THE CITY OF Red Deer

AGENDA

FOR THE *REGULAR MEETING OF RED DEER CITY COUNCIL*

TO BE HELD IN THE COUNCIL CHAMBERS, CITY HALL

MONDAY, JUNE 17, 2002

COMMENCING AT *4:30 P.M.*

(1) Confirmation of the Minutes of the regular meeting of Tuesday, May 21, 2002.

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(2) **UNFINISHED BUSINESS**

(3) **PUBLIC HEARINGS**

1. City Clerk – Re: ***Land Use Bylaw Amendment 3156/G-2002 / Proposed Revision to the Density District***
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2. City Clerk – Re: ***Land Use Bylaw Amendment 3156/Q-2002 / Rezoning of 5.54 ha of Land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD / Deer Park Southeast (Devonshire) – Phase 11 / Melcor Developments Ltd.***
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3. City Clerk – Re: 706970 Alberta Ltd./ City of Red Deer / Former Red Deer Bottling Site / Golden West Industrial Area:

   (a) ***Land Use Bylaw Amendment 3156/R-2002 / Rezoning of 2.25 ha from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a Portion of Municipal Reserve from P1 Parks and Recreation to C4 Commercial (Major Arterial) / Golden West Industrial Area / 706970 Alberta Ltd. & The City of Red Deer.***
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DATE: **May 7, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/G-2002**
Proposed Revision to the Density District

History

At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw 3156/G-2002 was given first reading.

Land Use Bylaw Amendment 3156/G-2002 revises the Land Use Bylaw so that the Density District uses the number of dwelling units per hectare rather than the number of persons per hectare to calculate density restrictions.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting.

Recommendations

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

Kelly Kloss
City Clerk

/chk

AND
COMMUNITY
PLANNING
SERVICES

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DATE: April 29, 2002

TO: Kelly Kloss, City Clerk

FROM: Planning Staff

RE: PROPOSED REVISION TO THE DENSITY DISTRICT BYLAW AMENDMENT NO. 3156/G-2002

BACKGROUND

Part 7 of the Land Use Bylaw contains a Density District which is applied in special circumstances to set the maximum population density for specific sites in the medium density and multiple family residential districts. These site-specific density designations are used to ensure the overall density in each neighbourhood does not exceed 45 persons per hectare of gross developable land. The purposes of setting a target density include aspects such as certainty for the property owner and surrounding landowners, community character and ensuring that engineers have certainty about the maximum pipe sizes that are required for sewer trunk lines.

Presently the Density District sets density designations based on the number of persons per hectare. For example, if a site is designated with a density restriction of R3-D140, it means that the site may be developed with R3 Residential (Multiple Family) District uses to a maximum density of 140 persons per hectare. If the site is 5000 m² (i.e. half a hectare) it means that any development on the site may accommodate not more than 70 persons. The Density District sets a Persons per Unit Standard (or household size) for each type of dwelling unit, e.g. semi-detached, multi-attached and one, two and three bedroom units in a multiple family building. In designing a new development for the site in the above example, the developer has to balance the number and type of dwelling units, using the predetermined household sizes, to ensure that the eventual development will not accommodate more than 70 persons based upon the persons per unit standards in the Land Use Bylaw.

Using the number of persons per hectare to determine the maximum density in a neighbourhood or on a specific site is based on debateable household sizes. Household sizes are on a declining trend in Canada and other countries in North America and Europe. It is proposed to revise the Land Use Bylaw so that the Density District uses the number of dwelling units per hectare rather than the number of persons per hectare to calculate density restrictions.

Dwelling units is a common density measurement in most major cities. It is a much more straightforward way to calculate density and will be more understandable for architects and developers.

PUBLIC CONSULTATION

Presently 28 sites in the City are designated with density restrictions. Five of these sites are vacant or used for other purposes at present. The 23 developed sites are developed with rental apartment buildings, condominium development projects or individually owned (i.e. not condominiumized) multi-attached dwelling units. In total 172 individual properties are involved in this proposal.

The proposed Land Use Bylaw Amendment involves a minor, technical aspect of the Land Use Bylaw. The proposal will not affect actual population densities in the City, in specific neighbourhoods or on specific sites. It was therefore considered not necessary to undertake extensive public consultation.

However, as part of the statutory bylaw amendment notification process that takes place after first reading of a proposed bylaw amendment, individual notices will be sent to the owners of rental buildings and undeveloped or vacant properties, and to condominium associations. In total the owners of 24 properties will be notified. The notices will explain exactly what is proposed for each individual property.

Notices will not be sent to those owners of individually owned (i.e. not condominiumized) multi-attached dwelling units where a condominium association does not exist. This decision is based on the reasoning that these owners are not affected by this proposal, as the developer at the time the project was developed chose not to make use of the maximum density and it is unlikely that these individually owned properties could be redeveloped as a whole in an attempt to achieve the maximum density. These sites include 148 lots in the following locations:

- the 26 adult multi-attached townhouses on 44 Street, 46 Avenue and 46A Avenue in Parkvale;
- the 44 multi-attached townhouses on Northey Avenue, Glendale Boulevard and Glen Close in Glendale;
- the 42 multi-attached townhouses on Douglas Avenue, Dixon Crescent and Davis Close in Deer Park; and
- the 36 multi-attached townhouses on Amer Close in Anders East (Victoria Park).

The statutory bylaw amendment process provides for the advertisement of the proposed amendment in the local newspaper and a public hearing held in Council chambers. Together with the notification of the 24 identified landowners, this due process is considered appropriate public consultation in this instance.

PLANNING ANALYSIS

Amending the Density District

Firstly, the attached bylaw amendment proposes to change the Density District in the Land Use Bylaw by deleting references and calculations that relate to the number of persons per hectare and replace these with new references and calculations based on the number of dwelling units per hectare. References to the Persons per Unit Standard will also be deleted.

Amending the R3 Residential (Multiple Family) District

Secondly, the proposed bylaw amendment seeks to amend the R3 Residential (Multiple Family) District by replacing the references to a density restriction of 90 persons per hectare for multiple family and multi-attached buildings in sections 199(1) and 199(2) with references to a density restriction of 35 dwelling units per hectare. At an average Persons Per Unit Standard or household size for developments in the medium density and multiple family districts of 2.67, 35 units would yield approximately 93 persons, so in effect this proposed change is a minor increase of the present standard.

Amending Existing Density Designations

Thirdly, this bylaw amendment proposes to redesignate the existing 28 density sites from density designations expressed in persons per hectare to ones expressed in dwelling units per hectare. In support of these redistricting proposals, the fact sheet in Appendix 1 shows the analysis for each site.

a) Sites with Existing Buildings

In order to convert the density restriction of the 23 existing developed sites on a fair basis, it was necessary to determine the actual number of dwelling units on each site to ensure that the new density restriction in each case does not allow less or more units than what currently exist. This information was obtained through the Assessment & Tax Department's residential cards, subdivision and condominium plans and on-site inquiries where information from the other sources was not readily available. Based on the actual number of dwelling units on each of these sites, a factor was calculated for each site which expresses the density in the number of dwelling units per hectare. This factor is proposed as the new density designation for each of these sites.

There may be cases where the existing density designation for a particular site is higher than the actual density achieved in development on the site. For example, the density designation of Site X (one hectare in size) may be D216, which means that when development started ten years ago the site could have been developed to accommodate 216 persons per hectare. However the developer at

the time might have chosen to develop the site to accommodate only 120 persons per hectare. The site was fully built-out at this lower density with 40 condominiumized two-bedroom semi-detached dwelling units at an average household size of 3 persons.

For the Site X in the above example the proposed bylaw amendment proposes to use the actual existing number of dwelling units (i.e. 40) as the new density designation expressed in the number of dwelling units per hectare. The proposed density designation of D40 dwelling units per hectare will therefore still allow 120 persons on the site at 3 Persons per Unit Standard. Compared to the existing density designation of D216 persons per hectare it may appear as if the proposed bylaw amendment is taking away development rights from this site. In practice, however, the option to develop the site at a density lower than the maximum was a choice of the developer and it is unlikely that anyone is going to buy up all those units to demolish and redevelop the site to achieve the existing density designation of D216.

Most of the sites with existing buildings are fully built-out. For one site that is presently developing in phases (i.e. Item 12 on the fact sheet in Appendix 1) the approved development (as per approved development permits) is accommodated in the proposed bylaw amendment to allow this site to be built out to its approved capacity.

The proposed bylaw does not change rights or obligations. What it does is to change the way in which the density restrictions are measured, i.e. measured in terms of the number of dwelling units per hectare, instead of the number of persons per hectare.

b) Vacant Sites

For the 5 undeveloped sites the type of housing (i.e. multiple family building or semi-detached or multi-attached dwelling units) that eventually will be developed on each site is not known at this time. In order to convert the density designation on these sites from being measured in the number of persons per hectare to the number of dwelling units per hectare, it was necessary to divide the existing density designation factor expressed in persons per hectare by an average Persons Per Unit Standard or household size for multi-attached dwelling units and dwelling units in multiple-family buildings of 2.67. The result is the number of dwelling units per hectare that would be allowed on each site, and is used as the proposed density designation for these sites.

The Average Person per Unit Standard of 2.67 used in these calculations was determined as the average of the Persons per Unit Standard for multi-attached and multiple family dwellings provided in Section 211(3)(a) of the Land Use Bylaw. Although it is recognized that the Persons Per Unit Standard numbers are likely not up to date with actual average numbers, the numbers stated in the

Land Use Bylaw are used in these calculations because the existing density designations, Neighbourhood Area Structure Plan densities, the City's maximum neighbourhood density and existing density designated developments have been and are presently still being determined on this basis. In order to be fair to all parties involved, these numbers must be used for the conversion calculations.

The Average Persons per Unit Standard of 2.67 compares to actual averages as follows:

- From the 1999 City Census, the average is 2.03, calculated as the average of –
  - the actual Household Size for multi-attached dwelling units (Fourplex and Triplex units) is 2.43 persons;
  - the actual Household Size for multi-attached dwelling units (Condominium and Townhouse units) is 2.11 persons; and
  - the actual Household Size for dwelling units in multiple family buildings (apartment buildings) is 1.56 persons.
- From Statistics Canada 1996 (the 2001 census will be available in October 2002) the average is:
  - the Canadian Average Household Size for multi-attached dwelling units and dwelling units in multi-family buildings (apartment buildings) that have fewer than 5 storeys is 2.3 persons.
  - the Alberta Average Household Size for multi-attached dwelling units and dwelling units in multi-family buildings (apartment buildings) that have fewer than 5 storeys is 2.2 persons.
- From the 2001 City Census the actual Average Household Size for all housing types including single family detached and semi-detached homes in the City of Red Deer is 2.49 persons.

For the two undeveloped lots in Jacobs Close, Johnstone Park, the proposed density designations are determined by the neighbourhood density set in the Johnstone Park Neighbourhood Area Structure Plan (August 2000). In processing subdivision file RED 01338 the developer followed the neighbourhood area structure plan, indicating that they would establish 110 dwelling units.

c) Proposed Redesignations

The following 28 sites are proposed to be redistricted in accordance with the attached bylaw amendment and map numbers 3/2002 through to 15/2002, as indicated in the table below:

Notes: 1) du/ha means dwelling units per hectare.
2) Alpha-numeric references in brackets refer to the land use district maps in the Land Use Bylaw.

Legal Description	Existing Density Designation (persons/ha)	Proposed Density Designation (du/ha)
a) Sites with Existing Buildings		
On Map 4/2002 (E10) located in Halman Crescent: ▪ Condo Plan 982 6146 ▪ Condo Plan 982 3923 ▪ Condo Plan 982 4100 ▪ Condo Plan 992 4819	R3-D145	R3-D43
On Map 5/2002 (E13) Lots 4 to 47 Block 15 Plan 872 0614 located on the southwest corner of Glendale Boulevard and Northey Avenue, and in Greig Close	R3-D216	R3-D34
On Map 7/2002 (F10) Condo Plan 012 5487 located in 58 A Street	R3-D216	R3-D58
On Map 7/2002 (F10) Condo Plan 972 0363 located on the north corner of Kerry Wood Drive and 55 Street	R3-D216	R3-D69
On Map 8/2002 (F11) Condo Plan 842 1768 located on the northeast corner of 52 Avenue and 62 Street	R3 – D240	R3-D88
On Map 8/2002 (F11) Condo Plan 942 3025 located on the southeast corner of 52 Avenue and 62 Street	R2-D85	R2-D26
On Map 9/2002 (F14) located in 52 Avenue and Kyte Crescent: ▪ Remainder of Lot 31 Block 4 Plan 932 0345 (Plan 002 3681) ▪ Lot 1 Block 3 Plan 002 3681 (Condo Plan 012 0605) ▪ Lot 6 Block 3 Plan 002 3681 (Condo Plan 012 0604) ▪ Lot 18 Block 2 Plan 002 3681 (Condo Plan 002 4202) ▪ Lot 19 Block 2 Plan 002 3681 (Condo Plan 012 0374) ▪ Lot 20 Block 2 Plan 002 3681 (Condo Plan 012 0594) ▪ Lot 21 Block 2 Plan 002 3681 (Condo Plan 012 0606)	R2-D70	R2-D19
On Map 10/2002 (G5) Lot 4 Block 5 Plan 782 1624 located on the north corner of Bell Street and Barrett Drive	R3-D200	R3-D71
On Map 10/2002 (G5) Lot 22 Block 2 Plan 782 1624 located on the northwest corner of Baker Avenue and Boyce Street	R3-D216	R3-D76
On Map 10/2002 (G6) Condo Plan 892 3357 located in Botterill Crescent	R3-D216	R3-D23
On Map 11/2002 (G8) Lots 4 to 29 Block A Plan 852 1623 located on the southeast corner of 46A Avenue and 44 Street	R3-D216	R3-D32
On Map 12/2002 (H6) Lots A and B Block 1 Plan 1593 RS located on the southwest corner of 32 Street and Springfield Ave	R3-D160	R3-D46
On Map 12/2002 (H6) Lot A3 Block 8 Plan 401 RS located on the southeast corner of 32 Street and Springfield Avenue	R3-D160	R3-D54
On Map 12/2002 (H6) Lot F2 Block 8 Plan 3542 TR located on the southwest corner of 32 Street and Sifton Avenue	R3-D220	R3-D76
On Map 12/2002 (H6) Lot H1 Block 8 Plan 3542 TR located on the southeast corner of 32 Street and Sifton Avenue	R3-D200	R3-D61
On Map 12/2002 (H6) Lot G3 Block 8 Plan 762 0878 located on the north side of Stanton Street	R3-D200	R3-D67
On Map 12/2002 (H6) Lot G4 Block 8 Plan 762 0878 located on the north side of Stanton Street	R3-D200	R3-D59
On Map 12/2002 (H6) Condo Plan 952 3042 located on the corner of Stanton Street and Stanhope Avenue	R3-D100	R3-D31
On Map 12/2002 (H6) Condo Plan 992 0900 located on the south side of Stanton St	R3-D100	R3-D29

Legal Description	Existing Density Designation (persons/ha)	Proposed Density Designation (du/ha)
On Map 13/2002 (J6) Lots 7 to 42 Block 11 Plan 982 0700 located in Amer Close	R3-D120	R3-D26
On Map 13/2002 (J6) Lot 1 Block 11 Plan 972 2001 located on the southwest corner of Avery Street and 30 Avenue	R3-D216	R3-D95
On map 14/2002 (K7) Lots 60 to 101 Block 4 Plan 922 1698 located on the southwest corner of Dixon Crescent and Douglas Avenue and in Davis Close	R3-D216	R3-D32
On map 15/2002 (L6) Lot 34 Block 17 Plan 012 0902 located on the southwest corner of 32 Street and Lawford Avenue	R3-D240	R3-D80
b) Vacant Sites		
On Map 3/2002 (D13) an unregistered Lot (of two) in Plan 962 4094 located in Jacobs Close.	R3-D155	R3-D55
On Map 3/2002 (D13) an unregistered Lot (of two) in Plan 962 4094 located in Jacobs Close.	R3-D155	R3-D55
On Map 4/2002 (E10) Lot 8 Block 16 Plan XLII located in Howlett Avenue	R2-D130	R2-D50
On Map 6/2002 (F7) Lot 22 Block 6 Plan 862 1597 located in 52 Avenue	R2-D642	R2-D240
On Map 7/2002 (F10) Lot 2 Plan 6742 NY located on the southwest corner of Kerry Wood Drive and 56 Avenue	R3-D216	R3-D80

Other Considerations

Converting the density restriction from the number of persons per hectare to the number of dwelling units per hectare is the first phase in a process that is aimed at a complete revision of the City's population density provisions. The next phase in this process would be to change the City's overall maximum density measurement of 45 persons per hectare to a measurement expressed in the number of dwelling units per hectare, and to amend area structure plans accordingly. The City's current study on sustainable communities and best practices may provide more information and direction in this regard. Therefore it would be advisable to hold up the next phase pending the outcome of the study.

RECOMMENDATION

That Council gives first reading to Bylaw Amendment No. 3156/G-2002, seeking to revise the Land Use Bylaw by changing all references to a density measurement expressed in the number of persons per hectare to a density measurement expressed in the number of dwelling units per hectare.

Johan van der Bank, TRP (SA)
Planner

cc: Colleen Jensen, Director of Community Services Division

(Created August 2001; Updated April 2002)

REVIEW OF DENSITY DISTRICT

Notes:

1. Purpose of this fact sheet: To convert the density designations on existing sites (developed and vacant) from "the number of persons per hectare" to "the number of dwelling units per hectare". The intention is to convert the expression only and due care is applied not to affect existing development rights.

2. The number in Column K is calculated by multiplying the number of dwelling unit types (as defined by the number of bedrooms) on each developed site (Column G through J) by the Persons Per Unit Standards for housing types (defined by the number of bedrooms) in medium density development projects and multiple family buildings as provided in Section 211(3)(a) of the Land Use Bylaw (refer to Note 5).

3. Column M reflects the number of persons that could potentially be accommodated on a site under its existing density designation expressed in the number of persons per hectare if that site were developed to the capacity of its existing density designation as stated in Column L. The number in Column M is calculated by multiplying the existing density designation in Column L by the site area expressed in hectares as given in Column E (i.e. M = L x E).

4. The number in Column N is calculated as follows:
   - For vacant sites: Existing Density Designation (Column L) ÷ 2.67 (i.e. Average Persons per Unit Standard for medium density and multiple family districts - see Note 5). The result is rounded up or down to the nearest factor of 5. For items 1 and 2 the proposed density designations are determined based on the number of dwelling units (i.e. 110) negotiated in the processing of the subdivision application as per file RED 01224, based on the revised Johnstone Park Neighbourhood Area Structure Plan (August 2000).
   - For existing buildings: 1 ÷ the Site Area in hectares (Column E) x the Number of Existing Dwelling Units (Column F). The result is not rounded to a factor of five, so that the actual number of dwelling units existing on the site becomes the proposed density designation.

5. The Average Person Per Unit Standard for medium density and multiple family districts of 2.67 referred to in Note 4 was calculated as the average of the Persons Per Unit Standard for multi-attached and multiple family dwellings provided in Section 211(3)(a) of the Land Use Bylaw. Although it is recognized that the Persons Per Unit Standard numbers are likely not up to date with actual average numbers, the numbers stated in the Land Use Bylaw are used in these calculations because the existing density designations, Neighbourhood Area Structure Plan densities, the City's maximum neighbourhood density and existing density designated developments have been and are presently still being determined on this basis. In order to be fair to all parties involved, these numbers must be used for the conversion calculations. The Average Persons Per Unit Standard of 2.67 compares to actual averages as follows:
   - From the 1999 City Census, the average is 2.03, calculated as the average of –
     - the actual Household Size for multi-attached dwelling units (Fourplex and Triplex units) is 2.43 persons;
     - the actual Household Size for multi-attached dwelling units (Condominium and Townhouse units) is 2.11 persons; and
     - the actual Household Size for dwelling units in multiple family buildings (apartment buildings) is 1.56 persons.
   - From Statistics Canada 1999 (the 2001 census will be available in October 2002) the average is:
     - the Canadian Average Household Size for multi-attached dwelling units and dwelling units in multi-family buildings (apartment buildings) that have fewer than 5 storeys is 2.3 persons.
     - the Alberta Average Household Size for multi-attached dwelling units and dwelling units in multi-family buildings (apartment buildings) that have fewer than 5 storeys is 2.2 persons.
   - From the 2001 City Census the actual Average Household Size for all housing types including single family detached and semi-detached homes in the City of Red Deer is 2.49 persons.

6. The number in Column O is calculated by multiplying the proposed density restriction in Column N (e.g. D76) by the Site Area expressed in hectares (Column E). The result is rounded down for vacant sites and rounded to the number of existing dwelling units for developed sites.

