

ADDITIONAL A G E N D A



FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN

THE COUNCIL CHAMBERS, CITY HALL

*MONDAY, June 1, 2009*

COMMENCING AT 3:00 P.M.



(1) **REPORTS**

- (1) Land Services Specialist and Parkland Community Planning Services – *Re:*

*a) Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009*

..1

(Consideration of First Reading)

*b) Land Use Bylaw Amendment 3357/S-2009/Lots 2 and 2A, Plan 625NY and Lot 3, Plan 3839 HW including the north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue contained within plans 3839HW and 625NY/ Located at 3902, 3906, and 3908, 50<sup>th</sup> Avenue including the north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue/ Proposed Land Use Bylaw Exception to provide for a Ronald McDonald House Facility*

..5

(Consideration of First Reading)

**(2) BYLAWS**

- |     |  |     |
|-----|--|-----|
| (1) | <b>3428/2009</b> – Road Closure Bylaw – Ronald McDonald House  | ..1 |
|     | (1 <sup>st</sup> Reading)  | ..8 |
|     |  |     |
| (2) | <b>3357/S-2009</b> – Land Use Bylaw Amendment – Ronald McDonald House as a permitted use and rezoning to R2 Residential Medium Density District with exception | ..5 |
|     | (1 <sup>st</sup> Reading)  | ..9 |



# Memo

Date: May 22, 2009

To: Elaine Vincent, Legislative and Administrative Services Manager

From: Liz Soley, Land Services Specialist

Re: **Ronald McDonald House Central Alberta**  
**Sale of an Unconstructed Lane Along West Boundary of 3902, 3906 and**  
**3908 – 50<sup>th</sup> Ave**

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## Background:

Ronald McDonald House Central Alberta has submitted a proposal to develop a new three story facility in close proximity to the hospital to offer affordable and compassionate housing to families of patients in our hospital. The application to add a site specific exemption to the R2 District is detailed in the report from Parkland Community Planning Services as part of this same Council agenda.

## Ronald McDonald House Central Alberta:

For years Ronald McDonald House has been a hospice to families needing a place to stay while their children are in the hospital. We know what a fabulous opportunity it is to welcome one into our community. This project would provide a safe and compassionate home away from home for visitors to our City.

## Financial Implications:

This opportunity for the City to dispose of an unconstructed lane, while being subject to Council approval, will be of no direct cost to the City.

Subject to adjustments based on the land area determined by legal survey, the sale would result in \$130,000 to \$140,000 being delivered from the Capital Project Reserve to Right of Way Reserve.

Ronald McDonald House Central Alberta has asked to purchase 2,473.97 sq. ft. or 229.84 sq. m, more or less, unconstructed lane for \$1.00 and consolidate it with their adjacent property (Lots 2, 2A of Plan 625NY and Lot 3 Plan 3839HW) as shown as Area A on the attached plan. The fair market value for the lands in this area has been determined to be between \$50.00 and \$60.00 per square foot based on the review of recent values of surrounding lands.

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## Council Report – Ronald McDonald House

Ronald McDonald House Central Alberta would be responsible for all associated costs for surveys, consolidation, advertising, road closure and rezoning for the project site. Clients would also have to enter into a Development Agreement with the City and receive approval from the Municipal Planning Commission. Any development requirements or improvements as outlined in PCPS's report would be the responsibility of the Developer such as the relocation of internal services, service connection charges, levies, etc. Therefore, any City Council approvals should be conditional of the proposed development receiving approval for a Development Permit.

If Council chooses to approved this conditional sale of land equal to the value of the net road area and the funding from the Capital Projects Reserve, we would protect our interest with a clause in the purchase agreement that the project must remain as a Ronald McDonald House for a period of not less than 25 years otherwise the City's conditional sale of land would become repayable. The City's Land Department would also file a caveat or charge on the title protecting our interest.

### Recommendation:

That City Council approves the unconstructed lane closure and sale directly behind 3902, 3906 and 3908 – 50 Avenue consisting 2,473.97 ft2. more or less, to Ronald McDonald House Central Alberta as a conditional sale of land at nominal value, subject to the following conditions:

1. The purchase price to be \$50.00 to \$60.00 ft2 with the final purchase price to be adjusted upon legal survey.
2. Consolidation by plan of subdivision of the disposed lane behind Lots 2 & 2A, Plan 625NY and Lot 3 Plan 3839HW.
3. All costs associated with advertising, legal survey, legal subdivision and consolidation to be the responsibility of the purchaser.
4. The net proceeds of the sale to be credited to the Road Right of Way Reserve from the Capital Project Reserve.
5. City Council approval for the rezoning of the portion of lane to be rezoned to R2 in conjunction with PCPS application.
6. City Council approval for the disposal of unconstructed lane described as:  
*"All that portion of lane within Plans 625NY and 3839HW that lies immediately adjacent to the most westerly boundaries of Lots 2 and 2A, Plan 625NY and Lot 3, Plan 3839HW".*
7. Project to remain as "Ronald McDonald House" until 2035 otherwise the City grant becomes repayable
8. Right of way agreement satisfactory to Engineering Services for 39 Street Right of way
9. A caveat or charge to be placed on the lands to protect the City's interest.
10. Land Sale Agreement satisfactory to the City Solicitor.



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Council Report – Ronald McDonald House



Liz Soley  
Land Services Specialist



Rick Elm  
Land Coordinator

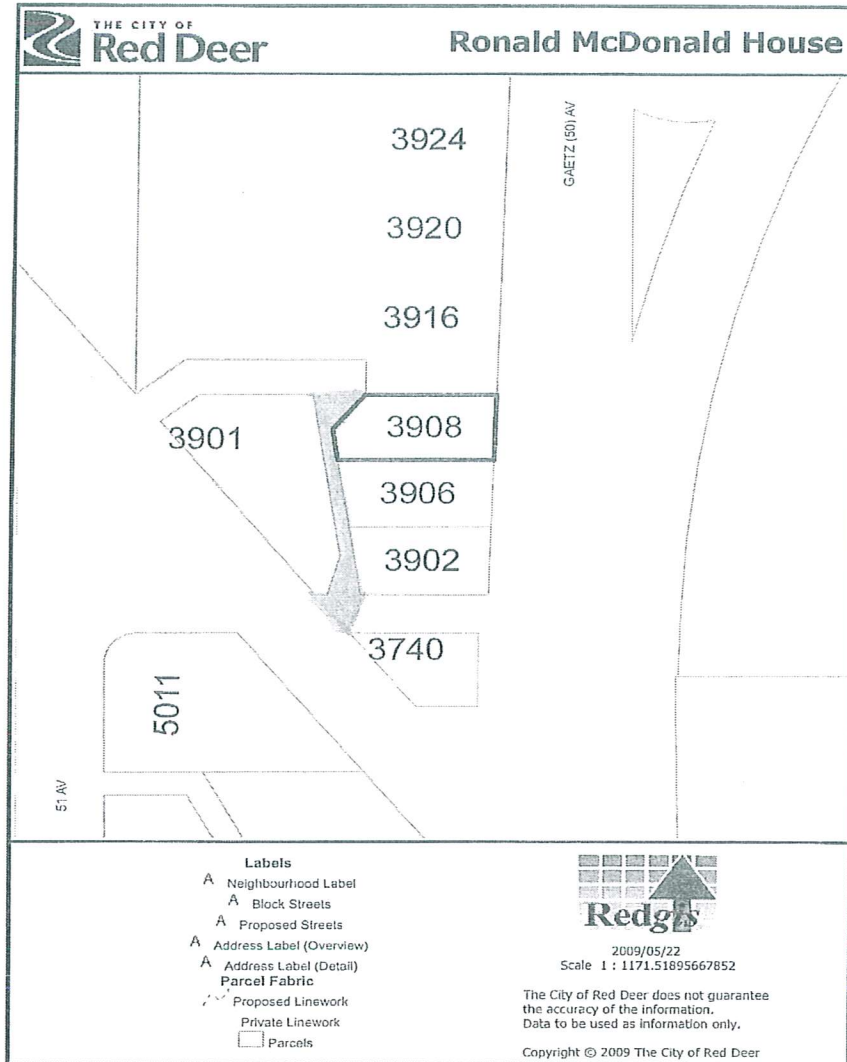
Attach

- c. Colleen Jensen, Director of Community Services (SMT)
- Paul Goranson, Director of Development Services (SMT)
- Lorraine Poth, Director of Corporate Services (SMT)
- Frank Colosimo, Engineering Services Manager (SMT)
- Marge Wray, Personnel Manager (SMT)
- Nancy Hackett, City Planning Manager – PCPS
- Haley Horvath, Planner – PCPS

## SCHEDULE A

Print

Page 1 of 1





**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

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**To: Elaine Vincent, Manager of Legislative and Administrative Services**

**From: Haley Horvath, Planner**

**Date: May 22, 2009**

**Re: Land Use Bylaw Amendment No. 3357/S-2009**

**Lots 2 and 2A, Plan 625 NY and Lot 3, Plan 3839 HW including the north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue contained within plans 3839HW and 625 NY.**

**Located at 3902, 3906, and 3908, 50<sup>th</sup> Avenue including the north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue**

**Proposed Land Use Bylaw Exception to provide for a Ronald McDonald House Facility**

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**Background**

An application was made to Parkland Community Planning Services to amend the current Land Use Bylaw to allow a site specific exception for a Ronald McDonald House facility. Ronald McDonald House facilities are built to provide a safe, compassionate, and affordable temporary home away from home for out of town families who have a child receiving treatment in a hospital. Typically the facilities are located in close proximity to the hospital to make travel between the two locations as convenient as possible. As such, the subject site, located at 3902, 3906, and 3908, 50<sup>th</sup> Avenue including the north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue contained within plans 3839HW and 625 NY, has been chosen in part due to its close proximity to the Red Deer Regional Hospital.

The proposed Ronald McDonald House facility will have the capacity to accommodate approximately 10 families, each with their own private suite including a private bathroom. The facility will also have a number of common areas including, a play room, family room, quiet areas and a shared kitchen facility. Parking for the facility (for families staying at the house and for staff) will be provided underground with visitor parking located above ground.

