3156 / PP - 2002

BYLAW NO. 3299/2002

Being a bylaw to close a portion of road in the City of Red Deer, as described herein.

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

1 The following portion of roadway in the City of Red Deer is hereby closed:

“All that portion of the original road allowance adjoining the west boundary of SW 32-38-27 W4M which lies within Subdivision Plan_____, and containing 0.54 Ha more or less.”

READ A FIRST TIME IN OPEN COUNCIL this 29th day of July 2002.

READ A SECOND TIME IN OPEN COUNCIL this day of 2002.

READ A THIRD TIME IN OPEN COUNCIL this day of 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK