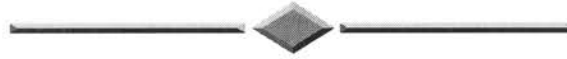




AGENDA



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

TUESDAY, MAY 20, 2003

COMMENCING AT *4:30 P.M.*



- (1) Confirmation of the Minutes of the Regular Meeting of Monday, May 5, 2003.
- (2) UNFINISHED BUSINESS
- (3) PUBLIC HEARINGS
 1. Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/R-2003 - Addition of Historic Significance Properties*
(Consideration of 2nd & 3rd Readings of the Bylaw)

(4) **REPORTS**

1. **Land & Economic Development Manager – Re: *Bower Place Shopping Centre – Sterling Vanreal Acquisitions Corp. / Offer to Purchase 0.413 Ha +/-, Part of Service Road Plan 782 1624:***
 - (a) **Land & Economic Development Manager – Re: *Road Closure Bylaw 3316/2003***
(Consideration of 1st Reading of the Bylaw) . .7
 - (b) **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/W-2003 / Rezoning of 44,542 sq. ft of land from ROAD to C2 Commercial Regional Shopping Centre District / Bower Place Neighbourhood / City of Red Deer***
(Consideration of 1st Reading of the Bylaw) . .14
2. **Transit Manager – Re: *Introductory Transit Service for Anders on the Lake*** . .17
3. **Inspections & Licensing Manager – Re: *Taxi Business Bylaw Amendment 3282/A-2003***
(Consideration of 3 Readings of the Bylaw) . .25
4. **Inspections & Licensing Manager – Re: *Land Use Bylaw Amendment 3156/X-2003 / Amendment to Commercial Vehicle Weights***
(Consideration of 1st Reading of the Bylaw) . .36
5. **Parkland Community Planning Services – Re: *Land Use Bylaw Amendment 3156/P-2003 / Rezoning of Western Portions of Lots 4 and 5, Block 2, Plan 737 HW from A2 Environmental Preservation District to C4 Commercial (Major Arterial) District / Southside Plymouth Chrysler & Moore Developments Ltd.***
(Consideration of 1st Reading of the Bylaw) . .40

6. Parkland Community Planning Services – Re: *Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2003 / Lancaster South / City of Red Deer*
(Consideration of 1st Reading of the Bylaw) . .52
7. Parkland Community Planning Services – Re: *Northwest Major Area Structure Plan Amendment 3213/A-2003 / City of Red Deer*
(Consideration of 1st Reading of the Bylaw) . .61
8. Parkland Community Planning Services – Re: *Kentwood Northeast (Kingsgate) & Kentwood West :*
 - (a) *Neighbourhood Area Structure Plan Bylaw Amendment 3217/G-2003 / Kentwood Northeast (Kingsgate)*
(Consideration of 1st Reading of the Bylaw) . .71
 - (b) *Land Use Bylaw Amendment 3156/U-2003 / Rezoning of Land from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling), R1N Residential Narrow Lot and P1 Parks and Recreation District / Kentwood Northeast (Kingsgate) – Phase 22 and 23 / 957292 Alberta Ltd. / Seibel Construction Ltd. / City of Red Deer*
(Consideration of 1st Reading of the Bylaw) . .84
 - (c) *Neighbourhood Area Structure Plan Bylaw Amendment 3217/H-2003 / Kentwood West*
(Consideration of 1st Reading of the Bylaw) . .71
9. Manager, Legislative & Administrative Services – Re: *Appointment of Deputy Mayor for May 29, 2003 to June 3, 2003* . .87

(5) **CORRESPONDENCE**

1. Red Deer Downtown Business Association – Re: *BRZ Boundary Change / Downtown Business Revitalization Zone Bylaw Amendment 2827/A-2003*
(Consideration of 1st Reading of the Bylaw) . . .88

(6) PETITIONS AND DELEGATIONS

1. Audrey Jensen – *Petition to Ban Adult Sex Oriented Businesses in Red Deer* . . .112

(7) NOTICES OF MOTION

(8) WRITTEN INQUIRIES

(9) **BYLAWS**

- | | | |
|----|--|-------------|
| 1. | 2827/A-2003 – Downtown Business Revitalization Zone Bylaw / Boundary Zone Change
(1 st Reading) | .118
.88 |
| 2. | 3156/P-2003 – Land Use Bylaw Amendment - Rezoning of Western Portions of Lots 4 and 5, Block 2, Plan 737 HW from A2 Environmental Preservation District to C4 Commercial (Major Arterial) District.
(1 st Reading) | .120
.40 |

Page 5

- | | | |
|----|--|-------------|
| 3. | 3156/R-2003 – Land Use Bylaw Amendment - Addition of Historic Significance Properties
(2 nd & 3 rd Readings) | .122
.1 |
| 4. | 3217/F-2003 – Neighbourhood Area Structure Plan Bylaw Amendment / Lancaster South / City of Red Deer
(1 st Reading) | .125
.52 |
| 5. | 3213/A-2003 – Northwest Major Area Structure Plan Amendment / City of Red Deer
(1 st Reading) | .157
.61 |
| 6. | 3217/G-2003 – Neighbourhood Area Structure Plan Bylaw Amendment / Kentwood Northeast (Kingsgate) / Laebon Developments Ltd.
(1 st Reading) | .169
.71 |
| 7. | 3156/U-2003 – Land Use Bylaw Amendment - Rezoning of Land from A1 Future Urban Development to R1A Residential (Semi-Detached Dwelling), R1N Residential Narrow Lot and P1 Parks and Recreation District / Kentwood Northeast (Kingsgate) – Phase 22 and 23 / 957292 Alberta Ltd. / Seibel Construction Ltd. / City of Red Deer
(1 st Reading) | .206
.71 |
| 8. | 3217/H-2003 – Neighbourhood Area Structure Plan Amendment / Kentwood West / City of Red Deer
(1 st Reading) | .208
.71 |

Page 6

- | | | |
|-----|---|-----------------|
| 9. | 3156/W-2003 – Land Use Bylaw Amendment / Rezoning of 44,542 sq. ft of Land from ROAD to C2 Commercial Regional Shopping Centre District /Bower Place Neighbourhood / City of Red Deer
(1 st Reading) | . .232
. .14 |
| 10. | 3156/X-2003 – Land Use Bylaw Amendment / Commercial Vehicle Weights / City of Red Deer
(1 st Reading) | . .234
. .36 |
| 11. | 3282/A-2003 – Taxi Business Bylaw Amendment
(3 Readings) | . .235
. .25 |
| 12. | 3316/2003 – Road Closure Bylaw /Service Road / Bower Place Shopping Centre / Sterling Vanreal Acquisitions Corp./
(1 st Reading) | . .236
. .7 |



City Clerk's Department

DATE: April 23, 2003
TO: City Council
FROM: Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/R-2003
Addition of Historic Significance Properties

History

At the Tuesday, April 22, 2003 Council meeting, Council gave first reading to Land Use Bylaw Amendment 3156/R-2003.

Land Use Bylaw Amendment 3156/R-2003 provides for the addition of the following properties to the Land Use Bylaw as Historic Significance Properties:

- Golden Circle Building at 4620 – 47 Avenue as a unique community and cultural building
- The Fabretti House at 5001 – 43 Avenue due to its distinct architectural styling
- The Park Hotel (Park Place) at 4919 – 4920 Ross Street to recognize its significance as a historic hotel in Red Deer's past
- The Farthing Block at 4930 Ross Street representing a downtown 1930's commercial building.

Public Consultation Process

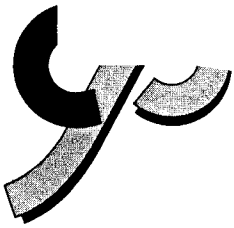
A Public Hearing has been advertised for Tuesday, May 20, 2003 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations

That following the Public Hearing, Council proceed with second and third readings of the bylaw.

A handwritten signature in black ink, appearing to read 'N. Housenga'.

Nona Housenga
Deputy City Clerk
/chk



TO: Kelly Kloss, City Clerk

FROM: Nancy Hackett, Parkland Community Planning Services

DATE: April 14, 2003

RE: **Land Use Bylaw Amendment 3156/R-2003**
Addition of Historic Significance Properties

Parkland Community Planning Services has been approached by the Heritage Preservation Committee to draft an amendment to the City's Land Use Bylaw to add four properties to the Historic Significance District. The following report explains the role of the Heritage Preservation Committee, explains the Historic Significance District, details the four properties proposed to be added to the district, and explains the changes required to this district within the City's Land Use Bylaw.

Background

The Heritage Preservation Committee is made up of volunteers from Red Deer and area and operates as a sub-committee of the Normandeau Cultural and Natural History Society. The mandate of the Heritage Preservation Committee is the preservation and maintenance of human and natural heritage features in and around Red Deer for the ongoing enjoyment and education of the public. The Committee's role includes establishing criteria for evaluating heritage properties, listing properties that are of significance, developing public awareness of heritage resources, and advising both the Red Deer County Council and the City of Red Deer Council on matters related to cultural or natural heritage sites.

Heritage Inventory

In 1999-2000, the Committee prepared an inventory of historically and culturally significant buildings and sites in the City of Red Deer. The goal was to draw attention to important properties in the City and educate residents about the truly unique and wonderful built and natural history of this City. The inventory recognizes buildings, sites, or features that are of historic or cultural significance due to:

- distinct architectural styling
- representative of a time period
- commemorative of a historic event, person, or group
- unique or rare
- seen as a Red Deer landmark
- archaeological significance.

Historic Significance District

Once the inventory was prepared, it went on to form the basis for the City's Historic Significance district which works as an overlay designation found in Section 221 of the City's Land Use Bylaw. This district highlights the value of heritage assets and encourages the preservation of potentially historical or culturally significant buildings, sites, and resources within the City of Red Deer. The Historic Significance district was adopted into the Land Use Bylaw by City Council in January 2000. As with any portion of the Land Use Bylaw, a change requires City Council approval and a public hearing.

The main benefit to property owners of inclusion in the district is that the bylaw supports the historical integrity of identified properties by offering, at the request of the owner, advice, and consultation by heritage experts whenever possible, on matters dealing with restoration, renovation, or development. The bylaw also offers some, albeit limited, protection to identified resources from demolition or site disturbance. The bylaw will delay the demolition of historical buildings or the disturbance of natural sites on the inventory for up to 45 days. The 45 day review period is intended to allow the Heritage Preservation Committee an opportunity to explore alternatives to demolition or destruction. Potential alternatives may include moving the structure or identifying funding sources available for restoration. In cases where the building is deemed not a suitable candidate for preservation or where there is an emergency or safety concern, the Heritage Preservation Committee may waive or reduce the 45 day review period. Once the 45 days expire or have been waived by the Committee, the bylaw will no longer prevent demolition or site disturbance. There are currently 90 sites listed within the district. These sites range from cultural facilities to notable homes, to significant commercial and industrial buildings, to natural features and landmarks.

It is important to note that Red Deer is among only a handful of municipalities in Alberta who are progressively and actively seeking to recognize important local heritage sites. In addition to Red Deer, only Banff, Calgary, Edmonton, and Cochrane have inventories of municipally significant heritage sites for their communities and each offers various forms of protection and/or support for their preservation. The Heritage Preservation Committee and Parkland Community Planning Services are very proud of Red Deer's existing historical significance bylaw designation.

Properties Proposed to be Added

There are four properties currently being proposed by the Heritage Preservation Committee for addition to the bylaw. These are the:

- Golden Circle Building at 4620 – 47 Avenue as a unique community and cultural building,
- The Fabretti House at 5001 – 43 Avenue due to its distinct architectural styling,

- The Park Hotel (Park Place) at 4919-4920 Ross Street to recognize its significance as a historic hotel in Red Deer's past,
- The Farthing Block at 4930 Ross Street representing a downtown 1930's commercial building.

All of the building owners have been contacted by the Heritage Preservation Committee and are in support of being added to the Historical Significance District. Both the Park Hotel (Park Place) building and the Farthing Block were recently rehabilitated to their historical appearance under Red Deer's Main Street Project.

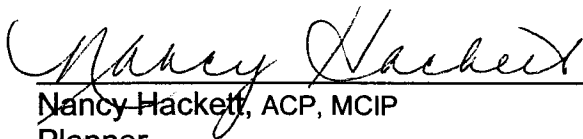
Changes to the Bylaw

In order to add the four sites as detailed above, Section 221 of the Land Use Bylaw would need to be amended to include these properties in the list of designated sites. A draft Land Use Bylaw amendment is attached for Council's consideration. Mapping in the Land Use Bylaw would also need to be updated as attached.

Recommendation

Based on the historical significance of the four properties, the fact that the owners are supportive of the designation, and in light of the importance to the broader Red Deer community of preserving local heritage, Parkland Community Planning Services recommends that City Council add the four noted properties to the Historic Significance District of the Land Use Bylaw to recognize their unique heritage attributes and their importance to the community of Red Deer.

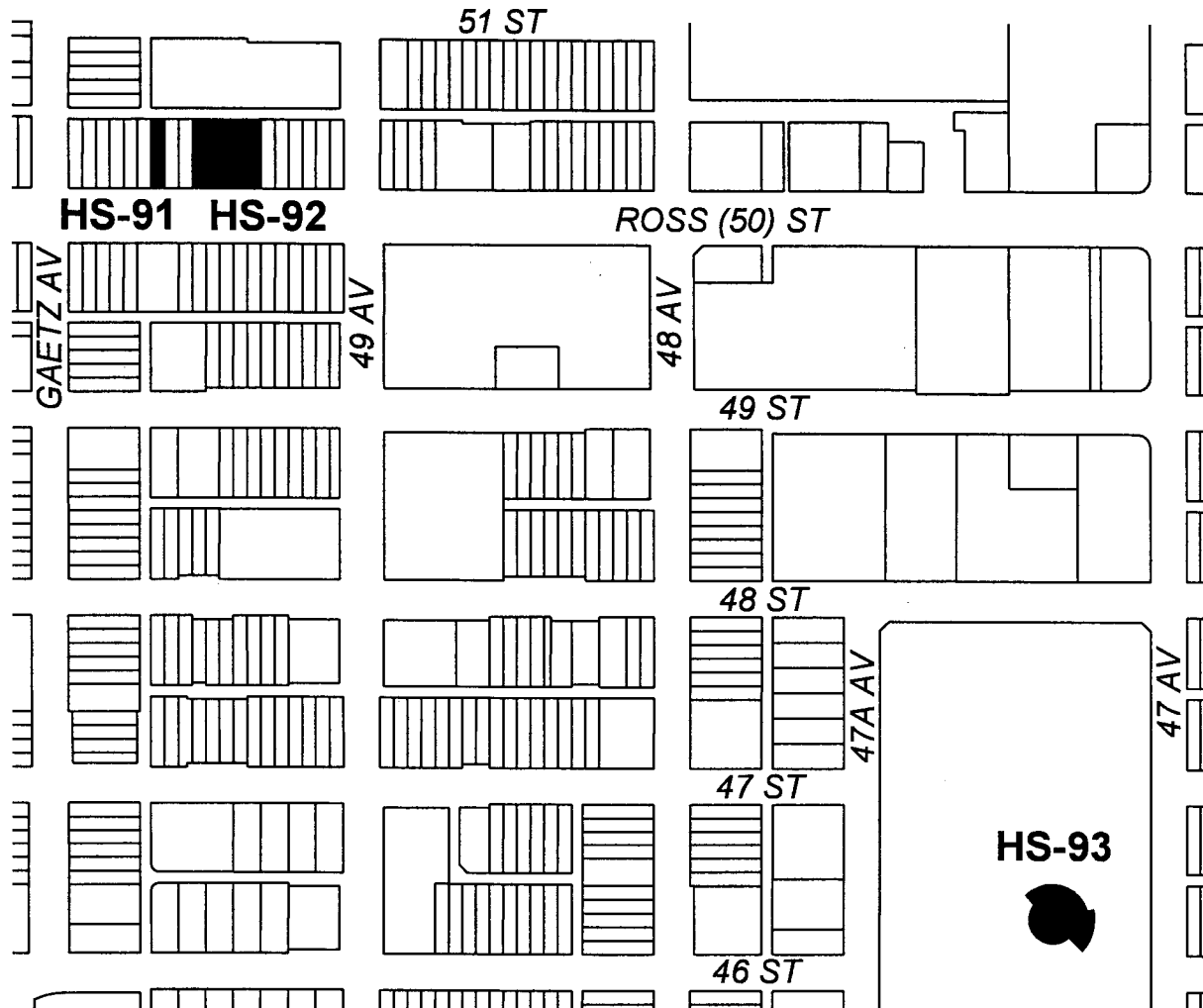
Respectfully Submitted,



Nancy Hackett, ACP, MCIP
Planner

attachments

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



AFFECTED DISTRICTS:

HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources :

HS - 91 Farthing Block

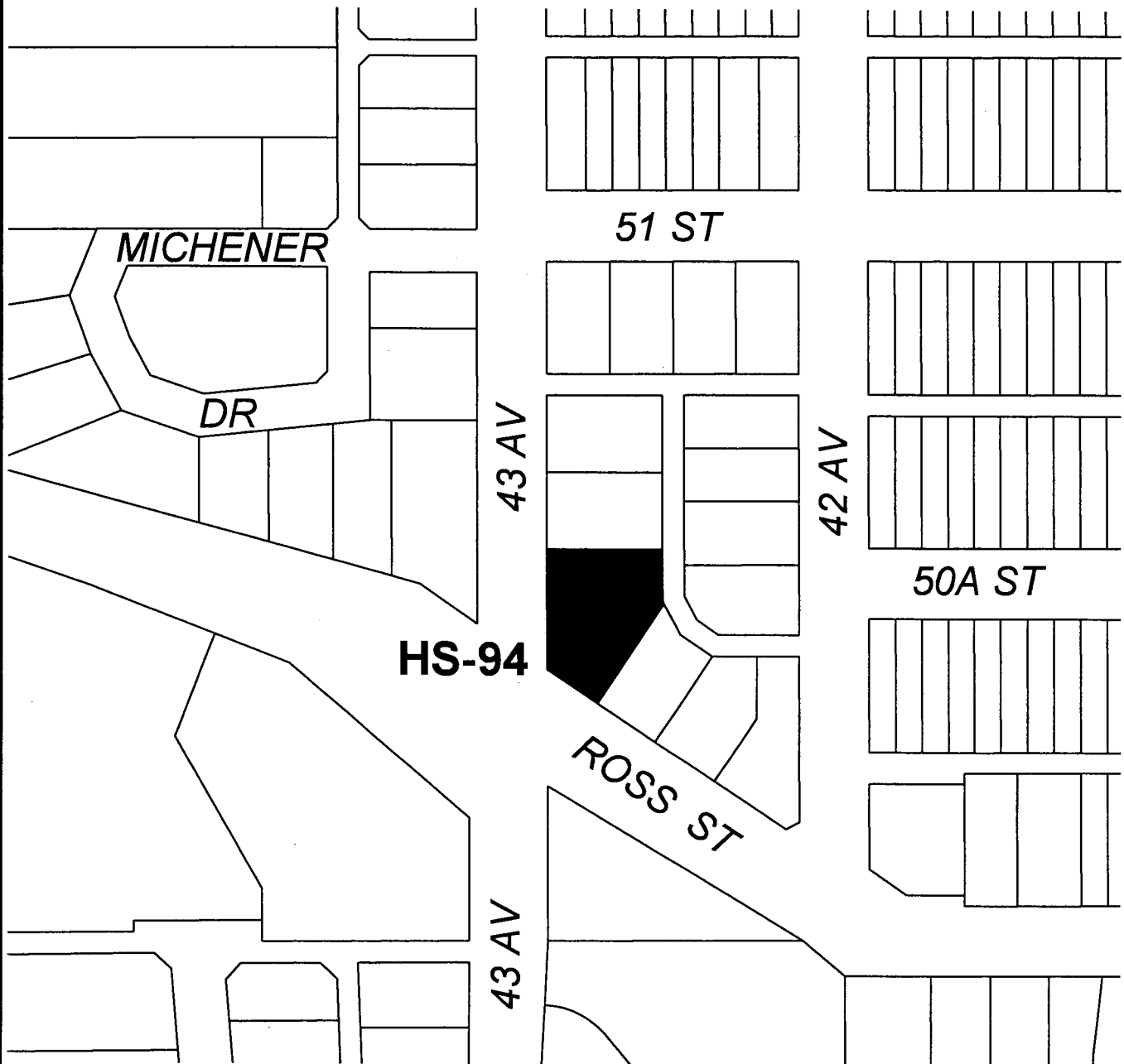
HS - 92 Park Hotel (Park Place)

HS - 93 Golden Circle

MAP No. 15 / 2003
BYLAW No. 3156 / R - 2003

The City of Red Deer

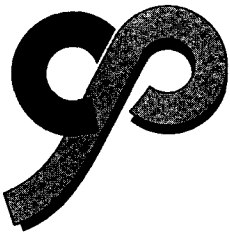
PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources : [REDACTED]
HS - 94 Fabretti Residence

MAP No. 16 / 2003
BYLAW No. 3156 / R - 2003



**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

Mr. Dave Murphy
Golden Circle
4620 - 47 Avenue
Red Deer, AB
T4N 1R1

May 9, 2003

Dear Mr. Murphy

Thank you so much for your phone call recently in regards to the proposed historical significance designation of the Golden Circle building. My sincere apology for somehow leaving you out of the loop with regard to possible designation. It is a matter that had been discussed with the City as the building owner on and off since 2000 so I guess there was a presumption on my part that it had been discussed with people at the Golden Circle as well and that was the wrong assumption. I am sorry, but it is now my pleasure to provide you with information explaining the proposed designation. I am also enclosing my report to City Council from April, which explains much of the background on the historical significance designation and the process. I am also enclosing a copy of the current buildings/sites listed in this designation at this time in the City's Land Use Bylaw. You will note that there is a tremendous range of buildings and sites recognized within this designation.

The intent of the designation is to create public awareness of the significance of the various properties from a historical or cultural point of view. The designation does not impact renovation, modification, additions, repairs or changes to any properties but it does, in the event that an owner wished to demolish a recognized building, delay demolition for up to a maximum of 45 days. The 45 day period is set in order to give the Heritage Preservation Committee time to work with the owner to find alternatives to demolition. At the end of the 45 days the designation will no longer prevent or delay demolition. In April I recommended to City Council, four buildings to be added (including the Golden Circle) to the historical significance district. This proposal has received first reading by City Council and will be re-appearing at Council on May 20, 2003 at 7:00 p.m. for a public hearing and second and third reading.

I would be very happy to discuss any concerns or further questions that you might have on this designation once you have reviewed this package. I will be on holiday

between May 15-27 but in my absence Mr. Paul Meyette, Planning Manager, will be handling this matter. Any questions you have can be directed to him during that time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Nancy Hackett".

Nancy Hackett
Planner

- c. Colleen Jensen, Community Services
Kelly Kloss, Legislative & Administrative Services

LUB AMENDMENT 3156/R-2003
Historic Significance Properties

DESCRIPTION: Designation as historic sites (Golden Circle; Farthing Block; Park Hotel; Fabretti House)

FIRST READING: April 22, 2003

FIRST PUBLICATION: May 2, 2003

SECOND PUBLICATION: May 9, 2003

PUBLIC HEARING & SECOND READING: May 20, 2003

THIRD READING: May 20, 2003

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☐ NO ☐

DEPOSIT? YES ☐ \$ _____ NO ☒ **BY:** CITY

ACTUAL COST OF ADVERTISING:

\$ 190.50 X 2 **TOTAL:** \$ 381.00

MAP PREPARATION: \$ _____

TOTAL COST: \$ 381.00

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.:



Council Decision – May 20, 2003

Legislative & Administrative Services

DATE: May 21, 2003
TO: Nancy Hackett, Parkland Community Planning Services
FROM: Kelly Kloss, Manager, Legislative & Administrative Services
SUBJECT: Land Use Bylaw Amendment 3156/R-2003
Addition of Historic Significance Properties

Reference Report:

City Clerk, dated April 23, 2002 & Parkland Community Planning Services, dated April 14, 2003

Bylaw Readings:

Land Use Bylaw Amendment 3156/R-2003 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/R-2003 provides for the addition of the following properties to the Land Use Bylaw as Historic Significance Properties:

- Golden Circle Building at 4620 – 47 Avenue as a unique community and cultural building
- The Fabretti House at 5001 – 43 Avenue due to its distinct architectural styling
- The Park Hotel (Park Place) at 4919 – 4920 Ross Street to recognize its significance as a historic hotel in Red Deer's past
- The Farthing Block at 4930 Ross Street representing a downtown 1930's commercial building.

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



Kelly Kloss
Manager

/chk
attchs.

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

BYLAW NO. 3156/R-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

1. 221(7) With reference to Section 221, the Historic Significance District:
The buildings and/or sites, which are included in this district, are amended by adding:

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Fabretti Residence	5001 – 43 Avenue	Lot 10, Block 6, Plan 758KS	Historic Significance
Farthing Block	4930 Ross Street	Lots 7 - 9, Block 17, Plan H	Historic Significance
Golden Circle	4620 – 47 Avenue	Lot 1, Block C, Plan 842 2029	Historic Significance
Park Hotel (Park Place)	4919 - 4920 Ross Street	Lots 10 - 15, Block 17, Plan H	Historic Significance

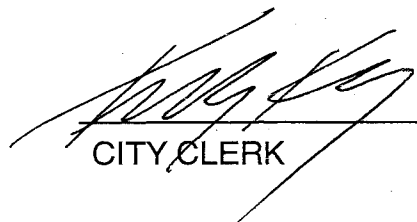
READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2003.

READ A SECOND TIME IN OPEN COUNCIL this 20th day of May 2003.

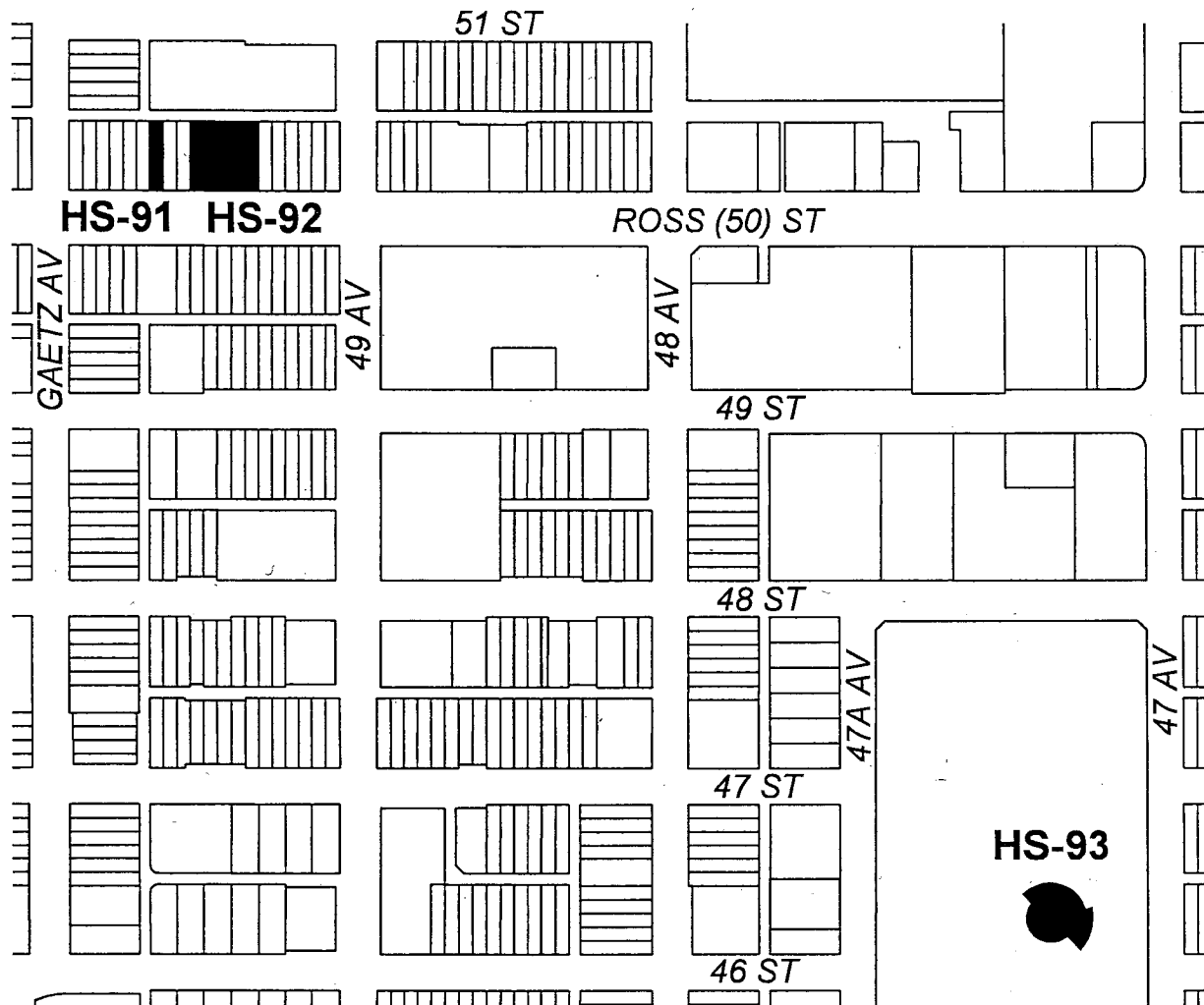
READ A THIRD TIME IN OPEN COUNCIL this 20th day of May 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 20th day of May 2003.


MAYOR


CITY CLERK

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



AFFECTED DISTRICTS:
HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources : [REDACTED]

HS - 91 Farthing Block

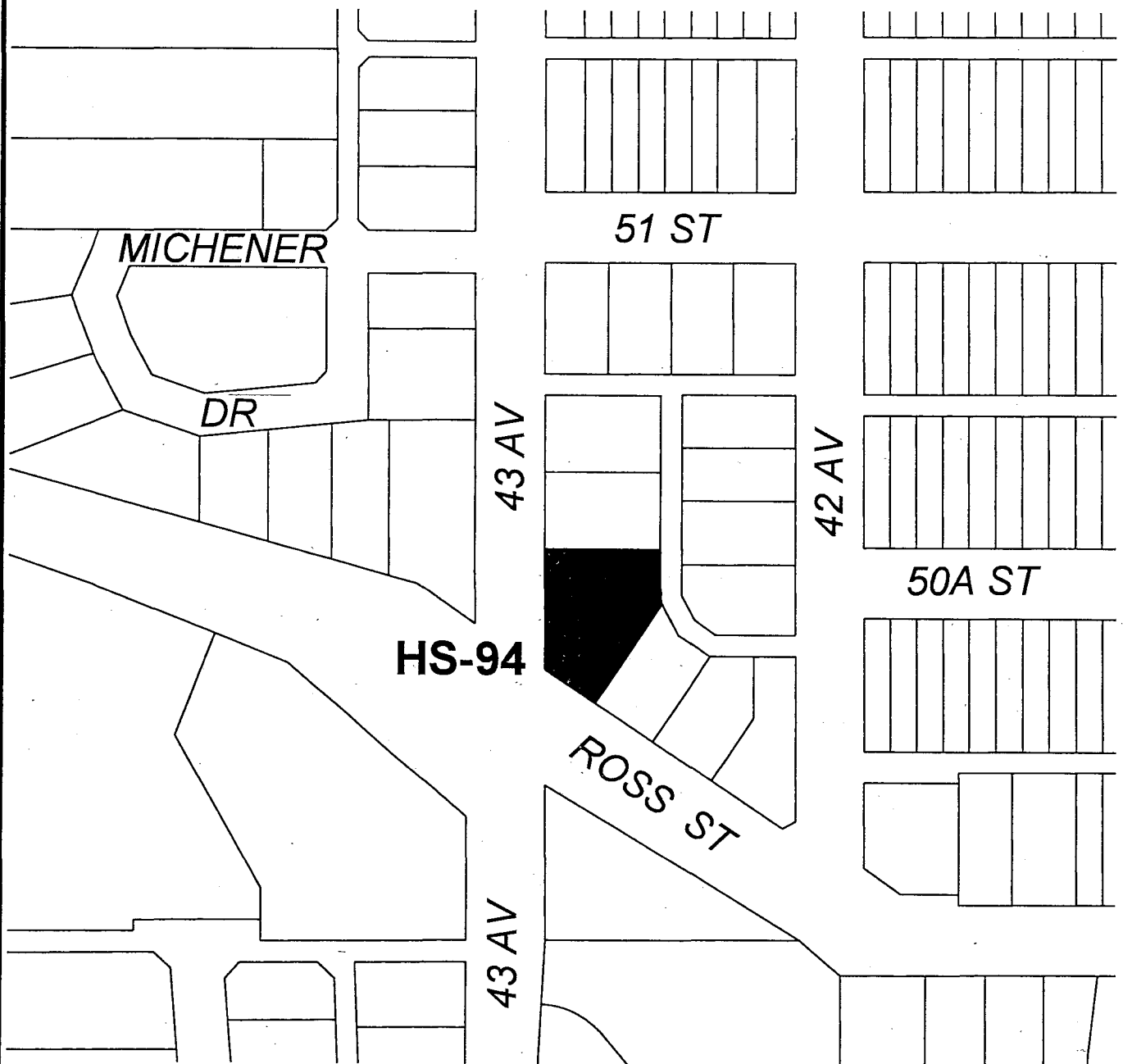
HS - 92 Park Hotel (Park Place)

HS - 93 Golden Circle

MAP No. 15 / 2003
 BYLAW No. 3156 / R - 2003

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources :

HS - 94 Fabretti Residence

MAP No. 16 / 2003
BYLAW No. 3156 / R - 2003

FILE

April 30, 2003

«OwnerName»

«OwnerAdd1»

«OwnerAdd2»

«OwnerAdd3»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/R-2003
Addition of Historic Significance Properties

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw amendment **3156/R-2003** provides for the following changes:

- Golden Circle Building at 4620 – 47 Avenue as a unique community and cultural building
- The Fabretti House at 5001 – 43 Avenue due to its distinct architectural styling
- The Park Hotel (Park Place) at 4919 – 4920 Ross Street to recognize its significance as a historic hotel in Red Deer's past
- The Farthing Block at 4930 Ross Street representing a downtown 1930's commercial building.

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

City Council will hear from any person claiming to be affected at a Public Hearing on **Tuesday, May 20, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, May 13, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Yours truly,



Kelly Kloss
City Clerk

Ownername	Owneradd1	OwnerAdd2	OwnerAdd3	OwnerAd
Garry P. & Wendy L.Kopeck	5011 43 Avenue	RED DEER, AB T4N		
Thomas C Norma L. Gordon &	5028 42 Avenue	RED DEER, AB T4N		
Wayne Ivan & Frances Ethel Berg	& Marlene Frances Moorman	5020 42 Avenue	RED DEER,	
David & Sandra Fabretti	5001 43 Avenue	RED DEER, AB T4N		
Alasdair & Doris Jeanne	4210 50 Street	RED DEER, AB T4N		
David & Tari Puffer	105 28319 Twp Rd 384	RED DEER COUNTY,		
William Ronald & Rena Mae	5002 43 Avenue	RED DEER, AB T4N		
Her Majesty The Queen (Alberta	C/O Alta Mun Affairs Grants In	Lieu of Taxes, 17 Floor	10155 102	EDMONT
936851 Alberta Ltd.	4141 40 Street	RED DEER, AB T4N		
John Howard Society Of Red Deer	4916 50 Street	RED DEER, AB T4N		
T. Maxwell Brown Prof. Corp.	4924 52 Street	RED DEER, AB T4N		
First Red Deer Place Ltd.	600 4911 51 Street	RED DEER, AB T4N		
Her Majesty The Queen	C/O Public Works Canada	1000 9700 Jasper Avenue	EDMONTON	
The Gallery On Ross Inc.	4919 50 Street	RED DEER, AB T4N		
Tanzanite Holdings Ltd.	101 Dickenson Crescent	RED DEER, AB T4R		
L-7 Inc.	204 4929 50 Street	RED DEER, AB T4N		
945875 Alberta Ltd.	4943 50 Street	RED DEER, AB T4N		
Thawer Property Investments Inc	101 Dickenson Crescent	RED DEER, AB T4N		

LAND USE BYLAW 3156/R-2003
Addition of Historic Significance Properties

Red Deer City Council proposes to pass an amendment to the Land Use Bylaw, which controls the use and development of land and buildings in the city. Bylaw amendment **3156/R-2003** provides for the following changes:

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City Council will hear from any person claiming to be affected at a Public Hearing on **Tuesday, May 20, 2003** at 7:00 p.m. in Council Chambers, 2nd floor of City Hall. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by **Tuesday, May 13, 2003**. Otherwise, you may submit your letter or petition at the Council meeting or you can simply tell Council your views at the Public Hearing. Any submission will be public information. If you have any questions regarding the use of this information, please contact the City Clerk's Office at 342-8132.

Kelly Kloss
City Clerk


(Publication Dates: May 2 & 9, 2003)

Date: April 25, 2003
To: Norma Lovell, Assessment
From: Cheryl Adams
City Clerk's Department
Re: LUB Amendment 3156/R-2003 Proposed Historic Sites

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

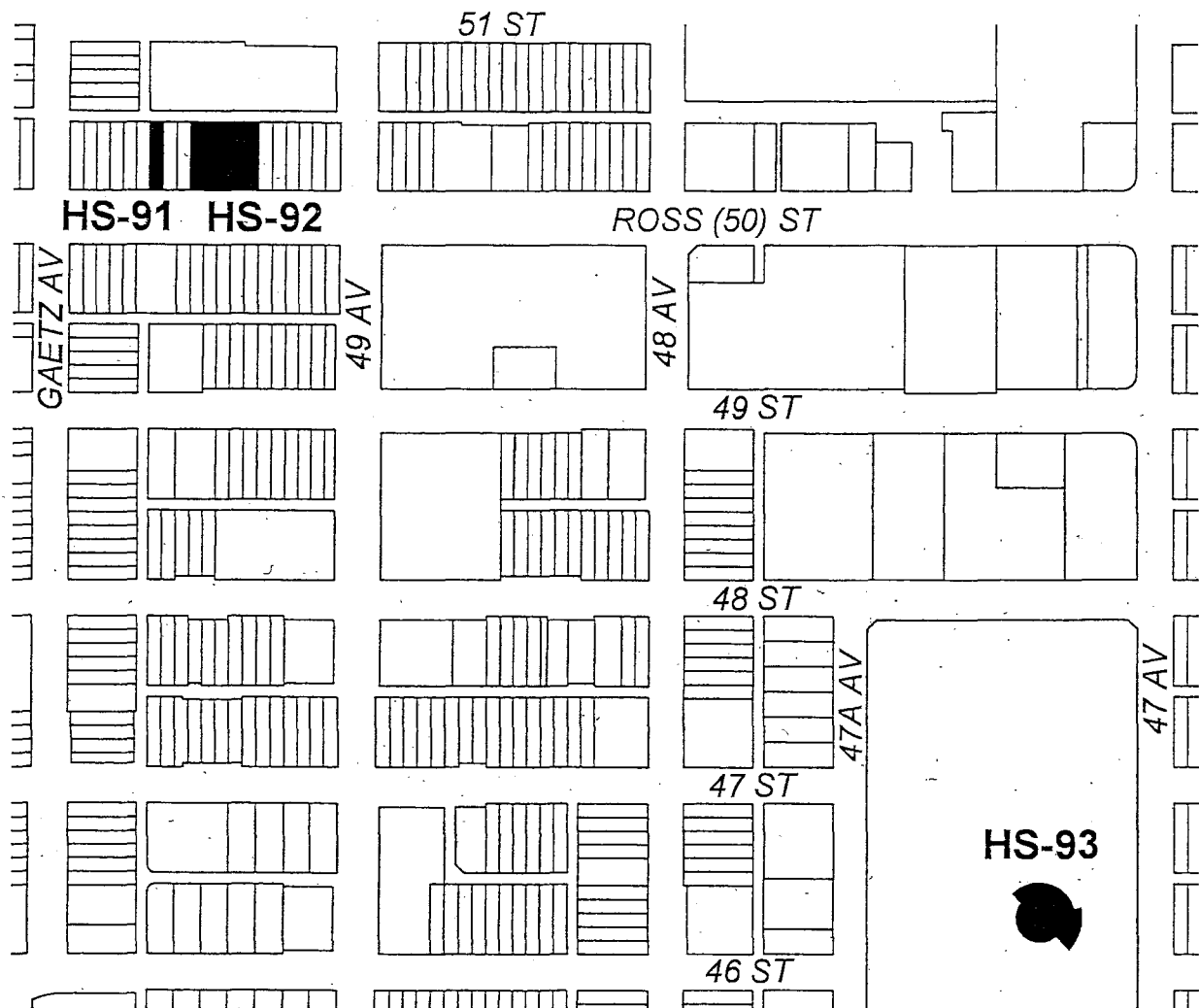
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.


Cheryl Adams
City Clerk's Department

Attach.

The City of Red Deer : PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources : 

HS - 91 Farthing Block

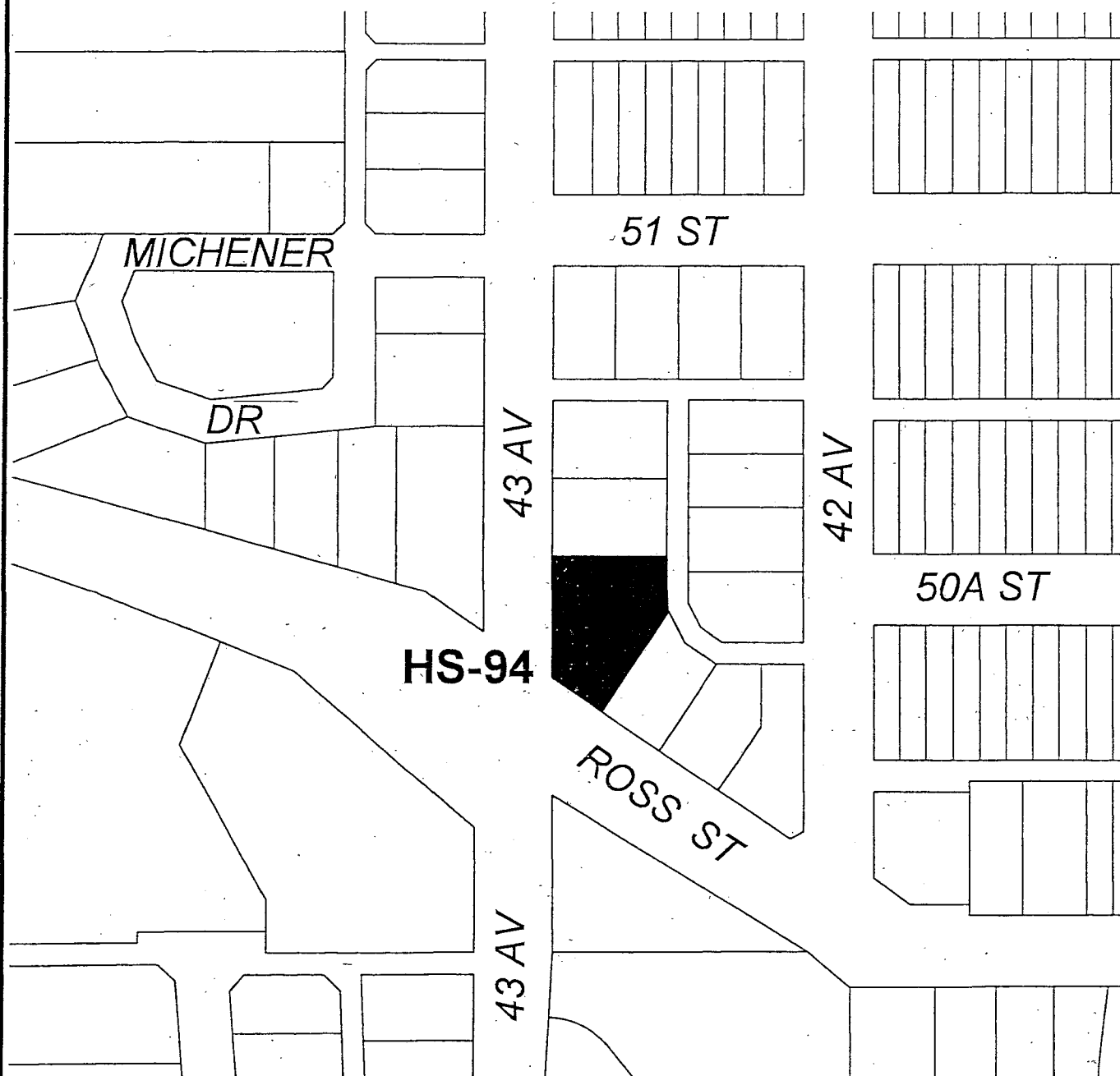
HS - 92 Park Hotel (Park Place)

HS - 93 Golden Circle

MAP No. 15 / 2003
BYLAW No. 3156 / R - 2003

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources :

HS - 94 Fabretti Residence

MAP No. 16 / 2003
BYLAW No. 3156 / R - 2003



Council Decision – April 22, 2003

City Clerk's Department

DATE: April 23, 2003
TO: Nancy Hackett, Parkland Community Planning Services
FROM: Nona Housenga, Deputy City Clerk
SUBJECT: Land Use Bylaw Amendment 3156/R-2003
Addition of Historic Significance Properties

Reference Report:

Parkland Community Planning Services, dated April 14, 2003

Bylaw Readings:

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

Report Back to Council: Yes

A Public Hearing will be held on Tuesday, May 20, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/R-2003 provides for the addition of the following properties to the Land Use Bylaw as Historic Significance Properties:

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- The Park Hotel (Park Place) at 4919 – 4920 Ross Street to recognize its significance as a historic hotel in Red Deer's past
- The Farthing Block at 4930 Ross Street representing a downtown 1930's commercial building.

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


Nona Housenga

Deputy City Clerk

/chk

/attach.

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

BYLAW NO. 3156/R-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

1. 221(7) With reference to Section 221, the Historic Significance District:
The buildings and/or sites, which are included in this district, are amended by adding:

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Fabretti Residence	5001 – 43 Avenue	Lot 10, Block 6, Plan 758KS	Historic Significance
Farthing Block	4930 Ross Street	Lots 7 - 9, Block 17, Plan H	Historic Significance
Golden Circle	4620 – 47 Avenue	Lot 1, Block C, Plan 842 2029	Historic Significance
Park Hotel (Park Place)	4919 - 4920 Ross Street	Lots 10 - 15, Block 17, Plan H	Historic Significance

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April A.D. 2003.

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

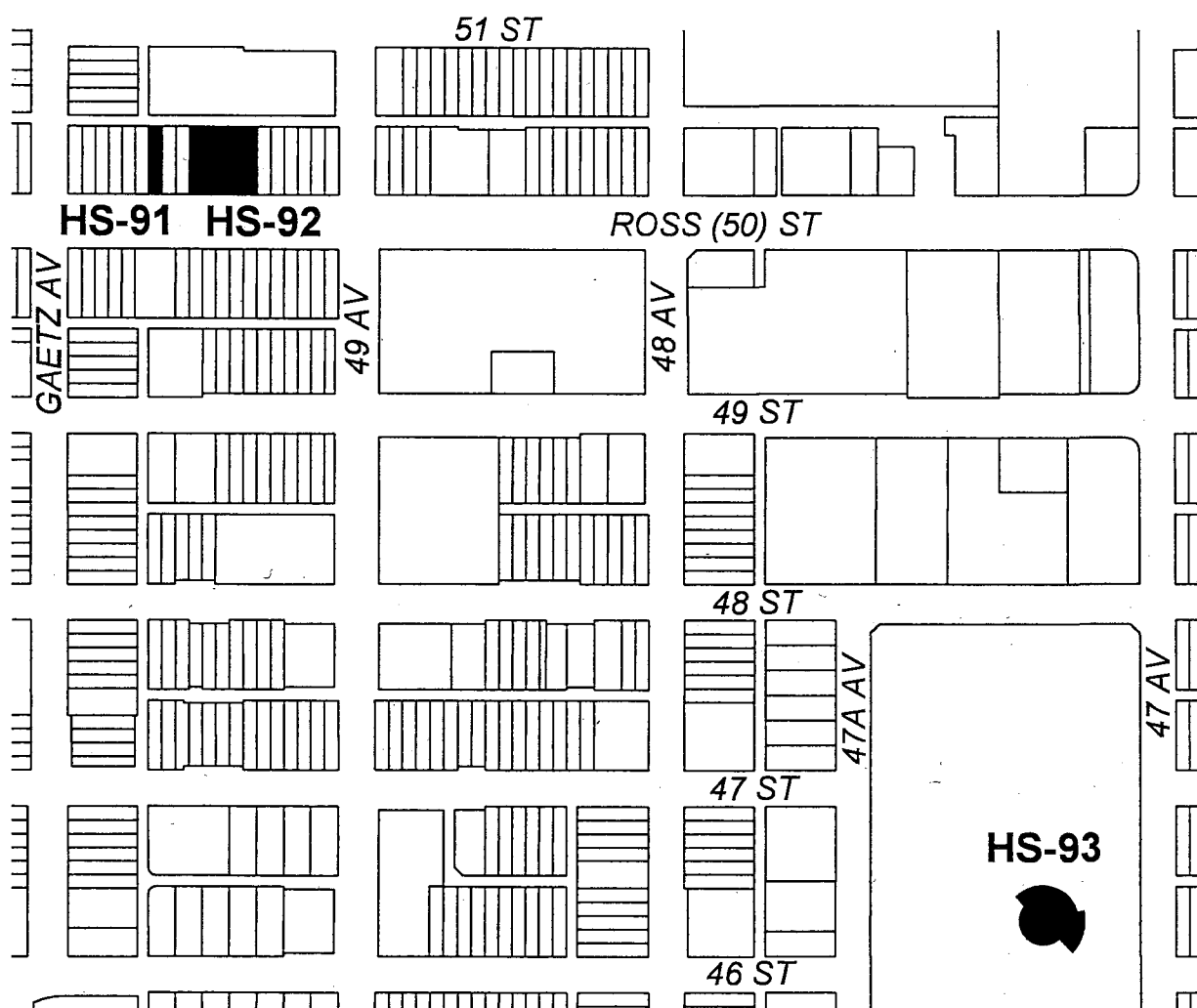
READ A THIRD TIME IN OPEN COUNCIL this day of A.D. 2003.

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

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources : 

HS - 91 Farthing Block

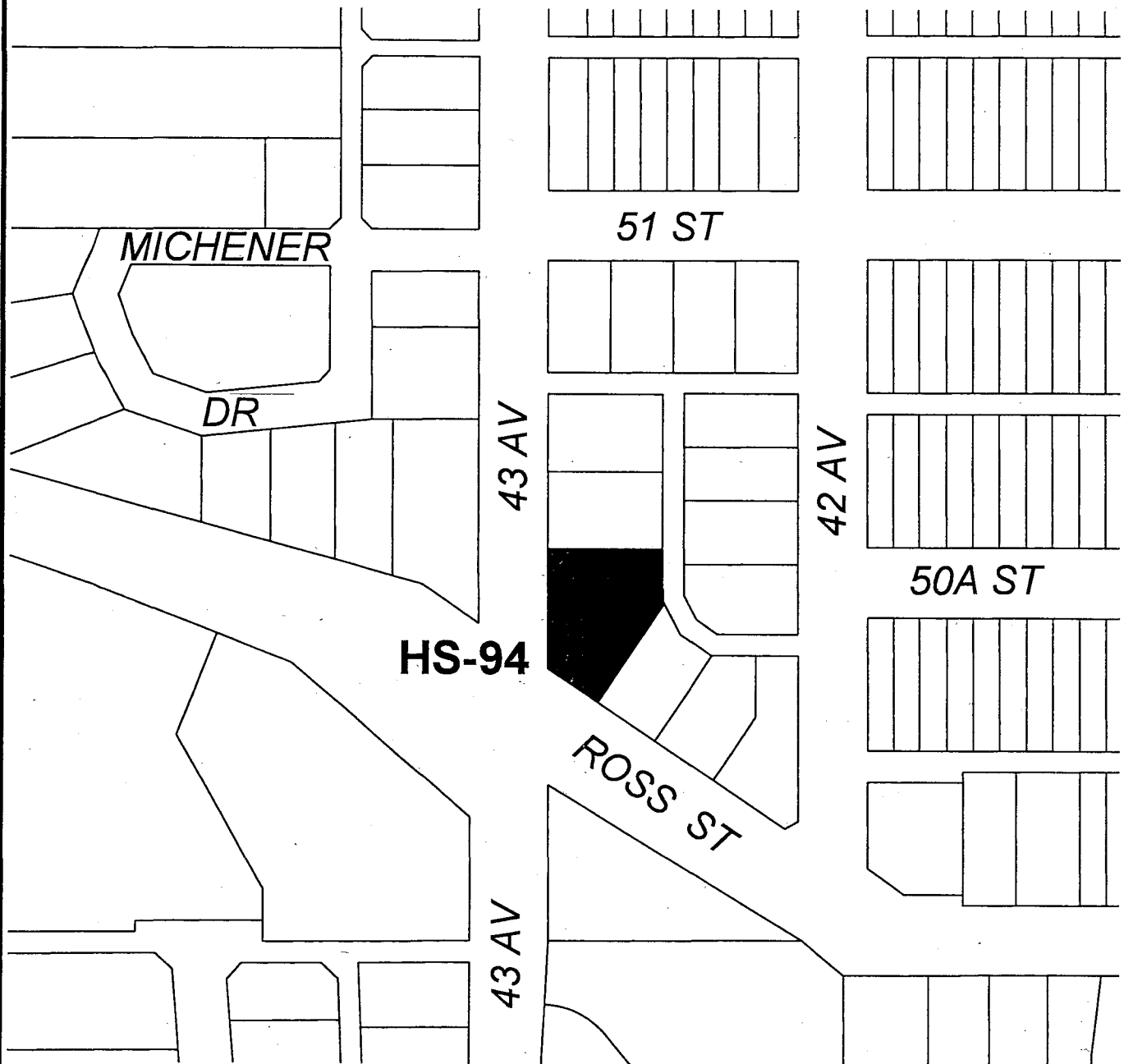
HS - 92 Park Hotel (Park Place)

HS - 93 Golden Circle

MAP No. 15 / 2003
BYLAW No. 3156 / R - 2003

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



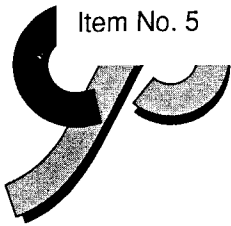
AFFECTED DISTRICTS:

HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources : 

HS - 94 Fabretti Residence

MAP No. 16 / 2003
BYLAW No. 3156 / R - 2003



TO: Kelly Kloss, City Clerk

FROM: Nancy Hackett, Parkland Community Planning Services

DATE: April 14, 2003

RE: **Land Use Bylaw Amendment 3156/R-2003**
Addition of Historic Significance Properties

Parkland Community Planning Services has been approached by the Heritage Preservation Committee to draft an amendment to the City's Land Use Bylaw to add four properties to the Historic Significance District. The following report explains the role of the Heritage Preservation Committee, explains the Historic Significance District, details the four properties proposed to be added to the district, and explains the changes required to this district within the City's Land Use Bylaw.

Background

The Heritage Preservation Committee is made up of volunteers from Red Deer and area and operates as a sub-committee of the Normandeau Cultural and Natural History Society. The mandate of the Heritage Preservation Committee is the preservation and maintenance of human and natural heritage features in and around Red Deer for the ongoing enjoyment and education of the public. The Committee's role includes establishing criteria for evaluating heritage properties, listing properties that are of significance, developing public awareness of heritage resources, and advising both the Red Deer County Council and the City of Red Deer Council on matters related to cultural or natural heritage sites.

Heritage Inventory

In 1999-2000, the Committee prepared an inventory of historically and culturally significant buildings and sites in the City of Red Deer. The goal was to draw attention to important properties in the City and educate residents about the truly unique and wonderful built and natural history of this City. The inventory recognizes buildings, sites, or features that are of historic or cultural significance due to:

- distinct architectural styling
- representative of a time period
- commemorative of a historic event, person, or group
- unique or rare
- seen as a Red Deer landmark
- archaeological significance.

Historic Significance District

Once the inventory was prepared, it went on to form the basis for the City's Historic Significance district which works as an overlay designation found in Section 221 of the City's Land Use Bylaw. This district highlights the value of heritage assets and encourages the preservation of potentially historical or culturally significant buildings, sites, and resources within the City of Red Deer. The Historic Significance district was adopted into the Land Use Bylaw by City Council in January 2000. As with any portion of the Land Use Bylaw, a change requires City Council approval and a public hearing.

The main benefit to property owners of inclusion in the district is that the bylaw supports the historical integrity of identified properties by offering, at the request of the owner, advice, and consultation by heritage experts whenever possible, on matters dealing with restoration, renovation, or development. The bylaw also offers some, albeit limited, protection to identified resources from demolition or site disturbance. The bylaw will delay the demolition of historical buildings or the disturbance of natural sites on the inventory for up to 45 days. The 45 day review period is intended to allow the Heritage Preservation Committee an opportunity to explore alternatives to demolition or destruction. Potential alternatives may include moving the structure or identifying funding sources available for restoration. In cases where the building is deemed not a suitable candidate for preservation or where there is an emergency or safety concern, the Heritage Preservation Committee may waive or reduce the 45 day review period. Once the 45 days expire or have been waived by the Committee, the bylaw will no longer prevent demolition or site disturbance. There are currently 90 sites listed within the district. These sites range from cultural facilities to notable homes, to significant commercial and industrial buildings, to natural features and landmarks.

It is important to note that Red Deer is among only a handful of municipalities in Alberta who are progressively and actively seeking to recognize important local heritage sites. In addition to Red Deer, only Banff, Calgary, Edmonton, and Cochrane have inventories of municipally significant heritage sites for their communities and each offers various forms of protection and/or support for their preservation. The Heritage Preservation Committee and Parkland Community Planning Services are very proud of Red Deer's existing historical significance bylaw designation.

Properties Proposed to be Added

There are four properties currently being proposed by the Heritage Preservation Committee for addition to the bylaw. These are the:

- Golden Circle Building at 4620 – 47 Avenue as a unique community and cultural building,
- The Fabretti House at 5001 – 43 Avenue due to its distinct architectural styling,

- The Park Hotel (Park Place) at 4919-4920 Ross Street to recognize its significance as a historic hotel in Red Deer's past,
- The Farthing Block at 4930 Ross Street representing a downtown 1930's commercial building.

All of the building owners have been contacted by the Heritage Preservation Committee and are in support of being added to the Historical Significance District. Both the Park Hotel (Park Place) building and the Farthing Block were recently rehabilitated to their historical appearance under Red Deer's Main Street Project.

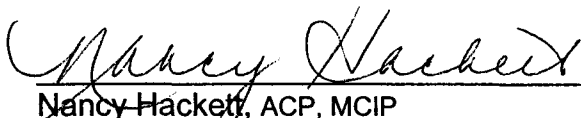
Changes to the Bylaw

In order to add the four sites as detailed above, Section 221 of the Land Use Bylaw would need to be amended to include these properties in the list of designated sites. A draft Land Use Bylaw amendment is attached for Council's consideration. Mapping in the Land Use Bylaw would also need to be updated as attached.

Recommendation

Based on the historical significance of the four properties, the fact that the owners are supportive of the designation, and in light of the importance to the broader Red Deer community of preserving local heritage, Parkland Community Planning Services recommends that City Council add the four noted properties to the Historic Significance District of the Land Use Bylaw to recognize their unique heritage attributes and their importance to the community of Red Deer.

Respectfully Submitted,



 Nancy Hackett, ACP, MCIP
 Planner

attachments



Legislative & Administrative Services

Council Decision – May 20, 2003

FILE

DATE: May 21, 2003
TO: Nancy Hackett, Parkland Community Planning Services
FROM: Kelly Kloss, Manager, Legislative & Administrative Services
SUBJECT: Land Use Bylaw Amendment 3156/R-2003
Addition of Historic Significance Properties

Reference Report:

City Clerk, dated April 23, 2002 & Parkland Community Planning Services, dated April 14, 2003

Bylaw Readings:

Land Use Bylaw Amendment 3156/R-2003 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/R-2003 provides for the addition of the following properties to the Land Use Bylaw as Historic Significance Properties:

- Golden Circle Building at 4620 – 47 Avenue as a unique community and cultural building
- The Fabretti House at 5001 – 43 Avenue due to its distinct architectural styling
- The Park Hotel (Park Place) at 4919 – 4920 Ross Street to recognize its significance as a historic hotel in Red Deer's past
- The Farthing Block at 4930 Ross Street representing a downtown 1930's commercial building.

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


Kelly Kloss
Manager

/chk
attchs.

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

Date: May 12, 2003

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

Re: **Bower Place Shopping Centre – Sterling Vanreal Acquisitions Corp.
Offer to Purchase 0.413 Ha+/-, Part of Service Road Plan 782 1624**

Background:

Sterling Vanreal Acquisitions Corp. has a conditional offer to purchase the Bower Place Shopping Centre and they wish to purchase the Gaetz Avenue service road on the west boundary of the site to expand the parking to meet the current Land Use Bylaw requirements. Their offer to purchase the mall is contingent on being able to get City approvals to buy the service road as indicated in the attached offer letter from John van Haastrecht, President, Vanreal Developments Ltd.

With regards to parking, it recently came to the City's attention that the Development Permit issued for the Alberta Treasury Branch in 2000 was based on an incorrect Gross Leasable Area supplied by the applicant, resulting in a deficiency of 119 parking stalls from the current Bylaw standards. As this permit has already been approved and the on-site parking appears to be operating in a satisfactory manner, the City did not require the landowner to make any modification to the current parking provisions for the site. However, this deficiency would have to be rectified or dealt with in any future development application.

The portion of service road that Vanreal is proposing to purchase consists of 4,138.5 m² +/- (44,530 sq. ft.) along Gaetz Avenue as shown on the attached plan. The new proposed site configuration includes a right in right out access off of Gaetz Avenue and adjusts the parking layout to increase the number of parking stalls to 2,611. Based on the correct Gross Leasable Area, the Land Use Bylaw requires 2,583 parking stalls resulting in a surplus of 28 stalls.

The proposal was circulated to the Administration for comments with unanimous support for the service road closure and sale being received from all departments subject to conditions relative to the development of the site. These details will be dealt with by the requirement for the Purchaser to make an application for a Development Permit and receive approval from the Municipal Planning Commission.

Administration recognizes that landscaping will be lost from the west boundary of the site and paved parking will be added, which could be enhanced throughout the site with interior landscaping. Vanreal has indicated that they will endeavor to relocate

some of the existing evergreens, however, the Parks personnel feel the trees are too large to survive being transplanted. Recreation, Parks and Culture will work with the Developer to come up with a suitable landscaping plan for MPC's consideration.

In terms of process, should City Council approve the sale, the re-zoning of city lands to C2 - Regional Shopping Centre District and the road closure bylaw, MPC would then consider the application for development prior to completing the sale.

Financial Implications:

Based on an internal review of market values for these lands, it was determined that the service road be sold "as is" at the rate of \$5.00 per square foot based on \$10.00 per square foot less a 50% discount for underground utilities fully encumbering the lands. The net proceeds of the sale, approximately \$222,650.00 + GST, are to be credited to the Roadway Reserve Fund. The agreed upon terms of the sale include a 5% deposit that becomes non-refundable upon Vanreal closing on the purchase of Bower Place on July 21st, 2003 and the balance of the purchase price payable in trust to the City on May 1, 2004.

Vanreal will be responsible for all on-site costs, meaning within the new property lines related to the purchase and their development. These costs include but are not limited to the new access off of Gaetz Avenue; removal of the service road pavement and curb; related costs for road closure, re-zoning and legal survey to consolidate the land with their existing site; and any other conditions imposed by the City's development authority.

Similar to other service road closure projects, the cost to do the road improvements along Gaetz Avenue, beyond the new property lines of the site, will be funded from the proceeds of the land sales. The work will include the construction of a new right turn bay into the site, relocating the transit stop and shelter, and removing the asphalt and curb at either end of the service road. Engineering Services will include the project in the 2004-8 Capital Budget for completion in the 2004 summer construction season. At this time, Engineering Services does not anticipate the budget to exceed the proceeds of the land sale, however should the cost exceed the revenue, then Engineering Services will bring this to Council's attention at budget time.

Recommendation:

Land & Economic Development Department recommend that City Council approve the sale of Part of Road Plan 782 1624 "as is", consisting of 4,138.5 m² +/- (44,530 sq. ft.) to Sterling Vanreal Acquisitions Corp., subject to the following conditions:

1. The sale of the service road to be conditional upon the Purchaser completing the purchase of Bower Place Shopping Centre by July 31st, 2003.

2. The purchase price to be \$5.00 per square foot with adjustments to be determined by the area as determined by legal survey.
3. The Purchaser to remit a 5% deposit being non-refundable upon condition removal and the balance of the purchase price payable in trust to the City on May 1, 2004.
4. Proceeds of the service road sale are to be credited to the Roadway Reserve Fund.
5. The Purchaser to make application and receive approval for a Development Permit from the Municipal Planning Commission prior to condition removal.
6. An easement over the service road to be sold and the Purchaser to grant any easements required for the proposed development and enter into an Indemnity Agreement with the City with regards to parking over underground utilities.
7. The Purchaser to consolidate the City lands, by way of legal survey, with the Bower Place Shopping Centre property being Block 6B, Plan 942 2669.
8. The Developer to be responsible for all related costs associated with the land sale, such as but not limited to road closure, re-zoning, survey costs, on-site costs for the proposed development and any other conditions imposed by the City's development authority.
9. City Council approval of the Road Closure Bylaw described as;

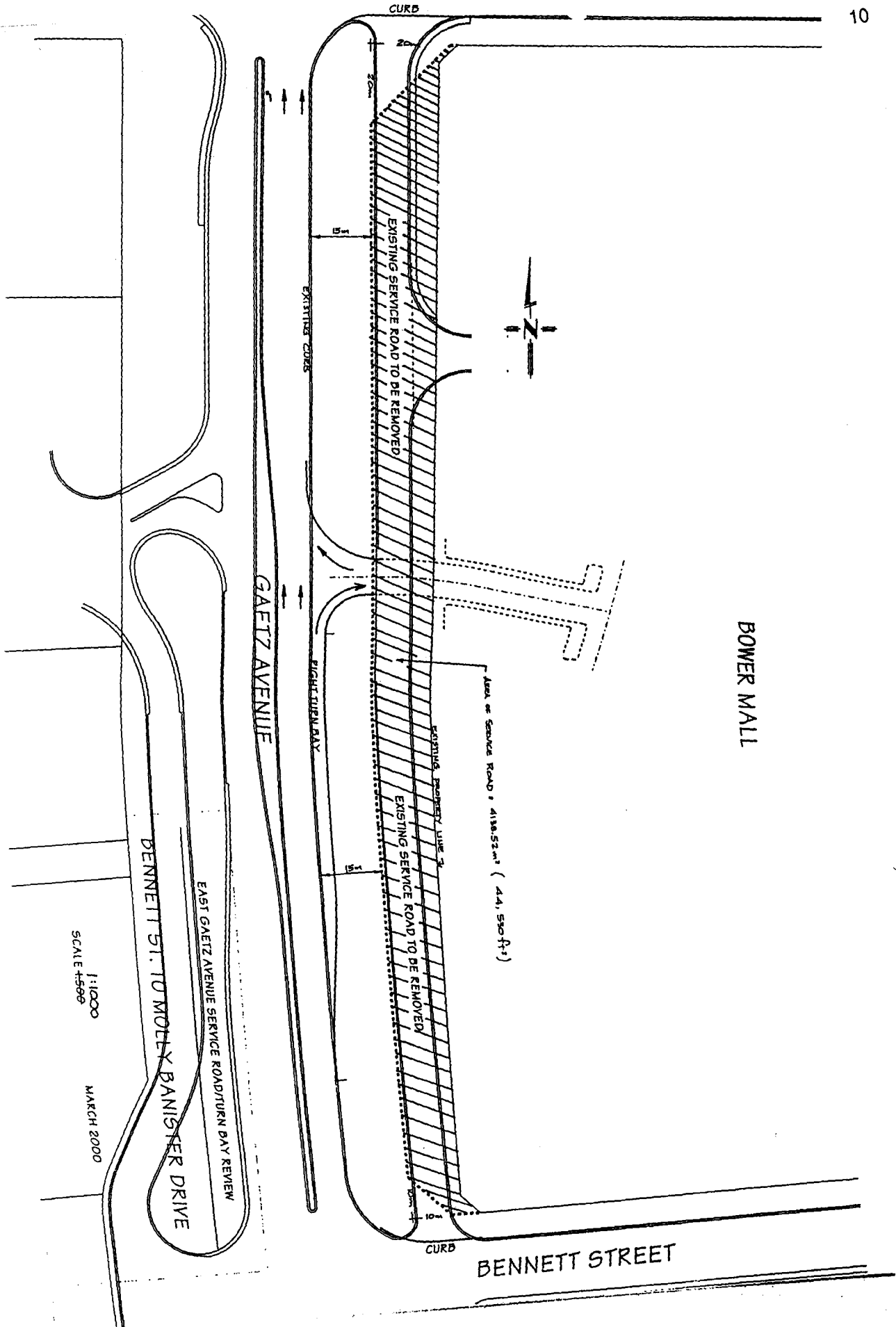
"All that portion of Service Road, Plan 782 1624 lying within Plan ____ ____".
10. City Council approval to re-zone the City lands from road to C2 – Commercial (Regional and District Shopping Centre) District.
11. A land sale agreement satisfactory to the City Solicitor.

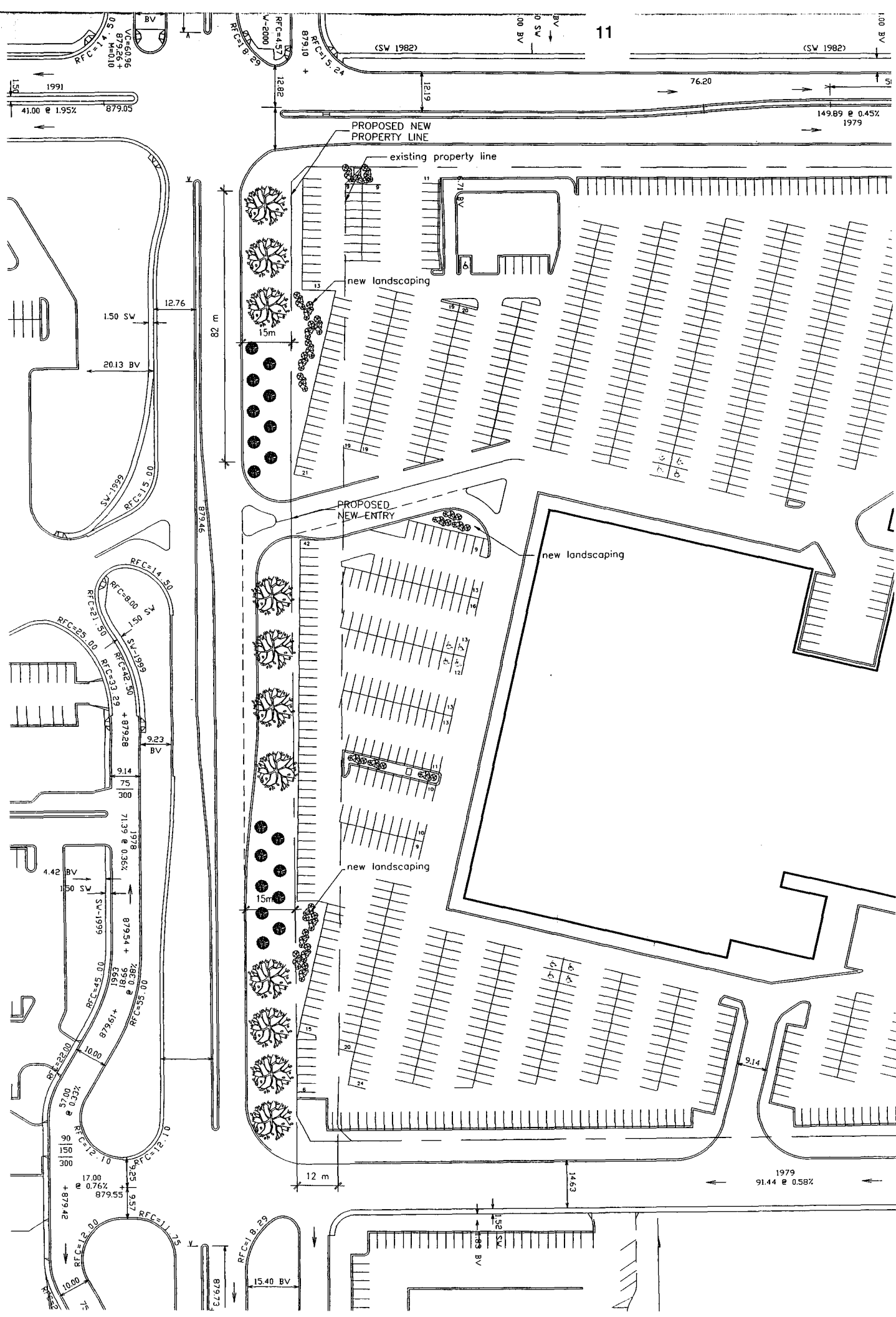


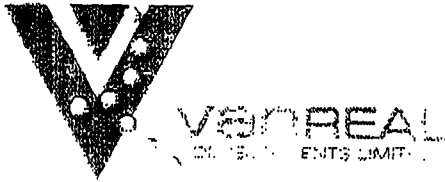
Howard Thompson, Ec. D.
Land & Economic Development Manager

Attach.

- c. Norbert van Wyk, City Manager
Ken Haslop, Engineering Services Manager
Greg Scott, Licensing & Inspections Manager
Harold Jeske, Recreation, Parks & Culture Manager
Garfield Lee, Senior Distribution Engineer, EL&P







April 30, 2003

VIA COURIER

Mr. Howard Thompson
Land & Economic Development Manager
City of Red Deer
4914-48 Avenue
Box 5009
Red Deer, Alberta
T4N 3T4

Dear Mr. Thompson:

Re: Lands Adjacent to Bower Place

This letter will confirm our meet of April 22nd, 2003, at which time we indicated that Sterling Vanreal Acquisition Corp. would be prepared to purchase the lands presently comprising of service roads adjacent to Bower Place, all as shown approximately on the attached plan. The conditions of the offer would be as follows:

1. The overall purchase would be conditional upon our company closing on the transaction to buy the Bower Place shopping centre. The transaction is scheduled to close on the 21st of July 2003;
2. The closing of the property would occur when the necessary work can be immediately implemented, which is estimated to be August of 2004;
3. The cost of purchasing the land, would be \$5.00 per square foot, plus the cost of advertising for the closing of the roadways, which is estimated to be \$500.00. Purchaser will provide a deposit equal to 5% of the purchase price upon signing Land Sale Agreement. The balance of the purchase price is to be paid In Trust to the City Solicitor on May 1, 2004. The initial 5% deposit will be non-refundable upon closing on the transaction to buy Bower Place shopping centre, which is scheduled for July 21, 2003;
4. The purchaser would be required to carry out a survey of the property;
5. The property would be subject to an easement for water and sewer;
6. The City would undertake to carry out the following:
 - i) Provide all the curb work for the new entrance from Gaetz Avenue, approximately as shown on the attached plan;

- ii) Construct a storage de-acceleration lane for the entrance;
- iii) Carry out all the boulevard work necessary at either end of the acquired land.


7. We will make our best effort to relocate at least 6 spruce trees.

In conjunction with this correspondence attached for your perusal is a site plan showing the anticipated layout for parking purposes and landscaping for the entire property.

It is our understanding that this matter will be undertaken at the Council meeting on the 20th of May 2003.

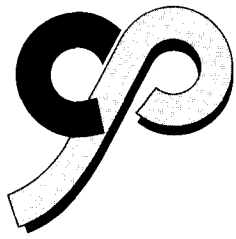
If there is anything further you require please do not hesitate to contact me. In the interim, I would appreciate confirmation that this matter will proceed to council under the terms provided in this correspondence.

Yours very truly,

For: 

J. P. van Haastrecht
President

JPVH/mb
Encls.



Date: May 12, 2003

To: Kelly Kloss, Legislative & Administrative Services Manager

Re: Land Use Bylaw Amendment 3156/W-2003
Portion of Gaetz Avenue Service Road Adjacent to Bower Place Shopping Centre
(Block 6B, Plan 942 2669) 4900 Molly Bannister Drive
Bower Place Neighbourhood
The City of Red Deer

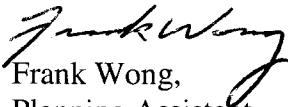
The City of Red Deer is in the process of finalizing a land sale to the Bower Place Shopping Centre for a portion of the Gaetz Avenue service road. This Bylaw amendment rezones approximately 4138 m² (44,542 ft²) from ROAD to C2 Commercial Regional Shopping Centre District.

A report from the Land and Economic Development Department regarding the proposed road closure and land sale appears elsewhere in this Council agenda.

Recommendation

Subject to City Council supporting the proposed road closure, Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/W-2003.

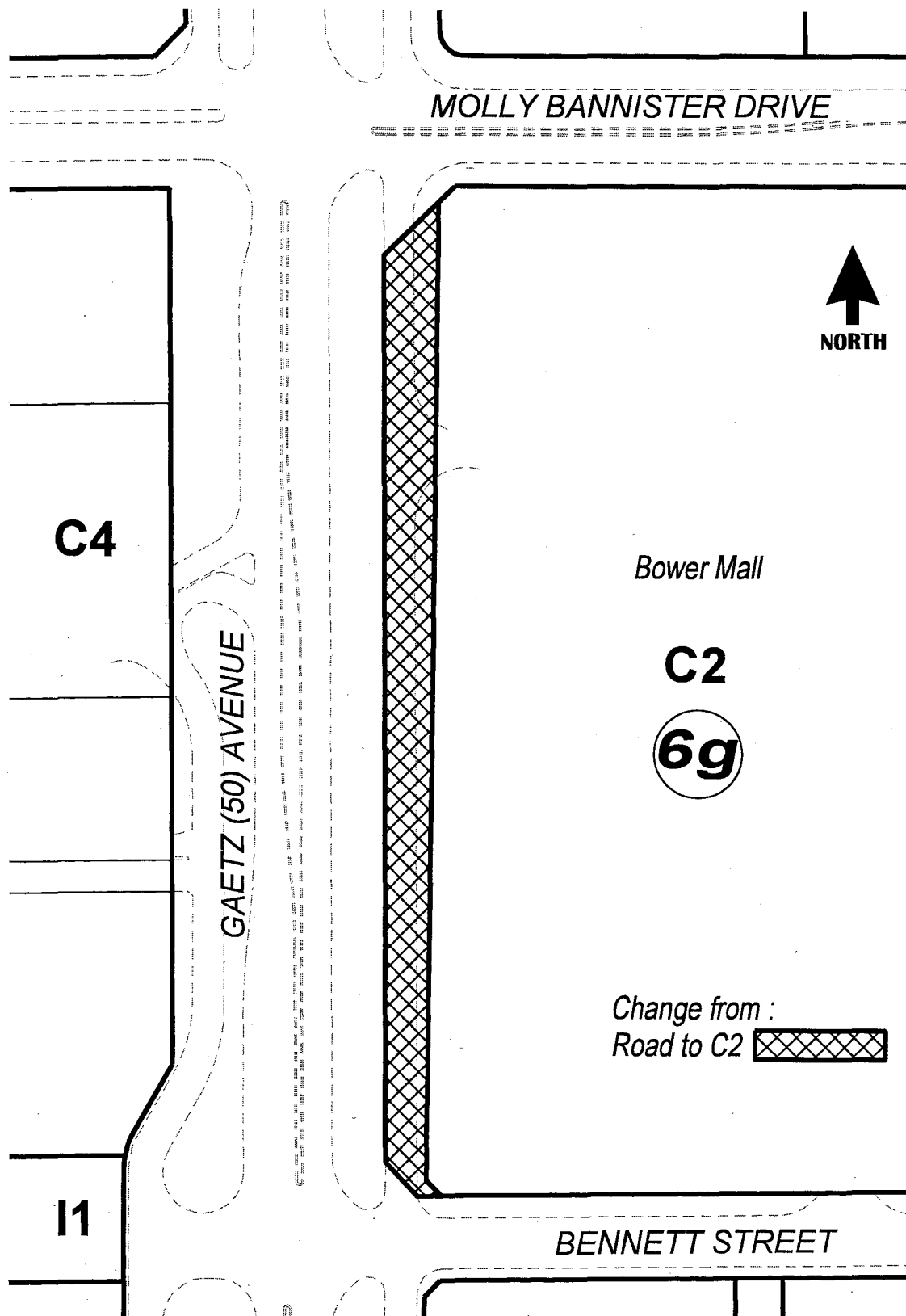
Sincerely,


Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 20 / 2003

BYLAW No. 3156 / W- 2003

Comments:

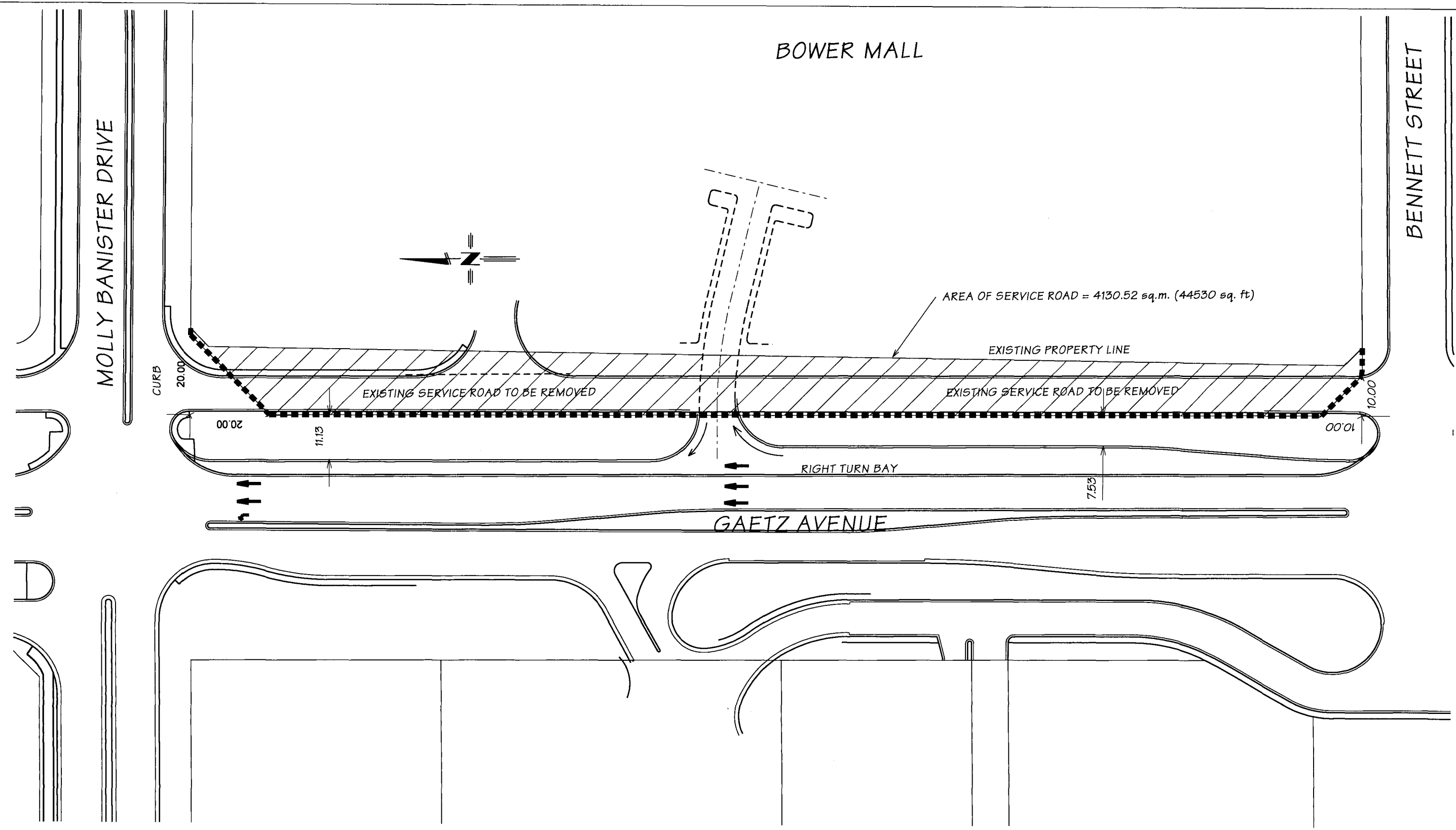
We agree with the recommendations of the Land & Economic Development Manager to proceed with the land sale and bylaw amendments. Public Hearings will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

As Council may be aware, the elimination of service roads is a long-term strategy for the City and we welcome opportunities to work with adjacent businesses to achieve that. We also recognize that in achieving that objective there may be some tradeoffs. In this particular case, there will be some changes to the landscaping to accommodate the elimination of this service road. It is acknowledged that the elimination of service roads will enhance vehicle and pedestrian safety along Gaetz Avenue.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

\\s01\proj\2000\200003\GAETZ\DWG\PLAN\GAETZ_P01.dwg



EAST GAETZ AVENUE SERVICE ROAD/TURN BAY REVIEW

BENNETT ST. TO MOLLY BANISTER DRIVE

BOWER MALL

BENNETT STREET

MOLLY BANISTER DRIVE

AREA OF SERVICE ROAD = 4130.52 sq.m. (44530 sq. ft)

EXISTING PROPERTY LINE

~~EXISTING SERVICE ROAD TO BE REMOVED~~

~~EXISTING SERVICE ROAD TO BE REMOVED~~

RIGHT TURN BAY

GAETZ AVENUE

EAST GAETZ AVENUE SERVICE ROAD TURN BAY REVIE

BENNETT ST. TO MOLLY BANISTER DRIVE

SCALE 1:1000

MARCH 2000

May 21, 2003

Fax: 416-862-1712

Mr. J.P. van Haastrecht
Sterling Vanreal Acquisitions Corp.
441 Jarvis Street
Toronto, ON M4Y 2G8

Dear Mr. Van Haastrecht:

***Bower Place Shopping Centre – Sterling Vanreal Acquisitions Corp.
Offer to Purchase 0.413 Ha +/-, Part of Service Road Plan 782 1624
Road Closure Bylaw 3316/2003
Land Use Bylaw Amendment 3156/W-2003***

Red Deer City Council gave first reading to *Road Closure Bylaw 3316/2003* and *Land Use Bylaw Amendment 3156/W-2003* at the City of Red Deer's Council meeting held Tuesday, May 20, 2003. For your information, copies of the bylaws are attached.

Road Closure Bylaw 3316/2003 provides for the closure of 4,138.5 m² of road along Gaetz Avenue adjacent to Bower Place Shopping Centre. *Land Use Bylaw Amendment 3156/W-2003* provides for the rezoning of 4,138.5 m² from ROAD to C2 Commercial Regional Shopping Centre District.

Council also passed the following resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated May 12, 2003, re: Bower Place Shopping Centre – Sterling Vanreal Acquisitions Corp., - Offer to Purchase 0.413 Ha +/-, Part of Service Road Plan 782 1624, hereby approves the sale of Part of Road Plan 782 1624 "as is", consisting of 4,138.5 m² +/- (44,530 sq. ft.) to Sterling Vanreal Acquisitions Corp. subject to the following:

1. Sale of the service road conditional upon the Purchaser completing the purchase of Bower Place Shopping Centre by July 31, 2003.

.. 2/

Sterling Vanreal Acquisitions Corp.

May 21, 2003

Page 2

2. Purchase price of \$5.00 per square foot with adjustments determined by the area as determined by legal survey.
3. Purchaser to remit 5% deposit being non-refundable upon condition removal and the balance of the purchase price payable in trust to the City on May 1, 2004.
4. Proceeds of the service road sale credited to the Roadway Reserve Fund.
5. Purchaser to make application and receive approval for a Development Permit from the Municipal Planning Commission prior to condition removal.
6. An easement over the service road to be sold and the Purchaser to grant any easements required for the proposed development and enter into an Indemnity Agreement with the City with regards to parking over underground utilities.
7. Purchaser to consolidate the City lands, by way of legal survey, with the Bower Place Shopping Centre property being Block 6B, Plan 942 2669.
8. The Developer be responsible for all related costs associated with the land sale, such as but not limited to road closure, re-zoning, survey costs, on-site costs for the proposed development and any other conditions imposed by the City's development authority.
9. Passage of Road Closure Bylaw 3316/2003 and Land Use Bylaw Amendment 3156/W-2003.
10. A land sale agreement satisfactory to the City Solicitor.

..2/



LEGISLATIVE & ADMINISTRATIVE SERVICES

Sterling Vanreal Acquisitions Corp.
May 21, 2003
Page 2

Council must hold Public Hearings before giving second and third readings to the Road Closure and Land Use Bylaw Amendment. This office will now advertise for the Public Hearings to be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required no later than Wednesday, May 28, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

Please call me if you have any questions regarding the public hearings or Howard Thompson, Land & Economic Development Manager, regarding the offer to purchase.

Sincerely,

Kelly Kloss
Manager,
Legislative & Administrative Services

KK/chk
/attach.

c Land & Economic Development Manager
Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/W-2003

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

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

- 1 The "Use District Map G5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

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

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

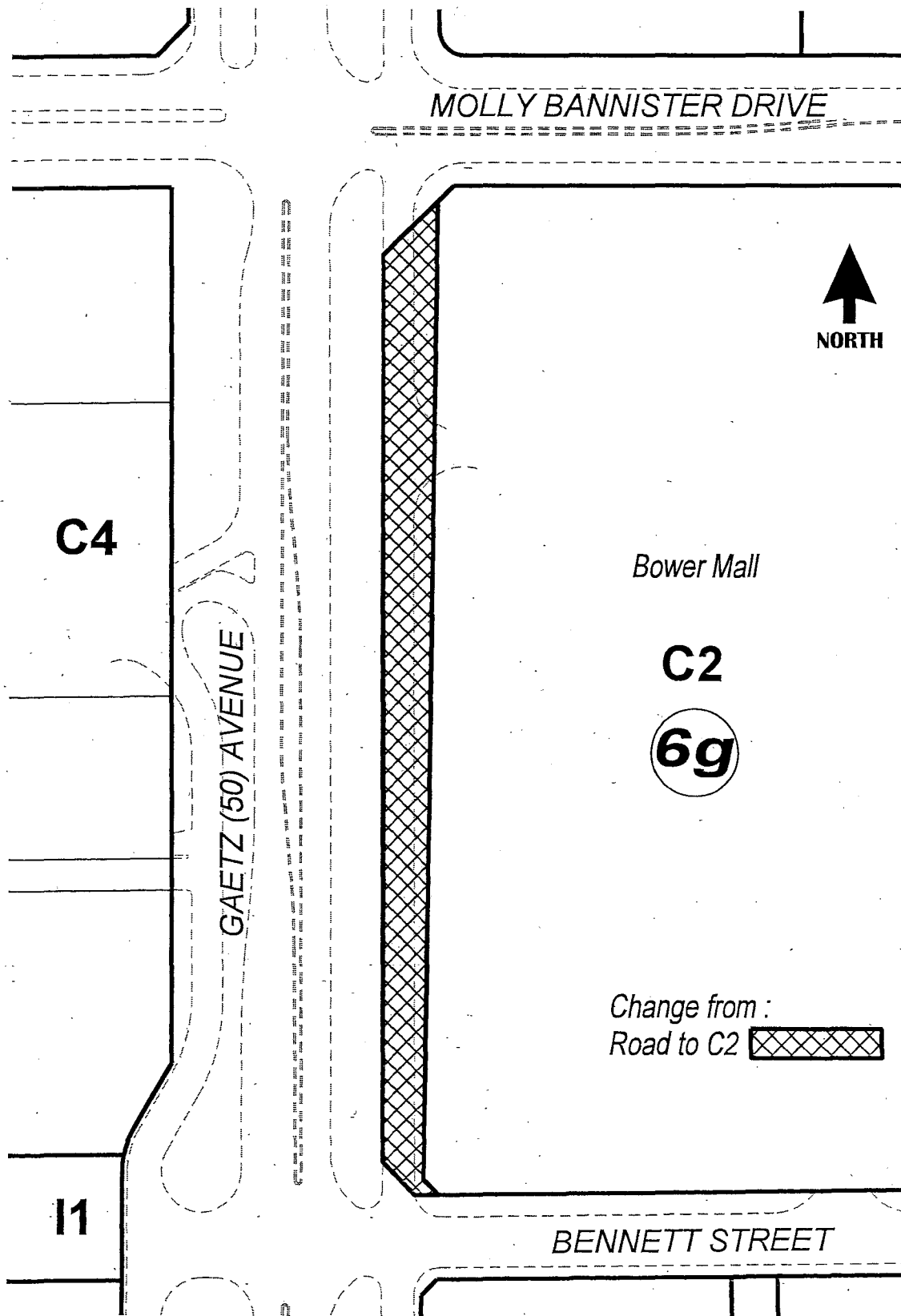
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 20 / 2003

BYLAW No. 3156 / W-2003

BYLAW NO. 3316/2003

Being a bylaw to close portions 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 Service Road, Plan 782 1624 lying within Plan
_____.”

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

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

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

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

MAYOR

CITY CLERK

Legislative & Administrative Services

DATE: May 21, 2003

TO: Howard Thompson, Land & Economic Development Manager
Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, Manager, Legislative & Administrative Services

SUBJECT: Bower Place Shopping Centre – Sterling Vanreal Acquisitions Corp.
Offer to Purchase 0.413 Ha +/-, Part of Service Road Plan 782 1624
Road Closure Bylaw 3316/2003
Land Use Bylaw Amendment 3156/W-2003

Reference Report:

Land & Economic Development Manager, dated May 12, 2003 and Parkland Community Planning Services, dated May 12, 2003

Resolutions

Resolved that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, dated May 12, 2003, re: Bower Place Shopping Centre – Sterling Vanreal Acquisitions Corp, - Offer to Purchase 0.413 Ha +/-, Part of Service Road Plan 782 1624, hereby approves the sale of Part of Road Plan 782 1624 "as is", consisting of 4,138.5 m² +/- (44,530 sq. ft.) to Sterling Vanreal Acquisitions Corp. subject to the following:

1. Sale of the service road conditional upon the Purchaser completing the purchase of Bower Place Shopping Centre by July 31, 2003.
2. Purchase price of \$5.00 per square foot with adjustments determined by the area as determined by legal survey.
3. Purchaser to remit 5% deposit being non-refundable upon condition removal and the balance of the purchase price payable in trust to the City on May 1, 2004.
4. Proceeds of the service road sale credited to the Roadway Reserve Fund.
5. Purchaser to make application and receive approval for a Development Permit from the Municipal Planning Commission prior to condition removal.
6. An easement over the service road to be sold and the Purchaser to grant any easements required for the proposed development and enter into an Indemnity Agreement with the City with regards to parking over underground utilities.

7. Purchaser to consolidate the City lands, by way of legal survey, with the Bower Place Shopping Centre property being Block 6B, Plan 942 2669.
8. The Developer be responsible for all related costs associated with the land sale, such as but not limited to road closure, re-zoning, survey costs, on-site costs for the proposed development and any other conditions imposed by the City's development authority.
9. Passage of Road Closure Bylaw 3316/2003 and Land Use Bylaw Amendment 3156/W-2003.
10. A land sale agreement satisfactory to the City Solicitor.

Bylaw Readings:

Road Closure Bylaw 3316/2003 and Land Use Bylaw Amendment 3156/W-2003 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

Public Hearings will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Road Closure Bylaw 3316/2003 provides for the closure of 4,138.5 m² of road along Gaetz Avenue across from Bower Place Shopping Centre. Land Use Bylaw Amendment 3156/W-2003 provides for the rezoning of 4,138.5 m² from ROAD to C2 Commercial Regional Shopping Centre District. This office will now proceed with the advertising for the Public Hearings. Sterling Vanreal Acquisitions Corp. will be responsible for the advertising costs in this instance.



Kelly Kloss
Manager

/chk
attchs.

- c Director of Development Services
 Inspections & Licensing Manager
 Recreation, Parks & Culture Manager
 Senior Distribution Engineer, E.L.& P.
 Treasury Services Manager
 C. Adams, Administrative Assistant
 B. Greter, Clerk Steno

BYLAW NO. 3316/2003

Being a bylaw to close portions 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 Service Road, Plan 782 1624 lying within Plan
_____."

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3156/W-2003

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

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

- 1 The "Use District Map G5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

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

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

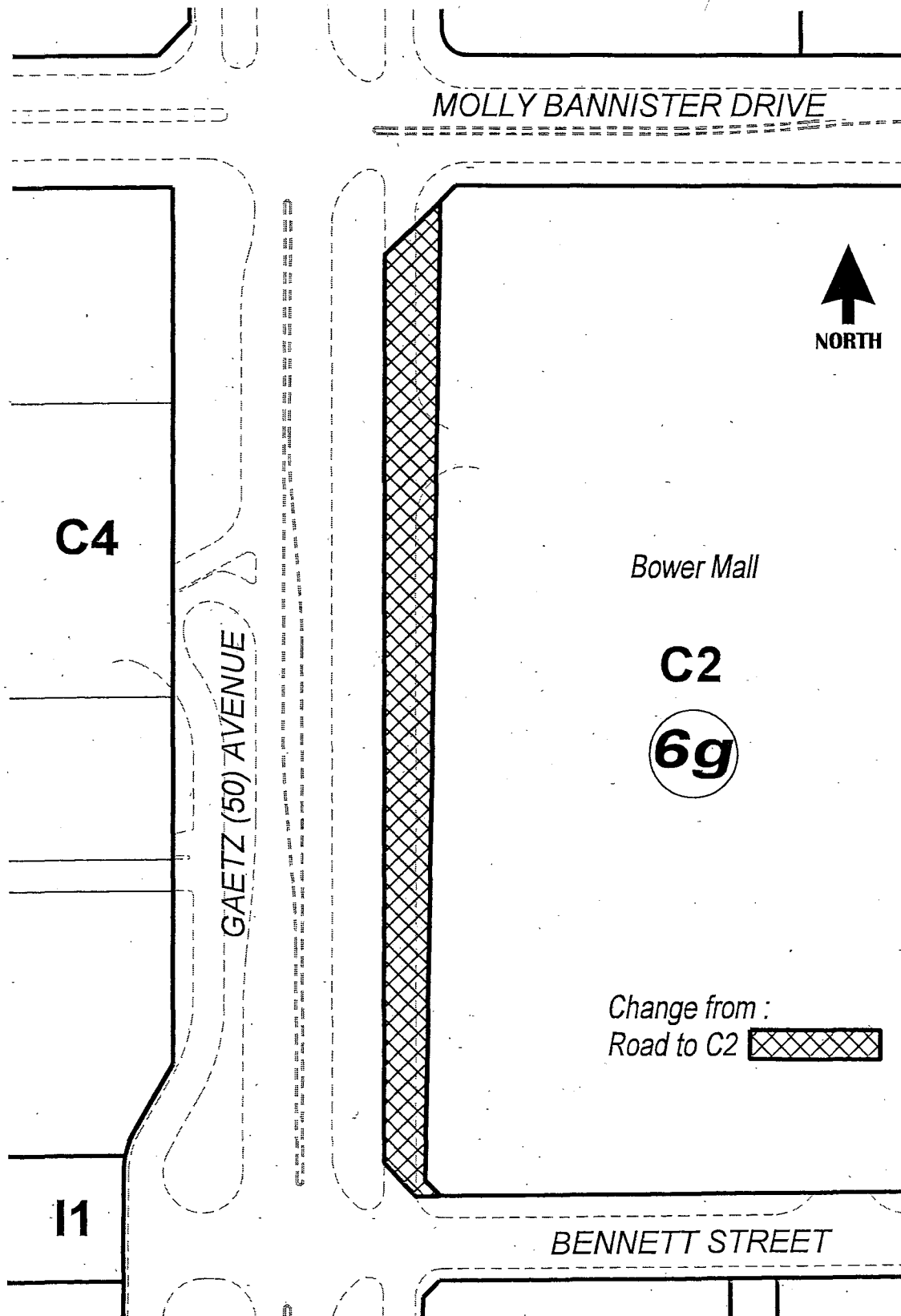
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 20 / 2003

BYLAW No. 3156 / W - 2003

**Transit Department**

DATE: May 12, 2003
TO: Legislative & Administrative Services
CC: Colleen Jensen, Community Services Director
FROM: Kevin Joll, Transit Manager
SUBJECT: Introductory Transit Service – Anders On The Lake

Our File: 0195

A formal request for public transit service in Anders On The Lake prompts the need for City Council's consideration of introductory transit service for September 2003. The Community Services Master Plan indicates that service will be introduced to new areas when 80% occupancy is achieved. When the budget for 2003 was developed, in June 2002, the occupancy level was not projected to reach this level. Recent confirmation by the Developer indicates that the area is currently between 70 and 80% and is anticipated to be 80% occupied this fall. This is not a service level increase; it is service at an introductory level to meet new growth and established service standards.

In February 2003 correspondence was received from Mrs. Melanie Nilsson requesting clarification on transit service in the area. A subsequent response was forwarded outlining several key points on the direction that would be followed. Mrs. Nilsson forwarded a subsequent letter indicating that action needs to be taken, at least for student transportation, for September 2003. Mrs. Nilsson also conveyed concern with the service implementation standard of 80% occupancy prior to service introduction. This correspondence is attached for your reference. Informal requests for service have also been received from other residents in this area.

The number of students in the area has been researched with the Public and Catholic School Districts. In the Anders On The Lake and Aspen Ridge neighborhoods there are 48 students registered for Hunting Hills High School; 40 for Eastview Middle School; and 20 estimated for Notre Dame High School. Aspen Ridge is included as the route will travel through this area to and from Schools. We estimate that 60% of these students will use transit service but indicate caution that this is an estimate. Based on this, roughly 65 students require transportation service. Our intentions are to provide 1 scheduled trip to and from the above schools in the morning and afternoon.

The formal partnership developed with School Districts needs to be supported and it is appropriate to provide service to students and residents in new areas. Public transit walking distance standards indicate that transit service is to be provided within 400 meters. With the exception of the northern portion of Anders On The Lake and northeast portion of Aspen Ridge walking distance to current transit service is beyond 400 meters with the worst case being 1,100 meters. An Area Map is attached for reference.

Adding introductory service to these areas is anticipated to generate a net cost of \$5,200 in 2003 with full year costs estimated at \$13,000. Annual expenses and revenue are projected at \$30,000 and \$17,000 respectively. This means a revenue to cost ratio of 57%, better than the

Transit Department

projected 2003 system average of 47%. It is our intention to absorb the net cost increase within the current operating budget for 2003 and present full year costs in the 2004 budget. Net expenses will be closely monitored from September to December 2003 and any concerns will be brought to the attention of City Council.

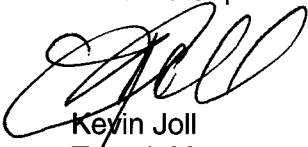
Transportation Advisory Board Resolution:

At the May 8, 2003 meeting of the Transportation Advisory Board this matter was discussed and the following resolution of support was passed.

Resolved that the Transportation Advisory Board recommends City Administration provide a report to Council to request funding to move ahead with the additional bus route in Anders On The Lake for September, 2003.

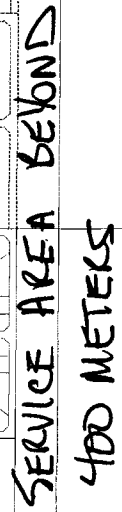
Recommendation:

We respectfully recommend that City Council direct Administration to proceed with introductory transit service in Anders On The Lake and Aspen Ridge as indicated in this report to be effective September 2003.


Kevin Joll
Transit Manager

KJ:slm

Attachments



20

Melanie Nilsson
#11 Atwell Street
Red Deer, Alberta T4R 3J2

March 25, 2003

Attention: Kevin Joll
Transit Manager
Transit Department
The City of Red Deer
Box 5008
Red Deer, Alberta T4N 3T4

Faxed To:
Mr. Kevin Joll
Transit Dept C/O
City of Red Deer
(403) 342-8116
1 PAGE INCLUD.

Re: Anders on The Lake - Availability of Public Transit

Dear Mr. Joll,

I look forward to hearing back about the number of students in Anders on The Lake in the Public and Catholic School Districts, in order to hopefully address the student transportation issues; at least for September 2003. I am aware of only Catholic transportation availability at the present time.

I am writing a second letter, in order that the members of The Transportation Advisory Board and the City Council can be made aware of my concern about the public transit introduction standard and I would most definitely like the matter of no formal public transit in my community considered prior to September 2004. Please consider this letter my permission for coping of information.

Please forward a copy of this letter on to Mayor Surkan and Members of Council care of the City Clerk's Department.

Sincerely,



Mrs. Melanie Nilsson
mln



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Transit Department

March 11, 2003

Ms. Melanie Nilsson
#11 Atwell Street
Red Deer, AB T4R 3J2

Our File: 0100

Dear Ms. Nilsson:

RE: Anders on The Lake – Availability of Public Transit

Thank you for your letter regarding your concern about no transit service being provided in your community. We understand your concern and believe transit service should be provided subject to current implementation standards.

The petition that you talk about was from residents on Allsop Avenue. There were also other underlying factors, with the pressure from these residents, as their roadway was not originally a collector. With the redesign and connect of Anders on The Lake this road status changed. Our decision to not use the roadway in September 2000 was based on avoiding conflict in the area, in the short term. This was also based on very little demand for service, from Anders on The Lake residents, at that time, versus the extreme conflict. So you are aware, our intention in September 2000 was to alter the Anders route at no extra cost. This route has since been altered to service Aspen Ridge/Lancaster South at no extra cost. If there is demand for service and no other way to access or egress the area we would use Allsop Avenue, at least until the other roadways are completed. This was communicated to the petitioners on Allsop Avenue.

Since receiving your concern we have verified roadway development and area occupancy. It is our understanding that the central collector, and 22nd Street to 40th Avenue will be finished this summer/fall. Service introduction is also subject to the area reaching 80% occupancy (current service introduction policy). At this point the Area Developer has confirmed that area occupancy is 70%, and that 80% may be achieved by this fall. As area occupancy had not reached 80%, when the budget for Year 2003 was developed, we did not request funds from City Council for service to Anders on The Lake. We did however receive funding for a service review in 2003 and 2004 to consider service to new areas and a number of other service factors. As this review will not be completed until after the 2004 budget is prepared full transit service may not be introduced until September 2005. This is a concern to us, and likely you, and it is our intention to prepare an interim service strategy for implementation in September 2004.

Page 2
March 11, 2003

Having received your concern we will also review the number of students in Anders on The Lake with the Public and Catholic School Districts to see if there is some way to resolve at least student transportation issues for September 2003. The outcome of this will be communicated to you.

So that members of The Transportation Advisory Board (a Council appointed Board) and City Council can be made aware of your concern can you please indicate your permission for correspondence to be copied for information. If you are concerned about the public transit introduction standard and/or if you would like the matter of no formal public transit in your community considered prior to September 2004 please confirm this in writing to Mayor Gail Surkan and Members of Council care of the City Clerk's Department.

Please contact us with any further questions or for clarification. You can reach us at (403) 342-8225, 8:00am to 4:30pm, Monday thru Friday.

Sincerely,



Kevin Joll
Transit Manager

KJ:slm
Att.

C. Colleen Jensen, Director of Community Services

23

February 5, 2003

Mrs. Melanie Nilsson
11 Atwell Street
Red Deer, Alberta
T4R 3J2

City of Red Deer
Transit Department
P.O. Box 5008, 4914 - 48 Ave.
Red Deer, Alberta
T4N 3T4

RE: "Anders On The Lake" Community Transit Availability

To Whom It May Concern,

It has come to my attention, that a petition has been submitted to the City of Red Deer for consideration, that the City of Red Deer transit system not be allowed to service the "Anders On The Lake" subdivision.

I certainly do not understand why this petition would even be considered by the City. This is an integrated community, not a gated or private community, with varying ages and finances. Obviously, the people who have submitted such a petition have no need for access to public transportation, but my family, as well as many others in the community do, I'm sure. I was informed by the developer in this area, when I bought that this would be an integrated subdivision, with full city services. I have children living at home still in the public education system, which I pay taxes to, who require access to the public transit system for their education. They are not bused by Prairie Bus Lines. Once they became older than grade 6, they then were required to use the public transit system. This is especially a must, when the weather is very cold, or wet, etc..

I am trying to teach my children independence and responsibility, while at the same time getting them an education and preparing them to be future productive members of this society. I can not always be available to transport them. There is no other busing system in place available to the public school system other than the public transit system in this city for the ages of my children. I believe that you should at least have reasonable access to such services, which you help to pay for in the form of taxes, in the subdivision in which you live. I would appreciate a reply to my concerns, and can be written to at the above address.

Yours truly,



Melanie Nilsson
mln

Comments:

We agree with the recommendations of Administration. Normally the transit service requirements are anticipated well in advance and are therefore incorporated into the business plan. As Council is well aware, growth in this part of the City has been very strong and clearly the rate of growth is far beyond what was anticipated at the time of preparation of the budget.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Council Decision – May 20, 2003

FILE

Legislative & Administrative Services

DATE: May 21, 2003
TO: Kevin Joll, Transit Manager
FROM: Kelly Kloss, Manager, Legislative & Administrative Services
SUBJECT: Introductory Transit Service – Anders on the Lake

Reference Report:

Transit Manager, dated May 12, 2003

Resolutions:

Resolved that Council of the City of Red Deer, having considered the report from the Transit Manager, dated May 12, 2003, re: Introductory Transit Service – Anders on the Lake, hereby agrees to proceed with the introductory transit service in Anders on the Lake and Aspen Ridge as described in the report presented to Council May 20, 2003.

Report Back to Council: No

Comments/Further Action:

Please contact Ms. Nilsson and advise her of Council's decision with respect to the introductory transit service in Anders on the Lake and Aspen Ridge.

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

Kelly Kloss
Manager

/chk
attchs.

c Community Services Director

MEMO

DATE: May 6, 2003

TO: KELLY KLOSS
City Clerk

FROM: GREG SCOTT, Manager
Inspections & Licensing Department

RE: CITY OF RED DEER TAXI BUSINESS 3282/2001 AMENDMENT

As part of the annual Taxi Fare Review, the Inspections & Licensing Department presented a Taxi Business Bylaw recommendation report to the Taxi Commission on March 18, 2003. (Attachment #1). The Commission reviewed and discussed the information contained within the report, including the correspondence received from the taxi industry. Based on this review the following resolution was passed:

"RESOLVED that the Policing Committee hereby agrees to forward the following recommended changes to Council regarding Taxi Business Bylaw 3282/2001:

1. That reference to collecting Social Insurance Numbers be removed from the bylaw by deleting Section 4(2)(b) and Section 29(1)(c).
2. That subsections (b) and (c) of Schedule "B", Section 1, be deleted and replaced with the following new subsections:
 - 1 (a) \$0.10 for each additional 75 meters or portion thereof
 - (b) waiting time – no charge for the first three minutes; thereafter, \$32.47 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 11.08 seconds.
3. That these amendments take effect October 1, 2003 as per the formula previously adopted by City Council."

Attached for City Council's information is a copy of the purpose and history of the Taxi Bylaw (Attachment #2) and the appropriate pages of the Taxi Business Bylaw where amendments are being recommended. (Attachment #3).


Taxi Business Bylaw Amendment

May 6, 2003

Page 2

In support of this resolution the Inspections & Licensing Department respectfully recommends to City Council the following:

- Amend Taxi Business Bylaw #3282/2001 to reflect the resolution adopted by the Taxi Commission at the March 18, 2003 meeting.



GREG SCOTT
MANAGER
INSPECTIONS & LICENSING DEPARTMENT

GS/kb

- c Bryon Jeffers, Director of Development Services
Joyce Boon, Permits & Licensing Supervisor
Alberta Gold Taxi Ltd.
Associated Cabs

MEMO

27

Attachment # 1

DATE: March 10, 2003

TO: Taxi Commission
C. Greg Scott – Inspections & Licensing Manager

FROM: Deborah C. Mann - Licensing Inspector

RE: Annual Taxi Bylaw Review Recommendations

I accepted the position of Licensing Inspector in September 2002. This is my first report to the Taxi Commission so I have attached a few pages of historical data for information purposes:

- a) Schedule A - Taxi Business Bylaw 3076/92 – A Brief History
- b) Schedule B - Example for year 2000-using current fee schedule with proposed formula
- c) Schedule C- Taxi Overview- Purpose and History
- d) Schedule D - Taxi Fare Formula Adopted by City Council
- e) Schedule E - Calculation of Rate Increase (2002)
- f) Schedule F - Summary of Taxi Fare Increases

Part of the Annual process is to allow members of the Taxi Industry to submit ideas or suggestions. Following is a summary of the submissions we received this year and Administrations recommendation for each.

Submission #1 All taxi drivers should be required to submit their GST number prior their badge being released to them.

Recommendation No change. Currently, a GST number is not collected by Administration. Research by the Financial Services Administrator (copy attached-Schedule G) confirms that all persons who carry on a taxi business must register with the GST office, however, Administration does not feel it is within its mandate to regulate it.

Submission #2 The City should continue to collect Social Insurance Numbers.

Recommendation The City stops collecting Social Insurance Numbers on Taxi Driver applications. In Section 4 of the Taxi Business Bylaw, delete (b) and renumber the rest accordingly. In Section 29, delete (c) and renumber the rest accordingly.

...2

Section 33 of the Freedom of Information and Protection of Privacy Act (copy attached-Schedule H) states:

“No personal information may be collected by or for a public body unless (a) the collection of that information is expressly authorized by an enactment of Alberta or Canada,
(b) that information is collected for the purposes of law enforcement, or
(c) that information relates directly to and is necessary for an operating program or activity of the public body.”

None of the above conditions apply to the issuance of Taxi Driver Badges so Administration does not need to collect this information.

Submission # 3 The City should introduce a minimum requirement of knowledge test of the City.

Recommendation No change. Administration does not implement a knowledge test.

Currently it is up to the Taxi driver to have/acquire the knowledge of the City and Administration feels it is within the realm of the employer to implement a ‘knowledge of the City test’ if they so desire.

Submission # 4 The City should supply an excellent quality taxi plate to be used for three to four years and then issue “yearly stickers”.

Recommendation Administration explores this option in detail to determine whether or not this is a viable option.

In accordance with the policy set by City Council, the Inspections and Licensing department is recommending the following changes:

1. Taxi fare rate change – a proposed increase of 3.4% in accordance with the formula adopted by City Council and the Consumer Price Index of Alberta to become effective October 1, 2003. Included in the attachments for your review:

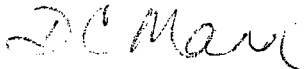
- a) Schedule I - the Consumer Price Index for Alberta average 2003, and
- b) Schedule J – an explanation of the 2003 fare calculation

Please note that if the increase is approved, the hourly rate will be \$ 32.47. As per City Council direction (see Schedule B), a review will need to be done.

2. Attached is a "draft" of a new Mechanical inspection form (Schedule K) for your information. Copies have also been delivered to both Taxi Dispatch offices for their comments and suggestions. Administration hopes to have a final version in place to be used for the Fall 2003 meter inspections.

In conclusion, I would like to thank you for your time in reviewing this report and look forward to any questions or comments.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Deb Mann".

Deb Mann

2003 Taxi Overview

Purpose and History of the Taxi Bylaw

As a municipality, we are allowed by the Municipal Government Act to pass bylaws which govern public safety, transportation and business licensing. Our Council has deemed it is in the public's best interest to regulate the taxi industry. By passing the Taxi Business Bylaw, the public is assured taxi fare consistency and safety of both the vehicle and driver.

Our taxi bylaw currently requires all taxi drivers, taxicabs and taxi businesses (brokers) to be licensed annually in January. To date this year we have licensed 5 brokerages operating out of two dispatches, namely Alberta Gold and Associated Cabs. There are 99 taxis, plus 3 Wheelchair Accessible Vans (WAV), and 167 drivers. Taxi drivers and taxi plate licensees may or may not own their own vehicle but they all pay a weekly (or daily) lease to the broker who in turn supplies him with trips, radio equipment, insurance, etc. through the dispatch office. Lease rates for these services are not controlled by the bylaw.

Since 1992 we have had a closed system of licensing, which means the number of taxi plates available each year for issuance is governed by the bylaw and regulated relative to the population ratio. In the bylaw, our ratio is 1 taxi to 750 persons (not including WAV taxis). We will be able to add one more plate to the industry once we reach 75,000 in population. Taxi plate registrations are transferable once per 12 month period to another person or company providing the new applicant has been involved in the taxi industry for one year. A taxi bylaw review resulted in the bylaw being amended to allow separation of the taxi plate registration and the vehicle owner. City Council has approved use of a formula to calculate taxi fare increases relative to the Consumer Price Index as the taxi industry favored small, regular increases to accommodate their cost of living expenses. The industry has preferred any rate changes from the annual review of the bylaw to coincide with the fall meter inspection.

Role of the License Inspector

The License Inspector is authorized by City Council to enforce the Taxi Business Bylaw. Responsibilities include:

1. annual licensing of brokers, vehicles and drivers,
2. arbitrator of disputes in interpretation and implementation of the bylaw,
3. visual inspection of vehicles and documents during semi-annual testing of meter equipment,

4. authorize the transfer of vehicles and taxi license plates in accordance with the bylaw,
5. make recommendations regarding taxi rates and comment on submissions to the Taxi Commission at the annual review,
6. arrange and implement changes at the meter inspection zone for re-calibration of meters after any rate change.

Because of its nature, the taxi industry is able to closely monitor itself with enforcement of the bylaw done on a complaint basis to the License Inspector. Any decision of the License Inspector can be appealed to City Council.

Role of the Taxi Commission and Annual Review

Members of the Policing Committee sit as the Taxi Commission on an ad-hoc basis and meet at least once annually, typically at the March meeting. City Council has directed the Taxi Commission to receive submissions from interested parties and analyze the effectiveness of the bylaw on an annual, on-going basis. The taxi industry is invited and encouraged to make comment on the submissions at the annual review and be included in discussions involving any amendments to the taxi business bylaw. Recommendations relative to the annual review are forwarded from the Taxi Commission to City Council for further debate and amendment to the bylaw.

Bylaw No. 3282/2001

NON-CORPORATION

- 4
- (1) Any person, other than a corporation, desiring to obtain taxi broker's license or to renew such license, shall make application to the License Inspector.
 - (2) The application shall be in writing in a form to be required by the License Inspector, shall be signed by the applicant, and shall include the following information:
 - a) the full and correct name, address and telephone number of the applicant;
 - b) ~~the social insurance number of the applicant; and~~ (delete)
 - c) a list of all convictions of the applicant for any offences under the laws of Canada or of any of its provinces or territories, or of the person's country of origin before residing in Canada;
 - d) such other information as the License Inspector may reasonably require.

CORPORATIONS

- 5
- (1) If the applicant for a taxi broker's license is a corporation, then such corporation shall make an application to the License Inspector.
 - (2) The application shall be in writing and in a form to be required by the License Inspector, shall be signed by all the corporate officers of the applicant, and shall include the following information:

- c) ~~the social insurance number of the applicant;~~ (delete)
 - d) a list of all convictions of the applicant for any offences under the laws of Canada or of any of its provinces, or territories, or country of origin before residing in Canada;
 - e) a declaration of any physical or medical disability of the applicant;
 - f) a list of all the provinces or territories in Canada in which the applicant has at any time been issued a license to drive a motor vehicle;
 - g) evidence that the applicant is properly licensed to drive a motorvehicle under the laws of the Province of Alberta;
 - h) a copy of the applicant's driving abstract from the Motor Vehicles Branch of the Solicitor General's Office for the Province of Alberta or, if applicable, from any province or territory in which the applicant has formerly resided;
 - i) on initial application, evidence that the applicant has completed a driver improvement course recognized by the City, or on subsequent applications, when a taxi driver's license has lapsed for one year or has been revoked by the License Inspector;
 - j) the fee in the amount set out in Schedule "A".
- (2) Each taxi driver licensee shall inform the City in a timely manner of any change in the address and telephone number at which the licensee may be contacted during normal business hours.

SCHEDULE "B"**Page 1 of 2**

- 1 The meter rate fares authorized to be charged for the hire of taxis shall be as follows:
 - a) \$2.65 for the first 92 metres or portion thereof;
 - b) \$0.10 for each additional ~~78~~ 75 metres or portion thereof;

waiting time - no charge for the first 3 minutes; thereafter, ~~\$31.40~~ 32.47 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per ~~11.46~~ 11.08 seconds.
- 2 No additional charge shall be levied by any person for the carriage of baggage or parcels accompanying a passenger in a taxi.
- 3 Notwithstanding clause 1 of Schedule "B", the following discounts may be granted:
 - a) a discount of \$1.00 from the fare for any taxi transportation provided to the holder of a valid taxi credit voucher issued by the owner or operator of any business premises in the City licensed to sell any beverages containing alcohol;
 - b) a discount of \$1.00 from the fare for any taxi transportation provided to the holder of a valid taxi credit voucher issued by the organizer or person in charge of any public or private dance, party, reception, convention, or any similar social function in the City at which beverages containing alcohol are served;

Comments:

We agree with the recommendations of the Policing Committee and Administration. Council will be aware that this increase complies with Council policy that cost of living increases be reviewed for inclusion on an annual basis.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Legislative & Administrative Services

Council Decision – May 20, 2003

FILE

DATE: May 21, 2003

TO: Greg Scott, Manager, Inspections & Licensing

FROM: Kelly Kloss, Manager, Legislative & Administrative Services

SUBJECT: Taxi Business Bylaw Amendment 3282/A-2003

Reference Report:

Inspections & Licensing Manager, dated May 6, 2003

Bylaw Readings:

Taxi Business Bylaw Amendment 3282/A-2003 was given three readings. A copy of the bylaw is attached.

Report Back to Council: No

Comments/Further Action:

This office will update the consolidated version of Taxi Business Bylaw 3282/2001 and distribute copies in due course.

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

Kelly Kloss
Manager

/chk
attchs.

c Director of Development Services

BYLAW 3282/A-2003

Being a bylaw to amend Bylaw No. 3282/2001, the Taxi Business Bylaw of The City of Red Deer.

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

Bylaw No. 3282/2001 is hereby amended by:

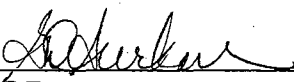
- 1 Removing reference to collecting Social Insurance Numbers by deleting Section 4 (2) (b) and Section 29 (1) (c).
- 2 Deleting Subsections (b) and (c) of Schedule "B", Section 1 and replacing them with the following new Subsections:
 - "1 (b) \$0.10 for each additional 75 metres or portion thereof;
 - (c) waiting time – no charge for the first three minutes; thereafter, \$32.47 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 11.08 seconds."
- 3 This Bylaw shall come into effect October 1, 2003.

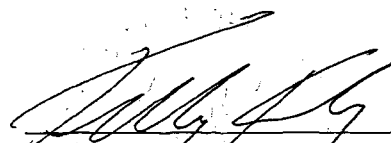
READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

READ A SECOND TIME IN OPEN COUNCIL this 20th day of May 2003.

READ A THIRD TIME IN OPEN COUNCIL this 20th day of May 2003.

AND SIGNED BY THE MAYOR AND CITY CLERK this 20th day of May 2003.


MAYOR


CITY CLERK



DATE: May 13, 2003

TO: Kelly Kloss, Manager
Legislative & Administrative Services

FROM: Joyce Boon
Permits & Licensing Supervisor

RE: Amendment to Land Use Bylaw - Commercial vehicle weights

As you may be aware we have been reviewing section 44 of the Land Use Bylaw, which states:

Except for one commercial vehicle of tare weight not exceeding 2,040 kg which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential districts for longer than is necessary to load or unload.

History

This tare weight of 2,040 kg has been in the Land Use Bylaw prior to 1980. Tare Vehicle Weight is an empty/unloaded weight of a vehicle. Over time, the regulations in the Land Use Bylaw have changed to allow both permitted and discretionary home occupation businesses. However all discretionary use home occupation businesses must be approved by the Municipal Planning Commission. We presently have 950 home occupations licensed within the City of Red Deer with many varied uses from the home. Some of these businesses could have commercial vehicles associated with the business that exceeds the tare weight of 2,040 kg. These could include courier services, electricians, general contractors, plumbers, tow trucks, and welders.

Upon reviewing The City of Red Deer Land Use Bylaw regulations the Inspections & Licensing Department felt that this particular section should be reviewed in consideration of present day vehicle weights and the variety of approved home occupation businesses.

We found that most other Alberta municipalities use Gross Vehicle Weights or use a maximum allowable vehicle weight (Gross Vehicle Weight Rating), while our Bylaw uses Tare Vehicle Weight.

- Tare weight is the unloaded weight of a vehicle, without its cargo or passengers.
- Gross Vehicle Weight Rating is the maximum weight a vehicle should reach in use, including the vehicle itself, passengers and cargo, but not including a trailer. A vehicle's GVWR is established by its manufacturer.

Other Municipalities

Upon reviewing the Land Use regulations of various other municipalities it appears that 4000 kg – 4500 kg is a similar gross vehicle weight allowed in residential zonings.

- Edmonton – Section 45(1) – No more than one commercial vehicle of a maximum gross vehicle weight of 4,000 kg in a residential zone (8,800 lbs.).
- Calgary – Section 10(c) A commercial vehicle of a gross vehicle weight in excess of 4000 kg shall not be allowed to remain on a lot except while actively engaged in loading or unloading in a residential zone.
- City of Medicine Hat – The maximum permitted weight of the vehicle shall not exceed 4000 kg. The development authority may allow a vehicle with a maximum weight of 4500 kg (discretionary).
- City of Grande Prairie – The maximum permitted weight of vehicle in a residential area including vehicles related to home occupation shall not exceed 8000 kg.
- Strathcona – The maximum permitted weight for a home occupation major is any vehicle with or without a load that exceeds either a length of 12.5 metres or a maximum gross vehicle weight of 5500 kg, not including a recreation camper vehicle.
- City of Lethbridge – The only vehicle used in the operation of Home Occupation which may visit or be parked at the dwelling will be a passenger vehicle or station wagon or a truck or van with a maximum of one tonne (1000 kg) design capacity to a maximum length of 6 metres and a maximum of 2 rear wheels.

Gross Vehicle Weight

The following are common vehicles used in conjunction with commercial businesses. The gross vehicle weight (GVWR) of the following vehicles are:

½ ton truck -	3200 kg approximately
¾ ton truck -	4300 kg approximately
1 ton truck –	5700 kg approximately
Cube Van-	6000 kg approximately

Rationale

It may be that some home occupations have been approved and are operating with commercial vehicles that exceed the present Land Use Bylaw standard. It is the opinion of the Inspections & Licensing Department that by changing the Bylaw to reflect the maximum “gross vehicle weight rating” allowed within a residential area will not cause an increase in the amount of commercial vehicles within the area. It would also bring the Bylaw into line with other municipalities and reflect the actual vehicle weight in residential areas. It would still be the

City Council
May 13, 2003
Page 3

intent of the Inspections and Licensing Department to review each home occupation on its own merit. From the information that we have received 4000 kg – 4500 kg appears to be a similar gross vehicle weight or maximum vehicle weight (GVWR) allowed within other municipalities in Alberta. Upon reviewing this proposed change with the Engineering Services Department they have indicated that anywhere between 4000 kg – 5700 kg is a reasonable weight and will not affect any roads or lanes within Red Deer's neighbourhoods.

- Many homeowners and general contractors use a minimum of $\frac{3}{4}$ ton vehicle.
- Inspections and Licensing will review all new applications for home occupations businesses that use commercial vehicles with their proposed business.
- Inspections and Licensing will continue to monitor these vehicles on a complaint basis.

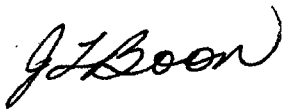
Recommendation

We recommend that City Council amend the Land Use Bylaw to read:

Except for one commercial vehicle of gross vehicle weight rating not exceeding 4500 kg, which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential districts for longer than is necessary to load or unload.

Definitions to be added to the Bylaw:

Gross Vehicle Weight Rating (GVWR) is the maximum weight a vehicle should reach in use, including the vehicle itself, passengers and cargo, but not including a trailer. A vehicles GVWR is established by its manufacturer.



JOYCE BOON
PERMITS & LICENSING SUPERVISOR
INSPECTIONS & LICENSING DEPARTMENT

cc Paul Meyeette, Parkland Community Planning
Bryon Jeffers, Director of Development Services
Ken Haslop, Manager of Engineering Services
Greg Scott, Manager of Inspections & Licensing Department

Comments:

We agree with recommendations of the Administration that first reading be given to the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

BYLAW NO. 3156/X-2003

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

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

1. That Section 44 be deleted and replaced in whole with the following:

“Except for one commercial vehicle of gross vehicle weight rating not exceeding 4,500 kg which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential districts for longer than is necessary to load or unload”

2. That Section 2 is amended by adding in alphabetical order the following definitions:

“Gross Vehicle Weight Rating (GVWR) is the maximum weight a vehicle should reach in use, including the vehicle itself, passengers and cargo, but not including a trailer. A vehicle’s GVWR is established by its manufacturer”

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

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

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

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

MAYOR

CITY CLERK



City Clerk's Department

FILE

*Vehicle Weights-
Background.*

DATE: April 14, 2003

TO: City Council

FROM: City Clerk

SUBJECT: Letter from Preston Parks – Dated April 9, 2003
Blue Flame Towing

The attached correspondence from Preston Parks relates to the Land Use Bylaw Amendment 3156/N-2003 that will appear on the April 22nd Council Agenda for Public Hearing.

The Inspections & Licensing Manager is aware of this letter and once the Land Use Bylaw Amendment 3156/N-2003 is dealt with, Mr. Scott will follow up on the attached letter from Mr. Parks.

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

Kelly Kloss
City Clerk

KK/chk

/attach.

c Inspections & Licensing Manager

ORIGINAL

10 Orwell
Red Deer
T4N 5

April 9th, 2003

To the Members of City Council of Red Deer.
City Hall
Red Deer, Ab.

To whom it may concern:

Please find my letter of my concerns still in regard to the operation of Blue Flame Towing company from 11 Orwell Close in a residential area. This disagreement with myself and the City has now been going on for a period of approximately one year.

I did not cause this problem it all began when the City of Red Deer issued a "Office only" in the home occupations class. But with this Office only we received a tow truck and all the goodies that go along with it. As shown in my previous statement and this statement it is operating just as though it was in a semi-industrial area.

I believe the City Council should look at the bylaws and close this problem once and for all.

Thank you



Preston Parks.

Subject: Blueflame Towing;
11 Orwell Close
Red Deer, Alberta
T4N 5J2

Glossary of terms:

Favoritism, Intimidation, Manipulation, Rights, Protection, Benefit, Charter of Rights.
Quality of life. Preferential treatment, Enhancement of property, Additions to residential area such as noise, nuisance. Ignorance of the law -no excuse as all land use bylaws are available at City Hall or on the Internet.

FACT --Date January 20,2003 SCHEDULE 1 ATTACHED

Letter from City of Red Deer advising this firm to cease operations until they placed their tow truck in a other area not in the backyard.

FACT --Date February 2003 SCHEDULE 11 ATTACHED

Received E-mail letter from Bylaws stating this firm was given an extension of City License until April 17th, 2003. **Who authorized the Renewal of License?**

Under what Municipal Act?

This extension actually overruled the Charter of Rights Federal Legislation by not giving me the right of protection or of benefit of the law.

FACT --Date January 27,2003 SCHEDULE 111 ATTACHED

Received E-mail from Bylaws department stating that the Operating of a towing company from a residential area did not create extra traffic. I question this decision and I would like to receive a complete copy of this persons background and experience in the Inspection and Bylaws Department that a towing service does not significantly increase the traffic in the area experience in operating a towing service in a residential area, his/her qualifications from education level re towing services and how many interviews and a list of how many towing service operate from a residential area that this bylaws officer has had experience with.

My background is spending 23 yeas as a Employment Councilor with the Canada Employment Center in Edmonton/Ft. McMurray and Red Deer interviewing job applicants, employers looking for persons to employ, writing job descriptions both for employer and employee, putting person in training either on the job or in educational institutions to become employable. I believe I am qualified to make a judgment on businesses operating from a residence.

Rights of Protesters to speak without reprisals:

Also it was stated that the owner of Blue Flame towing has a number of persons stating they felt this operation should be able to operate from a residential area. Giving these people the right of appearing in front of City Council to state their acceptance of any reason they can give to promote the Blue Flame Towing company to operate from a residential site. Would you as a member of the Red Deer City Council in your own mind not believe this is a show of power by people on a position of control?

I challenge this group to come to meeting of City Hall (IN FRONT OF THE MAYOR AND COUNCIL MEMBERS)during taping of a council meeting and have these reason given by the following:

Their name and address

Occupation

Relative or friend

Reasons for giving his information e.g benefit of friend

The City should also advise these people that during this time of giving their reasons this is being taped for broadcast and open for the public to watch on TV..

I was told I was the only one person that complained.

Insinuating I didn't have this right of objection. This item states that this business operated throughout 2002 with no complaints other than myself. Remember this business was put in a residential business by the City Bylaws Department without giving anyone the right to know. It seems that the bylaws department feel that the person putting in a business in a residential area has all the rights over the local residents. Your attitude is that anyone who fights for the rights of having the their home in an original state in an R1 area are the troublemakers. In my opinion the person wishing to begin a business in a residential area is the one that put up the fight to have the business violating the residential area. This means that the person comes into the area to destroy what people have saved for.

A right to live and enhance the quality of life in a residential area.

As you realize I believe in equal Rights

I would like to have the owner of Blue Flame Towing give his reasons and justification (in person and in front of the Mayor and City Council) for operating from a residential area and what the benefits are to the area.

Also I would like to have a statement showing how this tow truck operating from a residential area enhances this area and adds to the value of the land and buildings.

If he is not requested to do this I ask the City Council **WHY NOT? He has his rights to speak for himself.**

SCHEDULE 1V Attached

Also is his garage used for any other thing than servicing his own vehicles then does he have a city license issued for this. At present he has one van and one tow truck.

Land Use Bylaw 3156/96

FACT : SPECIAL REGULATIONS Article "h" states

a home occupation may be accommodated in a private garage provided however that it does not prevent the continued use of the garage for the intended purpose of parking motor vehicles and that the parking requirements of any bylaw continue to be met.

This garage was built in approximately 1976/1977 for the sole purpose of parking vehicles in it as I personally helped the original owner of this property build it.

Also what is the weight Tare weight of his truck. Is it over 2240 Kilograms as stated in Section 43 of the City of Red Deer bylaws. This is the bylaw that was and is still in effect and is the bylaw this complaint was filed under. There is a movement to change the bylaw but this has no effect on my complaint.

To the tow truck operator- Would you if you had a real ambition to become successful-- Cancel a commercial license "C" which opens up a major running area in the Province of Alberta and replace it with a "H" license which is a restricted license to operate within five kilometers of the office of operation. Would you not have business cards printed and distributed by giving them away if you wanted to be successful Would you not advertise in the newspapers to let people know you were in operation. Instead of just he Telephone book. I believe anyone in business who wants to be successful would have Company business cards printed with both Business phone numbers and person's home phone numbers on the cards to let people know where you are. I would have a listed home phone number instead of unlisted.

FACT--This tow truck is not a new one it is a truck with a deck and winch applied so it does not fit under the weight schedule as shown on the new bylaw. The year of his truck is approximately 1988 GMC gross weight 7500 kilos (approx 16500 lbs.) or around that era so it's weights are completely different than to-days weights of the new vehicles as listed in the new bylaw.

The gross weight of this vehicle is shown on its registration certificate Does the City bylaws department have the tare weight schedule of this truck I would like a copy of it and it cannot be classed as confidential because most of other trucks run with it posted on the sides.

Also it should be noted that a request from City Bylaws by myself (Twice) for justification of permission to operate a Towing service has been requested but never received an answer.

I have been advised that there is a change of parking bylaws coming up for reading on April 22th 2003.

This original complaint was filed before any mention of change of bylaw.
All this information was dated between January 2002 and this date. March 24, 2003.
The bylaws office feels the change of bylaw should be suffice to stop this argument that we are having.
FACT --YOU CANNOT CHANGE THE RULES IN MIDSTREAM.

NOTE ANYTHING INVOLVING THIS CASE OF BLUEFLAME TOWING COMES UNDER THE OLD REGULATIONS. NOT THE NEW ONES THAT ARE BEING CHANGE AS IT WAS UNDER THE OLD REGULATIONS THE CASE WAS FILED.

Land Use Bylaw 3156/96

FACT: SPECIAL REGULATIONS Article "c" states
no advertising may be posted at the site of a home occupation, nor shall there be any evidence of the home occupation which is noticeable from the exterior of the property, whether visual or otherwise.

FACT: the Tow truck has Blueflame Towing painted on the side of it and it is parked showing visible signs of advertising. Violation of no advertising whether visual or otherwise.

FACT : We have now received notice that Blueflame Towing operating license has be extended until April 30/2003

I do not believe that I should have to close all windows and doors in the house to block off the engine noise of his truck idling for up to 30 minutes off and on. Especially in the morning or any time of the day. When he start his truck (without electronic ignition) it sits and sends out a steady hum at about 79 decibels of sound which it irritating to the human ear. Decibels in the lo 80 are in the hearing damage area.

Fact We have the following choices.
1. Bylaws enforced without bias

I realize they have been in touch with some of the Council members to complain. The only people that complain about me are the ones that get caught. Some don't speak to me after being caught.

If the City Council states this towing company can operate from a residential area I believe this will mean the end of the peoples rights to live in a Residential area also this turns residential areas into semi-industrial areas. What happens with the tax base then when there are no R1 residential areas. Anyone can then appeal to the MPC and because of this case the MPC cannot disagree the the appeal and it must then go through. Think carefully about something like this for the future of the population of Red Deer. Or the present City Council can take credit for the destruction of the city. Many companies will not move into the area if they find there is no bylaw protecting the peoples right to live in a purely residential area.

Remember the Charter of Rights
Any law must be of benefit and protection on the side of each party.

New information see e-mail to Norbert Van Wyk an Gail Surkan I now understand that the Mayor although an administrator should not receive e-mail re information such as this because although voted in on a separate ballot the Mayor is actually a member of City Council.

Fact: Read my e-mail requesting Information:

Fact: read response from Greg Scott
Most information is on Bylaw Section #44

Reason for extension of time for Blue Flames operating license was to have the License Inspector time to work with Blue Flame on their Home Occupation License
I feel left out and I should have the same rights and helped by the City of Red Deer's License Inspection Branch helping me fight the bylaw

Thank you

Preston Parks
10 Orwell Close
Red Der, AB
T4N 5J2

403-347-6968
pleep@telusplanet.net

SCHEDULE I



CITY CLERK'S DEPARTMENT

January 8, 2003

Mr. Preston Parks
10 Orwell Close
Red Deer, AB T4N 5J2

Dear Preston:

Re: Blue Flame Towing

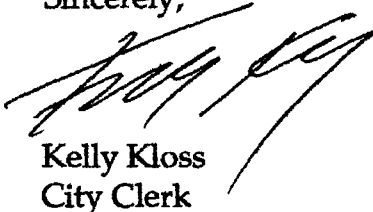
Further to your letter dated December 10, 2002 regarding the tow truck operating on a 24 hour a day operation in your neighbourhood, the City of Red Deer's Inspections & Licensing Department has been in contact with Blue Flame Towing.

Blue Flame Towing was issued a license to operate as a "home occupation - office only" permitted use and must comply with the regulations of the Land Use Bylaw regarding restrictions of vehicles allowed to park in this area.

Before the City of Red Deer's Inspections & Licensing Department will renew Blue Flame Towing's business license, alternate parking for the tow truck must be made, with written confirmation of alternate parking provided to the Inspections & Licensing Department.

I trust this addresses your concerns. Please call if you have any questions regarding this matter.

Sincerely,



Kelly Kloss
City Clerk

/chk

c Mayor & City Manager
Councillors
Inspections & Licensing Manager

Main Identity

From: "Deb Mann" <debm@city.red-deer.ab.ca>
To: <pleep@telusplanet.net>
Cc: <"Kelly Kloss"@dewey2.city.red-deer.ab.ca>; <"Greg Scott"@dewey2.city.red-deer.ab.ca>
Sent: Wednesday, January 22, 2003 10:29 AM
Attach: header.htm
Subject: P.Parks update to Blue Flame.doc

Inspections and Licensing Department

January 22, 2003

Preston Parks
Vial e-mail to: pleep@telusplanet.net

Dear Preston,

RE : Blue Flame Towing Update

As a follow-up to our ongoing discussion relating to Blue Flame Towing please find the following. The current Land Use Bylaw guideline relating to the weight of Commercial vehicles allowed to park in local neighborhoods has not been reviewed since 1980. In consideration of this the City of Red Deer is currently researching other Municipalities to _____ determine the vehicle weights they use to administer their Bylaw. As this process will take some time the City has issued an interim license to Blue Flame Towing, with an expiry date of April 17, 2003.

It is our intention to have completed our research and consultation process by that time. You will be advised prior to any amendments to the Land Use Bylaw going before City Council.

Thanks.

Deb Mann-License Inspector

Main Identity

From: "Preston Parks" <pleep@telusplanet.net>
To: "Greg Scott" <gregs@city.red-deer.ab.ca>
Sent: Friday, January 31, 2003 1:35 PM
Subject: Re: blueflame towing
 List of names re Blueflame Towing
 and find the following names and addresses
 a. Mullen 57 Olsen Selling out going to Ft Sask

b. Wanner 59 Olsen Sold out moving to other area

Just a little info
 Preston

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

From: Greg Scott
To: 'Preston Parks'
Cc: "Bryon Jeffers"@dewey2.city.red-deer.ab.ca ; "Joyce Boon"@dewey2.city.red-deer.ab.ca ; "Kelly Kloss"@dewey2.city.red-deer.ab.ca ; "Deb Mann"@dewey2.city.red-deer.ab.ca
Sent: Monday, January 27, 2003 2:58 PM
Subject: RE: blueflame towing

Mr. Parks:

The City of Red Deer approved a Home Occupation License for Blue Flame Towing in January 2002. The business operated throughout 2002 with no public complaints other than the issues you raised. It is the feeling of the Inspections and Licensing Department that the Towing operation has not significantly increased local traffic. In fact the business owner has provided the City of Red Deer with a list of names, some of who are adjacent neighbors, who support his operation.

As I indicated in my e-mail we are continuing to review the commercial vehicle weight regulation within the Land Use Bylaw. You will be updated, as more information comes available.

Greg Scott

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

From: Preston Parks [mailto:pleep@telusplanet.net]
Sent: January 27, 2003 1:08 PM
To: Greg Scott
Cc: "Bryon Jeffers"@dewey2.city.red-deer.ab.ca; "Deb Mann"@dewey2.city.red-deer.ab.ca; "Joyce Boon"@dewey2.city.red-deer.ab.ca
Subject: Re: blueflame towing

Hello

I think we are barking up the wrong tree by lack of correct communications

The letter I sent in January re the Charter of rights and Freedoms I believe it expressed my specific complaint.

We have the following situtaion:

1. Office only allowed if no extra traffic flow in area. acceptable with conditions

2 Operating a towing service means a 24 hour operation regarding the running of the truck which creates excess traffic in the area Should operate out of industrial area.

3. Parking of overweight trucks in residential area. No problem if parked properly and not sticking out into the alley

SCHEDULE IV

Land Use Bylaw 3156/96

SPECIAL REGULATIONS

59 ¹Home Occupations

- (1) Home Occupations are intended to permit the use of residential premises for purposes related to business, provided that such use does not cause excessive vehicular or pedestrian traffic or otherwise interfere with or detract from the peace and quiet of a residential neighbourhood. Accordingly it is intended that a home occupation may not involve any retail or industrial activity on the site.
- (2) A home occupation, notwithstanding its inclusion in any land use district as a permitted or discretionary use, constitutes a conditional right to use property, provided that such use must be in accordance with the regulations contained in this section.
- (3) No person shall operate or permit or allow the operation of a home occupation without being the holder of a valid and subsisting home occupation license.
- (4) Application for a home occupation license may be made at the Inspections and Licensing Department at City Hall. In addition to providing such information as the Inspections and Licensing Department shall require, the applicant shall pay the fees prescribed in the License Bylaw.
- (5) Where a home occupation is a discretionary use, the Development Officer shall cause a sign in the form approved by the Development Officer to be placed on the subject property in a location approved by the Development Officer for five consecutive days prior to the application being considered by the Commission.
- (6) A home occupation which is a discretionary use shall be advertised each three years after the initial approval of the home occupation.
- (7) Where any of the provisions of this Bylaw dealing with home occupations are breached, the Development Officer may take such action as may be available to him under the law, including revocation of a home occupation license or the issuance of a notice under the provisions of the Municipal Government Act requiring the person to cease the home occupation ('Stop Order').
- (8) The issuance of a Stop Order is appealable to the Subdivision and Development Appeal Board in accordance with the provisions of the Municipal Government Act.

¹ 3156/G-96

- (9) Pursuant to the License Bylaw, the revocation of a home occupation license by the License Inspector is appealable to Council, provided that such appeal must be made within 30 days of the date of the revocation. Council's decision on the Appeal shall be final.
- (10) The following regulations apply to all home occupations:
- (a) a home occupation shall not be staffed by any person other than a resident of the home,
 - (b) not more than two adult residents of the home are permitted to work in the home occupation,
 - (c) no advertising may be posted at the site of a home occupation, nor shall there be any evidence of the home occupation which is noticeable from the exterior of the property, whether visual or otherwise,
 - (d) a home occupation may not result in a disturbance to the peace and quiet or other amenities of the neighbourhood, nor may it cause the emission of dust, noise, odour, smoke, electronic interference, bright lights, or other nuisance,
 - (e) outside storage of equipment material or goods in connection with a home occupation is prohibited,
 - (f) not more than one commercial vehicle used in conjunction with the home occupation may be parked on the site or any street adjacent thereto,
 - (g) there shall be no storage or use of hazardous, noxious or dangerous goods in connection with any home occupation,
 - (h) a home occupation shall be confined to a maximum of 30 square metres (322 square feet) or 20% of the net floor area of the dwelling unit, whichever is less,
 - (i) a home occupation may be accommodated in a private garage, provided however, that it does not prevent the continued use of the garage for the intended purpose of parking motor vehicles and that the parking requirements of any bylaw continue to be met,
 - (j) an accessory building may not be constructed or used for the sole purpose of a home occupation,



LEGISLATIVE & ADMINISTRATIVE SERVICES

FILE

May 21, 2003

Mr. P. Parks
10 Orwell Close
Red Deer, AB T4N 5J2

Dear Preston:

***Land Use Bylaw Amendment 3156/X-2003
Commercial Vehicle Weights***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/X-2003* at the City of Red Deer's Council meeting held Tuesday, May 20, 2003. For your information a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/X-2003 provides for an amendment to commercial vehicle weights allowed in residential areas and adds a definition for gross vehicle weight rating (GVWR) to the *Land Use Bylaw*.

Council must hold a Public Hearing before giving second and third readings to the bylaw. A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers at City Hall during Council's regular meeting. You are welcome to attend.

Please call if you have any questions.

Sincerely,

Kelly Kloss
Manager,
Legislative & Administrative Services

KK/chk
/attach.

c Inspections & Licensing Manager
Parkland Community Planning Services

BYLAW NO. 3156/X-2003

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

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

1. That Section 44 be deleted and replaced in whole with the following:

"Except for one commercial vehicle of gross vehicle weight rating not exceeding 4,500 kg which may be parked in the rear yard, no motor vehicle other than a passenger vehicle shall be parked on a site in any residential districts for longer than is necessary to load or unload"
2. That Section 2 is amended by adding in alphabetical order the following definitions:

"Gross Vehicle Weight Rating (GVWR) is the maximum weight a vehicle should reach in use, including the vehicle itself, passengers and cargo, but not including a trailer. A vehicle's GVWR is established by its manufacturer"

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

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

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

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

MAYOR

CITY CLERK



FILE
Council Decision – May 20, 2003

Legislative & Administrative Services

DATE: May 21, 2003
TO: Joyce Boon, Permits & Licensing Supervisor
FROM: Kelly Kloss, Manager, Legislative & Administrative Services
SUBJECT: Land Use Bylaw Amendment 3156/X-2003
Amendment to Commercial Vehicle Weights

Reference Report:

Permits & Licensing Supervisor, dated May 21, 2003

Bylaw Readings:

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

Report Back to Council: Yes

A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/X-2003 provides for an amendment to commercial vehicle weights allowed in residential areas and adds a definition for gross vehicle weight rating (GVWR) to the Land Use Bylaw. 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
Manager

KK/chk
/attach.

- c Director of Development Services
- Parkland Community Planning Services
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- B. Greter, Clerk Steno

BYLAW NO. 3156/X-2003

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

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

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READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

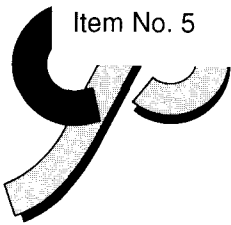
READ A SECOND TIME IN OPEN COUNCIL this day of 2003.

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

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

MAYOR

CITY CLERK



Date: April 29, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/P-2003
Portions of Lots 4 and 5, Block 2, Plan 737 HW
SE ¼ Sec. 8-38-27-4
Gaetz Avenue South Commercial Area
Southside Plymouth Chrysler Ltd. and Moore Developments Ltd.

This Bylaw amendment is to rezone the western portions of Lots 4 and 5, Block 2, Plan 737 HW from A2 Environmental Preservation District to C4 Commercial (Major Arterial) District.

History

In 1948, Plan 737 HW registered 9 large acreage residential lots lying between Highway No. 2 (present Gaetz Avenue) and the Calgary and Edmonton No. 1 railway line (present Taylor Drive). The area was part of the major annexation of 1957 wherein the City of Red Deer nearly tripled in size from the total area of 1216 ha to 3239 ha. After the area was annexed, the City zoned the area in accordance to the Land Use Bylaw at the time. Lands fronting onto Highway No.2 were zoned C5 Highway Commercial or RC Reserve Commercial. Lands backing onto the C & E No. 1 railway tracks were zoned A3 Private Open Space and P2 Parks Natural and Informal due to the vicinity of the Waskasoo Creek which meandered along the railway tracks. All the escarpment area was zoned A3 or P2.

In the late 1960s, the Canadian Pacific Railway company realigned the Creek which meandered along their tracks in this vicinity. The relocated creek left a portion of an oxbow or small pond on the western portion of Lots 4 and 5 which eventually dried up. Once this area had dried up, the area was gradually filled in by the owners so that it matched the grade level of the land to the east. 1989 saw the Canadian Pacific Railway relocating their railway line to west of Highway No. 2 and the City assume ownership of the former C& E No.1 railway right-of-way. This portion of the railway right-of-way was redeveloped as the south leg of Taylor Drive in the early 1990s.

Southside Plymouth Chrysler Ltd. developed the front portion of Lot 5 in 1976 with a metal clad building for recreational vehicle and trailer sales. In 1980 a new Land Use Bylaw for the City was adopted. It transferred the site to C4 Commercial on the east side of the property and A2 (Environmental Preservation) on the west. The dealership expanded in 1986 and in 1987 constructed a parts/service building. In 1991 an addition to the parts/service building was constructed. Then in 1999, the new 752m² R.V. Centre was constructed at the corner of 28 Street and Taylor Drive. The 1991 and 1999 expansions were on land that was bordering A2 Environmental Preservation District instead of the east portion fronting onto Gaetz Avenue which is zoned C4 Commercial (Major Arterial) District. Southside Plymouth Chrysler Ltd. also expanded their operation onto the south half of Lot 4, owned by Moore Developments Ltd., as a paved parking lot for the display of recreational vehicles.

Bylaw 3156/P-2003...page 2Planning Analysis

The proposed rezoning of Lots 4 and 5 would involve the rezoning of the west portions Lots 4 and 5 to C4 use. Lot 5 and part of Lot 4 are already paved close to their western boundary. The north half of Lot 4 is undeveloped. The proposed rezoning has been reviewed by the Recreation Parks and Culture Department and the Engineering Department as well as the Environmental Advisory Board and the Recreation Parks and Culture Board. There were no objections to rezoning, although there was some caution expressed that the drainage on these sites should be examined at the development permit stage. A proposed development is being contemplated at this time for the north half of Lot 4.

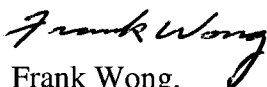
Most of the area is no longer environmentally sensitive. The creek has been realigned and part of the site been filled. This amendment will rezone approximately 0.773 ha (1.91 ac) of Lot 4 and 0.388 ha (0.96 ac) of Lot 5 from A2 Environmental Preservation to C4 Commercial Major Arterial District to match the land use district on the developed portion of the land. The portion of the former escarpment that remains from the west portion of Lot 4, that has not been fully filled is approximately 0.251 ha (0.62 ac) and which will remain as A2 land. The strip of grass area west of the Lot 5 is approximately 0.0506 ha (0.125 ac) will also remain as A2 land. This is to maintain continuous green strip along the east side of Taylor Drive as well as limiting access from Taylor Drive. In the future, if either property is subdivided, then the reserve dedication will be the land that is still zoned A2. The owners have agreed to reserve dedication if the properties are subdivided or earlier if the City wishes to pay for the survey of the site.

Planning staff has recently met with the owners of Moore Developments Ltd. and they are satisfied with the limit of the extension of the C4 District on Lot 4. The owners of Southside Plymouth Chrysler Ltd. are also satisfied with the proposed limit of the zoning line on Lot 5.

Recommendation

Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/P-2003.

Sincerely,



Frank Wong,
Planning Assistant

Attachment

- c. Southside Plymouth Chrysler Ltd., 2804 50 Avenue, Red Deer, Alberta T4R 1M4
Moore Developments Ltd., 3115 50 Avenue, Red Deer, Alberta T4N 3X8



DATE: April 28, 2003

TO: Norbert Van Wyk – City Manager

FROM: Joyce Boon - Permits & Licensing Supervisor
Dave Matthews – Community Development Coordinator

RE: Southside Plymouth Chrysler

It is our understanding that Parkland Community Planning is seeking a Bylaw amendment to rezone the western portion of Lots 4 and 5, Block 2 Plan 737HW from A2 to C4.

We have been asked to look into some of the development and building history on this site.

History

- Lot 4

In May 1988 Municipal Planning Commission approved a temporary sales office for the retail sales of vehicles. In 1997 the temporary sales office was moved off this site, however outside vehicle storage and sales remains today.

A plot plan in our file around the time of 1987/88 indicate an asphalt lot, it is our assumption only that the parking lot was paved around this period in 1987/88. As Northwest Motors received approval for retail sales of vehicles including outdoor storage, which is discretionary under C4 zoning, it would seem quite likely that paving would occur. No drainage plan was required in the conditions of MPC.

- Lot 5

December 1975 MPC approved a building to be constructed on the site for Southside Plymouth Chrysler, subject to the metal clad building being constructed as per plans and parking and driveway area to be paved. Zoned C5, discretionary use for vehicle and RV sales

1986 MPC approved a 669 m² addition to existing building on behalf of South Side Chrysler

1987 MPC approved a parts and service building on the site, all records in the file indicate C4 zoning. A storm surface-draining plan was required by the Engineering Department. Rear yard soils stability being confirmed was a condition of permit. All plans that we have are stamped by a Professional Engineer.

In 1991 MPC approved a 278 m² addition to the rear of an existing building,

In 1997 a temporary building was approved on the site

November 1997 MPC approved 365 m² addition to the front of the building on the site. All records indicate C4 zoning no A2 zoning noted in the files.

In 1999 an application was received for the construction of the new RV sales building on the SW corner, it was noted the building could be constructed into the A2 zoning, the developer was requested to bring plans in showing the building outside this A2. New plans were received prior to this item going to Municipal Planning Commission in 1999, but it was noted that part of the westerly portion of the other building on the site was in the A2 zoning. Although the Land Use Bylaw showed A2 zoning there is no exact record or the size and distance from property line that the A2 is to the C4 zoning lines. Therefore, when the developer submitted plans and identified the proposed building(s) as being outside the A2 zoning, no one questioned it and MPC and Inspections & Licensing assumed they were approving a development on C4 zoned land. It now appears, through viewing the property on our GIS system, that some of the buildings do encroach into A2 zoned property.

Drainage:

Through a preliminary investigation, it appears that drainage from the paved north portion of Southside Dodge (south half of Lot 4) is not contained on site, resulting in it running west onto Taylor Drive. Normally, through a development permit, a developer would be required to submit a drainage plan, which tied site drainage into the storm drain system. However, because this area was paved without the knowledge of The City, no development permit exists and, therefore, no drainage plan was called for. In speaking with Southside and Border Paving (the company that did the paving), it appears that no drainage plan for this area exists. That being said, even though this paving has been in place for approximately 10 – 12 years, there is no visible evidence of localized erosion to date (Public Works).

All plans that we have for building permits indicate that a qualified engineer have stamped the plans. It would appear that the buildings that are in the A2 zoning have been there for some time now and to the best of our knowledge there is no concern to drainage on this lot.

We are aware that a development for a commercial strip mall will be coming to Municipal Planning Commission in the near future on the westerly portion of Lot 4. It is recommended that detailed drainage information for all of Lot 4 be required prior to issuance of a development permit for any future development on Lot 4.

Development on A2 Zoned Land – How/Why?

Typically, zoning lines and property lines coincide, so they can both be identified accurately when the need arises; however, in some cases, more than one zoning is applied to a single Lot. In cases such as this, the zoning lines that do not coincide with the property lines become an approximation, usually identified by physical changes to the land (ie., an escarpment).

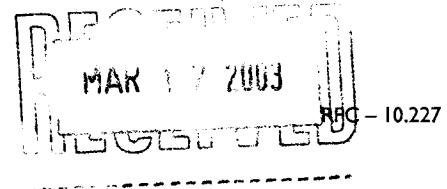
The property in question is such a case. Over the years, this property went through numerous changes (such as the diverting of Waskasoo Creek and the addition of fill by the property owner to level off what he thought was simply his property). These changes made it more difficult to identify where the zoning changes took place within the Lot.

As the majority of land on Lot 4 & 5 currently zoned A2 no longer have environmental features worthy of A2 zoning (a condition that existed prior to much of the development taking place), rezoning it to C4 seems the logical solution.

The Inspections and Licensing and Recreation Parks and Culture Department support Parkland Community Planning's recommendation of rezoning a portion of A2 to C4.



Recreation, Parks & Culture



DATE: March 14, 2003

TO: Recreation, Parks & Culture Board

CC: Harold Jeske, Recreation, Parks & Culture Manager
 Greg Scott, Inspections and Licensing Manager
 Paul Meyette, Principal Planner, Parkland Community Planning Services
 Tom Warder, Streets & Utilities Engineer
~~Frank Wong, Parkland Community Planning Services~~

FROM: David Matthews, Community Development & Planning Coordinator

SUBJECT: Rezoning of Properties at 2804, 2806 & 2810 50th Avenue (A2 to C4)
 Southside Dodge Chrysler Ltd. site
REQUEST FOR FURTHER INFORMATION - DRAINAGE

At the February meeting of the Recreation, Parks & Culture Board, members asked for clarification on the drainage rate-of-flow off the Southside Dodge Chrysler Ltd site.

Due to the fact that much of the site was paved without The City's knowledge and neither the property owner nor the paving contractor was able to provide a drainage plan after the fact, no detailed information is available regarding drainage from the site. However, in discussion with our Engineering and Public Works Departments, the following information was provided:

It appears that the majority of the parking lot does drain into the ditch adjacent to Taylor Drive, with the runoff making its way into the creek located to the north. However, Public Works has found no evidence of localized erosion to date, which is something they would have expected to see if a problem existed, especially with the number of major storms that have taken place over the past few years.

With the lack of information available, I have passed on the Board's concerns to the Inspections and Licensing Department. They will ensure that the need for this drainage information is tied to the future development of both the Southside Dodge Chrysler site and the Northwest Motors property. It is therefore recommended that the process of having the area rezoned continue as originally planned.

In regard to future development within the area, any plans will require a drainage plan that ties the site drainage into the storm water management system.

Recommendation

That the Recreation, Parks & Culture Board, based on the information provided at the Board's February meeting, supports the recommendation of administration that the properties located at 2804, 2806 & 2810 50th Avenue be rezoned from A2 (Environmental Preservation) to C4 (Commercial - Major Arterial) under the following condition:

- I. That detailed drainage information for the entire area be required prior to issuance of a development permit for any future development.

Be approved.

A handwritten signature in black ink, appearing to read "DMATTHEWS". The signature is stylized, with a large "D" and "M" and the name "MATTHEWS" written in a cursive script.

David Matthews

DM/jb

Moved by Councillor Hughes, seconded by F. Zucker

“RESOLVED, that the Recreation Parks and Culture Board, based on the information provided at the Board’s February meeting, supports the recommendation of administration that the properties located at 2804 , 2806 & 2810 – 50th Avenue be rezoned from A2 (Environmental Preservation) to C4 (Commercial – Major Arterial) under the following condition:

1. That detailed drainage information for the entire area be required prior to issuance of a development permit for any future development.”

MOTION CARRIED

5. NEW BUSINESS

.1 Victoria Park Plan/Community Associations

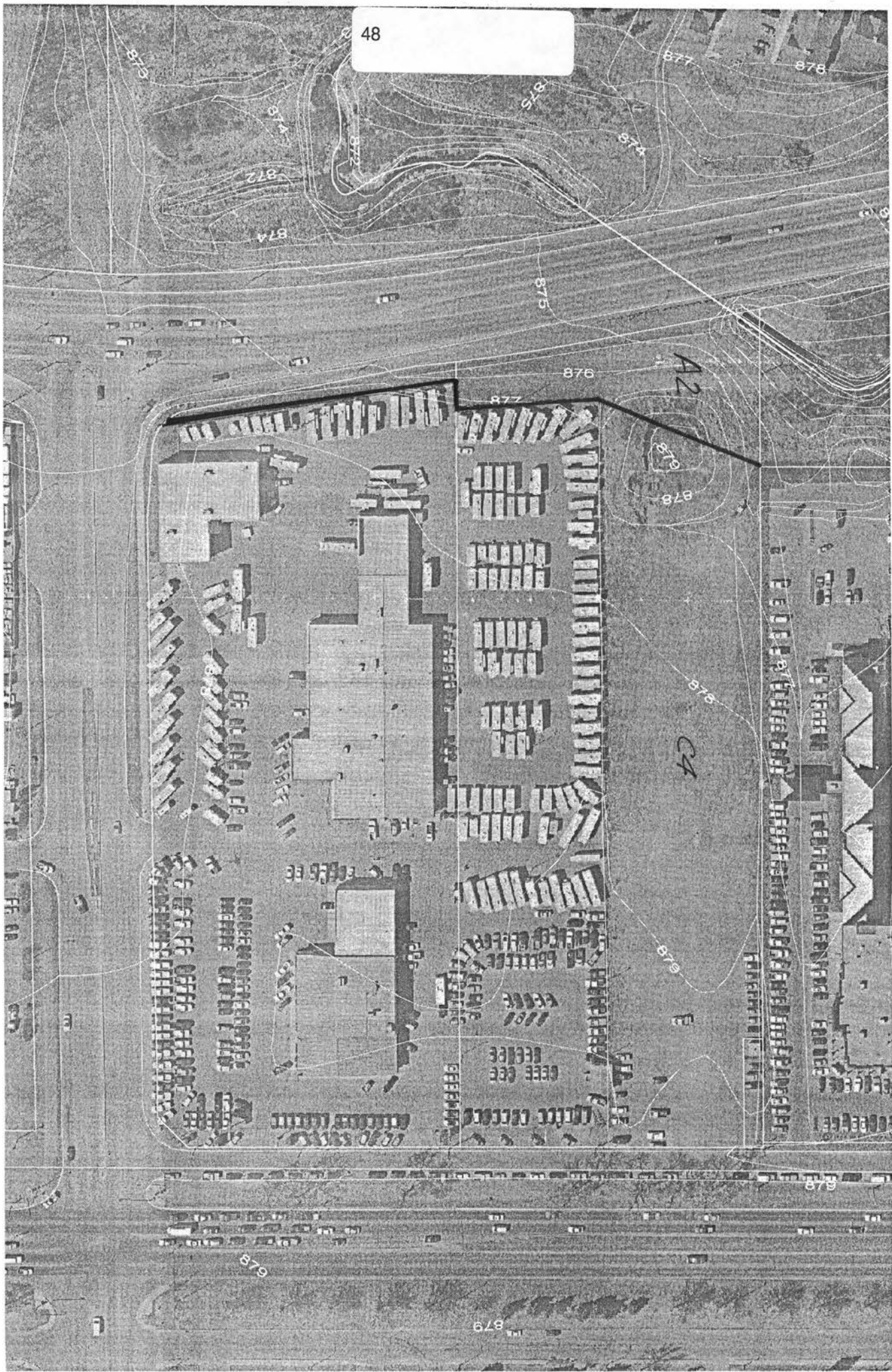
D. Matthews was present to brief the Board on the fact that he recently had a meeting with residents of Victoria Park/Anders regarding their request for a common shelter and the installation of a multi purpose pad (for hockey, tennis etc.) and there were 20 people in attendance and 7 people who were interested in starting a Community Association. The City passed a policy a few years ago stating that in order to receive a shelter there must be a community association in place to maintain the shelter. At this time Councillor Hughes brought up the idea of having future meetings at some of these Community Association Buildings, or in some cases shelter. E. Morris will try to schedule some in the near future.

D. Wolkowski arrived to the meeting at 5:00 p.m.

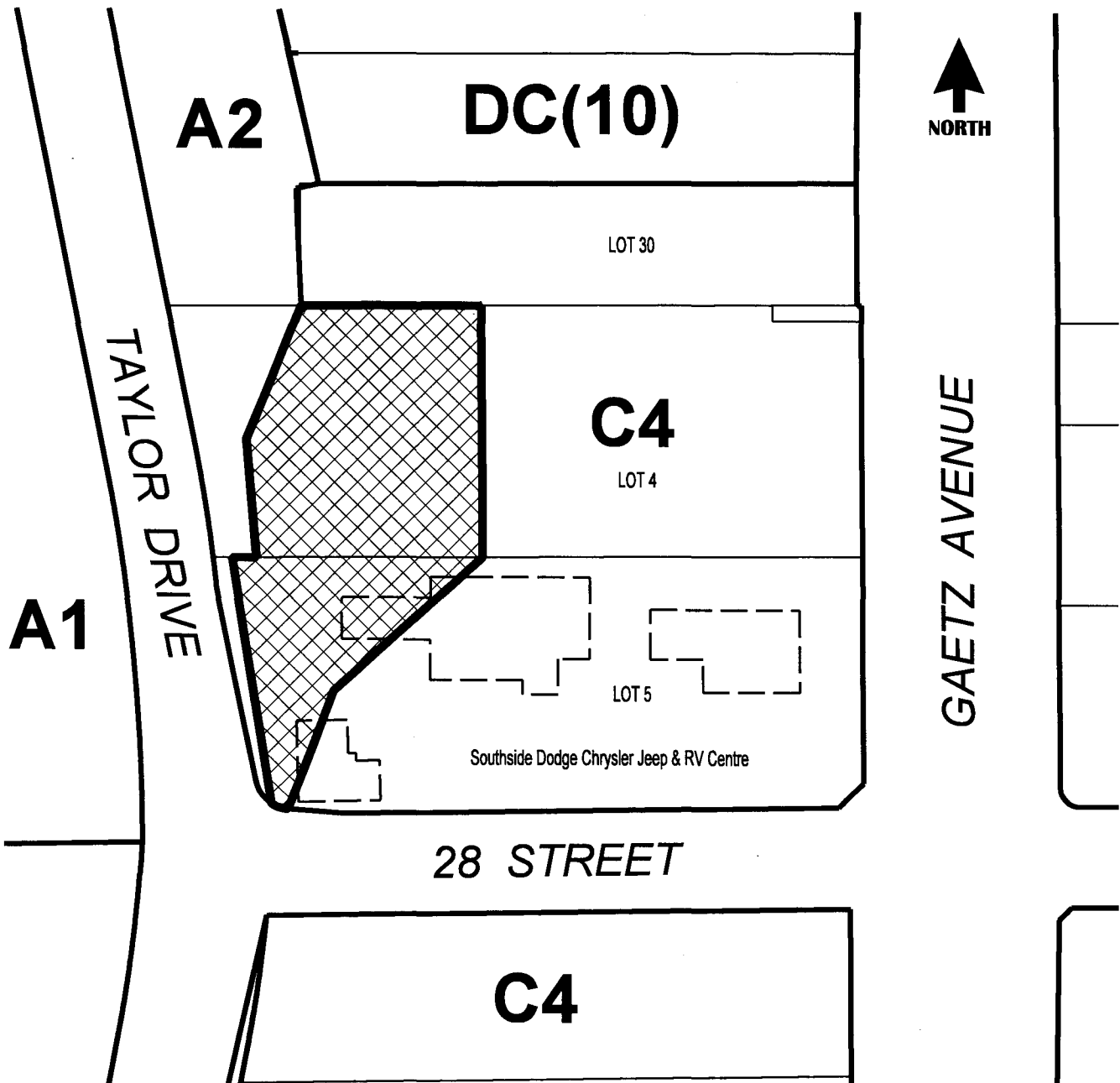
T. Warder and D. Matthews both excused themselves from the meeting at 5:07 p.m.

.2 RPC Board Appointment to the Red Deer College Fine Arts Centre Advisory Committee

E. Morris explained that this Board needed to appoint a new volunteer for the Red Deer College Fine Arts Centre Advisory Committee. Following discussion the following was voted on and passed:



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



Change from :

A2 to C4 

AFFECTED DISTRICTS:

A2 - Environmental Preservation

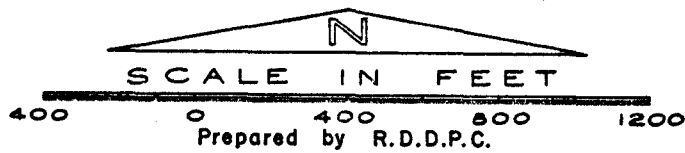
C4 - Commercial (Major Arterial)

MAP No. 13/ 2003
BYLAW No. 3156 / P - 2003

CITY OF RED DEER

ZONING MAP

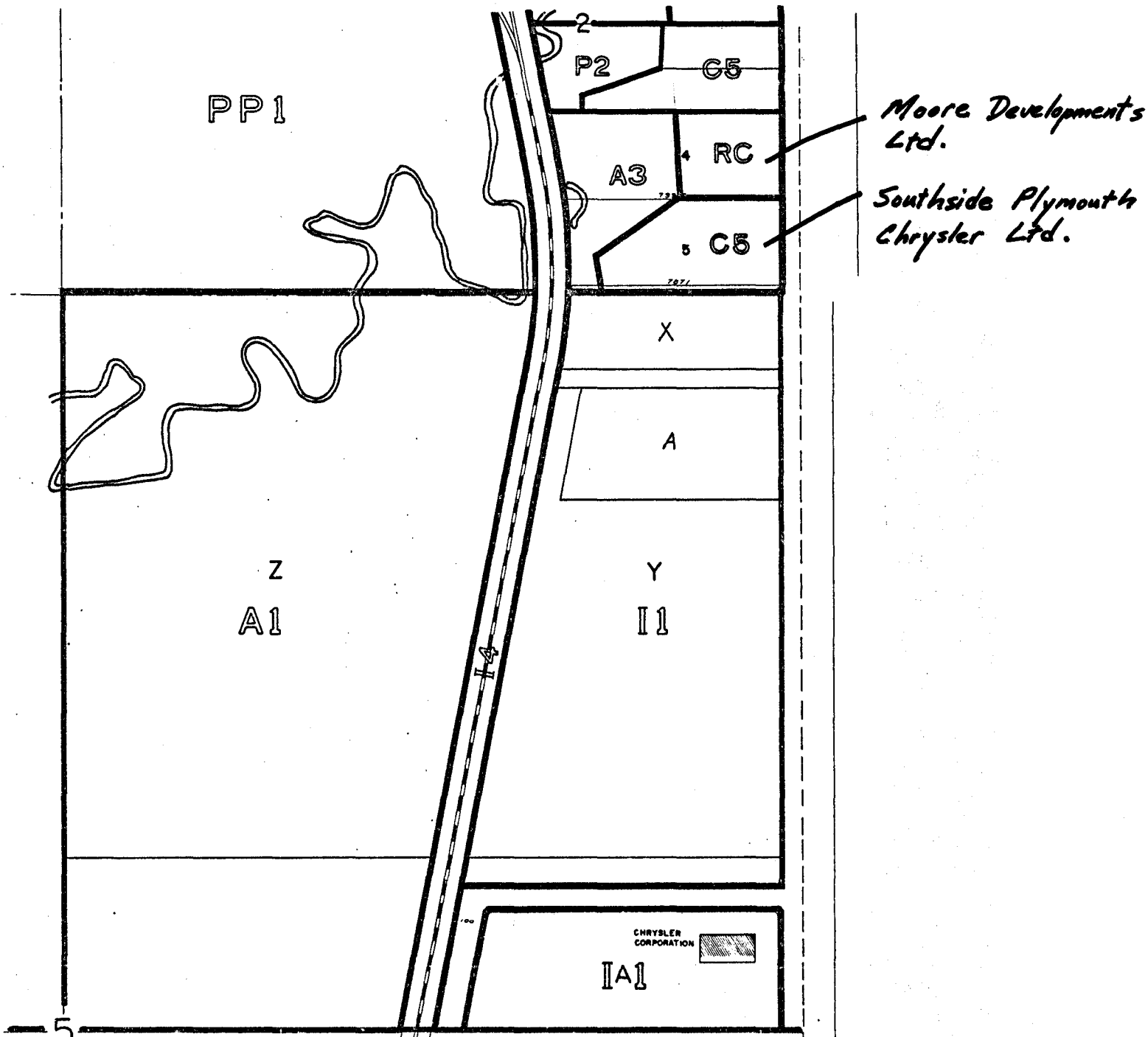
E.&O.E.



Bylaw 2588/78

Effective:

Apr. 13/78 → Aug. 18/80



A1	Agricultural	Farming
A3	"	Private
R.C.	Reserve	Future
R.R.	"	"
PP1	Public & Quasi-public	Schools & Colleges
C5	Commercial	Highway
		Open Space
		Commercial
		Residential

SHEET

(C7)

Comments:

We agree with recommendations of the Administration that first reading be given to the Land Use Bylaw Amendment. A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

REPORT

Request in Dec or Jan
Northwest
want to do development

COMMENTS:

Drainage develop issue not
zoning

History a little better. If develop does not
proceed, drainage issue action?

Lic & Engineering

Can we order the property owner to
put in place the proper drainage
requirements to stop drainage onto
City land.

As an attachment

- No indication of a problem (drainage)
- engineering assessment - \$ production
city?
- talk to Tom
- investigative work to be done
- don't know if permit obtain
for parking lot
- do after Easter
- pull for a month or so

MAYOR: _____

CITY MANAGER: _____

Who is driving
9:00 a.m.

Who will speak at Council
to drainage issue

f:\data\council\forms\comments.5

*Pull for 2 weeks

Christine Kenzie

From: Nona Housenga
Sent: April 29, 2003 4:49 PM
To: Christine Kenzie
Subject: FW: Dual Zoning on Same Lot

Here is Frank's report for the City Manager.

Nona

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

From: Frank Wong
Sent: April 29, 2003 4:23 PM
To: Nona Housenga
Cc: Paul Meyette
Subject: Dual Zoning on Same Lot

Hi Nona,

In the early 1900's when the City of Red Deer was surveyed, there was not too much consideration as topography and vegetation. They surveyed into a grid pattern of generally 5 acres, which later was resurveyed into what we have a blocks in the City centre. Some of the large lots may have 50% of its area as escarpment. When the Land Use Bylaw, in its earliest form was introduced in the 1940's or 1950's, flat areas were identified for a specific use and escarpment areas were identified for public or private open space. This type of zoning was transferred to each new Land Use Bylaw. In the 1950's escarpments were zoned A3 Private Open Space and P2 Natural Parks. In 1980 the A2 zone was brought in under Bylaw 2672/80.

There are probably 20 to 30 lots that has a 2 zone status due to not having been subdivided since they were originally surveyed or created. They are located on the Woodlea Hill and Michener Hill, Jim Foster's lot in Grandview, Bower lands in the northwest corner of Sunnybrook as well as Lots 4 and 5 (Moore Developments Ltd. and Southside Chrysler Ltd.)

I hope that this information is of help to you.

frank

Nona Housenga

From: Greg Scott
Sent: April 16, 2003 10:08 AM
To: Nona Housenga
Cc: Dave Matthews; Frank Wong; Joyce Boon
Subject: Southside Lot / A2

Based on our discussion this morning our Department will review past MPC applications and approvals plus the support plans to determine the following:

- If past MPC approval conditions for this site contained requirements for drainage plans to be submitted to the City
- Determine, based on plan review, if the MPC approved building additions encroach into the A2 area. As past Department recommendations to MPC indicated that this area was C4, determine on what premise this was based on, as it presently "appears" the buildings encroach into the A2 area.
- Ensure appropriate building permits have been issued for all the buildings on site.

Nona I believe PCPS needs to determine exactly where the A2 zoning line is so a process can be developed to ensure there are no future encroachment problems. Has this area been subdivided out by plan?

Nona could you organize an internal meeting with PCPS, RPC and ourselves to ensure we have our information in place prior to meeting with the developers. I believe I heard Bev suggest that we include the developers in a meeting. (Is that what you heard?)

I am away next week but Joyce is very informed on this situation so she will be our Department contact. We will try to have our information pulled together by the end of this week. Joyce will need a day or so to review. I will have her contact you to once she has the information finalized. A date to meet though could be established anytime.

Thanks,
Greg S

April 24 - 9:00 a.m. Crimson Star

"Information Only"

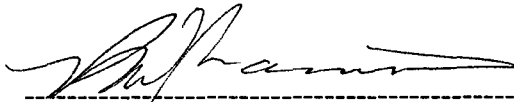
COPY

May 9, 2003

*For: Norbert
and Gail*

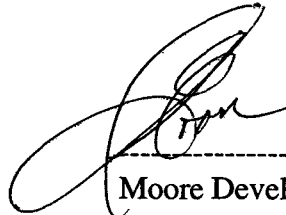
Re: Land Use Bylaw Amendment 3156/P-2003
Portions of Lots 4 and 5, Block 2, Plan 737 HW
SE ¼ Sec. 8-38-27-4
Gaetz Avenue South Commercial Area
Southside Plymouth Chrysler Ltd. and Moore Developments Ltd.

We have reviewed the Land Use Bylaw Amendment 3156/P-2003 with Frank Wong and agree to dedicate the remaining lands zoned A2 as municipal reserve dedication subject to the City of Red Deer paying for the subdivision of the land.



Southside Plymouth Chrysler Ltd.

Date: MAY 9, 2003



Moore Developments Ltd.

Date: MAY 9, 2003



LEGISLATIVE & ADMINISTRATIVE SERVICES

FILE

May 21, 2003

Fax: 346-6466

Brian Swainson
Southside Plymouth Chrysler Ltd.
2804 - 50 Avenue
Red Deer, AB T4R 1M4

Dear Mr. Swainson:

***Land Use Bylaw Amendment 3156/P-2003
Portions of Lots 4 and 5, Block 2, Plan 737 HW
SE ¼ Sec. 8-38-27-4
Gaetz Avenue South Commercial Area***

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3156/P-2003* at the City of Red Deer's Council meeting held Tuesday, May 20, 2003. For your information, a copy of the bylaw is attached.

Land Use Bylaw Amendment 3156/P-2003 provides for the rezoning of the western portions of Lots 4 and 5, Block 2, Plan 737 HW from A2 Environmental Preservation District to C4 Commercial (Major Arterial) District.

Council must hold a Public Hearing before giving second and third readings to the bylaw. This office will now advertise for a Public Hearing to be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers of City Hall during Council's regular meeting.

According to the *Land Use Bylaw*, the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required. It is my understanding that this cost of advertising for this Public Hearing will be shared with yourselves and Moore Developments Ltd. Your share of the deposit for advertising will be \$200. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

.. 2/



LEGISLATIVE & ADMINISTRATIVE SERVICES

Southside Plymouth Chrysler Ltd.

May 21, 2003

Page 2

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

Sincerely,

Kelly Kloss
Manager
Legislative & Administrative Services

KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/P-2003

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

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

- 1 The "Use District Map F6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 13/2003 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 20th day of May 2003.

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

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

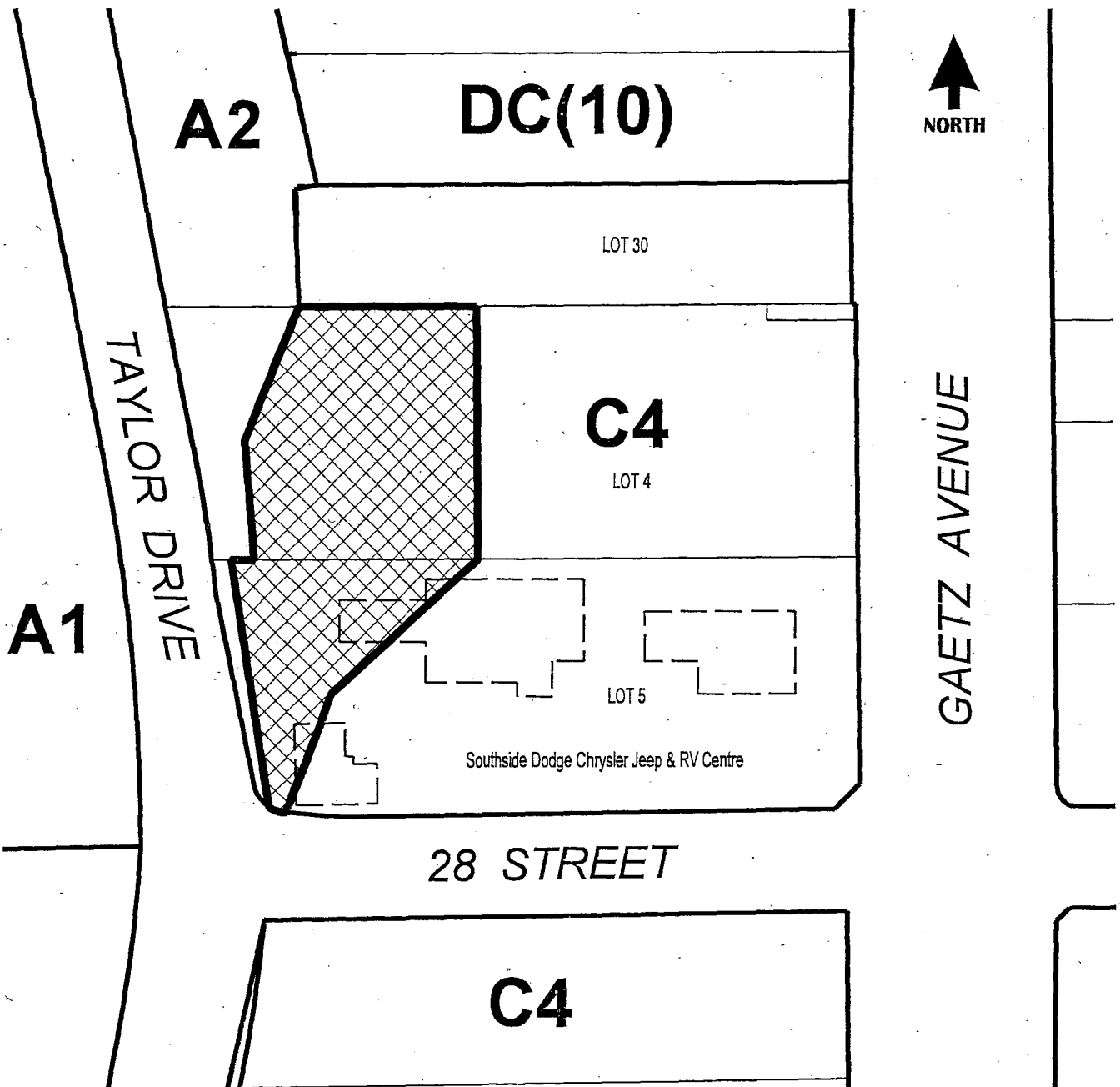
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A2 to C4



AFFECTED DISTRICTS:

A2 - Environmental Preservation

C4 - Commercial (Major Arterial)

MAP No. 13/ 2003
BYLAW No. 3156 / P - 2003



LEGISLATIVE & ADMINISTRATIVE SERVICES

FILE

May 21, 2003

Fax: 341-5066

Graham Moore
Moore Developments Ltd.
3115 - 50 Avenue
Red Deer, AB T4N 3X8

Dear Mr. Moore:

***Land Use Bylaw Amendment 3156/P-2003
Portions of Lots 4 and 5, Block 2, Plan 737 HW
SE ¼ Sec. 8-38-27-4
Gaetz Avenue South Commercial Area***

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..2/



LEGISLATIVE & ADMINISTRATIVE SERVICES

Moore Developments Ltd.

May 21, 2003

Page 2

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

Sincerely,

Kelly Kloss
Manager

Legislative & Administrative Services

KK/chk

/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

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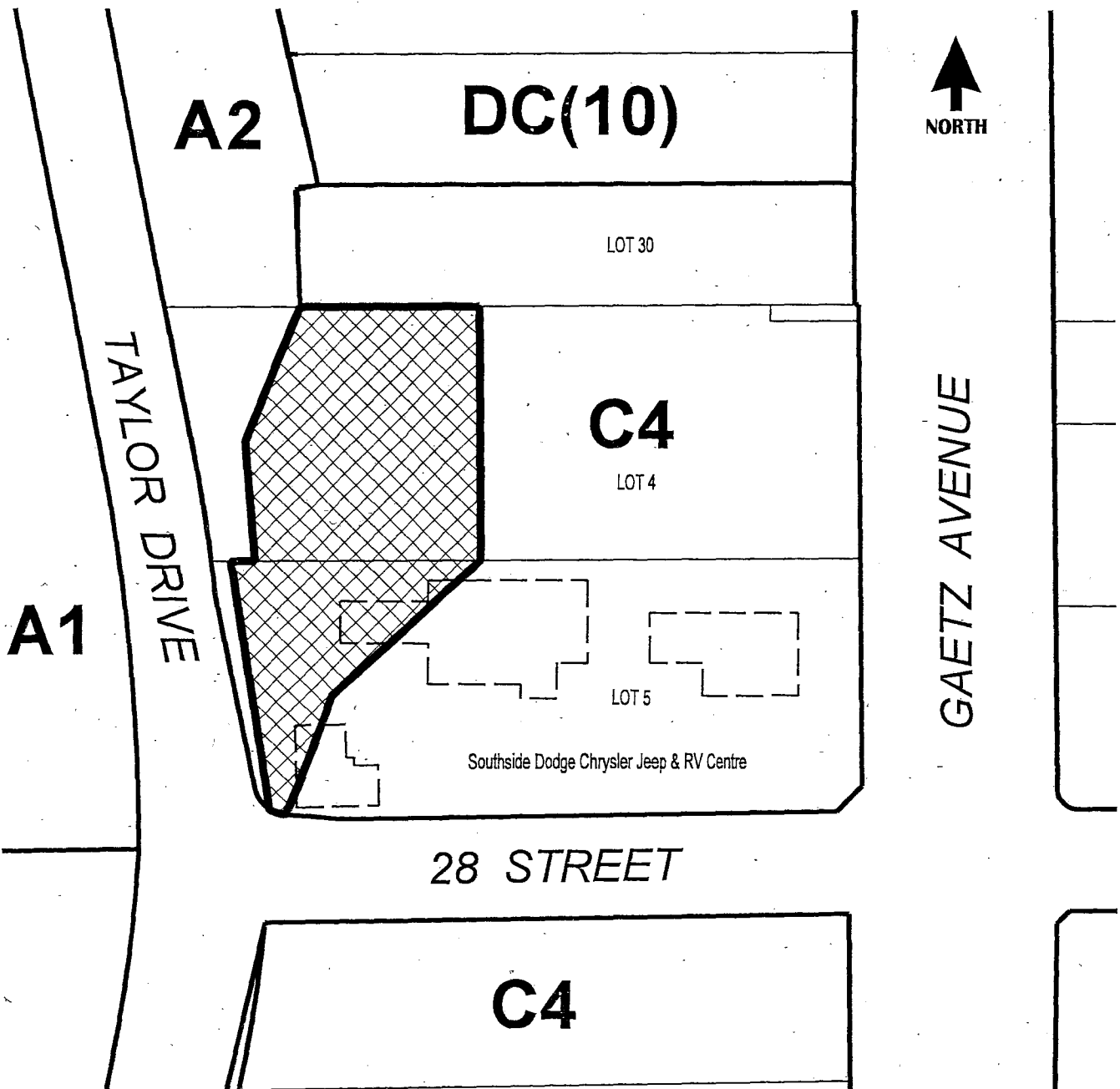
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A2 to C4



AFFECTED DISTRICTS:

A2 - Environmental Preservation

C4 - Commercial (Major Arterial)

MAP No. 13/ 2003
BYLAW No. 3156 / P - 2003

FILE

DATE: May 21, 2003

TO: Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, Manager, Legislative & Administrative Services

SUBJECT: Land Use Bylaw Amendment 3156/P-2003
Portions of Lots 4 and 5, Block 2, Plan 737 HW
SE ¼ Sec. 8-38-27-4
Gaetz Avenue South Commercial Area
Southside Plymouth Chrysler Ltd. & Moore Developments Ltd.

Reference Report:

Parkland Community Planning Services, dated April 29, 2003

Bylaw Readings:

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

Report Back to Council: Yes

A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Land Use Bylaw Amendment 3156/P-2003 provides for the rezoning of the western portions of Lots 4 and 5, Block 2, Plan 737 HW from A2 Environmental Preservation District to C4 Commercial (Major Arterial) District. This office will now proceed with the advertising for a Public Hearing. Southside Plymouth Chrysler Ltd. & Moore Developments will be responsible for the advertising costs in this instance.

The business owners have stated they have agreed to dedicate the A2 portion of their property to The City as long as The City pays for the subdivision costs. You may wish to discuss obtaining this property with the Director of Community Services and the City Manager.



Kelly Kloss
Manager

KK/chk
/attach.

- c Community Services Director
- Director of Development Services
- Inspections & Licensing Manager
- Recreation, Parks & Culture Manager
- Land & Economic Development Manager
- C. Adams, Administrative Assistant
- Bev Greter, Clerk Steno

BYLAW NO. 3156/P-2003

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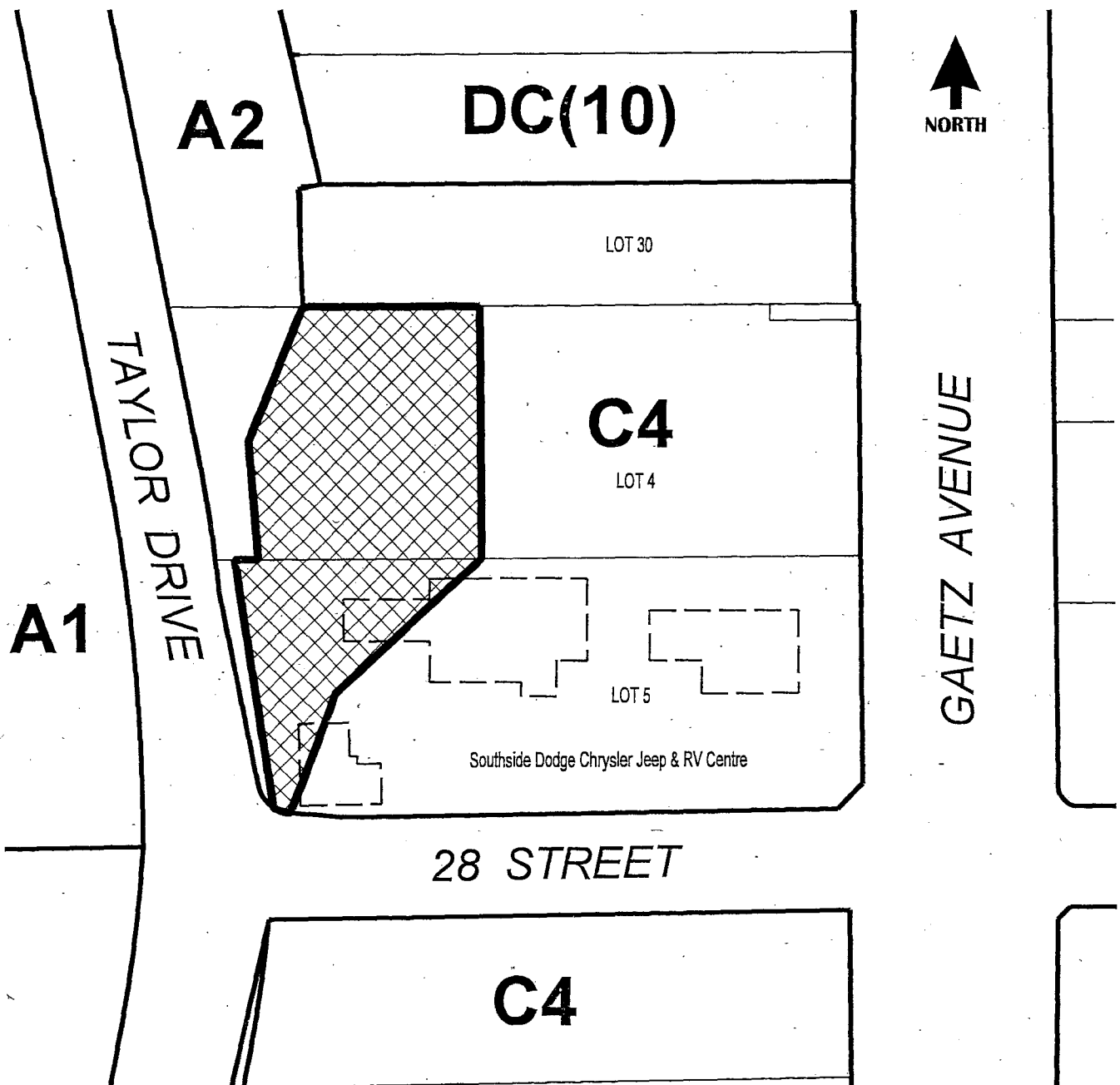
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AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

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



Change from :
A2 to C4

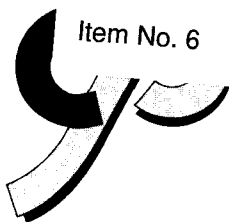


AFFECTED DISTRICTS:

A2 - Environmental Preservation

C4 - Commercial (Major Arterial)

MAP No. 13/2003
BYLAW No. 3156 / P - 2003



LAND
COMMUNITY
PLANNING
SERVICES

52

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: MAY 12, 2003
TO: LEGISLATIVE & ADMINISTRATIVE SERVICES MANAGER
FROM: TONY LINDHOUT, PLANNER
RE: LANCASTER SOUTH
NEIGHBOURHOOD AREA STRUCTURE PLAN AMENDMENTS

In accordance with Appendix "A" of the City's *Transitional Neighbourhood Planning Design Guidelines & Standards*, all Neighbourhood Area Structure Plan amendments must be forwarded to City Council for their consideration of approval.

Background

The City of Red Deer's Land & Economic Development Department (City Land Bank) is proposing to amend undeveloped portions of the existing Lancaster South Neighbourhood Area Structure Plan (NASP) as follows:

1. Enlarge the neighbourhood C3 commercial site from 0.6 acres to potentially 1.0 acre.
2. Relocate the entrance to the water reservoir site from LeGrange Crescent to Lancaster Drive.
3. Expand the central park site by eliminating 3 potential residential lots in order to accommodate a second community playground.
4. Change a designated R2 medium density (multiple family) area to single family and semi-detached residential development.
5. Re-design of the remaining R2 medium density areas to create a ± 7.0 acre multiple family site having access only to 22nd Street and to be developed with a minimum of 175 dwelling units.

The remainder of the existing Lancaster South NASP is unaffected. Neighbourhood structure plans, when approved by City Council, form the basis for future zoning, subdivision and development decisions for the area. The proposed amendments are supported by all referral agencies/City Departments and fully conform to the following applicable City statutory and/or other planning documents:

- Municipal Development Plan
- Intermunicipal Development Plan
- Community Services Master Plan
- East Hill Major Area Structure Plan

Rather than amend the Lancaster South NASP under the former Planning and Subdivision Guidelines under which this NASP was originally approved, the City's Land & Economic Development Department choose to amend the area structure plan under the City's recently adopted optional and "transitional" *Neighbourhood Planning Design Guidelines & Standards*.

These new guidelines allow a developer (in this case the City) the opportunity to amend the NASP of a partially developed neighbourhood to incorporate a pre-packaged set of residential design elements that reflect community sustainable growth principles. In the case of the Lancaster South NASP amendment, the following sustainable community growth principles and design elements were met:

- By assigning a minimum of 175 dwelling units to the 2.84 ha (7.0 acre) R2 medium density site located in the southeast corner of the neighbourhood, the neighbourhood density was increased to 12.4 units per gross developable hectare to fall within the required range of 12.35 to 17.30 units/ha. The increased density includes the requirement that 30% of the R1/R1A lots in Phase 4 be developed for R1A (semi-detached) housing.
- Enlargement of the existing 0.6 acre C3 neighbourhood commercial site up to a maximum of 1.0 acre to facilitate increased local employment opportunities and increased range of neighbourhood commercial services reducing automobile driving distances.

While the enlarged commercial site will result in the removal of some additional treed areas which normally would not be supported by the City's Recreation, Parks & Culture Department, the additional commercial lands site are part of a proposed land swap with the Recreation Parks & Culture (RP&C) Department in order for them to obtain an equal amount of land (equivalent of 3 residential lots) for development of an additional playground at the central park site. RP&C support the land exchange (and resulting loss of some treed areas) on the basis that a second playground on the central park site has a greater overall community value and benefit than would retention of additional trees that would be lost through the enlarged commercial site. Based on the proposed land swap, the total amount of open space (municipal reserves, detention ponds and PUL's) in the Lancaster South neighbourhood would be approximately 19.0%.

- Pre-design and designation of transit routes and bus stop locations within the neighbourhood to encourage the use of transit through enhanced information and public awareness of this municipal service.
- Although it is difficult to amend and incorporate a linear park system into a neighbourhood that is already partially complete, some minor park and pedestrian enhancements were added.
- Positive CPTED (Crime Prevention Through Environmental Design) analysis of this application by the RCMP.
- Completion of the required social impact assessment indicated that the proposed NASP amendments support the goals and principles of a sustainable neighbourhood in such areas as, assessment of land use planning in an integrated manner, safety, sense of community, housing variety, opportunity for neighbourhood learning, leisure and social experiences and, the effectiveness of various transportation modes (auto, transit, pathways).

Neighbourhood Public Meeting

Pursuant to the City's *Neighbourhood Planning Design Guidelines & Standards*, a neighbourhood public meeting, hosted by Parkland Community Planning Services, was held April 28, 2003. Nine area residents attended the meeting and 7 written comment sheets plus two phone calls were received from area landowners. The comments have been summarized as follows including follow-up responses from the City's Land & Economic Development Department, who are the developer:

Comment/Issue	No. of Responses	Land & Economic Development's Response
<u>Opposed to larger 1 acre commercial site:</u>		
➤ Negative impact (increased noise, bright lighting, youth hangout, and garbage) on adjoining residential properties.	1	Site has been designated for commercial since original 1998 plan. City will use "proposal call" method to select developer and uses best suited for community. Site will be fenced.
➤ Put landscaping and berms around inside perimeter of commercial site.	1	Not practical as this would reduce the developable area of the commercial site; site is already buffered from residential by natural treed area.
➤ Bought property knowing a small 0.6 acre commercial site would be developed; increasing parcel size to 1.0 acres (+ 40%) is not acceptable.	4	Proposed commercial site will be reduced to 0.8 acres. No portion of the realigned commercial parcel will be any closer to a residential property than was shown in the original 0.6 acre site. The natural treed area will be retained as a buffer between the commercial and residential uses.
➤ Care must be taken in selecting tenants for the commercial site. Do not permit high intensity lighting or night-time drive-throughs.	2	Care will be taken in selecting developer and potential tenants. City will use "proposal call" method to determine a development proposal that fits with community.
➤ Proposed 1.0 acre commercial site will decrease residential property values.	3	Any difference to the assessment values of adjoining residential properties resulting from the larger commercial parcel cannot be determined or substantiated at this time as the site is undeveloped and its impact is unknown. The smaller realigned 0.8 acre commercial site will significantly reduce any potential increased negative impacts.
➤ Alter shape (i.e. "L" shape) of commercial parcel and reduce size to maximum 0.8 acre	1	Commercial parcel will be reduced to 0.8 acres and parcel boundary adjusted to be no closer to residential areas than the currently designated 0.6 acre site.
➤ No additional trees should be removed.	1	Removal of trees is normally not supported however, larger commercial site is part of internal City land swap whereby the central park site is being enlarged to create space for an additional playground resulting in an overall net gain for the community.
Why was entrance to the water reservoir site relocated from LaGrange Crescent to Lancaster Drive?	1	Best location for pump house and reservoir resulted in more efficient access being available from north side of site rather than east side. Furthermore, proposed site access is now opposite a municipal reserve parcel rather than across from residential homes.
Probability of increased density beyond the proposed minimum of 175 units on the R2 medium density site?	1	Maximum development of site if all Land Use Bylaw requirements (parking, landscaping, setbacks, etc.) are met would limit development to ± 200 units.

Copies of all written comment sheets received by Parkland Community Planning Services have been forwarded to City Council members under separate cover for their information.

Planning Analysis

From an overall planning and land use perspective, the proposed NASP amendments are an improvement to the current area structure plan and reflect sustainable community growth elements and principles not contained in the current plan such as higher densities, larger commercial site and improved community gathering spaces and community linkages. While most of the proposed plan amendments were supported by the community, the initial proposal to increase the size of the commercial site from 0.6 acre to 1.0 acre met with opposition at the neighbourhood meeting whereby concerns were raised regarding the loss of additional trees, less separation distance from the residential lots and, the potential for increased noise, lighting and activity on the larger commercial site.

The City's Land & Economic Development Department, based on the analysis of the feedback received from the public, has reduced the size of an enlarged commercial site from the proposed potential 1.0 acre site to 0.8 acres and furthermore, has re-adjusted the perimeter boundary of the proposed commercial site so that no portion of its boundary is any closer to a residential property than the currently designated 0.6 acre site.

The City's Land & Economic Development Department will market the commercial site through a "proposal call" process in order to fully analyze prospective development proposals for this site. Careful attention and consideration will be given to the type and mix of commercial tenants, hours of business, site lighting and the requirement for perimeter fencing of the site.

Municipal Planning Commission

The Municipal Planning Commission, at their meeting of May 12, 2003 reviewed and supported the proposed Lancaster South Neighbourhood Area Structure Plan amendments. MPC recommends that Council proceed with adoption of these NASP amendments.

Recommendation

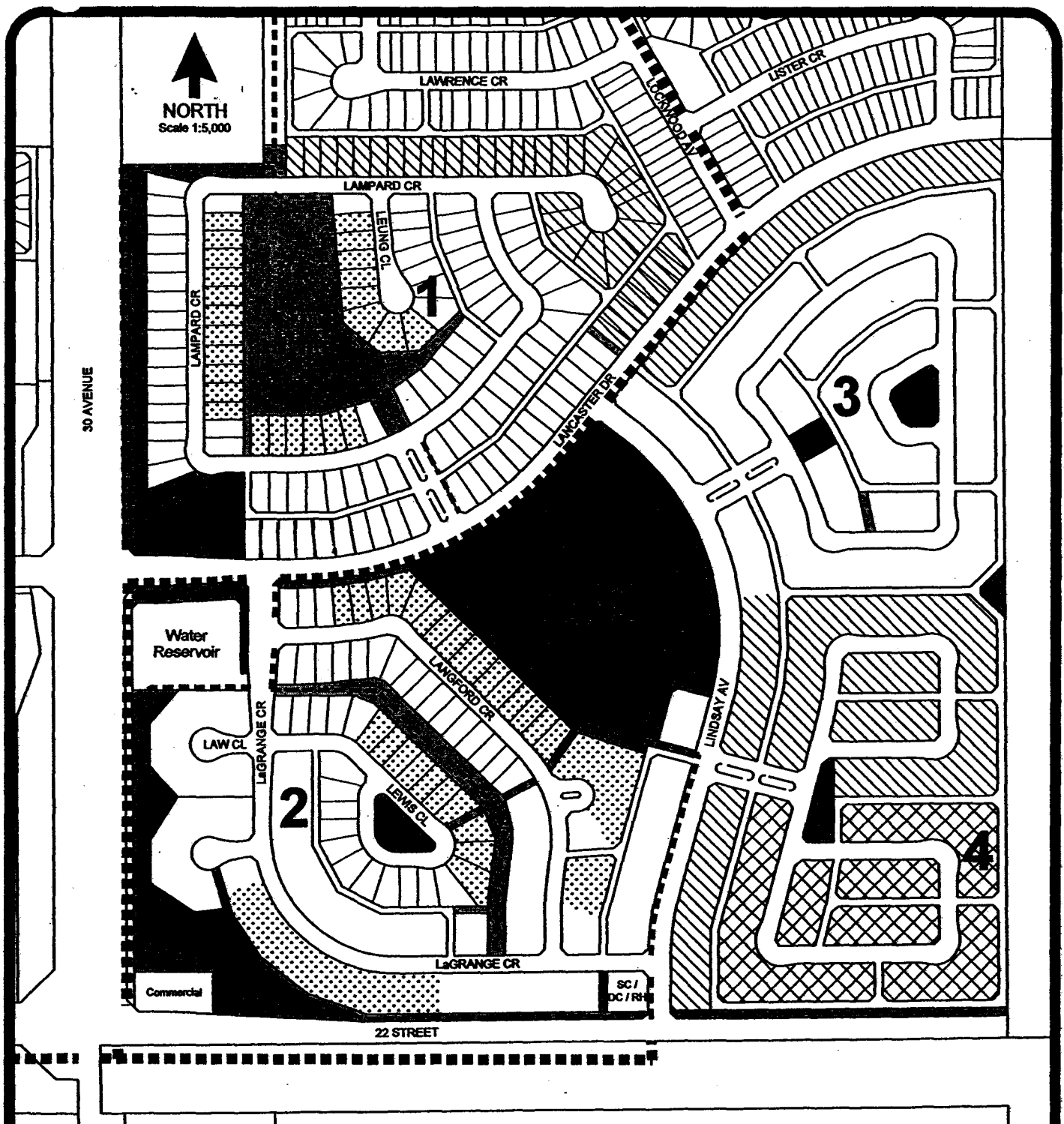
That City Council proceed with first reading of Bylaw 3217/F-2003, being the Bylaw to adopt the proposed amended Lancaster South Neighbourhood Area Structure Plan.







Tony Lindhout, ACP, MCIP
PLANNER

Attachments

EXISTING NEIGHBOURHOOD AREA STRUCTURE PLAN



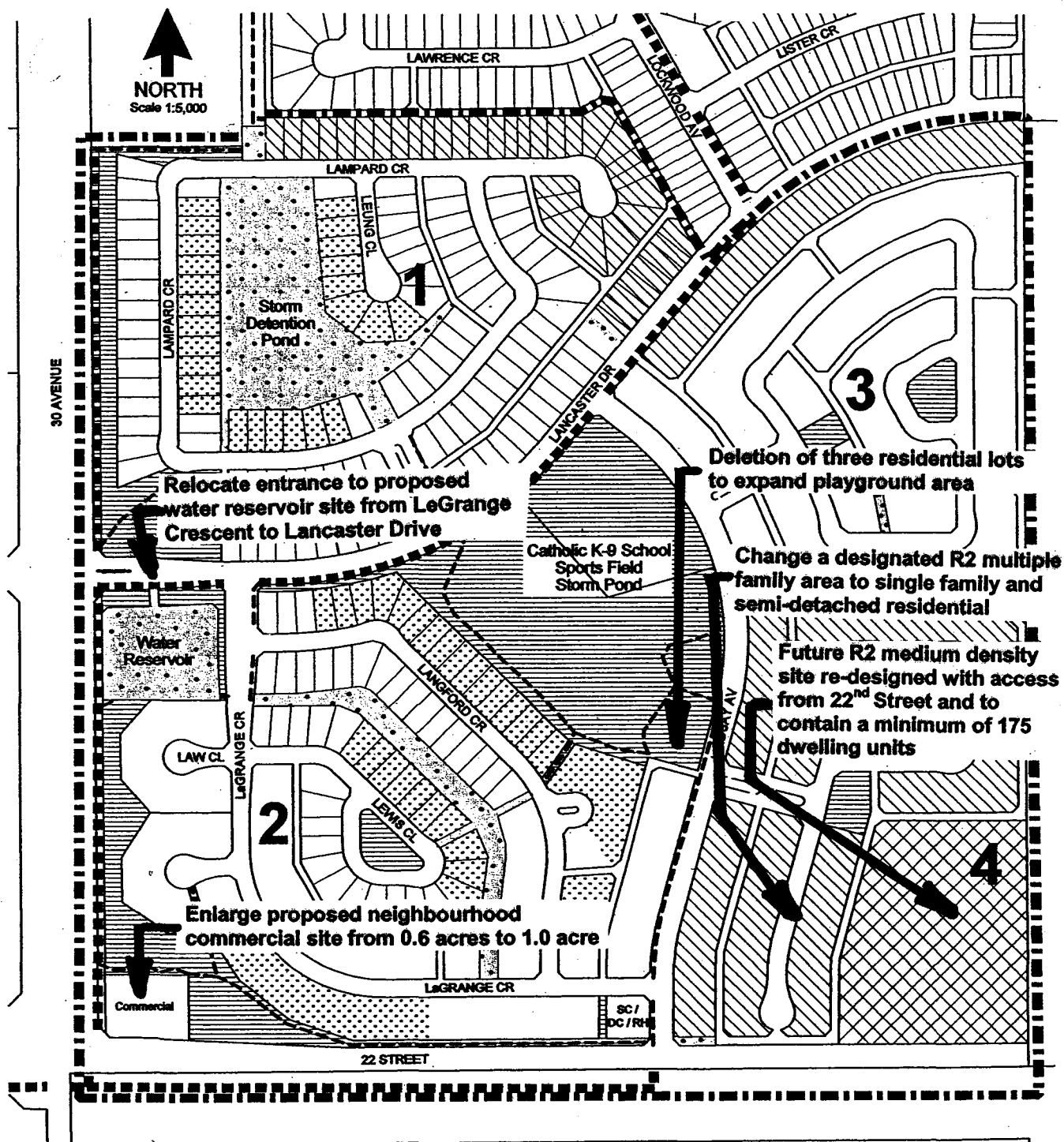
Lancaster South Neighbourhood Area Structure Plan

-  R1 Residential
-  R1 - R1A Residential
-  R2 Medium Density Residential
-  2 Storey Residences with Walkout Basements Permitted

-  Commercial
-  Parks and Recreation
-  Public Utility Lot
-  Social Care / Day Care / Retirement Home

-  2.5m Pedestrian / Bike Path
-  1.5m Pedestrian / Bike Path
- 4** Staging Sequence

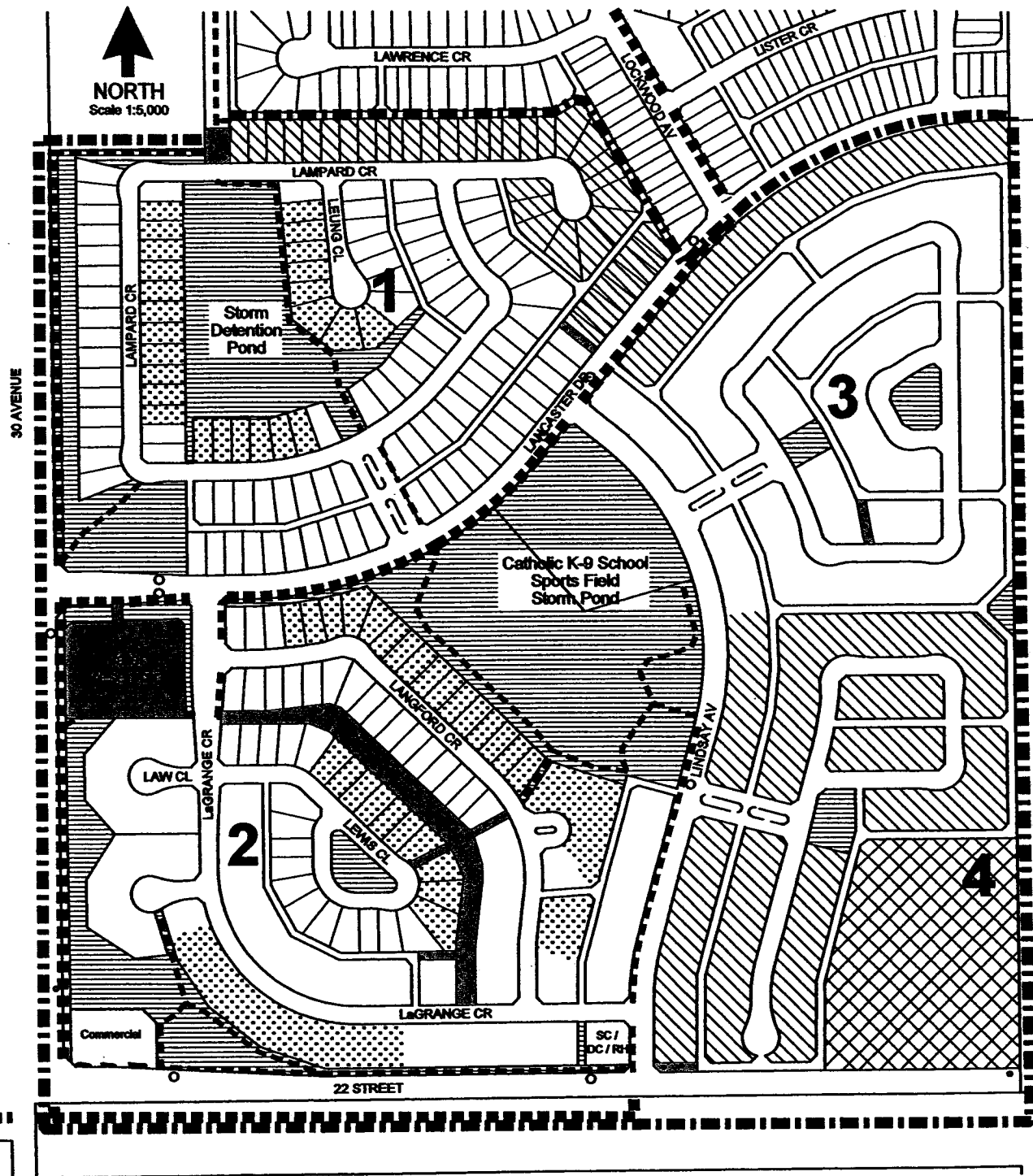
Prepared by:
The City of Red Deer Engineering Department and
Parkland Community Planning Services
October 2001



Lancaster South Neighbourhood Area Structure Plan

Figure 3 - Development Concept & Staging

R1 Residential	Commercial	2.5m Pedestrian / Bike Path
R1 - R1A Residential	Parks and Recreation	1.5m Pedestrian / Bike Path
R2 Medium Density Residential (min. 175 dwelling units)	Public Utility Lot	Study Boundary
2 Storey Residences with Walkout Basements Permitted	Social Care / Day Care / Retirement Home	Staging Sequence



Lancaster South Neighbourhood Area Structure Plan

Figure 3 - Development Concept & Staging

- | | | |
|---|--|-----------------------------|
| R1 Residential | Commercial | 2.5m Pedestrian / Bike Path |
| R1 - R1A Residential | Parks and Recreation | 1.5m Pedestrian / Bike Path |
| R2 Medium Density Residential (min. 175 dwelling units) | Public Utility Lot | Study Boundary |
| 2 Storey Residences with Walkout Basements Permitted | Social Care / Day Care / Retirement Home | 4 Staging Sequence |
| | | Bus Stop |

May 2003

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

DATE: May 13, 2003

TO: City Council

FROM: Municipal Planning Commission

RE: LANCASTER SOUTHAREA STRUCTURE PLAN AMENDMENTS

On May 12, 2003 the Municipal Planning Commission gave consideration to a proposal to amend the Lancaster South Neighbourhood Area Structure Plan. The amendments include enlarging the C3 commercial site, relocation of the entrance to the water reservoir site, expansion of the central park site, redesignation of a R2 medium density (multiple family) area to single family and semi-detached residential development, and redesign of the remaining R2 areas to create a multiple family site having access only to 22 Street. Following consideration the following resolution was introduced and passed.

“RESOLVED, that the Municipal Planning Commission supports the proposed Lancaster South Neighbourhood Area Structure Plan amendments and recommends that Council of The City of Red Deer give consideration to the approval of this amended plan.”

This is provided for your information.

Mayor Gail Surkan, Chair
Municipal Planning Commission

Comments:

We agree with the recommendations of Administration that Council proceed with first reading of the Neighbourhood Area Structure Plan Amendment. A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

' N. Van Wyk'
City Manager

Legislative & Administrative Services

DATE: May 21, 2003

TO: Tony Lindhout, Parkland Community Planning Services

FROM: Kelly Kloss, Manager, Legislative & Administrative Services

SUBJECT: Lancaster South
Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2003

Reference Report:

Parkland Community Planning Services, dated May 12, 2003

Bylaw Readings:

Lancaster South Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

Lancaster South Neighbourhood Area Structure Plan Bylaw Amendment 3217/F-2003 amends undeveloped portions of the existing Lancaster South Neighbourhood Area Structure Plan as follows:

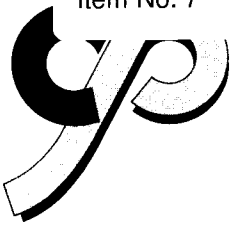
1. Enlarge the neighbourhood C3 commercial site from 0.6 acres to potentially 1.0 acre.
2. Relocate the entrance to the water reservoir site from LeGrange Crescent to Lancaster Drive.
3. Expand the central park site by eliminating 3 potential residential lots in order to accommodate a second community playground.
4. Re-design of the remaining R2 medium density areas to create \pm 7.0 acre multiple family site having access only to 22nd Street and to be developed with a minimum of 175 dwelling units.

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
Manager
KK/chk
/attach.

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



AND 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: May 12, 2003

TO: Kelly Kloss, Legislative and Administrative Services

FROM: Nancy Hackett, Parkland Community Planning Services

RE: **Amendment 3213/A-2003 to the Northwest Major Area Structure Plan**

A minor update to the Northwest Major Area Structure Plan has been undertaken to ensure that it is current with new city policy and to accommodate minor changes now being proposed or expected to come forward within relevant Neighbourhood Area Structure Plans.

The proposed amendment was prepared by Parkland Community Planning Services for the City of Red Deer. It has been processed in a manner consistent with the City of Red Deer's *Planning and Subdivision Guidelines (2002)*. All Major Area Structure Plan amendments must be forwarded to MPC for a recommendation. Because Major Area Structure Plans form the basis for future development decisions including the approval of Neighbourhood Area Structure Plans within a specified area, the amendment process is significant as it serves to modify the existing Plan.

Background

The City of Red Deer approves Major Area Structure Plans which cover quadrants of the City where new development is occurring. This level of plan is intended to provide information on major transportation routes and collector streets into neighbourhoods, set out general land uses, indicate where parks, schools, and utilities are to be located and identify natural areas and trails. The City presently has an East Hill Major Area Structure Plan for the south east part of the city and for the north has the Northwest Major Area Structure Plan. The Northwest Major Area Structure Plan covers about 14 quarter sections of land in the north part of the City including: parts of Glendale, Oriole Park, Johnstone Park, Kentwood, also Golden West Industrial and Edgar Industrial. It was last updated in 1998. The amendments to the Major Area Structure Plan currently being proposed are primarily to address new information or new policies that have come into place within the City of Red Deer which were not in place in 1998.

Proposed Changes to the Northwest Major Area Structure Plan

Land Use Map 4 (for comparison between Maps Labelled "A" Proposed with "B" Existing)

Summary of proposed changes to map 4 (and Transportation Map 5):

1. change local roads and park locations in Johnstone Park North to better reflect future intended development
2. adjust arterial commercial near corner of Gaetz Avenue/Highway 11A to match Neighbourhood Area Structure Plan and remove bulbed road on

- commercial site at Highway 11A/Gaetz Avenue
- 3. Delete one of the Gaetz Avenue road connections into Kentwood Northeast
- 4. Addition of storm water pond locations (PULs)
- 5. Adjust location of berm between commercial/residential areas in Oriole Park West to reflect actual location of berm
- 6. New collector roadway in Kentwood Northeast

In addition to the changes that can be shown on a map there is a text change which is being done to meet new City policy:

- To meet the City's new Sustainable Community policy that promotes sustainability through more efficient use of land, the proposed amendment also allows for higher neighbourhood densities that will now range from a minimum density of 12.35 units per hectare to a maximum of 17.30 dwelling units per gross hectare.
 - Previous city policy was 45 persons per hectare and so the current Northwest Major Area Structure Plan refers to a maximum of 45 persons per hectare
 - The proposed new numbers are approximately equivalent to 35 to 52 persons per hectare.
 - This is about an 11% increase to the maximum density that may be permitted in future residential neighbourhoods
 - It is subject to availability of services (e.g. sewer service capacity).
- The reference to the public school site proposed in Johnstone Park South can be deleted as the School Board has indicated that a school will not be needed in this location. The central park site will remain with usual central park amenities (e.g. play fields, playground).

Process

The proposed amendment it was referred to all applicable City Departments and relevant outside agencies as well as Red Deer County for comment and identification of concerns. Through this referral process, no outstanding concerns were identified.

Neighbourhood Public Meeting

A neighbourhood meeting was held on the evening of April 16, 2003 at the Holiday Inn on 67 Street. The meeting, hosted by Parkland Community Planning Services, presented the proposed changes to the Northwest Major Area Structure Plan to be considered by City Council. This meeting was jointly held with a meeting regarding proposed changes to the Kentwood Northeast Neighbourhood Area Structure Plan. The meeting was advertised to area residents in Kentwood N.E. and businesses west Gaetz Ave. north of 77 Street through a newsletter delivered door to door. Also an advertisement appeared in the Advocate on the Friday preceding the meeting indicating the meeting would deal with proposed changes to both the Northwest Major Area Structure Plan and the Kentwood Northeast Neighbourhood Area Structure Plan. Approximately 11 members of the public attended this meeting as well as City staff and a City Council representative.

To date, no telephone calls or written comments have been received by Parkland Community Planning Services with regard to the proposed amendment. However the following concerns were voiced at the meeting which pertain to the Northwest Major Area Structure Plan:

Concern	Response
Would like better trail connections	This is an important matter that deals with planning throughout the entire Northwest area. A complete and thorough review (as opposed to the present minor update) of the Northwest Major Area Structure Plan is planned in the near future. Planning staff fully support including the broad issue of trails/trail systems as part of a thorough review of the Northwest Major Area Structure Plan.
Opposed to the extension of Kentwood Drive as the central collector street.	This matter was referred to the Engineering Services Department and their response is attached to the Kentwood Northeast Neighbourhood Area Structure Plan Amendment report also appearing on this agenda.
Commercial site – could it be enlarged?	No change is presently being recommended to the size of the commercial area as consultation with adjacent land owners will be necessary and consideration must be given to the location of the berm and impact on any drainage/existing wetland. However, it has been agreed to remove the bulbed road previously shown on the commercial site as a possible road. The developer has now determined a public access road will not be necessary as it is his intention to develop a condo site (much like some commercial projects in south Red Deer which have private internal road systems).


Municipal Planning Commission

Municipal Planning Commission recommended support of this plan amendment at their May 12, 2003 meeting.

Recommendation

The proposed amendment to the Northwest Major Area Structure Plan is being undertaken to ensure the plan is up to date with new policies and regulations adopted by the City as well as to address some minor changes being suggested/undertaken within Neighbourhood Area Structure Plans falling within the boundary of the Northwest Major Area Structure Plan. Planning staff recommend City Council proceed with first reading of this amendment.

Respectfully Submitted,

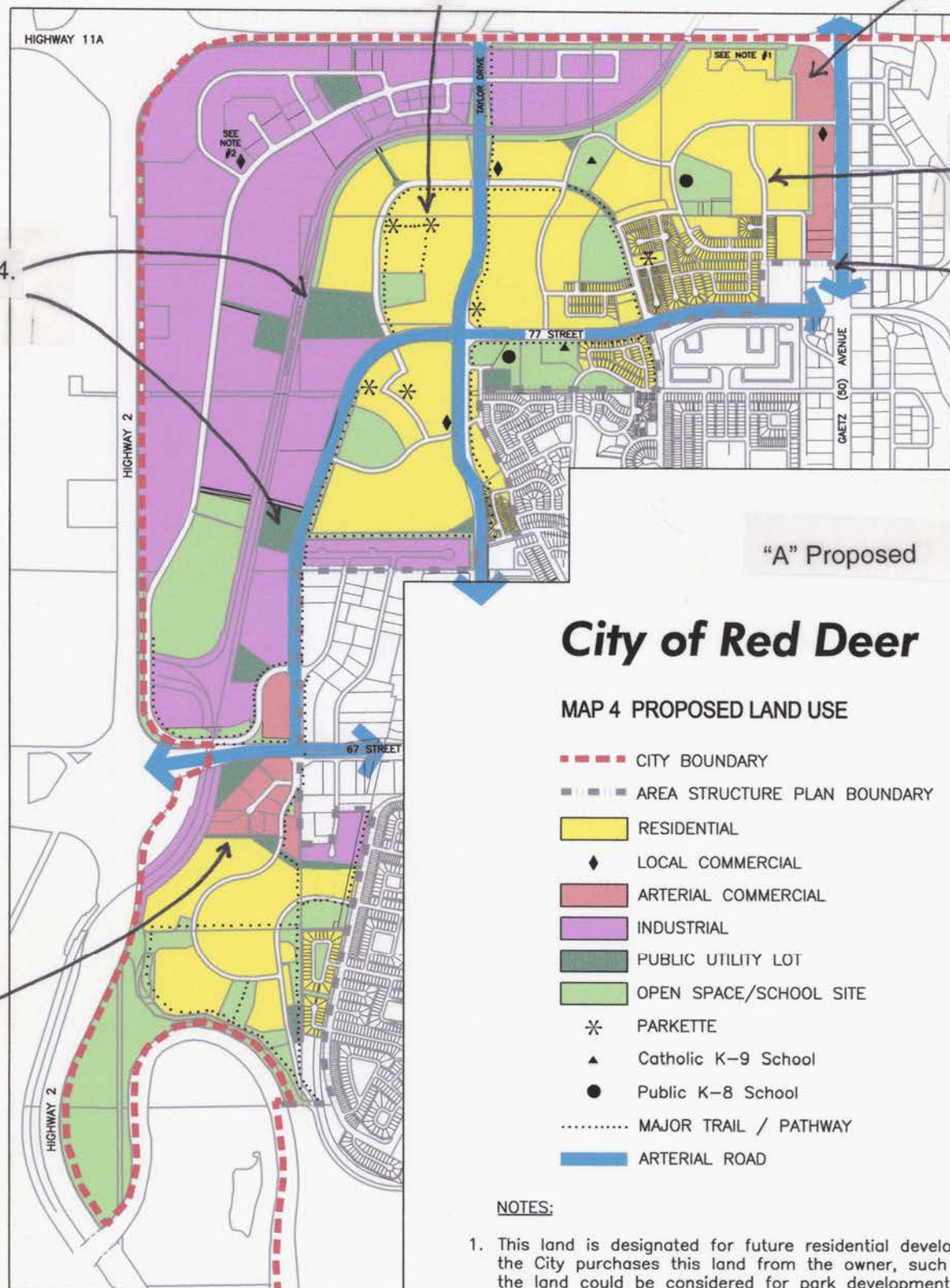

 Nancy C. Hackett, ACP, MCIP
 PLANNER

Attachments

c. Colleen Jensen, Director of Community Services

Changes to Maps 4 & 5, Northwest Major Area Structure Plan

1. change local roads and park locations in Johnstone Park North to better reflect future intended development
2. adjust arterial commercial near corner of Gaetz Avenue/Highway 11A to match Neighbourhood Area Structure Plan and remove bulbed road on commercial site at Highway 11A/Gaetz Avenue
3. Delete one of the Gaetz Avenue road connections into Kentwood Northeast
4. Addition of storm water pond locations (PULs)
5. Adjust location of berm between commercial/residential areas in Oriole Park West to reflect actual location of berm
6. New collector roadway in Kentwood Northeast



"A" Proposed

City of Red Deer

MAP 4 PROPOSED LAND USE

- CITY BOUNDARY
- - - AREA STRUCTURE PLAN BOUNDARY
- RESIDENTIAL
- ◆ LOCAL COMMERCIAL
- ARTERIAL COMMERCIAL
- INDUSTRIAL
- PUBLIC UTILITY LOT
- OPEN SPACE/SCHOOL SITE
- * PARKETTE
- ▲ Catholic K-9 School
- Public K-8 School
- MAJOR TRAIL / PATHWAY
- ARTERIAL ROAD

NOTES:

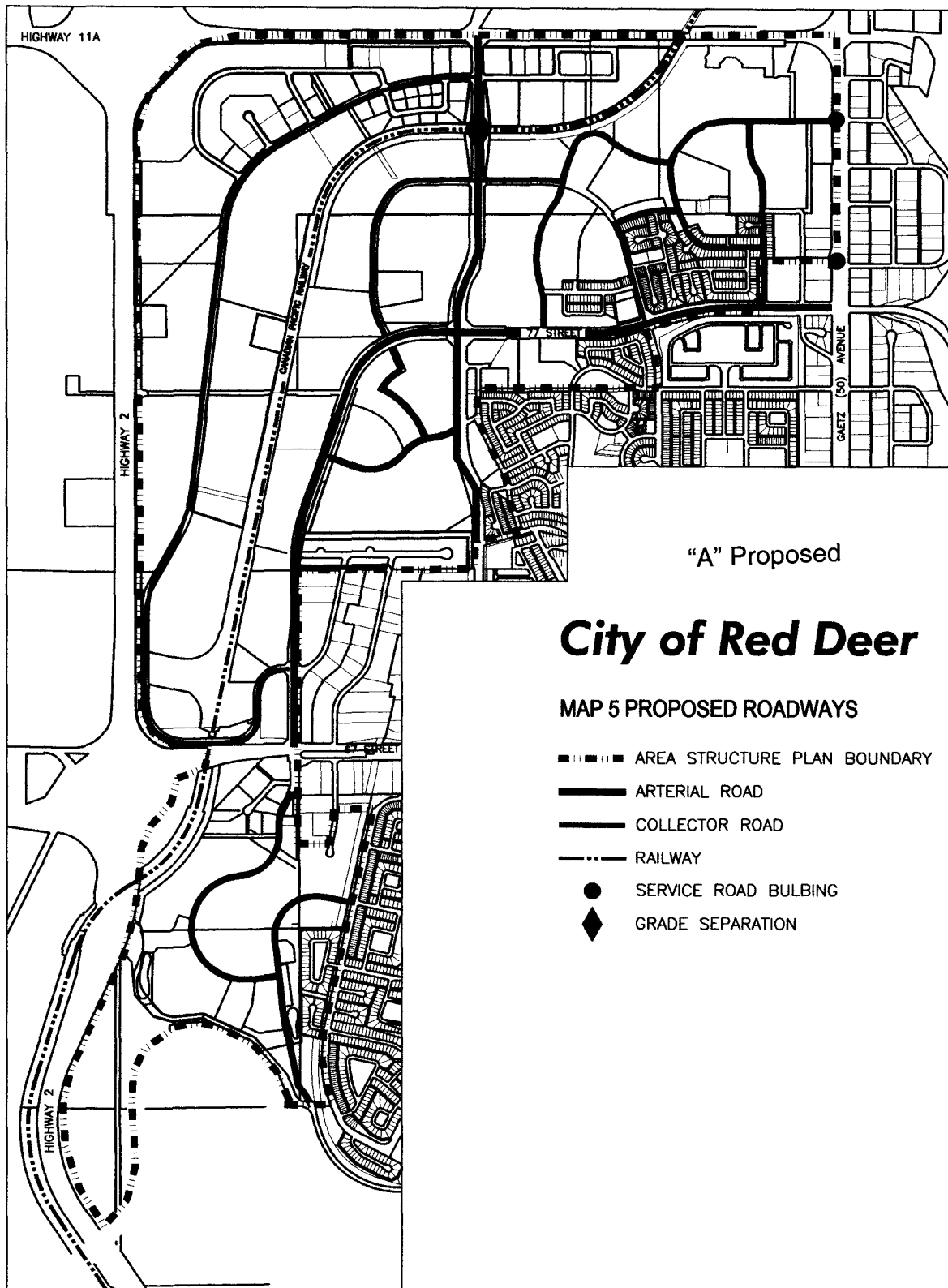
1. This land is designated for future residential development. If the City purchases this land from the owner, such portion of the land could be considered for park development.
2. The Edgar Industrial local commercial site is approximate; the actual location may be on an alternate location in the Edgar Industrial Park.

All school locations shown on this map are tentative, actual construction of any school will be dependent on approval of the respective school board.

MAY 2003

Prepared by PCPS & RD Engineering Dept.





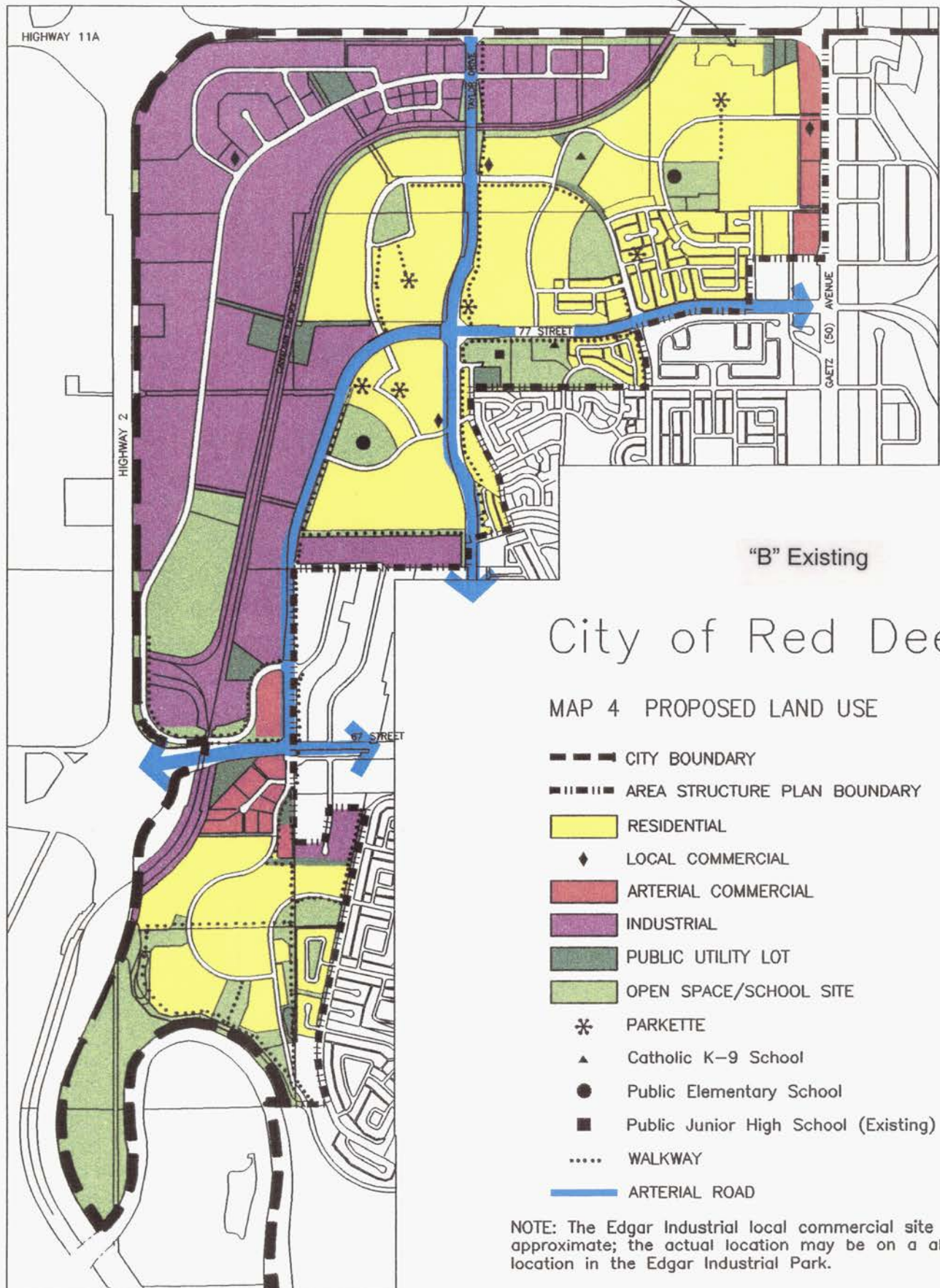
MAY 2003

Prepared by PCPS & RD Engineering Dept.



This land is designated for future residential development. If the City purchases this land from the owner, such portion of the land could be considered for park development.

67



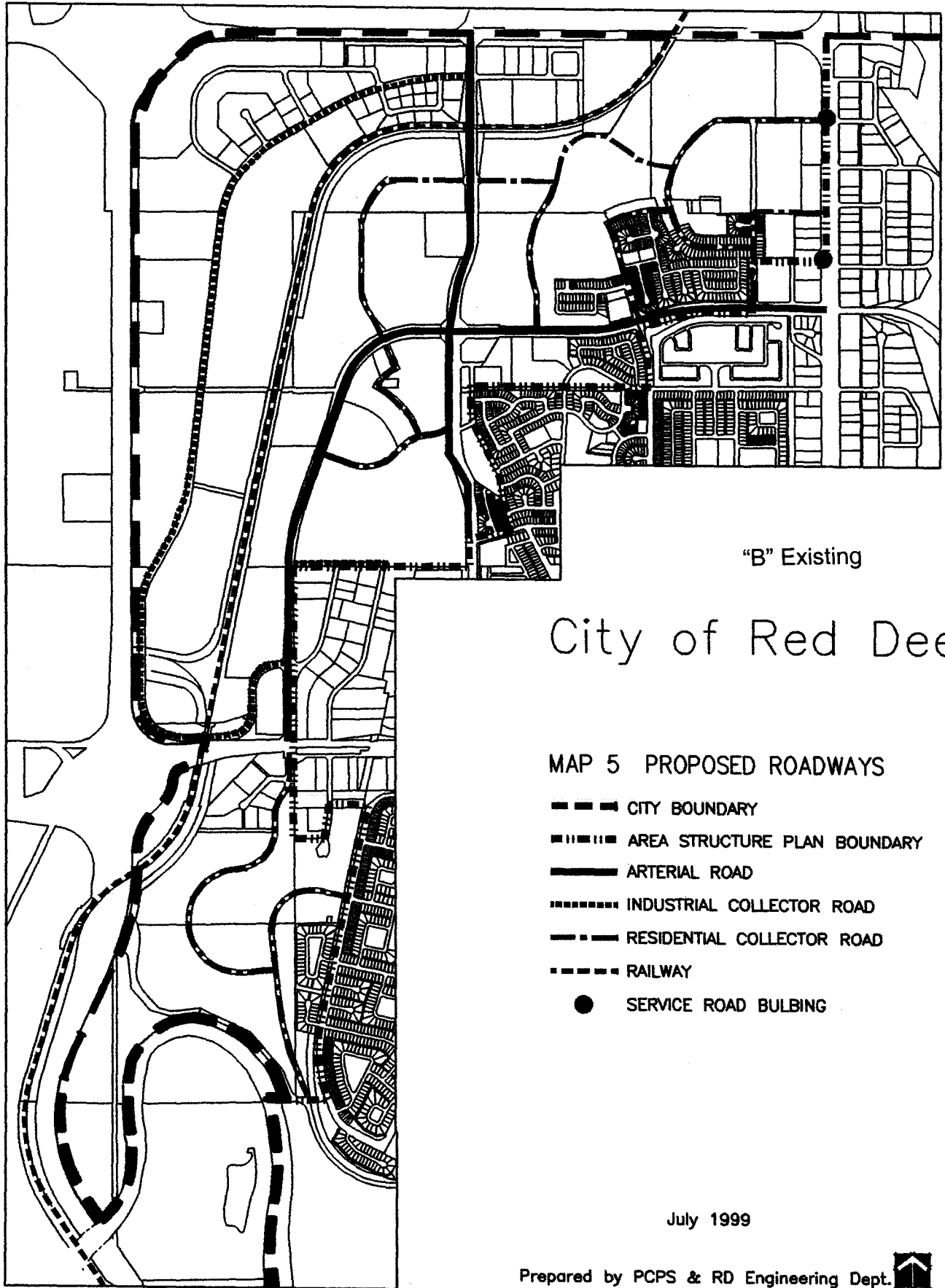
NOTE:

All school locations shown on this map are tentative, actual construction of any school will be dependent on approval of the respective school board.

July 1999

Prepared by PCPS & RD Engineering Dept.





DATE: May 13, 2003

TO: City Council

FROM: Municipal Planning Commission

RE: NORTHWEST MAJOR AREA STRUCTURE PLAN AMENDMENTS

On May 12, 2003 the Municipal Planning Commission gave consideration to a proposal to amend the Northwest Major Area Structure Plan. The amendments proposed ensure the plan is up to date with new policies and regulations adopted by The City as well as to address some minor changes within Neighbourhood Area Structure Plans. Following consideration the following resolution was introduced and passed.

“RESOLVED, that the Municipal Planning Commission supports the proposed Northwest Major Area Structure Plan amendments and recommends that Council of The City of Red Deer give consideration to the approval of this amended plan.”

This is provided for your information.

Mayor Gail Surkan, Chair
Municipal Planning Commission

Comments:

We agree with the recommendations of Administration that Council proceed with first reading of the Northwest Major Area Structure Plan Amendment. A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Council Decision – May 20, 2003

FILE

Legislative & Administrative Services

DATE: May 21, 2003
TO: Nancy Hackett, Parkland Community Planning Services
FROM: Kelly Kloss, Manager, Legislative & Administrative Services
SUBJECT: Northwest Major Area Structure Plan Amendment 3213/A-2003

Reference Report:

Parkland Community Planning Services, dated May 12, 2003

Bylaw Readings:

Northwest Major Area Structure Plan Amendment 3213/A-2003 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

The amendments to the Northwest Major Area Structure Plan are to ensure the plan is up to date with new policies and regulations adopted by The City and to address minor changes within Neighbourhood Area Structure Plans.

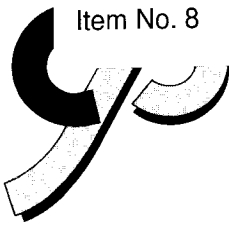
This office will now proceed with the advertising for a Public Hearing. The City will be responsible for the advertising costs in this instance.


Kelly Kloss
Manager

KK/chk

/attach.

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



DATE: May 12, 2003

TO: Kelly Kloss, Legislative and Administrative Services

FROM: Nancy Hackett, Parkland Community Planning Services

RE: **Amendments to the Kentwood Northeast (Kingsgate) and Kentwood West Neighbourhood Area Structure Plans**

The City of Red Deer has received a proposal to amend the existing Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan. This amendment affects currently undeveloped lands. The proposed amendment consists of a series of changes to roadways, laneways, park area, and related servicing as well as a change in proposed type of residential land use through out the plan, to be described in more detail within this report.

The proposed amendment was prepared for Laebon Development Ltd. and Quantum IV by WNM Engineering. It has been processed in a manner consistent with the City of Red Deer's ***Planning and Subdivision Guidelines (2002)***. All Neighbourhood Area Structure Plan amendments must be forwarded to MPC for a recommendation. Because Neighbourhood Area Structure Plans form the basis for future development decisions including zoning and subdivision within a specified area, the amendment process is significant as it serves to modify the existing Plan.

Changes

The following changes are proposed (please refer to attached Maps A "Proposed" and B "Existing") :

1. Removal of one access point to Gaetz Avenue (south access)
2. Change collector road pattern to extend Kentwood Drive north-south
3. Change to local road pattern due to above noted changes
4. Removal of bulbed road previously shown on the commercial site as a possible road as the developer has now determined a public access road will not be necessary
5. Proposal of a possible right-in - right-out access to the commercial site from Gaetz Avenue. This is clearly labeled as a possibility only and it is labeled as requiring further review/approval by City of Red Deer Engineering Services
6. Change to location of the Day Care/Social Care/Retirement Home site to be further from the school site as requested by the School Board
7. Addition of R1N housing throughout the plan area

8. Change to proposed treed buffer on the east area of the plan backing onto Gaetz Avenue commercial area as further site and survey work has determined that the existing trees cannot be retained in this buffer and a man-made landscaped berm will have to be installed, however the existing trees at the proposed place of worship site and the previous south Gaetz Avenue access can now be retained under the new design.
9. Change to shape and location of place of worship site
10. Addition of 1.13 hectares of land previously owned by the City of Red Deer and shown in the Kentwood West Neighbourhood Area Structure Plan and now to be included within this plan area
11. Revised School and Park site plan to allow the potential for a community centre/shelter to be incorporated within any future school building
12. Change of some areas from R1 to R1A
13. Addition of R2 land in the southeast corner to allow the adjacent developer to complete his townhouse project to the end of the street rather than mid-block

Background

Upon receipt of the proposed amendment it was referred to all applicable City Departments and relevant outside agencies as well as Red Deer County for comment and identification of concerns. The amendment was reviewed at Subdivision Committee on March 27, 2003. Through this referral process, it was determined that some minor modifications were required in order to address concerns. Consultation with the developer led to a revised Neighbourhood Area Structure Plan Amendment, which was presented to the public for input at a neighbourhood meeting.

Neighbourhood Public Meeting

A neighbourhood meeting was held on the evening of April 16, 2003 at the Holiday Inn on 67 Street. The meeting, hosted by Parkland Community Planning Services, presented the proposed changes to the Northwest Major Area Structure Plan to be considered by City Council some of which related directly to the Kentwood neighbourhood and some of which involved other areas in the Northwest plan area. The meeting was advertised to area residents in Kentwood N.E. and businesses west Gaetz Ave. north of 77 Street through a newsletter delivered door to door. Also an advertisement appeared in the Advocate on the Friday preceding the meeting indicating the meeting would deal with proposed changes to both the Northwest Major Area Structure Plan and the Kentwood Northeast Neighbourhood Area Structure Plan. Approximately 11 members of the public attended this meeting as well as City staff and a City Council representative.

To date, no telephone calls or written comments have been received by Parkland Community Planning Services with regard to the proposed amendment. However the following concerns were voiced at the meeting:

Concern	Response
Would like more park space in Kentwood N.E.	The maximum municipal reserve required under provincial legislation is 10%. Any additional municipal reserve provided must be purchased by the City or donated voluntarily by the developer. The City works very hard to ensure that every neighbourhood has at least 10% park/municipal reserve. In this case, the developer is providing approximately 14-15% park (municipal reserve) which meets all city and provincial guidelines/requirements. It is true that the area could benefit from additional parkettes or smaller playground areas but the vast majority of municipal reserve dedication is proposed to be taken up by the central school and park site and by berm along the rail line and to separate the Gaetz Avenue commercial from new residential development which are necessary within this plan area. It is hoped that as the area to the north develops (between Highway 11A and Kingston Drive) that additional playground/park space will become available to area residents.
Would like better trail connections	This is an important matter that deals not only with Kentwood Northeast but the entire Northwest area. A complete and thorough review (as opposed to the present minor update) of the Northwest Major Area Structure Plan is planned in the near future. Planning staff fully support including the broad issue of trails/trail systems as part of a thorough review of the Northwest Major Area Structure Plan.
Sight lines on the corners of streets is a problem in cases where there is a great deal of on street parking.	This matter is potentially as issue in many neighbourhoods with substantial on street parking. As an issue that potentially affects the entire city, it has been referred to Engineering Services for further consideration.
Opposed to R1N on collector streets due to parking issues.	Under R1N requirements, all units must have 2 rear parking stalls. However, it is recognized that on-street parking remains an issue despite the provision of parking from the lane. In discussing this with the developer, he has indicated that it is his intention that the portion of Kentwood Drive north from the present terminus be built in boulevard style with separate sidewalks on each side to ensure that it is aesthetically pleasing and an appropriate entrance into the community. Because of the intended boulevard style, houses without front drives are most appropriate in this area (allowing for easy pedestrian movement and additional landscaping). In addition, the road right of way is to be 22 metres, matching the existing portion of Kentwood Drive which

	<p>should allow for sufficient room for on-street parking and effective traffic movement.</p> <p>Subject to the approval of the Engineering Department, the cross section of the road would consist of, as proposed by the developer, from one side to the other:</p> <ul style="list-style-type: none"> 0.5 meter boulevard 1.5 metre sidewalk 3.0 metre separation 12.0 metre roadway 3.0 metre separation 1.5 metre sidewalk 0.5metre boulevard
Opposed to the extension of Kentwood Drive as the central collector street.	This matter was referred to the Engineering Services Department and their response is attached.
Concern about speeding in the neighbourhood presently and in the future on Kentwood Drive if extended	This matter was referred to the Engineering Services Department and their response is attached.
Concern about snowmobiles and quads racing through the neighbourhood.	This issue has been referred to the RCMP for review and enforcement.
Maintain tree buffer along lane at Kirk Close	This treed buffer is to remain and the developer has been asked to clearly label it on Figure 5 (land use map).
Commercial site – could it be enlarged?	No change is presently being recommended to the size of the commercial area as consultation with adjacent land owners will be necessary and consideration must be given to the location of the berm and impact on any drainage/existing wetland. However, it has been agreed that the possibility of a right-in - right-out access to the commercial site from Gaetz Avenue can be shown in the plan but will be clearly labeled as requiring further review by the City of Red Deer. As well, the removal of bulbed road previously shown on the commercial site as a possible road has been agreed to. The developer has now determined a public access road will not be necessary as it is his intention to develop a condo site (much like some commercial projects in south Red Deer which have private internal road systems).

Municipal Planning Commission

These plan amendments were tabled by Municipal Planning Commission on May 12, 2003 in order to give members additional time to review the material. Municipal Planning Commission will be re-opening the issue at their May 20 meeting and will forward their recommendation to City Council under separate cover.

Outstanding Issues

Under the Planning and Subdivision Guidelines, developers are asked to show the location of top soil stockpiles where possible to ensure future residents are aware of where these are to be situated. The developer is asked to please show these locations within his plan before it is given final reading by City Council.

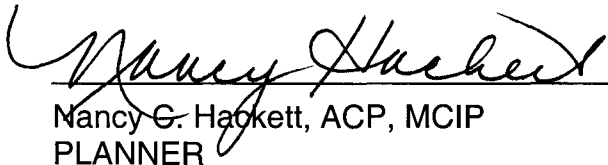
Kentwood West Neighbourhood Area Structure Plan

The developer has purchased 1.13 hectares of land previously owned by the City of Red Deer and presently shown in the Kentwood West Neighbourhood Area Structure Plan along the rail line in the northwest corner of the site. This land can more readily developed within the Kentwood NE area and it is now proposed to be included within this plan area. Revised Kentwood West maps are attached for review.

Recommendation

The proposed amendment to the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan and the proposed boundary adjustment/amendment to the Kentwood West Neighbourhood Area Structure Plan conform with City Planning policies. Planning staff recommend City Council give first reading to the proposed amendments, provided that the developer agree to indicate the locations of top soil stockpiles within the plan prior to consideration of second and third readings.

Respectfully Submitted,



Nancy G. Hackett, ACP, MCIP
PLANNER

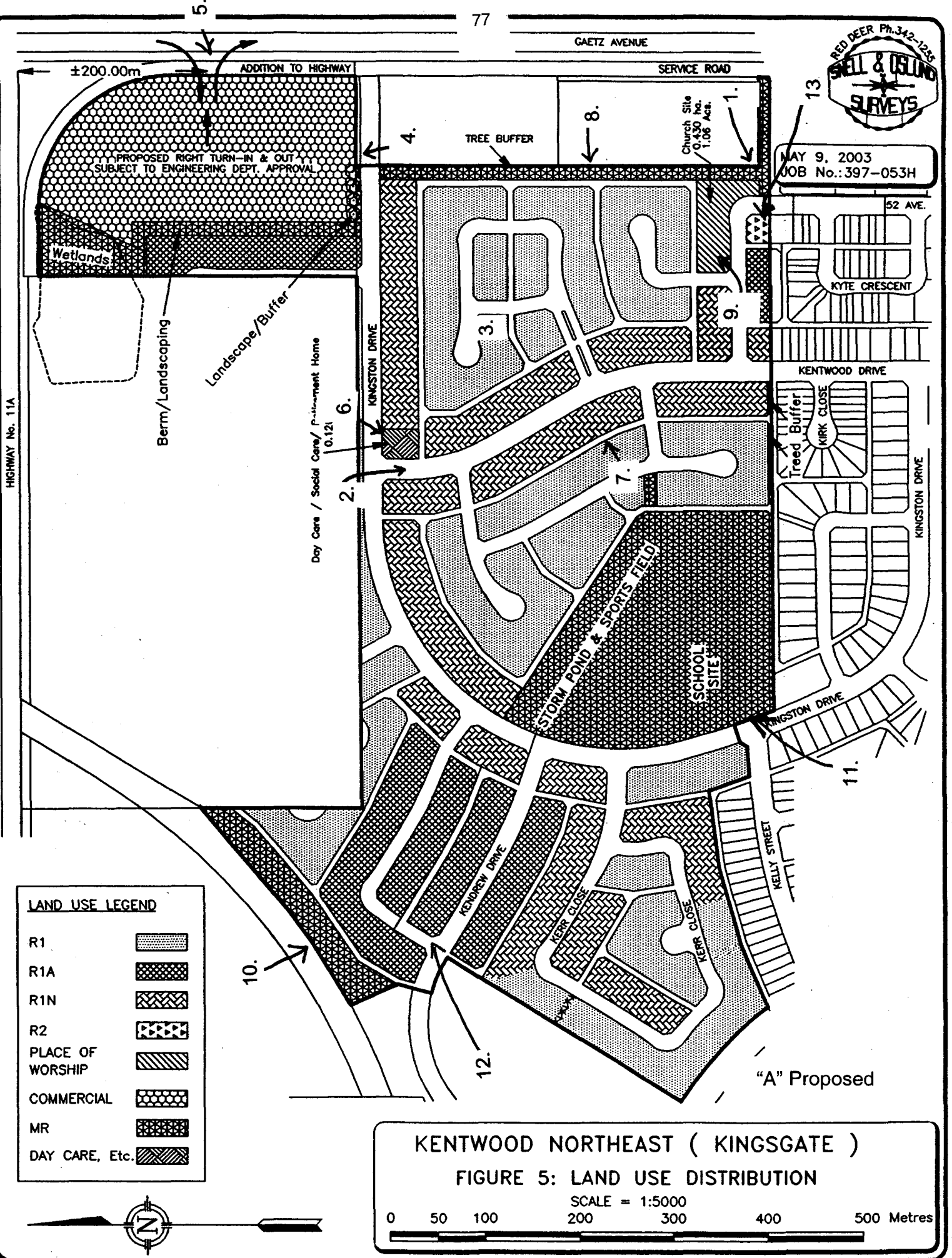
Attachments

c. Colleen Jensen, Director of Community Services








Changes

The following changes are proposed (please refer to attached Maps A “Proposed” and B “Existing”) :

1. Removal of one access point to Gaetz Avenue (south access)
2. Change collector road pattern to extend Kentwood Drive north-south
3. Change to local road pattern due to above noted changes
4. Removal of bulbed road previously shown on the commercial site as a possible road as the developer has now determined a public access road will not be necessary
5. Proposal of a possible right-in - right-out access to the commercial site from Gaetz Avenue. This is clearly labeled as a possibility only and it is labeled as requiring further review/approval by City of Red Deer Engineering Services
6. Change to location of the Day Care/Social Care/Retirement Home site to be further from the school site as requested by the School Board
7. Addition of R1N housing throughout the plan area
8. Change to proposed treed buffer on the east area of the plan backing onto Gaetz Avenue commercial area as further site and survey work has determined that the existing trees cannot be retained in this buffer and a man-made landscaped berm will have to be installed, however the existing trees at the proposed place of worship site and the previous south Gaetz Avenue access can now be retained under the new design.
9. Change to shape and location of place of worship site
10. Addition of 1.13 hectares of land previously owned by the City of Red Deer and shown in the Kentwood West Neighbourhood Area Structure Plan and now to be included within this plan area
11. Revised School and Park site plan to allow the potential for a community centre/shelter to be incorporated within any future school building
12. Change of some areas from R1 to R1A
13. Addition of R2 land in the southeast corner to allow the adjacent developer to complete his townhouse project to the end of the street rather than mid-block

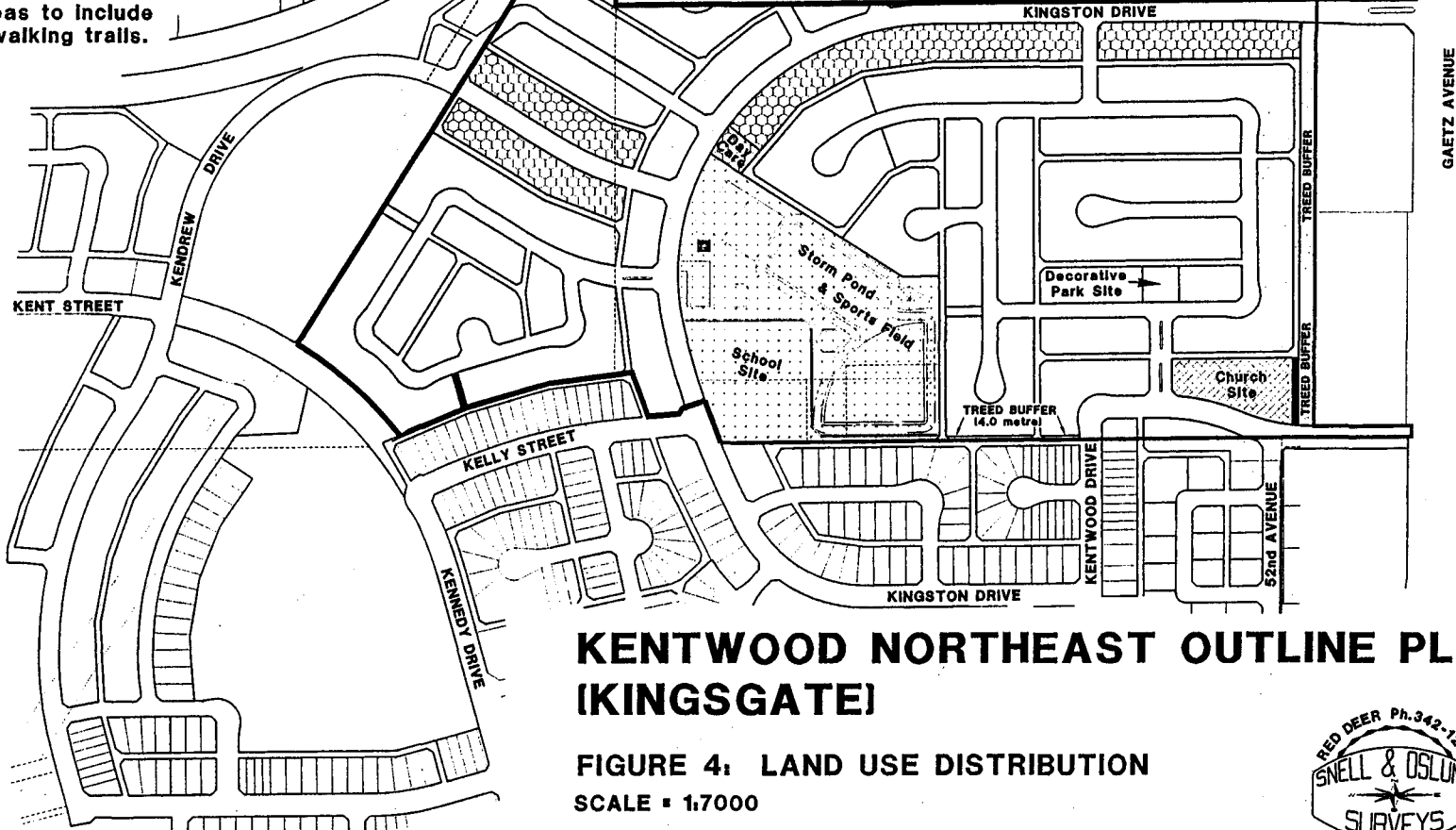


HIGHWAY No.11A

- | | | |
|---|-------|---------------------|
|  | R-1 | Single Family |
|  | C-4 | Commercial |
|  | R-1A | Semi-Detached |
|  | MR | Municipal Reserve |
|  | PUL | Public Utility Lot |
|  | PS | Public Service |
|  | CH/R2 | Church/Multi Family |

Treed Buffer areas to include
1.5 metre wide walking trails.

Note: Road location is conceptual
May change at time of development
Cul-de-Sac may not be required if
single commercial complex is built.



KENTWOOD NORTHEAST OUTLINE PLAN (KINGSGATE)

FIGURE 4: LAND USE DISTRIBUTION

SCALE = 1:7000

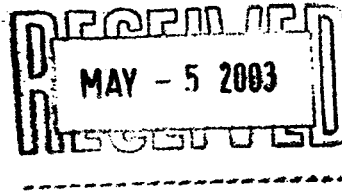
0 50 100 250 500



"B" Existing



Engineering Services



135-093

Date: May 2, 2003

To: Nancy Hackett
Parkland Community Planning Services

From: Engineering Services Manager

Re: **Kingsgate Open House**
Public Concern for Speeding, Shortcutting, and Safety

We have reviewed the Kentwood Transportation Study completed by Stantec in May 2002 and their supplementary letter dated March 21, 2003. Based on the information submitted, our comments relative to the concerns are:

1. **Daily Traffic Projections**

a. **No connection of 80 Street to Gaetz Avenue**

The new design is estimated to have 6400 vehicles per day on Kentwood Drive on that portion south of Kingston Drive. North of this intersection the traffic is predicted to decrease to 3700 vehicles per day.

b. **Connection of 80 Street to Gaetz Avenue**

With this connection to Gaetz Avenue, the new design is estimated to have 4900 vehicles per day on Kentwood Drive on that portion south of Kingston Drive. The traffic volume on the north portion of Kentwood Drive and on Kingston Drive would not change significantly.

2. **Vehicle Operating Speeds**

No comment is made in the Transportation Study relative to posted or operating speed limits; therefore the Consultant does not believe that there will be a significant problem. The normal speed limit of 50 km/hr would apply and it would be a matter of enforcement to ensure that the residents adhere to that maximum speed limit.

Ms. N. Hackett
Page 2
May 2, 2003

3. Potential Shortcutting Traffic

The revised development concept plan proposed in the Stantec Study was specifically requested by the developer. The developer and The City of Red Deer wanted to eliminate an unnecessary connection of residential area to the Gaetz Avenue Commercial area; therefore, the south connection to the west Gaetz Avenue Service Road was removed. The assessment did not comment on potential shortcutting traffic but did indicate in the supplementary letter, that there are a number of positive attributes associated with the revised concept plan and the 80 Street connection to Gaetz Avenue, such as more route choices for distributing the residential traffic in and out of the Kingsgate Subdivision, better access to Gaetz Avenue, greater flexibility in transit bus routing, more efficient route for service vehicles such as garbage trucks, and increased accessibility for emergency access vehicles thereby increasing safety of the residents within the subdivision.

4. Length of Route

The new design for Kentwood Drive is approximately 800 m in total length from 80 Street to 77 Street. This length is very similar to many other collector roads in other subdivisions such as Lancaster Drive, Davidson Drive, and Rutherford Drive and these collectors are not causing any problems. It is only half the length of the Grant/Nolan Collector which did cause some shortcutting problems not only due to length but also as it is a direct route between two major arterials, Taylor Drive and Gaetz Avenue. Kentwood Drive is not situated as a direct route between Gaetz Avenue and 77 Street; therefore, a shortcutting traffic problem should not develop.

SUMMARY

Based on the above, the Engineering Services Department does not believe that a redesign of Kentwood Drive is needed. The design as proposed should adequately address the overall access needs of the community without any unreasonable operational characteristics.





Ken Haslop/P. Eng.
Engineering Services Manager

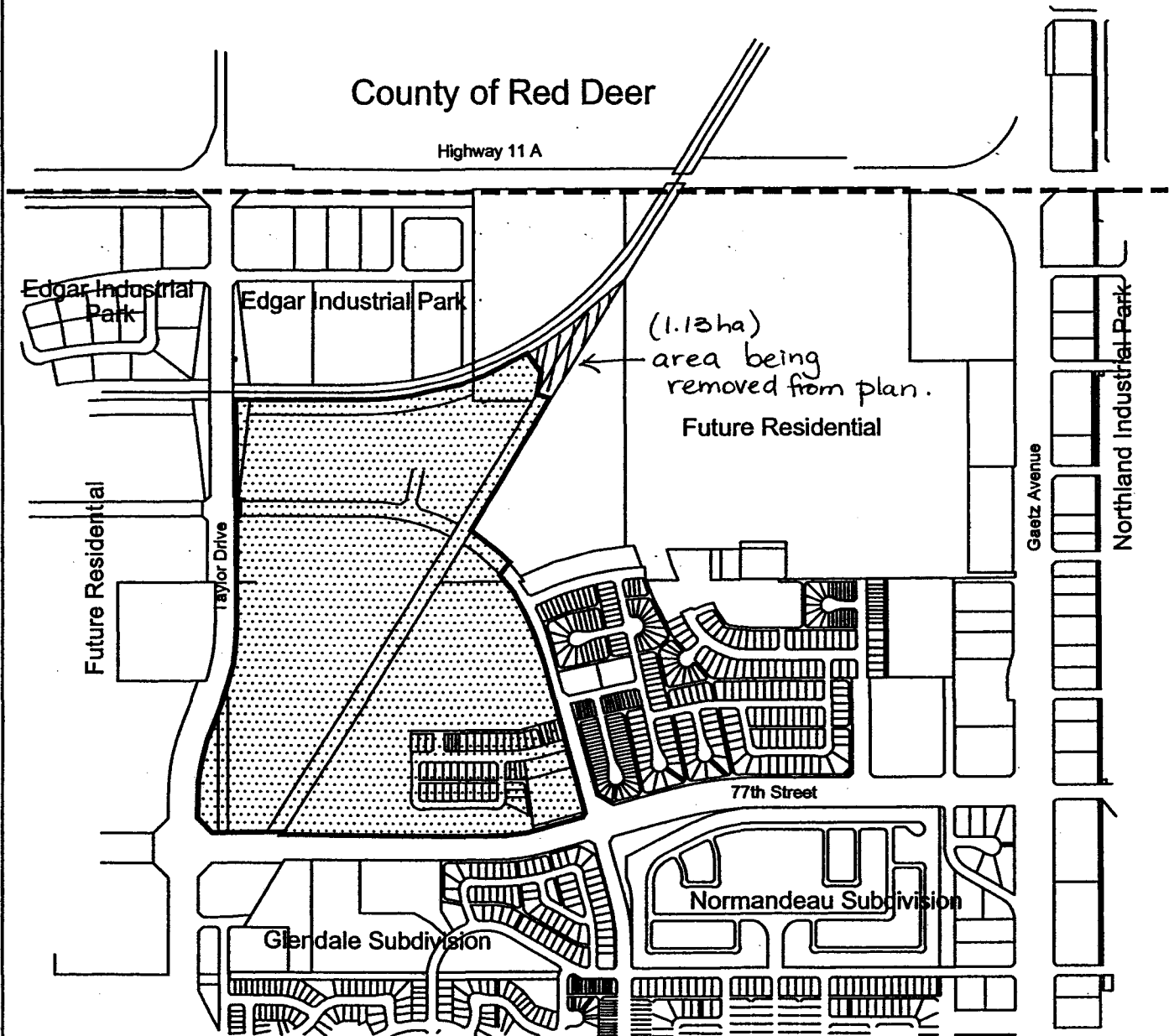
KGH/emr

- c. Mr. Dean Cooper, Stantec Consulting Ltd.
Emergency Services Manager
Traffic Engineer
Streets & Utilities Engineer

Kentwood West Neighbourhood Area Structure Plan

Fig. 1 - Location Map

-  NASP Boundary
-  City Boundary












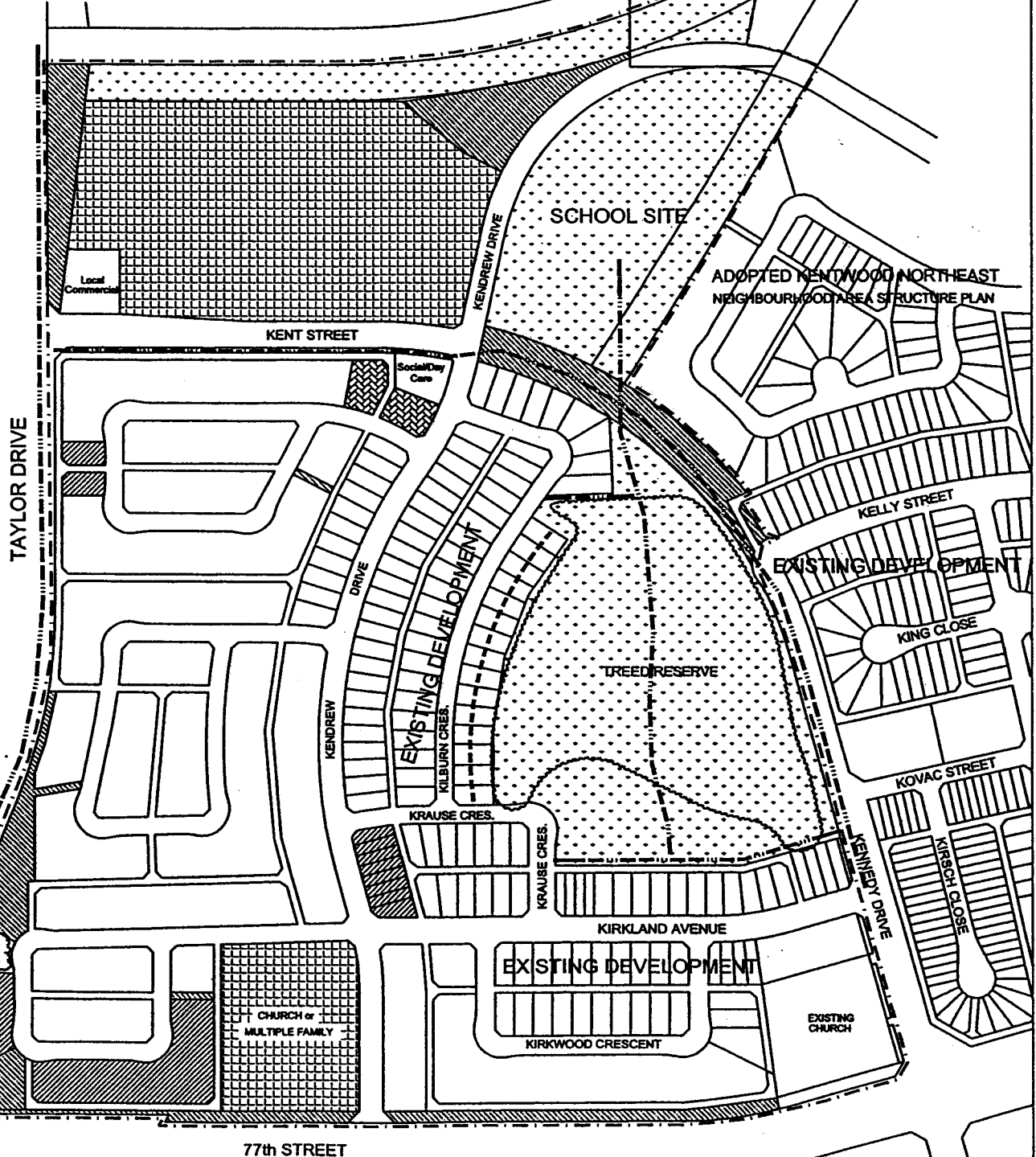
Prepared by: RD Engineering Department & PCPS
 April, 1998
 April, 2003



Kentwood West Neighbourhood Area Structure Plan

Figure 3 - Proposed Land Use

- | | | | | | |
|---|--|---|----------------------------|--|--------------------|
|  | NASP Plan Boundary |  | Medium Density Residential |  | Public utility lot |
|  | Single Family Residential |  | Narrow Single Family | | |
|  | Semi-Detached Residential |  | Parks and Recreation | | |
|  | Two Storey Residences With Walkout Basements Permitted |  | Pedestrian/Bike Trails | | |



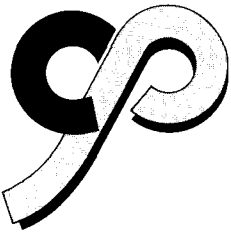
DATE: May 13, 2003
TO: City Council
FROM: Municipal Planning Commission
RE: KENTWOOD NORTHEAST (KINGSGATE) AND KENTWOOD WEST
NEIGHBOURHOOD AREA STRUCTURE PLANS

On May 12, 2003 the Municipal Planning Commission gave consideration to a proposal to amend the Kentwood Northeast (Kingsgate) and Kentwood West Neighbourhood Area Structure Plans. The amendments proposed affect currently undeveloped lands and proposes a series of changes to roadways, laneways, park area and related servicing, as well as a change in proposed type of residential land use throughout the plan. Following consideration the following resolution was introduced and passed.

“RESOLVED that while no major issues came to light in the discussion of the proposed Kentwood Northeast (Kingsgate) and Kentwood West Neighbourhood Area Structure Plan amendments, the Municipal Planning Commission table consideration of this item for a period of one week to provide further opportunity for discussion.”

This is provided for your information.

Mayor Gail Surkan, Chair
Municipal Planning Commission



Date: May 7, 2003

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/U-2003
Lot 57, Block 8, Plan 992 6655
Lot 31, Block 4, Plan 932 0345
Lot 1, Block 11, Plan 992 6655
Portion of C & E No.1 and
Portion of the NE ¼ Sec 32-38-27-4
Kentwood Northeast (Kingsgate) – Phases 22 and 23
957292 Alberta Ltd./Seibel Construction Ltd./The City of Red Deer

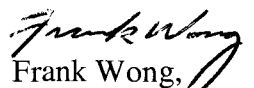
Laebon Developments Ltd., beneficial owner of the above lands, is proposing to develop Phases 22 and 23 of the Kentwood Neighbourhood. Phase 22 consists of 29 narrow single-family lots and 1 municipal reserve lot. Phase 23 consist of 22 semi-detached lots. This proposal rezones approximately 3.203 ha (7.91 ac) of land from A1 Future Urban Development to R1A Residential (semi-detached dwelling), R1N Residential Narrow Lot and P1 Parks and Recreation Districts.

The proposed land uses comply with the proposed amendments to the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan which appeared as an earlier item in this Council agenda.

Staff Recommendation

Subject to City Council giving first reading to the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan bylaw amendment 3217/G-2003; Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/U-2003.

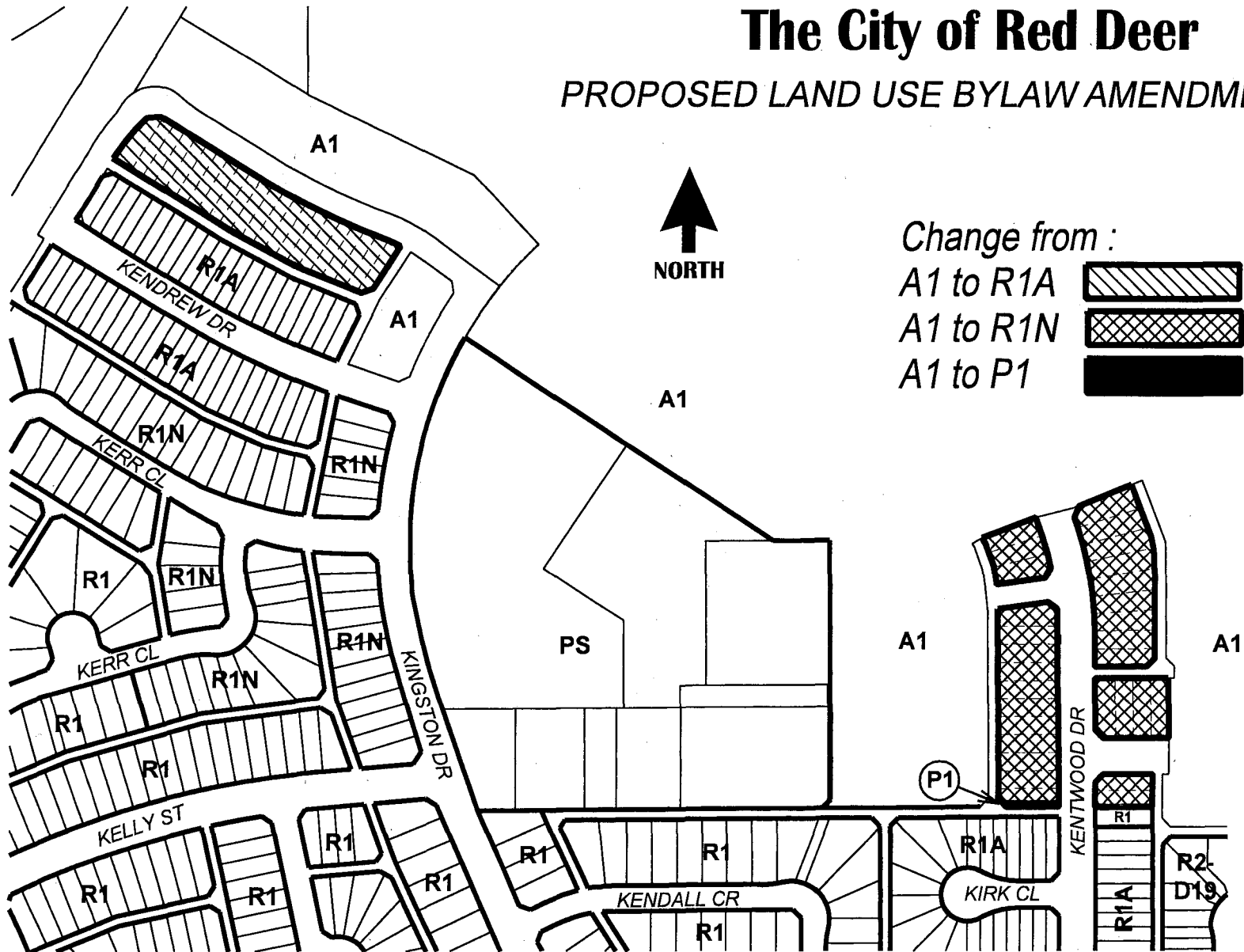
Sincerely,


Frank Wong,
Planning Assistant

Attachment

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential Narrow Lot
- P1 - Parks and Recreation

MAP No. 19/ 2003
BYLAW No. 3156 / U - 2003

Comments:

We agree with the recommendations of Administration that Council proceed with first reading of the Neighbourhood Area Structure Plan Amendments and Land Use Bylaw Amendment. Public Hearings will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

"G. D. Surkan"
Mayor

' N. Van Wyk'
City Manager



COUNCIL MEETING OF MAY 20TH, 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: KENTWOOD NORTHEAST
(KINGSGATE) & KENTWOOD WEST
AREA STRUCTURE PLAN BYLAW
AMENDMENT**

DATE: May 20, 2003

TO: City Council

FROM: Municipal Planning Commission

RE: **KENTWOOD NORTHEAST (KINGSGATE) AND KENTWOOD WEST
NEIGHBOURHOOD AREA STRUCTURE PLANS**

On May 20, 2003 the Municipal Planning Commission gave consideration to a proposal to amend the Kentwood Northeast (Kingsgate) and Kentwood West Neighbourhood Area Structure Plans. The amendments proposed affect currently undeveloped lands and proposes a series of changes to roadways, laneways, park area and related servicing, as well as a change in proposed type of residential land use throughout the plan. Following consideration the following resolution was introduced and passed.

“RESOLVED that the Municipal Planning Commission supports the proposed Kentwood Northeast (Kingsgate) and Kentwood West Neighbourhood Area Structure Plan amendments and recommends that Council of The City of Red Deer give consideration to the approval of these amended plans.”

This is provided for your information.



Mayor Gail Surkan, Chair
Municipal Planning Commission



LEGISLATIVE & ADMINISTRATIVE SERVICES

May 21, 2003

FILE

Fax: 341-4165

Laebon Developments
5128 – 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

***Kentwood West Neighbourhood Area Structure Plan Amendment 3217/H-2003
Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan Amendment 3217/G-2003
Land Use Bylaw Amendment 3156/U-2003 – Kentwood Northeast Kingsgate – Phases 22 and 23***

Red Deer City Council gave first reading to *Kentwood West Neighbourhood Area Structure Plan Amendment 3217/H-2003*, *Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan Amendment 3217/G-2003* and *Land Use Bylaw Amendment 3156/U-2003* at the City of Red Deer's Council Meeting held Tuesday, May 20, 2003. For your information, copies of the bylaws are attached.

The amendment to the *Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan* consists of a series of changes to roadways, laneways, park area and related servicing as well as a change in proposed type of residential land use. The amendment to the *Kentwood West Neighbourhood Area Structure Plan* provides for a change to 1.13 hectares of land along the rail line that was sold to Laebon Developments Ltd. This land will be included within the Kentwood Northeast area. *Land Use Bylaw Amendment 3156/U-2003* rezones approximately 3.203 ha of land from A1 Future Urban Development to R1A Residential (semi-detached dwelling), R1N Residential Narrow Lot and P1 Parks and Recreation Districts in order to develop phases 22 and 23 of the Kentwood Neighbourhood. Phase 22 will consist of 29 narrow single-family lots and 1 municipal reserve lot. Phase 23 will consist of 22 semi-detached lots.

Council must hold Public Hearings before giving second and third readings to the bylaws. This office will now advertise for Public Hearings to be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers, City Hall, during Council's regular meeting.

..2/



LEGISLATIVE & ADMINISTRATIVE SERVICES

Laebon Developments Ltd.

May 21, 2003

Page 2

According to the *Land Use Bylaw* the City requires a deposit before public advertising. An amount equal to the estimated cost of advertising, which in this instance is \$400, is required. The City will share the cost of advertising for these Public Hearings. Your portion of the deposit is \$200 and is required by no later than Wednesday, May 28, 2003. You will be invoiced for or refunded the difference once the actual cost of advertising is known.

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

Sincerely,

Kelly Kloss
Manager
Legislative & Administrative Services

KK/chk
/attach.

c Parkland Community Planning Services
C. Adams, Administrative Assistant

FILE

Legislative & Administrative Services

DATE: May 21, 2003

TO: Nancy Hackett, Parkland Community Planning Services
Frank Wong, Parkland Community Planning Services

FROM: Kelly Kloss, Manager, Legislative & Administrative Services

SUBJECT: Neighbourhood Area Structure Plan Amendments:
(a) Kentwood Northeast (Kingsgate) Amendment 3217/G-2003
(b) Kentwood West Amendment 3217/H-2003
Land Use Bylaw Amendment 3156/U-2003 – Kentwood Northeast Kingsgate
– Phases 22 and 23

Reference Report:

Parkland Community Planning Services, dated May 12, 2003 and May 7, 2003

Bylaw Readings:

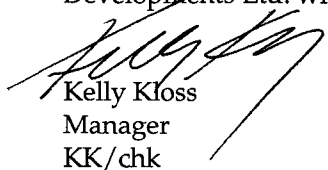
Neighbourhood Area Structure Plan Amendments - Kentwood Northeast (Kingsgate) Amendment 3217/G-2003 and Kentwood West Amendment 3217/H-2003 along with Land Use Bylaw Amendment 3156/U-2003 were given first readings. Copies of the bylaws are attached.

Report Back to Council: Yes

A Public Hearing will be held on Monday, June 16, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:

The amendment to the Kentwood Northeast (Kingsgate) Neighbourhood Area Structure Plan consists of a series of changes to roadways, laneways, park area and related servicing as well as a change in proposed type of residential land use. The amendment to the Kentwood West Neighbourhood Area Structure Plan provides for a change to 1.13 hectares of land along the rail line that was sold to Laebon Developments Ltd. This land will be included within the Kentwood Northeast area. Land Use Bylaw Amendment 3156/U-2003 rezones approximately 3.203 ha of land from A1 Future Urban Development to R1A Residential (semi-detached dwelling), R1N Residential Narrow Lot and P1 Parks and Recreation Districts in order to develop phases 22 and 23 of the Kentwood Neighbourhood. Phase 22 will consist of 29 narrow single-family lots and 1 municipal reserve lot. Phase 23 will consist of 22 semi-detached lots. This office will now proceed with the advertising for a Public Hearing. The City and Laebon Developments Ltd. will share the advertising costs in this instance.



Kelly Kloss
Manager
KK/chk
/attach.

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



Legislative & Administrative Services

DATE: May 13, 2003
TO: City Council
FROM: Manager, Legislative & Administrative Services
SUBJECT: Appointment of Deputy Mayor
For Period of May 29, 2003 to June 3, 2003

The Mayor and members of Council will be attending the Federation of Canadian Municipalities Conference in Winnipeg from May 30 to June 2, 2003. All Councillors, except Vesna Higham will be attending the FCM Conference. A Deputy Mayor should be appointed during this time frame.

Recommendation

That Council appoint Vesna Higham as Deputy Mayor for the period of May 29, 2003 to June 3, 2003 while the Mayor and rest of Council are away attending the FCM Conference in Winnipeg.

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

Kelly Kloss
Manager
Legislative & Administrative Services

Christine Kenzie

From: Kelly Kloss
Sent: May 08, 2003 3:50 PM
To: Christine Kenzie
Subject: RE: Appointment of Deputy Mayor during FCM Conference

My feeling is not but put it in the agenda file

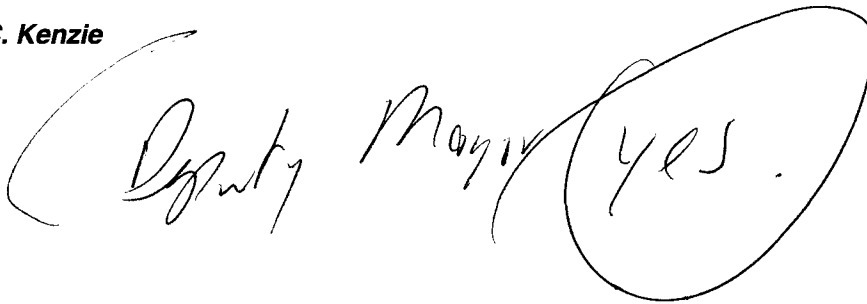
Kelly Brian Kloss
City Clerk, City of Red Deer
Phone: 342-8134 Fax: 346-6195
kellyk@city.red-deer.ab.ca

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

From: Christine Kenzie
Sent: May 08, 2003 3:29 PM
To: Kelly Kloss
Subject: Appointment of Deputy Mayor during FCM Conference

Donna Hamel was wondering if a Deputy Mayor should be appointed at the May 20th Council meeting while the Mayor and Councillors are attending FCM. Vesna Higham is the only Councillor not going to FCM. The FCM Conference is from May 30th to June 2nd.

C. Kenzie

A handwritten signature in black ink. The words "Deputy Mayor" are written in a cursive script. To the right of "Mayor", the word "yes." is written in a similar cursive style, enclosed within a large, hand-drawn oval.



Council Decision – May 20, 2003

FILE

Legislative & Administrative Services

DATE: May 21, 2003
TO: Mayor's Office
Councillor Higham
FROM: Kelly Kloss, Manager, Legislative & Administrative Services
SUBJECT: Appointment of Deputy Mayor
For Period of May 29, 2003 to June 4, 2003

Reference Report:

Manager, Legislative & Administrative Services, dated May 13, 2003

Resolution:

Resolved that Council of the City of Red Deer, having considered the report from the Manager, Legislative & Administrative Services, dated May 13, 2003 hereby appoints Councillor Vesna Higham as Deputy Mayor for the period of May 29, 2003 to June 4, 2003.

Report Back to Council: No

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

Kelly Kloss
Manager

KK/chk

May 8, 2003



The City of Red Deer
Box 5008 4914 - 48th Avenue
Red Deer, AB T4N 3T4

ATTN: KELLY KLOSS, CITY CLERK

Dear Mr. Kloss:

RE: BRZ BOUNDARY CHANGE

The Board of Directors of the Downtown Business Association passed a motion on February 4, 2003 to request the Council of the City of Red Deer begin the process to amend the current Business Revitalization Zone by-law to provide for a change in the boundary as per the attached map.

The Downtown Business Association has taken the following steps since that time as per the attached process schedule:

- Personal visits were made in late March to five major businesses in the proposed expansion area. These visits were made by the Executive Director of the Downtown Business Association, who explained the benefits of membership and the process being followed.
- In early April, information packages were delivered to all businesses in the proposed expansion area. This package describes the goals, achievements and activities of the Association, the fee structure and the expansion process.
- On April 10th a memo was sent to all present Downtown Business Association members advising of the proposed expansion process.
- On April 14th a press release was sent to all local media advising of the Downtown Business Association's expansion plans and also advising of the Open House.
- Ads for the Open House appeared in both local newspapers on April 24th & 25th.
- An Open House was held on May 1, 2003 at the Downtown Business Association office. A display was available for viewing with additional Downtown Business Association information. Several Board members and the Executive Director were in attendance.

Throughout this process the Downtown Business Association has received only six objections to the expansion process.

At this point the Downtown Business Association is requesting that City Council give first reading to a by-law amendment for the BRZ boundary, followed by 2nd and 3rd readings including the public hearing process.

Please find enclosed copies of the following documents:

- 1) Map showing proposed boundary changes
- 2) Process schedule for BRZ Expansion
- 3) Information package delivered to all potential BRZ members
- 4) Memo sent to Downtown Business Association members
- 5) Press Release
- 6) Ads for Open House
- 7) Letter of support from Red Deer Chamber of Commerce

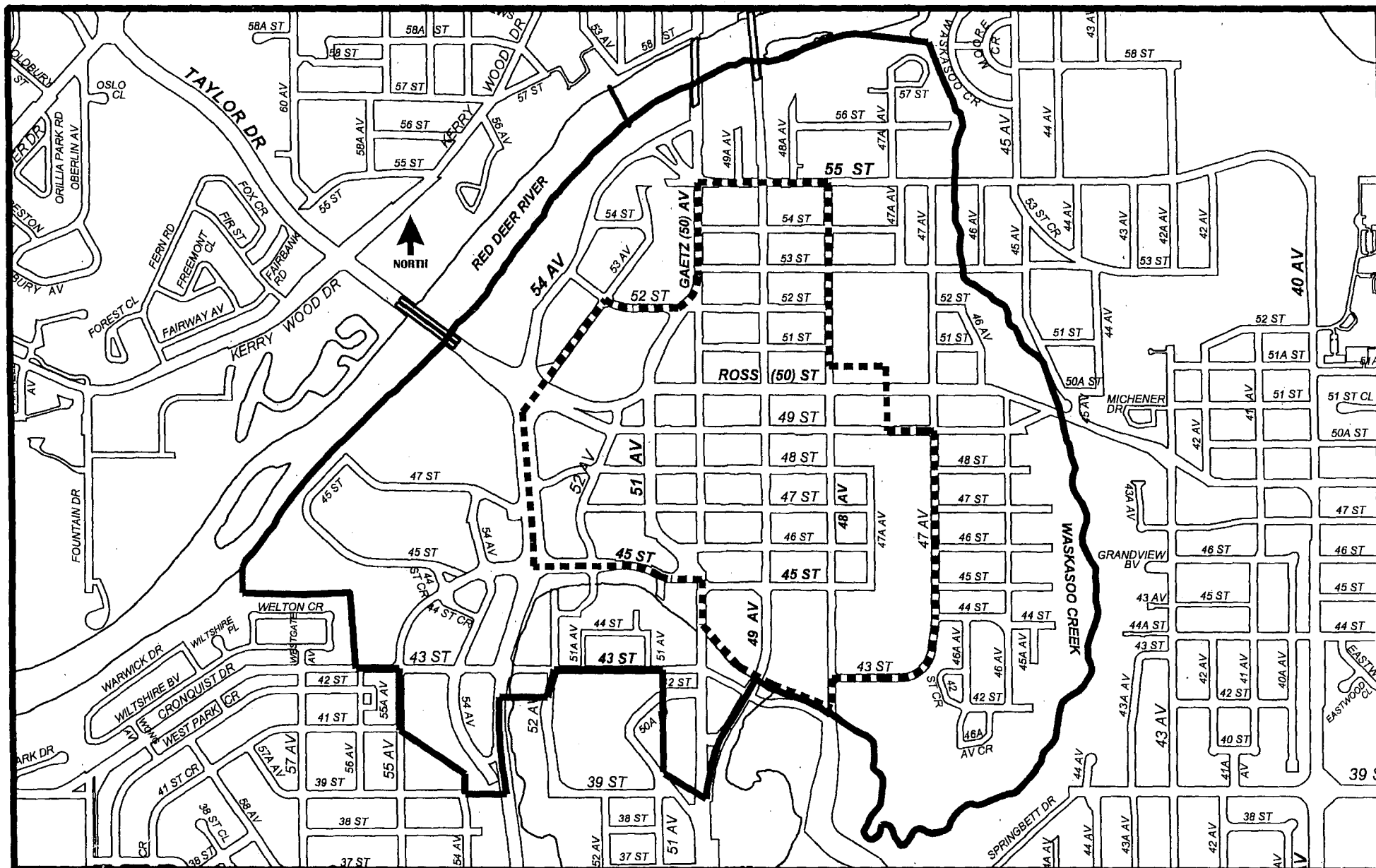
The Downtown Business Association appreciates City Council's support of the Association and its activities and looks forward to working towards an enhanced BRZ to support our activities.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Zimmer', with a long horizontal line extending to the left.

Dennis Zimmer
President

DZ/km



- Existing Boundary of Business Revitalization Zone
- Existing Boundary of Greater Downtown Action Plan Area
- Proposed Expansion Area of Business Revitalization Zone

The CITY of RED DEER BUSINESS REVITALIZATION ZONE BOUNDARY

April 2003

PROCESS FOR BRZ EXPANSION

Step 1	Feb. 04	Motion passed by DBA Board of Directors to proceed with BRZ expansion
Step 2	Mar 27 – Apr 02	Personal approach by Executive Director to major businesses in the proposed expanded area
Step 3	Apr 2 – 4	DBA distributes information packages to businesses in proposed expansion area
Step 4	May 01	DBA holds open house for all members (new and proposed), for information purposes
Step 5	May 05	DBA submits a letter to Council asking for BRZ expansion
Step 6	May 20	First Reading of Council
Step 7	July 14	Public hearing – by council
Step 8	July 14	Second and third readings

Revised April 01



Memo

TO: All Downtown Business Association Members

FROM: Libby Smith, Executive Director

DATE: April 10, 2003

SUBJECT: BOUNDARY EXPANSION

Phone: 340-8696

Fax: 340-8699

Email: rd.downtown@shaw.ca

Your Association Board of Directors has voted to request that City Council expand the boundary of the Business Revitalization Zone (DBA area). The areas requested for inclusion are the Co-op Plaza area and the Port 'O Call Safeway areas. These areas are already considered to be in the "downtown" and should be included in our membership in order to have an active role in the Association.

If you wish to have input or would like to represent the Association to new prospective members, you are invited to attend an Open House to be held at the Downtown Business Association office on May 1, 2003 from 4 – 7 PM.

If this request proceeds as planned, the process should be complete by mid-July.



Dear Business Owner/Operator

The Red Deer Downtown Business Association works on behalf of the community by enhancing and promoting the quality of the downtown experience. By doing so, an environment for growth and economic prosperity is also created.

It is the intention of the Downtown Business Association to request that City Council approve an expansion of the boundaries of the current Business Revitalization Zone. The existing boundary set in 1986 only includes a portion of what is now considered downtown Red Deer. The expanded boundary includes your business as per the attached map.

We are pleased to provide you with this information package outlining the accomplishments of the Downtown Business Association, and the benefits of being a part of the "Downtown Team" dedicated to growth and prosperity of downtown Red Deer.

This package contains information about the downtown Business Association and the boundary expansion proposal. Also enclosed is a map showing the existing and proposed boundaries, background on the Association, and question and answer information (on the yellow sheets), addressing key questions you may have.

We also invite you to attend an **Open House** on the proposed expansion on:

Thursday, May 1st, 2003
 From 4:00 PM to 7:00 PM @
 The Downtown Business Association Office
 9, 4921 – 49th Street

We would encourage you to contact our office at 340-8696 or any member of the Board of Directors.

The Public Hearing on the Business Revitalization Zone expansion is tentatively scheduled for July 14th, 2003, in Council Chambers at City Hall.

We are looking forward to working with you to build your business, and to build a safe and prosperous downtown.

Dennis Zimmer
 President

Kevin Beattie
 Vice-President

2003 BOARD OF DIRECTORS

Dennis Zimmer, President

Kovac's Manufacturing & Repairs
5009C – 49 Street
Red Deer, AB T4N 1V4
Ph: 346-2150
Fax: 346-2115
comforts@telusplanet.net

Kevin Beattie, Vice President

Sisson Warren Sinclair
600, 4911 – 51 Street
Red Deer, AB T4N 6V4
Ph: 343-3320
Fax: 343-6069
kevin@swslawyers.com

Sharon Fisher, Treasurer

Delicates Ladies Lingerie
A4909 – 48 Street
Red Deer, AB T4N 1S8
Ph: 358-3166
Fax: 358-3166
delicateslingerie@shaw.ca

Richard Roth, Executive Committee

Canwest Travel Company
5004 – 48 Avenue
Red Deer, AB T4N 3T6
Ph: 340-8802
Fax: 309-3499
travel@canwest.ws

Robert (Bob) Riley, Executive Committee

Canada Customs & Revenue Agency
4996 – 49 Avenue
Red Deer, AB T4N 6X2
Ph: 309-7865
Fax: 341-7026
rrile1@shaw.ca

Jeffrey Dawson

Council Representative
63 Oberlin Avenue
Red Deer, AB T4N 4X1
Ph: 346-3611
Fax: 346-2885
jeffreyd@city.red-deer.ab.ca

Frank Kuny

Sisson Furs
5013 Ross Street
Red Deer, AB T4N 1Y2
Ph: 346-2291
Fax: 309-2623

Phil Pugh

Community Savings Banking Centre
3001-50 Avenue
Red Deer, AB T4N 5Y6
Ph: 342-9359
Fax: 346-2442
ppugh@communitysavings.ca

Penny Elliot

Café Pichilingue
4928 Ross Street
Red Deer, AB T4N 1V4
Ph: 346-0812
penneroo@msn.com

Ed Parent

Tirecraft
5122 - 48 Street
Red Deer, AB T4N 1T2
Ph: 343-3333
Fax: 343-3329

Terry Warke, Executive Committee

Sunworks Home & Garden
4924 Ross Street
Red Deer, AB T4N 1X7
Ph: 341-3455
Fax: 341-5754
twarke@sunworks.ab.ca

Libby Smith, Executive Director

115 Carpenter Street
Red Deer, AB T4P 2R9
Ph: 340-8696
Fax: 340-8699
rd.downtown@shaw.ca

Downtown Business Association

From its inception in the 1980's, the Red Deer Downtown Business Association (DBA) has been dedicated to serving the community by seeking to enhance and promote the quality of the downtown experience.

Mission Statement

To provide an accountable and resourceful downtown business association which responds to the needs of our members through promotion, communication, innovation and partnerships.

Vision Statement

The Red Deer Downtown Business Association is dedicated to the growth and prosperity of Red Deer's Downtown...the heart of the City.

- To serve as an intermediary between businesses and legislators, presenting the views and aspirations of members to both municipal and provincial governments. Such efforts establish strong, cooperative partnerships, and provide access to funding from programs such as the provincial government's Main Street store front rehabilitation
- To serve as a catalyst for networking between business owners through the DBA newsletters, hosting of social functions, etc.
- To promote and facilitate programs that establish downtown as a welcoming and attractive destination for both residents and tourists. Examples of such efforts are the highly acclaimed "*Ghosts*" sculpture collection, free street side parking initiative, white lights project, environmental maintenance program, and the initiatives of the Downtown Safety Task Force.
- To create, coordinate and implement cost-effective cooperative advertising promotions and other marketing efforts to attract patrons to downtown businesses. Such promotions include feature inserts in community papers, shopper reward programs, theme sales events and hosting of various parades and festivals throughout the year.

The Downtown Business Association is excited about the current and proposed developments that are moving the city center to a new level of sophistication and prosperity. Among such developments is the Red Deer Main Street Project, which will

restore selected areas of Ross Street and Gaetz Avenue with a host of restored heritage storefronts.

Red Deer's new transit terminal and enhanced parking will spur even further developments in the downtown.

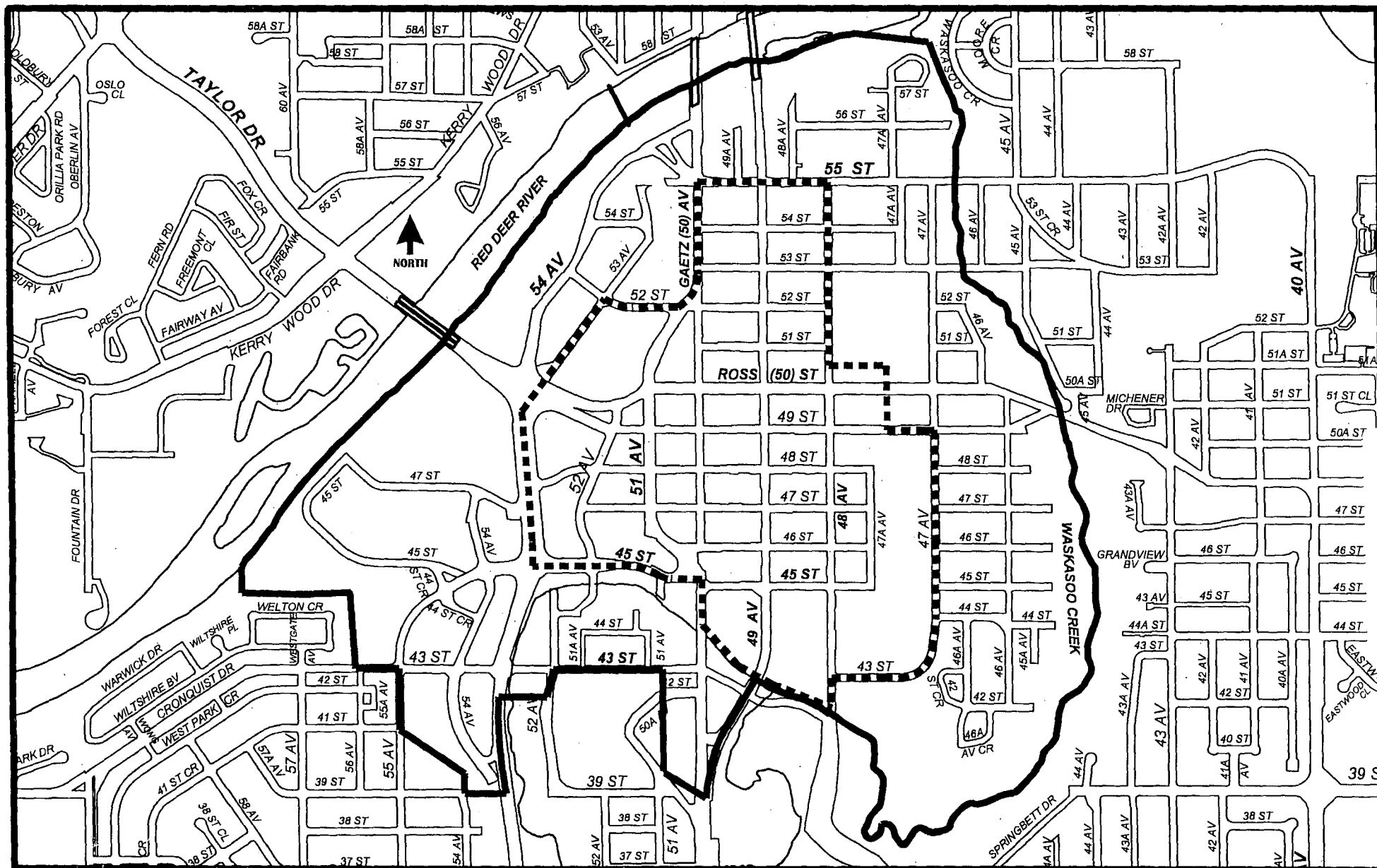
The Red Deer Downtown Business Association represents over 480 businesses in the Business Revitalization Zone, with over 6000 employees. Libby Smith, Executive Director, Krista McNally, Administrative Assistant, Tara Lodewyk, the Main Street Coordinator and Bob Healey, our man on the street as our Litter/Maintenance Controller staff the office, which is located at #9, 4921 – 49th Street and is opened from 8:30 AM to 4:30 PM from Monday to Friday.

The Downtown Business Association holds an Annual General Meeting in October of each year where a slate of ten Board Members are elected to represent your interests. In addition, one City Council representative is appointed to represent the City's support of the Association.

The Downtown Business Association is a Business Revitalization Zone (BRZ), authorized by Provincial Legislation and empowered by a municipal bylaw. The original BRZ was put in place in the spring of 1984 with some adjustments to the boundaries since then – a map showing the current BRZ is attached.

A BRZ levy is charged to business owners operating within the BRZ boundary who may or may not be the property owner. The tax is based on a percentage of the net annual rental value of the area occupied by the business. The minimum tax is \$110.00. The BRZ levy is calculated by the City of Red Deer and is invoiced in February of each year.

The revenue generated by this levy is used to fund your Association and to provide the resources necessary to carry out the activities of the Downtown Business Association on your behalf.



- Existing Boundary of Business Revitalization Zone
- Existing Boundary of Greater Downtown Action Plan Area
- Proposed Expansion Area of Business Revitalization Zone

The CITY of RED DEER BUSINESS REVITALIZATION ZONE BOUNDARY

April 2003



QUESTIONS & ANSWERS

1) What is the Red Deer Downtown Business Association?

The Red Deer Downtown Business Association is a Business Revitalization Zone authorized by Provincial Legislation and empowered by municipal bylaw. It is managed by an 11 member Board of Directors nominated from within its membership and includes a representative of City Council. Day to day control of operation is delegated to an Executive Director.

2) When was the Business Revitalization Zone established?

The original Business Revitalization Zone was put in place in the spring of 1984. This boundary was adjusted in January 1986 with no sunset clause to the bylaw or legislation. The Business Revitalization Zone can continue for any amount of time desired by the membership.

3) What are the current boundaries of the Business Revitalization Zone?

The bylaw describes a boundary in the downtown area, within which the Business Revitalization Zone is contained. Activity of the Association is restricted to this zone. A map is enclosed showing both the current and proposed boundaries.

4) Who pays a Business Revitalization Zone tax?

The tax is levied to business owners operating within the BRZ boundary that may or may not be the property owner.

5) How is the Business Revitalization Zone tax calculated?

The tax is based on a percentage of the net annual rental value of the area occupied by the business. The 2003 rate is 0.8% with a minimum tax of \$110.00. Please refer to enclosed page showing specific examples of 2003 tax.

6) Who calculated the Business Revitalization Zone tax?

The Business Revitalization Zone tax is calculated by the City of Red Deer Assessment and Tax Department. An assessor will be visiting your business premises to determine the appropriate assessment for your business occupancy.

7) What if I don't agree with my assessment?

Firstly, please contact the assessment department and discuss the matter with an assessor. Secondly, if you do not agree with the assessor's explanation, you may file a complaint about your assessment to the assessment review board.

8) When would any boundary changes become effective?

If approved by City Council, the boundary would be effective January 1, 2004.

9) How will the decision on a revised Business Revitalization Zone boundary be made?

The City of Red Deer will notify all businesses within the Business Revitalization Zone boundary of the date of a public hearing to receive input on the proposed boundary change. Following the Public Hearing, City Council will make a decision on a revised boundary.

10) When would I receive my tax notice?

The City of Red Deer mails the tax notice in February of each year.

11) Can a business owner choose not to participate in the Business Revitalization Zone?

The business owner can make a choice not to participate in activities of the Downtown Business Association, however all businesses with the Business Revitalization Zone are required to pay the annual tax.

12) Where does revenue from the Business Revitalization Zone go?

The City of Red Deer collects the Business Revitalization Zone tax levy on behalf of the Red Deer Downtown Business Association annually to fund their budget. A copy of the 2003 budget is included in the information package.

13) What will be done with the additional revenue generated from the expanded Business Revitalization Zone?

No final decision has been made by the Board regarding allocation of additional revenues. Discussion to date indicates support for a reduction of the tax rate to all members with provisions for some increase in service such as litter removal, promotions, and beautification.

BUSINESS REVITALIZATION ZONE TAX

Below are examples of the Business Revitalization Tax paid by Businesses in 2003

Canwest Travel	\$110.00
Delicates Ladies Lingerie	\$110.00
Café Pichilingue	\$110.00
Tirecraft	\$302.40
Kovac's Manufacturing	\$125.60
Sisson Warren Sinclair	\$715.20
Sisson Furs	\$132.00
Sunworks Home & Garden	\$169.60

IN 2003

- 52.8% of members paid an annual tax of \$110.00
- 90.4% of members paid an annual tax of less than \$500.00
- The average tax was \$314.40

Total Business Revitalization Zone tax revenue in 2003 was \$144,640.

RED DEER DOWNTOWN BUSINESS ASSOCIATION – 2003 BUDGET

<u>Revenue</u>	2003 Budget
BRZ Levy	\$145,000
Alberta Main Street Program	
Environmental Contract	\$ 54,633
Banner Program	\$ 5,700
Kiosk Rental	\$ 2,000
Transfer from revenues	\$ 9,000
Total Revenue	\$216,333

<u>Expenditures</u>	2003 Budget
Alberta Main Street Program	\$ 5,600
Environmental Contract	\$ 54,633
Banner Program	\$ 5,700
Administration	\$106,682
Publicity & Advertising	\$ 6,500
Events Promotion	\$ 11,500
Public Relations / Marketing	\$ 14,000
Ghost Projects	\$ 11,487
Total Expenditures	\$ 216,102
Surplus / <deficit>	\$231

Downtown Business Association has representation on the following:

- BUSINESS ADVISORY NETWORK
- CENTREFEST
- COMMUNITIES IN BLOOM
- CULTURAL CHARTER PARTNERS
- GREATER DOWNTOWN ACTION PLAN POLICY GROUP
- HERITAGE PRESERVATION COMMITTEE
- HOOPFEST
- MARKETING & PROMOTIONS COMMITTEE
- PARKING COMMITTEE
- POLICING COMMITTEE
- PUBLIC ART COMMITTEE
- RED DEER MAIN STREET ADVISORY BOARD
- RED DEER SCIENCE FESTIVAL
- RED DEER VISITOR & CONVENTION BUREAU
- WESTERNER OFF-SITE COMMITTEE

Downtown Business Association Achievements

- Introduction of FREE One Hour parking in the downtown area
- Creation of the *Ghost* Collection of life sized bronze sculptures
- Upgrading of sidewalks and street lighting
- Elimination of underground electrical grid charges
- Promotion of Downtown
- Downtown litter control program
- Enhanced safety
- Downtown banner program
- Hanging flower basket program
- White lights program
- Business Reward Program
- Graffiti Abatement program
- Special Events for the Downtown
- Sponsored Red Deer Main Street Program

Top 10 Reasons to visit Downtown Red Deer!

1. **Downtown** is the Heart of the City!
2. **Downtown** reflects the character of our city and its citizens!
3. **Downtown** provides a variety of services and products!
4. **Downtown** is one of the largest clusters of small businesses in the City!
5. **Downtown** has a number of unique shops within walking distance of one another!
6. **Downtown** provides a healthy atmosphere of business development and social and cultural improvements!
7. **Downtown** is the regional center for government, commerce and professional services!
8. **Downtown** is the entertainment hub of Red Deer!
9. **Downtown** has a personality, an atmosphere and an environment all its own!
10. **Downtown** businesses support schools, churches and recreation and cultural facilities in your community!

DOWNTOWN RED DEER

Special Events 2003

DATE	EVENT
January 29 – February 1	Clearance Sale
May 24	Science Festival
June 7-8	Hoopfest
July 16	Westerner Days Parade
July 16	Diamond in a Haystack – Red Deer Lodge
July 26 – 27	Centrefest
August 1	SuperRun – Show & Shine Rock n' Red Deer
July – August	Red Deer International Air Show Promotions
September 13	Rebels Pancake Breakfast
November 6 – December 31	Business Reward Program (Rebel Tickets)
November 7-9 (Tentative)	Christmas Event & Santa Claus Parade



For Immediate Release:
April 14, 2003

**RED DEER DOWNTOWN BUSINESS ASSOCIATION PROPOSED
BUSINESS REVITALIZATION BOUNDARY CHANGE**

The Red Deer Downtown Business Association is requesting that City Council expand the boundary of the existing Business Revitalization Zone.

The proposed expansion will include two areas that presently abut the boundary in the Northeast area (Co-op Plaza area) and Southwest corner (Port 'O Call Safeway).

An Open House will be held on May 1st from 4 – 7 PM at the Downtown Business Association Office for questions and input into the process and proposal. Information packages have been distributed to all business operators in the proposed expansion area. First reading of Council is expected in May with the process being complete in July.

- 30 -

For more information contact:

Dennis Zimmer, President
Kovak's Manufacturing & Repairs
403-346-2150

Libby Smith, Executive Director
Downtown Business Association
403-340-8696



OPEN HOUSE

Proposed Expansion of Downtown Business Revitalization Zone

The Red Deer Downtown Business Association is holding an Open House on:

Thursday, May 1, 2003
4:00 PM – 7:00 PM
#9, 4921 – 49th Street
(Downtown Business Association Office)

Board Members & Staff will be available to answer questions on the Business Revitalization Zone expansion proposal.



RED DEER CHAMBER
of COMMERCE

"Taking Care of Business Together"

3017 Gaetz Ave., Red Deer, AB, Canada T4N 5Y6

Phone 403.347.4491 • Fax 403.343.6188

E-Mail: rdchamber@reddeerchamber.com

www.reddeerchamber.com

April 17, 2003

Libby Smith
Executive Director
Red Deer Downtown Business Association
#9, 4921 – 49th Street
Red Deer, AB T4N 1V2

RE: Proposed Expansion of the Downtown Business Association boundaries

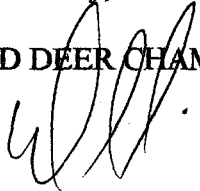
The Red Deer Chamber of Commerce supports the initiatives of the Downtown Business Association in the existing core of our city. Its actions in crime reduction, visual improvement of the store-fronts, parking availability, and activities to draw retail shoppers into the area are commendable.

The Chamber of Commerce supports the public consultation process that is being undertaken by the Downtown Business Association with respect to the 2003 boundary expansion proposal. We anticipate that the public process will provide information regarding the specific benefits and implications for businesses in the proposed expansion areas, timelines, and any incremental costs to the DBA and/or affected businesses.

Once the proposed expansion has been sold based on its merit and the expansion is approved, we recommend the DBA consider a voluntary membership fee.

Yours truly,

RED DEER CHAMBER OF COMMERCE


Don Oszli, CA, CMA
President (2002-03)



Legislative & Administrative Services

DATE: May 13, 2003

TO: City Council

FROM: Manager, Legislative & Administrative Services

SUBJECT: Red Deer Downtown Business Association
Request for BRZ Boundary Change
Bylaw 2827/A-2003 – Amendment to The Downtown Business Revitalization
Zone Bylaw 2827/83

History

In 1984 Council received a request from businesses located in the Downtown area to establish a Business Revitalization Zone (BRZ) in accordance with the Municipal Government Act. Based on this request and input from the downtown businesses, Council agreed to establish this zone. The Downtown Business Association's Board of Directors is responsible for the management of this zone, including preparation and administration of its budget.

Although this Board operates autonomously from The City of Red Deer, we are linked in the following ways:

1. Council appoints the members of the Board
2. The BRZ budget is approved by Council
3. Any changes to the BRZ Bylaw, including its boundaries, must be approved by Council.
4. The City completes the business assessment, invoices and collects the BRZ Tax for the Board. These invoices are sent out in February of each year to every person assessed for business purposes in the BRZ. The due date for payment is always March 31st. The cost for this service is equally divided between the Downtown Business Association and the City. In 2002 the total cost was \$10,000.

Memo to Council
May 13, 2003
Page 2

Discussion

The Red Deer Downtown Business Association is requesting to amend the current BRZ Bylaw to expand their boundary. If the new boundary is adopted, we estimate that the number of businesses within the Zone would increase from 500 to approximately 580.

Bylaw 2827/A-2003, an Amendment to The Downtown Business Revitalization Zone Bylaw 2827/83, has been prepared that incorporates the changes in boundary on the revised "Schedule A".

Consultation

In accordance with the Municipal Government Act, before this Amendment could be given second or third reading, the City must take reasonable steps to ensure a notice of this change is mailed or delivered to every taxable business in the current and proposed Zone. If Council proceeds, this notice will be sent to business owners in the respective boundaries advising of a Public Hearing to be held on July 14, 2003 at 7:00 p.m. in Council Chambers.

Recommendation

That Council give first reading to Bylaw 2827/A-2003.



Kelly Kloss
Manager
Legislative & Administrative Services

KK/chk

Comments:

The Downtown Business Association has commenced a consultation process for its initiative to expand the Business Revitalization Zone. The next steps in the process are:

1. Presentation to Council for first reading of Downtown Business Revitalization Zone Bylaw Amendment 2827/A-2003.
2. If first reading is given, then a Public Hearing is scheduled. A letter is sent from the City to all business owners in the existing and proposed zone advising them of the change and the date of the Public Hearing.
3. Following the Public Hearing, Council may give the bylaw second and third readings.

There are approximately 80 businesses in the expanded areas.

"G.D. Surkan"
Mayor

"N. Van Wyk"
City Manager



COUNCIL MEETING OF MAY 20TH , 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: DOWNTOWN BUSINESS
ASSOCIATION - BRZ BOUNDARY
CHANGE**

**PETITION FROM TENANTS OF
RED DEER SHOPPERS PLAZA**

MAY 16, 2003

THREE
OFFICE

RECEIVED

TIME 3:00
DATE MAY 16, 2003
BY C. K. K.

TO: RED DEER CITY COUNCIL

FROM: TENANTS OF RED DEER SHOPPERS PLAZA

RE: EXPANSION OF BUSINESS REVITALIZATION ZONE

PLEASE BE ADVISED THAT THE UNDERSIGNED TENANTS OF THE RED DEER SHOPPERS PLAZA REMAIN OPPOSED TO THE INCLUSION OF OUR BUSINESSES IN THE BUSINESS REVITALIZATION ZONE. WE CURRENTLY HAVE ALL THE SERVICES PROVIDED BY THE ASSOCIATION AND PAY SIGNIFICANTLY LOWER ADMINISTRATION COSTS FOR THESE SERVICES. IT WOULD APPEAR TO US THAT THE PROPOSED EXPANSION IS MERELY TO RECEIVE MORE REVENUE WITH NO CLEAR GOAL FOR THE USE OF THIS REVENUE.

BUSINESS REPRESENTATIVE TITLE SIGNATURE

Plaza Liquor Mart	Bob Reid	owner/Mgr.	Bob Reid	341-9093
* Alberts Family Restaurant	Sam Taliani	Manager	Sam Taliani	
Hut Barber Shop	Mark Recalton	owner	Mark Recalton	346-4966
Grand Ice Wash & Dry	Paula	owner	Paula	342-2006
La tienda Latina	Germana	Manager	Germana	358-5169
Equitable Life of Canada	Ken Towers	Broker	Ken Towers	343-2218
GOLDEN SUN HEALTH FOODS	G. WAYNE PETCH	OWNER	G. Wayne Petch	342-4334
PLAZA TANNING CLUB	Darlene Olson	Owner	Darlene Olson	341-4680
STUDIO DALLS HAIR STYLING	DOMINIA SAKIVE	Owner	DOMINIA SAKIVE	343-7555
FAMILY PIZZA	Ed WIEBE	OWNER	Ed Wiebe	318-8984
NEARLY NEW BOOKS	DIANA CURR	Manager	DIANA CURR	340-0072
Tele Painters Collage	Trudy Kryger	Owner	Trudy Kryger	343-1488
Red Deer Frame & Store	John Brock	owner	John Brock	342-5007
LANDLORD AGENT RED DEER PLAZA	Emerson Olson		Emerson Olson	
RIVERSIDE BOWL	LAWRENCE FOBERT	OWNER	LAWRENCE FOBERT	342-6800
RED DEER COOP LIMITED	CARRY PARKS	G.M	CARRY PARKS	309-8914
Plaza Dispensary	Mervyn	Manager	Mervyn	340-3784

* CONTACT PERSON - CELL 341-9093



COUNCIL MEETING OF MAY 20TH, 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: RED DEER DOWNTOWN
BUSINESS ASSOCIATION -
DOWNTOWN BUSINESS
REVITALIZATION ZONE BYLAW
AMENDMENT 2827A/2003**

**COMMENTS RECEIVED FROM
BUSINESSES**

Kemex Engineering

Libby Smith

From: "Libby Smith" <libbysmith@shaw.ca>
To: <nabatab@kemex.com>
Cc: "Dennis Zimmer" <comforts@telusplanet.net>; <jeffreyd@city.red-deer.ab.ca>
Sent: Monday, May 05, 2003 9:13 AM
Subject: BRZ Expansion

Mr. Nabata -

Thank you for your e-mail of May 04 regarding the Downtown Business Association's intention of expansion of its Business Revitalization Zone (BRZ). Also, thank you for the interest you showed by coming to our open house on May 01 - we appreciate your comments and input.

I would like to respond to your questions in your e-mail as follows:

1. The decision to go to council with the BRZ expansion request was made on February 04. While we have notified the City Clerk's office of the DBA's intention and requested consideration of Council's meeting schedule, an official letter of request has not been received by Council. This is in the process of being prepared today and will be delivered by tomorrow. Following this, it is anticipated that first reading will take place May 20, and 2nd and 3rd readings will be held on July 14 which will also include a public hearing opportunity. City Hall will contact all businesses in the proposed expansion area prior to the public hearing to ensure everyone has an opportunity for input.
2. The increased revenues will be used to advance our programs to increase safety, security, promotions and special events to the downtown core. It will also enable us to better respond to issues of particular concern to businesses ie: parking. The prime motive for the DBA's request to expand the BRZ is one of equity, not of money. As you stated in your e-mail there are businesses already in the downtown area, benefiting from being in the downtown, and are not contributing to the association in any way. The DBA is very interested in including all businesses in the downtown in the process to determine the strategic direction of the Association and how to best meet the needs of its members.
3. Last years proposal was refused by council due to the magnitude of the area requested. In fact, it was recommended by Council that the DBA return with a scaled down proposal which did not include Parkvale or Cronquist. Concerns were expressed that the expansion would take in the Cronquist Business Park which was not geographically in the downtown, and also that the DBA would expand into residential areas such as Parkvale - neither of which has taken place with this proposal. There were no other objections to the proposal.

I hope I have addressed your concerns as stated in your e-mail. Once again, we appreciate your comments and concerns - please contact me again if I can be of further assistance.

Libby Smith

Libby Smith, Executive Director
Red Deer Downtown Business Association
#9, 4921 - 49 St., Red Deer, AB, T4N 1V2
Tel: (403) 340-8696
Fax: (403) 340-8699
E-mail: libbysmith@shaw.ca
www.rddba.ca

5/5/2003

Krista McNally

From: Bob Nabata [nabatab@kemex.com]
Sent: Sunday, May 04, 2003 3:07 PM
To: Libby Smith
Cc: Dennis Zimmer; jeffreyd@city.red-deer.ab.ca
Subject: Proposed Expansion to the Business Revitalization Zone

Libby

I would like to express my appreciation for the time and open discussion at your open house on Thursday. From these discussions and the information package that was distributed to the affected businesses, I would like to confirm a few things which leads to some follow-up items.

First, in my discussions with you and Frank Kuny, I was specifically told that the decision to go to council has not been made, unlike what was implied in the package. I would like to know when this decision will be made, and have the opportunity along with any other affected business owners to attend the meeting and to voice my opinions on the matter.

Second, I was told that there has been no discussion of what will be done with the increased revenue, unlike the package which specifically states that discussion to date indicated support for a reduction in the tax rate to all members. Presumably, this discussion will take place at the same time the decision to go to council will be made. Again, I believe any affected business owner should be entitled to attend this meeting prior to the matter going to city council.

Third, I was not give any explanation why this proposal was any different than the one turned down by council last year, other than the size of the expansion has been reduced. I believe city council rejected the proposal last year for other reasons other than the proposed expansion was too big, and if not, I was told of nothing in the open house and there is nothing in the package that indicates why the new particular areas have been included or not included. If the objections of council last year have not been addressed, then there should be no reason why this proposal should procede.

Fourth, I still do not have a sense of why this proposal has been advanced. Of the twelve pages in the package provided, there is one paragraph stating that the DBA will go to council to request an expansion, a map showing the new proposed boundary, and one question regarding the revenue from the expanded BRZ. In fact, of the three mentions, I was told that two of the three are not valid. i.e. the decision to go to city council has not been made, and there has not been any discussion on where the increased revenue.

The bottom line is, I would like to attend the meeting in which the decision will be made whether to go to city council asking for the expansion. This meeting should be open to all business owners in the proposed expansion zone. At the meeting, there should be presented:

- clear objective of what is proposed
- definition of why it is proposed
 - if it is money, then a budget with the increased revenue and where it will be spent vs a budget without the increased revenue and what would have to be cut back. Also, what alternatives have been looked at such as increasing the tax rate to the existing BRZ, or a request for voluntary funds from businesses outside the BRZ.
 - If it to sell the benefits of the BRZ to other businesses, then highlighting what benefits they would receive, and answer why this is not being done on a voluntary basis
 - If it is under the belief that these businesses are already benefitting from the full benefits from the BRZ without paying for them, then showing what benefits that they are receiving versus those already in the BRZ, say on Ross Stree or Gaetz Avenue.
- minutes from the council meeting last year rejecting the proposed expansion and clearly addressing all the

5/5/2003

reasons why this proposed expansion is different than the one rejected last year.

I believe if these items are provided, then a healthy discussion can take place. If the decision is made to proceed, then city council will be provided with a good basis to approve, and dissenters would have specific areas to address. In the future, if discussions are planned that would affect businesses other than the DBA, it would be a good idea to invite them to the discussion rather than issuing a package saying the decision has already been made.

I look forward to your positive response and indication on when the meeting will take place.

Bob Nabata
KemeX Engineering Services

5/5/2003

Libby Smith

From: "Libby Smith" <libbysmith@shaw.ca>
To: <nabatab@kemex.com>
Cc: "Dennis Zimmer" <comforts@telusplanet.net>; <jeffreyd@city.red-deer.ab.ca>
Sent: Friday, May 09, 2003 4:26 PM
Subject: BRZ Expansion

Bob - thank you for your additional inquiries and questions. I will try to answer as many as I can and hopefully this will put your concerns to rest.

The benefits of being in the Downtown Business Association are many - a list of some of them was included in your information package. We are an advocacy group for our members on issues that require a policy position, promote the downtown area with a goal of enhancing economic development opportunities, provide networking opportunities, offer educational events for our members and we provide programs that will reduce the operating costs of our members. Some of the areas on which we also support our members include parking, safety and security, marketing and cooperative advertising, special events, civic enhancement to name a few.

The areas in question are considered as a part of the downtown simply due to the geography. The businesses in this area promote themselves as being in the "downtown" core already.

We have involved businesses in many of our events in the past that are not in the BRZ. They have expressed an interest in our activities and have needed support and we have provided it.

The amount of additional revenue resulting from a BRZ expansion will be determined by City Hall upon their assessments. The revenues will be used to enhance our programs already described.

If you would like a copy of the minutes from last years council meeting, I would suggest you contact Kelly Kloss, City Clerk - Kelly's e-mail is kellyk@city.red-deer.ab.ca

I hope I have been of help.

Libby Smith
Libby Smith, Executive Director
Red Deer Downtown Business Association
#9, 4921 - 49 St., Red Deer, AB, T4N 1V2
Tel: (403) 340-8696
Fax: (403) 340-8699
E-mail: libbysmith@shaw.ca
www.rddba.ca

5/9/2003

Krista McNally

From: Bob Nabata [nabatab@kemex.com]
Sent: Wednesday, May 07, 2003 7:57 AM
To: Libby Smith
Cc: Dennis Zimmer; jeffreyd@city.red-deer.ab.ca
Subject: BRZ Expansion, More questions

Thank you for quick response to my email. While you have answered some of my concerns, some have not been addressed and a couple of new ones have come up.

The first item of concern is the impression that you and Frank Kuny left me at the open house. When specifically asked if the decision to council had been made, the answer was that the decision had not been made, that the final decision would be made after the open house, and that the scheduling of this item with City Council was made only for preliminary purposes only and would be cancelled if the decision not to procede was made. This is different from the response in your email in which you stated that the decision was made on February 4th to go to council. The obvious questions are why was I misled at the open house, and was the open house simply a formality since it could have no influence on what would occur.

*Kellyk@
city.red-
deer.ab.ca*

The second item is the reason why this expansion is being considered. To paraphrase your email, "The BRZ is being expanded to force businesses in the downtown area not currently in the BRZ to join. They are currently receiving the benefits of a revitalized downtown without contributing in any way. The BRZ would also like to include them in the DBA to determine the strategic direction of the DBA and how to best meet the needs of its members. The expansion is not driven by monetary reasons."

With this being the reasoning, can you please answer the following questions

- * What benefits are they receiving now and how do these benefits differ from businesses outside the targeted zone? If the answer is a healthy downtown benefits all businesses in the downtown and near downtown, then why not get a grant from the city so that all residents in the city who benefit from a healthy downtown contribute their share?
- ✓ * Why are these specific areas considered part of the downtown? In the 43rd Steet area, why are they not considered part of the Hospital zone, since we generally have closer links to the hospital than to downtown?
- * If money is not the issue, why not invite businesses in the proposed expansion zone or even in the greater downtown action plan zone to voluntarily join the association so they can have a say in the stategic direction of the DBA.
- ✓ * If the intent is to include these other businesses in the DBA, why not invite them to attend the meetings and to gain their support for entry into the DBA, rather than unilaterally forcing them into the association without any say, other than objecting at City Council?

The third item is still an explanation of the revised budget how much additional revenue will be generated from the increased BRZ, and where the money will be spent, assuming that it will be spent and not used to reduce the rate base of the existing members which has not been discussed.

I would also appreciate getting a copy of the minutes from last years council meeting when a similar proposal was rejected. If the various submissions and emails regarding this issue both for and against the proposal are also available, then a copy would be appreciated.

5/7/2003

I look forward to your response

Bob Nabata
KemeX Engineering

5/7/2003



HAMILL'S DAIRY QUEENS

Head Office:
4202 Gaetz Avenue
Red Deer, Alberta
T4N 3Z3

Office: (403) 346-7718

Fax: (403) 341-3711

April 28, 2003

Red Deer Downtown Association
#9, 4921 - 49 Street
Red Deer, AB T4N 1V2

Locations:

ATTENTION: Dennis Zimmer, President

Dear Dennis Zimmerl;

Hamill's Dairy Queen
4202 Gaetz Avenue
Red Deer, Alberta
(403) 346-3518

This is a letter objecting to inclusion of my business and property into the Business Revitalization Zone.

I see absolutely no benefit to my business by belonging to the Downtown Business Association. This particular restaurant already spends approximately \$100,000.00 per year on advertising and promotion and I don't see where your organization can significantly improve on that

Deer Park Dairy Queen
Dunlop St. & 30th Avenue
Red Deer, Alberta
(403) 342-6200

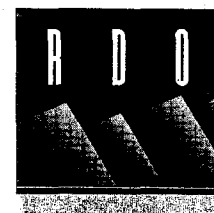
I acknowledge with the utmost respect the good work your organization has done in the core of the city. We do not consider ourselves to be in the downtown core but rather on the extreme outer edge of the business district. When we first located on this property we were considered to be on the way out of the city. In fact for many years were zoned highway commercial.

The bottom line is that I am opposed to being included into the Revitalization Zone.

Thank you.

Yours truly,

Gordon Hamill
President



12 April 2003

Red Deer Downtown Business Assoc
#9, 4921 - 49 St
Red Deer AB T4N 1V2

FAXED

Attention: Mr. Dennis Zimmer, President

Re: Business Revitalization Zone expansion

I have recently received a copy of your recent information package about the above noted matter.

The viability of store-front businesses in the downtown area certainly depends upon a strong campaign to attract shoppers to the downtown area, however I have 2 concerns about including our area, and specifically our professional building, in your expansion plan proposal:

- 1) As **health-care professionals**, store-front location is not important to us. Because our building was designed and built for, and is occupied by, dental **specialists**, we do not cater to drive-by or drop-in "shoppers"; indeed our clients/patients come to us by referral from other health-care providers. The specific location of our practice is therefore of little consequence, and attracting more "shoppers" to our "neighborhood" is of no benefit to us.
- 2) The "downtown" area is "naturally" bounded by 43 Street, Taylor Drive, 48th Ave, and the Red Deer River. Attempts to create "artificial" boundaries will lead to endless arguments, proposals, and meetings. Expansion of the downtown area is certainly perceived as a clumsy "tax grab", especially by folks such as we "referral-based" health-care professionals to whom the benefit(s) of the proposed expansion remains dubious, at best.

Thank you for allowing me the opportunity to express my opinion.

Sincerely,

Robert H. Cram, Orthodontist

CC. Jeffrey Dawson, Red Deer City Council

April 30, 2003

Dennis Zimmer, President
Red Deer Downtown Business Association
9, 4921 - 49 Street
Red Deer, AB T4N 1V2

Dear Dennis:

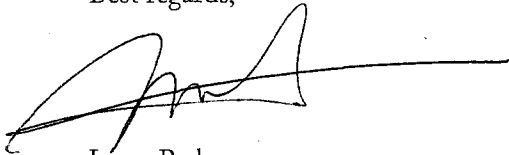
At a recent meeting of the members of our association, the attending members expressed opposition to the proposal to enlarge and include us in the Downtown Business Association. The same proposal was before us last year, and at that time we were also opposed.

The members who were in attendance at our meeting expressed concerns about the cost to us as businesses and what benefit we would derive from belonging to your association.

We have received a package from you outlining the benefits. However, our concerns are not being addressed, nor has anything changed from last year. We feel that we are on the outside edge of the area proposed – what services will we receive that we do not have today? Why, out of expenditures of \$216,000, is only \$54,787 or 25.3% spent on actual events and promotions?

Your comments would be appreciated. However, we are not yet convinced and wish to oppose your proposal.

Best regards,

A handwritten signature in black ink, appearing to read 'Larry Parks', with a long horizontal line extending to the right.

Larry Parks
Chairperson
Plaza Merchants Association

rh



FILE

LEGISLATIVE & ADMINISTRATIVE SERVICES

May 21, 2003

Libby Smith, Executive Director
Red Deer Downtown Business Association
#9, 4921 – 49 Street
Red Deer, AB T4N 1V2

Dear Libby:

***BRZ Boundary Change
Downtown Business Revitalization Zone Bylaw Amendment 2827/A-2003***

Red Deer City Council gave first reading to the Downtown Business Revitalization Zone Bylaw Amendment 2827/A-2003 at the City of Red Deer's Council Meeting held Tuesday, May 20, 2003. For your information, a copy of the bylaw is attached.

A Public Hearing will be held on Monday, July 14, 2003 at 7:00 p.m. in Council Chambers during Council's regular meeting. The City will send a letter to all business owners in the existing and proposed zone advising them of the BRZ boundary change and the date of the Public Hearing.

Following the Public Hearing, Council may give Bylaw Amendment 2827/A-2003 second and third readings.

Please call me if you have any questions.

Sincerely,

Kelly Kloss
Manager
Legislative & Administrative Services

KK/chk
/attach.



April 2, 2003

The City of Red Deer
Box 5008 4914 - 48th Avenue
Red Deer, AB T4N 3T4

ATTN: KELLY KLOSS

Dear Mr. Kloss:

At the February 4th, 2003, regular meeting of the Board of Directors of the Downtown Business Association, a motion was passed to proceed with an expansion of the Business Revitalization Zone as per the attached map. The area requested for expansion is outlined in yellow.

The attached "Process for BRZ Expansion" is a suggested schedule for this process, subject to Council's approval. I would appreciate your consideration of this schedule and your advice to any required changes. I will submit an official letter of request from the Downtown Business Association on May 5th, 2003 following our information process and open house.

We look forward to Council's support on this matter with the end result being a more responsive association able to address and meet the concerns of it's membership.

Sincerely,

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

Libby Smith
Executive Director

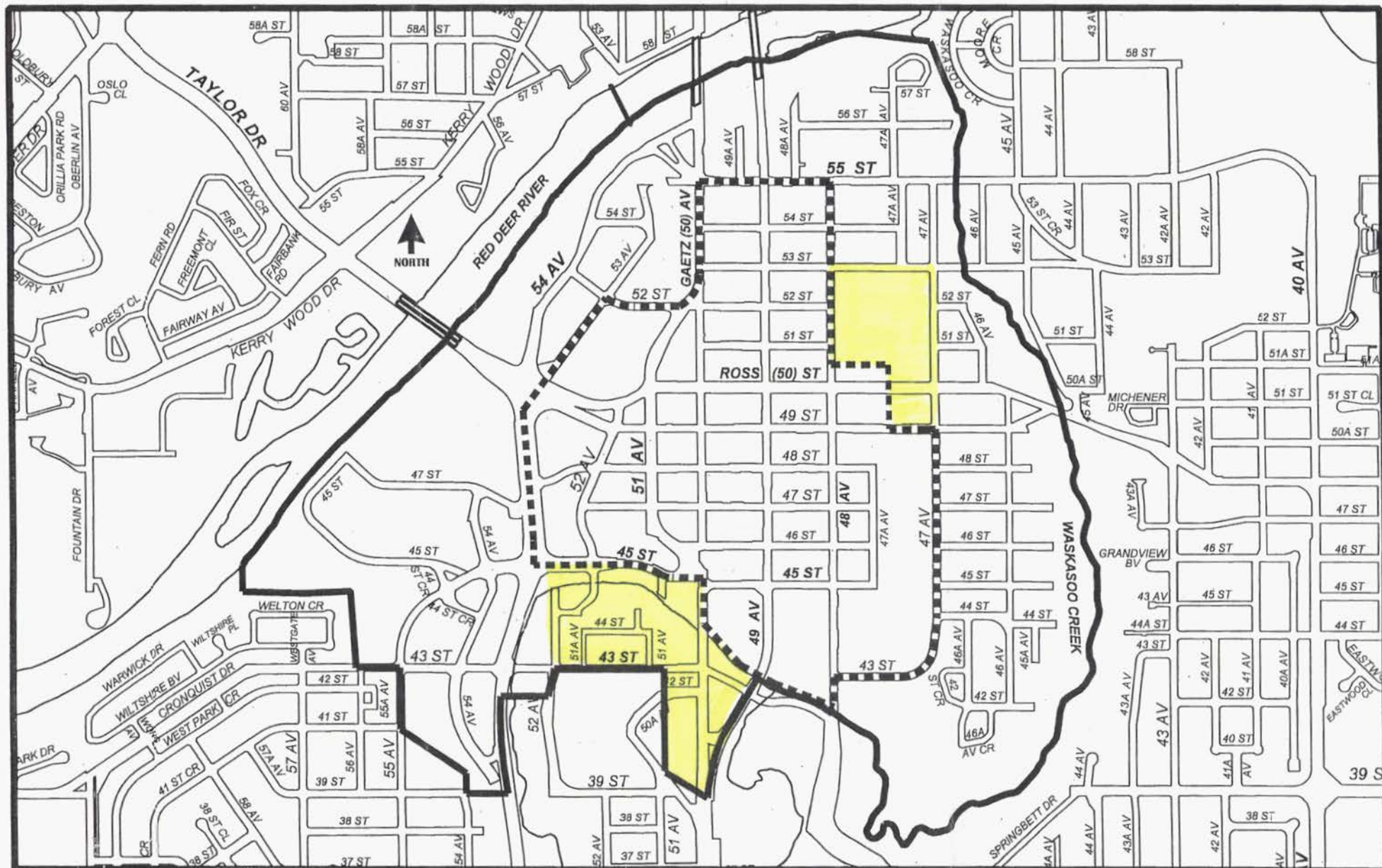
LS/km

Enclosure: Process for BRZ Expansion
3 Maps

PROCESS FOR BRZ EXPANSION

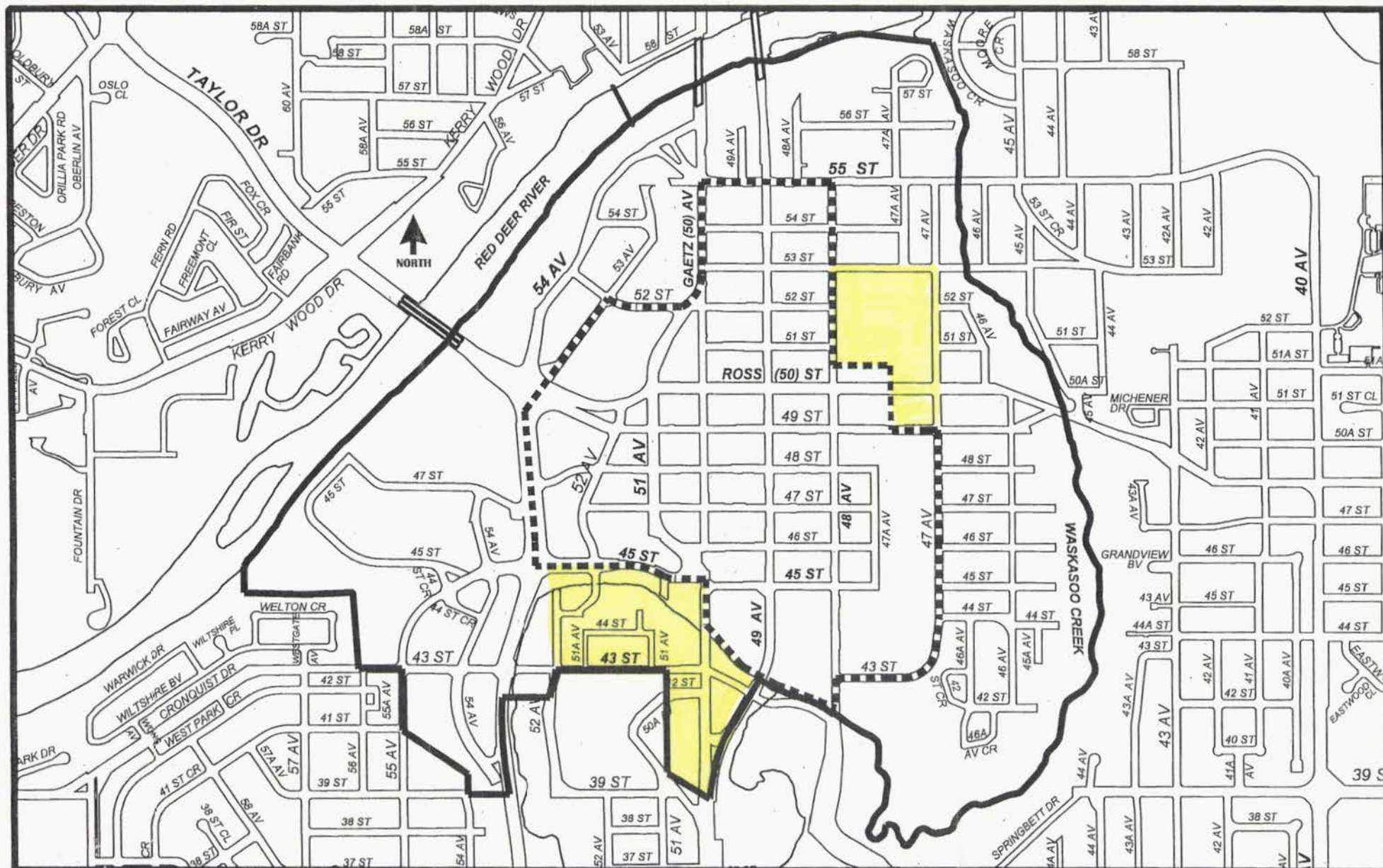
Step 1	Feb. 04	Motion passed by DBA Board of Directors to proceed with BRZ expansion
Step 2	Mar 27 – Apr 02	Personal approach by Executive Director to major businesses in the proposed expanded area
Step 3	Apr 2 – 4	DBA distributes information packages to businesses in proposed expansion area
Step 4	May 01	DBA holds open house for all members (new and proposed), for information purposes
Step 5	May 05	DBA submits a letter to Council asking for BRZ expansion
Step 6	May 20	First Reading of Council
Step 7	July 14	Public hearing – by council
Step 8	July 14	Second and third readings

Revised April 01



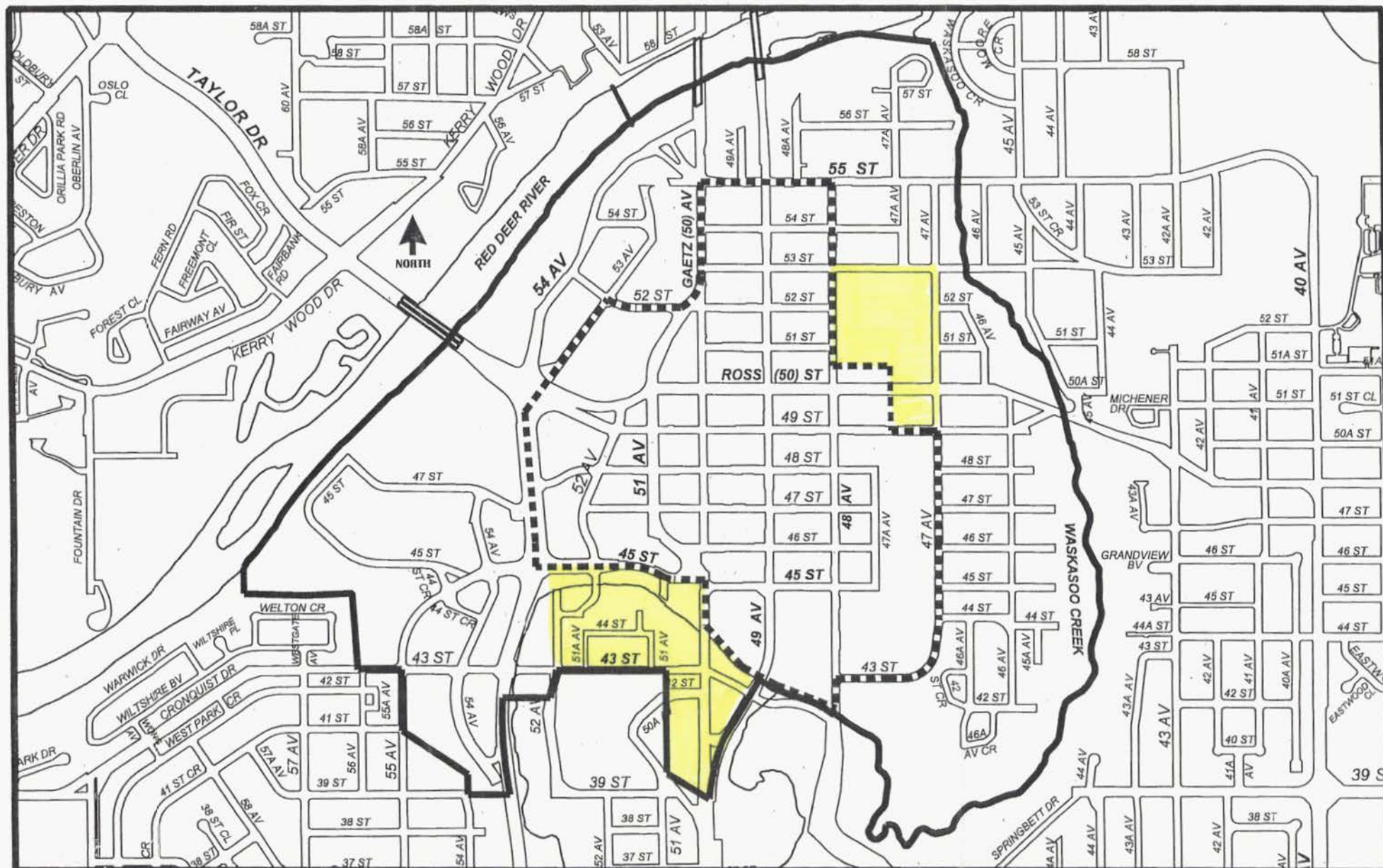
- Existing Boundary of Business Revitalization Zone
- Existing Boundary of Greater Downtown Action Plan Area
- Proposed Expansion Area of Business Revitalization Zone




The CITY of RED DEER
 BUSINESS REVITALIZATION ZONE BOUNDARY
 April 2003



- Existing Boundary of Business Revitalization Zone
- Existing Boundary of Greater Downtown Action Plan Area
- Yellow Shaded Area Proposed Expansion Area of Business Revitalization Zone

The CITY of RED DEER
BUSINESS REVITALIZATION ZONE BOUNDARY
 April 2003



-  Existing Boundary of Business Revitalization Zone
-  Existing Boundary of Greater Downtown Action Plan Area
-  Proposed Expansion Area of Business Revitalization Zone

The CITY of RED DEER
BUSINESS REVITALIZATION ZONE BOUNDARY
 April 2003

Christine Kenzie

From: Kelly Kloss
Sent: March 27, 2003 9:05 AM
To: George Lipka; Christine Kenzie
Cc: Brian Lutz
Subject: FW: BRZ expansion
Importance: High

Hi George,

Here the process that Libby is planning to follow for the BRZ expansion. If Council approves expansion, after June 16 we will need to insert into our work plan the assessment of these new BRZ business so they come on line for the 2004 budget year.

Christine – Please put this in the May 20 Council backup file. Thanks

Kelly

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

From: Libby Smith [mailto:libbysmith@shaw.ca]
Sent: March 26, 2003 9:10 AM
To: kellyk@city.red-deer.ab.ca
Subject: BRZ expansion
Importance: High

2003/03/27

PROCESS FOR BRZ EXPANSION

Step 1	Feb. 04	Motion passed by DBA Board of Directors to proceed with BRZ expansion
Step 2	Mar 27 – Apr 02	Personal approach by Executive Director to major businesses in the proposed expanded area
Step 3	Apr 2 – 4	DBA distributes information packages to businesses in proposed expansion area
Step 4	May 01	DBA holds open house for all members (new and proposed), for information purposes
Step 5	May 05	DBA submits a letter to Council asking for BRZ expansion
Step 6	May 20	First Reading of Council
Step 7	June 16	Public hearing & Second and third readings

To Mayor Gail Surkan and Council

You are to be commended for having nixed the possibility of adult sex-oriented businesses -- unlicensed massage parlors, adult Triple X video shops and book stores, etc. --- from opening up in residential areas zoned C-3. This is a step toward making Red Deer a safer and more wholesome place to raise families, a priority of all our citizens. However, Zone C-3 comprises an extremely small component of the total commercial area of the City and would deal only with very miniscule sites that have corner stores. Unfortunately the green light would still exist for such sordid businesses to open up in other commercial sites which would include the downtown areas, areas along Gaetz Ave., in the areas of the Coop shopping area, in the the new Save On Foods sites, as well as the areas where the Parkland Mall and the Bauer Mall are located, etc.

The difficulty with attempting to confine adult sex businesses to certain areas is that the unsavory influence of adult sex businesses is not confined to any 4 walls but extends to the streets, the work-place and the homes. Let's get a by-law enacted that would do what's right for the communities. Why should there be a green light left allowing the licensing of these types of businesses to open in the future at any location within the City of Red Deer? No one would consider sending their children outdoors in a snow storm without warm clothing and yet it is expected they venture forth to face the onslaught of the results of minds corrupted by degrading filth that is spreading like a cancer.

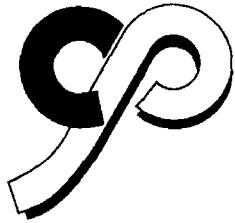
Do greedy, misguided operators deserve more protection in their insatiable race for money than the protection women and children and families deserve? Highly qualified professionals have proven that porn is addictive, escalating from viewing to acceptance, then to fantasies, and on to the acting out of fantasies with children often the victims. Not mentioned is the secondary effect of porn businesses, which include the significant increase in surrounding areas of property crime and an overall decrease in property values. Noted columnist Geo. Will noted that the sex industries turned Times Square into a slum.

A precedence has been set for success in disallowing adult sex businesses in a Red Deer community. In 2000 there was enough public input and outraged concern expressed by the Riverside Meadows community to bring about the enactment of a city by-law under 'Direct Control 15' which, among other things, included the regulation that no adult entertainment business could ever set up business in their neighborhood. It has been proven recently that democracy is alive and well here. The courts ruled that VLTs are to be banned in the 7 communities that formerly voted against them. In presenting a petition to hundreds of people in this city on the issue of restricting adult porn cites, I found that easily 90%- 95% of the people were more than anxious to sign. Let's check on the pulse of the city and enact a wider by-law restricting adult sex businesses at any location in our fair city, thereby making Red Deer an even better place for families. Thank you for your consideration in this matter.

Yours respectfully,
Audrey Jensen, Ph 346-6790

Audrey Jensen

*Mayor Surkan, Please note that, while this petition asks for disallowing all future adult sex businesses in RD, if this cannot be met, the closest restriction will be enacted. Thank you
A Jensen*



DATE: May 7, 2003
TO: Kelly Kloss, City Clerk
CC: Paul Meyette, City Planning Manager
FROM: Johan van der Bank, Planner
RE: Petition to ban adult sex oriented businesses in Red Deer

The petition submitted by Ms. Audrey Jensen is requesting that City Council institute a total ban on adult sex oriented businesses at any location in the City. The petition could be approached in three ways:

- Council could consider instituting a City-wide ban on any adult sex oriented business from any location in the City. Based on previous discussions with the City solicitors it is our understanding that there may be a number of legal and constitutional obstacles in achieving this.
- Council could consider incorporating a minimum distance setback of all sex oriented businesses from residential districts. In 2002 Council imposed a similar restriction on drinking establishments with adult entertainment. This would prohibit sex oriented business from most parts of the City's commercial districts. However, this strategy might tend to concentrate sex oriented businesses in specific commercial areas where few residential districts occur, such as in the Downtown.

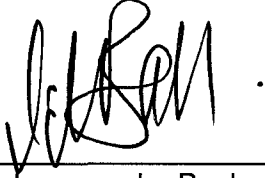
In the City of Edmonton a bylaw to establish a buffer zone between adult video stores and residential areas was denied by a 7-6 vote on April 30, 2003 on the basis that it would be wrong for the City to zone morality.

- Council could consider placing a prohibition on all sex oriented businesses in specific commercial districts. This would only be justified if a sound planning rationale could be developed in each instance. As an example, on April 22, 2003 Council passed Land Use Bylaw amendment 3156/N-2003 which prohibits adult oriented businesses from locating in the C3 Commercial (Neighbourhood Convenience) District. From a planning perspective the restriction of adult sex shops from C3 sites is based on the fact that these convenience type commercial centres are small and a sex oriented shop could tend to dominate in such a centre. Also, the C3 sites are intended specifically for convenience type services and retail, and they serve a particular neighbourhood area. Neighbourhood commercial centres are 'family oriented places', they often front onto residential streets, and they are isolated from other commercial sites.

It might be problematic to develop a similarly sound planning rationale to prohibiting sex oriented shops from other higher order commercial designations.

Planning staff recommend that Council provide direction on which approach they would like to follow, if any, and administration will then investigate and provide the appropriate amendments to the Land Use Bylaw, if required.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. van der Bank', written over a horizontal line.

Johan van der Bank
PLANNER

cc: Don Simpson, Chapman Riebeek, City Solicitors

MEMO

DATE: May 9, 2003

TO: CITY CLERKS

FROM: GREG SCOTT, Manager
Inspections & Licensing Department

RE: AUDREY JENSEN PETITION
BANNING ADULT SEX ORIENTED BUSINESS IN RED DEER

Presently the City of Red Deer's Land Use Bylaw regulates and controls the use and development of land and buildings in Red Deer. Within this bylaw, adult oriented businesses are classified within the Merchandise Sales & Rental area. This use is permitted or discretionary within the C1, C1A, C2, and C4 zoning areas.

The Inspections & Licensing Department in receiving development applications is bound to utilize the Land Use Bylaw for the review and approval process. Land Use Bylaw amendments can be made, however these require a public feedback process plus City Council approval.

The Land Use Bylaw is a comprehensive document regulating a wide variety of land uses. Based on this inclusiveness it is not uncommon to have approved land uses that may not seem appropriate to portions of the community but in fact are entitled to operate based on the regulations of the Land Use Bylaw.



GREG SCOTT
MANAGER
INSPECTIONS & LICENSING DEPARTMENT

GS/kb

- c Bryon Jeffers, Director of Development Services
Joyce Boon, Permits & Licensing Supervisor
Paul Meyette, Principal Planner, Parkland Community Planning Services
Don Simpson, Solicitor, Chapman Riebeek

Comments:

The attached petition reflects an ongoing concern for a number of community residents. As Council is aware we have no legal jurisdiction to prohibit business activities within our community which are legal under provincial and federal law. Council can, however, determine where such businesses are allowed to locate as long as restrictions on location are based on sound land use planning principles rather than on moral or "desirable" grounds.

Council has taken a number of steps to restrict the location of adult entertainment activities based on land use planning considerations, particularly the inappropriateness of adult entertainment activities near residential areas. The most recent step was the passage of Land Use Bylaw Amendment 3156N/2003 which prohibits adult oriented businesses from locating in C3 (Neighbourhood Commercial) Districts, the small convenience commercial areas within City neighbourhoods. Earlier in 2002 Council imposed a restriction on drinking establishments with adult entertainment requiring them to be located in specific commercial areas at significant distance from residential districts.

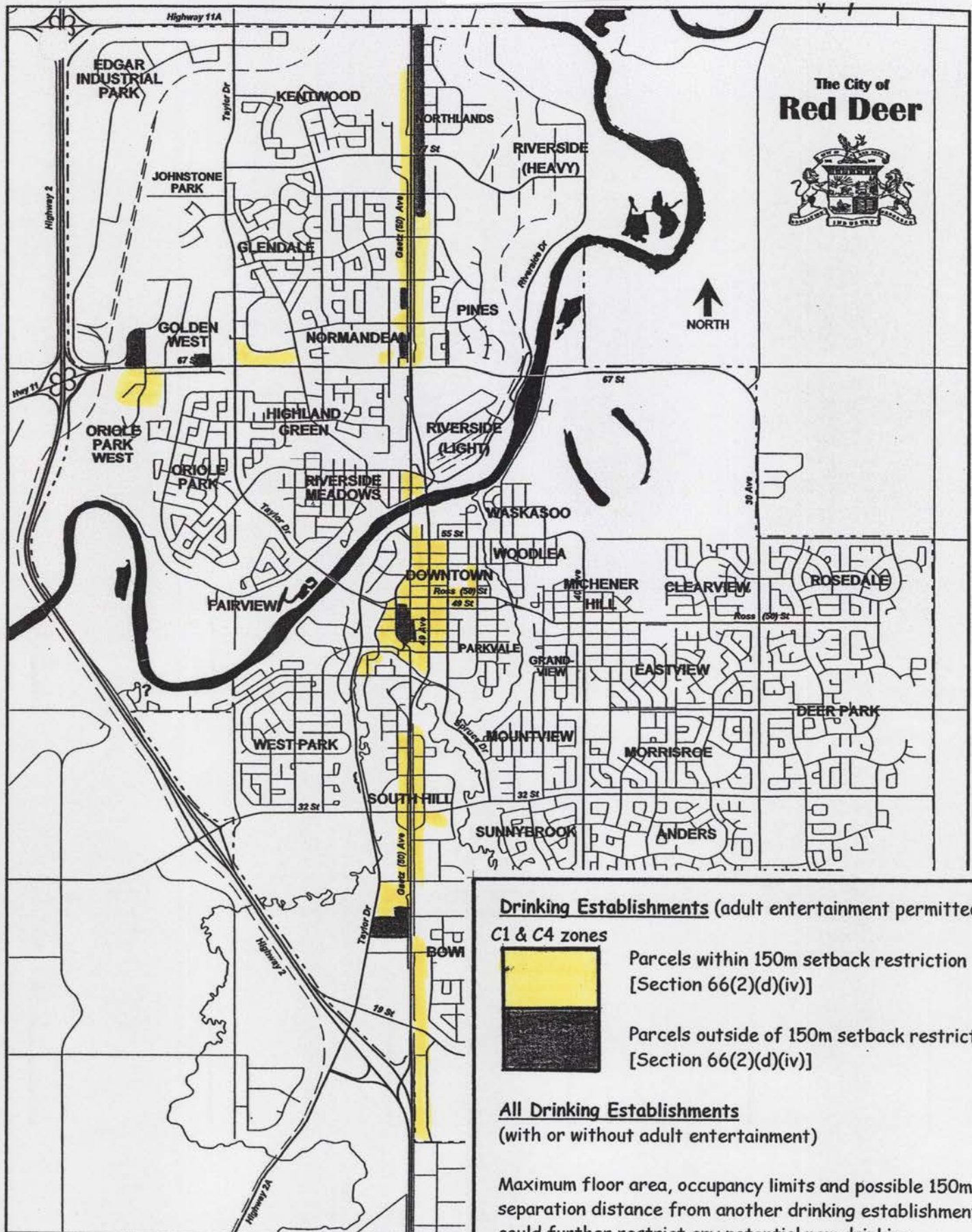
Council has a range of possible responses to the concerns expressed in the petition. First would be to acknowledge that there are very limited, legally supportable restrictions which Council can place on businesses which are, by their nature, legal and rely on the existing restrictions noted above to limit the mingling of incompatible activities in the community. The second would be to take a more aggressive step with adult video stores similar to those that have been implemented for drinking establishments with adult entertainment. A map is attached indicating those areas that currently are eligible for the location of drinking establishments with adult entertainment.

It should be noted that the restriction placed on bars with adult entertainment was supported by sound evidence that such activities are disruptive to nearby residential areas. Similar evidence would be required for adult video stores to ensure a legally supportable bylaw. We do not know if such evidence exists. Further Council would have to address the implications for video stores that contain adult entertainment material within a restricted location in their larger operation. Should Council wish to place more specific limitations on the location of adult video entertainment businesses, it is likely that such limitations would have to be restricted to those that are exclusively oriented to adult entertainment.

Council's direction is requested.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager



Apr. 30/03

PRESS RELEASE

Mayor Gail Surkan and City Council have nixed the possibility of adult sex-oriented businesses -- unlicensed massage parlors, adult Triple X video shops and book stores, etc. --- from opening up in residential areas and in areas zoned C-3. It is reported they did not deem these areas appropriate for these businesses, which raises the question, in what areas are they appropriate?. There is no reason to be lulled into complacency by the action taken. Zone C-3 comprises an extremely small component of the total commercial area of the City and would deal only with very miniscule sites that have corner stores. Unfortunately the green light would still exist for such sordid businesses to open up in other commercial areas which would include the downtown areas, areas along Gaetz Ave., in the areas of the Coop shopping area, in the new Save On Foods site, as well as the areas where the Parkland Mall and the Bauer Mall are located, and etc.

The difficulty with attempting to confine adult sex businesses to certain areas is that the unsavory influence of adult sex businesses is not confined to any 4 walls but extends to the streets, the work-place and the homes. Let's get a by-law enacted that would do what's right for the communities. Why should there be a green light left allowing the licensing of these types of businesses to open in the future at any location within the City of Red Deer? Don't the people of this city deserve a safe and wholesome place to raise their families, which has long been their priority? No one would consider sending their children outdoors in a snow storm without warm clothing and yet it is expected they venture forth to face the onslaught of the results of minds corrupted by degrading filth that is spreading like a cancer.

Do greedy, misguided operators deserve more protection in their insatiable race for money than the protection women and children and families deserve? Highly qualified professionals have proven that porn is addictive, escalating from viewing to acceptance, then to fantasies, and on to the acting out of fantasies with children often the victims. Not mentioned is the secondary effect of porn businesses, which include the significant increase in surrounding areas of property crime and an overall decrease in property values. Noted columnist Geo. Will noted that the sex industries turned Times Square into a slum.

A precedence has been set for success in disallowing adult sex businesses in a Red Deer community. In 2000 there was enough public input and outraged concern expressed by the Riverside Meadows community to bring about the enactment of a by-law by the Mayor and Council under 'Direct Control 15' which, among other things, included the regulation that no adult entertainment business could ever set up business in their neighborhood. So let's let Mayor Surkan and Council hear our opinions on the issue of adult sex businesses in the city of Red Deer. It has been proven recently that democracy is alive and well here. The courts ruled that VLTs are to be banned in the 7 communities that formerly voted against them In presenting a petition to hundreds of people in this city on the issue of restricting adult porn cites, I found that easily 90%- 95% of the people were more than anxious to sign. Remember one letter represents 1,000 people. Write, expressing your concern to Mayor Gail Surkan and Council,

City Hall, Red Deer, T4N - 3T4 FAX 346-6195 E-mail gails@city.red-deer.ab.ca

Audrey Jensen Ph 346-6790

4760-30 Street

#206

Red Deer, Ab.

T4N 5H8

THIS IS FOR
BACKUP
ONLY - PUT
LETTER ON
AGENDA

TO	DEER
FROM	CLERK
SUBJECT	AD
TIME	3:15 P.M
DATE	MAY 1/03
BY	C. K. King



COUNCIL MEETING OF MAY 20TH, 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: PETITION TO BAN ADULT SEX
ORIENTED BUSINESS IN RED
DEER**

May 20/03

Hon. Mayor Gail Surkan and Council,

Thank you for allowing me the opportunity to speak tonight. As a representative of the many citizens who are concerned about our City becoming over-run with sordid porno, I would like to express sincere appreciation for your positive move in bringing forth by-law banning adult sex 'entertainment' from residential areas and very small commercial areas designated in zone C-3. For clarification adult porn bus. refers to Triple X adult video stores and book stores, escort services, non-licensed massage parlors, peep shows, etc.

I was aware that there was a lot of concern out there about our general plunge downward but it was while gathering petition names about the issue that I found this concern ran much, much deeper than I had ever anticipated. 95% of the people approached were more than anxious to sign, many making the comment, we've got enough of this garbage already. Some explained that the reason they moved to Red Deer was an attempt to get away from that influence. People are adamant about their priority -- they want a safe and wholesome place to raise their children..

At a time when we are attempting to revitalize the downtown area, unfortunately the green light still exists for such deplorable businesses to open up in commercial areas which would include the downtown areas, along Gaetz Ave. --- also in the Co-op shopping area, in the new Save On Food site, as well as the areas where the Parkland Mall and the Bower Mall are located.

Your implementation of the new by-law shows that you have recognized that harm can arise from these types of businesses, but a new wider by-law is now sorely needed to encompass the areas not included in the present by-law. In the interest of protecting families and children, we strongly encourage you to continue on with your worthwhile endeavors. There seems to be a number of obstacles before you in choosing an appropriate area for the said businesses, and it seems a simple solution would be to disallow them altogether.

Hon. Mayor and Council, you have already proven the old cliché that 'you can't legislate morality' to be ridiculous. We do it every day. We have laws against stealing, drunk driving, sexual assaults and the list goes on. We elect representatives in whom we trust to fulfill their responsibility to protect the general public. Harm to others certainly arises from pornography. If positives resulted then over the last 15 years during which time the porn industry has increased in size 1600 times over, sexual abuse ought to have almost disappeared. It has not.

Today women in cities are afraid to walk home alone at night from a bus stop. There are even reports of women being grabbed on the streets in the daytime. Of even more concern is the rash of child abductions and sex murders of children, the most defenceless of all, that occur unceasingly. There were 35 such deaths of children in our nation last year.

The City Manager has pointed out that RD has now in place zoning restrictions for nude bars, which he states were implemented because of disruptions to nearby areas. I quote the City Mgr. 'Similar evidence would be required for adult video stores to ensure a legally supportable by-law.' Surely he doesn't imply that when there are no complaints about noise from neighbors beside video stores, that no problems created. The unsavory influence of adult video stores extends to the home, the streets and the work-place.

Since this matter was brought up, let's look more closely at video stores. The main consumers of porn are boys between 12 and 17. The Red Deer Advocate, Jan. 7/03, reports that Alberta does not have a film censorship board and so nothing is taken out of adult videos, which means that Alberta gets the rejects from other provinces. Included are videos depicting adults having sex with children, incest, extreme violence, homosexual acts, oral and anal sex, sex involving animals, etc. Here child rape is seen as acceptable. Are we still saying these businesses cannot be refused a license?

A columnist in the Calg. Sun reported May 5/90, that, with no age restrictions re adult videos, if the Klein government won't prohibit rental to minors then the city should act. However, nothing was done until 5 years ago when Lethbridge was able to implement their goal, an age restriction of 18 throughout the province. At that time they implemented a by-law restricting the location of these video stores.

Raising healthy children is the primary occupation of families and anything that twists their minds is abhorrent to the mothers and fathers who gave them birth. The danger that porno provides in such places is absolutely depolarable. Is it more important to protect the unscupulous entrepreneur than it is to protect our children from the harm that results?. It has been proven that pornography is addictive and can lead to acceptance, then to fantasies, and finally the acting out of fantasies with children often becoming the victims. Prime concern should be given to defenceless children.

Escort services, which manipulate the youth with big money out of sheer greed, place them subject to sexual assault, unwanted pregnancies, AIDS, distorted ideas of commitment and a family life, etc. Such places can sstrike at the heart of the home, commitment. They lead to broken homes, with children again as the victims. As well, they contribute to alcohol and drug problems, job losses, AIDS,etc. In these types of places women are seen as sex objects, existing only for the so-called pleasssure of men. Exploitation replaces love and concern. Should we be issuing such places with a license.

US Courts allow restrictive zoning of sex businesses because they have harmful effects in neighborhoods, including a significant increase in property crimes and sex crimes (voyeurism, exhibitionism, assault) and an over-all decrease in property values. Similar complaints have certainly come forward in Red Deer and where exactly is the fairness? It was the sex industry that turned Times Square into a slum.

We should direct our attention to Medicine Hat where the City council has directed that a draft of a by-law be set up that would move all sex businesses -- strip bars, videos, unlicensed massage parlors, peep show and any busines that involves sex or nudity -- to the industrial area. It is expected to go forward in July.

Let's do what's right for the families in this city, going a step further to refuse a license to any future sordid sex businesses requesting a license to operate within the city of RD. Let's not consider ourselves bound by silly rumors floating around that we can't ban anything. Let's not get hung up on any legal advice the City may receive of the possibility of a pesky lawsuit from greedy entrepreneurs who have been refused a license -- a license with a hefty price tag to the city in legal fees to pay for a defence lawyer in court.

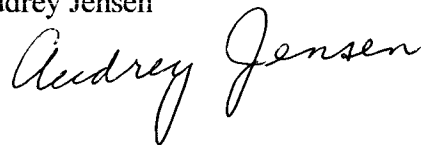
What exactly are the chances of such a lawsuit anyway? The actual fact is that the law is on the side of families and communities. The Alberta govt. and Municipalities have in place a Community Impact Policy relating to quality of life, which all municipalities much follow in carrying out their planning responsibilities. It stipulates that, pertaining to all by-laws, all municipalities are expected to respect the rights of the individual citizen and land owner and also to consider the impact of any policy or decision within the context of the over-all public good. They are expected to consider the immediate implications and the long-term and accumulative benefits and impacts. (See Land Use Policy, Pg.4.)

The Alberta courts have now ruled that VLTs are to be banned in the 7 communities that formerly voted against them. Perhaps a vote should be taken in the city of Red Deer on the issue of adult sex businesses. After all, we do live in a democracy and this is an issue that affects everyone in this province. We don't want to be swept away with the tide of smut and sleaze that is threatening our children and family life. The only thing we know for sure about the onslaught of abductions, assaults and sex murders of our children, is that it is going to happen again.

In closing, may I remind Council that you have already passed one by-law banning all adult sex businesses, which could stand out as a precedence for the present. In 2000 you passed a by-law restricting any adult sex business from setting up business in the Riverside Meadows community of Red Deer under 'Direct Control 15'. This by-law was enforced by you in response to input and concern expressed by the residents and has never been challenged. Let's hope that all the Red Deer residents deserve having the same by-law passed now for the entire city.

Mayor Gail Surkan and Council, the people of this city strongly encourage you to follow up on the bold action you have started by setting in place an important by-law that would forbid licenses going to any greedy deviant seeking gain by attempting to exploit women. Continuing such positive action will make our city one to be the envy of all and indeed one to be emulated across the nation.

Audrey Jensen

A handwritten signature in cursive script that reads "Audrey Jensen". The signature is written in dark ink and is positioned below the printed name.

17 Asmundsen Av.
RED DEER, AB
T4N 1G1
May 17, 2003


Mayor Gail Surkan & City Council
City Hall
RED DEER, AB
T4N 3T8

When we arrived in Red Deer thirty-four years ago we thought we had arrived in Paradise--the natural beauty and wholesome living in our city.

Things have changed over the years. It is commendable that the licensing of sex shops and adult video stores have been banned from residential neighborhoods. These enterprises along with raucous night clubs and now the planning of Las Vegas style gambling at the Westerner will destroy the wholesome living conditions of the city. When did such establishments ever bring peace and happiness into a home?

Perhaps I may be considered an extremist but I strongly believe the licenses of the above-mentioned businesses should be rescinded.

Yours sincerely,


Helen B. Quinn



COUNCIL MEETING OF May 20th, 2003

ATTACHMENT

DOCUMENT STATUS: PUBLIC

**REFERS TO: PETITION TO BAN ADULT
SEX ORIENTED BUSINESSES IN
RED DEER**

PETITION

24.

SUBJECT: ADULT SEX ORIENTED BUSINESSES

We, the undersigned residents of Red Deer, 18 years of age or over, respectfully request Mayor Gail Surkan and the City Council to enact a new by-law disallowing any future adult sex oriented businesses from opening at any location near schools, playgrounds, churches, parks, public buildings, etc., or in any other location in the City of Red Deer. Included would be Adult Triple X video shops, adult sex oriented bookstores, unlicensed massage parlors, etc.

Name (print)	Address	Phone	Signature
Ivy Stang	404-4512-52 RD	342-4558	Ivy Stang
LES H PETERS	18 ROOT CL RD.	347-3485	Les H Peters
DOREEN PETERS	18 ROOT CL RD	347-3485	Doreen Peters
ADA DUNLOP	4522 47A AVE RD	340-0771	Ada Dunlop
LORETTA SALTER	242 EBERT CL RD	346-3602	Loretta M. Salter
NANCY MILDINGER	1415 6889-50 MAIL RD	352-1411	Nancy Mildinger
Crystal Pearson	50335 Red Deer	348-0990	Crystal Pearson
KRYSTAL CYMBALISTY	#53 BAIRD ST RD	314-9038	Kristal Cymbalisty
Shauna Guicher	149 Northey Ave RD	309-9943	Shauna Guicher
KRIS HARBIDGE	#252 Kenchew Drive RD	343-9357	Kris Harbridge
Carol Howe			Carol Howe
KELLIE LINES	27 DENIDMUCLOSE RD	342-2185	Kellie Lines
Kathy Zamoradi	205 REICHELST RD	347-3634	Kathy Zamoradi
Gail Squires	2 Oxbar St RD	314-9300	Gail Squires
Carol WARRIS	322-5300 48 St RD	—	Carol Warriss
Helen Hobbs	4700-5551 RD	342-7151	Helen Hobbs
Jennifer Thiel	57 Gunn St RD	352-1411	Jennifer Thiel
MURGEN KANAUERT	706 TERRACE PARK RD	342-0537	Murgen Kanauert
Sheila Chapin	649 6940 63 Ave RD	342-5428	Sheila Chapin
Rosa Cervantes	27 Kyte Cre RD	309-0686	Rosa Cervantes
Jesse Cervantes			Jesse Cervantes
Danielle DaCosta	55 B GIBSON Close RD	104-4587	Danielle DaCosta
IRACI RISING	6101 Hamilton Dr RD	342-1106	Iraci Rising
Sandra Hammar	222 Deschner Close RD	6-3458	Sandra Hammar
Marlene Franson	100 Deschner Close RD	346-8475	Marlene Franson
Roy DeLo	55B GIBSON CL RD	104-4587	Roy DeLo
Scott Burt	7 GRIFFITHS AVE RD	309-3257	Scott Burt

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25

Name (print)	Address	Phone	Signature
EVELYN CURRIE	WASTA 500 EST.	346 1577	<i>Evelyn Currie</i>
1010 Hiscock	Mustang Acres	352-7117	<i>1010 Hiscock</i>
CARLA HIEBERT	Chadron 100 PAMELEY AV.	340 8298	<i>Carla Hiebert</i>
Brenda McKay	32 Hepworth Cr.	340-0708	<i>Brenda McKay</i>
G. Colenutt	Kentwood Red Deer	350-4998	<i>G. Colenutt</i>
Ante Cappis	RR2 Lambe	782-3207	<i>Ante Cappis</i>
Lucinda Grant	# 127 Northwood est	314-1735	<i>Lucinda Grant</i>
DWAYNE PASSINGTON	#102-5502-58A ST	342-2982	<i>Dwayne Passington</i>
Jayson Wallman	101 Dand	342-6311	<i>Jayson Wallman</i>
Sandra Talbot	Lines Red Deer	346 1945	<i>Sandra Talbot</i>
Jennifer Collins	#308 #8 Stanton St.	358-7830	<i>Jennifer Collins</i>
ROSE BRUER	Site 15 Box 7 RR2	346-8997	<i>Rose Bruer</i>
Karen M'Crinnon	36 Ing Close	340-3021	<i>K.M'Crinnon</i>
Kim Carr			
et			
Joyce Smela	#218-4811-67 ST	346-5014	<i>Joyce Smela</i>
Nancy Penney	77 Sherwood Dr	348-5221	<i>Nancy Penney</i>
Alvin Chykech	4121 50a Street	347-6371	<i>Alvin Chykech</i>
Kelly Olson	14 Tennyson Close	352-1121	<i>Kelly Olson</i>
Tim Santher	#7 76 St	342-9548	<i>Tim Santher</i>
Shelagh Phillips	5114 58 St	314-4988	<i>Shelagh Phillips</i>
Justin Phillips			
Shirley Pez	24 Illwind Cre.	342-5230	<i>Shirley Pez</i>
Denise Burt	7 Griffiths Ave	309-3267	<i>Denise Burt</i>
Nicole Richard	55 Eastman Crescent	346-5118	<i>Nicole Richard</i>
Wendie Barton	130 #310 47th AVE	340 1095	<i>Wendie Barton</i>
Brent Jann FORTHIN	67 KERR - CL.	342 7645	<i>Jann Forthin</i>
Pat Forthin	✓	✓	<i>Pat Forthin</i>
Tammy Dawe	4241-33 St	343 8378	<i>Tammy Dawe</i>

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26

Name (print)	Address	Phone	Signature
Tina Stonebaugh	Black Falls	885-2276	Tina Stonebaugh
Kimberlee Bergen	101 Main Street, Red Deer	509-5993	Kimberlee Bergen
Fanny Mlynarski	31 Karner Ave RD.	343-1436	Fanny Mlynarski
Jenny Tenhave	133 Overdown Dr. RD.	346-8374	Jenny Tenhave
Paul Stacey	218 Gladale Blvd RD.	347-1364	Paul Stacey
Bill Tayler	#32 Less's park Trailer RD.	314-1681	Bill Tayler
Sandy Twidale	36 Haliburton Cres RD.	342-1917 347-24	Sandy Twidale
Heather Williams	267 Overdown Dr RD.	314-4875	Heather Williams
BLAIR LONEY	56 Lancaster Dr RD.	342-2882	Blair Loney
Alleta Loney	✓ 503 Tenhave Park RD.	✓	Alleta Loney
WENDY BARNALL	117 Rsmr 6402 54th Ave RD.	347-5339	Wendy Barnall
Gillian Rhodes		346-5406	Gillian Rhodes
Alan	11 Hall Cres Red Deer RD.	—	Alan
PAUL BLAKE	51 ELDRIDGE CRES RD.	347-9454	Paul Blake
Melanie Brown	6551 (D) Red Deer Hill RD.	346-2852	Melanie Brown
Florence Cummings	118-5806 52 Ave RD.	314-0364	Florence Cummings
Tina Steffenhagen	111-5925 13 St RD.	314-0652	Tina Steffenhagen
MARLYN BONE	5816-56 Ave RD.	846-8899	Marlyn Bone
Barb Flater	71 Kemp Ave RD.	346-6957	Barb Flater
Katherine Kohut	26 Raabis St. RD.	347-6737	Katherine Kohut
Brenda Latta	32 Haliburton Cr RD.	343-0835	Brenda Latta
Kim Grove	3130 115 St RD.	347-3118	Kim Grove
Tom Smith	132 Maurice RD.	714-8716	Tom Smith
Heather Ware	5440-71 St RD.	340-3927	Heather Ware
Jenness Horvath	32-7124 Gray dr RD.	307-0091	Jenness Horvath
Caron Philip	20 Dazil Close RD.	346-4478	Caron Philip
717 LILLY TRACY	MOVING RD.	346-2117	717 Lilly Tracy

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Name (print)	Address	RD	Phone	Signature
RITA DE RUITER	21-39026 RR 275		343-7334	<i>R de Ruiter</i>
Monique Ennis	46 Parkside Dr.	RD	341-5616	<i>Monique Ennis</i>
Jill Meraw	221 Reichley St.	RD	309-4235	<i>J Meraw</i>
Joyce McDONALD	704-4902 37 St R.D.		347-4677	<i>J. McDonald</i>
Kelly webb	18 Ohio close	RD.	347-4902	<i>K Webb</i>
Trina Northcott	93 Laurel close		885-0153	<i>Trina Northcott</i>
Shanelle Schmidt	33 Bismore close	RD.	341-5855	<i>Shanelle Schmidt</i>
Judy Bloomfield	14 George Ave S.	RD.	309-0383	<i>Judy Bloomfield</i>
Barry Fallis	4113 35 Street	RD.	342-9444	<i>Barry Fallis</i>
Nikki Varney	5611 58a street	RD.	346-0998	<i>Nikki Varney</i>
Trina have	104 17B Norquay St	RD.	n/a	<i>Trina have</i>
Ben Johnson	27 Ogden		n/a	<i>Ben Johnson</i>
Joan Thompson	4 Standish Close	RD	342-7423	<i>Joan Thompson</i>
Andiea Jackson	416 Mackenzie ave			<i>Andiea Jackson</i>
Paul Chabot	17A #103 Norquay dr	RD.	341-3702	<i>Paul Chabot</i>
Angela Larsen	17A #103 Norquay	RD.	341-3702	<i>Angela Larsen</i>
Julie White	Box 1027 Blackfalds		885-4001	<i>Julie White</i>
Lesley Metruer	4206 42 Ave Red Deer		340-3656	<i>Lesley Metruer</i>
Lisa Cartier	616 Herkberg Ave Red Deer		340-8835	<i>Lisa Cartier</i>
Sandra Murray	RR5 Lacombe		782-2348	<i>Sandra Murray</i>
Tracy Chalmers	106 Gregson Dr	RD	343-7670	<i>Tracy Chalmers</i>
Susan Canning	62 Langford Dr.	RD	309-9365	<i>Susan Canning</i>
Joanna More	9 Edus close	RD	343-1762	<i>Joanna More</i>
Dan Hickin	23 Boyce	RD	340-1407	<i>Dan Hickin</i>
NICOLE HANSON	6318 58th Ave	RD	346-5914	<i>Nicole Hanson</i>
DARRELL HOLLAND	#16 PARKSIDE DRIVE	RD	344-9592	<i>Darrell Holland</i>
Colleen McLEAN	4117 82 St	RD	346-0629	<i>Colleen McLean</i>
Deb Allen	2152 Rocky		845-709	<i>Deb Allen</i>

25

28

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Name (print)	Address	Phone	Signature
Evelyn Jenkins	65 Card Cres. RD	346-5432	E. Jenkins
Anthony Wright	90 Keith Ct RD	309-8099	Anthony Wright
Linda Wynia	26 Page Ave RD	346-8522	L Wynia
JACKIE CHILTON	107-4809-34 ST RD	347-0781	J Chilton
DORIS MORRISON	106 - " RD	340-8453	Doris Morrison
E. D. HILLS	RR #2 RD	348-2037	E. D. Hills
Julie Wright	1301 6229 60 th St RD	346-2238	Julie Wright
J Poterack		886-4981	Jenny Poland
T. MITCHELL	Red Deer	343-2378	T Mitchell
A MOAR	9 Kelly St RD	341-3868	A Moar
F. ELPHINSTONE	#128 PHELAN ST RD	309-7753	F Elphinstone
MARY OAKES	" " " RD	" "	Mary Oakes
R 2nd R. Toj	#4 Cragmore Cr RD	342-6062	R 2nd
M ANDERSON	9 Athlens C RD	346-8414	M Anderson
G. B A G G S	Red Deer,	343-1622	G. Bagg
B. Miller	Red Deer	346-1676	B. Miller
YR 117K	Alder St	388-2228	YR 117K
ALAN KRAUSE			
M. BOULIER	RED DEER	342-5116	M. Boulier
ALAN KRAUSE	Red Deer RD	342-6070	Alan Krause
Al Bosch	Red Deer	346-7452	Al Bosch
Amanda Krause	Red Deer	344-0710	Amanda Krause
Kim Martin	4501 51 st Ave RD	346-8414	Kim Martin
G. WELSH	34 Cragmore Cr RD	341-7277	G. Welsh
T. Maltzer	RR #4 Pinoka	183-2001	T. Maltzer
B. POWELL	402 5110 38 th St RD	314-5534	B. Powell
Reggie Bilochka	16 Fernwood Close	887-7617	Reggie Bilochka
DWAYNE MCKENNA	5920 60 th St RD	302-5532	Dwayne McKenna
L. G. G. G.	" RD	"	L. G. G. G.

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23

Name (print)	Address	Phone	Signature
Tanya Taylor	Red Deer	342-7495	Tanya Taylor
Kyra Stolstra	RD Apt 204 4742 55th	342-7064	Kyra Stolstra
RUSSELENE SKEOCH	RD 9400 570th St	347-4392	Russell Skeoch
WRE TAYLOR	RD 81 107th Ave NW		
Kathy Thiessen	Box 2025 Rocky	545-4761	K Thiessen
Claudine Gellens	Sylvan Lake	887-8526	Claudine Gellens
Jennifer Pedde	Sylvan Lake		Jennifer Pedde
Lacey Kay	Red Deer RP	346-3637	
Kirk Stanley	14 Iron Wolf Blvd	782-2554	Kirk Stanley
Jason Gramlich	Red Deer #206-60 RD Lawford Ave	352-2208	Jason Gramlich
David Bouchard	Red Deer 109 6839-54 Ave	342-5289	David Bouchard
Karen Betts	Red Deer	347-1355	Karen Betts
Ralph Barclay	125 Chapel Dr Red Deer AB	358-5822	Ralph Barclay
Jackie Keim	#16 3722 57 Ave THIN RT Red Deer	340-2908	Jackie Keim
Randy Hilton	3115 50 Ave RP	342-5913	Randy Hilton
Sherry Stracylas	75 Oak St RP		Sherry Stracylas
JADE KOSOWY	205, 60 Lawford Ave Red Deer AB T4E 1E9	342-2224	Jade Kosowy
JEAN HALLAPAY	82 PARKSIDE DR. RED DEER	347-1436	Jean Halladay
Sophie Marmotte	Blackfalds		Sophie Marmotte
Joel Joins	3710 43 Ave RP Red Deer T4N 3B6	346-0602	Joel Joins
Ann Pearson	Red Deer T4P 2A6	343-3422	Ann Pearson
Susan Bodmer	124 Norby Cres. RD.	346-3950	Susan Bodmer
Hamont Sygi	185 Doonan Cr RP	346-4957	Hamont Sygi
Mike Mason	6051 6209 Taylor Heights	346-5430	Mike Mason
Chris Larocque	5934 63 St RD	349-2794	Chris Larocque
Bernice Ralston	36 P 41/6 Cl RP	346-1727	Bernice Ralston
Yolanda Hart	32 Spencer RP	302-3300	Yolanda Hart

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Name (print)	Address	Phone	Signature 25
Mike Bunch	B' 35 Nash St RD	347-7446	Mike Bunch
Angela Fife	✓ RD	✓	Angela Fife
Janelle Murray	325 32 Holmes St RD	348-0553	Janelle Murray
Christine Burkin	4 Hunter Ct RD	346-6792	Christine Burkin
Mike Hance	12 Parkview RD	304-6741	Mike Hance
Rianne Kaulbach	96 Family Refresher RD	—	Rianne Kaulbach
Doreen Cornish	106 Drummond Ct RD	347-9396	Doreen Cornish
Armit Mousseau	236 England Way RD	346-8647	Carmel Mousseau
DOREEN CRAWFORD	SUITE 402 21st St RD 5300-48th St RD	358-3654	Doreen Crawford
Jenn Carly	159001 Crest RD	340-1946	Jenn Carly
Dawnine Hendrickson	5911 55 Ave #2 RD	34-5468	Dawnine Hendrickson
Ryan Kelly	18 Kerth Close RD	348-5928	Ryan Kelly
Leah Daley	#17-80 Piper Dr RD	347-0263	Leah Daley
KRISTIA JENKINS	720 8th Ave SW	305-8885	Kristia Jenkins
Craig Jenkins	—	—	Craig Jenkins
Gail Bull	33 Nash St RD	347-3768	Gail Bull
Leah Schram	130 S 344 St RD	—	Leah Schram
IRNE ZIMMER	RR4 R. DEER RD	7-8370	Irne Zimmer
SYLVIE BERTRAND	304-100 GILCHRIST RD	314-0914	Sylvie Bertrand
Tammy McDowell	210 6831 51 Ave RD	343-2608	Tammy McDowell
EVAN ZINCK	6551 59th St RD	346-2852	Evan Zinck
Lana Price-Lyons	31 Alford RD	314-9412	Lana Price-Lyons
NORMA KENNEDY	138 ELY CLOSE RD	347-3668	Norma Kennedy
Jenny Kerk	41 Kinkaid Dr RD	307-0855	Jenny Kerk
Osmah P.	72 Holmes St RD	347-5928	Osmah P.
Loreta Portmann	— RD	—	Loreta Portmann

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25

Name (print)	Address	Phone	Signature
Parker White	4532 47st	887-4691	[Signature]
Jon Richardson	✓	✓	[Signature]
Leanne Forsy	5933-61 Ave RD	183-9310	[Signature]
Shelley Antoshchuk	6321 Hewson RD	341-3480	[Signature]
Brandie Steger	6003 65 Ave RD	347-0045	[Signature]
Dan Huiwolot	200c Ottawa St RD	346-7909	[Signature]
Michelle Tryan	40 Dorient Cr RD	309-6934	7/7 Yma
David Tryan	L RD	✓	[Signature]
Jon Laduke	2001 11 Ave	124-3082	[Signature]
Brittany Thomson	✓	✓	[Signature]
Miranda Chabonneau	5339 71st Red Deer RD	309-3532	[Signature]
Angela Waite	Rd 2 Red Deer	347-1256	[Signature]
Nadine Munce	1503 3907 39st RD	342-5782	[Signature]
Keri K. Reimer	1503 -3907 39st RD	342-5782	[Signature]
Ed TAYLER	208-5120 62st RD	342-0328	[Signature]
Linda Beard	" " " RD	" "	[Signature]
Stacy Kleckner	54 Maple St RD	345-5500	[Signature]
Phyllis Lippert	3917-37 Ave RD	347-4048	[Signature]
Dorothy Moore	5228-50th Ave	887-5891	[Signature]
Edna Headrick	5425-63 St #612 RD	347-9477	[Signature]
TERESA DAVIS	683A-59 AVE RD	346-8302	[Signature]
DORIS ARMSTRONG	94 ASKIN AVE RD	347-6131	[Signature]
Merle Rogers	21 A Gilchrist RD	364-4571	[Signature]
D BOTHWELL	5344-76 ST RD	341-4510	[Signature]
ALLEN E DIXON	112 JANKO CLOSE RD	343-6012	[Signature]
MARGARET Dixon	✓	✓	[Signature]
Julie Burke	51 Nagel Ave RD	346-0641	[Signature]
Shelley Kleinweber	32 Kelly St. RD	346-9898	[Signature]

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

we, the undersigned residents of Red Deer, 18 years of age or over, respectfully request Mayor Gail Surkan and the City Council to enact a new by-law disallowing any future adult sex oriented businesses from opening at any location near schools, playgrounds, churches, parks, public buildings, etc., or in any other location in the City of Red Deer. Included would be Adult Triple X video shops, adult sex oriented bookstores, unlicensed massage parlors, etc.

24

Name (print)	Address	Phone	Signature
Leona Ford	52 Lamont close Red Deer	349-0356	Leona Ford
Wade Moore	69 Lecky Ave Red Deer	349-0935	Wade Moore
E. Mr. Cartney	5140-62 nd St Red Deer	346-7004	E. Mr. Cartney
Michelle Boyd	32C Gilchrist Cr RD	346-4272	Michelle Boyd
Catherine Dison	303-5625 60 Ave Red Deer	347-7964	Catherine Dison
Monty	37 Pickering close	349-1867	Monty
Mike Popow	5416 46 Ave RD	(403) 792-4586	Mike Popow
CARMEN BOAKE	23-10 Benson RD 347-2156 Cros	347-2156	Carmen Boake
RANDY SVEDEGREN	21 SANDSTONE AVE RD	792-5378	Randy
MYRANDA BOWER	39 LES'S TP RD	342-6298	Myranda Bower
Jocelyn Orioux	Box 947 Blackfalds	885-6003	Jocelyn Orioux
Amber L. Mannes	#100 Piper Dr. RD.	347-2034	Amber L. Mannes
Jane Goodes	4516 5140 62nd St RD	358-9588	Jane Goodes
Sharon	36-7124 Gray Drive RD	347-0269	Sharon
Jay Campbell	#1-57 Nyberg Ave RD	347-6873	Jay Campbell
Doreen Dufour	119 Harris Cr RD	346-2260	Doreen
Shannon Wiggins	Box 702 Blackfalds	885-4997	Shannon
Phyllis Schmidt	17 Orillia Park RD	340-0151	Phyllis
Carol Desrosiers	41 Parkside Dr. RD	347-0765	Carol Desrosiers
Esther Heywood	D105579 47 St RD	343-8857	Esther
Ann Foprowski	3204 60 th Ave RD	343-5930	Ann
Fallon Carocque	48B Orient Green RD	352-9246	Fallon Carocque
Valene Ralston	13 EXCEL ST. RD	347-1501	Valene Ralston
Tara Dore	140 Tamarac Blvd SPRING	886-5223	Tara Dore
Louise MANN	347-2506 3118 HAWK RD	347-2506	Louise Mann
Heather Whitchurch	3936 43rd Ave RP	342-7364	Heather Whitchurch
Debbie Hagan	5718 Westpark RD	340-5801	Debbie Hagan
Mrs. Mrs. Randall Permann	#409 6801 54 Ave RD	314-2551	Randall

PETITION

24

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Name (print)	Address	RD.	Phone	Signature
TAMARA KELLOCK	29 GRIMSON ST		309-3041	T Kellock
Denise Lyons	104 Herder Ave	Sylvanburg	887-4749	Denise Lyons
Curtis Fowler	26 Hepworth Cres		314-0419	Curtis Fowler
S. S. Woo	4253 53rd	Red Deer	342-4040	S S Woo
Travis Jackson	Red Deer		346-2238	T Jackson
Khedah Dunlop	Red Deer		346-9554	Khedah Dunlop
Jade Tanner	203 Overdun	RD	340-0281	Jade Tanner
Hege Pryzanka	28 Caswell Close	Red Deer	342-9200	Hege Pryzanka
W. L. Loh	#4 Cosgrove	RD	342-6062	W. L. Loh
S Barker	61 Neville C.	RD	342-2975	S Barker
MURRAY LUNT	76 McCullough	RD	342-7596	Murray Lunt
Donna Schneider	143 33 Dondy Ave	RD	347-8412	Donna Schneider
Kim Gilbert	#70 Grant St	RD	314-4933	Kim Gilbert
Terry Guhl	38 Ogden Ave	RD	340-3587	Terry Guhl
Cora Guhl	"	RD	"	Cora Guhl
KEITH SCHAEFER	16 HUNTER CLOSE	RD	-	Keith Schaefer
B. J. Colay	4508 55th	Red Deer	-	B. J. Colay
Doris Kary	Box 4, Site 7 RR#3	Box 4, Site 7 RR#3	556-7469	Doris Kary
Elaine Betts	#109 - Mustang	Acres	349-7965	Elaine Betts
Mary Lou Seino	4021 Bonbury Cres	RD	343-0327	Mary Lou Seino
KELLY DEVALL	#186 534476 St	RD	314-2278	Kelly Devall
C. Comfort	2 Mackay Close	RD	340-3108	C. Comfort
Amanda Canning	3115 50 Ave		342-5913	Amanda Canning
Donna Patapoff	4512 49th	Sylvanburg	887-2557	Donna Patapoff
Loraine Leger	46 Grimsen St	RD	309-0727	Loraine Leger
Rikki Renard	8 Brown Close	RD	341-3430	Rikki Renard
SHERY NEWHOOK	#106-27 BENNETT ST	RD	358-7664	Sheri Newhook
Candace Berner	6308 Hewson Ave	RD	314-4223	Candace Berner

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

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22

Name (print)	Address	Phone	Signature
Shannon Verquin	#1 5909 56 Ave RD.	309-4500	Shannon Verquin
Cathy Tennant	13 Fern Rd, Red Deer	343-0746	Cathy Tennant
Mae Kopnick	47 Newton Cr. RD.	314-2166	Mae Kasprick
J Estrada	27 OHIO Cl. R.D.	347-2635	J Estrada
Jno Velazquez	124 Dixon Crescent RD.	343-6142	Jno Velazquez
Andrea Kowdette	4407-47 R.M.H.	845-1524	Andrea Kowdette
Ruth MURDOCH	106-4727 - 34 ST RD.	309-0510	Ruth Murdoch
Casey Vanderleek	414-4512- 32 Ave RD.	314-4141	Casey Vanderleek
NELLIE NOAGREN	33 NEVILLE CLOSE RD.	309-1770	Nellie Noagren
JARR SHAKUM	Rocky Mt. House		JARR SHAKUM
DARRE SINGER	Red Deer, AB	343-6965	Darrel Singer
Kim Hurum	RED DEER AB	-	Kim Hurum
WILLIE	Red Deer	-	Willie
N. WILLIAMSON	94 Ramsey Ave Red Deer RD.	346-7728	N. Williamson
Wendell Cote			Wendell Cote
M. Harris	58 Sylvan Lake Terr Glade Cr.	887-0462	M. Harris
GAIL ROBINSON	43 Nordegg Cres RD.	347-3659	G. Robinson
Phil Rondeau	84 Oliver St RD.	314-0888	Phil Rondeau
BRIAN Rondeau	84 Oliver St RD.	314-0888	Brian Rondeau
Denise Lee	219-418 Holmes St RD.	340-8148	Denise Lee
Roxanne Vincent	219-48 Holmes St RD.	340-8148	Roxanne Vincent
Jeanette Turner	12 OYEN CRESCENT RD.	342-4916	J. Turner
JANET TODDART	#97 BAIRD ST RD.	346-7811	Janet Toddart
Job Schultz	#303 PARK AVE RD.	318-3189	Job Schultz
KEVIN SCOBIE	88 DESCHAMPE CL RD.	343-6802	Kevin Scobie
Ed Wagon	Neillis Ave RD.		Ed Wagon
August RICHES	Winston	728-3333	August Riches
Paul Elashut	#4 6330 58 Ave RD.	309-6898	Paul Elashut

PETITION

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21

Name (print)	Address	Phone	Signature
Sara Headrick	Calgary, AB	241 9015	Steadrick
Trina Marcinkow	Nampa, AB	322-2624	Trina Marcinkow
Ellie HAVENS	Red Deer AB	341-2375	Ellie Havens
Joanne Ashworth	Red Deer AB	314-4198	Joanne Ashworth
William TENNANT	13 Fern Road Red Deer AB	343-0716	WMC Tennant
Carol Tennant	13 Fern Road Red Deer, AB	343-0716	Carol Tennant
Danise Kevandostic	Winnipeg, MB	(204) 231-2248	Danise Kevandostic
Dannalyn Marance	27 Chio CI RD	347-2635	Dmarance
Nidia Valasquez	124 Dixon cres RD	343-6142	Nidia Valasquez
Lisa Driesen	58 Edward cr RD	342-0208	Lisa Driesen
Clare Maclean	4724-34 Dr. RD.	343-6680	Clare MacLean
Gloria VANDERLEEK	4512-52 Ave. NPT. #414 RD.	314-4141	Gloria Vanderleek
Terrilyn Woodland	Box 805 Rocky Mtn House	845-3355	Terrilyn Woodland
Lori Bouchann	#31 103 Auding-ton RD	352-8863	Lori Bouchann
Shelley Yarocheck	Red Deer AB	314-3217	Shelley Yarocheck
Henry Hayward	Rocky Mt House	845-2346	Henry Hayward
D. W. Barrett	Red Deer AB	340-8966	DAVID W. BARRETT
P. Repas-Barrett	Red Deer, AB	340-8966	Patty Repas-Barrett
Rita Hay (RITA HAY)	Box 243 T4T 1A2 Rocky Mtn. House, AB.	729-3996	Rita Hay
Naomi Cardinal	Red Deer	314-9597	Naomi Cardinal
Amy Harris	Unit 29 27 Flamingo RD	347-9801	Amy Harris
Kathy Komak	84 Oliver Street RD. T4P 1V6	314-0188	Kathy Komak
Sonia Van Cluik	Box 714 Bentley	843-3119	Sonia Van Cluik
Vicki STODDART	5034 45 St RED DEER	341-3555	Vicki Stoddart
Eva Clark	6006 55 Ave Red Deer	506-0128	Eva Clark
Sherry McLaughlin	23 Grant Street RD	346-7225	Sherry McLaughlin
Dawn Scobie	88 Deschner C IRD	343-6807	Dawn Scobie
Simone Erickson	Innisfail, AB	728-3363	Simone Erickson

PETITION

SUBJECT: **ADULT SEX ORIENTED BUSINESSES**

24

we, the undersigned residents of Red Deer, 18 years of age or over, respectfully request Mayor Gail Surkan and the City Council to enact a new by-law disallowing any future adult sex oriented businesses from opening at any location near schools, playgrounds, churches, parks, public buildings, etc., or in any other location in the City of Red Deer. Included would be Adult Triple X video shops, adult sex oriented bookstores, unlicensed massage parlors, etc.

Name (print)	Address	RD	Phone	Signature
Jill Rohwer	218,28342 Twp 18	384	346-0428	J Rohwer
Debo S				
Heather Doll	7116 59th AVE RED DEER		309-1868	Heather Doll
DARRELL GLAZIER	48 AVE RED DEER		309-7338	Darrell Glazier
Cherie Carren	126 Maxwell Ave Red Deer		343-2853	Cherie Carren
FLORA NAST	✓		✓	Flora Nast
Siobhan Irwin	Box 68 Bluefield		885-2363	Siobhan Irwin
Shirley Holtsbeck	2121 Red Deer		346-9965	Shirley Holtsbeck
Shirley Aeb	180 BURGESS RD	RD	343-9409	Shirley Aeb
GABE POLLEY	#13 Denling	RD	341-2281	Gabe Polley
PAMELA ROBB	4001-50A ST	RD	343-1141	Pamela Robb
NEIL BAUMANN	4001-50A ST	RD	343-1141	Neil Baumann
R. Sherman	21 Hill Crest	RD	340-0386	R Sherman
Carolina Rainville	6253 61 Ave	RD	341-3167	Carolina Rainville
TRISH HANSON	3044904 54ST	RD	✓	Trish Hanson
Tina Hanson	✓	RD	✓	Tina Hanson
Cindy McKay	347-18 Logan Creek	RD	347-0059	Cindy McKay
Jackie Jensen	Box 4, Markinville	RD	7462378	Jackie Jensen
Antoinette Holmes	346-5341 KEMP	RD	309-2649	Antoinette Holmes
Al Hubbard	#2 Donald Close	RD	347-57	Al Hubbard
Rachel Desrochers	276 5344 76 St.	RD	358-5218	Rachel Desrochers
Meghan Shyback	29 Duncan	RD	358-3886	Meghan Shyback
Roxanne Gillingham	35 Gish St	RD	340-1954	Roxanne Gillingham
Melanie Goossens	Box 743 Penhold	RD	886-2755	Melanie Goossens
M. Goossens	Red Deer, G.D.	RD	347-0274	M. Goossens
L. STADNYK	RED DEER AB.		347-8574	L. Stadnyk
Belinda Tomiyama	63 Bettenson St Red Deer AB		347-2247	Belinda Tomiyama
Coreen McIntosh	102-6 054-58 Ave	RD	—	Coreen McIntosh

PETITION

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19

Name (print)	Address	Phone	Signature
MARCELLA DILLMAN	Box 7 Caroline, RD	722-3525	M. Dillman
Joyce Danyen	34-105A Spring Ln DR. RD	347-4576	Joyce Danyen
SEAN WILSON	48 Northway Ave RD	365-1281	Sean Wilson
Kathy Veroba	21 Fox Cres RD	358-6001	Kathy Veroba
Eileen Smith	Red Deer	358-3151	Eileen Smith
Joyce Hanning	Red Deer 201-2711 Altman	340-1765	Joyce Hanning
RED HANZEL	GEN DEL SALVIA LAKE RD	378-3877	Red Hanzel
GARY TARASIMO	48 Hermann ST RD	341-5536	G. Tarasimo
Pam Nightingale	136 Metcalf Ave RD	346-7005	P. Nightingale
TERRY FAITH	59 Gossan Ct. RD	341-4050	T. Faith
Amber Sortland	Red Deer RD	309-3165	Amber Sortland
Doris Strachan	Red Deer	343-3723	Doris Strachan
Leah Kotanko	Box 26 Lonsdaleville	777-5675	Leah Kotanko
Teresa Metz Angliss	RR		Teresa Metz Angliss
Michelle Korth	R.R. #1 Alhambra	729-3282	Michelle Korth
Kathy Neal	R.R. #1 Concord	125-3155	Kathy Neal
Keri Adams	Red Deer	309-2610	K. Adams
DOREEN BRYSON	RED DEER	347-7123	Doreen Bryson
LETHA BRYSON	" "	347-6384	Letha Bryson
Jody Odorsli	100 Carpenter St RD	347-9382	J. Odorsli
Jason Odorsli	100 Carpenter St RD	347-9382	J. Odorsli
Barb Mehlhorn	156 Aubrey Close RD	358-5199	Barb Mehlhorn
Marla Anderson	209 Duval Cres RD	314-4158	Marla Anderson
Marilyn Machuk	19 Michener Close RD	347-0704	M. Machuk
Darcey Bernier	5 Michels St. RD	343-8425	D. Bernier
Jean Hull			Jean Hull
JEAN HULL	164 KEMP AVE RD	346-5541	Jean Hull

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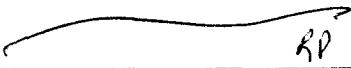
Name (print)	Address	Phone	Signature
DARCY REID	4 Bekker close ^{RP}	-	Darcy Reid
Ashley Larsen	47 Green Close ^{RP}	-	Ashley Larsen
Sonia Dade	6214 Gulbraith St. ^{RP}	340-2128	Sonia Dade
Sharon Danyau	39-103 Addington Dr. ^{RP}	unlisted	Sharon Danyau
Dale Toliver	5603-58 Ave ^{RP}	342-5953	Dale Toliver
Andrea Whalen	14 Eukins Cres. ^{RP}	unlisted	Andrea Whalen
SHARON ADAMS	52 Neal Close ^{RP}	-	Sharon Adams
Vicki Hanson	#5 Westgate Cres ^{RP}	-	Vicki Hanson
Janice Lehman	Sylvan Lake	881-0019	Janice Lehman
Dianne Smith	62 Walsh St	358-2088	Dianne Smith
Colleen Recave	^{RP}	383 0073	Colleen Recave
Paul Recave	^{RP}	383 0073	Paul Recave
JUDY REAMAN	3321-42 AVE RD	340-2206	Judy Reaman
Tanya Rubottom	230 Kendra Drive RD.	358-3087	Tanya Rubottom
Cathy Guines	3727 St. Ave ^{RP}	342-4605	Cathy Guines
Sherry Woodfine	67 Drummond Close ^{RP}	358-5558	Sherry Woodfine
Ron Dannehan	5549B-36 St ^{RP}	341-3145	Ron Dannehan
JUDY PURDIE	RR#2 REDDEER	347-6522	Judy Purdie
ELISSA HARDER	#16 KERRYWOOD MEWS ^{RED DEER, AB}	3485271	Eliss Harder
Judi Flewus	RR#1 LCDI Red Deer	346-1635	Judi Flewus
Mary Parlyle	5541-36 St. Red Deer	340-6697	Mary Parlyle
DARCEL BROAD	RR#1 DESER	-	Darcel Broad
MARIA CENICKSHAWKS	107 KEMP AVE ^{RP}	309-4082	Maria Cenickshawks
CATHY RAUSCH	465 RABBIT ST ^{RP}	342-4203	Cathy Rausch
Leanne Bos	#205 3905-56 Ave ^{RP}	396-0819	Leanne Bos
Valerie Ernest	^{RP}	347-3120	Valerie Ernest
John E Lounsbury	6212 GULBRAITH ST ^{RP}	343-7219	John E Lounsbury
LYDIA KELSTOR	56 OWENS CL ^{RP}	347-6199	Lydia Kelstor
P E Kelstor	^{RP}	-	P E Kelstor

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

(26)

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Name (print)	Address	Phone	Signature
S. Giarloff	4621A 47st R.D.	341-4388	
Bonnu Hawley	176 Lamont Close RD	343-8713	
Hermes Caceres	4411 Oriant Green ^{RP}	358-8793	
Lee Wagner	43 Reichley Cl ^{RP}	347-1942	
Mason Graham	#59 4250 54 Ave ^{RP}	342-2137	
MARIE MORROW	 ^{RP}	340-3195	
Lori Grinham	33 Corquere Red Deer	309-3158	
VERA GILSON	3924 - 40 A Ave RD	346-0338	
JACK GILSON	3924 - 40 A Ave RD	346-0338	
Barack	21 Marton Cl. ^{RP}	347-5979	
Gwen Macdonald	19 Fie St. RD	347-4102	
Elba Dyck	RR2 RD	355-4366	
RICKI REID	RED DEER	309-4523	
Darlene Tucker	RED DEER AB	309-1868	
Katia Talamella	twistail	348-7436	
DAN WERNERS	5836, 71ST AVE RED DEER, AB	340-1696	
G. ROSNOW	52 NYMAN CR. R.D.	343-6073	
Barbara Shmidt	4921 46 St RD	342-2411	
Laurie Lam	2 Dalton Cl. ^{RP}	347-0645	
KERRI MOON	172 Reichley St RD	343-0365	
Rose Jones	22 Welliver St ^{RP}	309-4147	
Leann Kelasa	11 Knoch Close ^{RP}	340-0196	
Jeanne Sully	81 Parsons Close ^{RP}	341-4131	
Gwen SNEARER	76 Geo Cks. RD	343-1312	
Gloria Collier	32 Good Cres RD	342-2329	
Dianne McKlusky	99 W4 main RD		
Taylor Pook	128 Northwood estate RD	344-4455	
Nicole Cellard	Apt. 111 120 Pipes Dr RD	346-1357	

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

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24

Name (print)	Address	Phone	Signature
P. Saxon	5012 3751 SWISSMAN	227-4169	[Signature]
G. HURLEY	11 Greig Close	343-3778	[Signature]
S. Lewis	3831 Eastwood Cres	309-3328	[Signature]
B. Lewis	"	"	[Signature]
H. Henry	RED DEER #4, 3727-51 Ave.	358-5136	[Signature]
Nicole Collard	RD Apt. III 120 Piper Dr.	346-1357	[Signature]
DAWN COLLARD	" RD	"	Dawn Collard
Angela Cummings	RD 79 McLevin Cres	340-2947	[Signature]
CRYSTAL OPHUS	RD	343-2851	[Signature]
L. Jackson	RD 30 Doran Cr.	346-4316	[Signature]
C. RAVEN	RD 211-TERRACE PARK	347-5706	[Signature]
J. HALL	10 LIVINGSTONE	782-1725	[Signature]
L. Armbruster	Three Hills AB	443-5448	[Signature]
Frances Harris	Red Deer	342-7066	[Signature]
Sandra Harper	Red Deer	347-2779	[Signature]
Greg Ohm	RD 309, 260 Duxton St.	347-2386	[Signature]
Scott FLETCHER	RD 3938 ROSS ST.	309-4129	[Signature]
ROSE JOHNSON	Box 309 BASHAW	788-2124	[Signature]
Wayne Stitt	RD Red Deer	340-1508	[Signature]
DENISE STITT	RD RED DEER	340-1508	[Signature]
CLAIRE HAMMILL	Red Deer	341-5410	[Signature]
AJ MCGARVA	Red Deer	341-5410	[Signature]
V. LILLIS	4203 41 Ave Red Deer	343-7172	[Signature]
VERNA MATLUK	RD. DR. AB 14R 2116 151 DORANCREST	347-5771	[Signature]
Linda Baker	RD 6213 61 Ave	346-6374	[Signature]
Scott Anderson	Red Deer	342-2688	[Signature]
MONA LESTER	RED DEER	346-0935	[Signature]
Arlene [Signature]	Red Deer	342-7159	[Signature]

PETITION

25

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Name (print)	Address	Phone	Signature
PATTY BRILL	91 Noble Ave RD	358-4690	Patty Brill
Suzanne Price	100 Pipes Dr. RP	342-5140	Suzanne Price
NICK KENWEDY	138 ELY CLOSE RD	347-3668	Nick Kenwedy
David Hartinen	Box 1463 Rimbey	843-3402	David Hartinen
Aileen Rhodes	4126-38 Ave Red Deer RD	392-3830	A Rhodes
L. MacDow	5706 61 Ave Red Deer RD	—	L. MacDow
Chelsey Cubusk.	135 Donnelly Cres RD	346-8229	Chelsey Cubusk.
Cheryl Craigie	15 Lawford Ave RD	346-3341	Cheryl
Yorge Hernandez	" " RP	" "	Yorge
Jackie Hamblin	118-6834 59th Ave RD	346-0536	Jackie Hamblin
Norman Winfield	#31 Duval Cres. Red Deer RD	309-0438	Norman Winfield
Marie Winfield	" " RD	" "	Marie Winfield
Shanna Feener	268 Northwood RD RD	347-7323	Shanna Feener
LORI Fowler	5630 100 Ave RD	—	L. Fowler
Heather Worthington	18 Norquay St. RD	309-9991	Heather Worthington
Nola McDermid	48 Duckering Ct. RD	340-0618	Nola McDermid
Philip Fercho	51 Newcombe Cres. RP	747-1215	Philip Fercho
Kara Bennett	25 Overdown Dr RD	342-5542	Kara Bennett
Janine Junkam	" RP	347-8113	Janine
Gladius Klein	" RD	347-4514	Gladius
PEDEN	" RD	347-4514	Peden
M. Jhorre			
Viola Drozda	7 McLevin Cres RD	340-3439	Viola Drozda
Amanda Cammidge	5538 36 Street RD RD	346-3330	Amanda Cammidge
Olya Fedynov	#30 Atter Ct Red Deer RD	343-9340	Olya
Rae-anne Jetterson	83 Parkside Dr. RD	—	Rae-anne
Travis Jetterson	67 Hurley Close RP	—	Travis

SUBJECT: *ADULT SEX ORIENTED BUSINESSES*

6

[illegible]

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

23

We, the undersigned residents of Red Deer, 18 years of age or over, respectfully request Mayor Gail Surkan and the City Council to enact a new by-law disallowing any future adult sex oriented businesses from opening at any location near schools, playgrounds, churches, parks, public buildings, etc., or in any other location in the City of Red Deer. Included would be Adult Triple X video shops, adult sex oriented bookstores, unlicensed massage parlors, etc.

Name (print)	Address	Phone	Signature
M. WUNSCH	#56-4702-33 ST RD	347-3135	M. Wunsch
S. Peterson	176 Lamont Close RD	340-2024	S. Peterson
S. Cumming	79 McLevin Cr RD	340-2947	S. Cumming
A. KNIGHT	3710-58 AVE RD RD	347-3657	A. M. Knight
Tiana Ross	#1 5408-59 ST RD	352-9458	Tiana Ross
Tara Maser	#1 4611 50 ST RD	309-9602	Tara Maser
Melanie Klein	97 Diver St RD	358-3435	Melanie Klein
Rita Hoehne	6 Mitchell Ave RD	346-9606	Rita Hoehne
C. Verhoeven	62 Rutherford Dr RD	341-6357	C. Verhoeven
K. Piro	6411 59 Ave RD	341-4590	K. Piro
C. Cooper	5104-43 St RD	309-0605	C. Cooper
H. LONGSHORE	75 Carpenter St RD	347-2393	H. Longshore
A. Irvine	17 Dunning Cres RD	346-4516	A. Irvine
BARB FRY	MARRER	788-2521	Barbara Fry
Jessica Falcon	#433 Bard St Red Deer	311-5931	Jessica Falcon
Joanne Petersen	Blackfolds RD	985-5114	Joanne Petersen
ASIF AMIR	78 Orient Green RD	346-6021	Asif Amir
SHARI LITKE	5132-50 ST Lacombe RD	782-9474	Shari Litke
JOANNE PETERSEN	Blackfolds	985-5114	Joanne Petersen
J. Quintero	RED DEER	348-5583	J. Quintero
Irene D. Cave	4607-49 ST Red Deer	346-5109	Irene D. Cave
Nicole Plato	5732 71st Ave Red Deer	309-6624	Nicole Plato
D. Wendell	90 EBERT AVE RD	346-5660	D. Wendell
M. Horning	78 Gish St R.D.	342-7759	M. Horning
C. Murphy	120 Dempsey St RD	340-8307	C. Murphy
R. LAMARCHE	4760 30 ST RD	7-3056	R. LAMARCHE
J. MARTIN	2779 SIGNAL HILL DR. SW. CAL	872-1843	J. Martin

We, the undersigned residents of Red Deer, 18 years of age or older, respectfully petition Mayor Surkan and City Council to implement an endorsement to the land-use by-law, leading to restricting any future Triple X Video shops from opening in any residential area, downtown area or any other area within the City of Red Deer.

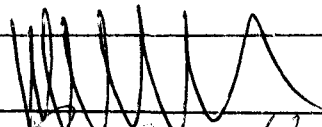
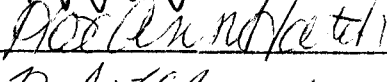
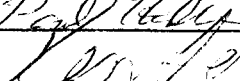

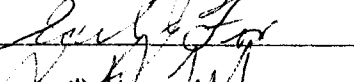
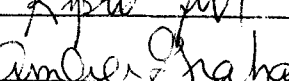
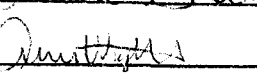
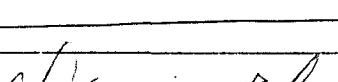
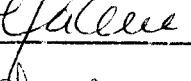
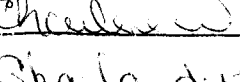
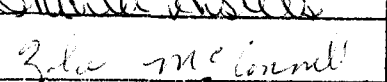

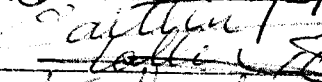
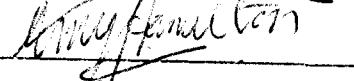
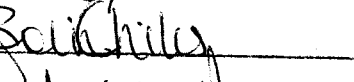

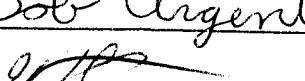
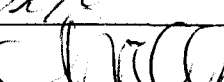

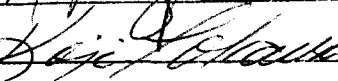
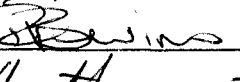
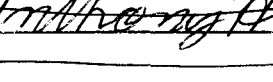
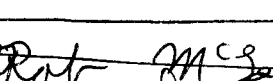
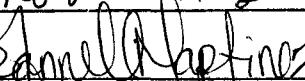

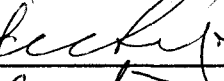
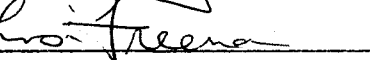
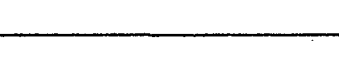
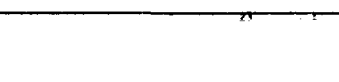

Name (printed)	Signature	Address	Phone
M. BRUYER	M. Bruyer	212-4727-34 St Rd	346-5352
K. Ruff	K Ruff	313 Meadow Brook Benalt	346-3493
H. SUTHERLAND	H Sutherland	Red Deer AB.	
L. Menzel	L Menzel	Red Deer, AB	346-4803
R. ROSTO	Jack Rostom	Red Deer	342-1504
JACKIE			
Dianne Everitt	D Everitt	#15-48 St Cres Red Deer	342-6280
LYDIA KOKOSHA	L. Kokosha	Box 460 Blackfalds	N/A
Jolene Prystae	J. Prystae	3939 50th Ave Sylvan	304-4122
Y. WONG	Y. Wong	Box 5 Site 10 RR 4 R.D.	886-5078
INGRID PEERS	I. Peers	102 MARINA BAY COURT	887-7789
Michelle Ruffell	Michelle Ruffell	Blackfalds	885-2738
Teresa Ruffell	T. Ruffell	RR 1 Blackfalds	885-2738
Mike Scott	Mike Scott	Three Hills	
WIKKI JACKSON	WIKKI JACKSON	Unit 111 6660 Saddle R.D.	
WALLIN OCONNOR	WALLIN OCONNOR	295 College Ave Unit 301 LUTHERAN COLLEGE, ALBERTA	782-3381 ext 301
Natalie Morley	Natalie Morley	RD	348-5677
Lindsey Ray	Lindsey Ray	201 Kerr close	
Karen Stett	Karen Stett		782-5896
Sharon Danyan	Sharon Danyan	Red Deer	347-9537
Jorge Danyan	Jorge Danyan	Red Deer	347-8537
Terry Pearce	Terry Pearce	Red Deer	300 1620
Karen Janzen	Karen Janzen	Red Deer	
Lois Sloane	Lois Sloane	Red Deer	346 5026
KAREN ARBEAU	KAREN ARBEAU	Rocky	845 6889
Deanne Arbeau	Deanne Arbeau	Rocky	845-6889
DORIS REGNIER	DORIS REGNIER	Red Deer	342-6495
ANNE VERA COFFIN	ANNE VERA COFFIN	3907-39st Unit 1403 VISTA VILLAGE Red DEER T4N0M6	341-9664
Ryan Capnerhurst	Ryan Capnerhurst	4411-53 St	887-4468
Jayne McKay	Jayne McKay	4411-53 St	348-0855
Shirley Duff	Shirley Duff		887-3970
Scott Maffett	Scott Maffett	6829-59th Ave RD	358-8779
Amelia Hanner	Amelia Hanner	5017 60 Ave.	346 0719
Tina Martin	Tina Martin	Red Deer AB	347-8812
Toni McNamara	Toni McNamara	Red Deer	877-0139

We, the undersigned residents of Red Deer, 18 years of age or older, respectfully petition Mayor Surkan and City Council to implement an endorsement to the land-use by-law, leading to restricting any future Triple X Video shops from opening in any residential area, downtown area or any other area within the City of Red Deer.

Name (printed)	Signature	Address	Phone
BOB BEVINS	Robert Bevins	5617-60 AVE RD	358-3908
Drew Allred	D Allred	44 Huset Crescent RD	340-0850
MARTIN VANTOL	Martin Vantol	32 O'NEIL CLOSE RD	347-8234
Earl Goodwin	Earl Goodwin	38 Odell Green RD	346-5318
JIM CHILTS	Jim Chilt	3327-50 AVE RD	846-7436
Don Marone	Don Marone	34 OSBANE ST. RD	343 21621
H. David Wannop	H David Wannop	3521 54th Ave Cres RD	358-5935
James W. Hawthorne	J W Hawthorne	RR#4, RED DEER	343-7565
Robert S. Dye	Robert S. Dye	3126-58 Ave. Red Deer	343-7691
HARRY PLAYFAIR	H Playfair	401, 3939-50 Ave Red Deer	342-1688
RICK STREIBEL	R Streibel	30 C ONAWAY AVE RED DEER	314-0485
Cody Monson	Cody Monson	9 HART CRES. RD	341-3477
Greg Chiles	Greg Chiles	27-2 Halman Cres. RD	341-4312
Dwight Ole	Dwight Ole	69 Overdown Drive RD	340-3895
Heather Morrow	Heather Morrow	5011-64th Ave Ponoka RD	783-5886
Kelly Morrison	Kelly Morrison	#4 5911 55 Ave	340-1402
Curtis Jensen	Curtis Jensen	Box 335 PENTOLD T.S.	806-2688
Ron Luken	Ron Luken	119 Rose Cresc. RD	346-8311
David Wieler	D Wieler	128 Glendale Blvd. RD Apt #303	342-2558
Kerry Boverman	K Boverman	Jasper Alberta	410-3552
DOUGLAS HAUSTEIN	Douglas Haustein	ERSKINE ALTA	742 3944
LURA HOPKINS	Laura Hopkins	LaCombe AB	782-5896
Jessica Jette	Jessica Jette	Bentley, Alberta	746-749
Mary Moore	Mary Moore	Rt 1, Sylvan Lake	821-5532
R.M. M	RITCHIE NELLES	6575 58 AVE. RD	346 3862
Lana Ditchuk	Lana Ditchuk	Box 18 Stampfer RD	746-5141
Wendy Henry	W Henry	5914-59 Avenue RD	346-4766
Ken Reid	Ken Reid	5344 76 St RD	309-8314
Meghan Cummins	Meg Cummins	29 Duncan Crest RD	358-3886
Wesley Naisa	Wesley Naisa	38 Odell Green RD	346 5318
MARTIN JENI	Martin Jeni	ERKIN AB	
Jon Burrows	Jon Burrows	Leontic	3
Nancy Welch	Nancy Welch	LaCombe	782-059
PROLINE MALO	B. J. Malo	21 WILSON CRES RD	347-6233

ABAD 2

We, the undersigned residents of Red Deer, 18 years of age or older, respectfully petition Mayor Surkan and City Council to implement an endorsement to the land-use by-law, leading to restricting any future Triple X Video shops from opening in any residential area, downtown area or any other area within the City of Red Deer.

Name (printed)	Signature	Address	Phone
WILLIAM WOODWARD		50 AMER CLOSE RD	346-247
ROXANN HATCH		85 WRIGHT AVE RD	314-9159
Paul Hallman		4617-46 ST RD	343-7691
KEVIN FORD		5107-6 STANTON ST RD	309-6369
Karen Goldie		2105-3416-52 AVE RD	358-3097
EARL J FOX		#216-52 PETER PLAZA RD	346-0774
Krystal Forel		404, 6 Stanton St Red Deer RD	391-1425
Amber Graham		85 Wright Ave RD AB	314-9159
Ami Wight		111 Allan St RD AB	346-7045
Valerie Crosson			
VALERIE CROSSON		40 BURNER AVE RD	346-7908
Charles Wilson		#305 4744-54th Red Deer RD	304-8489
Charla Astels		58 Excell St. RD	340-8917
Zola McConnell		26 Richards Cres RD	343-8201
ESTELLA ENGEL		5841-41 ST CRES RD	314-2036
Caitlin Toller		4746-30 St. Apt. 201 RD	340-0731
Amy Hamilton		Red Deer AB	342-5425
Robin Chies		24 Allen Close, Red Deer RD	342-5425
Patricia Argent		27-2 Halmancres RD RD	341-4312
Bob Argent		4421-35 Ave. R.D. RD	342-5581
Gerald Kortschmer		4421-35 Ave R.D. RD	342-5581
Michael Miller		18 Nichols Cres. RD	340-2978
Michael Miller		8909-6 AVE RD	342-4195
Nanda PLUMFAIR		108 WOODLAND HILLS RD	342-1658
Keri Takairin		95 Burnside Cres. RD	358-3355
RHONDA BEVINS		APT. 101 5617-160 AVE	358-3908
Anthony Hurd		112 6440 4th NW Calgary AB	403-730-8196
Rob McLean			
Rob McLean		6053-47th St. Innisfail, AB	227-0576
Shonnell Martinez		#309-4721-55th Red Deer, AB	348-0475
Manuel Martinez		#309 4721 55 St Red Deer RD	348-0475
Juan SOTO		214-4822 54 St RD	309-3960
Lisa Freeman		#4-33 Cosgrove Cres. RD	314-9854

34
30

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Name (printed)	Signature	Address	Phone
To Ann Lynn	<i>To Ann Lynn</i>	30 Wishart St.	346-8328
Wanda Oler	<i>Wanda Oler</i>	69 Overdown Dr. RD T4N 5C9	340-3895
Jacalyn Estrada	<i>Jacalyn Estrada</i>	27 OHIO CL. RD T4N 5C7	347-2635
Wendy Ray	<i>Wendy Ray</i>	18 Wishart St. RD T4N 5W3	347-7934
Janet Grasby	<i>Janet Grasby</i>	49 Welliver St. RD T4N 5A7	358-5759
Danece L. Workman	<i>Danece L. Workman</i>	116 Harvey Close RD T4N 6C4	343-8081
Janice Morin	<i>Janice Morin</i>	9 Hart Cress. RD T4N 6E5	341-3477
LOURDES WANNOP	<i>LOURDES WANNOP</i>	3521-54 Av. Gene. RD T4N 4L7	358-5935
Susan Wilkinson	<i>Susan Wilkinson</i>	48 Hill Cres. RD	340-2723
Heather Williams	<i>Heather Williams</i>	267 Overdown Dr. RD	314-4875
Rebekah McDermott	<i>Rebekah McDermott</i>	#232, 3535 55 Ave. RD	309-3824
Kala Streibel	<i>Kala Streibel</i>	3000 Aways Ave RD	314-0485
TERESA ALLRED	<i>Teresa Allred</i>	44 Hugot Cr. ^{T4N 6P4} RD	340-0850
ROSE JOHNSON	<i>Rose Johnson</i>	9 Hefworth Cl. ^{T4N 5M8} RD	341-8302
Janie Vantol	<i>Janie Vantol</i>	320 Neil Close Red Deer	347-8234
Carrie Cooper	<i>Carrie Cooper</i>	31 Kerrywood Mews ^{T4N 1B8} RD	340-3403
Jeri Maitland	<i>Jeri Maitland</i>	522-3535-55 Ave RD	358-3273
Elinor Hamilton	<i>Elinor Hamilton</i>	24 Alton Close, RD	342-5425
JDA m scott	<i>JDA m scott</i>	322-34 St - 4809 Av	346-5408
L Carter	<i>L Carter</i>	5914-53 Ave RD	346-1988
Cora Browne	<i>Cora Browne</i>	3805 50A St RD	
R. Canning	<i>R. Canning</i>	31 Logan Close RD	309-6785
Wes Whitmore	<i>Wes Whitmore</i>	#Rocky Mtn Hse	405-844-4441
Jestie Middag	<i>Jestie Middag</i>	30 Northstar Drive ^{Lacombe}	403-782-9593
Deb Spruyt	<i>Deb Spruyt</i>	22 Kirkwood Cr Red Deer	347-8625
Lois LaBoeghe	<i>Lois LaBoeghe</i>	3 Dubow Cres RD	314-2084
Trisha Forsythe	<i>Trisha Forsythe</i>	4 5911 SSAVE RD	340-1402
Cleanne Garrison	<i>Cleanne Garrison</i>	#2 Wilson close RD	302-0605
Connie Lavoie	<i>Connie Lavoie</i>	R/R 1 Red Deer	347-0436
Ann Smith	<i>Ann Smith</i>	Box 335 Fenthold	580-2688
Lillian Tubner	<i>Lillian Tubner</i>	Brandview R. RD	(Unlisted)
GWYNETH GASSON	<i>Gwyneth Gasson</i>	212 4807 34 St REDDEER	(unlisted)
Tina Tolan	<i>Tina Tolan</i>	56 Gillespie Cres	(unlisted)
NEIL ACKNIGHT	<i>Neil Acknight</i>	RD 1 Innisfail AB	

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[illegible]

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[illegible]

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

We, the undersigned residents of Red Deer, 18 years of age or over, respectfully request Mayor Gail Surkan and the City Council to enact a new by-law disallowing any future adult sex oriented businesses from opening at any location near schools, playgrounds, churches, parks, public buildings, etc., or in any other location in the City of Red Deer. Included would be Adult Triple X video shops, adult sex oriented bookstores, unlicensed massage parlors, etc.

(27)

Name (print)	Address	Phone	Signature
Tara Buchton	#204 D Selkirk Blvd. RD	313-7741	Tara Buchton
Tommy Reis	6767 67 Ave RD	340-1000	Tommy Reis
John Flores	411-5423-57 St RD	314-0463	John Flores
Sue Lam	24 Parsons Close RD	342-2753	Sue Lam
M. 4 PLH	179 Northern Ave RD	342-1048	M. 4 PLH
Claudette Luke	267 Kendra Dr RD	352-7933	Claudette Luke
AMANDA RICHARD	4705-17 Ave RD		Amanda Richard
Dani Hammarby	RD #2		Dani Hammarby
Kim Calder	25 Kovac Street RD	346-1995	Kim Calder
Lisa Haynes	#201 5502 58 Ave RD	314-0989	Lisa Haynes
BEA DROUWER	RED DEER RD		Bea Drouwer
Ruth L Nevett	33 Pampely Ave RD	346-9456	Ruth L Nevett
Marge Taggar	7337 76 St RD	358-2250	Marge Taggar
David Baidura	153 KINGSTON DRIVE RD	340-3626	David Baidura
Slane Penton	246-56 Holmes St RD	347-6176	Slane Penton
Bernadette Hills	10 Gordon Street RD	346-4809	Bernadette Hills
Ashley Mast	6006 Terrace Park RD	358-5171	Ashley Mast
WANDA FITZSIMMONS	31A Orient Green RD	357-6306	Wanda Fitzsimmons
JESSICA FITZSIMMONS	31A " RD	"	Jessica Fitzsimmons
Andrea Leonard	10-Donald Close RD	348-5227	Andrea Leonard
Rose HOLDAL	O'Brien Cr RD	341-3536	Rose Holdal
Fiona King	4632 44th St RD	342-7161	Fiona King
MARG AORPE	103.4642-49 St RD	346-3034	Marg Aorpe
C. Herbert	Red Deer		Cathy Herbert
SOPIHEAP SOK	Red Deer RD	304-2108	SoPiHeap Sok
M. GAGNE	97 Ludwig Pl Red Deer RD	302-1743	M. Gagne
BALJINDER PASSI	78 Logan Close RD	342-2630	Balinder Passi
Terr. Richardson	97 6434 Mustang RD	318-5884	Terr. Richardson
Rochele Freeborn	47 Olympic Green RD	343-6825	Rochele Freeborn

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

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26

Name (print)	Address	Phone	Signature
S. SCARROW	72 Bentenson ST RD.	7-3571	S. Scarrow
M. SCHMIDTKE	4117-51st RD.	346-0535	M. Schmidtke
O. Weiss	7 Hepworth Close RD.	392-7749	O. Weiss
D. SANDBERG	52 Drever Close RD.	340-0013	D. Sandberg
Katie Hill	67 Elliot Cres RD.	314-1369	Katie Hill
Gayle Nielsen	101 32 Noble Ave RD.	343-1366	Gayle Nielsen
Tamara Smith	102 2 Selkirk Blvd RD.	346-2863	Tamara Smith
Jerry McKinley	✓	✓	Jerry McKinley
MARY SAMIESON	166 Douglas Ave RD.	342-5418	M. Samieson
VAL WUGER	190 Doran Cres RD.	347-6574	Val Wuger
ANN DAY	190 Doran Cres RD.	347-6574	Ann Day
THERESA HARKSEN	1-43 Parkside RD.	340-2967	Theresa Harksen
Tina Scott	#23 Patterson Crescent RD.	314-9299	T. Scott
BILL HUGET	77 Ramsey Ave RD.	397-5899	B. Hugget
SHANNON HARDEN	189 Kerr Close RD.	309-6858	Shannon Harden
JESSICA DIXON	RRS	382-1978	J. Dixon
Dennis			
RYAN	#4-6320-58th Ave RD.	309-1829	Ryan
Kim	✓	✓	Kim
TERRY DEBOSTA	113 GILBERT CR RD.	—	Terry DeBosta
Paige Mitchell	50 Olsen St RD.	342-2062	Paige Mitchell
Dustin Hudson	54 (Conway) Ave RD.	314-4304	Dustin Hudson
Scott Alcock	35 Greene Close RD.	358-7855	Scott Alcock
LINDA SANDVIK	20 Russell Cres RD.	346-8097	Linda Sandvik
Gayle Burley	3-39026 Rq Rd 275 RD.	347-1918	Gayle Burley
KOMANNA CARRUTHERS	#324-4819C-48 Ave RD.	342-2669	Koman Carruthers
MITCHELL STOUT	*326 4819C 48 Ave RD.	342-2669	M. Stout
John SCALLY	3734-50 Ave Red Deer	346-7125	John Scally

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

We, the undersigned residents of Red Deer, 18 years of age or over, respectfully request Mayor Gail Surkan and the City Council to enact a new by-law disallowing any future adult sex oriented businesses from opening at any location near schools, playgrounds, churches, parks, public buildings, etc., or in any other location in the City of Red Deer. Included would be Adult Triple X video shops, adult sex oriented bookstores, unlicensed massage parlors, etc.

25

Name (print)	Address	Phone	Signature
VICKY HALL	75 ROWELL CLOSE RD	309-4476	Vicky Hall
GAREN TAYLOR	57-117-119 RD	314-5345	Garen Taylor
Jennifer Antymniuk	400 St. James St	877-5027	Jennifer Antymniuk
HERBERT HAHN	3839 Ross St RD	318-2936	Herbert Hahn
JOHN ROGERS	40 PAYNE CL RD	347-1616	John Rogers
Rev Larson	17 D-Horway RD apt 302	346-2810	Rev Larson
Kelly Cotney	Pox 247 Bowden RD	304-2361	Kelly Cotney
Marcy Stogryn	191 Barrett Dr RD	340-2654	Marcy Stogryn
Darla Houghton	516 137 Comp 19 RD	350-1089	Darla Houghton
Shacy Ballant	100 5050 Main 4036-5 Sand St R.D	309-4800	Shacy Ballant
Tricia Pamela	418 6300 Orr Ave RD	340-0028	Tricia Pamela
Sharon Steels	92 Oak Dr RD	314-3336	Sharon Steels
Joyce Robinson	170121st Village RD	343-7975	Joyce Robinson
Lindsey Humenik	307 Overdown Dr RD	346-9162	Lindsey Humenik
Bobby Morica	River Crest Dr RD	309-4698	Bobby Morica
Daisy Waldron	51 Lakeside Drive RD	340-0142	Daisy Waldron
Gwen McWhinnie	4000 Keshwin RD	343-3021	Gwen McWhinnie
MATT MCINTYRE	ACKERMAN CRES RD	357-7444	Matt McIntyre
Tina Fort	33 McCollough CRES RD	358-5048	Tina Fort
HARRINGTON	Brene Harrington	344-6846	Harrington
Billy Wright	P.O. Box 1104 Blackfalds	302-9656	Billy Wright
Carole de Mel	12 Ahlstrom Cl. RD	314-0113	Carole de Mel
Paula Miller	5110-60 Ave SE	782-6896	Paula Miller
Shauna Peddle	45 Lister Cres	314-1600	Shauna Peddle
DANA K1			
Carol Yamada	5138-71ST RD	341-5510	Carol Yamada
Sherri Heward	60 Dodge Ave	314-1809	Sherri Heward
Scott Lavery	26 Windsor Gate	887-7374	Scott Lavery
Tina Lavery			Tina Lavery

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

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23

Name (print)	Address	Phone	Signature
Anna Durnell	Drumheller	403 823 9135	Anna Durnell
Elizabeth Wylie	Rumsey AB	403 368-5876	Elizabeth Wylie
SHARON PEARCE	OLIVER ST. RD.		Sharon Pearce
Rosalind Connor	4 Buckley St Red Deer AB	403-342-2261	Rosalind Connor
Mrs. R. Con	4 Buckley St. Red Deer	342-2261	Mrs. R. Con
Carol Guymer	34 Chappel Rd. D	342-7702	Carol Guymer
Bianca Renton	#27-5806-61 St. RD.	346-5993	B. Renton
Peggy Thoreson	69 Otterburn Ave RD	346-6731	Peggy Thoreson
Brenda Edgeworth	104 Noble Ave RD	342-5238	B. Edgeworth
Tina Lamoureux	110 Orient Green RD	341-8341	Tina Lamoureux
April Gopher	4738-55th RD	358-4028	April Gopher
Andy Duggis	4728-55th #303 RD	358-4728	Andy Duggis
Pat Hale	47 Henders St. RD	343-3003	Pat Hale
Kay Luptak	13 Andrews Close RD	343-6002	Kay Luptak
Wendy Luptak	7 Wyllace Close	ET 309	Wendy Luptak
Rose Lermanich	33 Poplar Cres. RD	unlisted 558-1089	Rose Lermanich
Dean Milford	#4 5427 51st ave RD	340-0028	Dean Milford
Miriam Gamelin	#18 6300 Orr Dr RD	340-0028	Miriam Gamelin
Tepuarii SKEERS	#28 6300 Orr Dr RD	346-3301	Tepuarii SKEERS
Robinson T. W.	1701-3907-39 St RD	343-7973	Robinson T. W.
DeAnn LAWSON	39 Greenham DR. RD	340-0387	DeAnn Lawson
Joanne Reid	5935-63 St Red Deer RD	349-3725	Joanne Reid
MERCY DERAPS	14 Garden Court	897	MERCY DERAPS
Val F. Walden	79 OAK ST RD	342-1047	Val F. Walden
Kelly Stoltz	514 7th Ave RD	307-7374	Kelly Stoltz
Debbie Gallant	6025-59 St. RD	309-3698	Debbie Gallant
Angie Rauhala	29 Fairway Ave RD	346-4463	Angie Rauhala
K. Lindvall	PO Box 1104 Blackfoot AB	348-3036	K. Lindvall

PETITION

SUBJECT: ADULT SEX ORIENTED BUSINESSES

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23

Name (print)	Address	Phone	Signature
Brenda Pretty	Box 585 / Lacomb	343-7334	
WERNER DE RAITER	21-39026 RD 215 RD Red Deer	343 7334	Werner De Raiter
Brent Regnier	#156 brassm cres R.D.	342-5056	BR
C. RAMSAM	25 REGENT CLOSE RD	351-6805	C Ramsay
K Meraw	221 Reicheley St RD	3094235	K Meraw
GLADYS GILBERT	5118-48 ST R.D	341-4784	R.D. Gladys Gilbert
Michelle Fox	5910 55th AVE RD	N/A	Michelle Fox
Karen Wamheer	4722 43rd St S.L.	8873128	Wamheer
CHERYL RASTKE	146 Logan Close RD	343-2882	Cheryl Rastke
CHERYL FROMAN	76 Grant St RD	309 6329	C Froman
KORENE MacDOUGALL	4113 35th RD	342 9444	K. MacDougall
Jim Hayes	5811-58th RD	346-0998	J Hayes
V Wollms	62 Roberts Cres RD	342-2712	V. Wollms
Debbie Wollms	31- OXFORD AVE RD	342-6440	Debbie Wollms
Bonnie Bisio	44 Campbell Ave RD	340-1094	Bonnie Bisio
Yve Jarvis	45 Wishart St RD	346 0681	Yve Jarvis
Collette Bouchie	" RD	"	C Bouchie
NAOMI DAWN	5718 67 ave RD	347-0321	Naomi Dawn
Lee Anne Alstr	913 22st RD	335-1318	Lee Anne Alstr
D MacNeil	30 Blackfolds	885-2643	Debra MacNeil
Blair MacNeil		343-2967	Blair MacNeil
Laurel O	62 Langford Rd		Laurel O
B Canning	62 Langford Rd RD	309-9365	B Canning
Christall Nurabe	81 st 2 Box 9 Red Deer B		Christall Nurabe
Dion Krause	56 Lakeview Cres Sylvan Lake	887 5936	Dion Krause
Joanna Hickman	23 Boyce Red Deer	340-1407	Joanna Hickman
Tammy Penny	9 Adams Close RD	348-0129	Tammy Penny
M. Ke Simister	#182 534476 ST RD	343-1071	M. Ke Simister

PETITION

SUBJECT: **ADULT SEX ORIENTED BUSINESSES**

We, the undersigned residents of Red Deer, 18 years of age or over, respectfully request Mayor Gail Surkan and the City Council to enact a new by-law disallowing any future adult sex oriented businesses from opening at any location near schools, playgrounds, churches, parks, public buildings, etc., or in any other location in the City of Red Deer. Included would be Adult Triple X video shops, adult sex oriented bookstores, unlicensed massage parlors, etc.

Name (print)

Address

Phone

Signature

469 total
~~88~~
557 now

75
35 0

FILE

CHAPMAN RIEBEEK

Barristers & Solicitors

NICK P. W. RIEBEEK*
T. KENT CHAPMAN*
LORNE E. GODDARD
GAYLENE D. BOBB
LESIA LUCIUK**

DONALD J. SIMPSON
GARY W. WANLESS*
NANCY A. BERGSTROM*
SUZANNE ALEXANDER-SMITH

CC: Mayor
Councillors
Director of Community Services
Inspection & Licensing Manager
Portland Community Planning
208, 4808 Ross Street
Red Deer, Alberta
T4N 1X5

TELEPHONE (403) 346-6603
FAX (403) 340-1280

e-mail: dsimpson@chapmanriebeek.com

*Denotes Professional Corporation
** Denotes Student-At-Law

Your file:
Our file:

Copy to: Council
General
- May 20
Council
JH

July 07, 2003

City of Red Deer
P.O. Box 5008
Red Deer, AB
T4N 3T4

Attention: Kelly Kloss, City Clerk

Dear Sir:

Land Use Bylaw - Siting of Adult Businesses

In a Council meeting last May, we received direction from the Mayor to ask the City of Medicine Hat about the planning rationale they used for siting adult businesses in industrial areas. Attached is a copy of the report that went to Council for the City of Medicine Hat at the time that Land Use Bylaw amendment was considered, which they sent to us in response to our request.

The planning rationale cited in the report is extremely brief and amounts to a desire to keep adult businesses away from residences, malls, schools, and other areas where children typically congregate (see the last few paragraphs at Page 3 of Attachment B to the report). The Report recommends industrial areas because this was done in both Lethbridge and St. Albert.

In our view, the report does not contain any planning rationale which has not already been identified by PCPS at the time the City of Red Deer restricted the location of drinking establishments with adult entertainment. There is no explanation of why children would not be equally protected if these business were in commercial areas rather than industrial.

Should Council require additional information, we could follow up by enquiring of the cities of St. Albert and Lethbridge.

Yours truly;


DONALD J. SIMPSON
DJS/vjh

c.c. PCPS, Attention: Paul Meyette

APPENDIX A

Decision Item
ADULT MATERIALS
Presented to Public Services Committee – March 11, 2003

ISSUE: Whether the City should regulate more extensively in the area of adult materials.

RECOMMENDATION: That Public Services Committee recommend that Council:

1. Approve the recommendations in items 1, 2, 3, and 4 under Background below;
2. Direct the City Solicitor to prepare a bylaw for Council's consideration that would amend the Land Use Bylaw in accordance with the "Zoning Issue" recommendation below, and
3. Authorize staff to immediately commence the "good will" approach to the regulation of adult magazines, as described below under "Adult Magazines".

BUDGET IMPLICATIONS: Out of pocket expenses associated with the recommendations below are not expected to exceed \$1,000. Existing staff resources will be used to implement the recommendations.

PUBLIC CONSIDERATION: Public consultations were held in July 2002 in accordance with the direction given by Council. Further consultations with stakeholder groups were held in February 2003.

BACKGROUND: In the summer of 2001, approximately 400 letters from local residents were forwarded to the City Clerk requesting Council to:

- a. Create, pass, and enforce bylaws that would regulate the display of adult materials so that they are out of the public view, and
- b. Increase the business licensing fees of all existing businesses who choose to carry adult materials (videos, books, magazines, sexual aids, etc.), or who choose to promote explicit or dominantly sexual activity (strip bars, lingerie bars, phone sex businesses, etc.) to \$5,000 a year, or more.

In September 2001 a petition was filed with the City Clerk that requested Council to hold a plebiscite in the 2001 municipal election. The intended purpose of the proposed plebiscite was to ask residents of Medicine Hat whether bylaws should be passed that would prohibit future proposed adult video stores and other businesses that promote explicit or dominantly sexual activity. The petition did not contain the required number of signatures and was therefore not valid.

In February 2002 staff was directed by Council to explore the concept of a bylaw or bylaws to regulate various aspects of adult materials and to prepare a report identifying issues, action plan, timelines, and provide a recommendation to Public Services Committee.

In February 2002 a project team with representatives from Planning Building & Engineering, Legal, and Community Development, was formed to explore these matters. The work done by the team included extensive legal research and a review of bylaws from other municipalities. Several team meetings were held and a team consensus was achieved regarding proposed changes to the current regulatory scheme. Public Services Committee and Council were advised of the team's preliminary recommendations. At the July 8, 2002 open Council meeting staff was directed to seek input from stakeholders, community groups, and affected businesses. In accordance with this direction, staff held public consultations in July. The team presented its recommendations to Public Services Committee at its meeting on November 12, 2002. At that meeting representatives from the Citizens of Alberta for Positive Community Standards ("CAPCS") and a local bar owner made representations to Committee about the team's recommendations. Committee asked staff to take another look at the recommendations in light of the additional input received at this meeting. The team has considered the additional input and further consultations with the concerned parties have been held. At the most recent meeting between the staff team and the CAPCS group in February 2003 the additional issues that surfaced at the November 12, 2002 Public Services Committee meeting were discussed. This meeting was a productive one for all involved. Based on a letter received from the CAPCS group since that meeting, it appears as though they are in agreement with the recommendations contained in this Decision Item. Staff also scheduled another meeting with business operators. Two business operators attended. One reiterated his disapproval of the team's recommendation with regard to the zoning issue. Specifically, he opposes the placement of Adult Entertainment Facilities in M-1 districts only.

A summary of all input received during the consultation process is attached to this Decision Item as Attachment "A". The team is prepared to make the following recommendations with respect to the four issues that were identified.

1. **Zoning Issue**

The issue identified was whether any amendments should be made to the Land Use Bylaw relating to adult entertainment businesses. The team recommends that a bylaw be prepared that amends the definition of "Adult Entertainment Facility". It should include businesses that provide entertainment or services involving

nudity or partial nudity. Typical businesses of this type include adult mini theatres, strip clubs, peepshows, bars with topless waitresses. The definition should also include businesses that offer for sale or rental products that involve nudity or sex, including such businesses as adult video stores and sexual aid stores. The team also recommends that the Land Use Bylaw be amended by placing Adult Entertainment Facilities in the M-1 Light Industrial District only, as a discretionary use. Further, it is recommended that section 41 of the Land Use Bylaw be amended by changing the requirement of a 150 metre separation between Adult Entertainment Facilities and residences to 250 metres, (refer to Attachment 'B' for further background on the zoning issue).

2. **Business License Fee Issue**

The issue identified was whether the City should charge higher license fees for adult entertainment businesses. The team did not believe that there were compelling reasons to distinguish these businesses from similar businesses for licensing fee purposes, and therefore recommends that no changes be made in this area.

3. **Adult Magazines**

The team examined the issue of whether the City should take steps to regulate the sale and display of adult magazines. The team's recommendation is that the City should adopt a "good will" approach. This would involve the City contacting business owners that sell adult magazines and seeking their voluntary cooperation in complying with standards for display and sale of such magazines. The standards employed by the City would be similar to standards used by the City of Lethbridge as found in its adult magazine bylaw. Examples of the requirements in the Lethbridge bylaw include the following:

- (a) adult magazines are to be placed behind an opaque barrier to ensure the covers of the magazines, except for the name, may not be seen by any member of the public.
- (b) no adult magazine shall be sold to persons under the age of 18 years.

Store owners would also be asked to place adult magazines behind the counter so as to be inaccessible to minors. As part of the good will approach business owners would be asked to take reasonable measures to limit the display of magazines that may not be considered strictly "pornographic" but which contain content of an adult nature.

Business owners would be advised that failing cooperation by the business community with this initiative, staff will likely recommend that Council pass a bylaw to regulate adult magazines.

Staff was advised that Calgary has adopted a good will approach rather than going the bylaw route. One of Calgary's license inspectors advised that this approach has received a favorable response from the Calgary business community.

4. **Adult Videos**

The fourth issue examined was whether the City should take steps to regulate the sale and display of adult videos. The team recommends that no action be taken by the City due to the fact that adult video display and sales are regulated by the *Amusements Act*. The *Amusements Act* prohibits video store operators from renting, selling or distributing adult videos to minors. The Act also requires video store operators to keep adult videos separate from other videos in the store, out of public view and in a place not accessible to minors. Persons who violate the Act would be subject to prosecution. The team was advised by a representative from the Medicine Hat Police Service that efforts will be made to educate the police force in the area of the *Amusements Act* and that the Act will be enforced pro-actively in accordance with available resources. Further, the Supervisor of Bylaw Enforcement indicated that he intends to contact Alberta Justice to seek approval for Special Constables in his department to enforce this Act. Regular police constables already have this authority.

- OPTIONS CONSIDERED:**
- 1. Action as recommended in this Decision Item.
 - 2. More extensive regulation in each subject matter area.
 - 3. Status quo.

IMPLEMENTATION PLAN: A bylaw to amend the LUB will be prepared by the City Solicitor and presented to Public Services Committee for consideration in July 2003. The good will approach for the regulation of adult magazines will be commenced immediately upon Council's approval of the recommendation. Staff will report back to Council regarding the effectiveness of the good will approach 12 months after it is implemented.

PREPARED AND SUBMITTED BY: Benjamin Bullock and Karen Charlton on February 27, 2003

APPROVED BY:

John Hughes and Bob Wanner

ATTACHMENT 'A'**ADULT MATERIALS****PUBLIC CONSULTATION**

Meetings regarding the proposed changes to the regulation of adult materials were held with representatives from the Citizens of Alberta for Positive Community Standards as well as a group of business operators. All participants received a copy of the team's preliminary recommendations prior to the meetings. Participants provided verbal as well as written responses. The following suggestions were brought forward through the consultation process:

- Increase in licensing fee to \$5,000 for adult entertainment businesses
- Businesses selling adult materials be restricted to M-1 Light Industrial District
- The definition of "Adult Entertainment Facility" in the Land Use By-Law should be expanded to include businesses that provide entertainment or services relating to any of the following:
 - Nudity
 - Partial nudity
 - Sexual activity;
 - Activities which are predominately sexual in nature, some examples of which are, but are not restricted to, adult mini-theaters, strip clubs, peep-shows, lingerie bars, bars with topless waitresses, and adult juice bars
- That the City enforce bylaws that would keep adult magazines completely inaccessible to children
- Increased focus on monitoring and enforcement of the *Amusements Act*
- Leave licensing fees at current rates
- No need to revise zoning requirements

Additional suggestions made by stakeholders at the November 12, 2002 Public Services Committee Meeting:

- Adult Entertainment Facilities should be limited to the Brier Park M-1 district only.
- If an Adult Entertainment Facility is located in Brier Park no other Adult Entertainment Facility should be allowed to locate within a certain distance from the existing business (e.g. 250 metres).
- No Adult Entertainment Facility should be located within a certain distance (e.g. 250 metres) from an existing business that sells alcohol.
- No Adult Entertainment Facility should be located within a certain distance (e.g. 250 metres) from any business that is open late at night.
- The City should pass a bylaw to regulate the sale, rental and display of adult videos.
- If the City were to place Adult Entertainment Facilities in M-1 districts only, then these businesses should be permitted uses as opposed to discretionary uses.

ATTACHMENT 'B'

Zoning Issue

The issue identified was whether any amendments should be made to the Land Use Bylaw (LUB) relating to adult entertainment businesses. The team concluded that the definition of "Adult Entertainment Facility" in the LUB should be expanded. It should include businesses that provide entertainment or services involving nudity or partial nudity. Typical businesses of this type include adult mini theatres, strip clubs, peepshows, bars with topless waitresses. The definition should also include businesses that offer for sale or rental products that involve nudity or sex, including such businesses as adult video stores and sexual aid stores. The team also recommends that section 41 of the Land Use Bylaw be amended by changing the requirement of a 150 metre separation between Adult Entertainment Facilities and dwelling units to 250 metres.

"Adult Entertainment Facility" is presently defined in the bylaw as follows:

"a development for the viewing of performances (live, motion picture, video, video disks, computer disks, or similar electronic, photographic, or computer software reproductions), the main feature of which is the nudity or partial nudity of any person. Typical uses are adult mini theatres, strip clubs and shows and peepshows."

The amended definition would not include businesses that sell adult materials as an incidental component of their business, such as a convenience store. The intent of the definition would be to include businesses whose primary business is that of services or products involving nudity, partial nudity or sex. However, Committee and Council should be aware that difficult challenges are likely to arise in the bylaw drafting stage, in terms of defining the businesses that would be included in the expanded definition of Adult Entertainment Facility.

The LUB should also be amended by placing Adult Entertainment Facilities in the M-1 Light Industrial District only, as a discretionary use. Currently, in the LUB Adult Entertainment Facility is a discretionary use in the C-3 General Commercial District and C-4 Downtown Commercial District. A "discretionary use" has been described as follows:

"As the name implies these are the uses for which the issuance of a development permit is dependent on the exercise of discretion by the development authority. Unlike permitted uses, which were adjudged by council at the time of adopting the bylaw as being unquestionably appropriate for the district, the listed discretionary uses, while generally appropriate for the district, are those that are of such a nature that they may or may not be reasonably compatible with neighboring uses, depending upon the circumstances." (Fred Laux, Planning Law and Practice in Alberta, 3rd Edition, page 6-6)

Placing Adult Entertainment Facilities in the M-1 district only was deemed appropriate for the following reasons:

1. The potential negative impact these businesses may have on children is reduced significantly by placing these businesses in the M-1 district, as they would be placed farther away from residences, malls, schools, and other areas where children typically congregate.
2. There are large M-1 areas in the City where these businesses may locate. See attached maps indicating M-1 areas in the City.
3. The placement of adult entertainment type businesses in industrial areas is not a novel concept. Lethbridge and St. Albert have taken steps to limit adult video stores to industrial areas only.
4. Section 41 of the LUB, discussed below, would limit opportunities for Adult Entertainment Facilities to locate in other land use districts even if they were allowed.

The proposed amendments to the LUB would not affect an existing Adult Entertainment Facility unless an existing business were to further develop its property. Further development would require compliance with the amended LUB.

The requirements in section 41 of the LUB would continue to apply to businesses seeking to locate in M-1 districts. This section imposes a restriction on siting as follows:

"An adult entertainment facility shall be located: (a) at least 150 metres from the nearest dwelling unit; and (b) at least 250 metres from any site on which there is an arena, school, religious assembly, child care facility, community centre or park."

As stated above, the team recommends an amendment to section 41 that would change the reference to 150 metres to 250 metres. The protection of children from the potential negative effects of these businesses would be enhanced by a separation distance of 250 metres from dwelling units.

It is important to note that even if a proposed Adult Entertainment Facility meets the requirements in section 41 it will not necessarily be approved. There may be other legitimate planning considerations that weigh against the proposed development and that would be taken into account in the exercise of the MPC's or Development Officer's discretion.

It is also important to point out that the *Municipal Government Act* and the LUB authorize a Development Officer and the MPC to approve a development that is a permitted use or a discretionary use even if the provisions of the LUB have not been complied with, if in the opinion of the Development Officer or the MPC, as the case may be, the proposed development would not,

1. unduly interfere with the amenities of the neighborhood; or
2. materially interfere with or affect the use, enjoyment or value of neighboring parcels of land, and
3. the proposed development conforms with the use prescribed for that land or building in the Land Use Bylaw.

It is therefore possible that a Development Officer or the MPC could approve the development of an Adult Entertainment Facility even if the spacing requirements of section 41 have not been complied with.

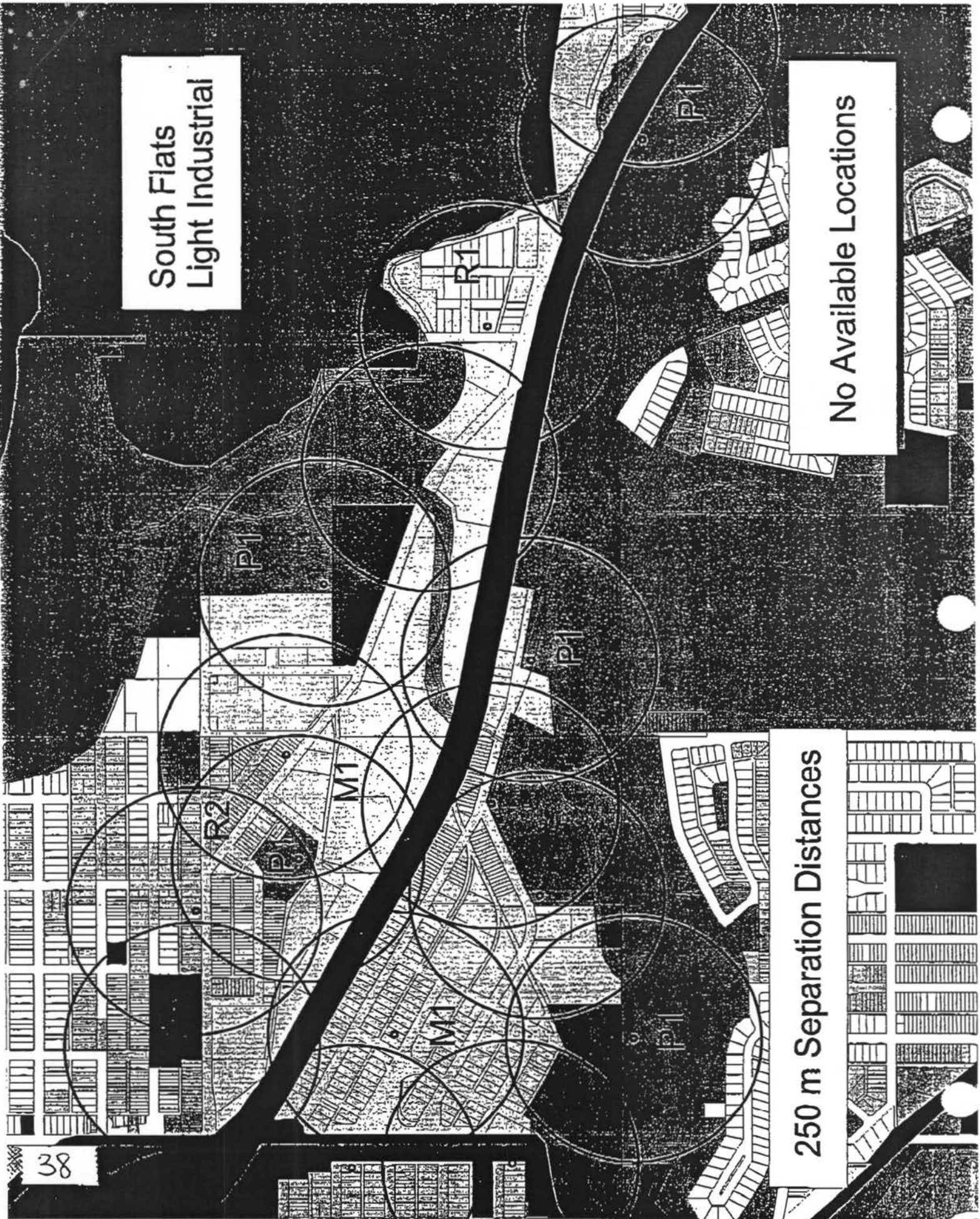
Brier Park Light Industrial

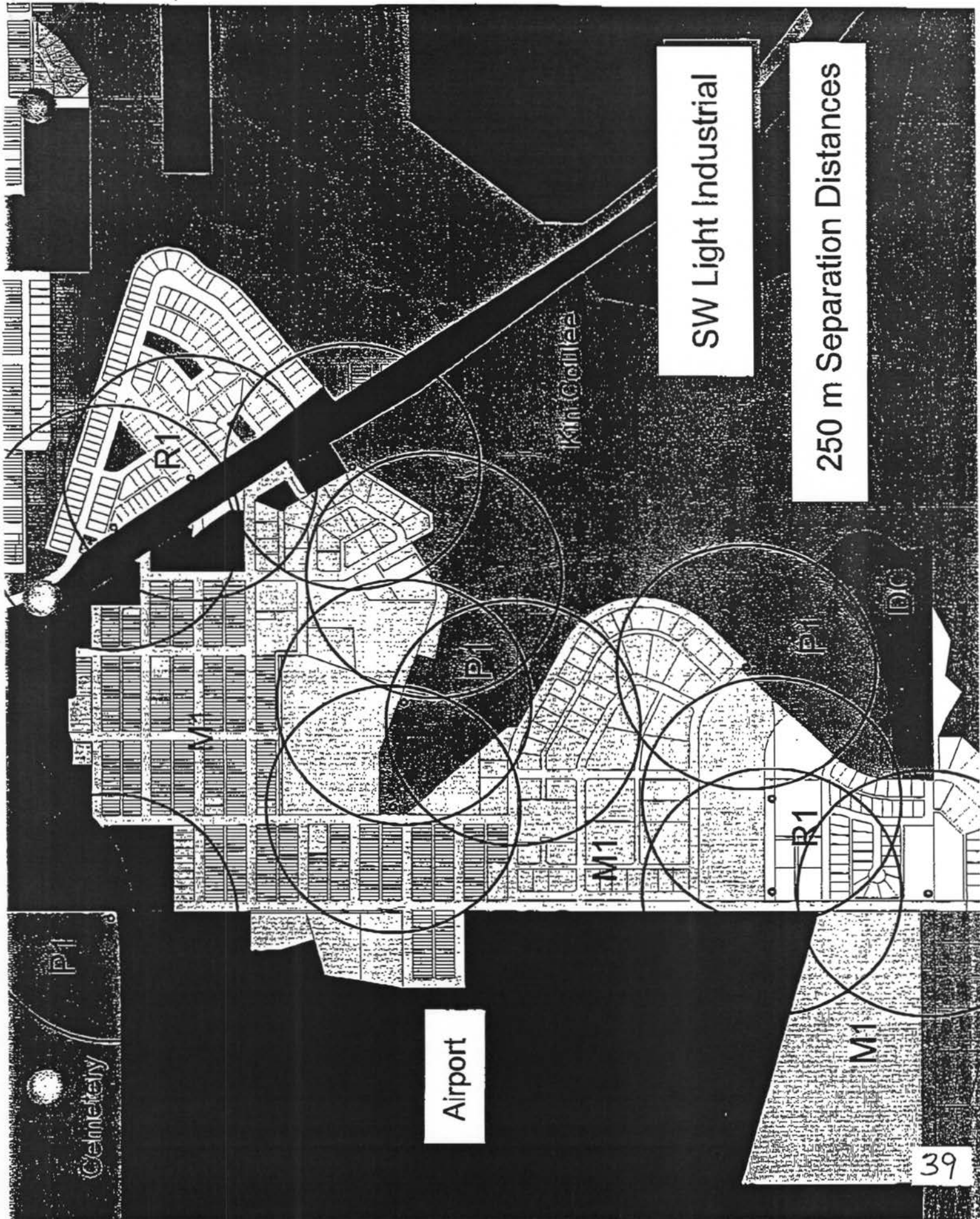
250 m Separation Distances

South Flats
Light Industrial

No Available Locations

250 m Separation Distances





SW Light Industrial

250 m Separation Distances

Airport



LEGISLATIVE & ADMINISTRATIVE SERVICES

May 21, 2003

FILE

Audrey Jensen
206, 4760 – 30 Street
Red Deer, AB T4N 5H8

Dear Audrey:

Petition to Ban Adult Sex Oriented Businesses in Red Deer

Your petition to ban Adult Sex Oriented Businesses in Red Deer was presented to Red Deer City Council on Tuesday, May 20, 2003. At this meeting Council passed the following resolution:

Resolved that Council of The City of Red Deer having considered the petition submitted by Audrey Jensen, re: Petition to Ban Adult Sex Oriented Businesses in Red Deer hereby agrees to take no further action to modify the Land Use Bylaw.

As mentioned at the Council meeting, the ability to ban legal businesses is beyond the capability of a municipality. This legislative ability rests with the Federal government and as such is the level of government you may wish to pursue.

Thank you for your presentation to Council.

Sincerely,

Kelly Kloss
Manager
Legislative & Administrative Services

KK/chk

c. Parkland Community Planning Services

BYLAW NO. 2827/A-2003

Being a bylaw to amend Bylaw No. 2827/83, the Downtown Business Revitalization Zone Bylaw of the City of Red Deer;

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

That Bylaw No. 2827/83 is hereby amended as follows:

- 1 Replace Schedule "A" with the revised Schedule "A" attached.
- 2 This Bylaw shall come into effect January 1, 2004.

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

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

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

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

MAYOR

CITY CLERK



BYLAW NO. 3156/P-2003

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

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

- 1 The "Use District Map F6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 13/2003 attached hereto and forming part of the bylaw.

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

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

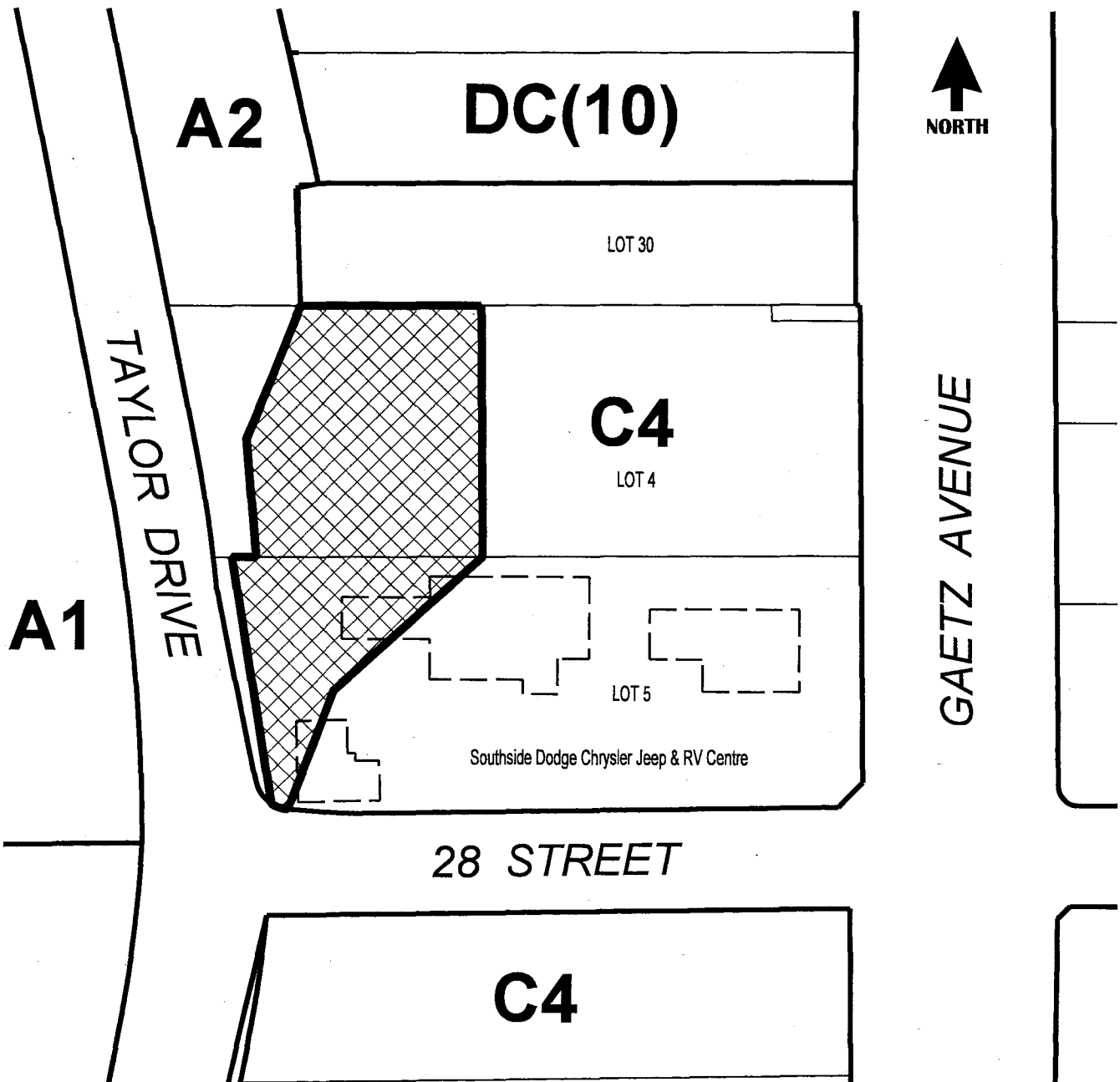
READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

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

MAYOR

CITY CLERK

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



Change from :

A2 to C4



AFFECTED DISTRICTS:

A2 - Environmental Preservation

C4 - Commercial (Major Arterial)

MAP No. 13/ 2003

BYLAW No. 3156 / P - 2003

BYLAW NO. 3156/R-2003

Being a Bylaw to amend Bylaw No. 3156/96, the Land Use Bylaw of The City of Red Deer as described herein.

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

1. 221(7) With reference to Section 221, the Historic Significance District:
The buildings and/or sites, which are included in this district, are amended by adding:

HISTORIC SITE BUILDING	STREET ADDRESS	LEGAL DESCRIPTION	DESIGNATION
Fabretti Residence	5001 – 43 Avenue	Lot 10, Block 6, Plan 758KS	Historic Significance
Farthing Block	4930 Ross Street	Lots 7 - 9, Block 17, Plan H	Historic Significance
Golden Circle	4620 – 47 Avenue	Lot 1, Block C, Plan 842 2029	Historic Significance
Park Hotel (Park Place)	4919 - 4920 Ross Street	Lots 10 - 15, Block 17, Plan H	Historic Significance

READ A FIRST TIME IN OPEN COUNCIL this 22nd day of April 2003.

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

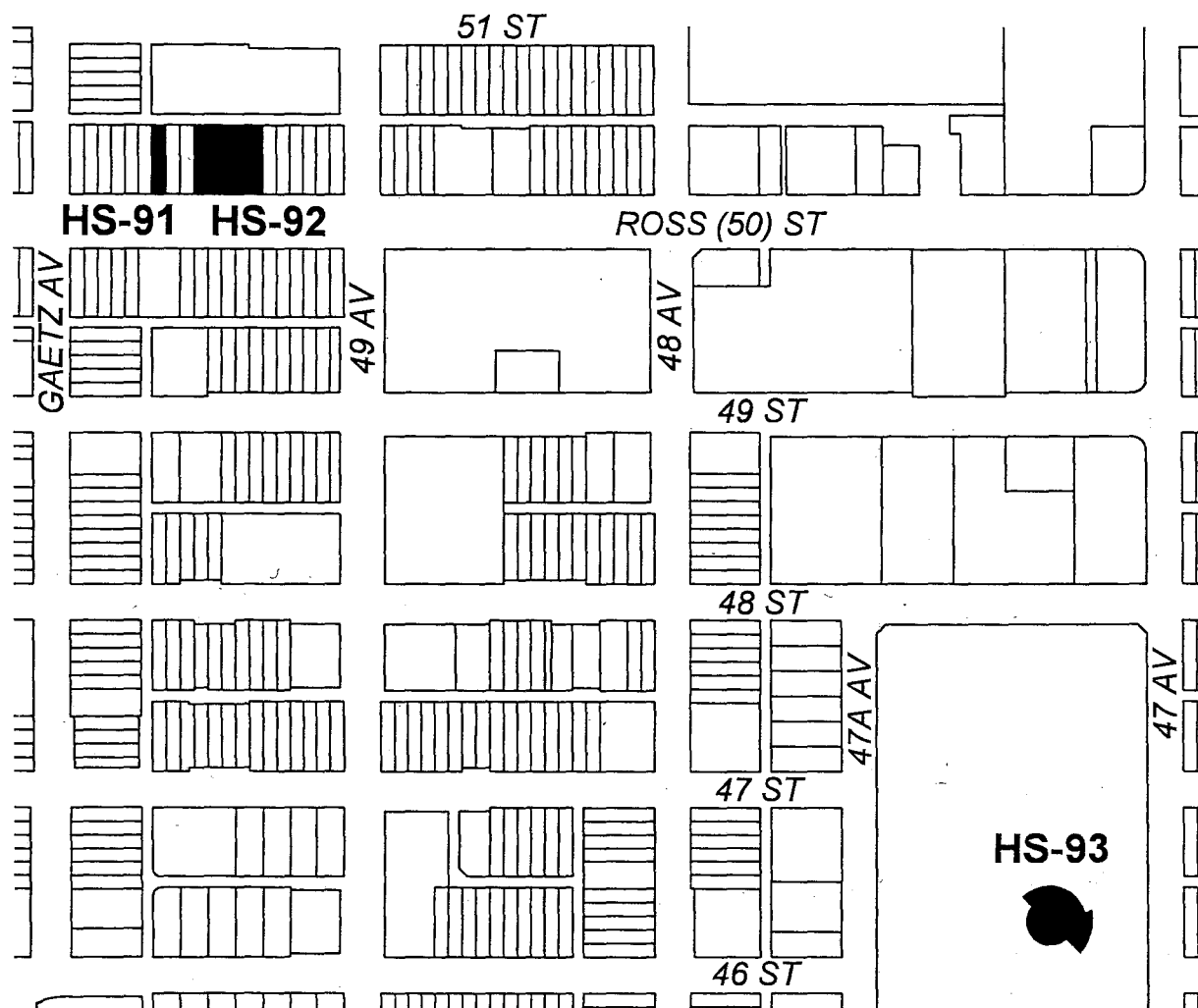
READ A THIRD TIME IN OPEN COUNCIL this day of 2003.

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

MAYOR

CITY CLERK

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



AFFECTED DISTRICTS:

HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources : [REDACTED]

HS - 91 Farthing Block

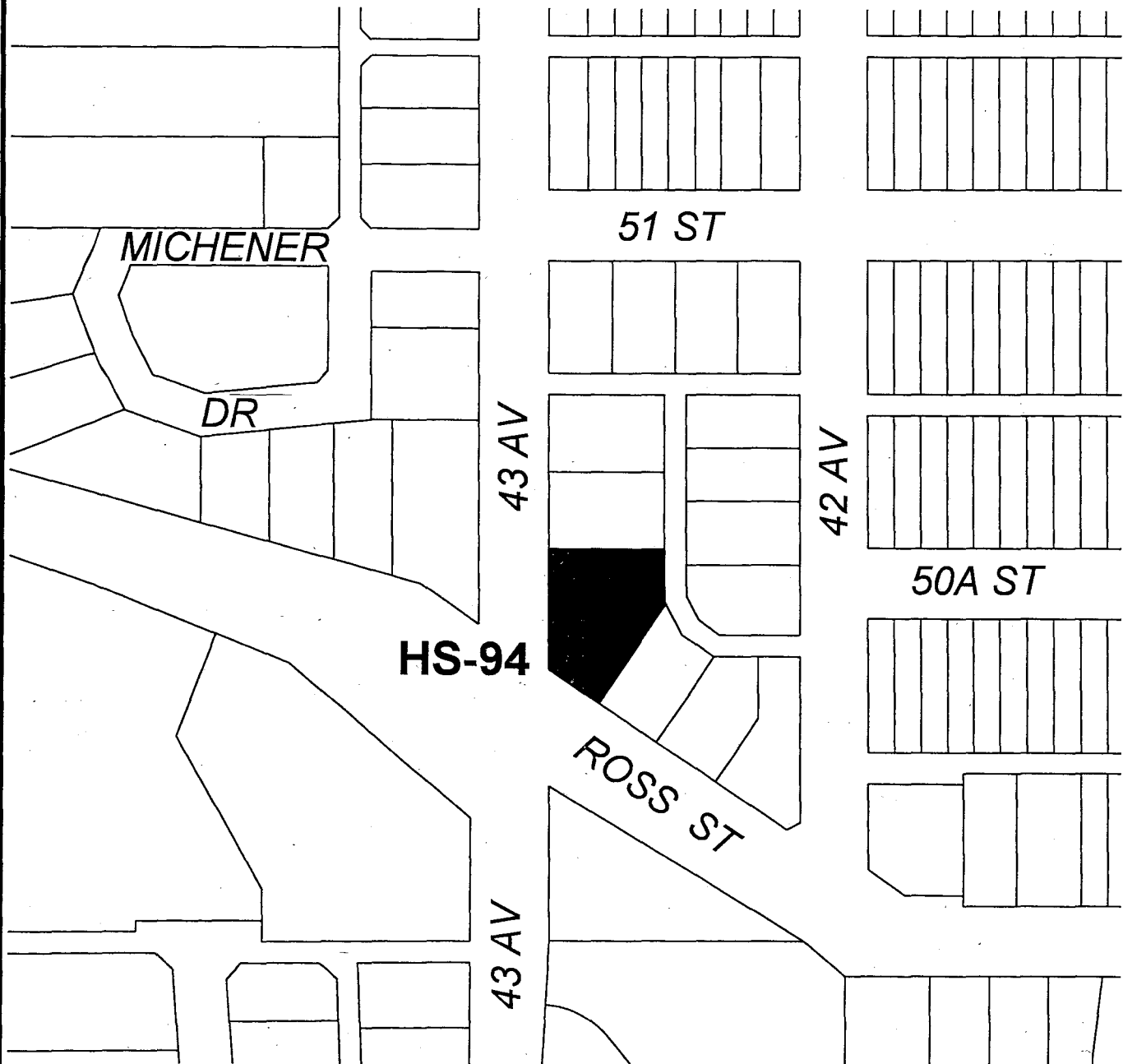
HS - 92 Park Hotel (Park Place)

HS - 93 Golden Circle

MAP No. 15 / 2003
BYLAW No. 3156 / R - 2003

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

HS - HISTORICAL SIGNIFICANT DISTRICT

Addition to Historical Significant Resources : [REDACTED]

HS - 94 Fabretti Residence

MAP No. 16 / 2003
BYLAW No. 3156 / R - 2003

BYLAW NO. 3217/F-2003

Being a Bylaw to amend Bylaw No. 3217/98, the Bylaw adopting The City of Red Deer Neighbourhood Area Structure Plans, as described herein.

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

- 1 Bylaw 3217/98 with regard to the Lancaster South Neighbourhood Area Structure Plan is hereby amended by deleting therefrom the entire Lancaster South Neighbourhood Area Structure Plan and substituting therefore, the attached amended Lancaster South Neighbourhood Area Structure Plan, which forms part of this Bylaw.

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

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

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

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

MAYOR

CITY CLERK

Proposed Amended
LANCASTER SOUTH
Neighbourhood Area Structure Plan

May 12, 2003



Prepared by:

**Parkland Community Planning Services
&
City of Red Deer**

LANCASTER SOUTH NEIGHBOURHOOD AREA STRUCTURE PLAN

TABLE OF CONTENTS

1.0	INTRODUCTION	
1.1	Purpose.....	2
1.2	Background.....	2
1.3	Definition of Plan Area.....	3
2.0	SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS	
2.1	Natural Features.....	3
2.2	Existing Land Uses	6
2.3	Existing Transportation Network and Access	6
2.4	Environmental Considerations	6
2.5	Servicing	7
3.0	DEVELOPMENT OBJECTIVES	
3.1	Development Objectives.....	7
3.2	Development Principles.....	8
3.3	Development Concept.....	11
3.3.1	Residential	11
3.3.2	Land Use Statistics and Density (Tables 1 & 2)	13
3.3.3	Commercial (Neighbourhood Convenience)	15
3.3.4	Open Space and Parks	15
3.3.5	Social Care Facility	16
3.3.6	Transportation	16
3.3.7	Municipal Reserve	18
3.3.8	Neighbourhood Parkettes and Natural Treed Areas.....	18
4.0	MUNICIPAL SERVICING	
4.1	Storm Sewer System.....	19
4.2	Sanitary Sewer System	19
4.3	Water Distribution System	19
4.4	Shallow Utilities.....	20
5.0	STAGING OF DEVELOPMENT	
5.1	Staging	20

List of Figures

Figure 1 - Location Map	(after page 2)
Figure 2 - Existing Features	(after page 3)
Figure 3 - Development Concept and Staging	(after page 11)
Figure 4 - Major Drainage	(after page 19)
Figure 5 - Overall Storm Servicing	(after page 19)
Figure 6 - Overall Sanitary Servicing	(after page 19)
Figure 7 - Overall Water Servicing	(after page 19)

Appendices

- Appendix A – Lancaster Meadows Ecological Profile
 Appendix B – Neighbourhood School and Park Site Plan

1.0 INTRODUCTION

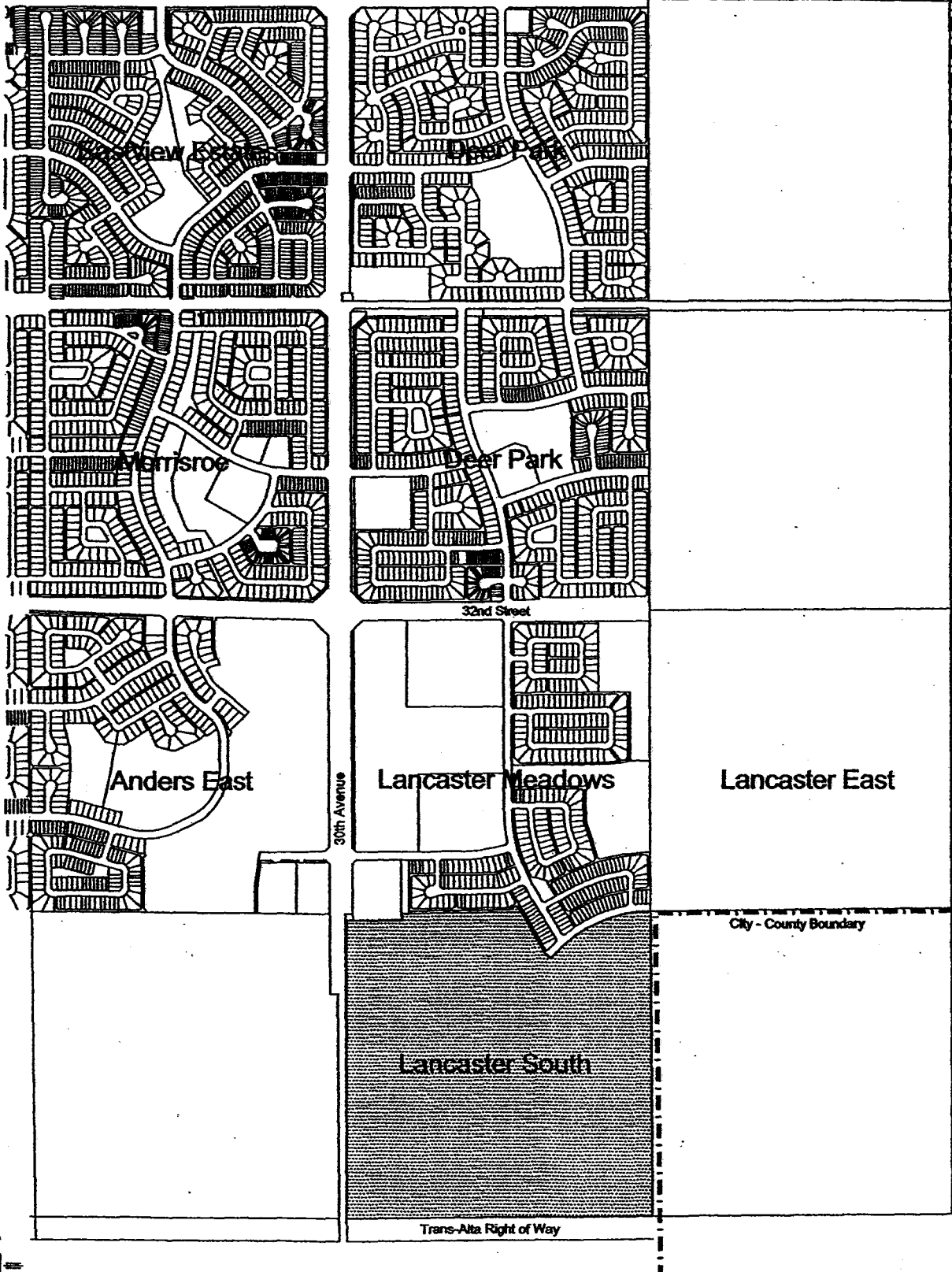
1.1 Purpose

The aim of this Neighbourhood Area Structure Plan is to specify the land use development objectives for the Lancaster South neighbourhood in the City of Red Deer. This development consists of a 61.5 hectare (152 acre) parcel located in the Southeast quadrant of the City on 30th Avenue. The subject property is situated one quarter section south of 32nd Street and one quarter section north of Delburne Road, as illustrated in Figure 1. The property is surrounded primarily by unoccupied agricultural land to the west, east, and south. Also situated to the south is the City of Red Deer Piper Creek Electrical Substation #17. To the north of the property is the existing Lancaster Meadows development, together with Hunting Hills High School and Notre Dame High School.

The site falls within and is subject to the East Hill Major Area Structure Plan (ASP). The Neighbourhood Area Structure Plan presented here is intended to augment the East Hill Major ASP by identifying the size, location, and type of land uses found in the Lancaster South area as well as the density of these uses. Moreover, the Neighbourhood Area Structure Plan discusses the natural and cultural features of the site, possible environmental hazards and provides an integrated transportation design and development of public and social facilities. The Plan also notes the proposed staging of development and specifies servicing for the area.

1.2 Background

The City's East Hill Major Area Structure Plan provides development guidelines for ±30 quarter sections, an area of approximately 1,942 hectares (4,800 acres). This Plan lays out the basic



Scale : Not To Scale

Prepared by: RD Engineering Services
and PCPS

LANCASTER SOUTH

Figure 1 - Location

Neighbourhood Area Structure Plan

framework for land uses including major parks, open space and school locations, a transportation network that includes major pedestrian pathways, and locations for commercial centres. The East Hill Major Area Structure Plan is implemented by way of individual Neighbourhood Area Structure Plans for specific neighbourhoods including, this, the Lancaster South Neighbourhood Area Structure Plan.

1.3 Definition of Plan Area

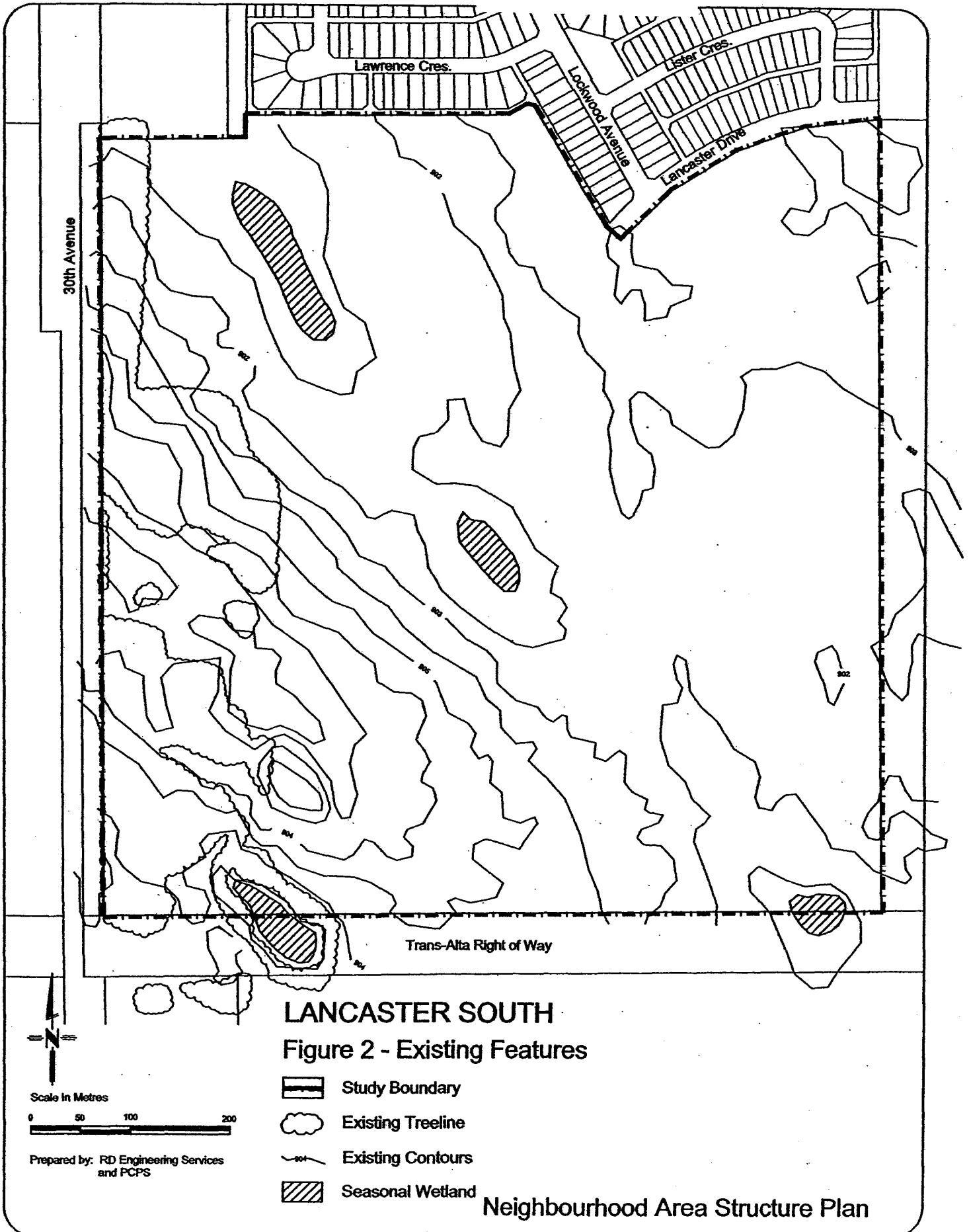
The Lancaster South Neighbourhood Area Structure Plan area is situated in the southeast section of Red Deer. It refers to the northwestern quarter of Section 2, Township 38, Range 27, west of the 4th Meridian. The area covered by this plan is approximately 61.5 hectares (152 acres). It is bound to the north by the existing Lancaster Meadows development, to the east by agricultural land, to the south by the Piper Creek Electrical Substation #17 and agricultural land, and to the west by 30th Avenue.

The Neighbourhood Area Structure Plan presented here is consistent with the goals and guidelines of the East Hill Major Area Structure Plan. Its overall objective is to provide a framework and series of guidelines for neighbourhood land use planning leading to well organized and sustainable subdivision and land use development.

2.0 SITE CONTEXT and DEVELOPMENT CONSIDERATIONS

2.1 Natural Features

The lands within the proposed Neighbourhood Area Structure Plan are bestowed with a blend of topographic features. Although total site elevation rises only from 900 metres to 906.5 metres, as shown in Figure 2, the site does encompass a series of natural wetland and treed areas.



The subject site, also referred to as the Lancaster Meadows Natural Area, is recognized by the City of Red Deer's *Ecological Profile of the Lancaster Meadows Natural Area* as having eight notable environmental zones, shown in Appendix A. The eight zones include: semi-permanent and permanent wetlands, crop land, mixed treed areas, and meadow. The ecological profile strongly recommends that 4 of the zones (zones 4, 5, 7 and 8, as described below) be preserved due to their unique attributes. The specific zones are:

I. Semi-Permanent Wetland

The semi-permanent wetland sits in the southeastern portion of the natural area. Positioned on the boundary shared with the adjacent quarter to the south, the wetland contains cattail and sedge, as well as numerous willow shoots.

II. Crop Land

The majority of the subject site is cropland. Seasonal crops assist in stabilizing the surface runoff and drainage on the site. Cropland also provides a host environment for insect and insect predator communities.

III. Permanent Wetland

This wetland zone, positioned in the core of the Lancaster South site, drains into the site's more northerly wetland (zone 4) through a narrow drainage channel. Plant and animal life present within this zone include cattail, sedge, insects, tadpoles, waterfowl, bird species, and deer. A portion of the zone has been used as a snow dump by the City and as a result is experiencing related negative impacts including litter, salt content, and oil residue originating from the snow heap. These impacts specifically affect the northwest portion of the zone, which the ecological profile estimates to be 10% of the wetland area.

IV. *Permanent Wetland (PRESERVE)*

This wetland located in the southwest corner of the subject site. It is perceived as being a key force in filtering out pollutants in the site's runoff. It is classified by the ecological profile as prime wetland with a mix of numerous aquatic and terrestrial insects, black terns, other bird species, frogs, and a blend of vegetation such as cattails, grasses, and sedges. Both this wetland and that of zone 3 are home to Canada Geese.

V. *Mixed Poplars and Underbrush (PRESERVE)*

This zone is located in the northwest corner of the subject site. It is made up predominately of aspen poplars with some mountain ashes, wild grasses, and legumes. Underbrush in this area includes wild rose, willow trees, dogwoods, and saskatoon berries. Portions of this zone have been previously cleared to accommodate power lines. The cleared portion contains columbine, pale coral root orchid, and Canada anemone as well as grasses. The ecological profile suggests some evidence that deer, porcupine, and red-tailed hawks inhabit this zone.

VI. *Open Grass Meadow*

Situated in the centre-west area of the site, this zone is a wild grass meadow with a variety of ground cover plants, and a few dispersed trees (e.g. Manitoba Maple, aspens). Several songbirds as well as deer graze/feed within this portion of the subject site.

VII. *Semi-Permanent Wetland (PRESERVE)*

This wetland zone, positioned below overhead power lines, is shared with the adjacent quarter to the south. Owls, mule deer, insect species, and songbirds have been observed in this part of the natural area. Vegetation in this zone is similar to that of the site's other wetlands and includes sedge grasses and willows.

VIII. Aspen Poplars (PRESERVE)

The aspen poplar zone is considered a transition between the natural area's wetlands and the forest/grassland. In addition to the grove of aspen poplars which dominate this zone, mixed underbrush, a white pine spruce, mountain ash, and honeysuckle can be found. This zone was most likely a previous homestead site. Mule deer, mouse, songbird, dragonfly, and hornet populations are present.

2.2 Existing Land Uses

All of the subject lands were and/or are currently designated as *A1 Future Urban Development District*. Portions of the property have been farmed for many years and includes several areas containing mature forest segments and wetlands.

2.3 Existing Transportation Network and Access

Existing access to the site is provided by 30th Avenue, an arterial road adjacent to the west boundary of this Area Structure Plan. Access will also be provided from the north through road extensions from the existing Lancaster Meadows neighbourhood.

2.4 Environmental Considerations

A Phase 1 Environmental Site Assessment (ESA) was conducted by *AGRA Earth & Environmental* between January 28 and February 27, 1998. This assessment, commissioned by the City of Red Deer, was undertaken to identify environmental concerns relating to the Lancaster South property and to ascertain if more in depth evaluation or actions were required.

The final ESA report was based on a historical review of the site and adjacent properties, discussion with relevant agencies regarding the site, and a thorough site inspection. The report concluded that there were no environmental issues associated with the Neighbourhood Area Structure Plan area. The land has been farmed since prior to 1950 and therefore Lancaster South is free of historically hazardous or noxious contaminants and clear of typical building related environmental effects such as lead, mercury, or asbestos. Neighbouring lands do house two crude oil well leases, however based on northerly groundwater flow and the distance of these wells from the Lancaster South boundaries, there is a negligible possibility of damage to the subject site. The subject site is deemed low in terms of environmental risk and further inquiry or action was not recommended.

2.5 Servicing

The site can be fully serviced with water, sewer, and storm water utilities, as well as shallow services (e.g. television cable, telephone, gas).

3.0 DEVELOPMENT OBJECTIVES

In keeping with City policies, this Neighbourhood Area Structure Plan has been prepared for the Lancaster South property. The Area Structure Plan encompasses information pertaining to: development objectives, proposed land use, density, open space, transportation, servicing and development staging.

3.1 Development Objectives

The central objectives of this Neighbourhood Area Structure Plan are:

- i) to develop a plan consistent with the general goals and intent of the East Hill Major Area Structure Plan and the City's *"Transitional" Neighbourhood Planning and Design Guidelines & Standards*,
- ii) to provide a framework for the delivery of an outstanding quality and comprehensively planned residential neighbourhood; a neighbourhood which integrates built land uses such as housing and school development with parks and open space, community and social facilities, and collector and local roadways,
- iii) to protect and synthesize the notable natural features of the site, namely the areas of aspen poplar forest and the larger wetlands, in a manner which is both environmentally sustainable and developmentally feasible,
- iv) to arrange for Plan implementation in an adept, efficient, and well-staged manner and to initiate a plan with the adaptability to react to changes in marketplace conditions.
- v) To apply design features that incorporate, where applicable, Crime Prevention Through Environment Design (CPTED) guidelines.

The Neighbourhood Area Structure Plan is based fundamentally on the cluster archetype, meaning the proposed concept assembles bands of housing development through the use of a curvilinear roadway pattern.

3.2 Development Principles

Building upon the Neighbourhood Area Structure Plan's central objectives as stated above, several development principles guide the designation of the various land uses proposed within the Lancaster South area:

Residential

- i) Facilitate a diversity of housing types including low density and multiple family developments to meet the needs and preferences of the community including affordable housing.
- ii) Integrate a blend of housing types throughout the neighbourhood in a concise, controlled, aesthetically pleasing, well designed and functioning manner.
- iii) Identify proposed residential zoning in a manner that provides compatibility of lot sizes and housing forms within the Area Structure Plan and with regard to the existing residential development north of the subject site.
- iv) Establish densities compatible with effective provision of social, educational, recreational, and municipal service facilities including public transit.
- v) Encourage development that makes the best use of natural and cultural features in the area including, but not limited to park space, forested natural spaces, the school site, and recreational trails/pathways.

Commercial

- i) Fulfill local convenience shopping and service needs through the provision of a neighbourhood C3 Commercial District site, while allowing major shopping and service demands to continue to be met by the City's downtown commercial core, regional and district shopping centres, and major arterial commercial districts found in other parts of the City.

Transportation

- i) Address transportation needs of residents traveling to, from, and within the Neighbourhood Area Structure Plan area in a safe, logical, and efficient manner. Provide a coordinated transportation system within this, and to adjoining neighbourhoods in a manner that utilizes various transportation modes such as pedestrian, bicycle, public transit buses, and private vehicles. Transit route and bus stop locations will be identified.

Parks and Open Space

- i) Preserve the Lancaster South natural forest/wetland areas and synthesize the development of the neighbourhood's park-open space system with these environmental features in a manner which meets the demands of both ecological sustainability and resident recreational use.
- ii) Incorporate neighbourhood parks within the Lancaster South Neighbourhood Area Structure Plan as well as open space linkages to meet the recreational and leisure demands of area residents. These parks may include playing fields, lit trails, hard surface play areas, children's playgrounds, and community shelters.
- iii) Designate trail systems through the neighbourhood school and park sites and utility easements for use by pedestrians and cyclists. These trails are to meet criteria for safety and ease of movement by all users.

Social Facilities

- i) One site for a day care facility, social care facility or a retirement home has been allocated within the Neighbourhood Area Structure Plan area. This site is a requirement of the City's *Neighbourhood Planning and*

Design Guidelines & Standards. If the site is not to be used for this purpose, it must be advertized prior to being developed for the alternative R1 residential land use.

- ii) A place of worship site was designated in the original 1998 Lancaster South Neighbourhood Area Structure Plan but has since been developed with its alternative R1 residential land use following appropriate advertising of the site.

3.3 Development Concept

The development concept for this plan has been prepared to respond to current residential land requirements within the City of Red Deer and at the same time to acknowledge anticipated market trends. The development concept and staging of development are illustrated in Figure 3. This plan strives to guide development in such a manner that it enhances the natural features of the site and provides an innovative and integrated community design. The Plan has been developed in conformity with the goals and objectives described in the East Hill Major Area Structure Plan.

3.3.1 Residential

The Lancaster South Neighbourhood Area Structure Plan presents a strategically designed residential neighbourhood that promotes a mix of housing options and opportunities. The majority of land within the Area Structure Plan area is designated for residential development. The intent of this development is to provide a blend of low density residential dwelling units including single family and semi-detached homes throughout the development as well as to accommodate multiple family developments within the neighbourhood.

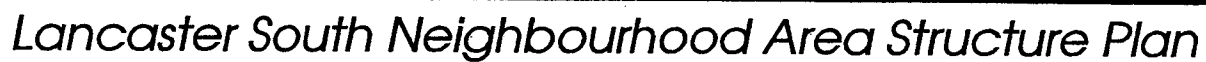













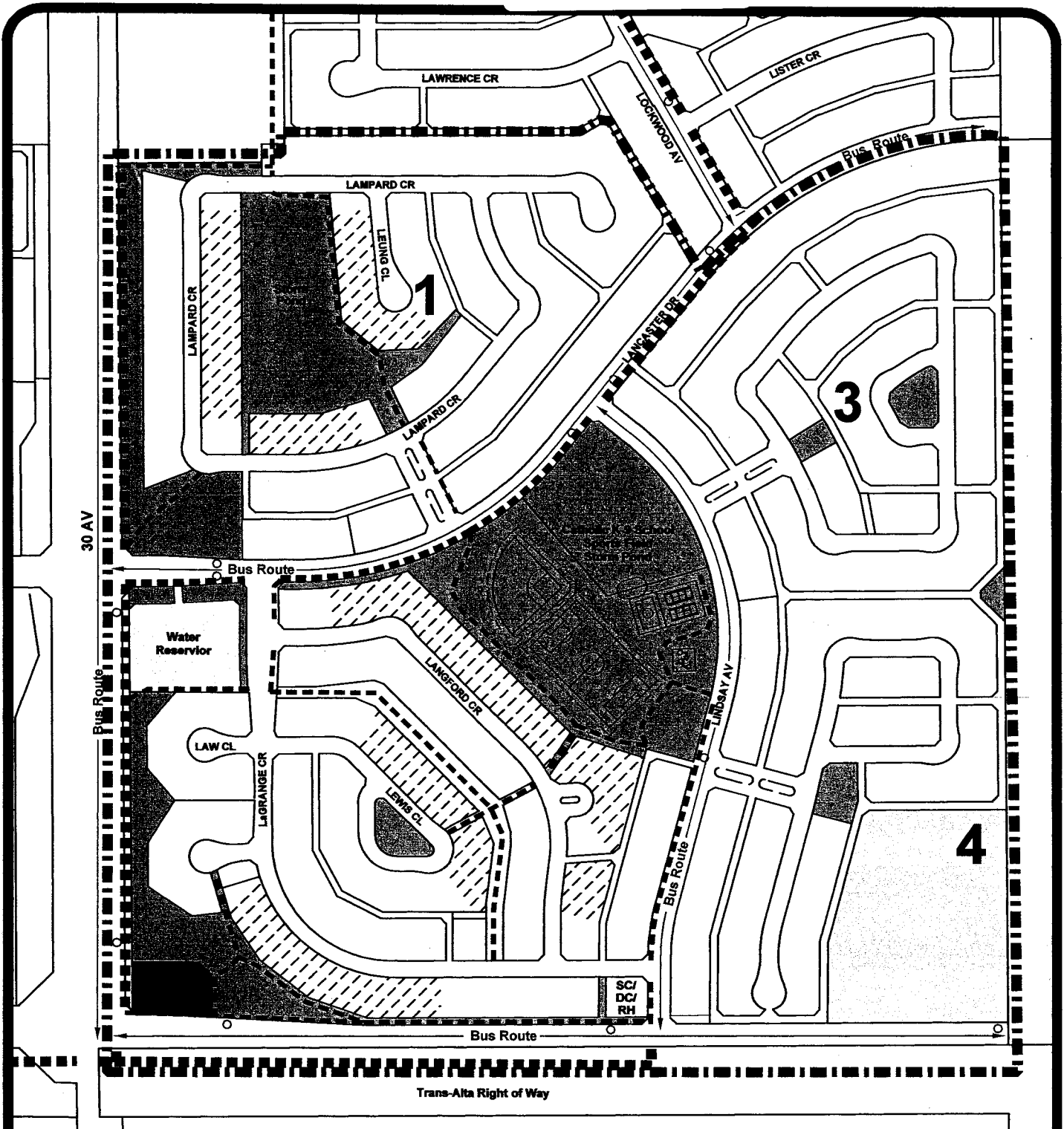


Figure 3 - Development Concept & Staging

- | | | | | | |
|---|--|---|---|---|-----------------------------|
|  | R1 Residential |  | Commercial |  | 2.5m Pedestrian / Bike Path |
|  | R1 - R1A Residential |  | Parks and Recreation |  | 1.5m Pedestrian / Bike Path |
|  | R2 Medium Density Residential
(min. 175 dwelling units) |  | Public Utility Lot |  | Study Boundary |
|  | 2 Storey Residences with
Walkout Basements Permitted |  | Social Care / Day Care /
Retirement Home |  | Staging Sequence |
| | | | |  | Bus Stop |
- Approved by The City of Red Deer Engineering Department
- May 2014

May 2003

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



Lancaster South Neighbourhood Area Structure Plan

Figure 3 - Development Concept & Staging



NORTH
MAY 2003

Scale in Metres
0 50 100 200m

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

	R1 Residential		Commercial		2.5m Pedestrian / Bike Path
	R1 - R1A Residential		Parks and Recreation		1.5m Pedestrian / Bike Path
	R2 Medium Density Residential		Public Utility Lot		Study Boundary
	2 Storey Residences With Walkout Basements Permitted		Social Care / Day Care / Retirement Home		Staging Sequence
			Bus Route		Bus Stop

i) *Residential Low Density District (R1)*

Low density single detached housing, under the R1 designation has been generally located through out the neighbourhood in an effort to allow for full access to neighbourhood parks, open space, recreational trails, recreational pathways, commercial development, the school site, and the variety of other amenities found in the neighbourhood.

ii) *Two Storey Residences with Walkout Basements*

Guided by the site's natural topography, some portions of the R1 area have been proposed to allow two storey residences with walkout basements to back onto treed, open space, or park areas, or public utility lots.

iii) *Residential R1A (Semi-Detached Dwelling)*

As presented in Figure 3, within some portions of the neighbourhood there is the intention of interspersing a limited number of semi-detached homes among single family dwellings at a level not to exceed 50% semi-detached in these sectors and with a minimum mix of at least 30% semi-detached in Stage 4. The proposed semi-detached units are to be of a high quality and must meet architectural standards governing size and elevations. The portions of the neighbourhood targeted to allow the mix of semi-detached and single family homes include the northern most areas adjacent to the existing Lancaster Meadows development and the southeast section of the Plan. The semi-detached homes are to be placed at a maximum of two semi-detached lots (4 units) next to one another in order to achieve the objective of blending the R1A and R1 units.

iv) Residential R2 (Medium Density/multiple family) District

In the Neighbourhood Area Structure Plan, a ± 2.84 ha block of land for medium density multiple family residential is shown in the southeast corner of the neighbourhood. This site, to contain a minimum of 175 dwelling units, will have access only onto 22 Street whereby all related traffic will be directed to the outside perimeter collector roadway. Furthermore, short-cutting from this site to the rest of the neighbourhood through the lane system will not be permitted. This R2 site, through a connecting municipal reserve parcel for pedestrians, is closely linked to the school, central park, recreation and open space areas including the neighbourhood's trail system.

3.3.2 Land Use Statistics and Density

At full build out of this neighbourhood, the total number of housing units is expected to be ± 730 units with a population of approximately 2400 persons (based on 3.4 persons per R1 unit, 3.3 persons per R1A unit and 3.0 persons per R2 unit). The final number depends on the possible conversion of the day care/social care facility/retirement home site; a minimum 30% R1A semi-detached housing in Stage 4 for those areas designated for a mixture of R1/R1A housing; and the R2 multiple family site yielding a minimum of 175 dwelling units. Neighbourhood density is estimated to be 40.8 persons per hectare (12.4 units per hectare). Detailed density calculations and land use allocations are shown in Tables 1 & 2.

Table 1: Density and Housing Mix

Density (units/ha)	With developed social care/day care/retirement home site	12.36 units/ha*
	With social care/day care/retirement home site developed for residential	12.40 units/ha*
Housing Mix	Low density dwelling units (R1/R1A) as a % of the total housing stock	76%
	Multi-family dwelling units as % of the total housing stock	24%

* Based on a net developable area of 59.09 ha (see Table 2 for calculation)

The City's "Transitional" Neighbourhood Planning and Design Guidelines & Standards requires that neighbourhood density must be within the range of 12.35 to 17.30 dwelling

units per hectare of gross developable area if appropriate servicing capacities exist.

Furthermore, a minimum of 10% municipal reserve land must be dedicated.

Table 2: Land Use Allocation

LAND USE CATEGORY/COMPONENT	AREA (ha)	% OF PLAN AREA	NUMBER OF DWELLING UNITS
Gross Plan Area	61.5 ha	100.00 %	-
Water Reservoir site	0.79 ha	1.28 %	
30 th Avenue Arterial Road Widening	1.62 ha	-	-
Net Developable Area (Only for use in Table 1 for density calculation)	59.09 ha		
Total Dwelling Units - with developed day care, social care, retirement home site	-	-	728
Total Dwelling Units - with day care, social care, retirement home site developed for residential use	-	-	730
Conventional Detached R1 Dwelling Units	28.82 ha	45.90 %	495
Semi-detached Dwelling Units (stage 4 includes 30% R1A areas)	2.01 ha	3.27 %	60
Multiple Family Dwelling units	2.83 ha	4.60 %	175
Commercial C3 Site (Neighbourhood/District)	0.32 ha	0.52 %	-
Day Care / Social Care / Retirement Home Site	0.13 ha	0.21 %	2
Total Community Open Space	11.87 ha	19.25 %	-
Municipal Reserve (includes treed areas, school and recreation fields & 2 storm detention ponds)	11.10 ha	18.00 %	-
Public Utility Lots	0.77 ha	1.25 %	-
Transportation	14.73 ha	23.95 %	-
Collector roadway	4.61 ha	7.5 %	-
Local Roadways	7.21 ha	11.72 %	-
Lanes	2.91 ha	4.73 %	-
Pathways (length)	4,503 m	n/a	-

Notes

- 1) The numbers are approximate, rounded off and subject to more detailed calculations at the time of subdivision.
- 2) The Net Developable Area for density calculation equals the gross Plan area minus Environmental Reserve and any City-wide land uses, such as in this case the arterial road (30th Ave) widening and the water reservoir site.

3.3.3 Commercial C3 (Neighbourhood Convenience) District

A maximum 0.324 hectare (0.8 acre) neighbourhood C3 commercial site is proposed for the southwest corner of the Neighbourhood Area Structure Plan area. This site is principally expected to cater to local residents of Lancaster South and is designated as a neighbourhood convenience commercial centre. A small walkway has been incorporated into the design to provide an internal pedestrian/bicycle link for residents of the Lancaster South neighbourhood. Uses permitted on the site are restricted those uses permitted under the C3 Commercial zoning which are intended to provide local convenience commercial services that serve only the adjacent neighbourhoods.

3.3.4 Open Space and Parks

The proposed park and open space system includes a neighbourhood park/school site, a series of linear park/pathways, several smaller parkettes, and a span of treed/natural open space areas. A detailed neighbourhood school and park plan showing school location, sports fields and other recreational facilities and amenities are shown on Appendix B.

i. Neighbourhood Park/School Site

A substantial sized neighbourhood park to be combined with the area's school site is proposed in the center of the Lancaster South neighbourhood. The site, which includes a detention pond and major recreation facilities, is 4.91 hectare (12.14 acres) in size. The school site is designated for a Catholic K-9 school building. The K-9 school designation means a school that could contain kindergarten (K) through grade 9, grades K-5 (elementary school) or grades 6-9 (middle school).

ii. *Linear Pathways*

A series of linear pathways and trails are proposed to run through the neighbourhood, linking to the school site, commercial site, and parkettes in the Plan area.

iii. *Parkettes*

Several parkettes are proposed in locations throughout the community in order to allow broad community access to open space areas. The parkettes and neighbourhood trail system are depicted in Figure 3.

iv. *Treed Open Space*

A series of natural treed open spaces are to be preserved within the Lancaster South area.

These stretches of trees will provide wildlife and aesthetic benefits to the neighbourhood as well as provide a buffer between the neighbourhood and proposed arterial roads bordering the community. The open space treed areas primarily run along the western and southern linear boundaries of the development and will be available for passive recreation use to residents.

The area encompassed is approximately 2.69 hectares (6.6 acres).

3.3.5 *Social Care Facility*

A ± 0.13 ha (0.32 acre) site for the possible development of a social care residence, a day care facility or a retirement home has been allocated along the south boundary of the neighbourhood at the corner where the neighbourhood's internal collector road intersects with 22nd Street. The alternative land use for this site is R1 residential.

3.3.6 *Transportation*

A hierarchical system of roads is proposed for the Lancaster South Neighbourhood Area Structure Plan area to provide safe, appropriate, and efficient access for residents as well as others traveling throughout the neighbourhood.

i) *Arterial Roadways*

The Lancaster South area has one arterial road, 30th Avenue, which forms the west boundary of the neighbourhood. It serves as the key access point into the neighbourhood via Lancaster Drive. This central entrance/exit point onto 30th Avenue will be enhanced by retaining the surrounding tree stand and incorporation of augmented entrance features to enhance the character of the community.

ii) *Collector Roadways*

The Neighbourhood Area Structure Plan proposes 4 collector roads. The first is the southward extension of Lockwood Avenue from the existing Lancaster Meadows neighbourhood to the north. The other collectors are Lancaster Drive, connecting to 30th Avenue midway along the neighbourhood's west boundary, running in a northeast direction through to the east boundary of the neighbourhood, 22nd Street which runs along the entire south boundary of the neighbourhood and, Lindsay Avenue running between Lancaster Drive and 22nd Street in a north/south direction along the school/park site.

iii) *Local Roadways*

Local roadways running throughout the Lancaster South neighbourhood will provide access to individual lots and properties. Local roads have been designed with 15 m right-of-ways.

iv) *Laneways*

The Lancaster South neighbourhood has been designed with most of the lots backing onto a lane however, some lots with rear yards adjoining park areas, open space areas, treed areas or public utility lots will not have a lane.

v) *Bicycle and Pedestrian Paths*

Several bicycle and pedestrian paths have been identified within the Plan. These paths are illustrated in Figure 3. Particularly attractive aspects of these pathways include linkage with the

local school/park site, the commercial site, and preserved treed areas. Some trails will encompass mandatory chain link fencing as well as lighting intended to address security and public safety concerns. Lighting and chain link fencing will allow for increased visibility and illumination for evening and day use. Additional planning and implementation of these pathways is expected to take shape based on the input and opinions of future neighbourhood residents.

3.3.7 Municipal Reserves

The municipal reserve dedication for this Neighbourhood Area Structure Plan includes the two storm water detention ponds:

Natural treed areas	2.69	ha
School, sport fields, playgrounds & 2 detention ponds	7.81	ha
Local parkettes	0.60	ha
Total	11.10	ha (18.0%)

3.3.8 Neighbourhood Parks and Open Space Areas

The neighbourhood parks are expected to provide many amenities to area residents, such as various types of sport play fields, playgrounds, a multi-use pad, a hockey rink and sliding hills. Some of the recreation amenities will be located within recessed storm detention (dry) ponds.

The remainder of the neighbourhood's open space areas comprises of the school site and preservation of large portions of the natural treed areas along the east side of 30th Avenue. Also, various public utility lots including the water reservoir site and the utility corridor between Lewis Close and Langford Crescent will be developed for community use and/or become public open space areas.

4.0 MUNICIPAL SERVICING

The proposed municipal servicing design for the Lancaster South community reflects the site's natural features and responds to the need for efficient service delivery.

4.1 Storm Sewer System

One large storm water detention pond is required to service the neighbourhood. This pond will be located in the northwest portion of the Neighbourhood Area Structure Plan area. The exact volume of the storm water detention pond will be determined during actual construction phases. As a dry detention pond it will incorporate a baseball diamond in its bottom portion. Three other smaller ponds, one on the central school and park site, and two others in the TransAlta right-of-way will serve the area. The ponds in the right-of-way will take advantage of the existing natural wetlands and preserve them in part, as is possible. Major drainage is shown on Figure 4 and overall storm servicing is shown on Figure 5.

4.2 Sanitary Sewer System

The sanitary sewer system required to service this neighbourhood is shown on Figure 6.

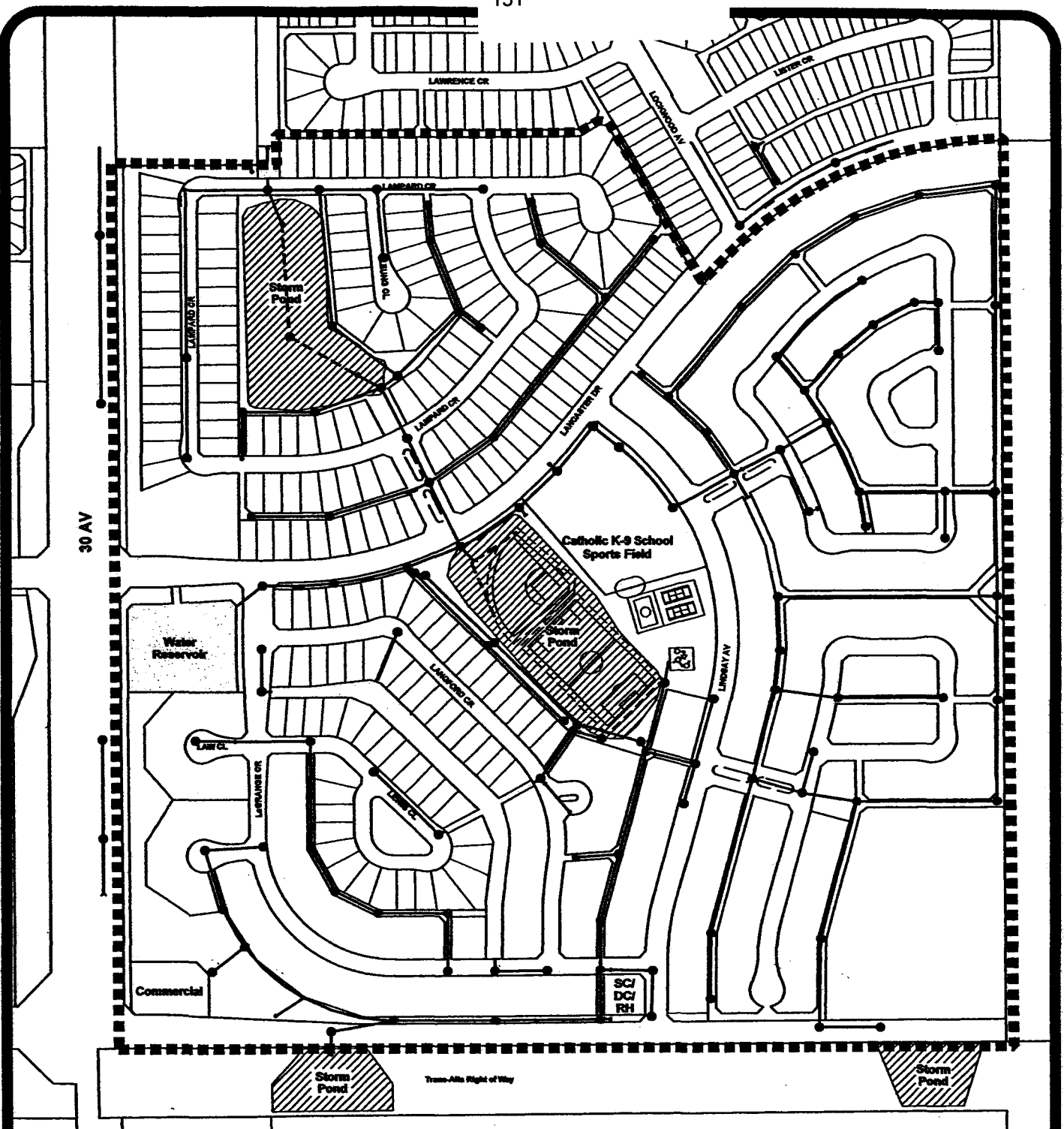
4.3 Water Distribution System

The overall water distribution system that is required to service this neighbourhood is illustrated on Figure 7. As also shown on Figure 7, a water reservoir site is to be located in the west central area of the plan, at the intersection of 30th Avenue and Lancaster Drive. As much of the natural treed area as possible will be retained around the perimeter of the water reservoir site. The site will be appropriately landscaped to serve as a neighbourhood enhancement and entrance feature.

Figure 4 - Major Storm Drainage



NORTH



Lancaster South Neighbourhood Area Structure Plan

Figure 5 - Overall Storm Servicing

MAY 2003

Scale in Metres

0 50 100 200m

Prepared by:
The City of Red Deer Engineering Department
and Portland Community Planning Services

Study Boundary

Storm Utility



Detention Pond

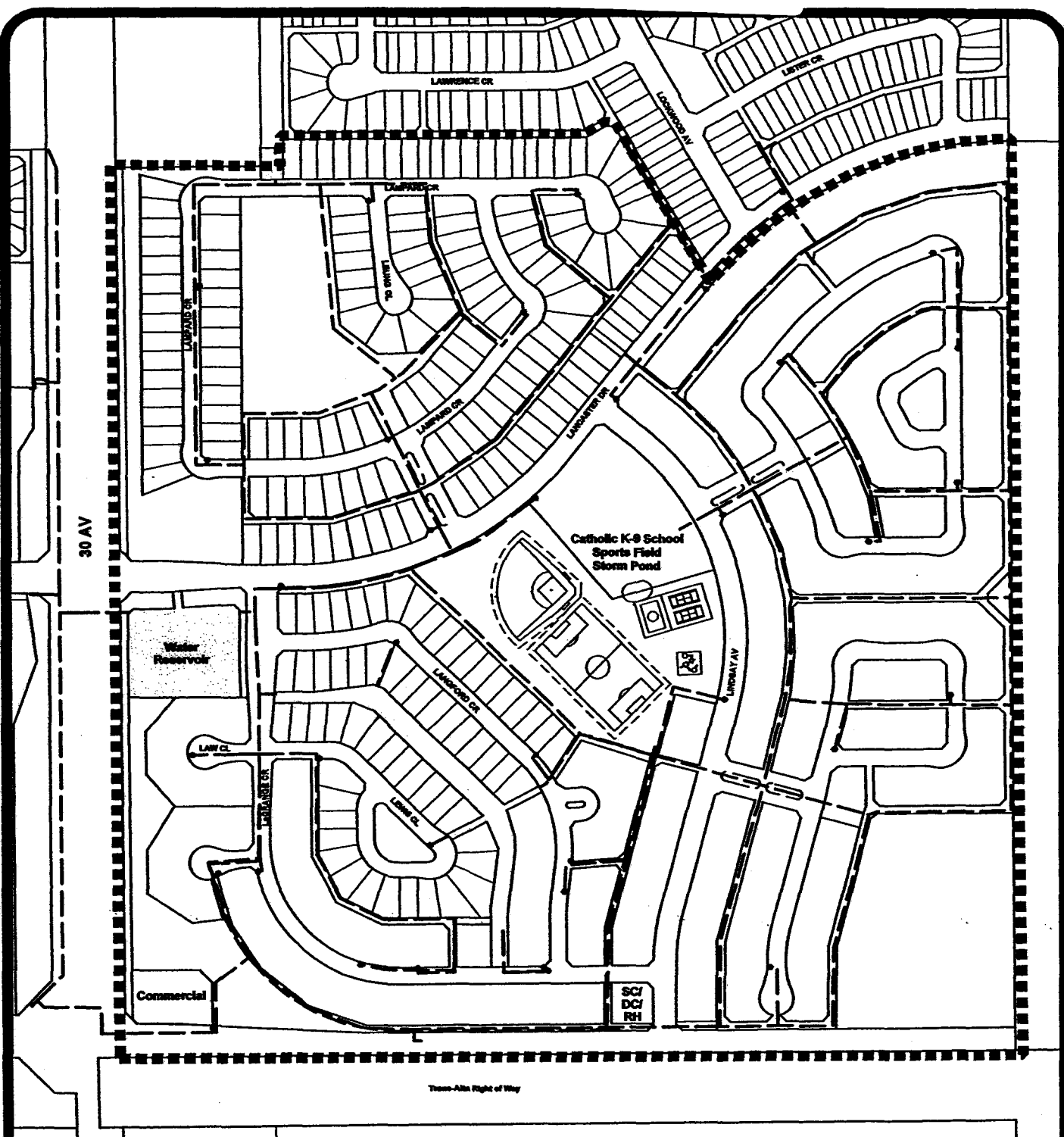


Public Utility Lot



NORTH

Figure 6 - Overall Sanitary Servicing



Lancaster South Neighbourhood Area Structure Plan

Figure 7 - Overall Water Servicing

MAY 2003

Scale in Metres



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

■ 研究の範囲 Study Boundary

Water Utility

☐ Public Utility Lot



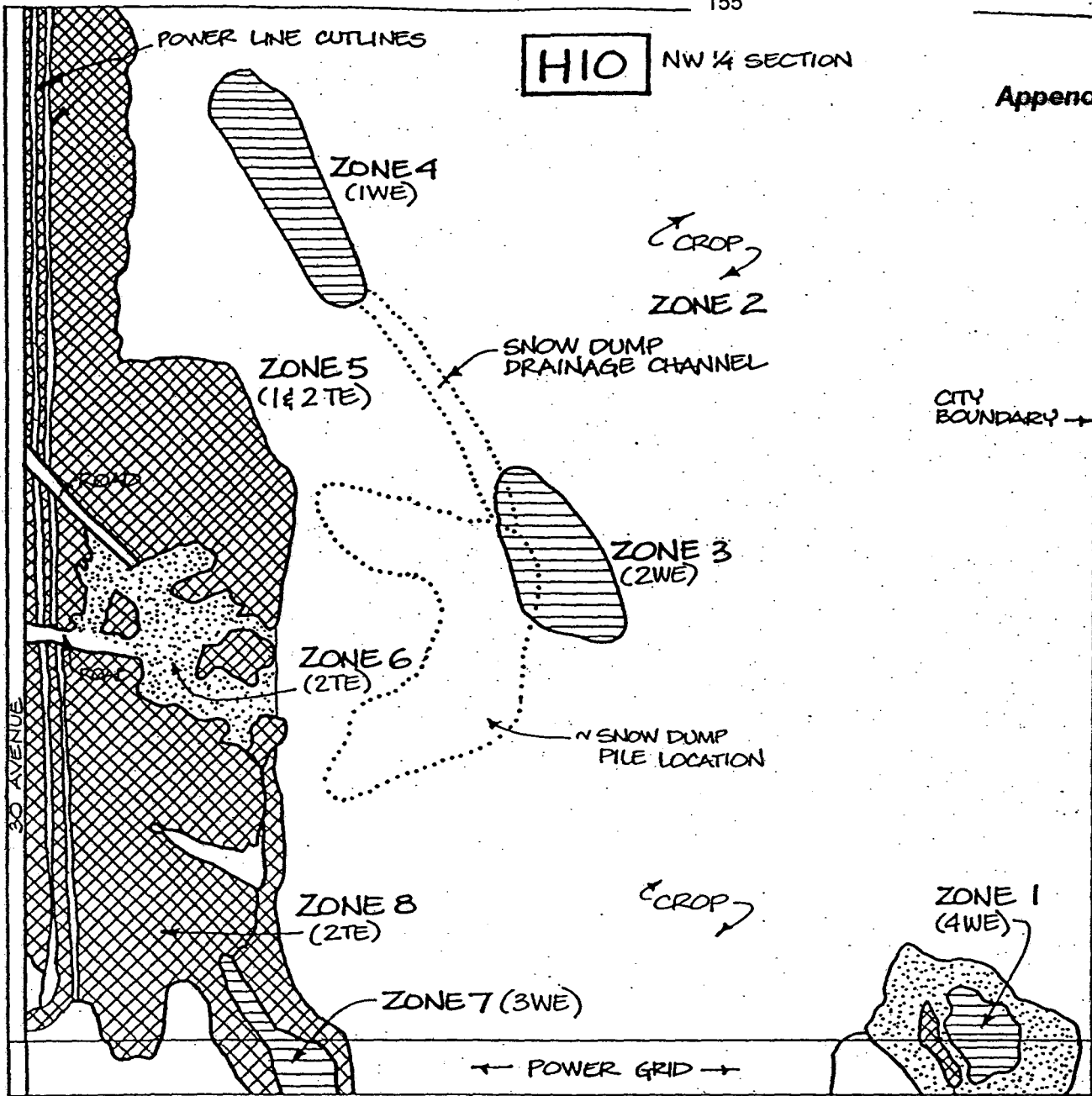
4.4 Shallow Utilities

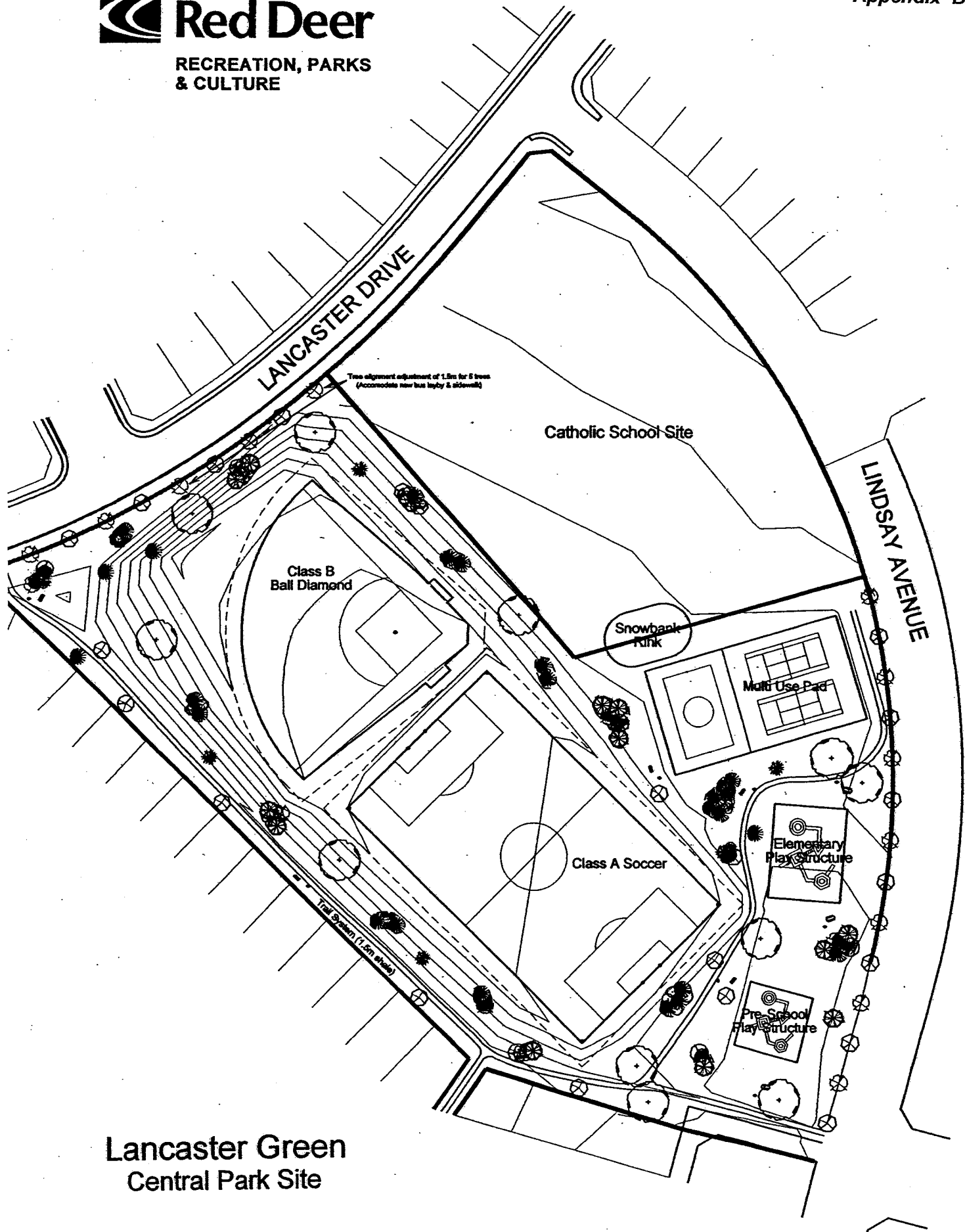
Shallow utility providers, namely the City's Electric Light and Power Department, the telephone, cable, and natural gas companies, have been contacted regarding servicing to the Lancaster South area. There is adequate capacity to provide these services.

5.0 STAGING OF DEVELOPMENT

5.1 Staging

As stated previously, Figure 3 delineates the anticipated development staging for the Lancaster South area. The location of utilities dictated the order and location of each stage. Likewise, market conditions may be expected to influence the actual staging of subsequent development and, within each stage, there may be several sub-phases.





BYLAW NO. 3213/A-2003

Being a bylaw to amend Bylaw No. 3213/98, the Northwest Area Structure Plan of The City of Red Deer.

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

1. Bylaw 3213/98 the Northwest Area Structure Plan, is amended by deleting therefrom the text in its entirety and Map 4 and Map 5 and replacing these maps and text with Map 4 and Map 5 and the plan text as attached, which form part of the bylaw.

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

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

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

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

MAYOR

CITY CLERK

NORTHWEST AREA STRUCTURE PLAN

Prepared for
The City of Red Deer



Prepared by
Parkland Community Planning Services

Original Plan Adoption July 13, 1998 (Bylaw 3213/98)
Proposed Amendment June 16, 2003 (Bylaw 3213/)

1. INTRODUCTION

1.1 ENABLING LEGISLATION

This plan known as the Northwest Area Structure Plan is a statutory plan pursuant to Section 633 of the Municipal Government Act. This plan has been adopted by the City of Red Deer in accordance with the Municipal Government Act.

1.2 LOCATION

This plan is located in the northwest portion of the City of Red Deer and includes the residential neighbourhoods of Kentwood, Oriole Park West, Glendale and Johnstone Park. The plan also includes the Edgar Industrial and parts of the Golden West Industrial area.

1.3 PLANNING FRAMEWORK

The Northwest Area Structure Plan is one of a series of plans adopted by the City of Red Deer. The hierarchy is shown below:

1.3.1 City of Red Deer Strategic Plan '96

On June 24, 1996 City Council adopted Strategic Plan '96 to provide long term municipal direction in all aspects of City services. The plan includes the community's vision, values, operating principals and long term goals and strategies. The plan is updated at three year intervals, most recently in 2002.

1.3.2 Intermunicipal Development Plan

On October 10, 1995, City and County Council adopted the Joint General Municipal Plan to provide a land use framework both within the City and in the urban fringe. This plan was updated in 1999 as the Intermunicipal Development Plan and includes the area covered by the Northwest Area Structure Plan. The Intermunicipal Development Plan is currently being updated to ensure its compliance to the amended Municipal Government Act.

1.3.3 Municipal Development Plan

On March 31, 1980, the City adopted the Municipal Development Plan. The plan was amended in 1991, 1992, 1993 and 1998. The Municipal Development Plan provides generalized land uses and policies as well as future land use, the provisions of services and facilities and the order of future development. The Municipal Development Plan is currently being updated.

1.3.4 Area Structure Plan

The Northwest Area Structure Plan is one of two major area structure plans within the City; the other major area structure plan covers the southeast side of the City and is known as the East Hill Area Structure Plan. Area Structure Plans provide more detailed plans for future development within a segment of the City. Area Structure Plans are expected to describe the land use, sequence of

development, road patterns, population density, provision of public utilities and other necessary matters.

1.3.5 Land Use Bylaw

The land use bylaw divides the City into districts and regulates the use of land and development. The land use bylaw implements the policies and objectives outlined in the Municipal Development Plan and any area structure plan.

2. BACKGROUND

2.1 Northwest Area Structure Plan 1980-81

The City's northwest area was initially covered by two plans. The area south of 67th Street was encompassed in a plan known as the Section 19 Area Structure Plan while the area north of 67th Street was included in the original Northwest Sector Area Structure Plan. The Section 19 Area Structure Plan was adopted by City Council on October 27, 1980 while the Northwest Sector Area Structure Plan was adopted by City Council on March 30, 1981 and updated as late as 1998.

2.2 Northwest Area Structure Plan 1989

In 1989, the areas north and south of 67th Street were combined into one plan - the Northwest Area Structure Plan. This new plan was adopted by City Council on July 10, 1989.

2.3 Northwest Area Structure Plan 1992-98.

On June 22, 1992 the plan was updated to reflect new growth, railway relocation and to amend the location of schools. It was again updated in 1998.

2.4 The Need to Update the Northwest Area Structure Plan

The update of the Northwest Area Structure Plan is required to incorporate and reflect new City policies. There is also a need to incorporate road, park and land use changes.

3 GOALS AND OBJECTIVES

3.1 Goal

The goal of the Northwest Area Structure Plan is to provide a framework for orderly and economical growth of the City in the northwest in order to create a safe and healthy living environment.

3.2 Objectives

The objectives of the Northwest Area Structure Plan are:

1. to guide City expansion in an orderly manner;
2. to provide a framework and guidance for neighbourhood land use planning leading to subdivision and development;
3. to outline the location of roads, in keeping with the City's 1996 Transportation Plan Update;
4. to provide for an open space and trail system, in keeping with the Community Services Master Plan; and
5. to preserve significant environmental features
6. to position commercial sites that serve the community and are economically viable, and
7. to ensure that development in the north is comparable in terms of quality and density to development in the southeast area of the City.

As indicated on Map 1, the Plan area covers approximately 11.5 quarter sections.

4. PLAN COMPONENTS

4.1 Natural Features

The northwest plan area is generally flat with highest elevations on the west side of the plan area. The area contains significant tree stands and wetlands. The most significant environmental feature is the Maskepetoon Natural Area located in the southwest corner of the plan area. Map #3 contains a reproduction of the Ecospace management Plan which identifies vegetation and wetlands in the area. Many of the significant features will be preserved through the allocation of municipal reserve.

4.2 Residential

Residential development in the plan area will be located east of the railway line. The neighbourhoods developed through this plan will have a higher proportion of park space than required because of the reallocation of municipal reserve requirements from the Edgar Industrial Park to the residential areas. Any residential development must be preceded by a Neighbourhood Area Structure Plan in accordance with the City's Neighbourhood Planning Design Guidelines & Standards which provide guidelines and standards for the planning and design of residential neighbourhoods including parks, public facilities/amenities, community gathering places and the mixture of housing types.

The density for new residential neighbourhoods shall be between 12.35 and 17.30 dwelling units per gross developable hectare, if the major utility infrastructure so permits.

4.3 Industrial

Industrial growth within the plan area is primarily focused in the area west of the railway, however there are two additional areas where industrial growth will occur. The first additional area is at the south end of Johnstone Park where there will be a small extension of the Golden West Industrial area. This extension will allow the roads to be looped; the roads currently dead-end at the quarter section line. The second additional industrial area is the area between 68th Avenue and the railway tracks. No heavy industrial uses shall be allowed in the area covered by this plan.

4.4 Commercial

There are three significant commercial areas within the Northwest Area Structure Plan. These include two areas north and south of 67th Street and an area along Gaetz Avenue. All of the areas are designated C4 Commercial (Major Arterial) District which allows for a wide range of retail uses. These areas along with existing commercial uses along Gaetz Avenue and 67th Street will serve the northwest district.

In addition to the district level commercial sites noted above, there are two local commercial sites. These neighbourhood commercial sites are intended to provide neighbourhood conveniences including convenience store/gas bar, doctor's offices, hairdressing, pharmacy, video store etc. The local neighbourhood commercial sites are intended to serve approximately two quarter sections of development.

4.5 Schools

Four school sites are proposed for the plan area. Two of the sites in the Glendale neighbourhood are existing. The two new sites include a Catholic K-9 school in Kentwood and a Public K-9 school in Kentwood. In accordance with the agreement between the City and the School Board, the school sites are provided through Municipal Reserve dedication; each school is located within a large central park site.

4.6 City Level Facilities

City level facilities are intended to serve the entire community and include arenas, recreation centres and large scale parks. Two large scale parks exist within the plan area. The first City level park is the Edgar Athletic Park which will contain a large number of sports fields. The second City level park is the Maskepetoon Natural Area. This Natural Area is intended for passive use.

4.7 District Level Facilities

District level facilities are intended to serve specific sections of the City. Typical services would include libraries, swimming pools, arenas and outdoor playing fields and hard surface courts. There are no district level facilities proposed within the plan area. It is intended that the residents within the Northwest Area Structure Plan area would use the Dawe Centre located at 67th Street between Taylor Drive and 59th Avenue.

4.8 Neighbourhood Level Facilities

Neighbourhood facilities include the neighbourhood parks found within each quarter section. Each park plan will be prepared in conjunction with the City of Red Deer Recreation, Parks and Culture Department. As outlined within the Community Services Master Plan, each park site should generally include playing fields, trails, various hard surface play areas, playgrounds and a community shelter. Each park site will be fully landscaped for natural and aesthetic purposes.

Park site locations should be in the approximate location shown on this plan.

4.9 Trail System

A comprehensive trail system has been identified within the Northwest Area Structure Plan (Map 4). These trails are laid out to provide pedestrian and cycle access to the varied school and park sites throughout the area. Many trails have been located within identified park spaces, environmentally significant areas, and utility easements.

All future development should be cognizant of the planned trail system and be planned and designed to allow for the safe and easy movement of pedestrian and cycle traffic.

4.10 Roadways

The Northwest Area has a full range of land uses, which will make the preplanning of the roadways a critical function in the development of this neighbourhood. There are three classes of roadways in this area structure plan: local, collector and arterial roads (see Map 5).

Local roads are intended to supply direct access to abutting land uses only and are not intended to provide routes through a neighbourhood. Local roads are evaluated and approved at the Outline Plan stage. Local roads should be designed to prevent their use as a short cut from one area to another.

Collector roads are intended to distribute traffic between arterial and local roads; direct access from businesses or residences is permitted. Collectors are generally designed to provide quick access to arterial roads; a circuitous design is often used for collectors to prevent their use for interneighbourhood traffic.

The collector roads are identified within the area structure plan; the general location of the roads within the area structure plan should be followed in order to maintain the integrity of the road network.

Arterial roads are designed for high traffic volumes and provide the most direct route to major destinations within the community. No direct access from residences or businesses is allowed onto an arterial road. Access to arterials is generally designed at 400 metre intervals to permit the efficient flow of traffic. Arterial roads are identified in the area structure plan and are shown on Map 5.

All classes of roadway shall be designed and built according to the City of Red Deer Engineering and Design Guidelines.

4.11 Utility Services

4.11.1 Storm Drainage

The storm water in the northwest plan area drains southward to the Red Deer River as shown on Map 6. In order to limit the impact of discharges to the river, the City uses storm water detention ponds within the plan area; these storm water detention ponds are used to temporarily hold water after a heavy storm and to slowly discharge the water into the storm sewer system. Alternative methods of managing storm water such as storm water retention ponds and naturalized marsh areas may be given consideration by the City, although the storm drainage system shown on Map 6 does not anticipate these alternative methods. Seven storm catchment areas will be used to provide drainage in this area; the catchment area boundaries are shown on Map 6.

4.11.2 Sanitary Sewer

Six catchment areas will be used to provide sanitary service to the City's northwest area. All of the sanitary sewer system will operate through a gravity line. The direction of flow and catchment area boundaries are shown on Map 7.

4.12 Other Development Constraints

There are two oil and gas pipelines and one abandoned oil well within the plan area. These are shown on Map 8. As part of the Outline plan process, a Level One Environmental Site Assessment shall be completed in order to identify any further constraints or hazard areas.

5. PHASING OF DEVELOPMENT

The development of the northwest area should proceed in an orderly fashion based upon servicing availability.

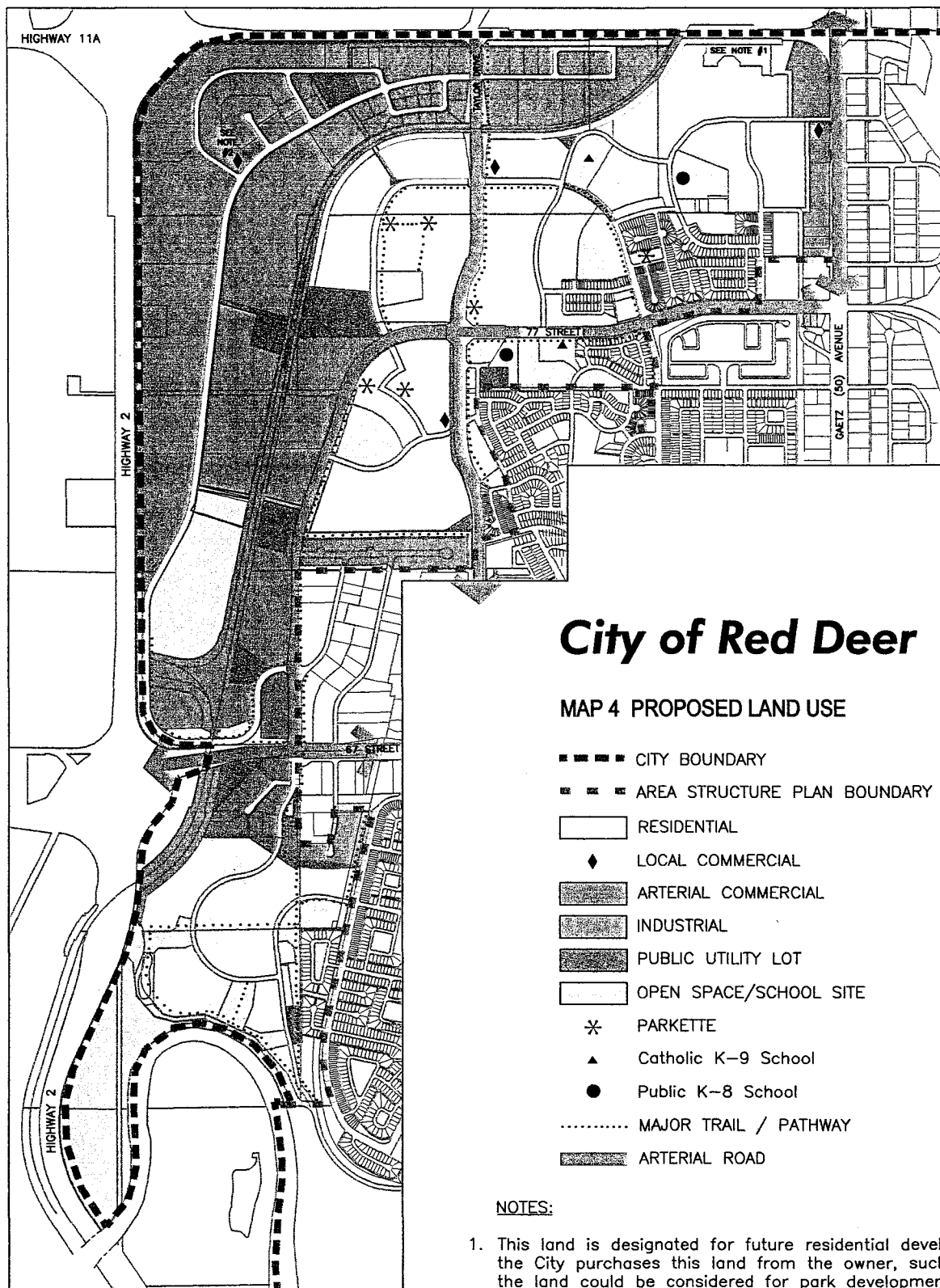
6. IMPLEMENTATION AND AMENDMENT

The goals and objectives of the Northwest Major Area Structure Plan shall be implemented through preparation of Area Structure Plans which are mandatory prior to development of any new residential or industrial areas. The process for preparing Neighbourhood Area Structure Plans for residential areas is contained in the City's *Neighbourhood Planning and Design Guidelines & Standards*.

Any amendment to this Major Area Structure Plan shall follow the process outlined in the *Neighbourhood Planning and Design Guidelines & Standards* and the Municipal Government Act.

APPENDIX A
CITY OF RED DEER
PLANNING AND SUBDIVISION GUIDELINES

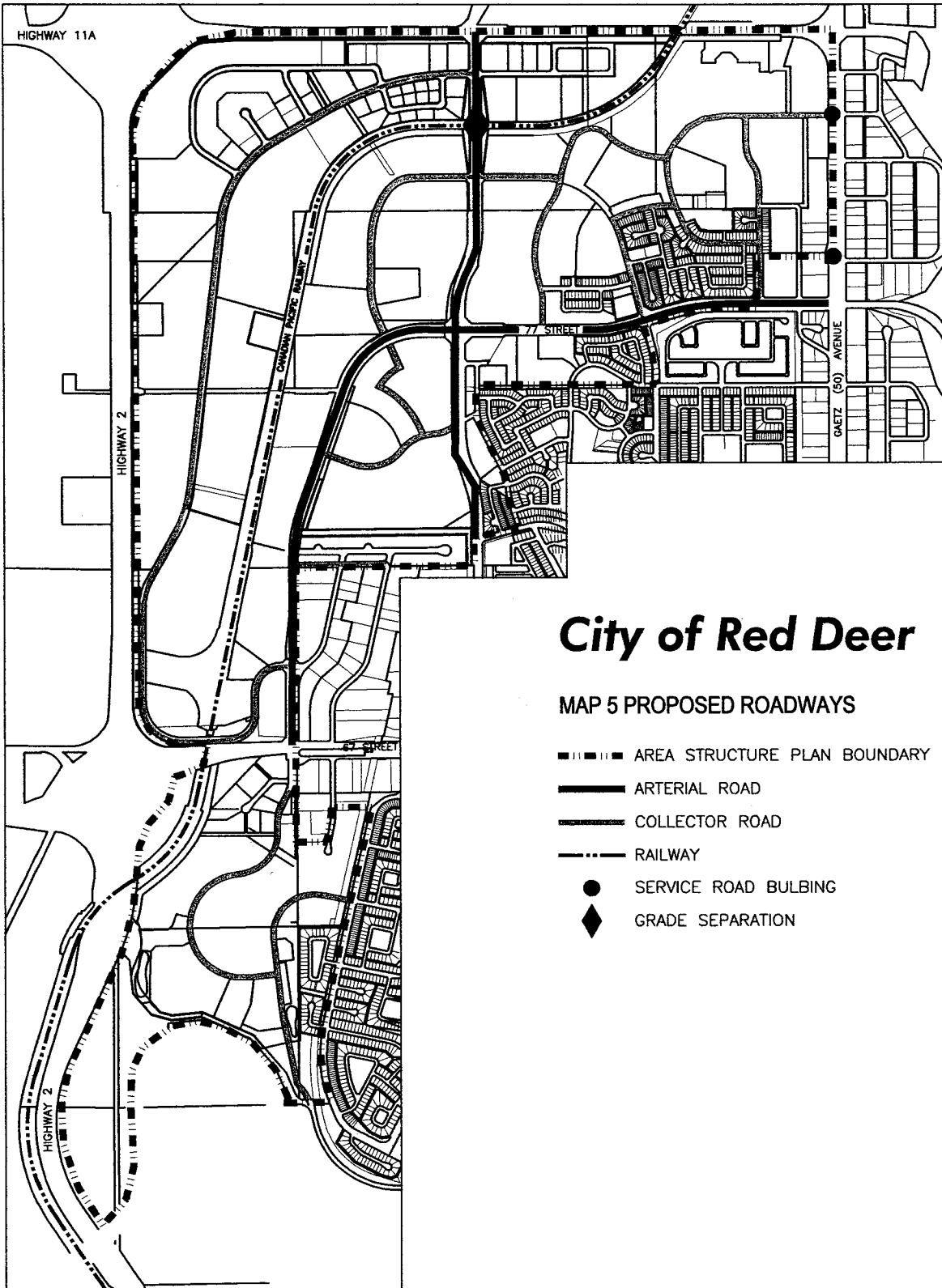
**These guidelines are available from
Parkland Community Planning Services under Separate Cover.**



MAY 2003

Prepared by PCPS & RD Engineering Dept.





MAY 2003

Prepared by PCPS & RD Engineering Dept.



Item No. 6

BYLAW NO. 3217/G-2003

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

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

1. Bylaw 3217/98 the Kentwood Northeast Neighbourhood Area Structure Plan, is amended by deleting therefrom the text in its entirety, the appendices, and all maps and replacing these maps and text with the plan text/maps as attached, which form part of the bylaw.

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

MAYOR

CITY CLERK

KENTWOOD NORTHEAST

(KINGSGATE)

NEIGHBOURHOOD AREA STRUCTURE PLAN

Prepared for

**Laebon Developments Ltd.
and
Quantum IV Developments Inc.**

September 1998

amended June 2003

Table of Contents

1.0	Introduction	
1.1	Location and Ownership	1
2.0	Site Characteristics	
2.1	Existing Land Use	3
2.2	Natural Features	3
2.3	Servicing	5
2.4	Access	5
2.5	Emergency Services	6
2.6	Environmental Assessment	6
2.7	Noise Recommendations	6
3.0	Development Concept	
3.1	Land Use Distribution	7
3.2	Residential	8
3.3	Commercial	8
3.4	Density	8
3.5	Open Space	9
3.6	Social Facilities	11
3.7	Transportation	11
4.0	Municipal Servicing	
4.1	Water Mains	14
4.2	Sanitary Sewer	15
4.3	Storm Sewer	15
4.4	Power, Telephone and Cable Vision	16
4.5	Natural Gas	17
5.0	Staging of Development	17

LIST OF FIGURES

Figure 1	Location Plan
Figure 2	Ownership (1998)
Figure 3	Ownership (2003)
Figure 4	Natural Features
Figure 5	Land Use Distribution
Figure 6	Water Distribution
Figure 7	Sanitary Sewers
Figure 8	Storm Sewers
Figure 9	Overland Drainage
Figure 10	Phasing
Figure 11	Pedestrian Circulation

LIST OF TABLES

Table 1	Neighbourhood Area Structure Plan Statistics
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LIST OF APPENDICES

Appendix A	North Kentwood Natural (Ecospace) Area
Appendix B	Park/School Site Development Concept

1. INTRODUCTION

This Neighbourhood Area Structure Plan was originally prepared in September of 1998 on behalf of Laebon Developments Ltd. and Quantum IV Developments Inc. in accordance with the City of Red Deer's 1996 Planning and Subdivision guidelines and as a precondition for redesignation and subdivision.

In June 2003 it was revised to change road patterns on the lands owned by 957292 Alberta Ltd. (Laebon), to add a small piece of land to the west of the subject site and to indicate utilities installed up to that date. The January 2002 version of the City of Red Deer Planning and Subdivision guidelines was applied to the update.

1.1 Location

The land is generally located west of Gaetz Avenue, south of Highway 11A, southeast of the Canadian Pacific Railway and north of the existing Kentwood subdivision (as shown on Figure 1).

1.2 Ownership as at September 1998

In September 1998 there were 45.91 hectares of undeveloped land, with ownership distributed as shown on Figure 2.

Parcel one - Block 3, Plan 212 HW - The area is owned by Quantum IV Developments Inc. It is located immediately southwest of the intersection of Gaetz Avenue and Highway 11A.

Parcel two - N ½ of 32-38-27-4 – In September 1998 this land was owned by Jacks Men's Wear (Red Deer) Ltd.

Parcel three – Various M-R zoned parcels owned by the City of Red Deer. The City owned land had been acquired as municipal reserve dedications from previous subdivisions.

1.3 Ownership as of January 2003

By January 2003 some of the original land had been developed. That area is shown on Figure 3, along with the current ownership of the undeveloped land.

Parcel one - In January 2003 parcel one, owned by Quantum IV Developments Inc. was unchanged.

Parcel two – The land owned by Jack's Men's Wear (Red Deer) Ltd. had been sold to 957292 Alberta Inc, which is owned by W. G. (Gord) Bontje, the owner of Laebon Developments Ltd.

Kentwood Northeast (Kingsgate) N.A.S.P.

Page 2

Parcel three – Various M-R zoned parcels owned by the City of Red Deer. The City owned land had been acquired as municipal reserve dedications from previous subdivisions

Parcel four – The City of Red Deer owns a parcel of land at the west end of the site, and has agreed to sell a portion of it to Laebon Developments Ltd. That parcel was not included in the 1998 plan, but is being added to the plan area because it will logically be developed in conjunction with this plan area.

1.4 Site Area

The plan area is 47.341 hectares.

1.4.1 Site Area in September 1998

At the time this plan was originally prepared in September 1998, the undeveloped land totaled 45.91 hectares.

Parcel one – was 6.779 hectares, owned by Quantum IV Developments Inc.

Parcel two – was 37.632 hectares, owned by Jacks Men's Wear Ltd.

Parcel three – was 1.499 hectares, owned by the city of Red Deer.

1.4.2 Site area in January 2003

At the time of this revision to the plan in January 2003 the undeveloped land totaled 34.447 hectares.

Parcel one – is 6.779 hectares and remains undeveloped.

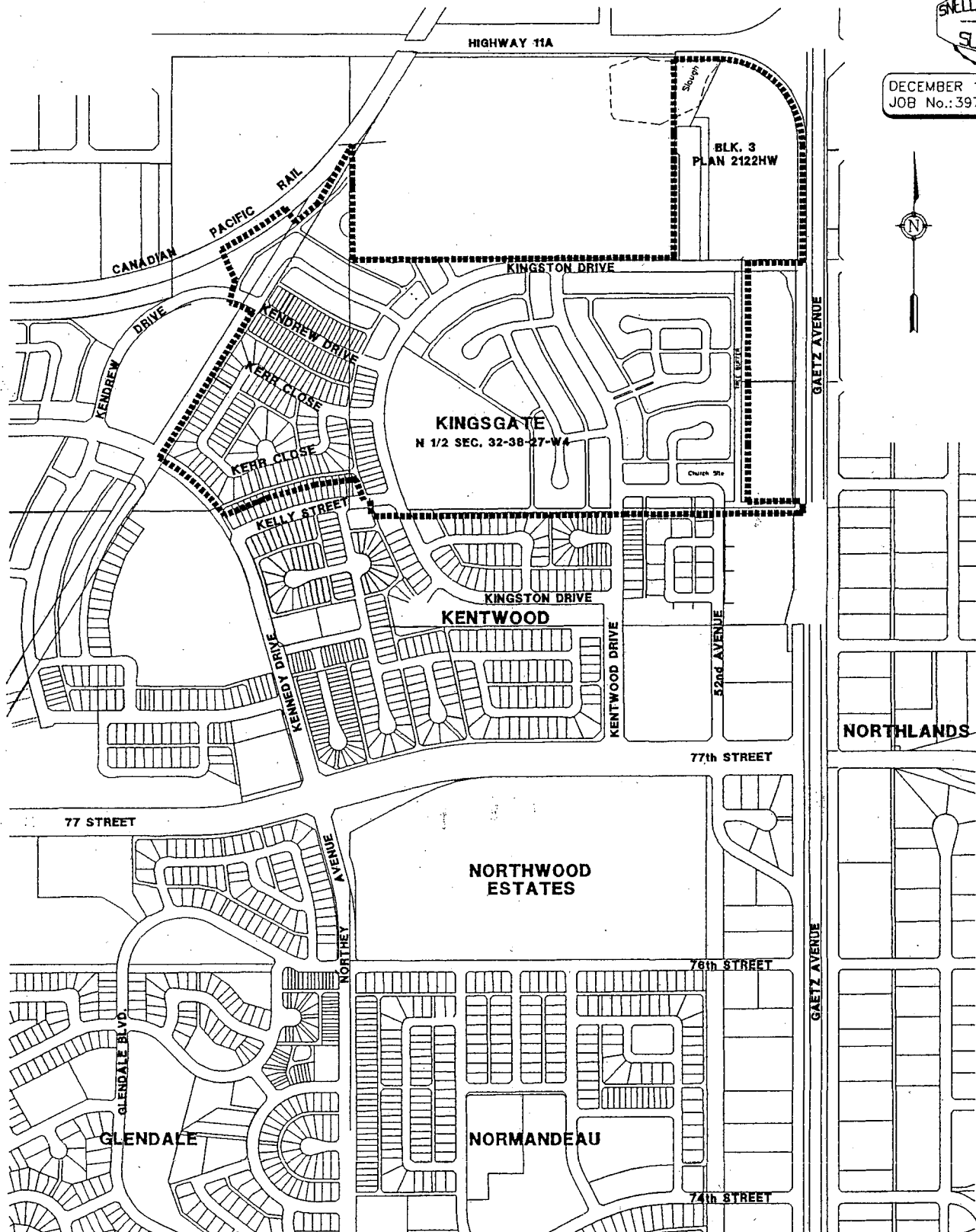
Parcel two – has been partially developed and is now 26.538 hectares.

Parcel three – is still 1.499 hectares owned by the City of Red Deer.

Parcel four – has been added to the plan area, and is 1.13 hectares.



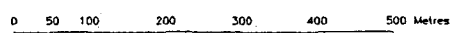
DECEMBER 17, 2002
JOB No.: 397-053F



KENTWOOD NORTHEAST (KINGS GATE)

FIGURE 1: LOCATION PLAN

SCALE = 1:10000





APRIL 11, 2003
JOB No.: 397-053H

52 AVE.

KYTE CRESCENT

KENTWOOD DRIVE

KIRK CLOSE

KINGSTON DRIVE

CITY OF
RED
DEER

KINGSTON DRIVE

KELLY STREET

JACKS MENS WEAR
RED DEER LTD.QUANTUM IV
DEVELOPMENTS INC.

Wetlands

ADDITION TO HIGHWAY

ROAD ALLOWANCE

KENTWOOD NORTHEAST (KINGS_GATE)

FIGURE 2: OWNERSHIP (1998)

SCALE = 1:5000

0 50 100 200 300 400 500 Metres



GAETZ AVENUE

SERVICE ROAD

ADDITION TO HIGHWAY

QUANTUM IV
DEVELOPMENTS INC.

Wetlands

MAY 6, 2003
JOB No.: 397-053H

52 AVE.

KYTE CRESCENT

KENTWOOD DRIVE

KIRK CLOSE

KINGSTON DRIVE

957292 ALBERTA LTD.

DEVELOPED

CITY OF
RED
DEER

KINGSTON DRIVE

DEVELOPED

CITY OF
RED
DEER

KENDREW DRIVE

KERR CLOSE

KERR CLOSE

KELLY STREET

KENTWOOD NORTHEAST (KINGS_GATE)

FIGURE 3: OWNERSHIP (2003)

SCALE = 1:5000

0 50 100 200 300 400 500 Metres



2.0 SITE CHARACTERISTICS

2.1 Existing Land Use

The plan area is presently designated A-1, Future Urban Development District under the City of Red Deer Land Use Bylaw 3156/96. The general purpose of this district is: "... to ensure that development on lands required for future urban development is restricted to ensure that future development may proceed in an orderly and well planned fashion, in keeping with the intent of the Municipal Development Plan".

The plan area is situated within the boundary of, and is consistent with the objectives of the Northwest Area Structure Plan.

Redesignation to appropriate residential and commercial districts will be required before development can occur.

2.2 Natural Features

This Neighbourhood Area Structure Plan encompasses lands which are generally flat with elevations ranging from a high point of 881 meters on the west portion to a low point of 874 meters on the east portion (see Figure 4). The plan area is presently a mixture of cultivated land, tree covered areas and wetlands.

The City of Red Deer's Ecological Profile of the North Kentwood Natural Area identified five zones within the Neighbourhood Area Structure Plan area (Appendix A), and provided priority rankings for each zone, for the preservation of natural areas (A is top priority, C is low priority).

Zone 6 (old drive-in site) – Priority A – Recommendation R1. The area is covered by a sporadic growth of poplars intermixed with willows which also line the eastern part of the section. The area is characterized by diverse vegetative growth and is populated by a wide variety of birds. The profile encourages the preservation of as much of the natural habitat as possible.

Wetland areas will be retained in their natural state and will be used for storm water detention or retention during rainfall events which exceed the 1:5 year event. Many of the features outlined in the Ecological Profile will be lost as a result of commercial and semi detached housing development.

City Parks department staff would like an opportunity to remove orchids from the site prior to development if the Owner has no plans to preserve them or relocate or use these plants.

52 AVE.

KYTE CRESCENT

KENTWOOD DRIVE

ESC

KINGSTON DRIVE

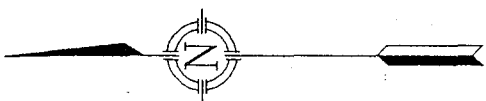
KINGSTON DRIVE

133815 STREET

FIGURE 4: NATURAL FEATURES

SCALE = 1:5000

0 50 100 200 300 400 500



Zone 7 – Priority A – Recommendation R2. A large mature northwest poplar wind break lines the north boundary of a commercial sales lot at the north end of Zone 7. The western edge of the commercial lot is lined with manitoba maple, aspen, balsam and willow. A stand of mixed poplar trees runs north and south connecting Zones 6 and 7 along the boundary between the commercial lots on the west side of Gaetz Avenue and the Neighbourhood Area Structure Plan area. The profile encourages preservation of mature poplar tree stands running east and west located at the north and south ends of Zone 7. The ecological profile recommends retaining the tree stands in their entirety for use as entrance features at the collector road accesses into the neighbourhood.

The Kingston Drive/Gaetz Avenue intersection requires that additional lands be obtained from third party landowners. The City of Red Deer has developed a roadway concept for this intersection. Only those trees which need to be removed to accommodate construction of the roadway will be cleared.

Much of the poplar wind break identified along the west edge of the existing commercial area lies in a buffer area identified in the Neighbourhood Area Structure Plan. Only the portion of that site at the south end of the buffer (east of the proposed worship space site and within the worship space site) has been deemed possible to preserve of.

Zone 8 – Priority B – Recommendation R3. This area is primarily made up of a large tree stand surrounded by a cultivated field. The north and west sides of the zone contain many aspen, poplar and various willow species, while the east side consists of mixed poplars and a few spruce trees. The profile recommends that the southeast portion of the poplar trees be incorporated into residential housing where possible. The north side of the zone extends into properties outside of the boundaries of the Neighbourhood Area Structure Plan area. As of January 2003, these tree stands had been eliminated by site grading of the plan area.

Zone 12 – Priority A – Recommendation R4. A small band of poplar trees on the south portion of the area should be dedicated as a walkway lot and municipal reserve.

This zone lies on the south edge of the proposed park/school site and it is feasible to retain a portion of the stand during development of the park/school site. Where the zone extends eastward from the school site along the rear of proposed residential lots, a four (4) metre wide municipal reserve is provided for. It is understood the services for the proposed

residential lots will be extended from the south side to the north side of the four metre treed municipal reserve. The services will be extended through the four metre strip by clearing only those trees which must be cleared to facilitate the lot servicing.

Southeast Wetland – Priority B – Recommendation R5. The area contains a dugout and drainage channel surrounded by semi aquatic grasses and a number of good quality willows and is part of a habitat area that was removed in 1997. The profile encourages preservation of this area and incorporation into future development as a linear drainage channel and passive walking area or incorporation into a future buffer.

Preliminary site grading in 2001 eliminated much of the wetland.

2.3 Servicing

Existing municipal water, sewer and storm sewer facilities are in place on three sides of the Neighbourhood Area Structure plan area. Water mains, sanitary sewer trunks and mains and storm sewer trunks and mains will be extended through the Neighbourhood Area Structure plan area so as to enable servicing of properties to the north which are not part of this Neighbourhood Area Structure Plan. The municipal services will be constructed of such size and capacity so as to ensure that existing facilities which are located at the boundaries of the Neighbourhood Area Structure Plan are fully utilized.

It is the intent of the Owners of the Neighbourhood Area Structure Plan properties to maximize the potential for future development of properties outside the plan area by constructing water, sanitary sewer and storm sewer trunks and mains which can provide service to properties beyond their own.

The site can be serviced with municipal water, sanitary sewer and storm water utilities. An engineering study, required to establish the details of servicing, has been completed and supplied to the City of Red Deer, Engineering Department under separate cover.

2.4 Access

The 6.779 hectare parcel in the northeast corner of the plan area (Quantum IV lands) presently has access from the existing service road on the west side of Gaetz Avenue. The remainder of the plan area can be accessed via Kingston Drive in the west and Kentwood Drive in the southeast.

2.5 Emergency Services

The Neighbourhood Area Structure Plan area currently has an estimated Emergency Services response time of greater than six and one half (6.5) minutes.

2.6 Environmental Assessment

A level 1 Environmental Assessment has been completed by UMA Engineering and submitted to the City of Red Deer under separate cover. The environment site assessment revealed no significant sources of contamination of the subject property.

Based on the proximity to the industrial/commercial uses to the east, the report encourages further investigation to monitor the impact of nearby commercial land uses and to study the migration of potential contaminants from nearby quarter sections. Monitoring of the areas adjacent to commercial subdivisions where contaminants could originate will continue as development proceeds and encroaches on those areas.

2.7 Noise Recommendations

In 1999, the City of Red Deer undertook a study of noise levels in the Kentwood area. The study concluded that lands adjacent to the rail track and adjacent to the Edgar Industrial Area exceeded 60 dBa, which is the level deemed by the City of Red Deer to be the maximum acceptable. As a result of the report, then City and area landowners agreed to the following strategies to mitigate the effect of the noise on homeowners.

2.7.1 Barrier Height

The berm adjacent to the rail line is required to be a minimum of four metres high. Further, there is to be two metre high noise attenuation fence constructed on top of the berm. The berm will be landscaped to standards set by the City of Red Deer.

2.7.2 Barrier Block Construction Techniques

All homes adjacent to the rail are to incorporate barrier block construction techniques to mitigate against noise effects.

2.7.2.1 Construction Details

All homes adjacent to the rail line are to incorporate the following construction aspects:

- 2 x 6 walls
- R24 insulation
- Double glazed windows

2.7.2.2 Home Design Considerations

The report suggests that in the first row of homes adjacent to the rail line, that noise sensitive rooms such as bedrooms could be located on the side of the home furthest from the rail line/industrial areas. This is not a requirement; it is only a suggestion.

2.7.2.3 Construction Initiatives

The reports author offers a number of other ideas that might be incorporated into home construction. He suggests central air conditioning might eliminate the need to open windows. Another is reducing the height of buildings, as bungalows will be better sheltered behind the berm.

3.0 Development Concept

The proposed Neighbourhood Area Structure Plan incorporates policies contained in the Northwest Area Structure Plan and other City of Red Deer guidelines and policy documents.

3.1 Land Distribution

The land use and development concept proposed for the Neighbourhood Area Structure Plan area is shown on Figure 5. The majority of the plan area is proposed for single family residential with some semi-detached development. The northeast portion of the plan area proposes commercial and semi-detached housing uses. The proposed land use distribution is shown in Table 1.

3.2 Residential

The residential areas will consist mainly of R1 and R1N single detached dwellings with some areas zoned R1A which will accommodate semi-detached dwellings. There is a small area in the south east corner which abuts an existing R2 townhouse community that will accommodate a few townhouse units.

3.3 Commercial

A 4.294 hectare area in the northeast portion of the plan area is proposed for C4 Commercial (major arterial) zoning. Development of the commercial property shall be complimentary to the residential development to the west. Uses such as nightclubs and licensed lounges, other than those ancillary to restaurants, which may have a detrimental noise impact, will not be allowed.

Landscaping and/or berming shall be used to enhance the visual appearance of the commercial development, as viewed from other areas. Landscaping and/or berming will also be used to control the noise impact of commercial development on the residential development. Development which will affect the wetland/retention pond located to the northwest of the of the commercial lands will not be allowed until detailed engineering is completed to define the operation of the storm water retention function of the wetland and to establish acceptable water levels for the wetland areas. The detailed engineering will be completed in consultation with the adjoining landowners to the west.

3.4 Density

Including all the lots developed since this plan was adopted in September 1998, and assuming the undeveloped areas are developed as per this plan, it is estimated that this Neighbourhood Area Structure Plan area will accommodate 155 single family R1 lots, 220 single family R1N lots and 140 semi-detached dwellings.

Assuming that 3.4 persons live in each single family dwelling and 3.3 persons in each semi-detached and town house dwelling, the total plan area will house a population of 1,737. A population density of about 42.1 persons per hectare is expected after full development. This equates to 12.48 dwelling units per acre.

If the areas slated for use as day care, social care or retirement home site and place of worship are eventually used for development of housing (R1N or R1A), the population density in the area will increase. The commercial areas and lands dedicated to the City of Red Deer as municipal reserve from neighboring developments have not been included in the density calculations.

GAETZ AVENUE

SERVICE ROAD



MAY 9, 2003
JOB No.: 397-053H

52 AVE.

KYTE CRESCENT

KENTWOOD DRIVE

TREED BUFFER

KIRK CLOSE

KINGSTON DRIVE

KINGSTON DRIVE

KELLY STREET

LAND USE LEGEND

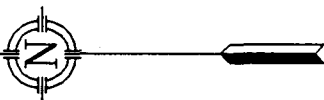
R1	
R1A	
R1N	
R2	
PLACE OF WORSHIP	
COMMERCIAL	
MR	
DAY CARE, Etc.	

KENTWOOD NORTHEAST (KINGSGATE)

FIGURE 5: LAND USE DISTRIBUTION

SCALE = 1:5000

0 50 100 200 300 400 500 Metres



HIGHWAY No. 11A

±200.00m

ADDITION TO HIGHWAY

PROPOSED RIGHT TURN-IN & OUT
SUBJECT TO ENGINEERING DEPT. APPROVAL

Wetlands

Berm/Landscaping

Landscape/Buffer

Day Care / Social Care/ Retirement Home
0.120 ha.

KINGSTON DRIVE

TREE BUFFER

Church Site
0.430 ha.
1.06 Acs.

STORM POND & SPORTS FIELD

SCHOOL SITE

KENNEDY DRIVE

KERR CLOSE

KERR CLOSE

Kentwood Northeast Neighbourhood Area Structure Plan

Table One

Plan Statistics - by area

Land Use	Original Owner				Total hectares
	Laebon	Quantum	City M-R	City/west	
Existing R1	2.922				2.922
Existing R1N	2.364				2.364
Existing R1A	1.369				1.369
Proposed R1	8.664			0.016	8.680
Proposed R1N	5.205				5.205
Proposed R1A	1.631	0.828		0.449	2.908
Proposed R2	0.074				0.074
Day Care/Social Care	0.120				0.120
Church	0.412				0.412
Central site M-R	3.926		1.499		5.425
Misc M-R	0.946	0.374		0.718	2.038
Wetland		0.621			0.621
Street/Lanes/PUL	9.971	0.662		0.248	10.881
Commercial	0.028	4.294			4.322
Total hectares	37.632	6.779	1.499	1.431	47.341

Plan Statistics - by percentage

Land Use	Original Owner				Total percent
	Laebon	Quantum	City M-R	City/west	
Existing R1	6.172				6.172
Existing R1N	4.994				4.994
Existing R1A	2.892				2.892
Proposed R1	18.301			0.034	18.335
Proposed R1N	10.995				10.995
Proposed R1A	3.445	1.749		0.948	6.143
Proposed R2	0.156				0.156
Day Care/Social Care	0.253				0.253
Church	0.870				0.870
Central site M-R	8.293		3.166		11.459
Misc M-R	1.998	0.790		1.517	4.305
Wetland		1.312			1.312
Street/Lanes/PUL	21.062	1.398		0.524	22.984
Commercial	0.059	9.070			9.130
Total percent	79.491	14.320	3.166	3.023	100.000

3.5 Open Space

The proposed park and open space system includes a neighbourhood park/school site, walkway, a separate municipal reserve parcel and a buffer area. A total of 15.764 percent of the plan area will be dedicated to open space.

3.5.1 Neighbourhood Park/School Site

A neighbourhood park/school site is proposed in the central area of the Neighbourhood Area Structure Plan area to accommodate a school and related playground facilities as identified in the Northwest Area Structure plan. The overall site is proposed to be 5.425 hectares (13.405 acres).

A development concept of the park/school site has been prepared by the City of Red Deer and has been provided as Appendix B. An integral part of the development concept is the storm water detention pond which will encompass the sports fields planned for the park (in particular the ball diamond and soccer pitch).

The school site will be zoned PS (public service). While the maps indicate that it will be a public K-9 (kindergarten to grade 9) school, it may be any combination of grades between kindergarten and grade 9.

3.5.2 Municipal Reserve Parcels

There are a number of municipal reserve parcels throughout the Neighbourhood Area Structure Plan area.

3.5.2.1 Link from neighbourhood park/school site to the east

A ten metre wide walkway .045 hectares (.111 acres) extending easterly from the school site to the residential area is proposed to connect the school site to the residential development. It will include a 1.5 metre walking trail.

3.5.2.2 Link from Kerr Close to the West

There is a six metre wide link between the west side of Kerr Close and the neighbourhood park/school site to the west. The area of this link is .022 hectares (.054 acres). The M-R strip will be landscaped to ensure access from the residential areas to the park.

3.5.2.3 Railway Area

A total of .416 hectares of municipal reserve will be incorporated into the berm separating residential development from the Canadian Pacific Railway.

3.5.2.4 East Boundary of Residential Area

The total area of this reserve parcel will be .753 hectares. The residential areas on the east edge of the property abut commercial lots fronting Gaetz Avenue. They will be separated by a ten metre wide municipal reserve. A treed berm will be constructed on the reserve. The berm will extend south from the south side of the future location of Kingston Drive to the north end of the proposed place of worship site. There are some trees on the place of worship site, and they will be left by the developer. This reserve will include a segment which will extend from 52 Street to the Gaetz Avenue Service Road which will be left in its present state.

3.5.2.5 South Boundary of Residential Area

An M-R parcel of .052 hectares will be created to link the neighbourhood park/school site to Kentwood Drive. This parcel will be four metres wide, and will be left as natural as possible. Utilities will have to be constructed through the area.

3.5.2.6 Quantum IV buffer

A 0.374 hectare buffer on the Quantum IV lands is proposed to separate the semi-detached residential development from the future commercial development in the northeast area of the plan. The buffer through this area may be developed as a berm. Alternatively, some other landscaping feature may be used to effectively screen the residential areas from the commercial development. Landscaping features which are used to buffer the future residential areas (Quantum IV development lands) from future commercial areas will be designed to enhance the visual appearance of the commercial development and reduce the potential noise impact of commercial development on the residential areas.

As well, a landscaper buffer is proposed to be planted where necessary along the southern boundary of the commercial area to provide screening from residential properties to the south.

3.5.3 Wetlands

The wetland area in the northwest corner of the Quantum IV Development Inc. parcel will be maintained for aesthetic and future storm water management purposes. The zoning designation of the area will be the subject of negotiations between the owner and the City of Red Deer. The wetland area will be incorporated into an integral storm water management plan for areas included in this Neighbourhood Area Structure Plan and for areas which are beyond the extent of this plan.

The wetland extends into properties which could not be incorporated into this plan. Therefore the impact of any storm water management plan which includes those lands has not been accurately determined.

As a result, the eventual limits of the required area for the detention facilities have not been established. The proposed developments which would include the wetlands as part of the required storm water management concept would be developed in such a manner as to ensure there would be no detrimental impact on the natural features in the area.

Prior to development of the future commercial areas located on the east edge of the wetlands, detailed engineering studies will be completed, with cooperation from the landowners to the west of the commercial area, to establish the methods by which the wetlands will be used for storm water retention. Development by the owners of the commercial areas or by owners of future residential areas to the west, will not be permitted until the developers provide details regarding the operating parameters (including water elevations) for the wetland/retention pond.

3.6 Social Facilities

In accordance with the City of Red Deer's planning and subdivision guidelines, a site has been provided which is suitable for either a day care, social care residence or a retirement home, as well as a site for a place of worship.

3.6.1 Day Care/Social Care or Retirement Home Facility

The 0.12 hectare (.3 acre) site provided in the plan area is adjacent to an intersection of two collector roadways and is approximately 400 metres from the designated school site. Should a day care, social care facility or retirement home not be constructed, the site will be suitable for R1N zoning (single family dwellings).

3.6.2 Place of Worship Site

The .412 hectare (1.018 acre) designated place of worship site is at the south east corner of the site, between 52 Avenue and Kentwood Drive. If the site is not required for a place of worship it is suitable for R1A (duplex) zoning.

3.7 Transportation

3.7.1 Collector Roadways

The Neighbourhood Area Structure Plan contains collector roadways aligned in accordance with the Northwest Area Structure Plan.

The plan continues the collector roadway concept contained in the Kentwood West Neighbourhood Area Structure Plan and existing subdivisions to the south. There are three collector roads in the plan area.

3.7.1.1 Kingston Drive

The main collector roadway is a continuation of the existing Kingston Drive and is proposed to circle through the area from Kelly Street to a proposed intersection at Gaetz Avenue at the northeast corner of the plan area.

To complete the connection of the Neighbourhood Area Structure Plan to Gaetz Avenue in the north east corner of the proposed development, Kingston Drive will be constructed on lands which are not presently owned or controlled by either of the owners of the lands which are the subject of this plan. In order for this plan to be effectively implemented, land required to complete the connection of Kingston Drive to Gaetz Avenue must be obtained by the Owners of the plan lands. The City of Red Deer will assist Laebon Developments Ltd. and Quantum IV Developments Inc to obtain the lands owned by others under terms that are timely, fair and equitable.

Where Kingston Drive intersects with the service road at Gaetz Avenue, the service road will be “bulbed”. Intersection designs will be submitted to the City of Red Deer engineering services for review and comment. Complete scaled drawings, showing dimension and significant detail will be prepared prior to development of the intersections.

3.7.1.2 Kentwood Drive

Kentwood Drive presently terminates at the south side of the plan area. It will be extended north through the plan area to connect with the future extension of Kingston Drive.

3.7.1.3 Kendrew Drive

Kendrew Drive extends west from Kingston Drive to residential development to the west.

3.7.2 Transit Stopping Zones

Where transit stopping zones are required along collector roads, efforts will be made by the developers to orient corner lots so that stopping zones will be provided at the side of the lots rather than at the front.

3.7.3 Local roadways

The system of local roadways provides access to individual lots throughout the plan area. Detailed drawings indicating road widths will be prepared and submitted to the City of Red Deer Engineering Services, prior to development.

The alignment of the cul-de-sac in the commercial area located in the northeast corner of the Neighbourhood Area Structure Plan will extend northward from a service road which may be constructed on the west boundary of the existing commercial lots. Concepts for the proposed service road are being prepared by the City of Red Deer, and the new service road will connect with the existing service road on the west side of Gaetz Avenue.

3.7.4 Laneways

The majority of lots within the plan area back onto lanes. A few lots with rear yards adjoining the boundary of the neighbourhood park/school site will not have lane access. Also, some lots which back onto the 4.0 metre treed walkway between the proposed residential development and the laneway in the existing Kentwood subdivision will have restricted lane access.

3.7.5 Pedestrian and Bicycle Circulation

The sidewalks proposed to be developed within the road right of ways combined with the proposed reserve dedication will link the residential areas to the major park features proposed for the plan area and adjacent lands. There is potential for bicycle-pedestrian pathways through the park/school site.

The proposed location for the bicycle-pedestrian pathway is shown on the development concept drawing for the park/school site, prepared by the City of Red Deer, and included as Appendix B.

An additional Municipal Reserve parcel will ensure access from Kerr Close to the park area/school site to the west.

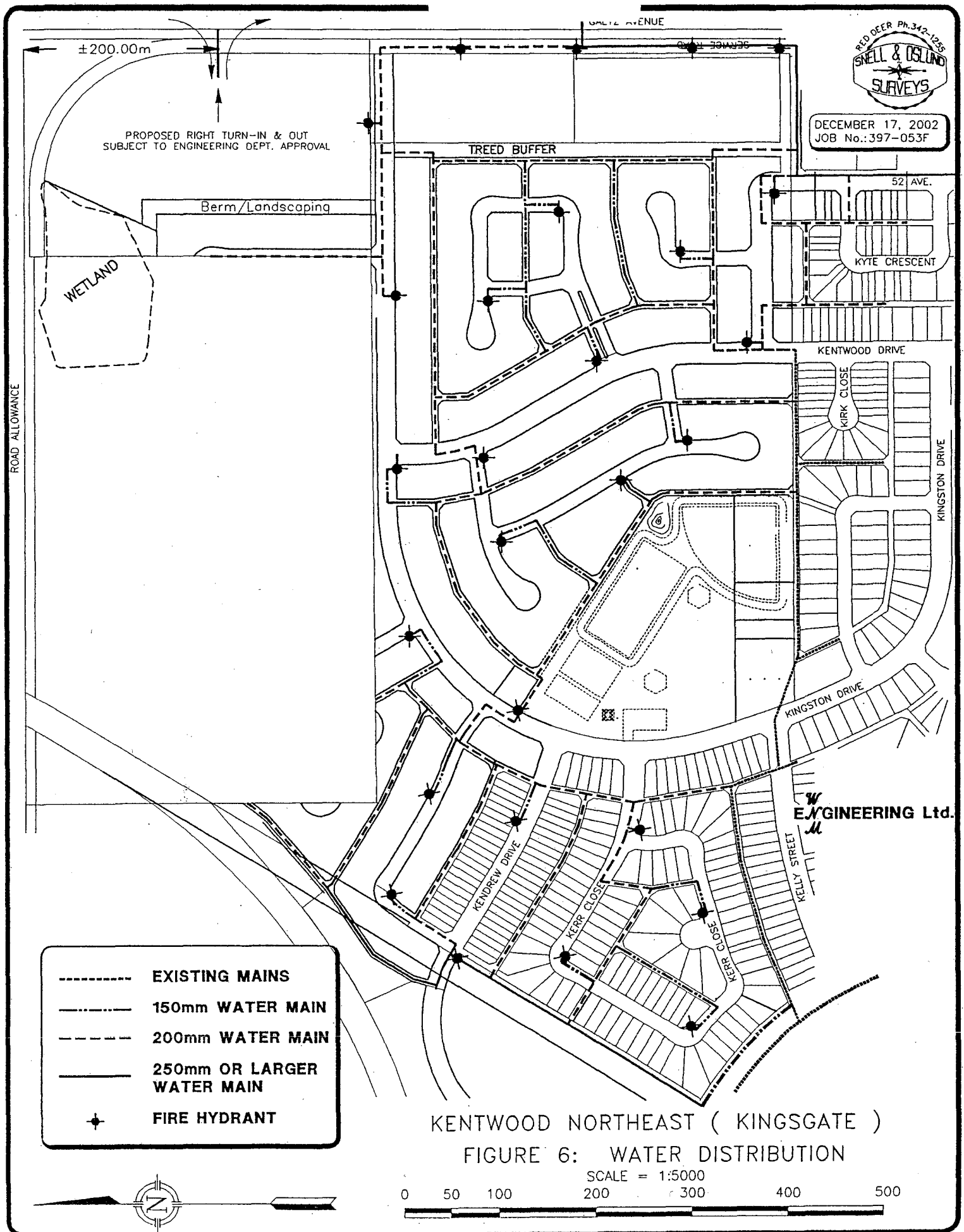
Within the right-of-way of Kingston Drive, adjacent to the west boundary of the park/school site a 2.5 metre wide bicycle path/walkway will provide pedestrian access to lands north of the plan area.

4.0 Municipal Servicing

The Kentwood Northeast Neighbourhood Area Structure Plan area is serviced from existing sanitary sewer and water mains located at the southern boundaries of the Kentwood East properties.

4.1 Water Mains

The Kentwood Northeast Neighbourhood Area Structure Plan will be serviced by water from four locations. The existing 300 mm westerly main, located within the Kennedy Drive right-of-way has been extended along the west side of the site to service early phases of area. The existing 150 mm main located on the east side of Kentwood phase 5E will be extended to complete looping.



The existing 200 mm main located along the eastern boundary of the proposed storm dry pond will be extended. The existing 200 mm easterly service located on Kentwood Drive will be extended north.

The water distribution network will be designed to accommodate all future development areas in the Neighbourhood Area Structure Plan area and those areas which have not been included as part of this plan lying between Kentwood Northeast and Highway 11A which may be developed in the future. Looping of mains and cross connections to existing development areas will be completed as necessary to provide an efficient system with adequate fire flows. Figure 6 schematically shows the network of proposed water mains.

4.2 Sanitary Sewers

The Kentwood Northeast Area Structure plan area will be serviced by sanitary sewer from three main locations. The westerly connection will be made to a 450 mm main in the Kennedy Drive right-of-way. Another connection to a 200 mm main located on the east side of Kentwood phase 5E will be completed to service phase one and two. The easterly connection will be to a 300 mm main located on Kentwood Drive. The sewer has the capacity to serve the entire catchment area. Figure 7 schematically shows the proposed routing of the sanitary sewer system.

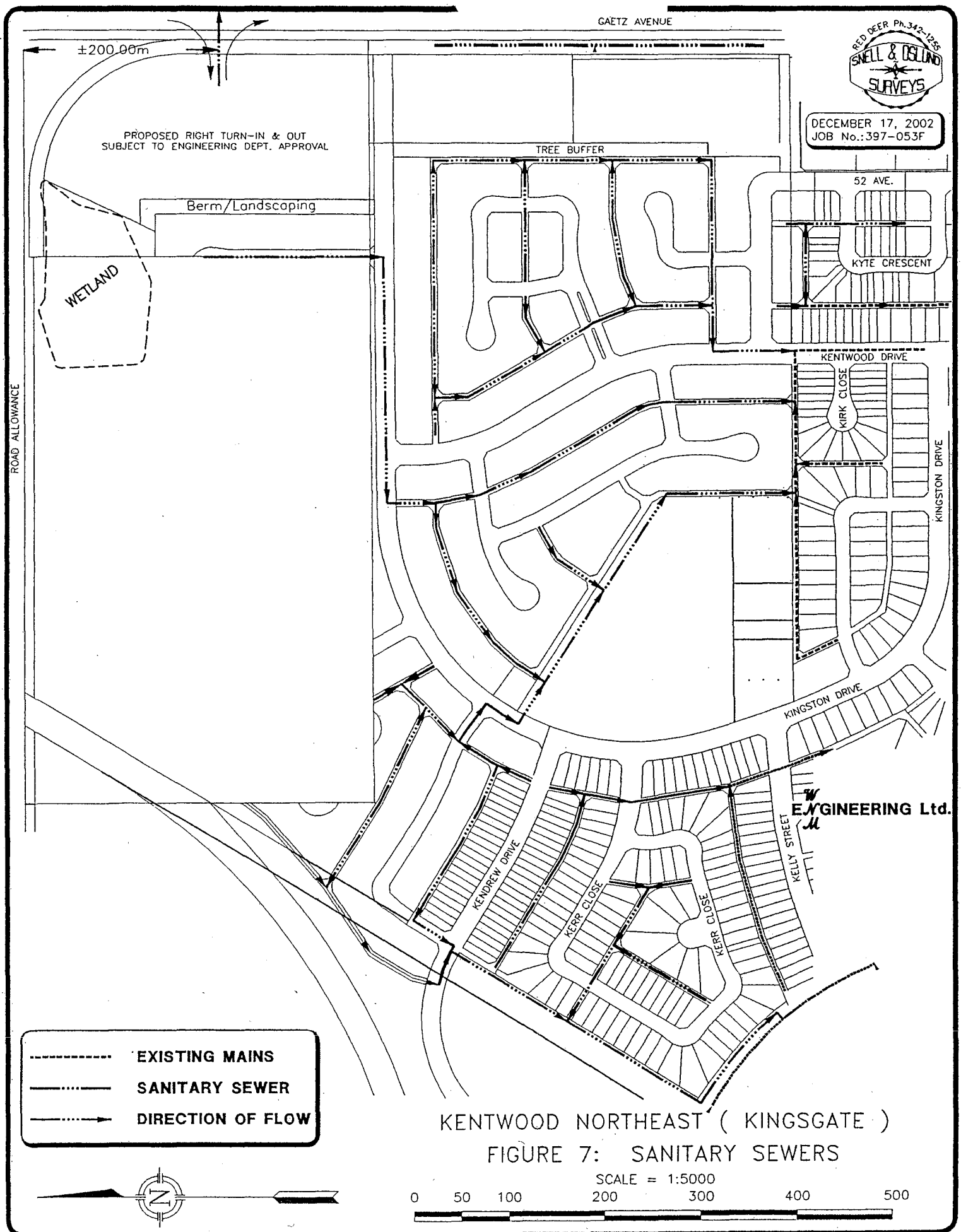
All sanitary sewers will be seated and installed in a suitable bedding material in order to provide long terms stability to the pipe. Pipe type will be specified to prevent the ingress of ground water to the system.

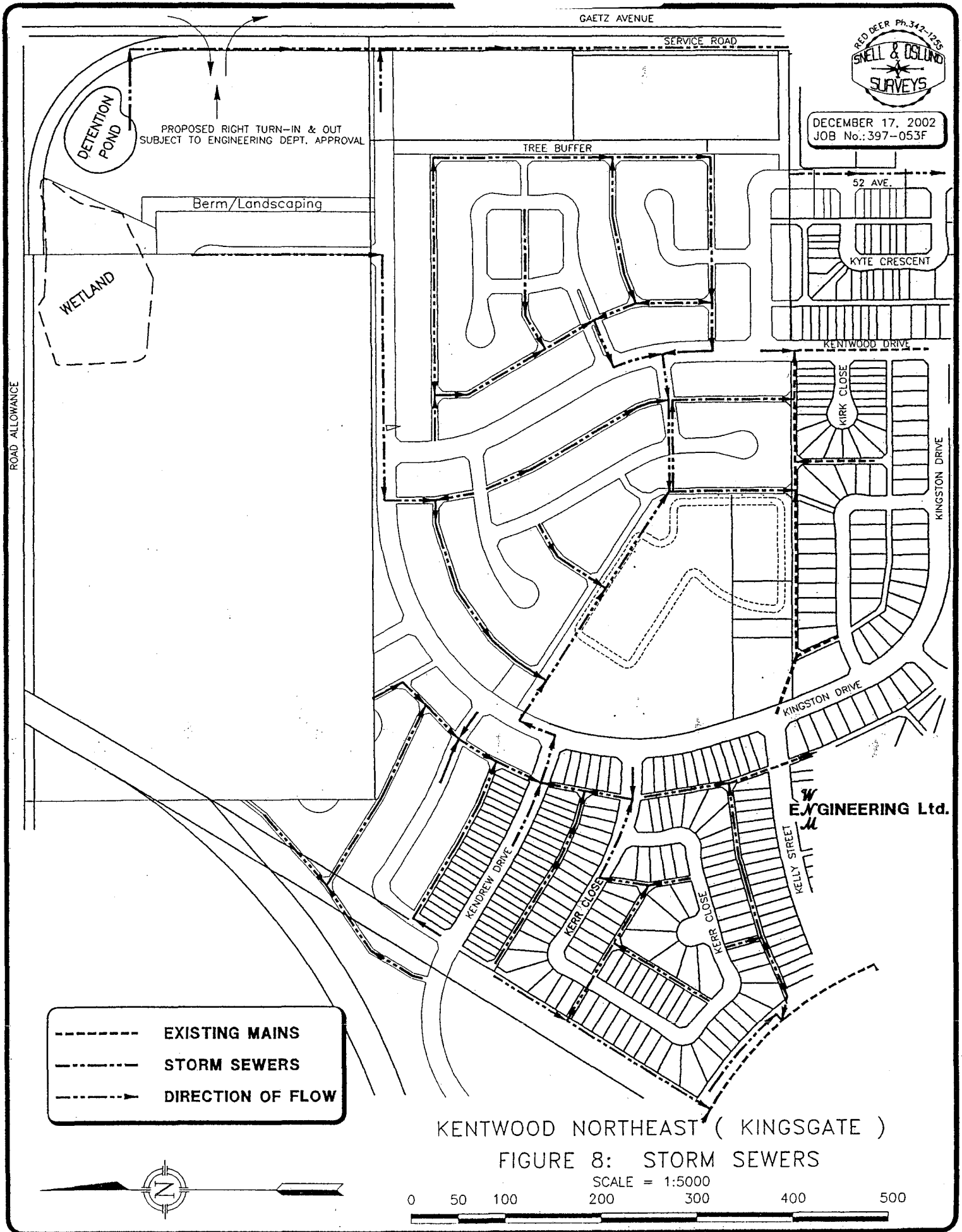
4.3 Storm Sewer System

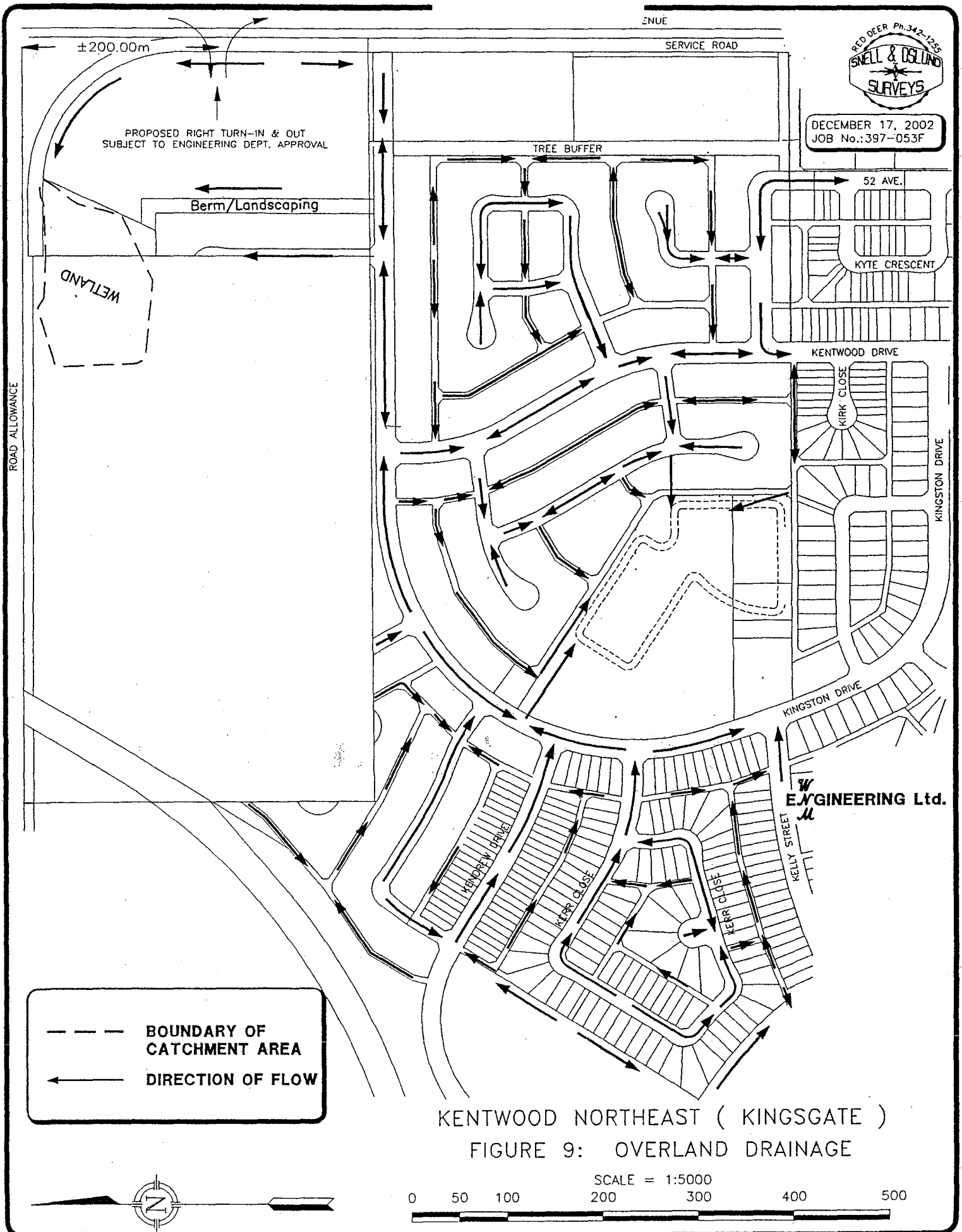
4.3.1 Minor System

Run-off storms up to the one in five year event will be conveyed by gravity via a piped system to two connections to the existing system. The westerly connection is a 1500 mm storm main located in the Kennedy Drive right-of-way and the easterly connection is a 1200 mm main in Kentwood Drive.