Ronald McDonald House is applying for an exception to the Land Use Bylaw because the proposed facility does not fit within any of the uses listed in the Land Use Bylaw. Although the facility appears to be similar in nature to a multiple family building, it does not contain any dwelling units as per the definition in the Land Use Bylaw. The facility will not contain any dwelling units because, rather than serving as a permanent place of residence like a multi-



**Legislative and Administrative Services Manager**  
**Land Use Bylaw Amendment 3357/S-2009**  
**Page 2 of 5**

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family building, the proposed Ronald MacDonald House suites are intended for temporary accommodation.

Currently, two of the subject lots are vacant while the third lot contains an older home. The undeveloped lane that is proposed to form part of this site must first be closed prior to any change to its zoning. Further to the report from the Land and Economic Development Department, which appears elsewhere on this agenda, the intent is to then consolidate the closed portion of the lane with the three adjacent parcels.

The properties directly adjacent to the subject site contain mostly multiple family buildings with one single family home remaining directly south of the 39<sup>th</sup> Street right of way. The rest of the surrounding area contains a mix of different land use designations but is predominately zoned R2 and R3. The Red Deer Regional Hospital is also located a very short distance away which was a key consideration in choosing this particular site. Other benefits of the chosen location are the number of commercial sites and the Greyhound bus depot located within walking distance of the proposed facility.

**Public Meeting**

A public meeting was held on May 12, 2009 at the Capri Hotel and Conference Centre. Notices were sent to surrounding landowners within a 100 m radius. The meeting was well attended by City staff and Ronald McDonald House representatives however only 5 members of the public attended. Two of the individuals who attended came to support the Ronald McDonald House project because they had used the facility in Calgary for a period of time and felt it would be a wonderful addition for Red Deer. Overall everyone at the meeting seemed very excited about and supportive of the project. Comment sheets were distributed at the meeting but none were returned to PCPS.

**Planning Analysis**

The proposed Land Use Bylaw Amendment complies with the Municipal Development Plan (MDP) and Greater Downtown Action Plan (GDAP).

**Municipal Development Plan**

*"Uses and development near and adjacent the hospital should be managed to avoid the creation of conflicts with the hospital or to place limitations on future operations and expansion of the existing hospital." Policy 15.5.*

The proposed Ronald McDonald House facility is complimentary to the daily operation and services provided by the hospital and would not interfere with it in any way.

The Generalized Land Use Concept in the MDP shows this site as residential. Although Ronald McDonald House Facilities do not contain dwelling units as per the Land Use Bylaw definition, they do provide temporary residential accommodations and function in some similar ways to a multiple family building.

**Greater Downtown Action Plan**

**Legislative and Administrative Services Manager**  
**Land Use Bylaw Amendment 3357/S-2009**  
**Page 3 of 5**

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The subject sites fall just within the southern boundary of the Greater Downtown Action Plan. The GDAP identifies three priority districts called Historic Downtown, Riverlands, and Railyards. The remainder of the downtown, including the subject site, is envisioned as evolving slowly while retaining its current character and configuration. The plan does not set out any specific direction for this site.

City of Red Deer Land Use Bylaw 3357/2006

PCPS is of the opinion that the proposed use meets the intent of the R2 district:

*"The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan."* Section 4.4 City of Red Deer Land Use Bylaw 3357/2006.

However, a proposed exception will allow for a Ronald McDonald House facility as a permitted use on the subject site. Due to the difficult configuration of this site and its location within an escarpment area, the development regulations will be need to be determined on a site specific basis by the Development Authority to allow for some flexibility in the design of the site.

**Recommendation**

It is the recommendation from Parkland Community Planning Services that Council of the City of Red Deer, subject to first reading of the applicable road closure bylaw, proceed with first reading of Land Use Bylaw Amendment No. 3357/S-2009.

Respectfully Submitted,

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Haley Horvath, ACP, MCIP  
Planner

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Nancy Hackett, ACP, MCIP  
City Planning Manager

Attachments:  
Bylaw No. 3357/S-2009  
Proposed Amendment to Land Use Bylaw Map



**BYLAW NO. 3428/2009**

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

All that portion of lane within Plans 625NY and 3839HW that lies immediately adjacent to the most westerly boundaries of Lots 2 and 2A, Plan 625NY and Lot 3, Plan 3839HW containing 2,473.97 ft<sup>2</sup> (229.84 m<sup>2</sup>) more or less.

READ A FIRST TIME IN OPEN COUNCIL this	day of	2009.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2009.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2009.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2009.

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MAYOR

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CITY CLERK

**BYLAW NO. 3357/ S-2009**

Being a Bylaw to amend Bylaw No. 3357/2006, 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 New sub-section 8.22 (1) (d) (ix) is added as follows:

“(ix) A Ronald McDonald House facility, allowed as a permitted use, on:

(1) Lots 2 and 2A, Plan 625 NY (3902 and 3906-50<sup>th</sup> Avenue); and

(2) Lot 3, Plan 3839 HW (3908-50<sup>th</sup> Avenue); and

(3) The north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue contained within plans 3839HW and 625 NY.

(4) Subject to all development regulations being determined by the Development Authority. The regulations in the R2 District shall not be applicable in this use.

2 The “Land Use District Map L14” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 10/2009 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2009.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2009.

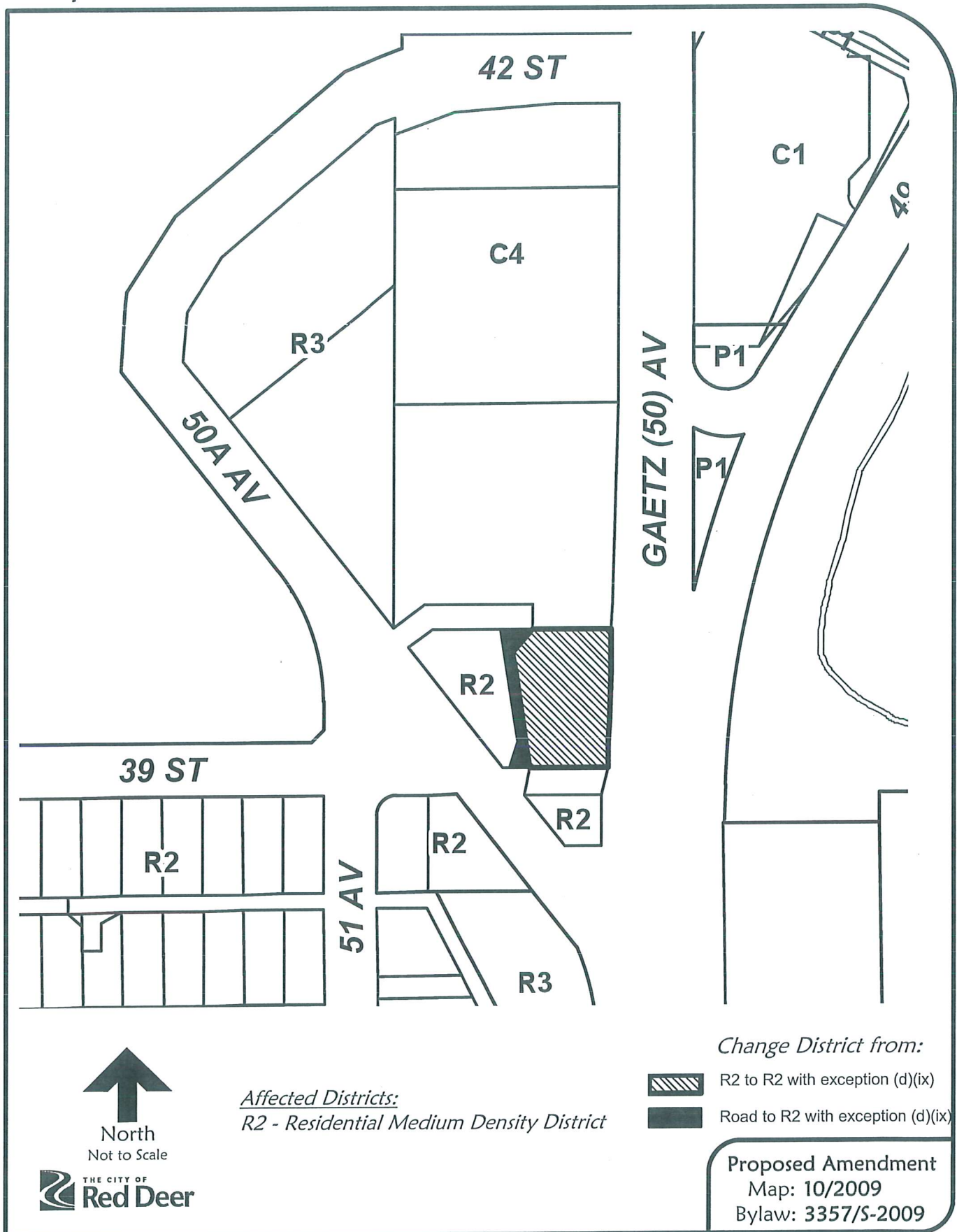
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MAYOR

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

# Proposed Amendment to Land Use Bylaw 3357/2006





Legislative & Administrative Services

Council Decision – June 1, 2009

**FILE COPY**

**DATE:** June 2, 2009

**TO:** Liz Soley, Land Services Specialist  
Haley Horvath, Parkland Community Planning Services

**FROM:** Elaine Vincent, Legislative & Administrative Services Manager

**SUBJECT:** Ronald McDonald House Central Alberta – Sale of Unconstructed Land  
along West Boundary of 3902, 3906 and 3908 50 Avenue /  
Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009  
Proposed Land Use Bylaw Exception to provide for a  
Ronald McDonald House Facility

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**Reference Report:**

Land Services Specialist, dated May 22, 2009.

Parkland Community Planning Services, dated May 22, 2009.

**Resolution:**

*"Resolved* that Council of the City of Red Deer after considering the report from the Land Services Specialist dated May 22, 2009 Re: Ronald McDonald House Central Alberta - Sale of an Unconstructed Lane Along West Boundary of 3902, 3906 and 3908 – 50 Ave., hereby approves the sale of a portion of unconstructed lane directly behind 3902, 3906 and 3908 – 50 Avenue consisting of 2,473.97 ft<sup>2</sup>, more or less, to Ronald McDonald House Central Alberta (the "Society") subject to the following conditions:

1. Enactment of a Road Closure Bylaw;
  2. Approval of an amendment to the Land Use Bylaw to rezone the closed road to R-2
  3. The terms of the sale shall be set out in an agreement satisfactory to the City Solicitor, and It shall provide for the following:
    - (a) The consideration to be \$1.00.
    - (b) The lands sold shall be consolidated with Lots 2 & 2A, Plan 625NY and Lot 3 Plan 3839HW.
- I All costs associated with advertising, legal survey, legal subdivision and consolidation to be the responsibility of the purchaser.

- (d) The development on 3902, 3906 and 3908 - 50 Avenue shall remain as "Ronald McDonald House" until 2035, failing which the Society shall pay to The City the sum of \$136,070 plus interest at 5 per cent for each year of use that the Ronald McDonald House has been in operation, and such obligation shall be protected by a charge on the title to the lands.

4. The sum of \$136,070 shall be credited to the Road Right of Way Reserve from the Capital Project Reserve."

MOTION CARRIED

*Report Back to Council:* Yes – June 29, 2009

***Bylaw Readings:***

Road Closure Bylaw 3428/2009 and Land Use Bylaw Amendment 3357/S-2009 received first readings at the Monday June 1, 2009 Council Meeting.

*Report Back to Council:* Yes – Monday June 29, 2009.

***Comments/Further Action:***

A Public Hearing will be held on Monday June 29, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting. This office will now proceed with advertising Land Use Bylaw Amendment 3357/S-2009 and Road Closure Bylaw 3428/2009. Land Use Bylaw Amendment 3357/S-2009 is required to allow site specific exception for a Ronald McDonald House. Typically this facility is located in close proximity to a Hospital for convenience. The subject site located at 3902, 3906, and 3908, 50 Avenue contained within plans 3839HW and 625 NY has been chosen.



Elaine Vincent  
Manager

cc: Development Services Director  
Corporate Services Director  
Engineering Services Manager  
Financial Services Manager  
Assessment and Taxation Manager  
City Assessor  
Inspections & Licensing Manager  
Inspections & Licensing Supervisor  
Land & Economic Development Manager  
Leigh-Ann Butler, Graphics Supervisor  
Property Assessment Technician  
LAS File



**BYLAW NO. 3428/2009**

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

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

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

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MAYOR

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CITY CLERK

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(4) Subject to all development regulations being determined by the Development Authority. The regulations in the R2 District shall not be applicable in this use.

2 The "Land Use District Map L14" contained in "Schedule A" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 10/2009 attached hereto and forming part of the bylaw.

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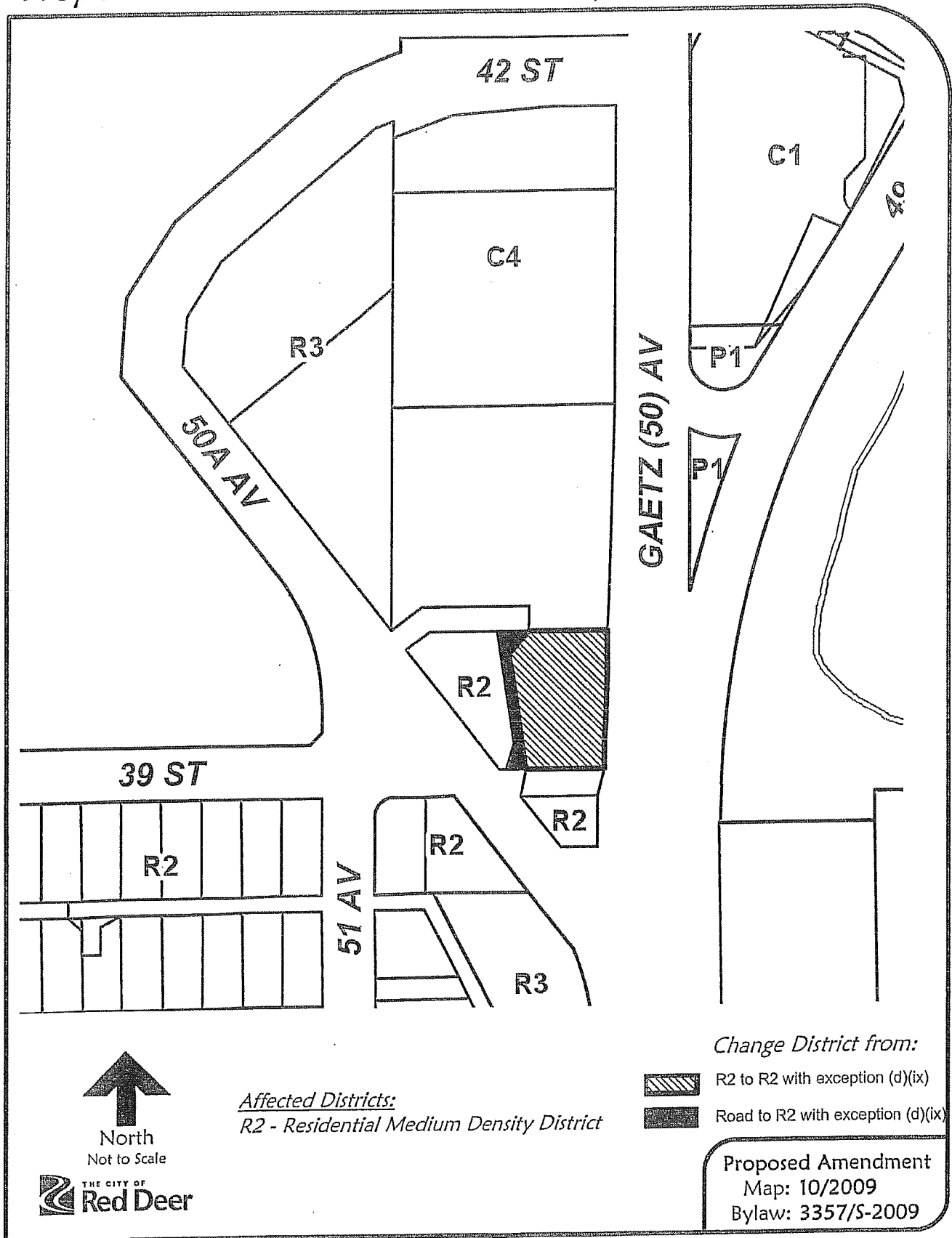
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MAYOR

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

# *Proposed Amendment to Land Use Bylaw 3357/2006*





LEGISLATIVE & ADMINISTRATIVE SERVICES

June 2, 2009

Ronald McDonald House Southern Alberta  
111 West Campus Place NW  
Calgary, AB T3B 2R6

ATT: Debra Deane, Past President and Director

Dear Ms. Deane:

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed  
Land Along West Boundary of 3902, 3906, and 3908 – 50<sup>th</sup> Avenue  
Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/ S-2009**

Red Deer City Council gave first reading to *Land Use Bylaw Amendment 3357/S-2009 and Road Closure Bylaw 3428/2009* at the City of Red Deer's Council Meeting held Monday, June 1, 2009. For your information, copies of the Bylaws are attached.

*Land Use Bylaw Amendment 3357/S- 2009* is proposing a Ronald McDonald House as a permitted use and rezoning to R2 Residential Medium Density District with exception. *Road Closure Bylaw 3428/2009* is proposing closure of an unconstructed lane.

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 29, 2009 at 6:00 p.m. in Council Chambers during Council's regular meeting.

You are responsible for the advertising costs and will be invoiced for this cost which we estimate to be approximately \$800.00. If you are not in agreement with paying this cost, please notify me by **10:00 A.M. on Tuesday June 9, 2009.**

If you have any questions or require additional information, please contact me at 403.342.8132.

Sincerely,

Kim Woods  
Council Services Coordinator

cc: Parkland Community Planning Services

**FILE COPY**

**BYLAW NO. 3428/2009**

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MAYOR

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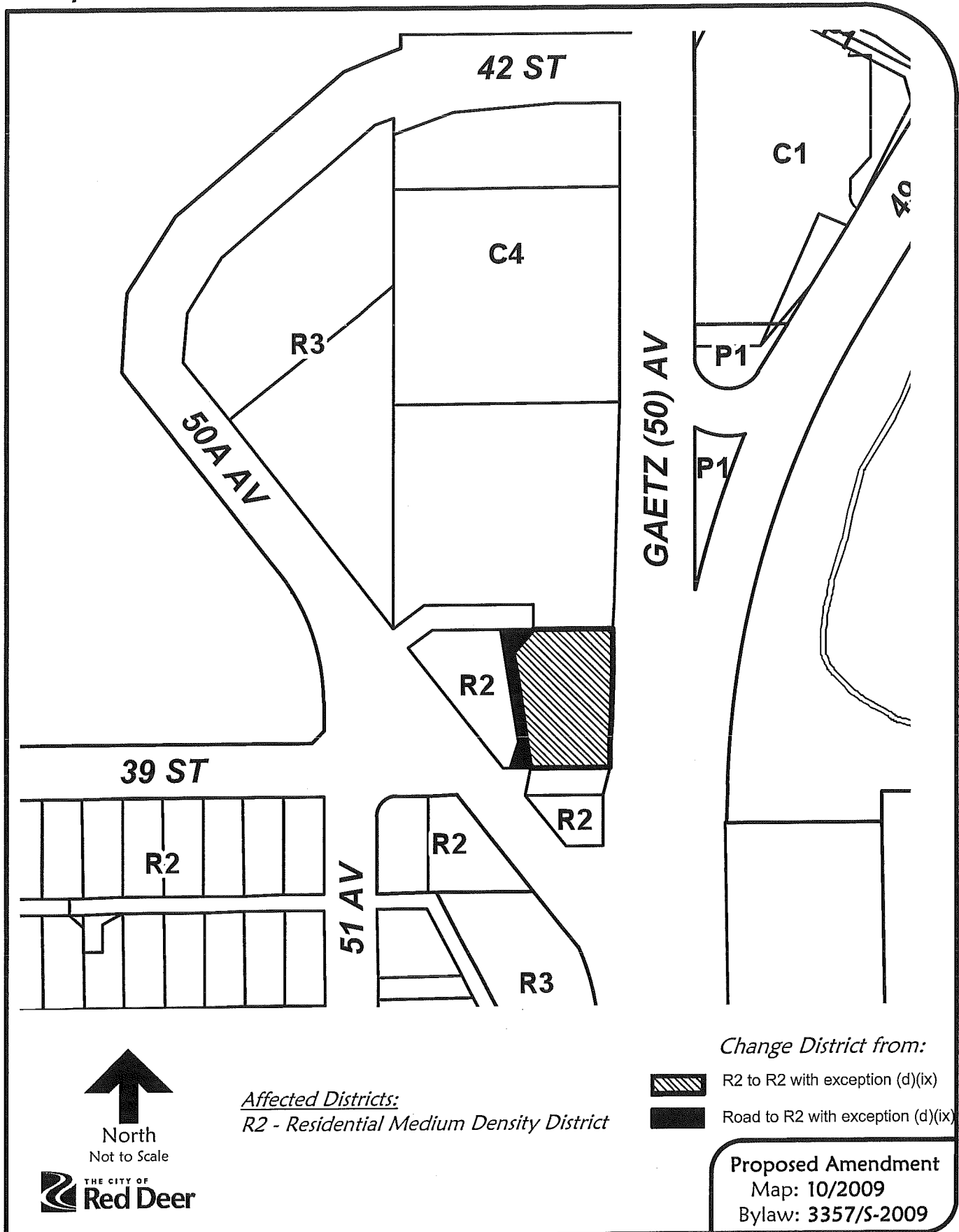
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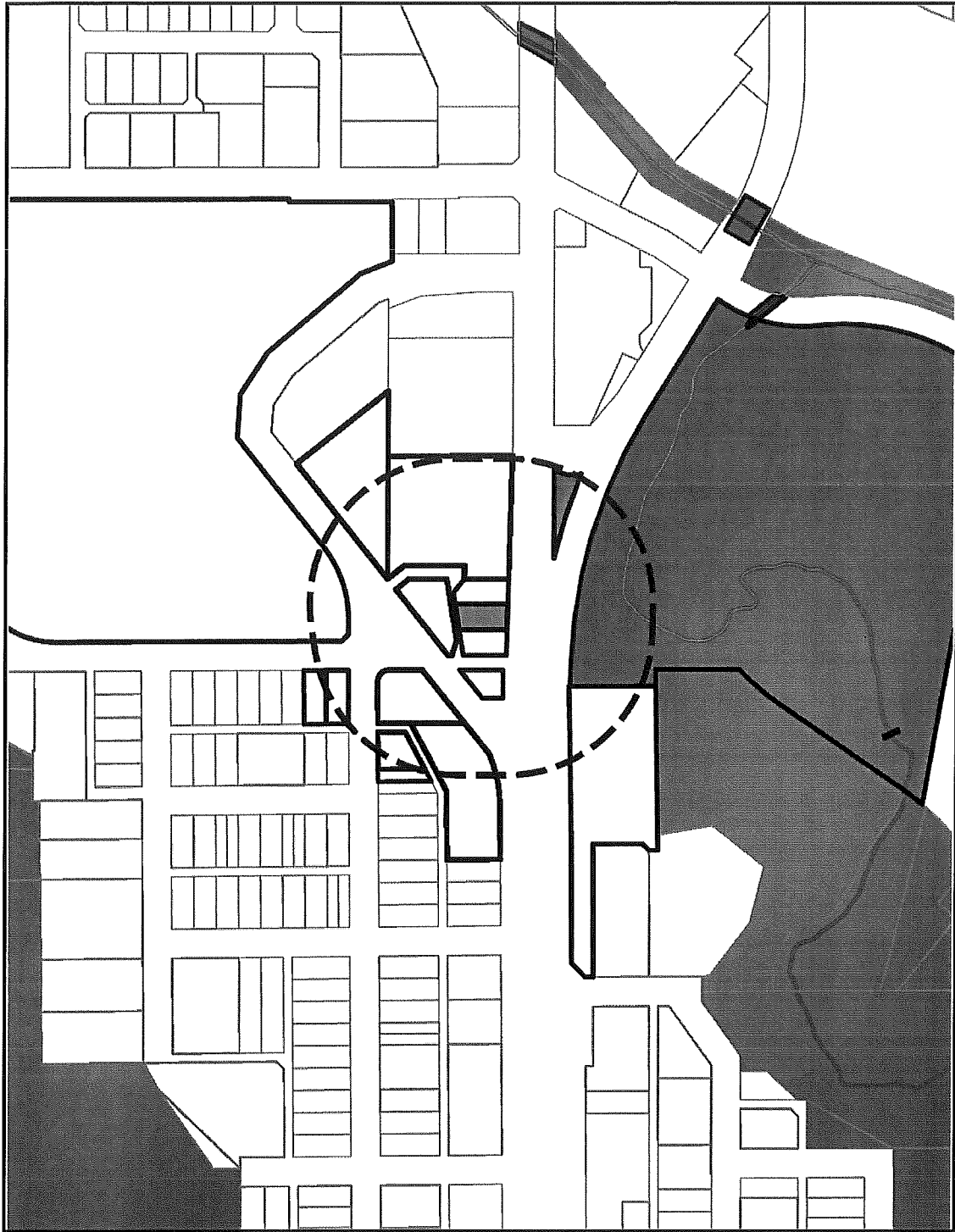
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MAYOR

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CITY CLERK

# Proposed Amendment to Land Use Bylaw 3357/2006






**FILE COPY**

Road Closure  
3428/2009

LUB Amendment  
3357/5-2009

 Export Data To Excel

Parcels Touching The Buffer Zone 100 Meters Around					
Address	Prime Owner Name	Owner Address 1	Owner Address 2	Owner Address 3	Owner Address 4
3929 52 AV	ALBERTA HEALTH SERVICES	1100 NORTH TOWER	10030 107 ST	EDMONTON, AB T5J 3E4	
4 3727	ANDREW C &		SYLVAN		

51 AV	JANET M REMILLARD	20 LYON CR	LAKE, AB T4S 2M6		
3 3727 51 AV	ANDREW C & JANET M REMILLARD	20 LYON CR	SYLVAN LAKE, AB T4S 2M6		
2 3727 51 AV	ANDREW C & JANET M REMILLARD	20 LYON CR	SYLVAN LAKE, AB T4S 2M6		
1 3727 51 AV	ANDREW C & JANET M REMILLARD	20 LYON CR	SYLVAN LAKE, AB T4S 2M6		
3727 51 AV	ANDREW C & JANET M REMILLARD	20 LYON CR	SYLVAN LAKE, AB T4S 2M6		
B 3723 51 AV	MATTHEW & NICOLE & GORDON BUTLER	3723B 51 AVE	RED DEER, AB T4N 4G5		
3942 50A AV	ALBERTA HEALTH SERVICES	1100 NORTH TOWER	10030 107 ST	EDMONTON, AB T5J 3E4	
606 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
605 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
604 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
603 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
602 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
601 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
506 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
505 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
504 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
503 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
502	R J				

## Buffer Zone

3939 50A AV	MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
501 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
406 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
405 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
401 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
306 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
305 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
304 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
303 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
302 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
301 3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
3939 50A AV	R J MORRISROE HOLDINGS LTD	C/O SUN REAL	4945 49 ST	RED DEER, AB T4N 1V1	
9 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
8 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
7 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
6 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
5 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
4 3901	PEMBROKE INVESTMENTS	101 - 10025	EDMONTON,		



50A AV	LIMITED	115 ST	AB T4K 1S9		
3 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
2 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
11 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
10 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
1 3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
3901 50A AV	PEMBROKE INVESTMENTS LIMITED	101 - 10025 115 ST	EDMONTON, AB T4K 1S9		
4021 50 AV	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
308 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
307 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
306 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
305 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
304 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
303 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
302 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
301 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
208 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
207 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
206					

## Buffer Zone

3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
205 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
204 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
203 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
202 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
201 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
106 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
105 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
104 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
103 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
102 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
101 3924 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
308 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
307 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
306 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
305 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
304 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
303 3920 50	1324066	5913 50 AVE	RED DEER,		

AV	ALBERTA LTD		AB T4N 4C4		
302 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
301 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
208 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
207 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
206 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
205 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
204 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
203 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
202 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
201 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
106 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
105 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
104 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
103 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
102 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
101 3920 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
308 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		

307 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
306 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
305 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
304 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
303 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
302 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
301 3916 50 AV	BAILEY KATHRYN ANDERSON	301-3916 50 AVE	RED DEER, AB T4N 3Z1		
208 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
207 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
206 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
205 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
204 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
203 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
202 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
201 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
106 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
105 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
104					

## Buffer Zone

3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
103 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
102 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
101 3916 50 AV	1324066 ALBERTA LTD	5913 50 AVE	RED DEER, AB T4N 4C4		
3916 50 AV					
3908 50 AV	PEMBROKE INVESTMENTS LTD	C/O LYNDA BURK	101 10025 115 STREET	EDMONTON, AB T5K 1S9	
3906 50 AV	AUTUMN K WOLFE	3157 LEDUC CRES SW	CALGARY, AB T3E 5X1		
3902 50 AV	AUTUMN K WOLFE	3157 LEDUC CRES SW	CALGARY, AB T3E 5X1		
3740 50 AV	HERMES DANIEL SALAS	3740 50 AV	RED DEER, AB T4N 3Y9		
3731 50 AV	UNITED GLOBAL ENTERPRISES INC	3731 50 AV	RED DEER, AB T4N 3Y7		
313 3730 50 AV	LAURA OBORNE	33 - 28342 TWP RD 384	RED DEER COUNTY, AB T4S 2B6		
312 3730 50 AV	SEAN & JENNIFER LOCKHART	312-3730 50 AVE	RED DEER, AB T4N 3Y8		
311 3730 50 AV	MONICA BERRY	311-3730 50 AVE	RED DEER, AB T4N 3Y8		
310 3730 50 AV	MEAGHAN & MURRAY & LAURIE BEREZOWSKI	310-3730 50 AVE	RED DEER, AB T4N 3Y8		
309 3730 50 AV	GREG PURDY	309-3730 50 AVE	RED DEER, AB T4N 3Y8		
308 3730 50 AV	DUSTIN EARL WILKES	308-3750 50 AVE	RED DEER, AB T4N 3Y8		
307 3730 50 AV	HEATHER ISABEL ANN WOWCHUK	307 - 3730 50 AVE	RED DEER, AB T4N 3Y8		
306 3730 50 AV	CHRISTIAN & MARGUERITE M CHRISTENSEN	306-3730 50 AVE	RED DEER, AB T4N 3Y8		
305					

3730 50 AV	CATHY L HUBERT	305-3730 50 AVE	RED DEER, AB T4N 3Y8		
304 3730 50 AV	AVALON INC	SITE 9 BOX 26 RR 6	CALGARY, AB T2M 4L5		
303 3730 50 AV	LANCE & TAMMY SCHNEIDER	BOX 7515	DRAYTON VALLEY, AB T7A 1S7		
302 3730 50 AV	RUTH SIMONSEN	302-3730 50 AVE	RED DEER, AB T4N 3Y8		
301 3730 50 AV	HAROLD HUGH HANSEL	1754 SUMMERFIELD BL	AIRDRIE, AB T4B 1T9		
213 3730 50 AV	DONALD G & LILLIAN J CAMERON	213-3730 50 AVE	RED DEER, AB T4N 3H8		
212 3730 50 AV	RODRIGO S & DELIA FAJARDO IGNACIO	212-3730 50 AVE	RED DEER, AB T4N 3Y8		
211 3730 50 AV	MICHAEL KOLBER PROFESSIONAL CORPORATION	360 O'CONNOR CL	EDMONTON, AB T6R 1L4		
210 3730 50 AV	IAN CURRAN	210-3730 50 AVE	RED DEER, AB T4N 3Y8		
209 3730 50 AV	LORRIE MARIE KATZENBACK	209-3730 50 AVE	RED DEER, AB T4N 3Y8		
208 3730 50 AV	KELLY NORTHCOTT	208-3730 50 AVE	RED DEER, AB T4N 3Y8		
207 3730 50 AV	NILESH KAWA	18 HIDDEN COURT NW	CALGARY, AB T3A 5P4		
206 3730 50 AV	BLAIR DAVID HAMILTON	206 - 3730 50 AVE	RED DEER, AB T4N 3Y8		
205 3730 50 AV	1371728 ALBERTA LTD	SITE 10 BOX 2 RR 4	OLDS, AB T4H 1T8		
204 3730 50 AV	BRENDA LEA STEVENSON	204-3730 50 AVE	RED DEER, AB T4N 3Y6		
203 3730 50 AV	DALLAS ARLEN & PAULA DIANE MCDONALD	144 DOWLER ST	RED DEER, AB T4R 2J4		
202 3730 50 AV	BRETT F SEELAND	202-3730 50 AVE	RED DEER, AB T4P 1E2		

201 3730 50 AV	GREGORY NEWHOUSE	201-3730 50 AVE	RED DEER, AB T4N 3Y8		
113 3730 50 AV	DEAN BERGER	BOX 471	RAINBOW LAKE, AB T0H 2Y0		
112 3730 50 AV	CHRISTOPHER NEITZ	112-3730 50 AVE	RED DEER, AB T4N 6Y8		
111 3730 50 AV	DARYL CUNNINGHAM	111 - 3730 50 AVE	RED DEER, AB T4N 3Y8		
110 3730 50 AV	JAKKIDS HOLDINGS INC	20 - 5011 48 AVE	PONOKA, AB T4J 1J3		
109 3730 50 AV	JON PATRICK DILLON	109-3730 50 AVE	RED DEER, AB T4N 3Y8		
108 3730 50 AV	SCOTT & RILLA- ANNE MURRAY	25 DUNCAN CRES	RED DEER, AB T4R 1W3		
107 3730 50 AV	RONALD JOHN & MARIE ANNA GULAYETS	58 WOODSTOCK DR	SHERWOOD PARK, AB T8A 4C3		
106 3730 50 AV	CHRISTOPHER & JANETTE E TIEDEMANN	BOX 7162	EDSON, AB T7E 1V4		
105 3730 50 AV	KATELYNN A & ALMA L GOODWIN	105-3730 50 AVE	RED DEER, AB T4N 3Y6		
104 3730 50 AV	KENNETH & JUNE PROWSE	315 TEMPLEBOW PLACE NE	CALGARY, AB T1Y 5B4		
103 3730 50 AV	PHYLLIS GAIL ROY	103-3730 50 AVE	RED DEER, AB T4N 3Y8		
102 3730 50 AV	SLAWOMIR & JERZY & ZDZISLAWA KORNIK	102-3730 50 AVE	RED DEER, AB T4N 3Y8		
101 3730 50 AV	NILESH KAWA	18 HIDDEN COURT NW	CALGARY, AB T3A 5P4		
3730 50 AV					
4837 43 ST	CITY OF RED DEER	BOX 5008	RED DEER, AB T4N 3T4		
5105 39 ST	ALBERTA HEALTH SERVICES	1100 NORTH TOWER	10030 107 ST	EDMONTON, AB T5J 3E4	
5101 39	ALBERTA HEALTH	1100 NORTH	10030 107	EDMONTON,	

ST	SERVICES	TOWER	ST	AB T5J 3E4	
306 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
305 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
304 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
303 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
302 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
301 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
206 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
205 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
204 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
203 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
202 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
201 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
106 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
105 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
104 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
103 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
102 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		



101 5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		
5011 39 ST	310120 ALBERTA LTD	37 PAYNE CLOSE	RED DEER, AB T4P 1T6		



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

CHRISTOPHER NEITZ  
112-3730 50 AVE  
RED DEER  
AB T4N 6Y8

**FILE COPY**

Dear CHRISTOPHER NEITZ :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/S-2009 provides for an exception to the Land Use Bylaw to allow for a Ronald McDonald House Facility near the Red Deer Regional Hospital. The facility appears to be similar in nature to a multiple family building it does not contain any dwelling units as per the definition in the Land Use Bylaw. This dwelling will serve as temporary accommodations for families. Road Closure Bylaw 3428/2009 provides for the unconstructed lane closure directly behind 3902, 3906, and 3908 – 50<sup>th</sup> Avenue. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. Copies of the bylaws are attached.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2<sup>nd</sup> Floor City Hall. For more details contact the city planners at Parkland Community Planning Services at 403.343.3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, June 29, 2009** at 6 p.m. in Council Chambers, 2<sup>nd</sup> floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by **Tuesday, June 23, 2009**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information.

If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager

**BYLAW NO. 3428/2009**

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

**COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:**

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

All that portion of lane within Plans 625NY and 3839HW that lies immediately adjacent to the most westerly boundaries of Lots 2 and 2A, Plan 625NY and Lot 3, Plan 3839HW containing 2,473.97 ft<sup>2</sup> (229.84 m<sup>2</sup>) more or less.

READ A FIRST TIME IN OPEN COUNCIL this 1<sup>st</sup> day of June 2009.

READ A SECOND TIME IN OPEN COUNCIL this day of 2009.

READ A THIRD TIME IN OPEN COUNCIL this day of 2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2009.

\_\_\_\_\_  
MAYOR

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

**BYLAW NO. 3357/ S-2009**

Being a Bylaw to amend Bylaw No. 3357/2006, 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 New sub-section 8.22 (1) (d) (ix) is added as follows:

“(ix) A Ronald McDonald House facility, allowed as a permitted use, on:

(1) Lots 2 and 2A, Plan 625 NY (3902 and 3906-50<sup>th</sup> Avenue); and

(2) Lot 3, Plan 3839 HW (3908-50<sup>th</sup> Avenue).”

(3) Subject to all development regulations being determined by the Development Authority. The regulations in the R2 District shall not be applicable in this use.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2009.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2009.

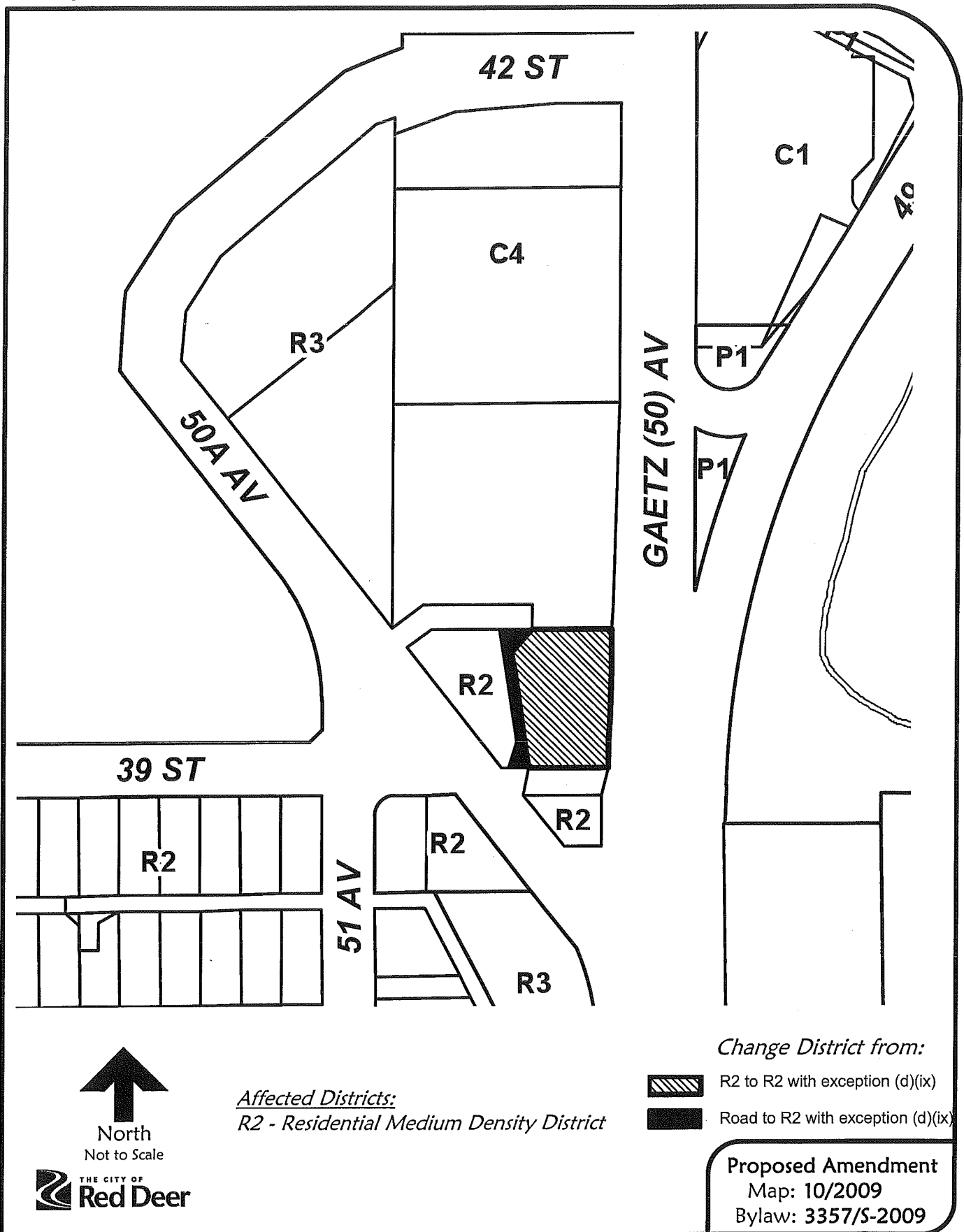
READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2009.

\_\_\_\_\_  
MAYOR

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

# Proposed Amendment to Land Use Bylaw 3357/2006





LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

BRENDA LEA STEVENSON  
204-3730 50 AVE  
RED DEER  
AB T4N 3Y6

Dear BRENDA LEA STEVENSON :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/S-2009 provides for an exception to the Land Use Bylaw to allow for a Ronald McDonald House Facility near the Red Deer Regional Hospital. The facility appears to be similar in nature to a multiple family building it does not contain any dwelling units as per the definition in the Land Use Bylaw. This dwelling will serve as temporary accommodations for families. Road Closure Bylaw 3428/2009 provides for the unconstructed lane closure directly behind 3902, 3906, and 3908 – 50<sup>th</sup> Avenue. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. Copies of the bylaws are attached.

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City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, June 29, 2009** at 6 p.m. in Council Chambers, 2<sup>nd</sup> floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by **Tuesday, June 23, 2009**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information.

If you have any questions regarding the use of this information, please contact Legislative & Administrative Services at 403.342.8132.

Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

DALLAS ARLEN & PAULA DIANE MCDONALD  
144 DOWLER ST  
RED DEER  
AB T4R 2J4

Dear DALLAS ARLEN & PAULA DIANE MCDONALD :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

BRETT F SEELAND  
202-3730 50 AVE  
RED DEER  
AB T4P 1E2

Dear BRETT F SEELAND :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

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Legislative & Administrative Services Manager





LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

GREGORY NEWHOUSE  
201-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear GREGORY NEWHOUSE :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

DEAN BERGER  
BOX 471  
RAINBOW LAKE  
AB T0H 2Y0

Dear DEAN BERGER :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

1371728 ALBERTA LTD  
SITE 10 BOX 2 RR 4  
OLDS  
AB T4H 1T8

Dear 1371728 ALBERTA LTD :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

ALBERTA HEALTH SERVICES  
1100 NORTH TOWER  
10030 107 ST  
EDMONTON  
AB T5J 3E4

Dear ALBERTA HEALTH SERVICES :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

ANDREW C & JANET M REMILLARD  
20 LYON CR  
SYLVAN LAKE  
AB T4S 2M6

Dear ANDREW C & JANET M REMILLARD :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

MATTHEW & NICOLE & GORDON BUTLER  
3723B 51 AVE  
RED DEER  
AB T4N 4G5

Dear MATTHEW & NICOLE & GORDON BUTLER :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

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1100 NORTH TOWER  
10030 107 ST  
EDMONTON  
AB T5J 3E4

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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

R J MORRISROE HOLDINGS LTD  
C/O SUN REAL  
4945 49 ST  
RED DEER  
AB T4N 1V1

Dear R J MORRISROE HOLDINGS LTD :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

PEMBROKE INVESTMENTS LIMITED  
101 - 10025 115 ST  
EDMONTON  
AB T4K 1S9

Dear PEMBROKE INVESTMENTS LIMITED :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

1324066 ALBERTA LTD  
5913 50 AVE  
RED DEER  
AB T4N 4C4

Dear 1324066 ALBERTA LTD :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

BAILEY KATHRYN ANDERSON  
301-3916 50 AVE  
RED DEER  
AB T4N 3Z1

Dear BAILEY KATHRYN ANDERSON :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

1324066 ALBERTA LTD  
5913 50 AVE  
RED DEER  
AB T4N 4C4

Dear 1324066 ALBERTA LTD :

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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

PEMBROKE INVESTMENTS LTD  
C/O LYNDIA BURK  
101 10025 115 STREET  
EDMONTON  
AB T5K 1S9

Dear PEMBROKE INVESTMENTS LTD :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

AUTUMN K WOLFE  
3157 LEDUC CRES SW  
CALGARY  
AB T3E 5X1

Dear AUTUMN K WOLFE :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/S-2009 provides for an exception to the Land Use Bylaw to allow for a Ronald McDonald House Facility near the Red Deer Regional Hospital. The facility appears to be similar in nature to a multiple family building it does not contain any dwelling units as per the definition in the Land Use Bylaw. This dwelling will serve as temporary accommodations for families. Road Closure Bylaw 3428/2009 provides for the unconstructed lane closure directly behind 3902, 3906, and 3908 – 50<sup>th</sup> Avenue. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. Copies of the bylaws are attached.

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager





LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

HERMES DANIEL SALAS  
3740 50 AV  
RED DEER  
AB T4N 3Y9

Dear HERMES DANIEL SALAS :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

UNITED GLOBAL ENTERPRISES INC  
3731 50 AV  
RED DEER  
AB T4N 3Y7

Dear UNITED GLOBAL ENTERPRISES INC :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

LAURA OBORNE  
33 - 28342 TWP RD 384  
RED DEER COUNTY  
AB T4S 2B6

Dear LAURA OBORNE :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

SEAN & JENNIFER LOCKHART  
312-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear SEAN & JENNIFER LOCKHART :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

MONICA BERRY  
311-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear MONICA BERRY :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

MEAGHAN & MURRAY & LAURIE BEREZOWSKI  
310-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear MEAGHAN & MURRAY & LAURIE BEREZOWSKI :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Sincerely,

Elaine Vincent  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

GREG PURDY  
309-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear GREG PURDY :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

DUSTIN EARL WILKES  
308-3750 50 AVE  
RED DEER  
AB T4N 3Y8

Dear DUSTIN EARL WILKES :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

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Legislative & Administrative Services Manager





LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

HEATHER ISABEL ANN WOWCHUK  
307 - 3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear HEATHER ISABEL ANN WOWCHUK :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

CHRISTIAN & MARGUERITE M CHRISTENSEN  
306-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear CHRISTIAN & MARGUERITE M CHRISTENSEN :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

CATHY L HUBERT  
305-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear CATHY L HUBERT :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

AVALON INC  
SITE 9 BOX 26 RR 6  
CALGARY  
AB T2M 4L5

Dear AVALON INC :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

LANCE & TAMMY SCHNEIDER  
BOX 7515  
DRAYTON VALLEY  
AB T7A 1S7

Dear LANCE & TAMMY SCHNEIDER :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

RUTH SIMONSEN  
302-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear RUTH SIMONSEN :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

HAROLD HUGH HANSEL  
1754 SUMMERFIELD BL  
AIRDRIE  
AB T4B 1T9

Dear HAROLD HUGH HANSEL :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/S-2009 provides for an exception to the Land Use Bylaw to allow for a Ronald McDonald House Facility near the Red Deer Regional Hospital. The facility appears to be similar in nature to a multiple family building it does not contain any dwelling units as per the definition in the Land Use Bylaw. This dwelling will serve as temporary accommodations for families. Road Closure Bylaw 3428/2009 provides for the unconstructed lane closure directly behind 3902, 3906, and 3908 – 50<sup>th</sup> Avenue. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. Copies of the bylaws are attached.

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

DONALD G & LILLIAN J CAMERON  
213-3730 50 AVE  
RED DEER  
AB T4N 3H8

Dear DONALD G & LILLIAN J CAMERON :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager





LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

RODRIGO S & DELIA FAJARDO IGNACIO  
212-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear RODRIGO S & DELIA FAJARDO IGNACIO :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
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Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

MICHAEL KOLBER PROFESSIONAL CORPORATION  
360 O'CONNOR CL  
EDMONTON  
AB T6R 1L4

Dear MICHAEL KOLBER PROFESSIONAL CORPORATION :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

IAN CURRAN  
210-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear IAN CURRAN :

**Re: Ronald McDonald House Central Alberta - Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

LORRIE MARIE KATZENBACK  
209-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear LORRIE MARIE KATZENBACK :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Sincerely,

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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

KELLY NORTHCOTT  
208-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear KELLY NORTHCOTT :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

NILESH KAWA  
18 HIDDEN COURT NW  
CALGARY  
AB T3A 5P4

Dear NILESH KAWA :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

BLAIR DAVID HAMILTON  
206 - 3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear BLAIR DAVID HAMILTON :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

DARYL CUNNINGHAM  
111 - 3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear DARYL CUNNINGHAM :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

JAKKIDS HOLDINGS INC  
20 - 5011 48 AVE  
PONOKA  
AB T4J 1J3

Dear JAKKIDS HOLDINGS INC :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

JON PATRICK DILLON  
109-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear JON PATRICK DILLON :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
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Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

SCOTT & RILLA-ANNE MURRAY  
25 DUNCAN CRES  
RED DEER  
AB T4R 1W3

Dear SCOTT & RILLA-ANNE MURRAY :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

RONALD JOHN & MARIE ANNA GULAYETS  
58 WOODSTOCK DR  
SHERWOOD PARK  
AB T8A 4C3

Dear RONALD JOHN & MARIE ANNA GULAYETS :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

CHRISTOPHER & JANETTE E TIEDEMANN  
BOX 7162  
EDSON  
AB T7E 1V4

Dear CHRISTOPHER & JANETTE E TIEDEMANN :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

KATELYNN A & ALMA L GOODWIN  
105-3730 50 AVE  
RED DEER  
AB T4N 3Y6

Dear KATELYNN A & ALMA L GOODWIN :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

Red Deer City Council is considering a change to the Land Use Bylaw. Land Use Bylaw Amendment 3357/S-2009 provides for an exception to the Land Use Bylaw to allow for a Ronald McDonald House Facility near the Red Deer Regional Hospital. The facility appears to be similar in nature to a multiple family building it does not contain any dwelling units as per the definition in the Land Use Bylaw. This dwelling will serve as temporary accommodations for families. Road Closure Bylaw 3428/2009 provides for the unconstructed lane closure directly behind 3902, 3906, and 3908 – 50<sup>th</sup> Avenue. As a property owner in the area of proposed changes you have an opportunity to ask questions about the intended use and to let Council know your views. Copies of the bylaws are attached.

The proposed bylaw may be inspected at Legislative & Administrative Services, 2<sup>nd</sup> Floor City Hall. For more details contact the city planners at Parkland Community Planning Services at 403.343.3394.

City Council will hear from any person claiming to be affected by the proposed bylaw at a Public Hearing on **Monday, June 29, 2009** at 6 p.m. in Council Chambers, 2<sup>nd</sup> floor City Hall. If you would like a letter or petition included on the Council agenda it must be submitted to our office by **Tuesday, June 23, 2009**. You may also submit your letter or petition at the Public Hearing, or you can simply tell Council your views at the Public Hearing. Council's Procedure Bylaw indicates that each presentation is limited to 10 minutes and any submission will be public information.

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

KENNETH & JUNE PROWSE  
315 TEMPLEBOW PLACE NE  
CALGARY  
AB T1Y 5B4

Dear KENNETH & JUNE PROWSE :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

PHYLLIS GAIL ROY  
103-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear PHYLLIS GAIL ROY :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager





LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

SLAWOMIR & JERZY & ZDZISLAWA KORNIK  
102-3730 50 AVE  
RED DEER  
AB T4N 3Y8

Dear SLAWOMIR & JERZY & ZDZISLAWA KORNIK :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

NILESH KAWA  
18 HIDDEN COURT NW  
CALGARY  
AB T3A 5P4

Dear NILESH KAWA :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

ALBERTA HEALTH SERVICES  
1100 NORTH TOWER  
10030 107 ST  
EDMONTON  
AB T5J 3E4

Dear ALBERTA HEALTH SERVICES :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
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LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

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1100 NORTH TOWER  
10030 107 ST  
EDMONTON  
AB T5J 3E4

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager



LEGISLATIVE & ADMINISTRATIVE SERVICES

June 4, 2009

310120 ALBERTA LTD  
37 PAYNE CLOSE  
RED DEER  
AB T4P 1T6

Dear 310120 ALBERTA LTD :

**Re: Ronald McDonald House Central Alberta – Sale of Unconstructed Land Along West  
Boundary of 3902, 3906 and 3908-50<sup>th</sup> Avenue / Road Closure Bylaw 3428/2009  
Land Use Bylaw Amendment 3357/S-2009**

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Sincerely,

Elaine Vincent  
Legislative & Administrative Services Manager

# Memo

ORIGINAL

Date: May 22, 2009

To: Elaine Vincent, Legislative and Administrative Services Manager

From: Liz Soley, Land Services Specialist

Re: **Ronald McDonald House Central Alberta**  
**Sale of an Unconstructed Lane Along West Boundary of 3902, 3906 and**  
**3908 – 50<sup>th</sup> Ave**

---

## **Background:**

Ronald McDonald House Central Alberta has submitted a proposal to develop a new three story facility in close proximity to the hospital to offer affordable and compassionate housing to families of patients in our hospital. The application to add a site specific exemption to the R2 District is detailed in the report from Parkland Community Planning Services as part of this same Council agenda.

## **Ronald McDonald House Central Alberta:**

For years Ronald McDonald House has been a hospice to families needing a place to stay while their children are in the hospital. We know what a fabulous opportunity it is to welcome one into our community. This project would provide a safe and compassionate home away from home for visitors to our City.

## **Financial Implications:**

This opportunity for the City to dispose of an unconstructed lane, while being subject to Council approval, will be of no direct cost to the City.

Subject to adjustments based on the land area determined by legal survey, the sale would result in \$130,000 to \$140,000 being delivered from the Capital Project Reserve to Right of Way Reserve.

Ronald McDonald House Central Alberta has asked to purchase 2,473.97 sq. ft. or 229.84 sq. m, more or less, unconstructed lane for \$1.00 and consolidate it with their adjacent property (Lots 2, 2A of Plan 625NY and Lot 3 Plan 3839HW) as shown as Area A on the attached plan. The fair market value for the lands in this area has been determined to be between \$50.00 and \$60.00 per square foot based on the review of recent values of surrounding lands.

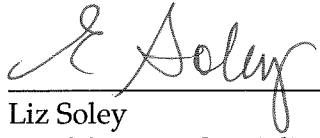
Ronald McDonald House Central Alberta would be responsible for all associated costs for surveys, consolidation, advertising, road closure and rezoning for the project site. Clients would also have to enter into a Development Agreement with the City and receive approval from the Municipal Planning Commission. Any development requirements or improvements as outlined in PCPS's report would be the responsibility of the Developer such as the relocation of internal services, service connection charges, levies, etc. Therefore, any City Council approvals should be conditional of the proposed development receiving approval for a Development Permit.

If Council chooses to approved this conditional sale of land equal to the value of the net road area and the funding from the Capital Projects Reserve, we would protect our interest with a clause in the purchase agreement that the project must remain as a Ronald McDonald House for a period of not less than 25 years otherwise the City's conditional sale of land would become repayable. The City's Land Department would also file a caveat or charge on the title protecting our interest.

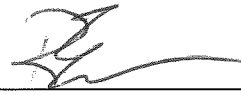
**Recommendation:**

That City Council approves the unconstructed lane closure and sale directly behind 3902, 3906 and 3908 – 50 Avenue consisting 2,473.97 ft<sup>2</sup>. more or less, to Ronald McDonald House Central Alberta as a conditional sale of land at nominal value, subject to the following conditions:

1. The purchase price to be \$50.00 to \$60.00 ft<sup>2</sup> with the final purchase price to be adjusted upon legal survey.
2. Consolidation by plan of subdivision of the disposed lane behind Lots 2 & 2A, Plan 625NY and Lot 3 Plan 3839HW.
3. All costs associated with advertising, legal survey, legal subdivision and consolidation to be the responsibility of the purchaser.
4. The net proceeds of the sale to be credited to the Road Right of Way Reserve from the Capital Project Reserve.
5. City Council approval for the rezoning of the portion of lane to be rezoned to R2 in conjunction with PCPS application.
6. City Council approval for the disposal of unconstructed lane described as:  
*"All that portion of lane within Plans 625NY and 3839HW that lies immediately adjacent to the most westerly boundaries of Lots 2 and 2A, Plan 625NY and Lot 3, Plan 3839HW".*
7. Project to remain as "Ronald McDonald House" until 2035 otherwise the City grant becomes repayable
8. Right of way agreement satisfactory to Engineering Services for 39 Street Right of way
9. A caveat or charge to be placed on the lands to protect the City's interest.
10. Land Sale Agreement satisfactory to the City Solicitor.



Liz Soley  
Land Services Specialist



Rick Elm  
Land Coordinator

Attach

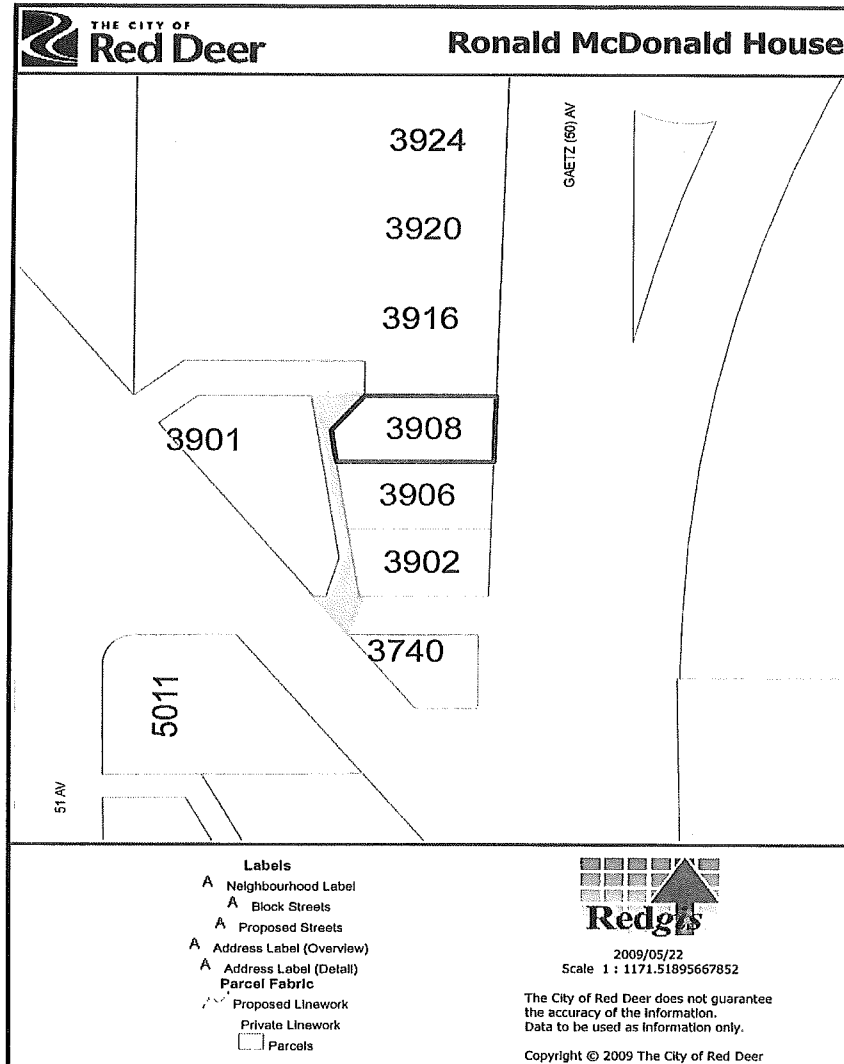
- c. Colleen Jensen, Director of Community Services (SMT)
- Paul Goranson, Director of Development Services (SMT)
- Lorraine Poth, Director of Corporate Services (SMT)
- Frank Colosimo, Engineering Services Manager (SMT)
- Marge Wray, Personnel Manager (SMT)
- Nancy Hackett, City Planning Manager – PCPS
- Haley Horvath, Planner – PCPS



# SCHEDULE A

Print

Page 1 of 1



**Subject: Ronald McDonald**

**Date:** Thursday, May 28, 2009 9:55 AM

**From:** Don Simpson <dsimpson@chapmanriebeek.com>

**To:** Elaine Vincent <Elaine.Vincent@reddeer.ca>, <Lorraine.Poth@reddeer.ca>

**Conversation:** Ronald McDonald

**FILE COPY**

Hi Elaine:

I will be at a meeting at Land Department from 10 to 11 this morning and will try and drop by your office after if you want to discuss.

The draft resolution confuses whether this is a donation of land or gift of money. I believe that a money grant could be given to this agency, if approved by Council (s. 248). However, the City has tended to avoid grants because of the precedent it sets, so the better route is probably a gift of land.

The disposition of land to a non-profit entity at less than fair market value does not require advertising (s. 70).

As a general rule, the proper technique is for council to pass a resolution authorizing the disposition of this land at less than fair market value, so Resolution #6 is the correct concept.

However, since this land is part of a road allowance, the road must be formally closed before it can be sold. The road closure must be done by bylaw which must be advertised (s. 22).

Once the road is closed, it must be rezoned to match the zoning of the land with which it is to be consolidated, i.e. R2. This requires a Land Use Bylaw amendment with the usual advertising. These two additional steps could be done at next Monday's meeting along with Resolution 6 and the LUB amendment for the exception to the R-2 district to allow the Ronald McDonald House on the main site.

As we discussed, the question of the internal allocation of resources between one City portion of the budget and another is entirely secondary to the above measures. The resolution to accomplish this can be set out in this resolution (or could be separate), however, we would recommend that Council fix the exact amount. The Land department gives an estimate of value of between \$50 and \$60. While the exact area of land may vary slightly from the estimated 2474 s.f. there is no reason not to fix the value since the calculation is for internal purposes only and will in any event be a guess.

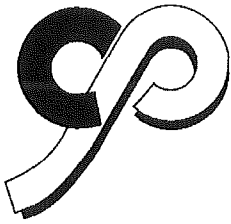
Finally, the correct legal name of the Society or entity needs to be confirmed but we can do this afterwards.

I recommend that Resolution 6 be reworded as per the attached.

Council should consider a Road Closure Bylaw and a Re-zoning bylaw at the same time as it considers this resolution and the LUB Amendment to make an exception to R-2.

Don Simpson  
c/o Chapman Riebeek LLP  
Barristers and Solicitors  
300, 4808 Ross Street  
Red Deer, Alberta T4N 1X5  
TEL: (403) 346-6603  
FAX: (403) 340-1280

→ We recommend that the term "conditional cash grant" be ignored. Instead it is the conditional sale of land @ nominal value.



**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

---

**To: Elaine Vincent, Manager of Legislative and Administrative Services**

**From: Haley Horvath, Planner**

**Date: May 22, 2009**

**Re: Land Use Bylaw Amendment No. 3357/S-2009**

**ORIGINAL**

**Lots 2 and 2A, Plan 625 NY and Lot 3, Plan 3839 HW including the north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue contained within plans 3839HW and 625 NY.**

**Located at 3902, 3906, and 3908, 50<sup>th</sup> Avenue including the north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue**

**Proposed Land Use Bylaw Exception to provide for a Ronald McDonald House Facility**

---

**Background**

An application was made to Parkland Community Planning Services to amend the current Land Use Bylaw to allow a site specific exception for a Ronald McDonald House facility. Ronald McDonald House facilities are built to provide a safe, compassionate, and affordable temporary home away from home for out of town families who have a child receiving treatment in a hospital. Typically the facilities are located in close proximity to the hospital to make travel between the two locations as convenient as possible. As such, the subject site, located at 3902, 3906, and 3908, 50<sup>th</sup> Avenue including the north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue contained within plans 3839HW and 625 NY, has been chosen in part due to its close proximity to the Red Deer Regional Hospital.

The proposed Ronald McDonald House facility will have the capacity to accommodate approximately 10 families, each with their own private suite including a private bathroom. The facility will also have a number of common areas including, a play room, family room, quiet areas and a shared kitchen facility. Parking for the facility (for families staying at the house and for staff) will be provided underground with visitor parking located above ground.

Ronald McDonald House is applying for an exception to the Land Use Bylaw because the proposed facility does not fit within any of the uses listed in the Land Use Bylaw. Although the facility appears to be similar in nature to a multiple family building, it does not contain any dwelling units as per the definition in the Land Use Bylaw. The facility will not contain any dwelling units because, rather than serving as a permanent place of residence like a multi-

family building, the proposed Ronald MacDonald House suites are intended for temporary accommodation.

Currently, two of the subject lots are vacant while the third lot contains an older home. The undeveloped lane that is proposed to form part of this site must first be closed prior to any change to its zoning. Further to the report from the Land and Economic Development Department, which appears elsewhere on this agenda, the intent is to then consolidate the closed portion of the lane with the three adjacent parcels.

The properties directly adjacent to the subject site contain mostly multiple family buildings with one single family home remaining directly south of the 39<sup>th</sup> Street right of way. The rest of the surrounding area contains a mix of different land use designations but is predominately zoned R2 and R3. The Red Deer Regional Hospital is also located a very short distance away which was a key consideration in choosing this particular site. Other benefits of the chosen location are the number of commercial sites and the Greyhound bus depot located within walking distance of the proposed facility.

### **Public Meeting**

A public meeting was held on May 12, 2009 at the Capri Hotel and Conference Centre. Notices were sent to surrounding landowners within a 100 m radius. The meeting was well attended by City staff and Ronald McDonald House representatives however only 5 members of the public attended. Two of the individuals who attended came to support the Ronald McDonald House project because they had used the facility in Calgary for a period of time and felt it would be a wonderful addition for Red Deer. Overall everyone at the meeting seemed very excited about and supportive of the project. Comment sheets were distributed at the meeting but none were returned to PCPS.

### **Planning Analysis**

The proposed Land Use Bylaw Amendment complies with the Municipal Development Plan (MDP) and Greater Downtown Action Plan (GDAP).

### **Municipal Development Plan**

*"Uses and development near and adjacent the hospital should be managed to avoid the creation of conflicts with the hospital or to place limitations on future operations and expansion of the existing hospital." Policy 15.5.*

The proposed Ronald McDonald House facility is complimentary to the daily operation and services provided by the hospital and would not interfere with it in any way.

The Generalized Land Use Concept in the MDP shows this site as residential. Although Ronald McDonald House Facilities do not contain dwelling units as per the Land Use Bylaw definition, they do provide temporary residential accommodations and function in some similar ways to a multiple family building.

### **Greater Downtown Action Plan**

The subject sites fall just within the southern boundary of the Greater Downtown Action Plan. The GDAP identifies three priority districts called Historic Downtown, Riverlands, and Railyards. The remainder of the downtown, including the subject site, is envisioned as evolving slowly while retaining its current character and configuration. The plan does not set out any specific direction for this site.

City of Red Deer Land Use Bylaw 3357/2006

PCPS is of the opinion that the proposed use meets the intent of the R2 district:


*"The general purpose of this District is to provide a medium density residential area with a mixture of housing types and residential accommodation and at the same time control, regulate and encourage the development or redevelopment of residential uses that are compatible with the neighbourhood, the immediate site and the growth policies of the Municipal Development Plan."* Section 4.4 City of Red Deer Land Use Bylaw 3357/2006.

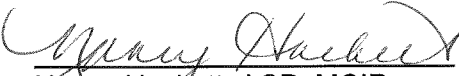
However, a proposed exception will allow for a Ronald McDonald House facility as a permitted use on the subject site. Due to the difficult configuration of this site and its location within an escarpment area, the development regulations will be need to be determined on a site specific basis by the Development Authority to allow for some flexibility in the design of the site.

**Recommendation**

It is the recommendation from Parkland Community Planning Services that Council of the City of Red Deer, subject to first reading of the applicable road closure bylaw, proceed with first reading of Land Use Bylaw Amendment No. 3357/S-2009.

Respectfully Submitted,

  
\_\_\_\_\_  
Haley Horvath, ACP, MCIP  
Planner

  
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Nancy Hackett, ACP, MCIP  
City Planning Manager

Attachments:  
Bylaw No. 3357/S-2009  
Proposed Amendment to Land Use Bylaw Map

**BYLAW NO. 3357/ S-2009**

Being a Bylaw to amend Bylaw No. 3357/2006, 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 New sub-section 8.22 (1) (d) (ix) is added as follows:

“(ix) A Ronald McDonald House facility, allowed as a permitted use, on:

(1) Lots 2 and 2A, Plan 625 NY (3902 and 3906-50<sup>th</sup> Avenue); and

(2) Lot 3, Plan 3839 HW (3908-50<sup>th</sup> Avenue); and

(3) The north/south portion of lane immediately north of 39<sup>th</sup> Street right of way and east of 50A Avenue contained within plans 3839HW and 625 NY.

(4) Subject to all development regulations being determined by the Development Authority. The regulations in the R2 District shall not be applicable in this use.

2 The “Land Use District Map L14” contained in “Schedule A” of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map 10/2009 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this                      day of                      2009.

READ A SECOND TIME IN OPEN COUNCIL this                      day of                      2009.

READ A THIRD TIME IN OPEN COUNCIL this                      day of                      2009.

AND SIGNED BY THE MAYOR AND CITY CLERK this                      day of                      2009.

\_\_\_\_\_  
MAYOR

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

# Proposed Amendment to Land Use Bylaw 3357/2006

