

AGENDA



FOR THE **REGULAR MEETING OF RED DEER CITY COUNCIL**

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, OCTOBER 23, 2000

COMMENCING AT **7:00 P.M.**



- (1) Confirmation of the Minutes of the Regular Meeting of Tuesday, October 10, 2000

PAGE #

- (2) **UNFINISHED BUSINESS**

- (3) **PUBLIC HEARINGS**

1. City Clerk - Re: **Kentwood Neighbourhood Area Structure Plan Bylaw Amendment 3217/H-2000** / (Consideration of 2nd & 3rd Readings of the Bylaw)
2. City Clerk - Re: **Land Use Bylaw Amendment 3156/JJ-2000 / Kentwood West – Stage 2 / City of Red Deer** / (Consideration of 2nd & 3rd Readings of the Bylaw)

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- (4) **REPORTS**

- (5) **CORRESPONDENCE**

- (6) **PETITIONS AND DELEGATIONS**

- (7) **NOTICES OF MOTION**

(8) **WRITTEN INQUIRIES**

(9) **BYLAWS**

1. **3217/H-2000** – Neighbourhood Area Structure Plan Amendment / Kentwood West Neighbourhood Area Structure Plan / City of Red Deer / (Associated with Land Use Bylaw 3156/JJ-2000) / - 2nd & 3rd Readings . .11
. .1

2. **3156/JJ-2000** - Land Use Bylaw Amendment / Kentwood West – Stage 2 / City of Red Deer / (Associated with Neighbourhood Area Structure Plan Amendment 3217/H-2000) / -2nd & 3rd Readings . .39
. .8

DATE: September 26, 2000
TO: City Council
FROM: City Clerk
RE: Kentwood West Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/H-2000

History:

At the Council meeting of September 25, 2000, Council gave first reading to Kentwood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/H-2000.

Kentwood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/H-2000 allows for more variety of housing types by introducing some narrow lot development, adding more areas for semi-detached lots and introducing a second multi-family housing site / church site.

Consultation Process:

A Public Hearing has been advertised for the above noted bylaw, to be held on Monday, October 23, 2000 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations:

Following the Public Hearing Council may give Kentwood West Neighbourhood Area Structure Plan Bylaw Amendment 3217/H-2000 second and third reading.



Kelly Kloss
City Clerk

/chk

DATE: September 19, 2000
TO: City Council
FROM: Municipal Planning Commission
RE: Kentwood West Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/H-2000

The City of Red Deer is proposing to amend the existing Kentwood West Neighbourhood Area Structure Plan to ensure a little more variety of housing types by introducing some narrow lot development, adding more areas for semi-detached lots and introducing a second multi-family housing site / church site.

At its meeting of Monday, September 18, 2000, the Municipal Planning Commission considered the proposed Kentwood West Neighbourhood Area Structure Plan. At that meeting, the following resolution was passed:

"RESOLVED that the Municipal Planning Commission supports the proposed Bylaw 3217/H-2000 that seeks to amend the existing Kentwood West Neighbourhood Area Structure Plan as described in the report from the Parkland Community Planning Services dated September 13, 2000, and forward this recommendation to City Council."

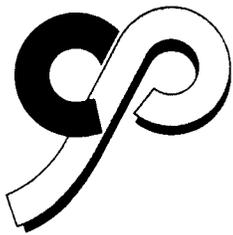
Recommendation:

That Council give Bylaw No. 3217/H-2000, the bylaw amending the Kentwood West Neighbourhood Area Structure Plan, first reading.



Larry Pimm, Chairperson
Municipal Planning Commission

/fm



DATE: September 18, 2000

TO: Kelly Kloss, City Clerk

FROM: Johan van der Bank, Planner

RE: Kentwood West Neighbourhood Area Structure Plan Amendment
Bylaw Amendment No. 3217/H-2000

PURPOSE

The City of Red Deer, being the landowner of the undeveloped lands in Kentwood West, is proposing to amend the existing Kentwood West Neighbourhood Area Structure Plan. Parkland Community Planning Services, being the planning office for the City, prepared the proposed amendment. The proposed amendment was processed in accordance with the City of Red Deer's *Planning and Subdivision Guidelines*. In accordance with Section 3.1.3.5 of the *Planning and Subdivision Guidelines* this proposed Area Structure Plan amendment has been forwarded to the Municipal Planning Commission for a recommendation to City Council.

BACKGROUND

This neighbourhood is bounded by Taylor Drive in the west, 77th Street in the south, the existing railway tracks in the north and Kennedy Drive/the abandoned railway to the east. The existing Kentwood West Neighbourhood Area Structure Plan was first adopted in 1998 (then still an Outline Plan) and subsequently adopted as a Neighbourhood Area Structure Plan in December 1998 under Bylaw No. 3217. Presently the development of Stage 1 is complete, consisting mainly of single family R1 lots and R1A lots, with only a few lots vacant. The remainder of the neighbourhood to the west of Kendrew Drive is undeveloped.

Stage 2 is now being planned and as part of the process this Plan Amendment application seeks to facilitate some changes to the land use components of the existing Kentwood West Neighbourhood Area Structure Plan.

The following points summarize the proposed amendments for Stage 2:

- Removing the 3.0 acre Emergency Services site from the Plan and replacing it with a 4.0 site for possible church or multi-family development;
- Deleting the conceptual roadway shown in the multi-family parcel to the north to allow increased flexibility for development, as is common practice with condominium sites;
- Combining the social care and day care locations from two separate sites to one site, as allowed under current guidelines. If there are no takers for this site within six months of advertisement, it will revert to narrow lot residential designation in the NASP and may be redistricted to the R1N district;

- Amending the semi-detached lot locations in the western portion of the plan;
- Adding single detached narrow lots in the western portion of the plan;
- Changing a public utility lot to a lane in the western portion of the plan;
- Adjusting the phasing and servicing accordingly;
- Updated School and Park Plan; and
- Updating the text to meet current guidelines (e.g. Neighbourhood Area Structure Plan replaces Outline Plan).

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

NEIGHBOURHOOD MEETING

A neighbourhood meeting was hosted by Parkland Community Planning Services on September 5, 2000 at the Kentwood Alliance Church. Fourteen area residents attended the meeting. Representatives of Parkland Community Planning Services and City Administration presented the proposed amendments.

The comments and concerns raised at the meeting are summarized and responses thereto offered in the following table. At the time of the writing of this report eight comment sheets have been received (copies of the attendance sheet and comment sheets are provided confidentially under separate cover). Two phone calls were also recorded.

OBJECTION/CONCERN	RESPONSE
1. The residents felt that the introduction of the church site was appealing to them, compared to multi-family housing, as this would introduce some more green space to beautify the area. Another resident felt that there are enough church sites in the neighbourhood, and that more should not be planned for.	1. The church site would have to be advertised and could only be developed as a multi-family housing site if there was no interest in the church site after six months. Some interest in the site as a church site was shown at the neighbourhood meeting.
2. Two residents were concerned about the relocation of the emergency services site out of this area, mainly due to concern for the safety of the Kentwood community. It was felt that there was a reason for putting it here in the first place and that planning should not be undone.	2. The emergency proposed services site is to be relocated to the Johnstone Park North neighbourhood, with the support of Emergency Services. A Neighbourhood Area Structure Plan for the Johnstone Park North neighbourhood will be prepared in due course, and the Kentwood West community will have direct input into the plan process.

The following matters, which have an indirect relation to the amendment of the existing Kentwood West NASP, were raised at the meeting:

- Speeding and construction vehicles on Kirkland and Kendrew Drives are becoming a severe problem.
- Turning left from 77th Street into Taylor Drive is very difficult at peak hours.
- One resident felt that traffic lights are needed at the Kennedy Drive/77th Street intersection.
- Another resident would like to see a playground speed zone on Krause Crescent.

These comments were forwarded to the relevant City Departments who will respond in writing to the respective residents.

Several residents expressed their appreciation for the neighbourhood newsletters and meetings held to discuss issues vital to their community.

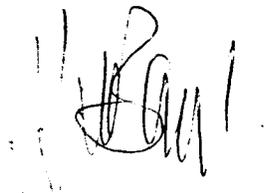
PLANNING ANALYSIS

The proposed amendments to the Kentwood West NASP seek to ensure a little more variety of housing types by introducing some narrow lot development, adding more areas for semi-detached lots and introducing a second multi-family housing site. This latter site would alternatively be available as a church site, and some interest in this direction was expressed at the neighbourhood meeting. An emergency services site will be designated in the NASP for the adjacent Johnstone Park North neighbourhood.

Minor text revisions were suggested by Recreation, Parks & Culture Department, Electric, Light & Power Department and Telus, and these have been incorporated. All the maps have been revised to reflect the updated and revised development concept. The entire Plan document will be substituted under this bylaw due to the effects of the revisions.

MPC RECOMMENDATION

MPC has considered the report on this proposed Plan Amendment, supports the recommendation of Planning Staff and recommends that Council gives first reading to Bylaw No. 3217/H-2000, seeking to amend the existing Kentwood West NASP as described in this report.