Figure 8 schematically shows the routing of the storm sewer system. Pipe sizes and materials will be designed in accordance with the City of Red Deer Design guidelines.







4.3.2 Major System

For storm events in excess of a one in five year event, roads and laneways will be designed to convey overland flows to storm water ponds located in the northwest and the south central part of the plan area.

Ponding of within roadways or lanes will be permitted in strict accordance with the City of Red Deer design guidelines. Area drainage and overland flow routes are indicated schematically on Figure 9.

4.4 Power, Telephone and Cable Vision

Red Deer Electric Light and Power, Telus and Shaw Cable advise that their networks have sufficient capacity, with some qualification regarding the sequencing of phasing, to fully develop the proposed Kentwood Northeast Neighbourhood Area Structure Plan development.

The City of Red Deer Electric Light and Power department has advised that two main utility lines will require underground alignments on the west side of Gaetz Avenue between 80th Street and Highway 11A. The utility lines will also require an alignment westward from Gaetz Avenue along a portion of Highway 11A. The underground alignments are required prior to the development of the commercial areas indicated as phase 5 of the plan.

A third main line will be required to service phases 4,5 and 6. This third main line will follow an alignment from 80th Avenue (at Gaetz Avenue) and along Kingston Drive. Expansion of the existing system will be required to complete the phase 1,2 and 3 development. This expansion will include switchgear alignments currently presumed to be required in the northwest and southwest corners of the park/school site and at Kingston Drive, adjacent to the west boundary of phase 5.

It is understood that any changes to the planned phasing of the development may require installation of temporary overhead lines to provide appropriate servicing levels.

Telus has advised that infrastructure for telephone service to the area presently exists on the east side of Gaetz Avenue. Therefore, extending service to the plan area will require extension of the existing infrastructure westward along alignments reserved for collector road right-of-way (ie. Kingston Drive at the north end and Kentwood Drive at the south end of the plan area). Should either of these proposed collector roads be re-aligned, easements will be required to complete the extension of service to the area.

4.5 Natural Gas

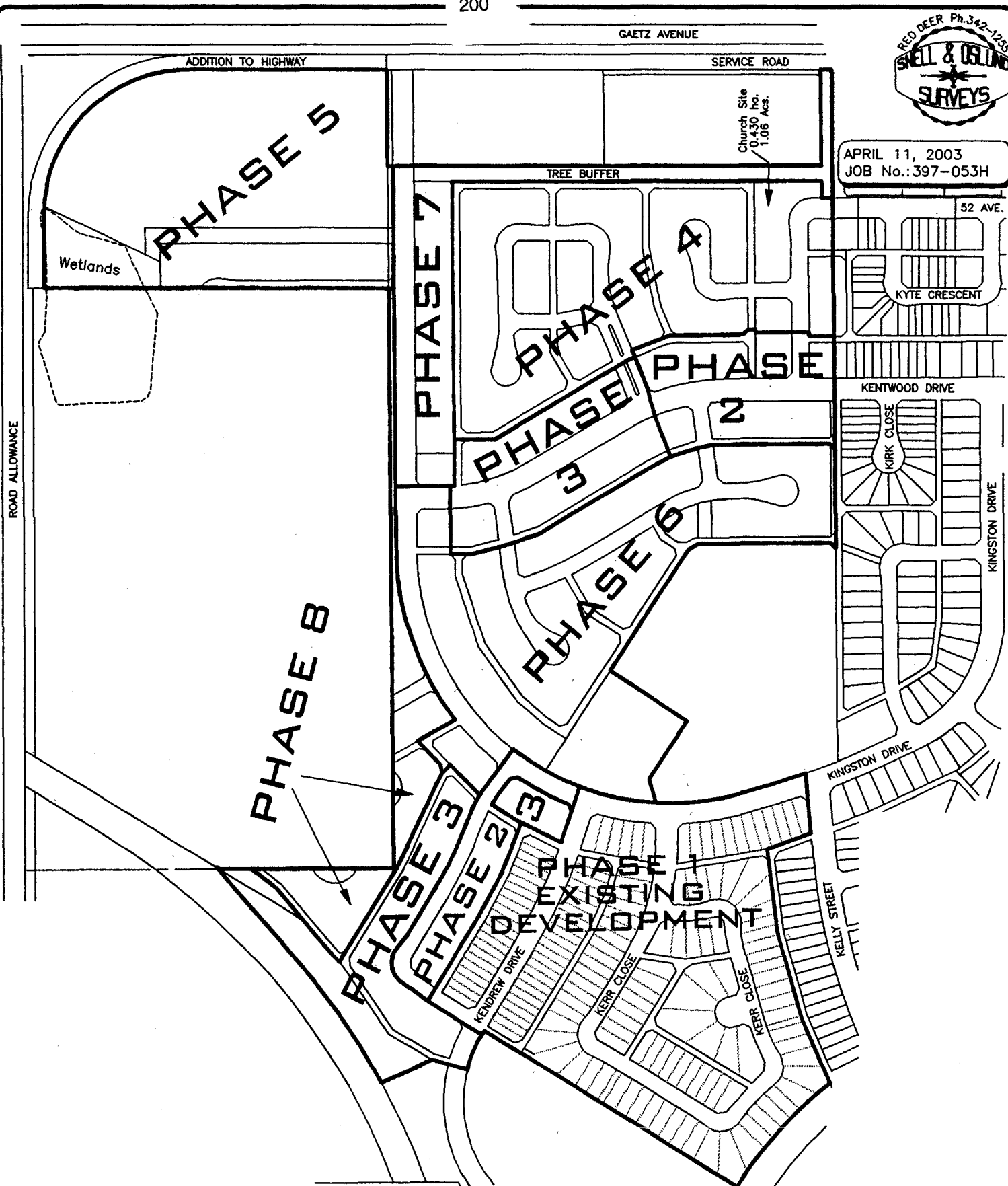
Atco Gas advises that they will be able to service the proposed development by extending their existing distribution facilities.

5.0 Staging and Development

Figure 10 shows the proposed staging of development. The area labeled "Existing Development" has been serviced as of the end of 2002. The location of existing utilities dictates phases of development. Market conditions will influence the actual phasing of later developments.



APRIL 11, 2003
JOB No.: 397-053H

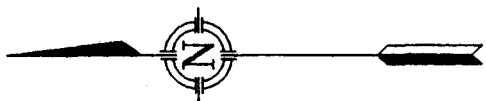


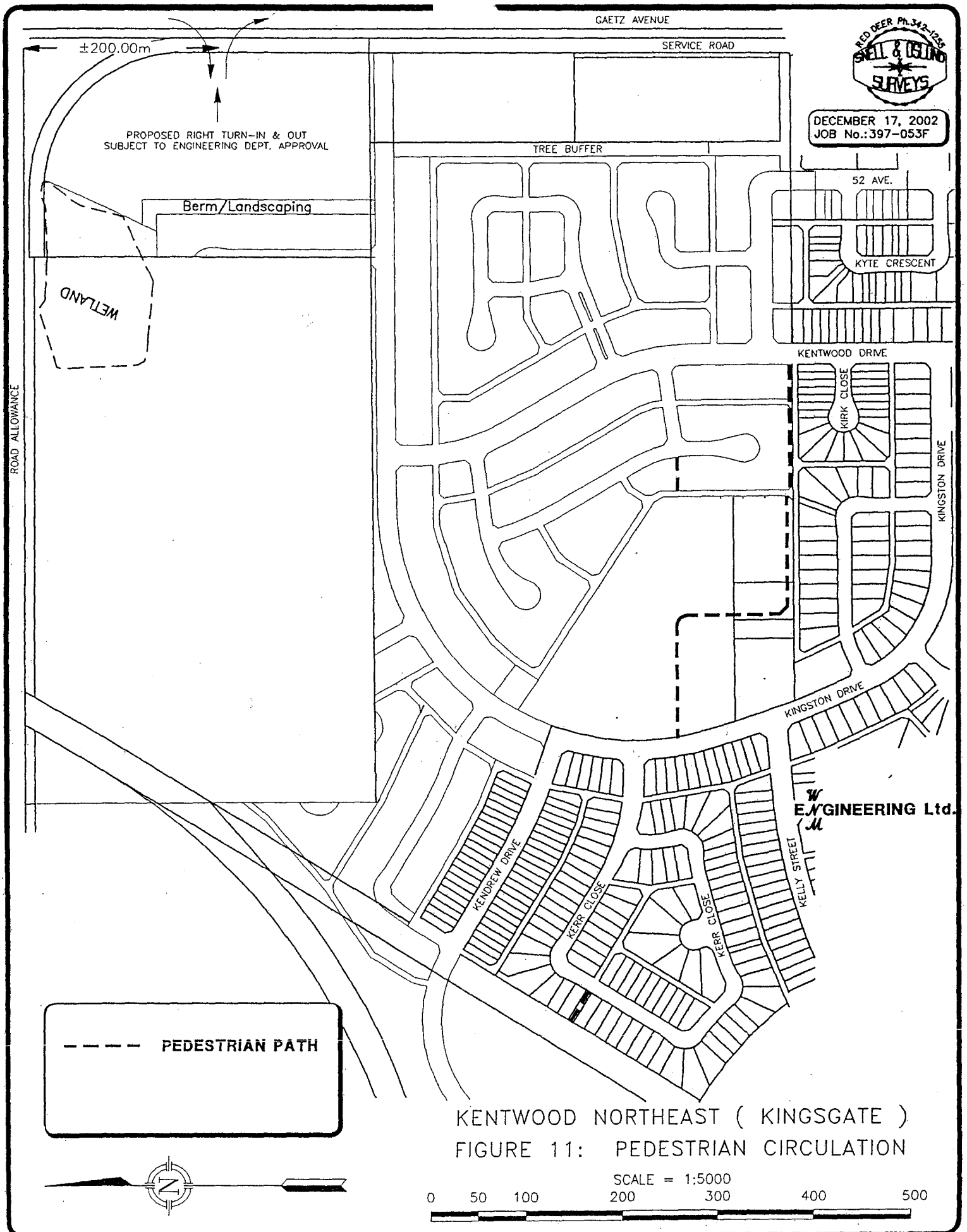
KENTWOOD NORTHEAST (KINGS_GATE)

FIGURE 10: PHASING

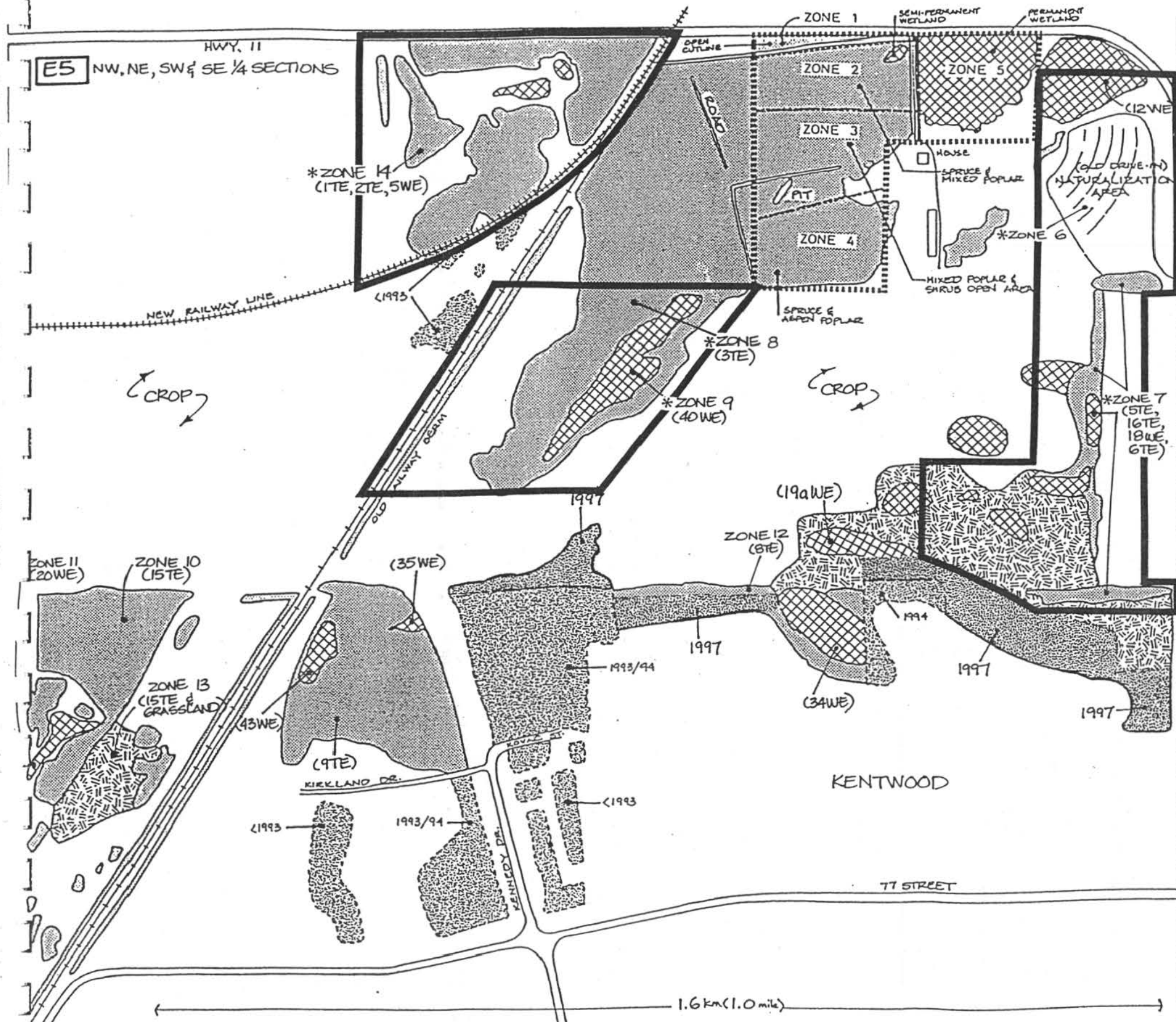
SCALE = 1:5000

0 50 100 200 300 400 500 Metres





APPENDIX A



LEGEND

- TREED HABITAT
- WATER BODIES
- HABITAT AREAS REMOVED TO 1997
- GRASSLAND
- <1993 REMOVED PRIOR TO 1993
- 1994 STUDY ZONE BOUNDARY (REFER TO ATTACHMENT II FOR ZONE INFORMATION)

ZONES & HABITAT SITE NUMBER

- * ZONE 6
- * ZONE 7 (5TE, 6TE, 16TE, 18WE)
- * ZONE 8 (3TE)
- * ZONE 9 (40WE)
- ZONE 10 (15TE)
- ZONE 11 (20WE)
- ZONE 12 (8TE)
- ZONE 13 (15TE)
- * ZONE 14 (1TE, 2TE, 5WE)

cx) E5 - 40WE

GRID MAP SECTION OF LAND HABITAT SITE NUMBER MAPPING CODE

W = WETLAND
T = TREES
E = ECOSPACE

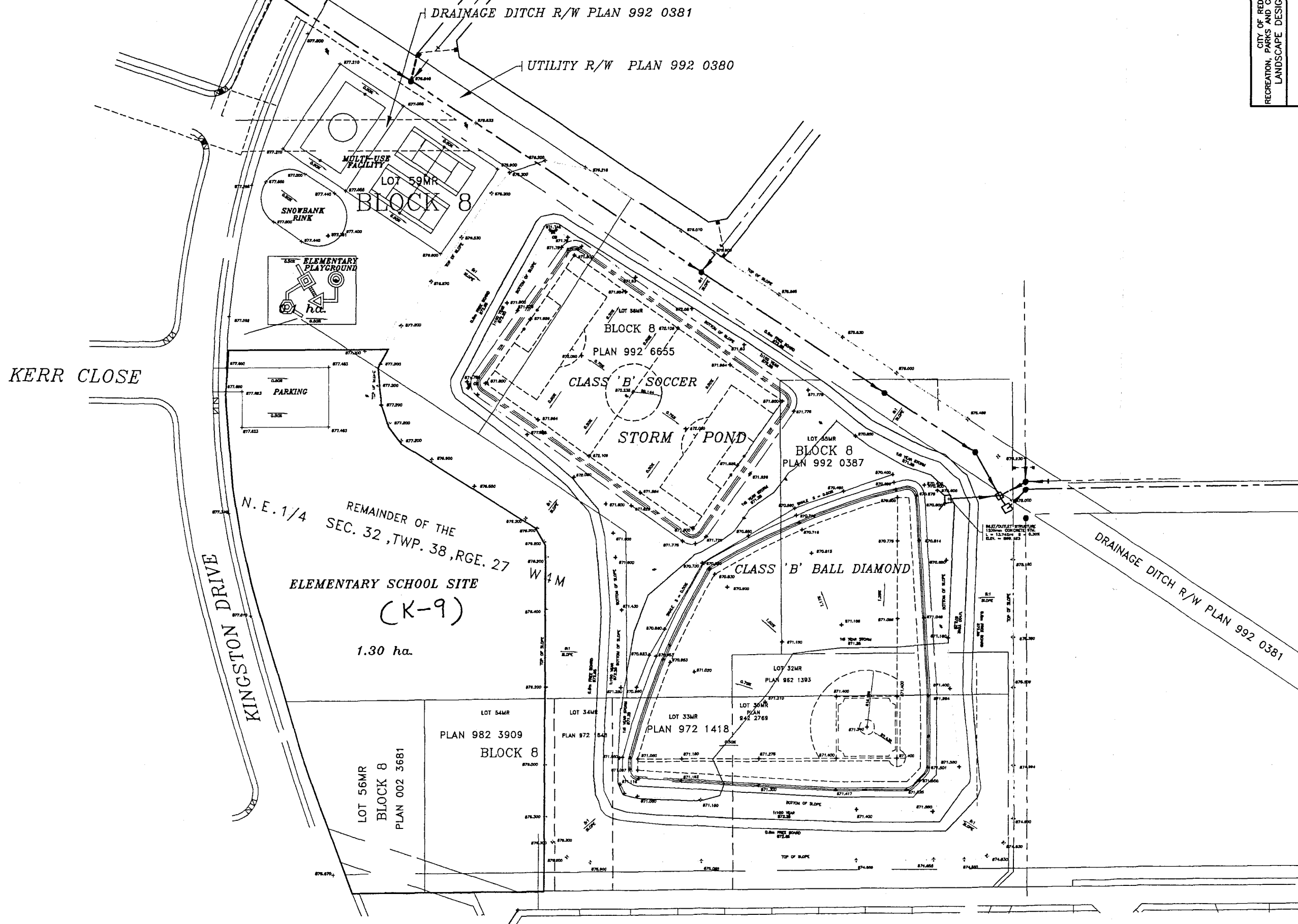
* THESE ZONES REFERRED TO IN REPORT TEXT

— REFERS TO APPROXIMATE BOUNDARIES OF ZONES TO BE PROFILED

↑
NORTH


FIGURE 2
NORTH KENTWOOD NATURAL
(ECOSPACE) AREA

APPENDIX B



CITY OF RED DEER
RECREATION, PARKS AND CULTURE DEPARTMENT
LANDSCAPE DESIGN APPROVAL

RECREATION, PARKS AND CULTURE DEPARTMENT
DESIGNER: _____ DATE: _____

<div>ENGINEERING Ltd. <small>AND ASSOCIATES, ALBERTA</small></div>		DRAWN BY: C. MCNE		DATE: 09/01/22							- PHASE 16 -																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																				</	
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BYLAW NO. 3156/U-2003

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

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

- 1 The "Use District Maps E15, F14 and F15" contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use District Map No. 19/2003 attached hereto and forming part of the bylaw.

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

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

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

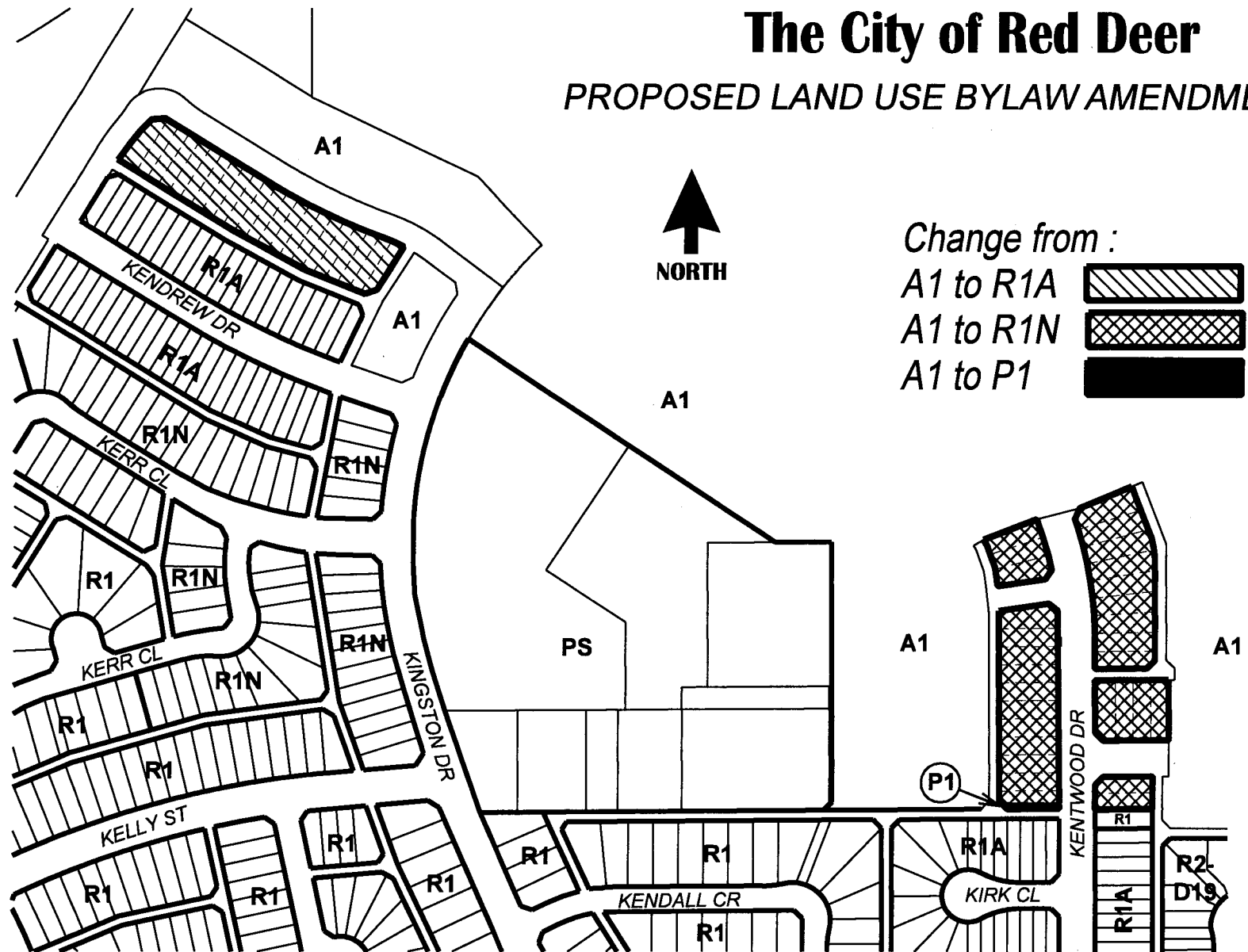
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1A - Residential (Semi-Detached Dwelling)
- R1N - Residential Narrow Lot
- P1 - Parks and Recreation

MAP No. 19/ 2003
BYLAW No. 3156 / U - 2003

BYLAW NO. 3217/H-2003

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

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

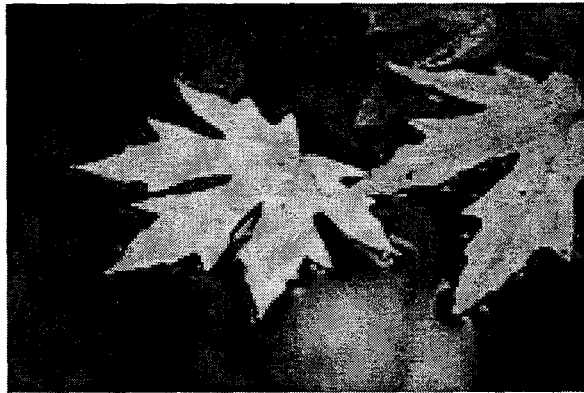
1. Bylaw 3217/98 the Kentwood West Neighbourhood Area Structure Plan, is amended by deleting therefrom the text in its entirety and all maps and replacing these maps and text with the plan text/maps as attached, which form part of the bylaw. The Appendices remain unaffected by this amendment.

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

MAYOR

CITY CLERK

KENTWOOD WEST NEIGHBOURHOOD AREA STRUCTURE PLAN



July 1998

Adopted July 13, 1998

Amended September 2000

Amended June 2003

Prepared by:

**Parkland Community Planning Services
&
City of Red Deer Engineering Services**

KENTWOOD WEST NEIGHBOURHOOD AREA STRUCTURE PLAN

1.0	INTRODUCTION	1
1.1	PURPOSE	1
1.2	BACKGROUND	1
1.3	DEFINITION OF PLAN AREA	2
2.0	SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS	2
2.1	NATURAL FEATURES	2
2.2	EXISTING LAND USES	3
2.3	EXISTING TRANSPORTATION NETWORK AND ACCESS	4
2.4	ENVIRONMENTAL CONSIDERATIONS	4
2.5	SERVICING	4
3.0	DEVELOPMENT OBJECTIVES	4
3.1	DEVELOPMENT OBJECTIVES	4
3.2	DEVELOPMENT PRINCIPLES	5
3.3	DEVELOPMENT CONCEPT	7
3.3.1	NEIGHBOURHOOD STRUCTURE	7
i)	RESIDENTIAL LOW DENSITY DISTRICT (R1)	7
ii)	TWO STOREY RESIDENCES WITH WALKOUT BASEMENTS	7
iii)	RESIDENTIAL NARROW LOT	7
iv)	RESIDENTIAL R1A (SEMI-DETACHED DWELLING)	8
v)	RESIDENTIAL (MEDIUM DENSITY) DISTRICT	8
3.3.2.	DENSITY	8
3.3.3	COMMERCIAL (NEIGHBOURHOOD CONVENIENCE) DISTRICT	9
3.3.4	OPEN SPACE AND PARKS	9
3.3.5	SOCIAL FACILITIES	10
3.3.6	TRANSPORTATION	10
3.3.7	MUNICIPAL RESERVE	11
3.3.8	NEIGHBOURHOOD PARK AND TREED RESERVE PLANS	12
4.0	MUNICIPAL SERVICING	12
4.1	STORM SEWER SYSTEM	12
4.2	SANITARY SEWER SYSTEM	12
4.3	WATER DISTRIBUTION SYSTEM	13
4.4	SHALLOW UTILITIES	13
5.0	STAGING OF DEVELOPMENT	13
	APPENDICES	14
	Appendix A: Kentwood Natural Area – Ecological Profile	
	Appendix B: Kentwood natural Area – native treed area and wetland	
	Appendix C: Neighbourhood School and Park Site Map	

List of Figures**Figure 1: Location Map****Figure 2: Existing Features****Figure 3: Development Concept****Figure 4: Major Drainage****Figure 5: Storm Sewers****Figure 6: Sanitary Sewers****Figure 7: Watermains****Figure 8: Staging**

1.0 INTRODUCTION

1.1 Purpose

The purpose of this Neighbourhood Area Structure Plan is to specify the land use development objectives for the western portion of the Kentwood neighbourhood in the City of Red Deer. This neighbourhood consists of a 55.6 hectare (137.3 acre) site located in the Northwest quadrant of the City at the intersection of Taylor Drive and 77th Street. The Kentwood neighbourhood sits next to existing residential development on the eastern and southern sides, industrial development to the north, and vacant lands to the west.

The site falls within and is subject to the Northwest Major Area Structure Plan (ASP). The Neighbourhood Area Structure Plan presented here is intended to augment the Major Area Structure Plan by identifying the size, location, and type of land uses found in the Kentwood West area as well as the density of these uses. Moreover, the Neighbourhood Area Structure Plan discusses the natural and cultural features of the site and possible environmental hazards. The Neighbourhood Area Structure Plan submits concepts for transportation design and the development of public and social facilities. The Plan also notes the proposed staging of development and servicing specification for the area.

1.2 Background

In 1998, an updated Northwest Major Area Structure Plan was adopted by Council. This plan incorporates and implements the City's new *Ecospace Management Plan*. The updated Major ASP also responds to recent roadway, park, and land use changes, which have occurred within the Northwest Area Plan boundaries. Prior to these most recent amendments, the plan underwent two other revisions in the years since its initial development. In 1980-81 the current Northwest Major ASP started as two separate plans, the Section 19 Area Structure Plan and the original Northwest Area Structure Plan. In 1989 these two plans were consolidated under the revised Northwest Area Structure Plan. In 1992 the plan was again updated in response to new growth, changes in school location, and railway relocation. The current Northwest Major Area Structure Plan allows for diversified residential development between a density of 12.35 units per hectare and 17.3 units per gross hectare. Other land uses highlighted in the plan include commercial,

industrial, public service (school), park, trail, natural reserve, transportation, and service facility uses. The Northwest Major Area Structure Plan is implemented by way of Neighbourhood Area Structure Plans for specific neighbourhoods including, this, the Kentwood West Neighbourhood Area Structure Plan.

1.3 Definition of Plan Area

The Kentwood Neighbourhood Area Structure Plan area is situated in the Northwest section of Red Deer. It refers to the western portion of Section 32, Township 38, Range 27, west of the 4th Meridian. The area covered by this plan is approximately 55.6 hectares (137.3 acres) in size. It is bounded to the north by the CPR line, to the east in part by the existing Kennedy Drive, to the south by 77th Street, and to the west by Taylor Drive. See Figure 1.

The Neighbourhood Area Structure Plan presented here is consistent with the goals and guidelines of the Northwest Area Structure Plan. Its overall objective is to provide a framework and series of guidelines for neighbourhood land use planning, leading to well organized and sustainable subdivision and land use development.

2.0 SITE CONTEXT AND DEVELOPMENT CONSIDERATIONS

2.1 Natural Features

The lands within the proposed Neighbourhood Area Structure Plan area are generally flat with elevations rising from 878.4 metres to 884 metres across the entire site, as shown in Figure 2. The plan site includes areas that are currently cleared and awaiting development, as well as forested tracts, wetland areas, and some previously developed residential properties.

The City of Red Deer's *Ecological Profile of the Kentwood Natural Area* identifies the Kentwood natural area found in the central portion of the Neighbourhood Area Structure Plan. The natural area is recognized as having five environmentally significant zones, as shown in Appendix A. The ecological profile strongly recommends that all five zones within the area be preserved due to their interconnected functioning. These five zones include:

A. *Semi-Permanent Wetland*

The semi-permanent wetland area is situated in the eastern portion of the natural area. It is comprised of a wetland, which receives seasonal surface drainage and acts as a link with the

natural area's larger and more westerly wetland. This zone also fosters several shrub and bush varieties.

B. Balsam Forest

The Balsam Forest zone makes up almost three fourths of the Kentwood natural area. It is comprised of balsam trees, shrubs, wildflowers, berry bushes, and at least one spruce tree. Several bird species have been identified within this zone. Recommendations of the *Ecological Profile of the Kentwood Natural Area* encourage a limited gravel path system be built through this area to provide neighbourhood access but, at the same time, to confine significant impacts.

C. West Wetland

This wetland area is located in the western portion of the natural area. It is made up of a permanent wetland as well as semi-permanent wet to damp areas with seasonal fluctuation. Vegetation in this zone includes willow species, shrubs, and mosses. Recommendations in the *Ecological Profile of the Kentwood Natural Area* cite this wetland as crucial in maintaining balanced ecological functioning and micro-climatic stability within the reserve. The recommendations caution against disturbance to prevent degradation to the overall health of the natural area.

D. Aspen Forest Area

The aspen forest area sits in the northern portion of the Kentwood natural area. It hosts a thriving aspen forest and related shade tolerant species.

E. Fringe Area

Running adjacent to Kennedy Drive on the Northeast side of the natural area, the fringe area is made up of a blend of mixed shrubs, trees, and grasses. Vegetation found in this area is a result of ongoing recovery after successive intrusion by heavy machinery into this portion of the natural area. Several bird species use this zone for nesting and feeding.

A native treed area and wetland are also located in the extreme west portion of the Kentwood West neighbourhood along to 64th Avenue, as presented in Appendix B.

2.2 Existing Land Uses

The subject lands are currently districted as A1 Future Urban Development District. Some portions of the site, that is the southeast corner, have already been developed as residential with some low density dwellings as well as a church previously constructed. Remaining lands are currently vacant. The proposed natural reserve is forested.

2.3 Existing Transportation Network and Access

Existing access to the site is provided by the arterial roads of 77th Street and Taylor Drive and by Kennedy Drive, a collector road.

2.4 Environmental Considerations

A Level 1 Environmental Site Assessment was completed by UMA Engineering Ltd. and submitted to the City of Red Deer on April 30, 1998 under separate cover. The assessment indicated that there is no evidence nearby industrial or related activities have resulted in contamination of Kentwood West. The assessment does state, however, that based on the proximity of industrial uses, there is ongoing potential in the Kentwood area for environmental impact. No spills, control orders, or underground storage tanks are on record with either the City of Red Deer or with Alberta Environmental Protection. As regards Kentwood West, no mitigation activities are required nor recommended by the assessment. Further investigation is encouraged to monitor the impact of nearby industrial activities and to study the migration of contamination in nearby quarter sections.

In 1999, a noise assessment study was completed for the portions of the Kentwood West neighbourhood in closest proximity to the industrial uses in Edgar Industrial Park and adjacent to the rail line. This study is available under separate cover. The recommendations of this study have been thoroughly reviewed by the developer and the City of Red Deer. Implementation measures for noise attenuation have been agreed to.

2.5 Servicing

The site can be fully serviced with water, sewer, and storm water utilities.

3.0 DEVELOPMENT OBJECTIVES

In keeping with City policies, and based on the unique characteristics of the Kentwood West site, a Neighbourhood Area Structure Plan has been prepared for the subject properties. It contains information pertaining to: development objectives, proposed land use, density, open space, transportation, servicing, and development staging.

3.1 Development Objectives

The main objectives of the Neighbourhood Area Structure Plan are:

- i) to develop a plan consistent with the general goals and intent of the Northwest Major Area Structure Plan,
- ii) to provide a framework for the delivery of a high quality and comprehensively planned residential neighbourhood; a neighbourhood which integrates built land uses, park and open space, a natural reserve, community facilities, and collector and local roadways,
- iii) to protect and synthesize the natural features of the area in a manner which is both environmentally sustainable and developmentally feasible,
- iv) to arrange for plan implementation in an efficient and well staged manner and to set out a plan with the adaptability to respond to changes in market conditions.

The Neighbourhood Area Structure Plan is based largely on the cluster concept, meaning the proposed development groups areas of housing through the use of a curvilinear roadway pattern.

3.2 Development Principles

Building upon these objectives, several development principles guide the designation of the various land uses proposed within the Kentwood West area:

Residential

- i) Facilitate a diversity of housing types including low and medium density development to meet the needs and preferences of the community and to meet municipal standards.
- ii) Identify proposed residential area zoning and secure ease of implementation and compatibility of lot sizes and housing forms within the Neighbourhood Area Structure Plan and with regard to existing residential development to the east of the subject site.
- iii) Set out densities compatible with effective provision of educational, recreational, and municipal service facilities including public transit.
- iv) Encourage development that makes the best use of natural and cultural features in the area including, but not limited to, the treed natural reserve, park space, and recreational trails.

Commercial

- i) Fulfill local convenience shopping and service needs through the provision of a neighbourhood commercial site, while allowing major shopping and service demands to continue to be met by City centre and City Centre West commercial, regional and district shopping centres, and major arterial commercial districts found in other areas of the City.

Transportation

- i) Address transportation needs of residents travelling to, from, and throughout the neighbourhood area in a safe, logical, and efficient manner. Consider the hierarchy of modes of transportation to be present in the neighbourhood such as pedestrian, bicycle, public transit, and private vehicle.

Parks and Open Space

- i) Preserve and harmonize the Kentwood natural area and its unique features into the neighbourhood's park-open space system to meet the demands of both ecological sustainability and resident recreational use.
- ii) Incorporate neighbourhood parks within the Kentwood Neighbourhood Area Structure Plan as well as open space linkages to meet the recreational and leisure demands of area residents. These parks may include playing fields, trails, some hard surface play areas, children's playgrounds, and community shelters.
- iii) Design and designate trail systems through the neighbourhood school and park sites, natural reserve area, and utility easements for use by pedestrians and cyclists. These trails are to meet criteria for safety and ease of movement by all users.

Social Facilities

- i) Designate sites for a social care and a church facility in suitable locations within the Neighbourhood Area Structure Plan. These sites are to meet the requirements of the *Community Services Master Plan*.

3.3 Development Concept

The development concept for this plan has been prepared to respond to current residential land requirements within the City of Red Deer and at the same time to address anticipated market trends, see Figure 3. In doing so, this plan has also attempted to direct development in such a way as to enhance the natural features of the site, allowing the character of the community to reflect the unique ecosystem amenities located in the area. The Plan has been developed in conformity with the goals and objectives described in Section 3.0 of the Northwest Major Area Structure Plan.

3.3.1 Neighbourhood Structure

The Kentwood West Neighbourhood Area Structure Plan prescribes a strategically designed neighbourhood, which promotes a mix of housing options and opportunities. The bulk of land within the Neighbourhood Area Structure Plan is designated for residential development. This development combines a blend of low and medium density dwelling units including single family, semi-detached, and multiple family. The proposed zoning in the eastern section of the plan area has been designated in a similar manner as that of the previously constructed, abutting neighbourhood. This designation is made to ensure continuity of character and a smooth transition to the newer housing developments.

i) Residential Low Density District (R1)

Low density single detached housing, under the R1 designation has been generally located through out the neighbourhood in an effort to allow for free access to neighbourhood parks, the natural reserve, recreational trails, commercial development, the school site, and the variety of other amenities found in the neighbourhood.

ii) Two Storey Residences with Walkout Basements

A portion of the R1 area, which borders on the natural treed reserve, has been proposed to allow two storey residences with walkout basements.

iii) Residential Narrow Lot

Residential single family narrow lot homes will be located on approximately seven lots near the Kent Street / Kendrew Drive intersection. As shown on Figure 3, the alternate use of the social

care site, should it not be developed for social care or day care use, will be residential narrow lot development.

iv) *Residential R1A (Semi-Detached Dwelling)*

The R1A semi-detached dwellings are to be located within the Neighbourhood Area Structure Plan area in small clusters. In particular, semi-detached housing is provided in the southwestern corner of the neighbourhood, adjacent to 77th Street and Taylor Drive.

v) *Residential (Medium Density) District*

In the Neighbourhood Area Structure Plan, a 5.75 hectare (14.2 acre) block of medium density residential is suggested for the northwest corner of the neighbourhood. The existing Taylor Drive and the proposed collector provide traffic access. This medium density housing block is situated within close proximity to the local commercial site and the social care site. It is also adjacent to both the school/neighbourhood park and to the bicycle-pedestrian trails system traversing the neighbourhood. This site may accommodate a mix of medium density housing units including a condominium development or a blend of townhouses or other style medium density dwellings.

A second block of potential multiple family housing has been proposed in the south end of the Kentwood West Neighbourhood Area Structure Plan along 77th Street, a collector roadway. It is currently proposed as an alternate land use should a church not be constructed on this property.

3.3.2. *Density*

Due to the preservation of the major stand of trees within the Kentwood West area, the residential density of this Neighbourhood Area Structure Plan will be low in comparison with other parts of the City. The Neighbourhood Area Structure Plan can accommodate approximately 135 to 165 multi-attached units, approximately 50 semi-detached units, approximately 10 single detached residential narrow lots, and approximately 300 single-family lots. Calculating the above units with the Bylaw standard of 3.4 persons/unit for single detached, 3.3 persons/unit for semi-detached unit, and 3.0 persons/multi-attached unit, the total expected population would be approximately 1567 persons or 28 persons per hectare. This density is well within the design density of 45 persons per hectare. The alternative use of the church site as multi-family units is included within this calculation, in the event that a church is not developed.

However, should the site be developed as a church the overall density of the neighbourhood will be reduced.

3.3.3 Commercial (Neighbourhood Convenience) District

A 0.24 hectare (0.59 acre) commercially zoned site is proposed within the Neighbourhood Area Structure Plan. Referred to as neighbourhood convenience, this site is expected to serve local residents in the Kentwood West neighbourhood. Permitted uses on this site may include merchandise sales, rental sales, or services as defined in the City's by-law, and intended for sale/trade to the residents of the local neighbourhood only. Under the C3 Commercial District guidelines, and based on the actual site, a maximum of approximately 800 square metres (8,611.4 square feet) of gross leaseable floor space can be accommodated in this location.

3.3.4 Open Space and Parks

The proposed park and open space system includes a neighbourhood park/school site, a large treed natural area, neighbourhood parkettes, and linear open space areas.

i) Neighbourhood Park/School Site

A 4.19 hectare (10.35 acre) neighbourhood park combined with the area's school site is proposed in the northeast segment of the Neighbourhood Area Structure Plan area. This site will join with the treed reserve to the south through a trail system effectively creating a large linked central green space. The site makes use of the 0.35 hectare (0.86 acre) public utility lot located in this area. The school site is designated as a Catholic School, to accommodate students in kindergarten to grade 9. In order to effectively design the school and related parking facilities, and to best serve the needs of the neighbourhood, the recreational amenities planned as part of the overall school/park site design may require minor re-alignments as development progresses.

ii) Natural Treed Reserve

Considered an exceptional feature within this neighbourhood, the approximately 6.9 hectare (17.11 acre) treed reserve is positioned in what will be the core of the Kentwood West community. Contiguous to Kennedy Drive, this reserve is comprised of permanent and semi-permanent wetlands, balsam forest, aspen forest, and mixed shrubs and grass areas. It is home to several species of flora and fauna. The northern portion of this reserve is to be left in a natural state. Shale pathways may be added to the reserve to make the site available to local residents for passive recreational use and to link the reserve with the school site. The wetland in the north east area of the treed reserve will function as a minor unconstructed detention pond facility.

iii) Neighbourhood Parkettes

Neighbourhood parkette area is also located in Kentwood West. Parkettes are intended to provide green tract/recreational space to residents. In Kentwood West the parkettes will incorporate natural features in their overall design, including the mature tract of trees preserved in the neighbourhood's southwest parkette.

iv) Linear Open Space

A 2.15 hectare (5.31 acre) east-west linear open space berm provides buffering between the residential housing proposed within this plan and existing industrial developments located to the north of the Kentwood West neighbourhood. This open space berm will be a low maintenance area, to be planted with native grasses, trees, and shrubbery. It will not be maintained to the same standard as the City's typical neighbourhood parks or school/park sites. Because of the noise and safety concerns relating to the proximity of these industrial uses particularly to the proposed residential and school site development abutting these lands, noise abatement studies have been undertaken and implementation of recommended mitigation techniques is underway.

3.3.5 Social Facilities

With regard to social facilities proposed for this Neighbourhood Area Structure Plan area, a 0.157 hectare (0.39 acre) social care site is designated in the north central portion of the neighbourhood. The site is situated along a main collector roadway for ease of access. A 1.62 hectare (4.0 acre) church site is designated at the intersection of 77th Street and the neighbourhood collector road (Kendrew Drive). The alternate use of this site is multi-family units. A further, a 1.26 hectare (3.12 acre) church site (existing) is located at the corner of Kennedy Drive and 77th Street. Both sites provide convenient access to the church building via a main arterial road and limits the amount of additional traffic travelling through the neighbourhood.

3.3.6 Transportation

A hierarchical system of roads is proposed for the Kentwood West Neighbourhood Area Structure Plan area to provide safe, convenient, and reliable access for residents as well as others travelling within the neighbourhood.

i) Arterial Roadways

The Neighbourhood Area Structure Plan area is bound on two sides by existing arterial roadways, namely Taylor Drive and 77th Street.

ii) Collector Roadways

In addition to arterial roadways, the Neighbourhood Area Structure Plan area contains a series of collector roadways; including Kennedy Drive, a proposed, as yet, unnamed roadway in the centre of the plan area, and a collector running eastwards from Taylor Drive and the west side of the school site. The collector road adjacent to the school site will provide a bus drop-off and pick-up lane built to City of Red Deer Transit standards. It is critical that this lane be able to accommodate three buses in order to safely provide transportation and busing services to the area school children.

iii) Local Roadways

The system of local roadways provides access to the individual lots throughout the Kentwood West community.

iv) Laneways

The neighbourhood has been planned with the majority of lots backing onto laneways, the only exceptions being those lots with rear yards adjoining park/open space.

v) Bicycle and Pedestrian Paths

Specific bicycle/pedestrian paths have been identified within Kentwood West, including those which will run along the eastern side of Taylor Drive, the West side of Kennedy Drive, and the south side of Kent Street. This latter trail will be located within the municipal reserve area that will include both Level I and II landscape design. Bicycle-pedestrian pathways are proposed through the school site as well as the treed reserve.

Planning and implementation of the overall trail/pathway system will occur with consideration of the input and opinions of future Kentwood West residents as well as the natural theme of the neighbourhood.

3.3.7 Municipal Reserve

The municipal reserve dedication for this Neighbourhood Area Structure Plan is unique and somewhat complex. The dedication is approximately as follows:

Treed reserve	6.92 ha
School Site	3.84 ha
Sound berm for railway	2.15 ha
Local parkettes	0.20 ha
Total	13.11 ha

The majority of this reserve is being acquired through deferred reserve caveats from the Industrial Park to the west; this means that additional reserve will be added to this neighbourhood over and above the normal 10% dedication required through the Municipal Government Act.

3.3.8 Neighbourhood Park and Treed Reserve Plans

The Neighbourhood Park and Treed Reserve are expected to provide several amenities to area residents, including various playing fields, playgrounds, a multi-use pad, a hockey rink, sliding hills, and shelters. These features are depicted in Appendix C.

4.0 MUNICIPAL SERVICING

The proposed municipal servicing design reflects the natural features of the Kentwood West area and responds to the need for effective and efficient service delivery.

4.1 Storm Sewer System

Based on the size of the proposed development and on the topography of the area, three storm water detention ponds will be required to service the neighbourhood. The first of the three ponds is located in the northern portion of the Neighbourhood Area Structure Plan area in the utility lot adjacent to the neighbourhood school site. This pond is being designed with an option to expand into the park/school sports field site should additional capacity be required. The second pond is located in the southwestern area of the plan next to Taylor Drive. The third, a minor unconstructed detention pond facility, will make use of the current wetland area found in the north east area of the natural treed reserve. The exact volume of the storm water detention ponds will be determined during actual construction phases. Major Drainage is depicted in Figure 4 and Storm Sewers are illustrated in Figure 5.

4.2 Sanitary Sewer System

The sanitary sewer system that is required to service the Kentwood West area is a direct extension of the existing main sanitary sewer system trunks running along the existing Kennedy Drive and 77th Street at the intersection to Kennedy Drive. Figure 6 illustrates the sanitary service lines and future proposed trunks.

4.3 Water Distribution System

The water distribution system required to service the Kentwood West area is a direct extension of the existing water distribution system trunks running along Kennedy Drive and Taylor Drive, and those currently in place in the utility lots in the north portions of the plan area. Figure 7 illustrates the conceptual design for watermain, existing trunks, and proposed water servicing.

4.4 Shallow Utilities

Shallow utility providers, namely the City's Electric Light and Power Department, the telephone, cable, and natural gas companies, have been contacted regarding servicing to the Kentwood West area.

The developer needs to be aware that an aerial power line exists within the Stage 6 area and will require relocation in conjunction with the development/sale of this land. Relocation would cost approximately \$35,000 in year 2000 dollars.

There is a lack of adequate telephone servicing for the remaining staging of Kentwood West. An additional temporary cable, at the developer's cost, is required (including removal costs). The developer is to contact Telus to discuss further.



For the other shallow utilities there is adequate capacity to provide servicing in the general area.

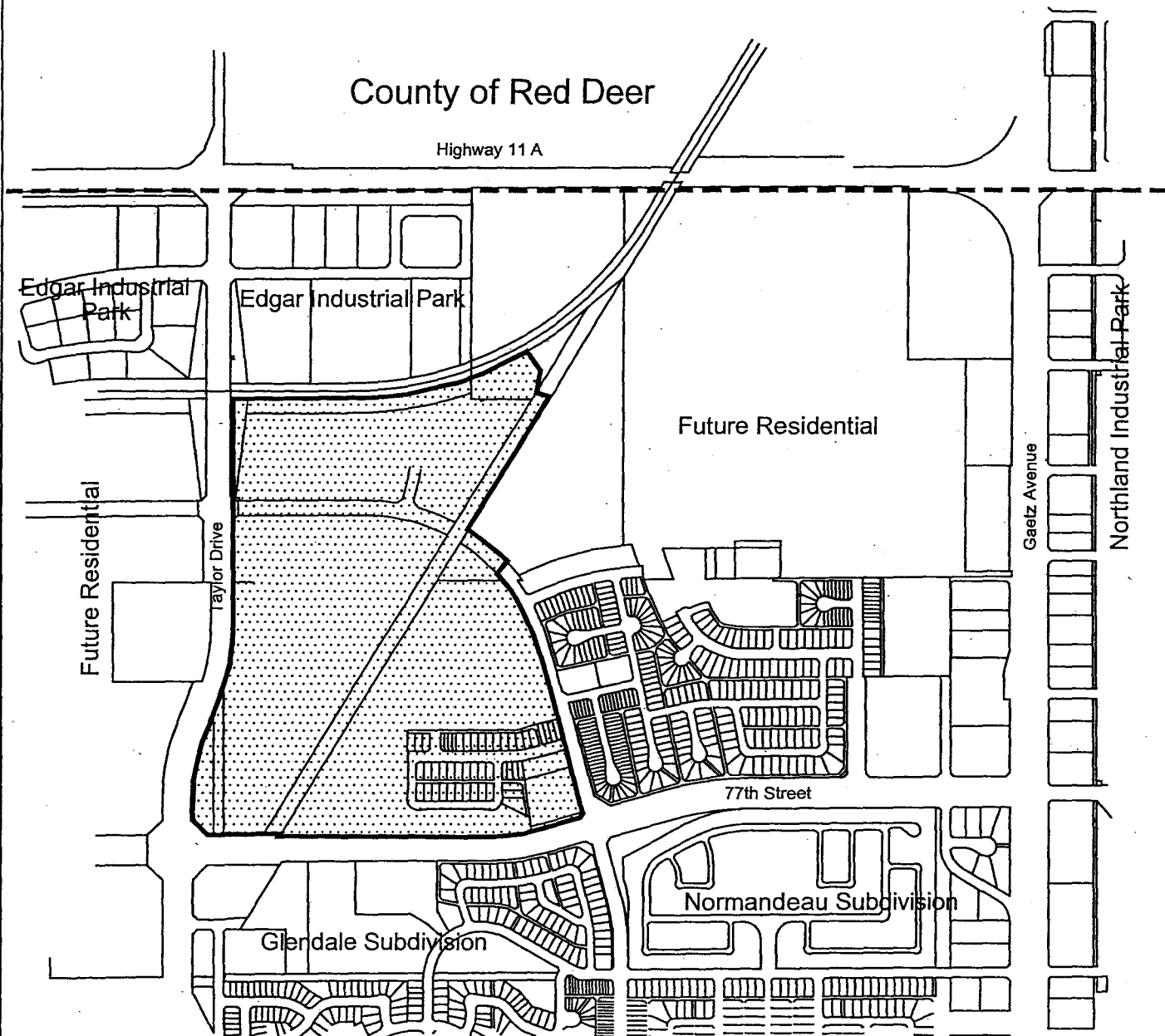
5.0 STAGING OF DEVELOPMENT

Figure 8 illustrates the anticipated development staging. The location of utilities dictates the order of inaugural phases, with the portions of the neighbourhood abutting the treed reserve and school site in the first phase. Market conditions may be expected to influence the actual staging of subsequent development.

Kentwood West Neighbourhood Area Structure Plan

Fig. 1 - Location Map

-  NASP Boundary
-  City Boundary



Prepared by: RD Engineering Department & PCPS






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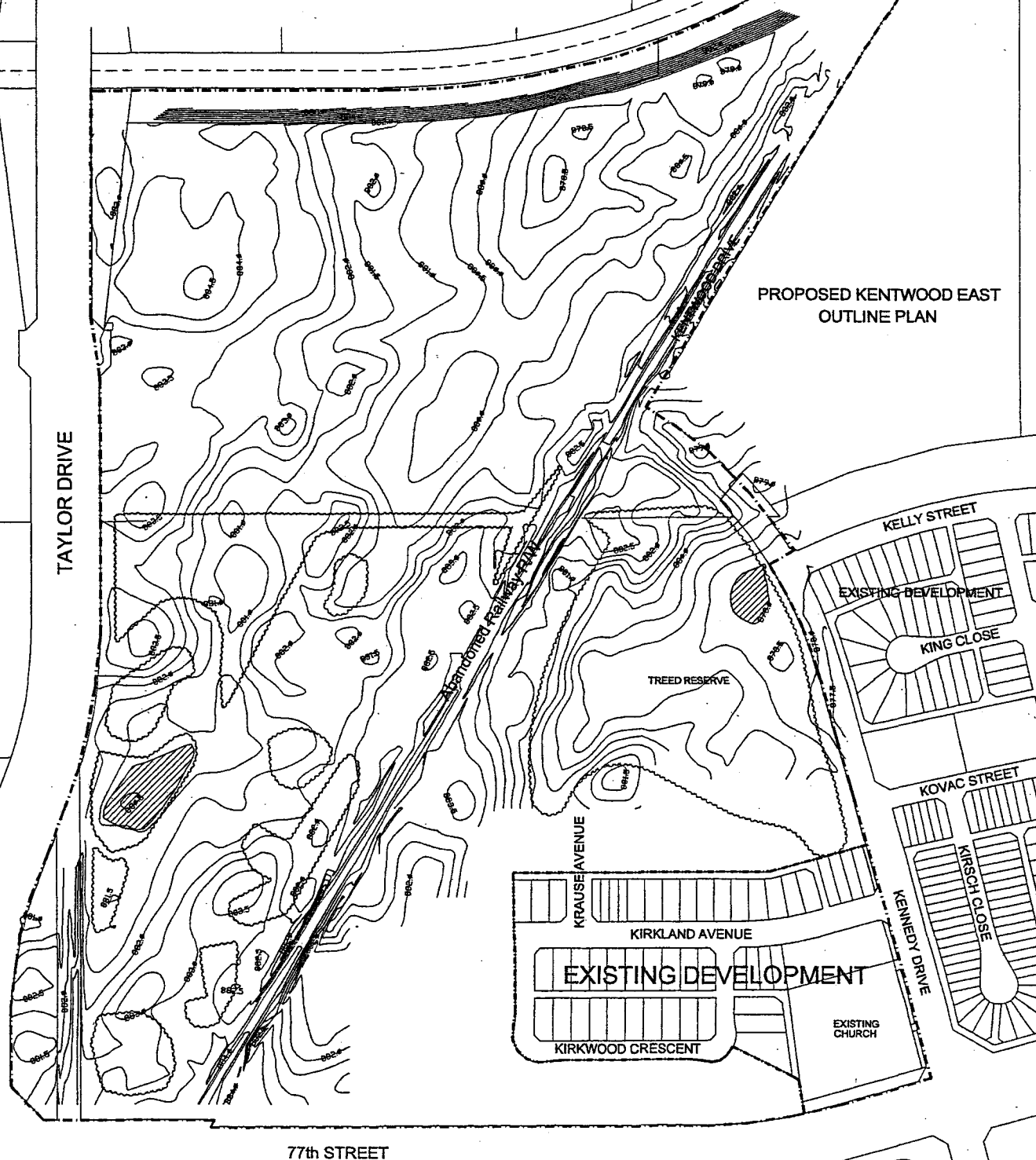
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Kentwood West Neighbourhood Area Structure Plan










Fig. 2 - Existing Features

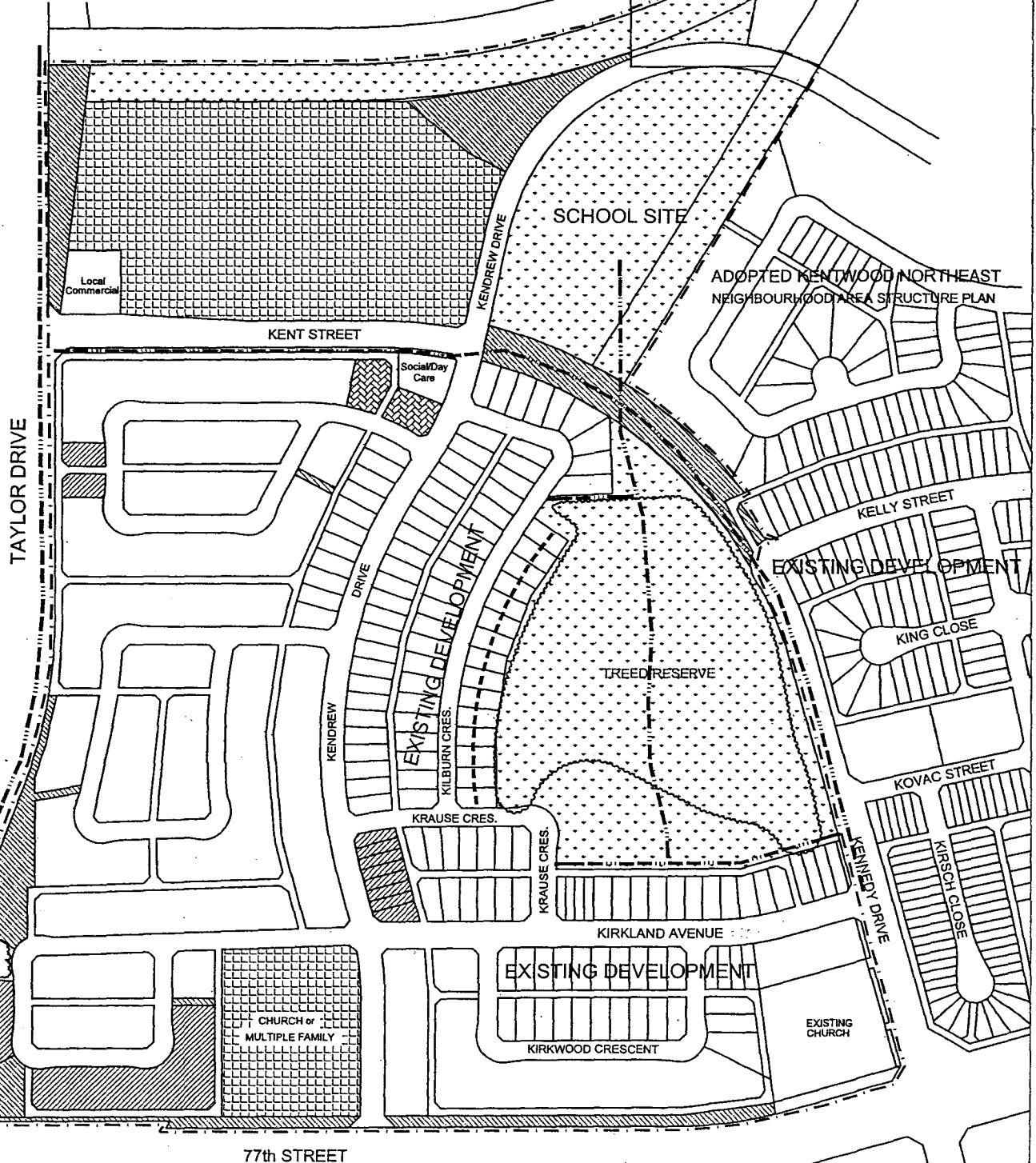
-  NASP Boundary
-  Abandoned Railway R/W
-  Seasonal Wetland
-  Treeline
-  Contours After Topsoil Has Been Removed



Kentwood West Neighbourhood Area Structure Plan





Figure 3 - Proposed Land Use

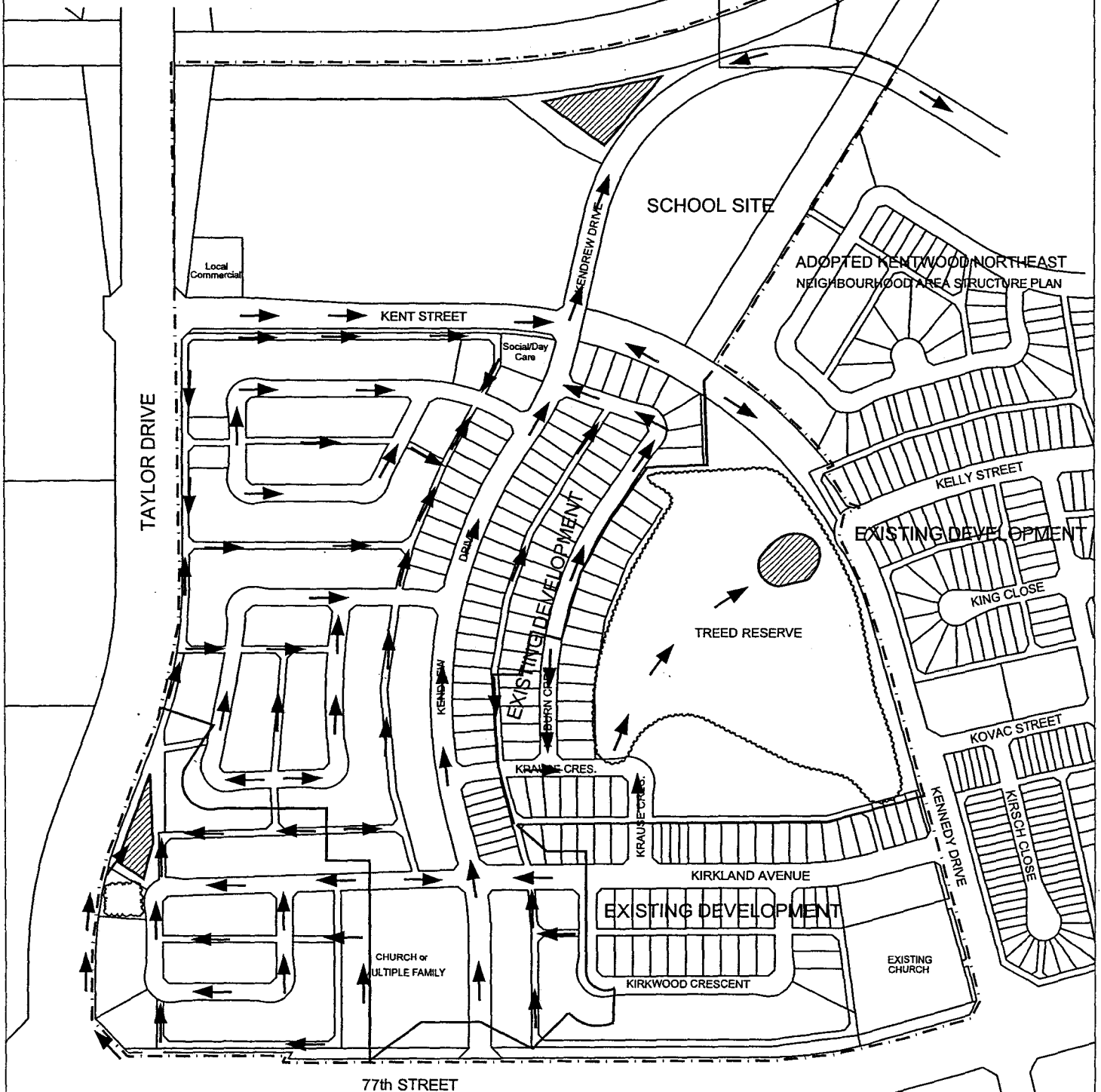
- | | | | | | |
|---|--|---|----------------------------|--|--------------------|
|  | NASP Plan Boundary |  | Medium Density Residential |  | Public utility lot |
|  | Single Family Residential |  | Narrow Single Family | | |
|  | Semi-Detached Residential |  | Parks and Recreation | | |
|  | Two Storey Residences With Walkout Basements Permitted |  | Pedestrian/Bike Trails | | |



Kentwood West Neighbourhood Area Structure Plan





Figure 4 - Major Drainage

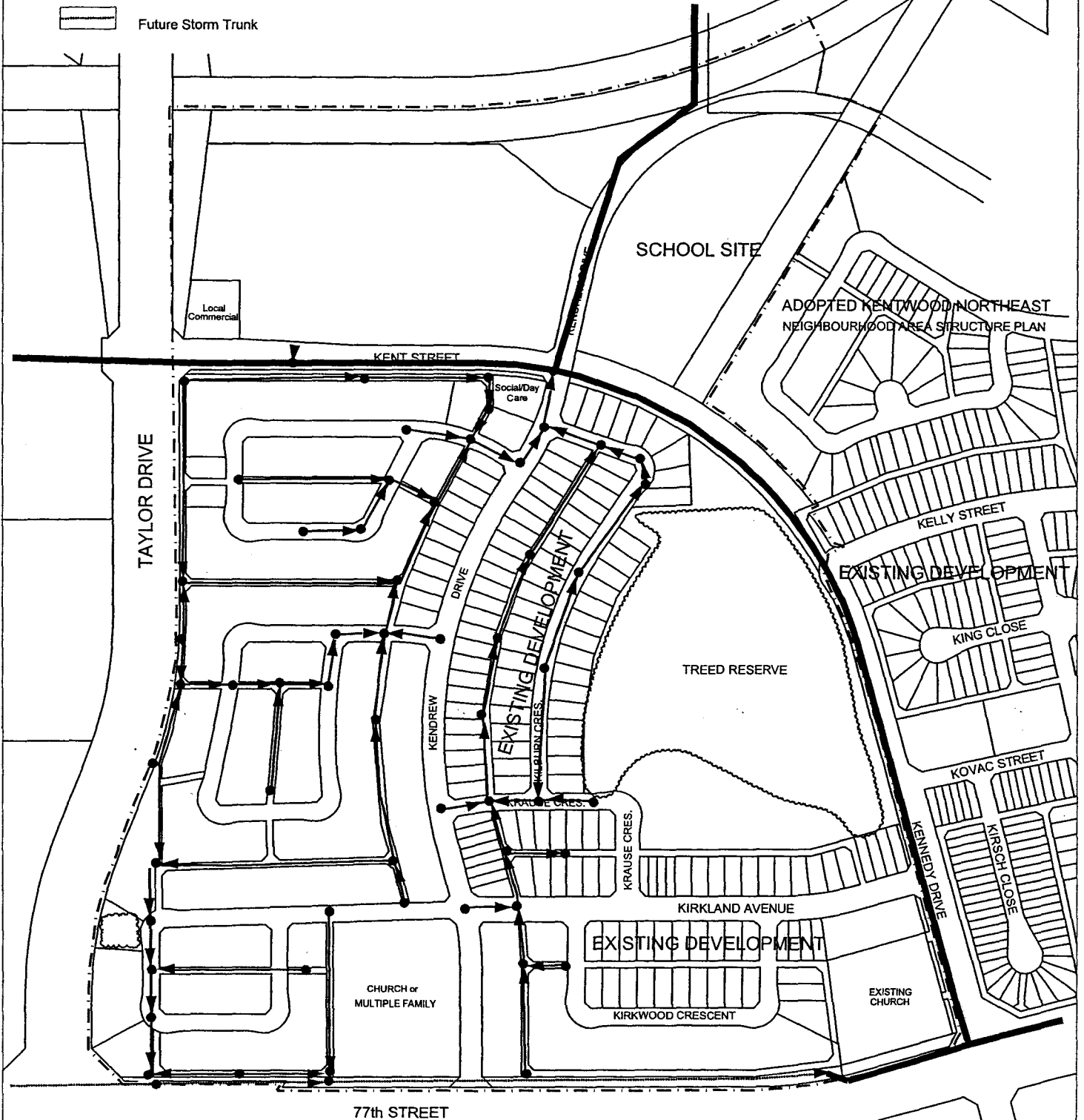
-  NASP Plan Boundary
-  Direction of Flow
-  Boundary of Catchment Area
-  Storm Detention Ponds



Kentwood West Neighbourhood Area Structure Plan





Figure 5 - Storm Sewers

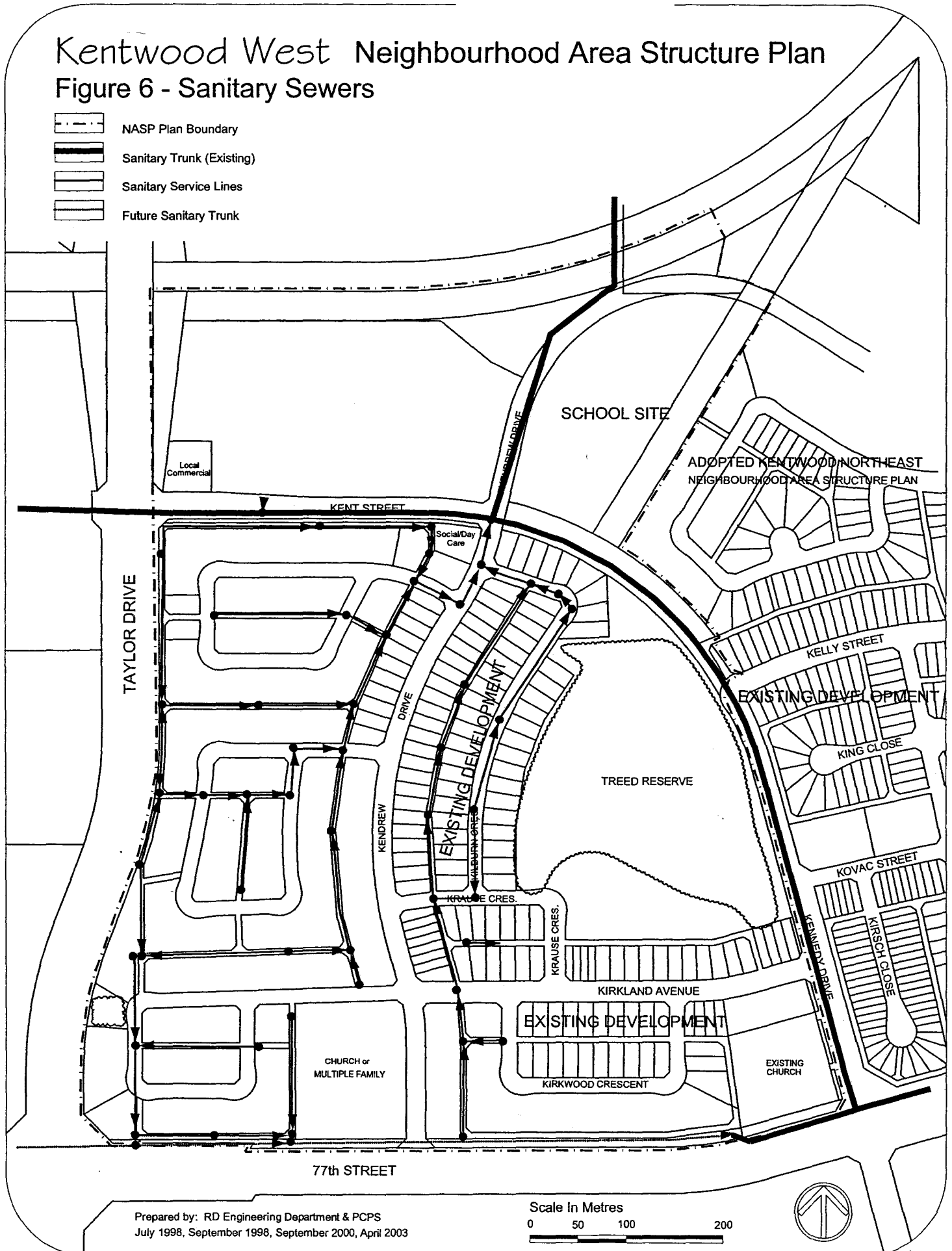
-  NASP Plan Boundary
-  Storm Trunk (Existing)
-  Storm Sewers
-  Future Storm Trunk



Kentwood West Neighbourhood Area Structure Plan







Figure 6 - Sanitary Sewers

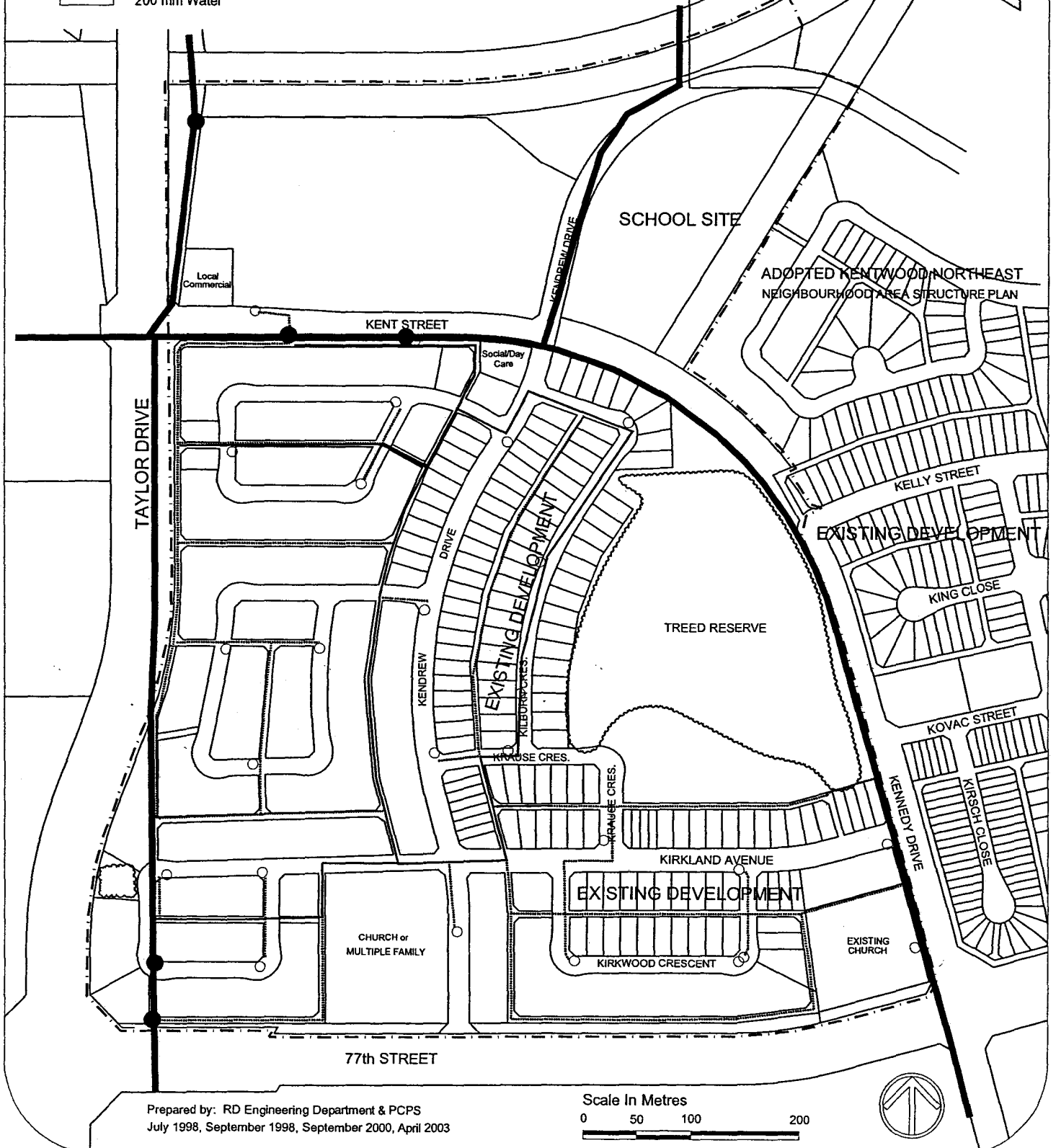
-  NASP Plan Boundary
-  Sanitary Trunk (Existing)
-  Sanitary Service Lines
-  Future Sanitary Trunk



Kentwood West Neighbourhood Area Structure Plan



Figure 7 - Watermains

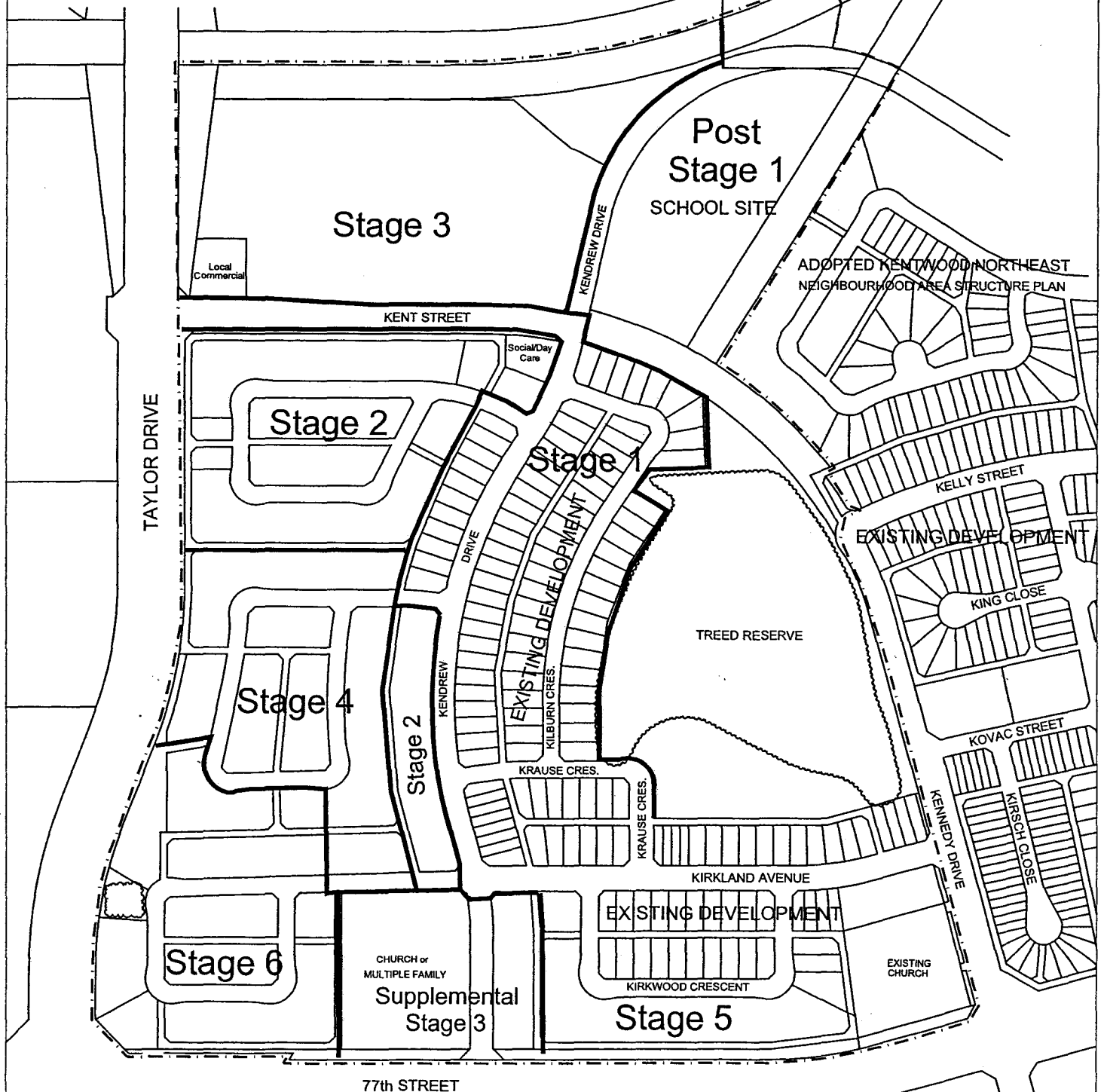
- | | | | |
|---|-----------------------|---|------------------------|
|  | NASP Plan Boundary |  | Hydrants |
|  | Existing Water Trunks |  | Tie To Existing Trunks |
|  | 150 mm Water | | |
|  | 200 mm Water | | |



Kentwood West Neighbourhood Area Structure Plan

Figure 8 - Staging

-  NASP Plan Boundary
 Staging Boundary
5 Staging Number



Item No. 9

BYLAW NO. 3156/W-2003

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

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

- 1 The “Use District Map G5” contained in “Schedule B” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 20/2003 attached hereto and forming part of the bylaw.

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

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

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

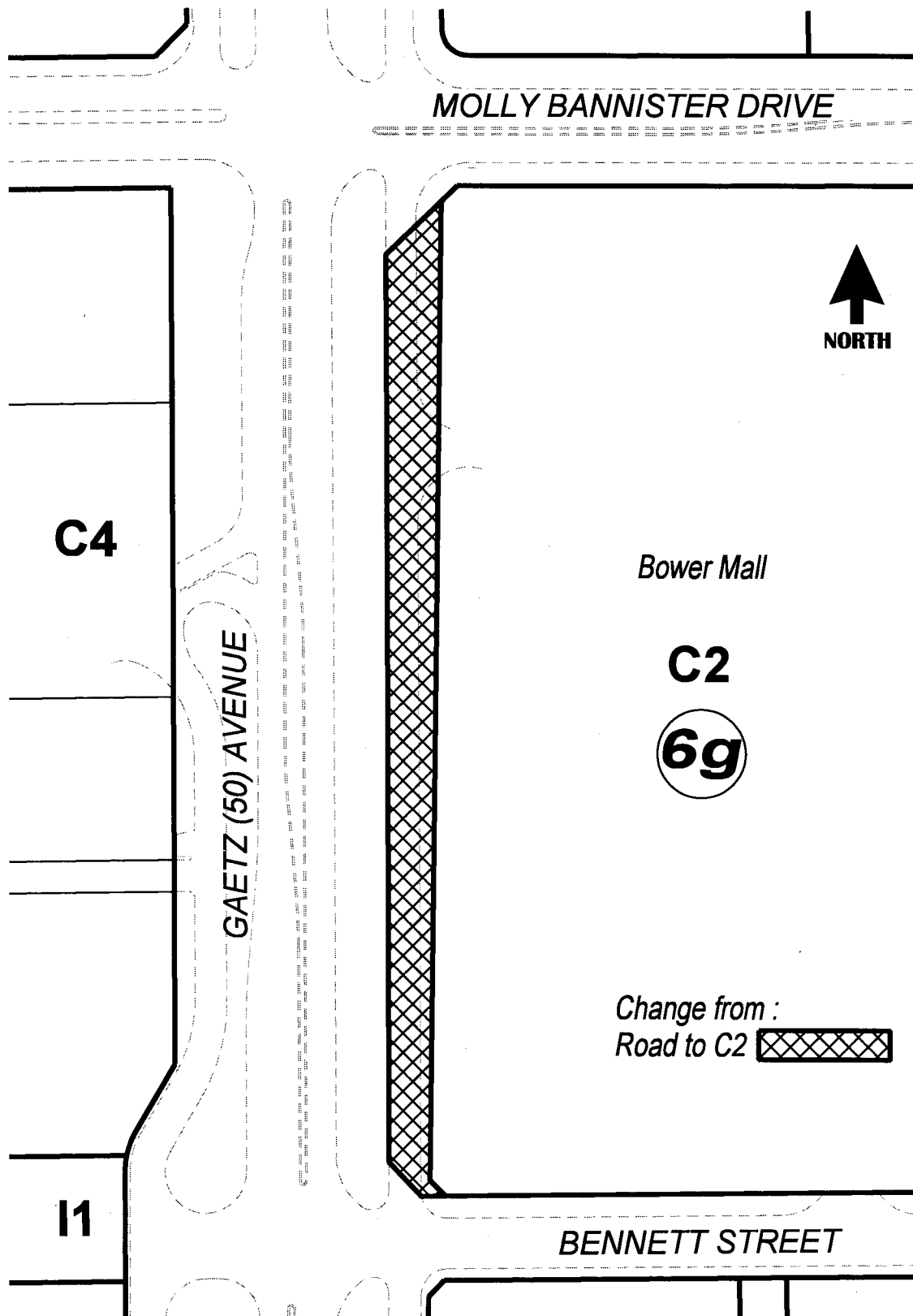
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2003.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

C2 - Commercial (Regional & District Shopping Centre)

MAP No. 20 / 2003

BYLAW No. 3156 / W - 2003

Item No. 11

BYLAW 3282/A-2003

Being a bylaw to amend Bylaw No. 3282/2001, the Taxi Business Bylaw of The City of Red Deer.

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

Bylaw No. 3282/2001 is hereby amended by:

- 1 Removing reference to collecting Social Insurance Numbers by deleting Section 4 (2) (b) and Section 29 (1) (c).
- 2 Deleting Subsections (b) and (c) of Schedule "B", Section 1 and replacing them with the following new Subsections:
 - "1 (b) \$0.10 for each additional 75 metres or portion thereof;
 - (c) waiting time – no charge for the first three minutes; thereafter, \$32.47 per hour, based on the proportion of the time during which the taxi waited, calculated at \$0.10 per 11.08 seconds."
- 3 This Bylaw shall come into effect October 1, 2003.

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

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3316/2003

Being a bylaw to close portions 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 Service Road, Plan 782 1624 lying within Plan
_____."

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

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

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

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

MAYOR

CITY CLERK