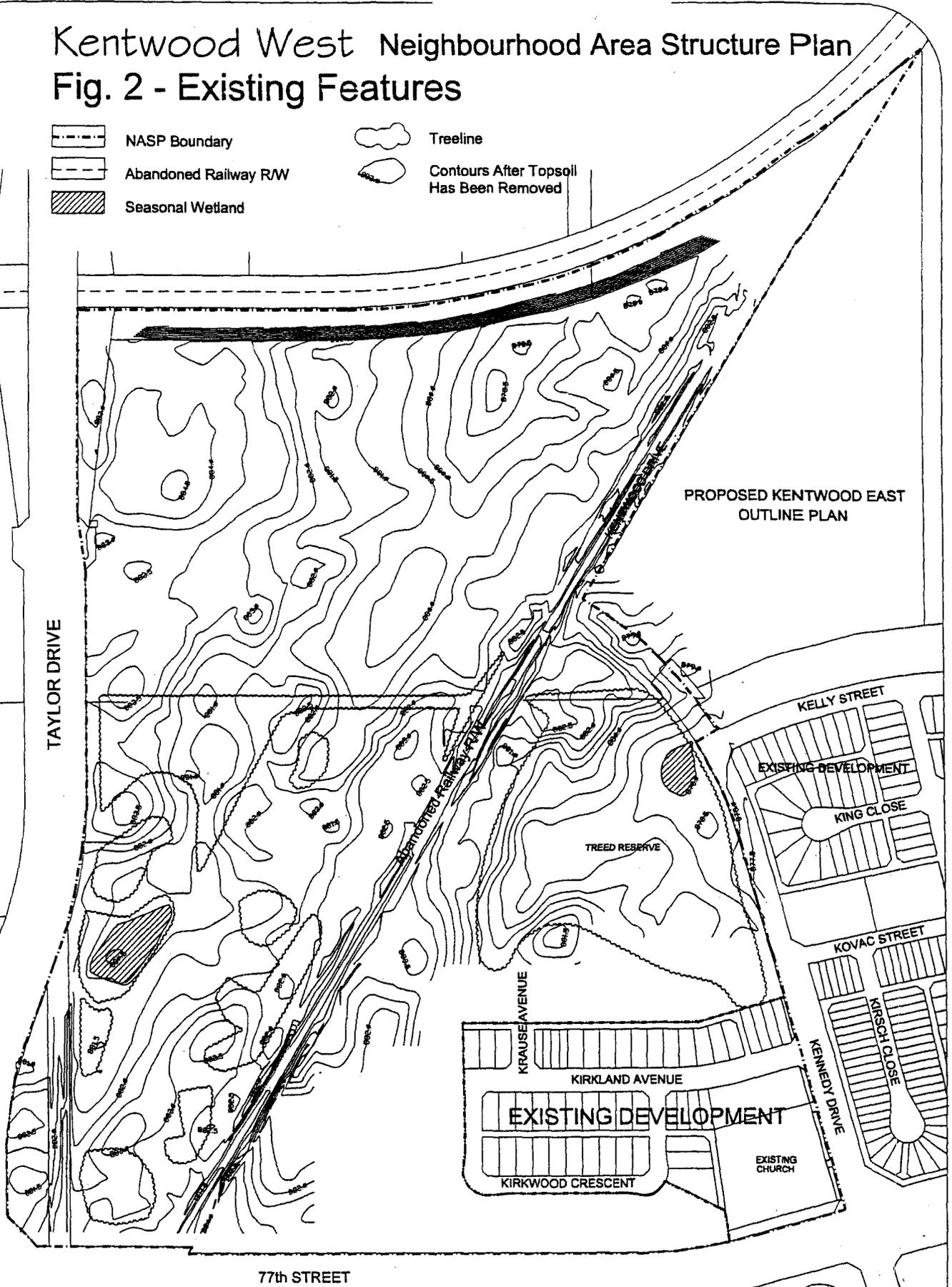
Johan van der Bank, TRP (SA)
Planner

cc : Land & Economic Development Department

Kentwood West Neighbourhood Area Structure Plan

Fig. 2 - Existing Features

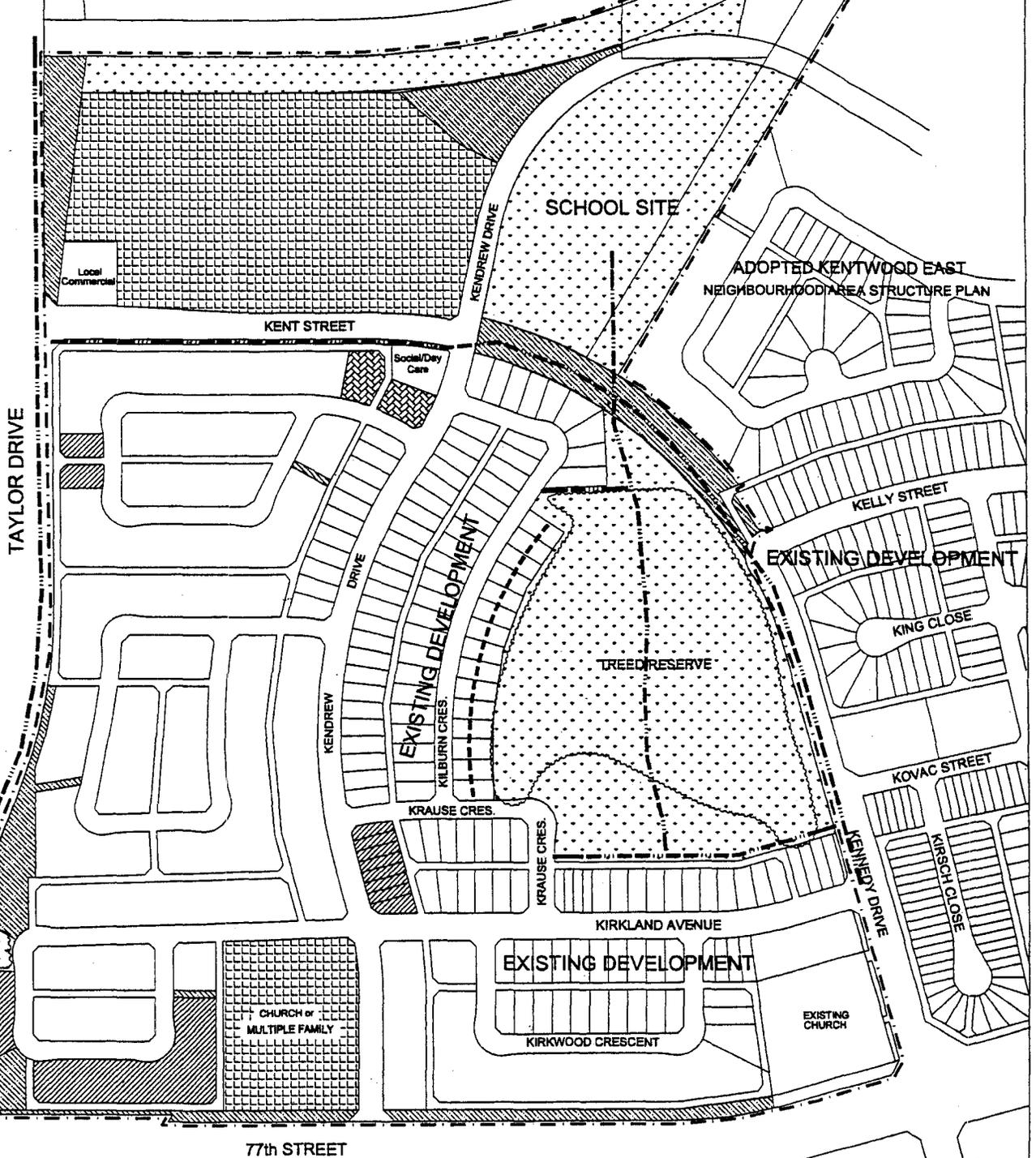
-  NASP Boundary
-  Abandoned Railway R/W
-  Seasonal Wetland
-  Treeline
-  Contours After Topsoil Has Been Removed



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 |  | Parks and Recreation |
|  | Semi-Detached Residential |  | Parks and Recreation |  | Pedestrian/Bike Trails |
|  | Two Storey Residences With Walkout Basements Permitted | | | | |



FILE

Council Decision – Monday, October 23, 2000

DATE: October 24, 2000
TO: Parkland Community Planning Services
FROM: City Clerk
RE: Kentwood West Neighbourhood Area Structure Plan
Amendment
Bylaw No. 3217/H-2000

Reference Report:

Johan van der Bank, Planner
Parkland Community Planning Services
dated September 18, 2000

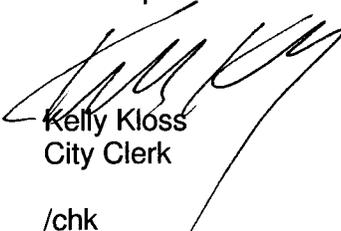
Bylaw Readings:

Following the Public Hearing, this bylaw was given 2nd & 3rd readings. Bylaw No. 3217/H-2000, an amendment to the Kentwood West Neighbourhood Area Structure Plan, provides for more variety of housing types by introducing some narrow lot development, adding more areas for semi-detached lots and introducing a second multi-family housing site / church site.

Report Back to Council Required: NO

Comments/Further Action:

Please provide this office with 2 updated copies of this Area Structure Plan.


Kelly Kloss
City Clerk

/chk

c Director of Development Services / Engineering Services Manager
Inspections & Licensing Manager
Land & Economic Development Officer
C. Kenzie, Administrative Assistant

DATE: September 26, 2000
TO: City Council
FROM: City Clerk
RE: Land Use Bylaw Amendment No. 3156/JJ-2000
Kentwood West - Stage 2

History:

At the Council meeting of September 25, 2000, Council gave first reading to Land Use Bylaw Amendment 3156/JJ-2000.

Land Use Bylaw Amendment No. 3156/JJ-2000 allows for the development of Stage 2 of the Kentwood West neighbourhood by redesignating land in the subject quarter section from A1 Future Urban Development to R1 Residential (Low density) District, R1A Residential (Semi-detached) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District. This redesignation is being made in conjunction with the amendment of the Kentwood West Neighbourhood Area Structure Plan under Bylaw No. 3217/H-2000.

Consultation Process:

A Public Hearing has been advertised for the above noted bylaw, to be held on Monday, October 23, 2000 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Recommendations:

Following the Public Hearing Council may give Land Use Bylaw Amendment No. 3156/JJ-2000 second and third reading.



Kelly Kloss
City Clerk

/chk



**PARKLAND
COMMUNITY
PLANNING
SERVICES**

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

DATE: September 18, 2000

TO: Kelly Kloss, City Clerk

FROM: Johan van der Bank, Planner

RE: Land Use Bylaw Amendment No. 3156/JJ-2000
MAP 31/2000
Kentwood West – Stage 2
City of Red Deer

Background

The City of Red Deer being the landowner of the undeveloped land in Kentwood West is proposing to develop Stage 2 of the Kentwood West neighbourhood. This proposal requires that land in the subject quarter section be redesignated from A1 Future Urban Development to R1 Residential (Low density) District, R1A Residential (Semi-detached) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District.

This redesignation is being proposed in conjunction with the proposed amendment of the Kentwood West Neighbourhood Area Structure Plan under Bylaw No. 3217/H-2000, and will be considered simultaneously. An application to subdivide the land in Stage 2 will follow third reading of the NASP amendment and redistricting applications.

The proposed amendment to the Kentwood West Neighbourhood Area Structure Plan shows a Social Care/Day Care site on the south west corner of Kent Street and Kendrew Drive. This land is currently zoned A1. The current redesignation proposal does not include this site. In accordance with the City guidelines for the disposal of Social Care/Day Care sites the Land and Economic Development Department will advertise the site for sale for a period of six months. If there is a taker the site will be redesignated from A1 to PS Public Service (Institutional or Governmental) District. If there are no takers the site will revert to the residential use designated in the Kentwood West NASP and will be redesignated from A1 to R1N Residential (Narrow Lot) District. By following this procedure one avoids the possible pitfall of permitting residential development of the site prior to the advertisement of the Social Care/Day Care site.

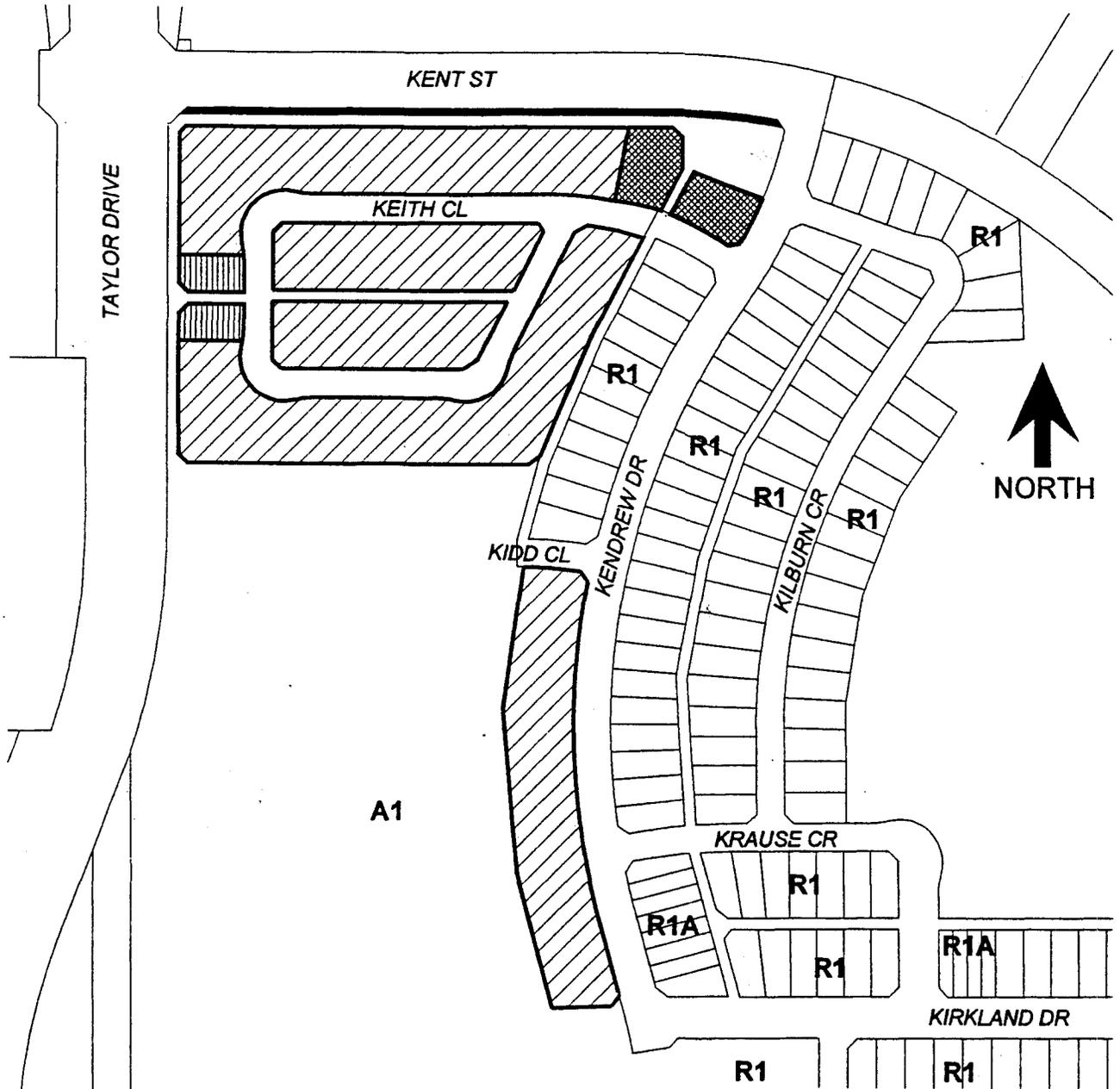
Staff recommendation

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

Johan van der Bank, TRP (SA)
Planner
attachments

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from:

- A1 to R1 
- A1 to R1A 
- A1 to R1N 
- A1 to P1 

MAP No. 31/2000
 BYLAW No. 3156 / JJ-2000

FILE

Council Decision – Monday, October 23, 2000

DATE: October 24, 2000
TO: Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment No. 3156/JJ-2000
Kentwood West - Stage 2

Reference Report:

Johann van der Bank, Planner
Parkland Community Planning Services
dated September 18, 2000

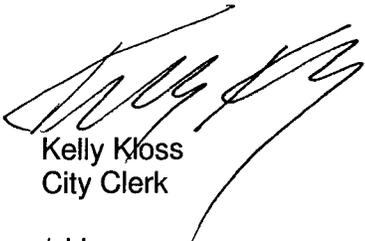
Bylaw Readings:

Following the Public Hearing, this bylaw was given 2nd & 3rd readings. Land Use Bylaw Amendment No. 3156/JJ-2000 allows for the development of Stage 2 of the Kentwood West neighbourhood by redesignating land in the subject quarter section from A1 Future Urban Development to R1 Residential (Low density) District, R1A Residential (Semi-detached) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District. This redesignation is being made in conjunction with the amendment of the Kentwood West Neighbourhood Area Structure Plan under Bylaw No. 3217/H-2000.

Report Back to Council Required: NO

Comments/Further Action:

This office will now amend the consolidated version of the Land Use Bylaw and distribute those amendments in due course.


Kelly Kloss
City Clerk

/chk

c Director of Development Services / Engineering Services Manager
Inspections & Licensing Manager
Land & Economic Dev. Officer
D. Kutinsky, Graphics Designer
C. Kenzie, Administrative Assistant

BYLAW NO. 3156/JJ-2000

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

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

1. The "Land Use District Maps E14 and E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2000 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of September AD 2000.

READ A SECOND TIME IN OPEN COUNCIL this 23rd day of October AD 2000.

READ A THIRD TIME IN OPEN COUNCIL this 23rd day of October AD 2000.

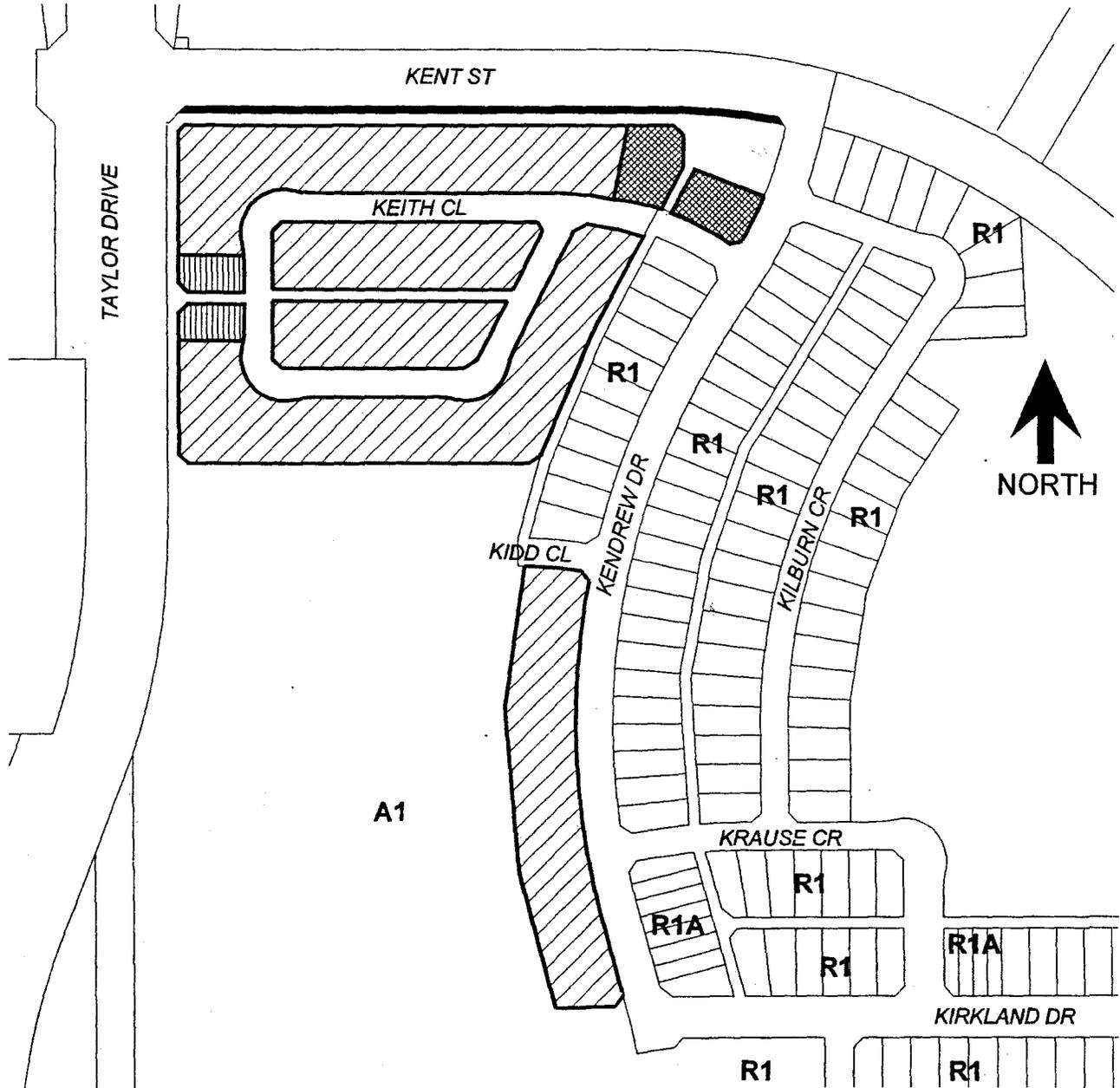
AND SIGNED BY THE MAYOR AND CITY CLERK this 23rd day of October AD 2000.


MAYOR


CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from:

- A1 to R1 
- A1 to R1A 
- A1 to R1N 
- A1 to P1 

MAP No. 31/2000
 BYLAW No. 3156 / JJ-2000

**KENTWOOD WEST NAS PLAN AMENDMENT 3217/H-2000
LUB AMENDMENT 3156/JJ-2000**

DESCRIPTION: Proposed redesignation from A1 to R1, R1A, R1N and P1

FIRST READING: September 25, 2000

FIRST PUBLICATION: October 6, 2000

SECOND PUBLICATION: October 13, 2000

PUBLI HEARING & SECOND READING: October 23, 2000

THIRD READING: OCT. 23, 2000

LETTERS REQUIRED TO PROPERTY OWNERS: YES NO

DEPOSIT? YES \$ _____ NO BY: CITY

ACUTAL COST OF ADVERTISING:

1ST \$ 300.08 & 2ND \$ 300.08 TOTAL: \$ 600.16

MAP PREPARATION: \$ 34.30

TOTAL COST: \$ 634.46

LESS DEPOSIT RECEIVED: \$ _____

AMOUNT OWING/ (REFUND): \$ _____

INVOICE NO.: N/A

(Account No. 59.5901)

FILE

Office of the City Clerk
September 29, 2000

Bylaw No. 3156/JJ-2000
Bylaw No. 3217/H-2000
(Map Attached)

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»

Dear Sir/Madam:

Re: Kentwood West Neighbourhood Area Structure Plan Amendment No. 3217/H-2000 & Land Use Bylaw Amendment 3156/JJ-2000

As an adjacent property owner to the land shown on the attached map, this letter is to inform you that Council of The City of Red Deer has given the first of three readings to Land Use Bylaw Amendment 3156/JJ-2000 and Neighbourhood Area Structure Plan Bylaw Amendment 3217/H-2000.

The amendment to the Kentwood West Neighbourhood Area Structure Plan proposes to introduce some narrow lot housing and to add semi-detached and multi-family housing into the undeveloped areas of the neighbourhood, forming part of Stage 2 of the subdivision.

The purpose of Land Use Bylaw 3156/JJ-2000 is to allow for the development of Stage 2 of the Kentwood West Neighbourhood by redesignating land in the subject quarter section from A1 Future Urban Development to R1 Residential (Low density) District, R1A Residential (Semi-detached) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District.

Copies of the bylaws may be inspected by the public at the office of the City Clerk, 2nd Floor, City Hall, during regular office hours.

Prior to considering this bylaw, City Council will hold a Public Hearing, in the Council Chambers, 2nd Floor of City Hall on **Monday, October 23, 2000, at 7:00 p.m.**, for the purpose of hearing any person claiming to be affected. Letters or petitions may be submitted to the City Clerk at the Public Hearing, or to the Office of the City Clerk, City Hall, prior to the Public Hearing.

Persons wishing to have their letters or petitions included on the Council agenda must submit them by **4:30 p.m. on Monday, October 16, 2000.**

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

Yours truly,



Jeff Graves
Deputy City Clerk

/chk

attach.

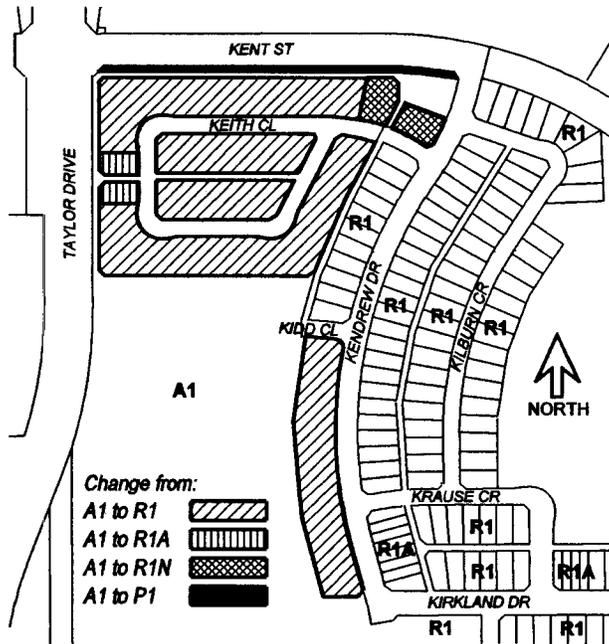
4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4

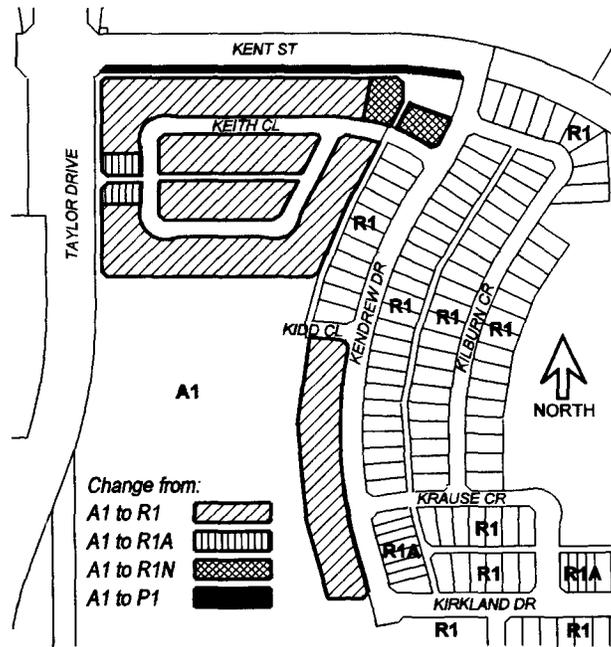
Tel: (403) 342-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: <http://www.city.red-deer.ab.ca>



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer





DATE: September 27, 2000

SEP 28 2000

TO: Tony Woods, Graphics Coordinator

Tony

FROM: Cheryl Adams

RE: Land Use Bylaw Amendment No. 3156/JJ-2000 and Kentwood West Neighbourhood Area Structure Plan Amendment 3217/H-2000

Could you please reduce the enclosed map to an appropriate size for advertising. I would appreciate this map by Tuesday October 2nd in order to prepare the advertising for next week's Advocate.

Thanks.


Cheryl G. Adams
Administrative Assistant

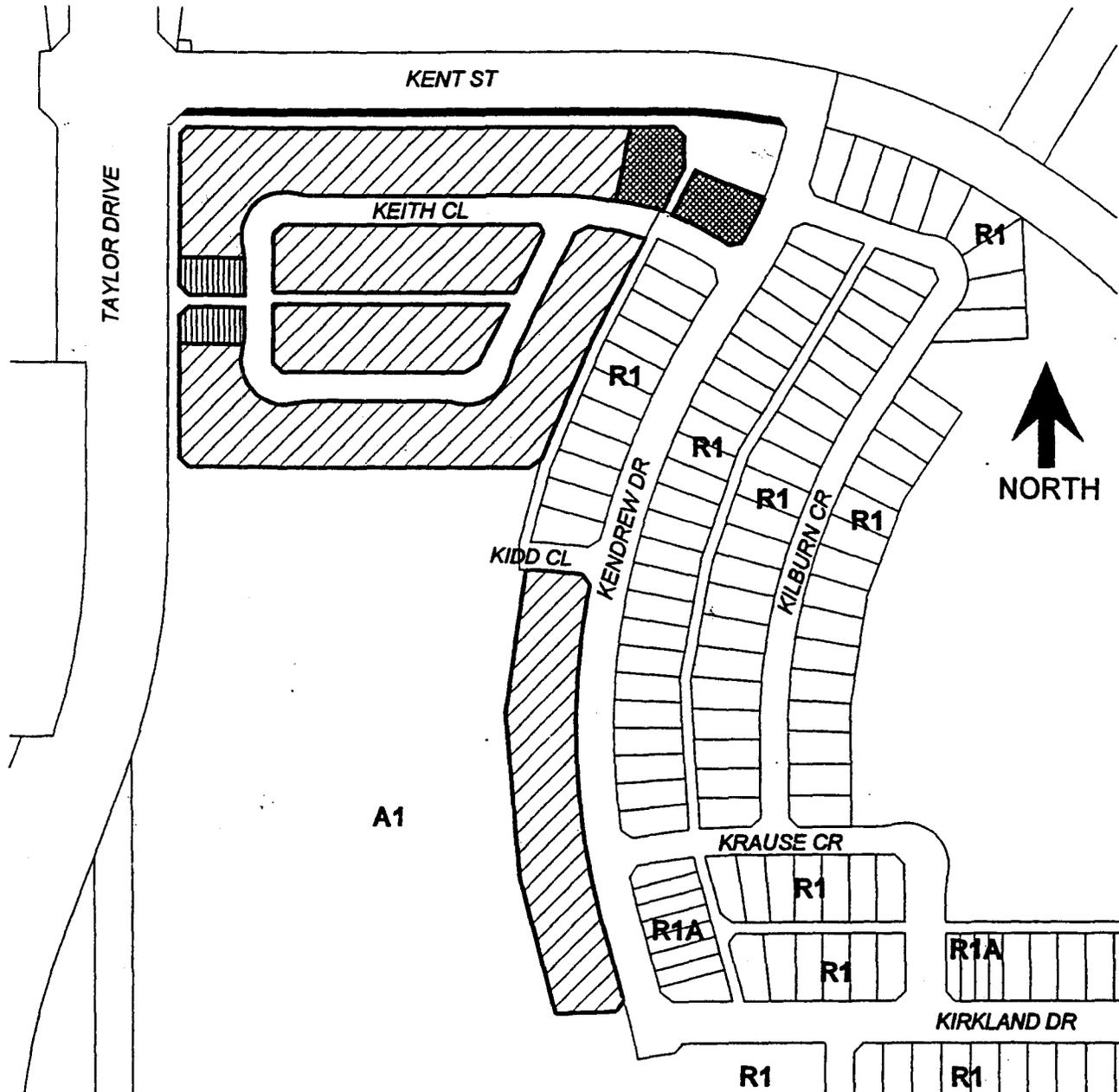
COST OF MAP PREPARATION:

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


Sept 28 / 2000

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from:

- A1 to R1 
- A1 to R1A 
- A1 to R1N 
- A1 to P1 

MAP No. 31/2000
 BYLAW No. 3156 / JJ-2000

DATE: September 27, 2000
TO: Norma Lovell, Assessment
FROM: Cheryl Admas

RE: *Land Use Bylaw Amendment No. 3156/JJ-2000, Kentwood West*

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

Could I receive these addresses by Tuesday, October 2, 2000 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.

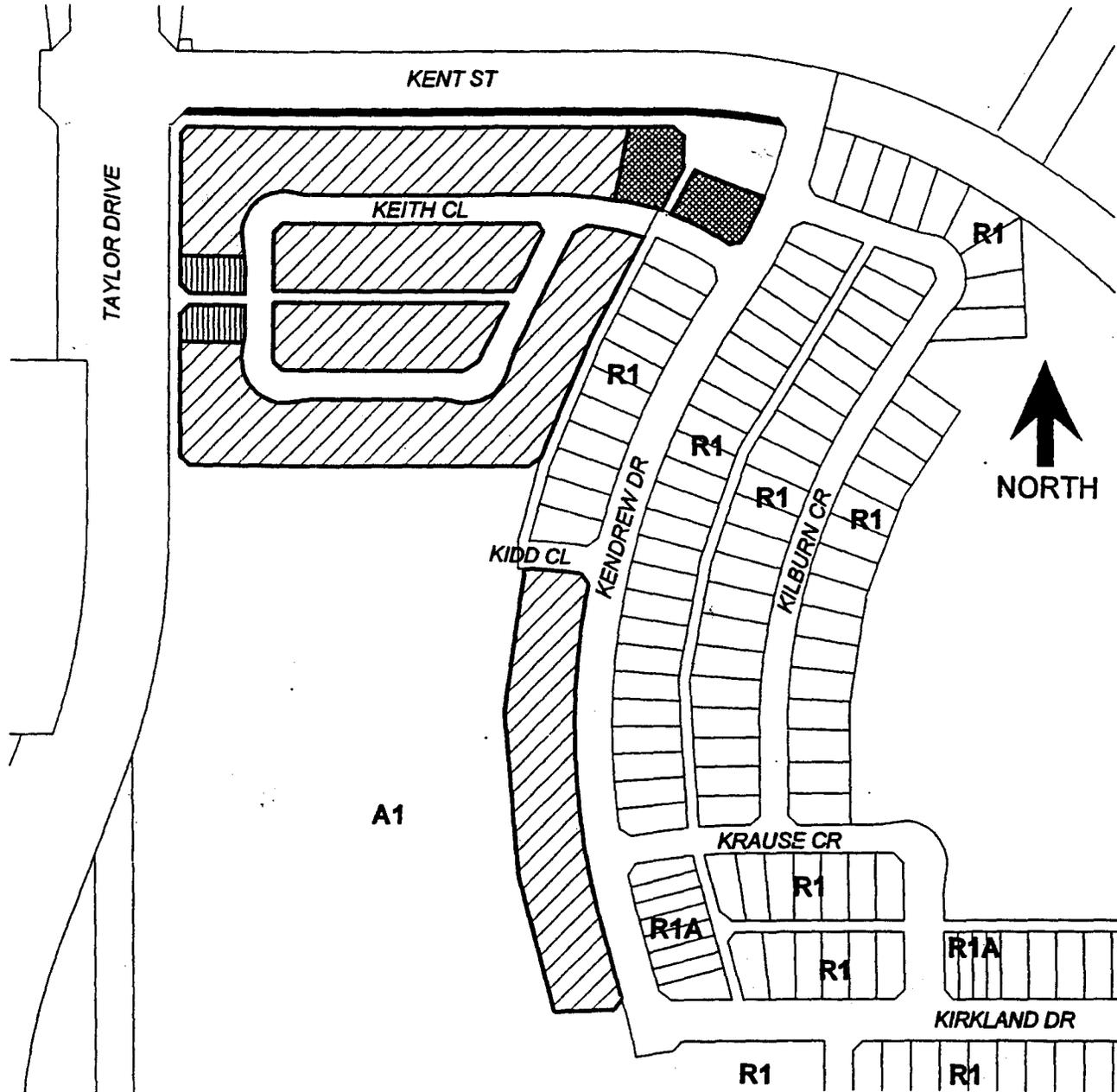
Thanks Norma.


Cheryl G. Adams
Administrative Assistant

attchs.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from:

- A1 to R1 
- A1 to R1A 
- A1 to R1N 
- A1 to P1 

MAP No. 31/2000
 BYLAW No. 3156 / JJ-2000

Council Decision – Monday, September 25, 2000

DATE: September 26, 2000
TO: Parkland Community Planning Services
FROM: City Clerk
RE: Land Use Bylaw Amendment No. 3156/JJ-2000
Kentwood West - Stage 2

Reference Report:

Johan van der Bank, Planner
Parkland Community Planning Services
dated September 18, 2000

Bylaw Readings:

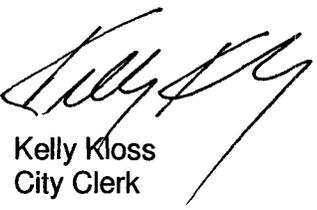
This bylaw was given first reading. Copies of the bylaw are attached for your information.

Report Back to Council Required: NO

Comments/Further Action:

Land Use Bylaw Amendment No. 3156/JJ-2000 allows for the development of Stage 2 of the Kentwood West neighbourhood by redesignating land in the subject quarter section from A1 Future Urban Development to R1 Residential (Low density) District, R1A Residential (Semi-detached) District, R1N Residential (Narrow Lot) District and P1 Parks and Recreation District. This redesignation is being made in conjunction with the amendment of the Kentwood West Neighbourhood Area Structure Plan under Bylaw No. 3217/H-2000.

A Public Hearing has been advertised for the above noted bylaw, to be held on Monday, October 23, 2000 at 7:00 p.m. in the Council Chambers during Council's regular meeting.


Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services / Engineering Services Manager
Inspections & Licensing Manager
Land & Economic Development Officer
C. Kenzie, Administrative Assistant

Council Decision – Monday, September 25, 2000

DATE: September 26, 2000
TO: Parkland Community Planning Services
FROM: City Clerk
RE: Kentwood West Neighbourhood Area Structure Plan
Bylaw Amendment No. 3217/H-2000

Reference Report:

Johan van der Bank, Planner
Parkland Community Planning Services
dated September 18, 2000

Bylaw Readings:

This bylaw was given first reading. Copies of the bylaw are attached for your information.

Report Back to Council Required: NO

Comments/Further Action:

Bylaw Amendment No. 3217/H-2000 amends the existing Kentwood West Neighbourhood Area Structure Plan to ensure more variety of housing types by introducing some narrow lot development, adding more areas for semi-detached lots and introducing a second multi-family housing site/church site.

A Public Hearing has been advertised for the above noted bylaw, to be held on Monday, October 23, 2000 at 7:00 p.m. in the Council Chambers during Council's regular meeting.


Kelly Kloss
City Clerk

/chk
attchs.

c Director of Development Services / Engineering Services Manager
Inspections & Licensing Manager
Land & Economic Development Officer
C. Kenzie, Administrative Assistant

BYLAW 3156/JJ-2000

BACKGROUND

This redistricting proposal is required to permit the development of Stage 2 of the Kentwood West neighbourhood. The proposed land use designations are in accordance with the proposed amendments to the Kentwood West Neighbourhood Area Structure Plan, which have been read a first time by Council on September 25, 2000.

PURPOSE OF THE BYLAW

To approve the proposed redistricting as shown on Map No. 31/2000:

- From A1 Future Urban Development to R1 Residential (Low Density) District;
- From A1 Future Urban Development to R1A Residential (Semi-detached) District;
- From A1 Future Urban Development to R1N Residential (Narrow Lot) District; and
- From A1 Future Urban Development to P1 Parks and Recreation District.

BYLAW 3217/H-2000

BACKGROUND

Council is proposing to amend the existing Kentwood West Neighbourhood Area Structure Plan (NASP). This Plan Amendment application proposes to introduce some narrow lot housing and to add semi-detached and multi-family housing into the undeveloped areas of the neighbourhood, forming part of Stage 2 of the subdivision. These amendments intend to broaden the housing variety in the neighbourhood, following the goals and objectives of the Municipal Development Plan and the Northwest Major Area Structure Plan. Further to these changes the Plan is generally updated to comply to current guidelines for area structure plans.

PURPOSE OF THE BYLAW

To approve the following amendments to the existing Kentwood West Neighbourhood Area Structure Plan:

- Removing the 3.0 acre Emergency Services site from the Plan and replacing it with a 4.0 site for possible church or multi-family development;
- Deleting the conceptual roadway shown in the multi-family parcel to the north to allow increased flexibility for development, as is common practice with condominium sites;
- Combining the social care and day care locations from two separate sites to one site, as allowed under current guidelines;
- Amending the semi-detached lot locations in the western portion of the plan;
- Adding single detached narrow lots in the western portion of the plan;
- Changing a public utility lot to a lane in the western portion of the plan;
- Adjusting the phasing and servicing accordingly;
- Updated School and Park Plan; and
- Updating the text to meet current guidelines (e.g. Neighbourhood Area Structure Plan replaces Outline Plan).

Item No. 1
Bylaws

BYLAW NO. 3217/H-2000

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

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

That Bylaw No. 3217/98 is hereby amended:

1. By substituting the complete Kentwood West Neighbourhood Area Structure Plan text, appendices and Figures 1 to 8 for the attached amended and updated text, appendices and Figures 1 to 8, revisions dated September 2000.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of September AD 2000.

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

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

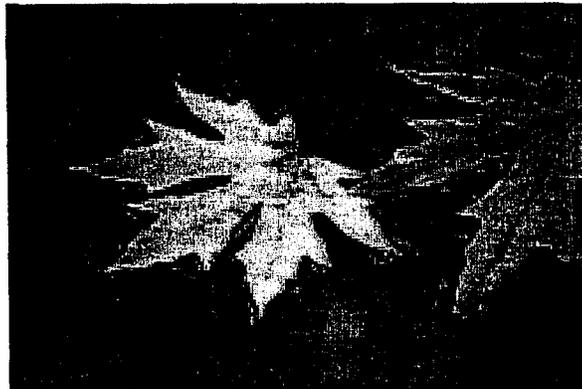
AND SIGNED BY THE MAYOR AND CITY CLERK this day of AD 2000.

MAYOR

CITY CLERK

KENTWOOD WEST

NEIGHBOURHOOD AREA STRUCTURE PLAN



July 1998

Adopted July 13, 1998

Amended September 2000

Prepared by:

Parkland Community Planning Services

&

City of Red Deer Engineering Services

KENTWOOD WEST NEIGHBOURHOOD AREA STRUCTURE PLAN

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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 56.7 hectare (140 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 not to exceed a density of 45 persons per gross hectare. Other land uses highlighted in the plan include commercial, industrial,

institutional (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 56.7 hectares (140 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 a small span of 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:

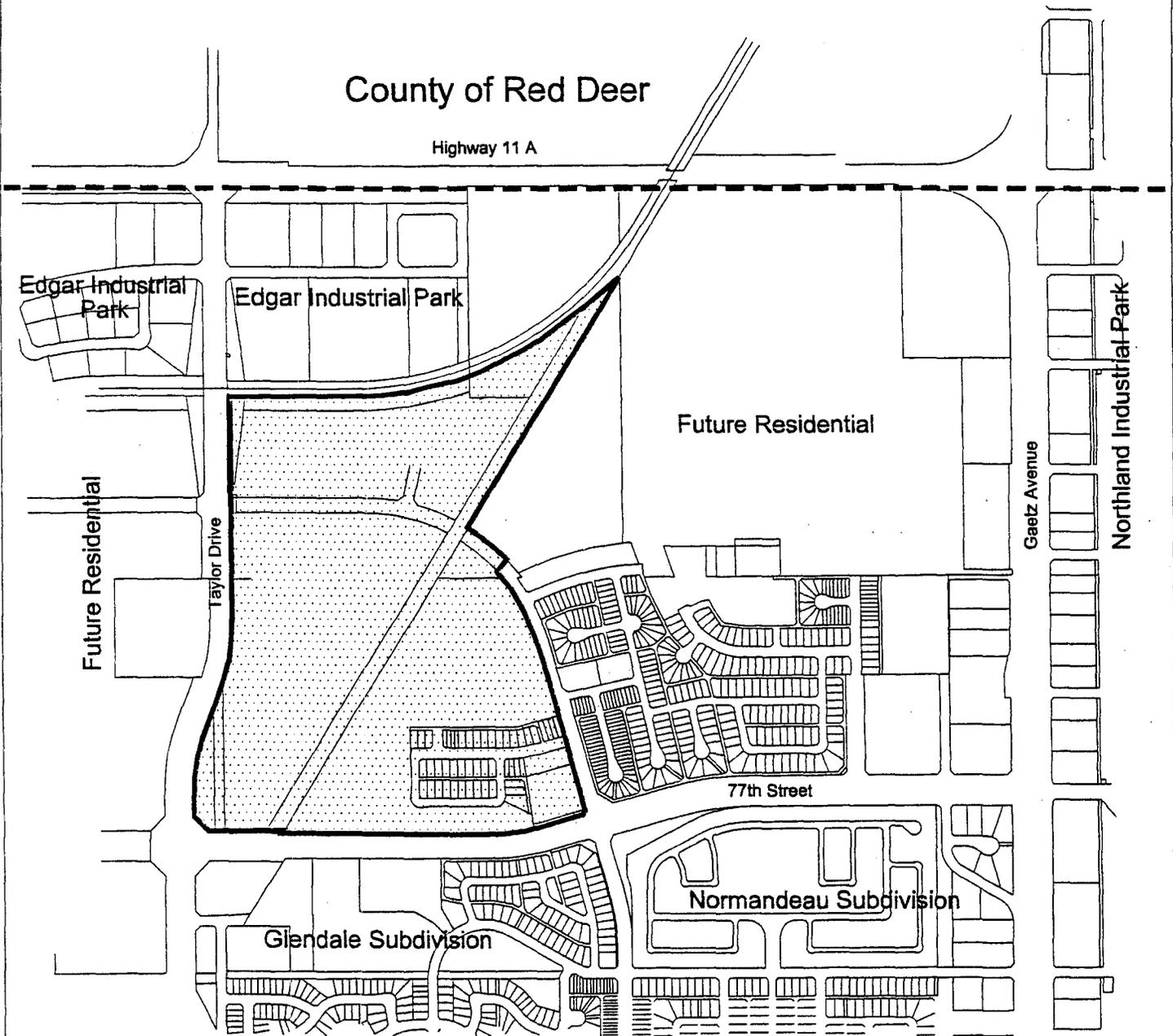
A. Semi-Permanent Wetland

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

Kentwood West Neighbourhood Area Structure Plan

Fig. 1 - Location Map

-  NASP Boundary
-  City Boundary



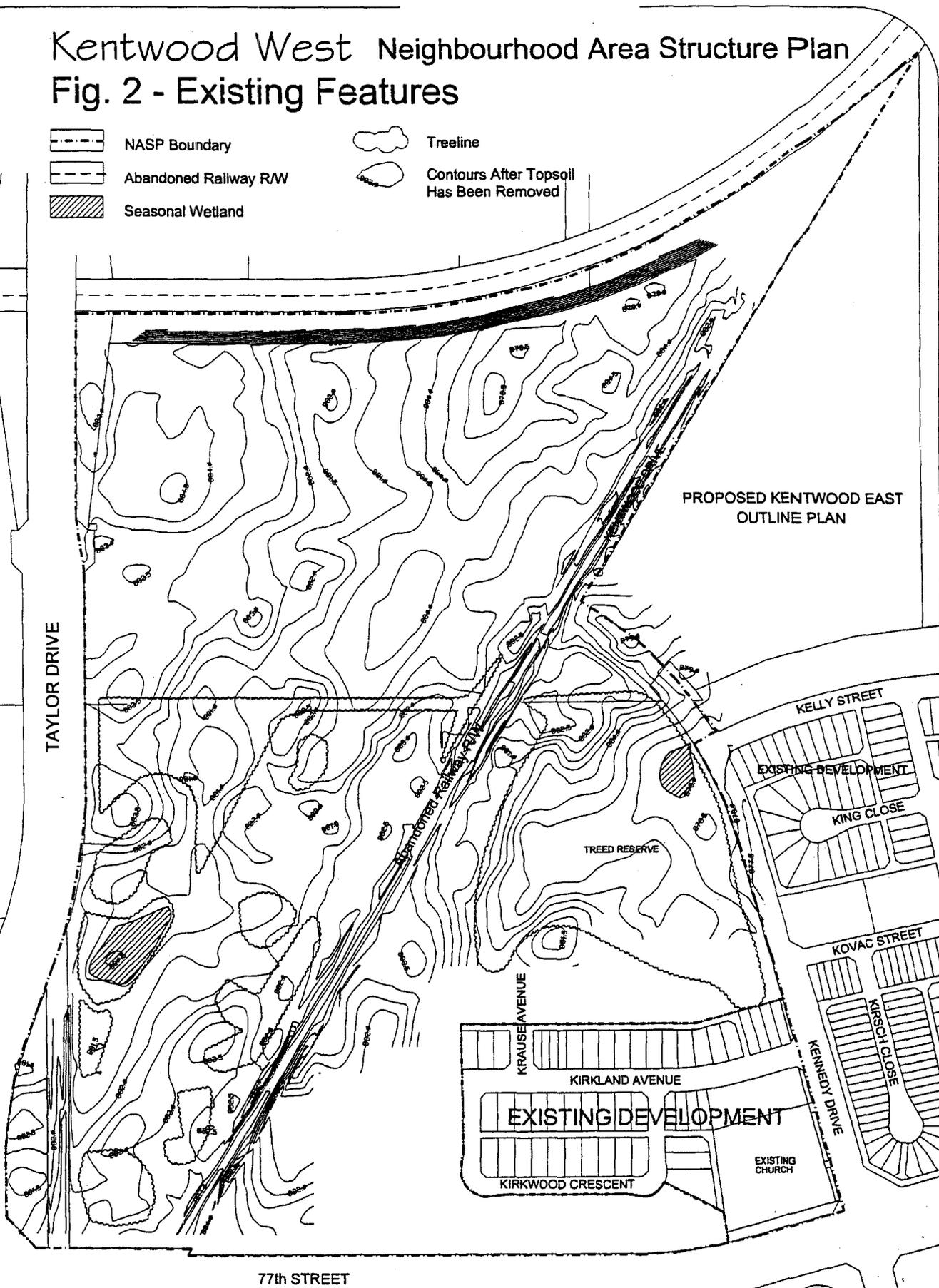
Prepared by: RD Engineering Department & PCPS
April, 1998



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



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 North west 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.

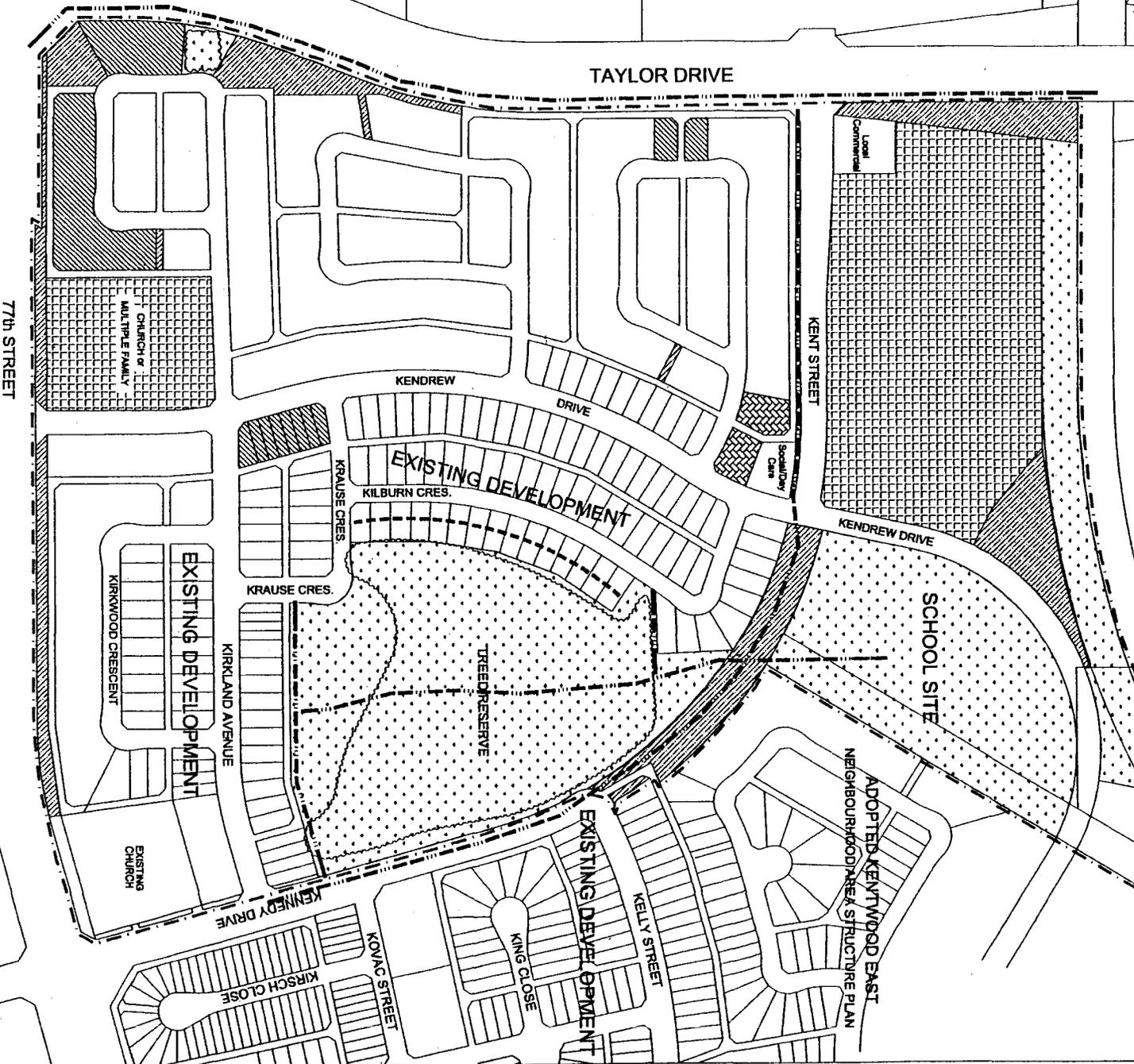
Social Facilities

- 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*.

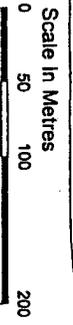
Kentwood West Neighbourhood Area Structure Plan

Figure 3 - Proposed Land Use

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



Prepared by: RD Engineering Department & PCPS
 July 1998, September 1998, September 2000



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 south western 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 305 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 1584 persons or 30.5 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

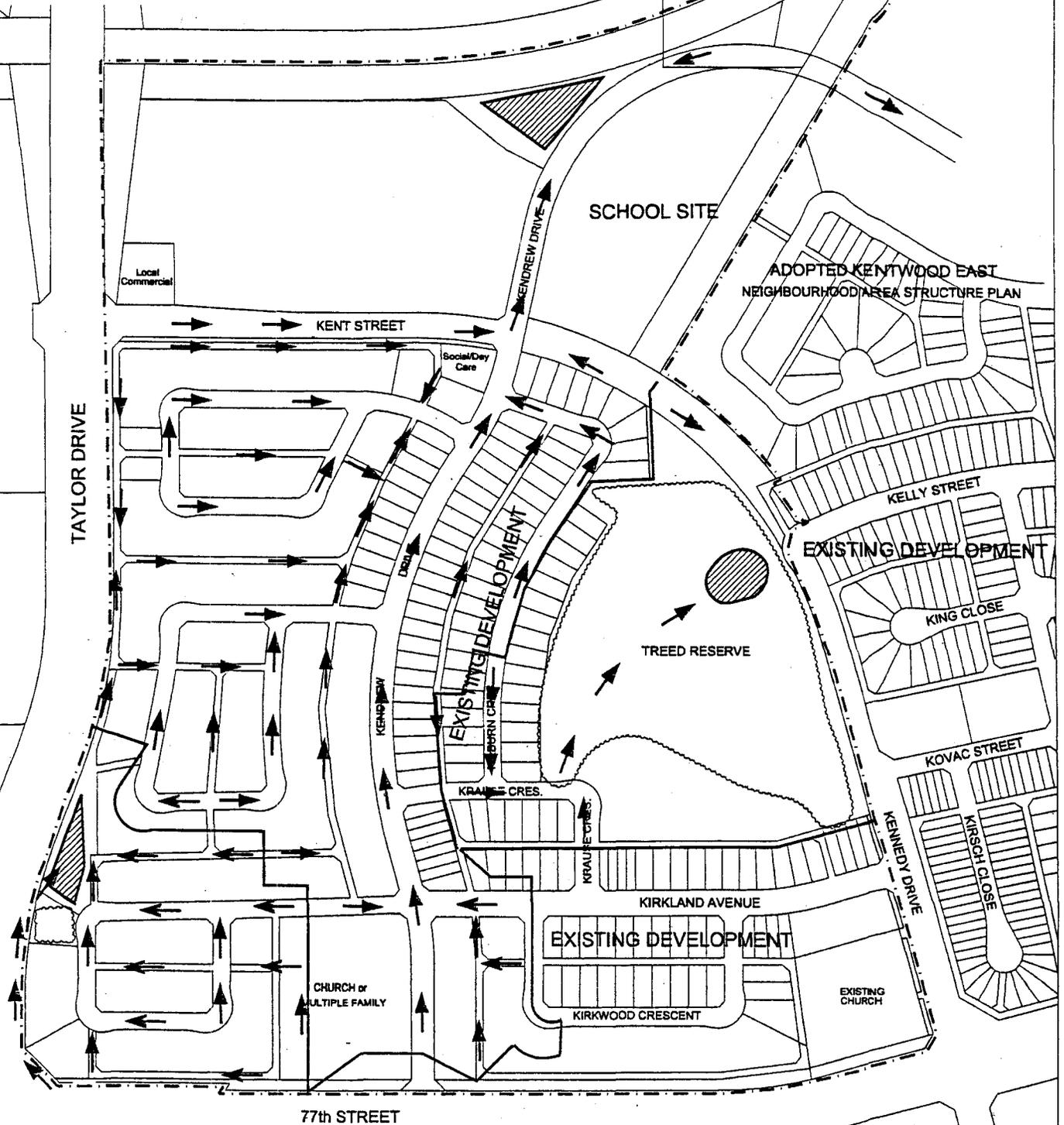
The municipal reserve dedication for this Neighbourhood Area Structure Plan is unique and somewhat complex. The dedication is approximately as follows:

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

Kentwood West Neighbourhood Area Structure Plan

Figure 4 - Major Drainage

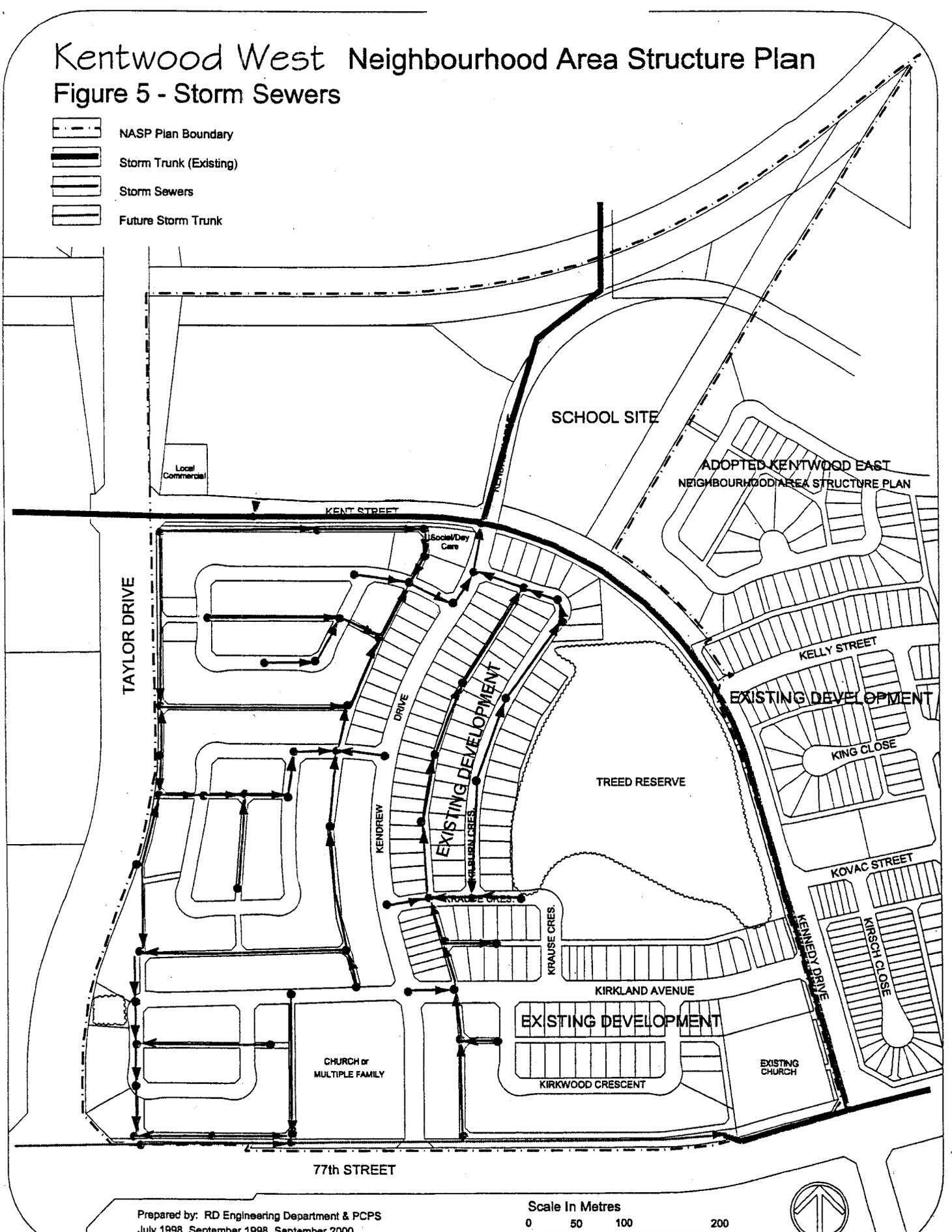
-  NASP Plan Boundary
-  Direction of Flow
-  Boundary of Catchment Area
-  Storm Detention Ponds



Kentwood West Neighbourhood Area Structure Plan

Figure 5 - Storm Sewers

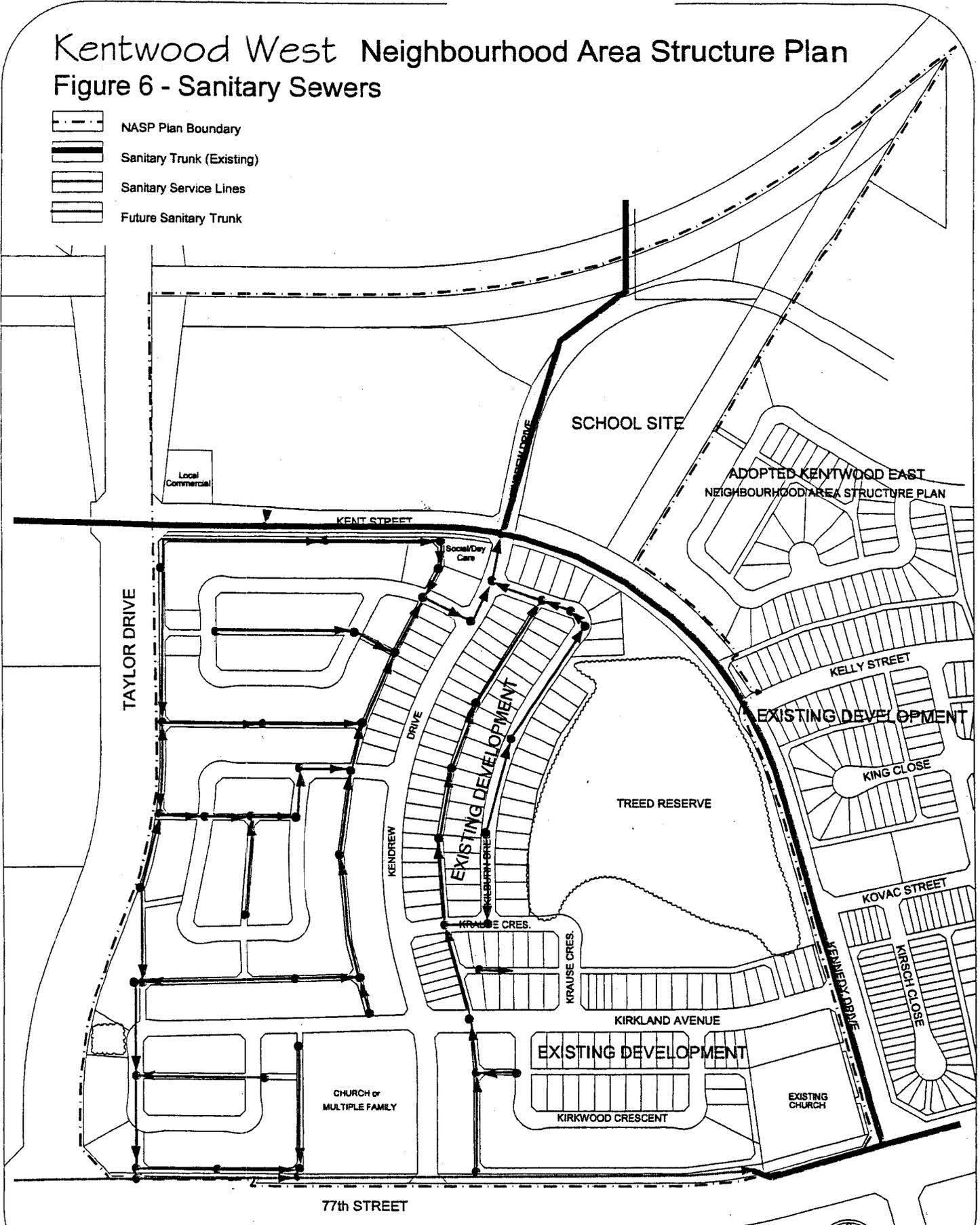
-  NASP Plan Boundary
-  Storm Trunk (Existing)
-  Storm Sewers
-  Future Storm Trunk



Kentwood West Neighbourhood Area Structure Plan

Figure 6 - Sanitary Sewers

-  NASP Plan Boundary
-  Sanitary Trunk (Existing)
-  Sanitary Service Lines
-  Future Sanitary Trunk



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 watermains, 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.

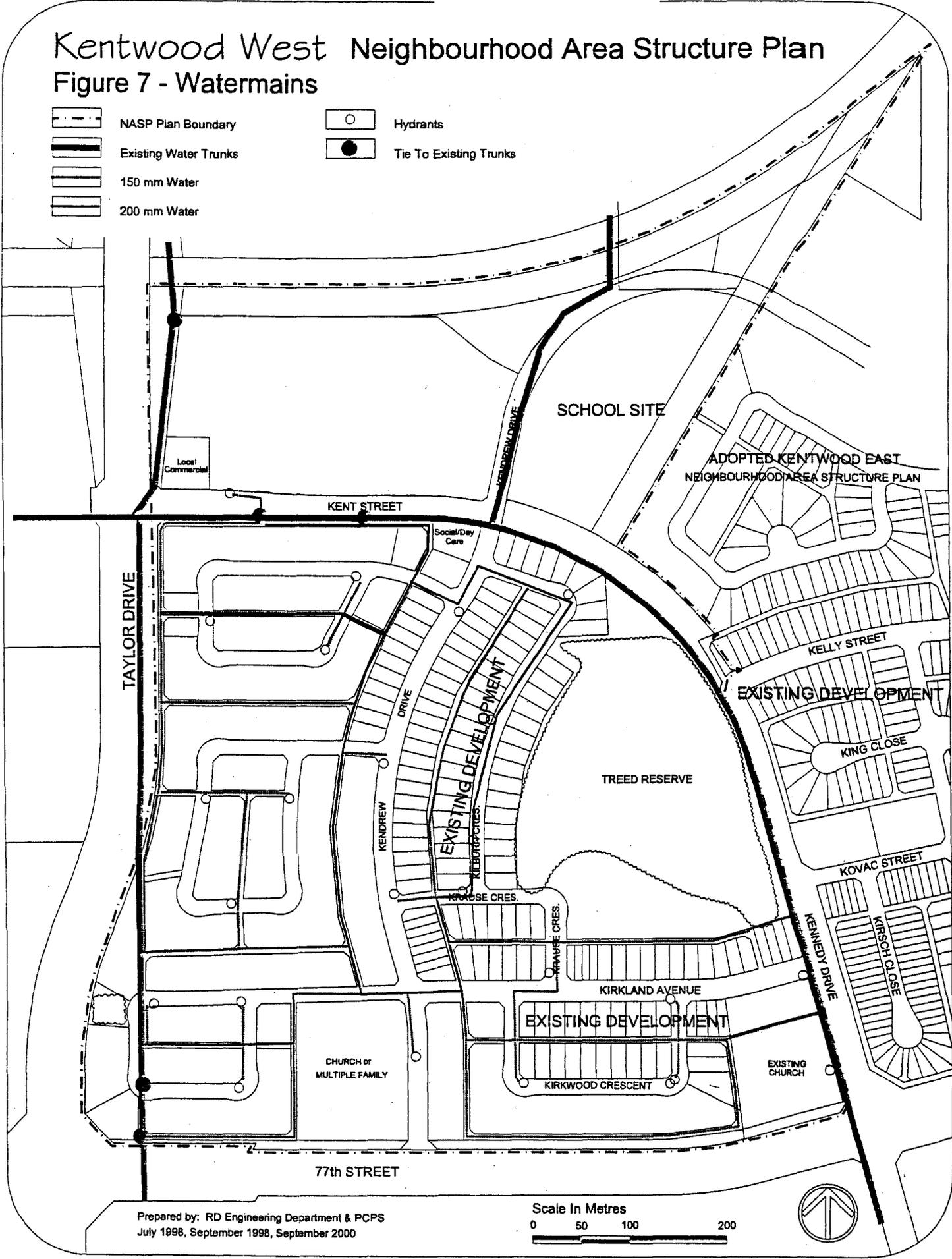
5.0 STAGING OF DEVELOPMENT

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

Figure 7 - Watermains

-  NASP Plan Boundary
-  Existing Water Trunks
-  150 mm Water
-  200 mm Water
-  Hydrants
-  Tie To Existing Trunks



Prepared by: RD Engineering Department & PCPS
 July 1998, September 1998, September 2000

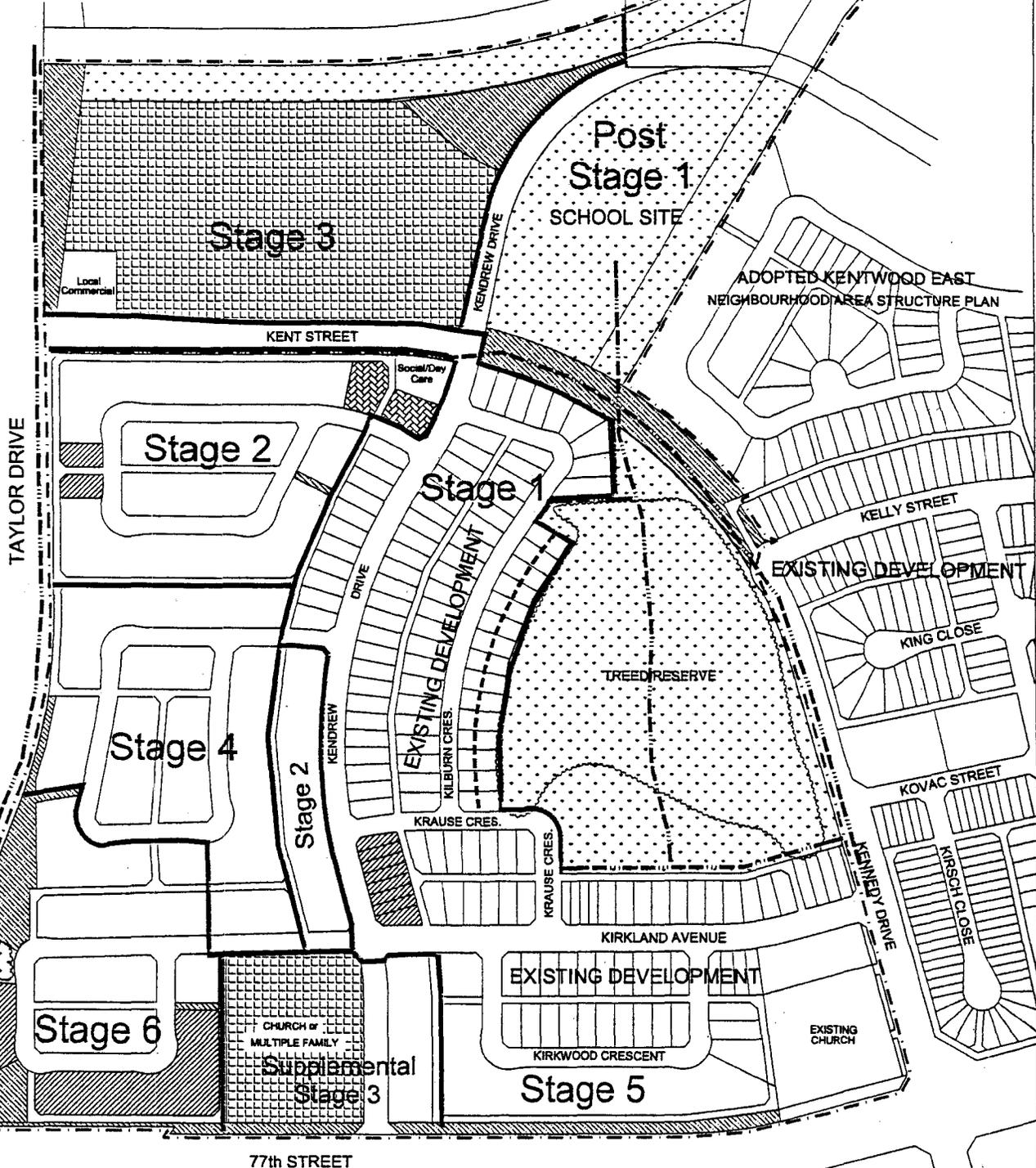
Scale In Metres
 0 50 100 200



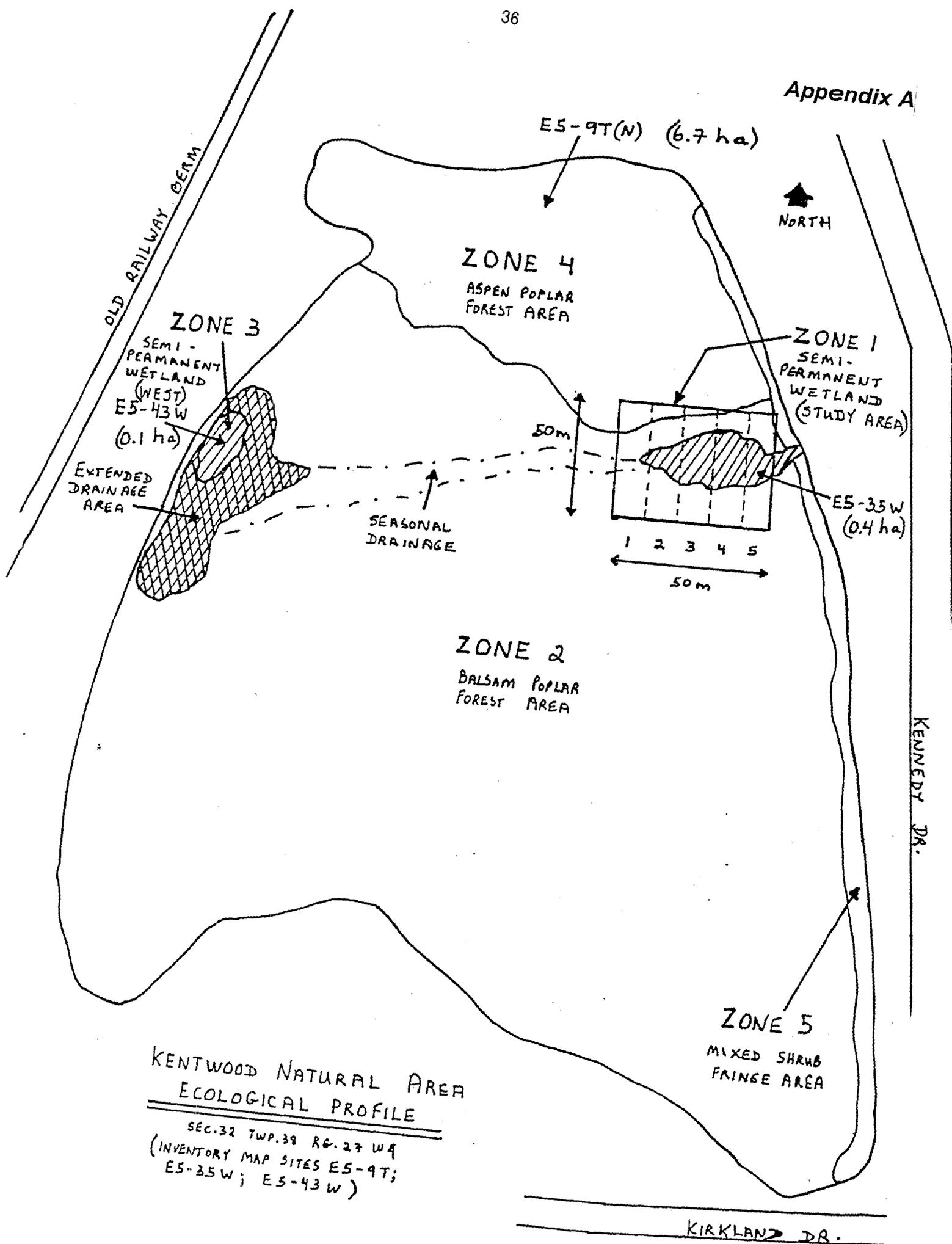
Kentwood West Neighbourhood Area Structure Plan

Figure 8 - Staging

-  NASP Plan Boundary
-  Staging Boundary
- 5** Staging Number

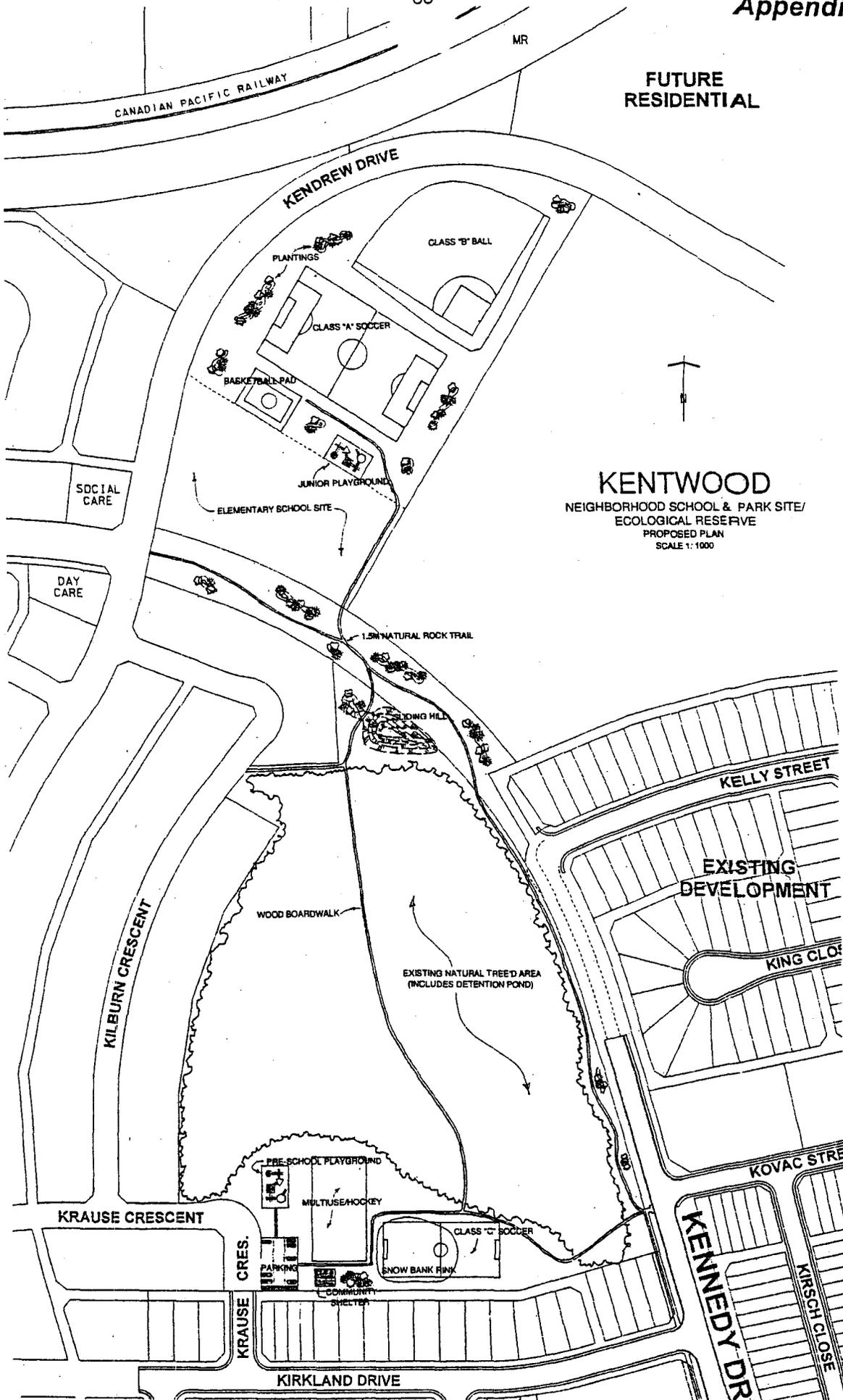


APPENDICES



KENTWOOD NATURAL AREA
ECOLOGICAL PROFILE
 SEC. 32 TWP. 39 R. 27 W. 4
 (INVENTORY MAP SITES E5-9T;
 E5-35W; E5-43W)

KIRKLAND DR.



FUTURE RESIDENTIAL

KENTWOOD
 NEIGHBORHOOD SCHOOL & PARK SITE/
 ECOLOGICAL RESERVE
 PROPOSED PLAN
 SCALE 1: 1000

SOCIAL CARE

DAY CARE

KENDREW DRIVE

CLASS 'B' BALL

CLASS 'A' SOCCER

BASKETBALL PAD

JUNIOR PLAYGROUND

ELEMENTARY SCHOOL SITE

1.5M NATURAL ROCK TRAIL

WOOD BOARDWALK

EXISTING NATURAL TREE AREA (INCLUDES DETENTION POND)

KILBURN CRESCENT

KRAUSE CRESCENT

KRAUSE CRES.

KIRKLAND DRIVE

KELLY STREET

EXISTING DEVELOPMENT

KING CLOSE

KOVAC STREET

KENNEDY DRIVE

KIRSCH CLOSE

PRE-SCHOOL PLAYGROUND

MULTIUSE/HOCKEY

CLASS 'C' SOCCER

SNOW BANK RINK

COMMUNITY SHELTER

BYLAW NO. 3156/JJ-2000

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

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

- 1. The "Land Use District Maps E14 and E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2000 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 25th day of September AD 2000.

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

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

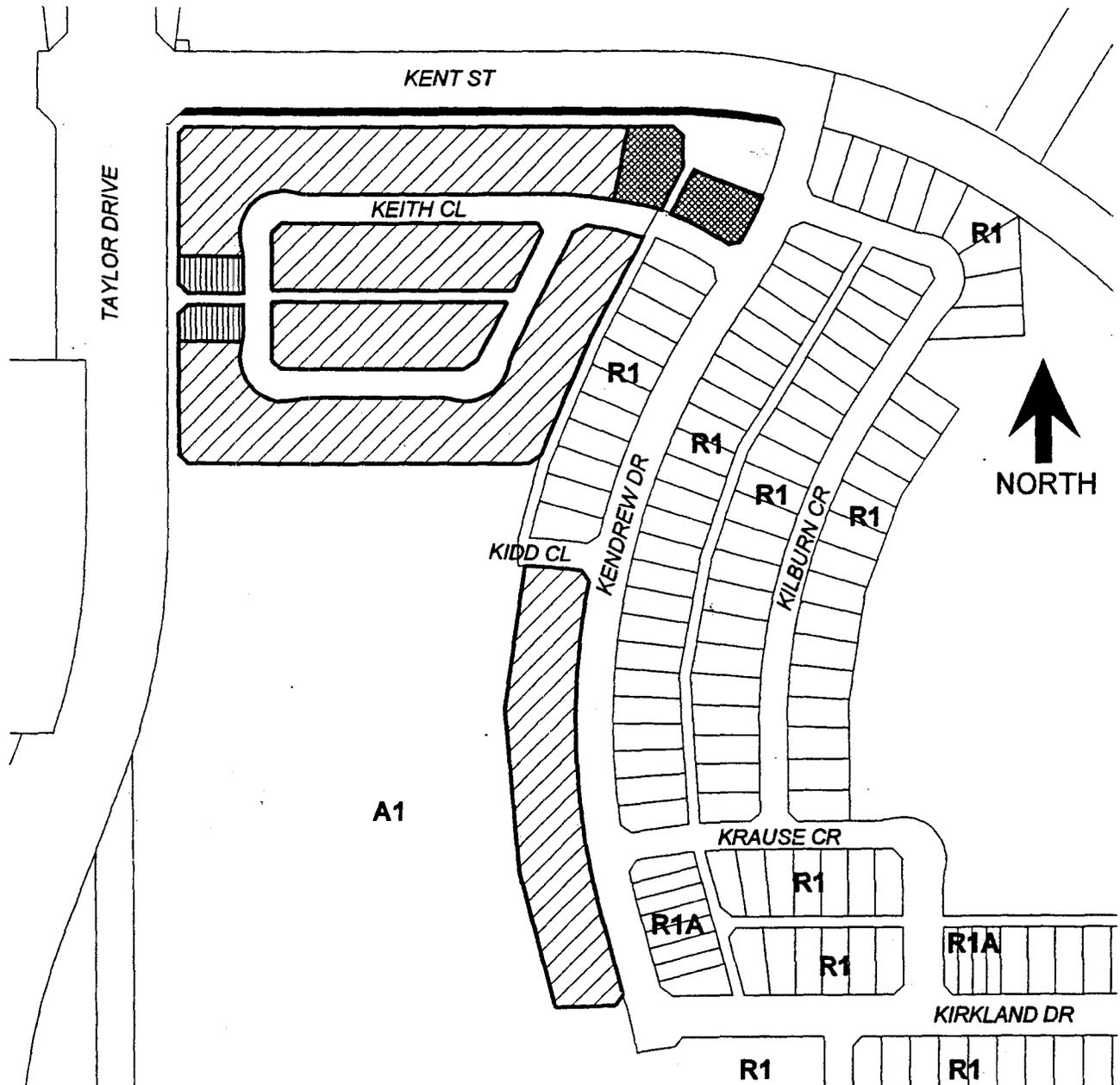
AND SIGNED BY THE MAYOR AND CITY CLERK this day of AD 2000.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

- A1 - Future Urban Development
- R1 - Residential (Low Density)
- R1A - Residential (Semi-Detached)
- R1N - Residential (Narrow Lot)
- P1 - Parks and Recreation

Change from:

- A1 to R1 
- A1 to R1A 
- A1 to R1N 
- A1 to P1 

MAP No. 31/2000
 BYLAW No. 3156 / JJ-2000