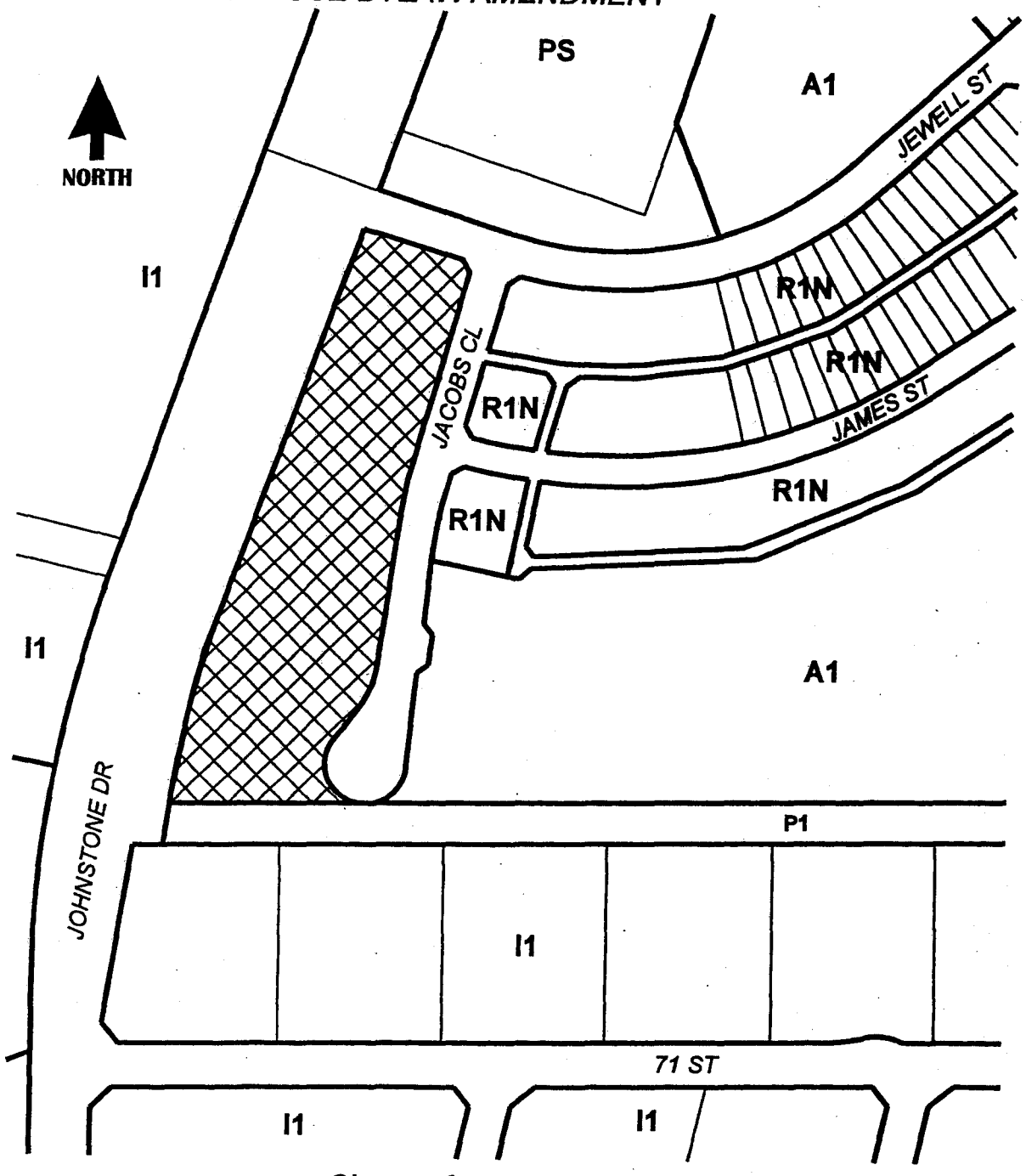
A. ITEM	B. Bylaw 3156/G -2002 Map #	C. Legal Description	D. Existing Land Use	E. Site Area (ha)	F. Total # of Existing Dwelling Units on Site	G. Bachelor Units	H. One Bedroom Units	I. Two Bedroom Units	J. Three Bedroom Units	K. Deemed # of Persons on Site (see note 2)	L. Existing Density Designation (persons/ha)	M. Potential # of Persons on Site (see note 3)	N. Proposed Density Designation (du/ha) (see note 4)	O. Number of du allowed on site (see note 6)
1	3	Unregistered lot in Plan 962 4094	Undeveloped	0.939	-	-	-	-	-	-	R3-D155	145	R3-D55	52
2	3	Unregistered lot in Plan 962 4094	Undeveloped	1.08	-	-	-	-	-	-	R3-D155	167	R3-D55	58
3	4	Lot 8 Block 16 Plan XLII	Undeveloped (currently single family detached dwelling unit)	0.1542	-	-	-	-	-	-	R2-D130	20	R2-D50	7
4	4	• Condo Plan 982 6146 • Condo Plan 982 3923 • Condo Plan 982 4100 • Condo Plan 992 4819	Multi-attached townhouses	0.763	33	-	-	-	33	99	R3-D145	110	R3-D43	33
5	5	Lots 4 to 47 Block 15 Plan 872 0614	Multi-attached townhouses	1.29	44	-	-	-	44	132	R3-D216	278	R3-D34	44
6	6	Lot 22 Block 6 Plan 862 1597	Undeveloped (vacant)	0.193	-	-	-	-	-	-	R2-D642	124	R2-D240	46
7	7	58A Street – Condo Plan 012 5487	Multiple family building	0.207	12	-	2	10	-	34	R3-D216	44	R3-D58	12
8	7	56 Avenue – Lot 2 Plan 6742 NY	Undeveloped (currently used for light industrial) – refer to Riverside Meadows ARP	0.48	-	-	-	-	-	-	R3-D216	103	R3-D80	38
9	7	Condo Plan 972 0363	Multi-attached townhouses	0.1165	8	-	-	-	8	24	R3-D216	25	R3-D69	8
10	8	Condo Plan 842 1768	Multiple family building	2.076	182	-	90	89	3	492	R3 – D240	496	R3-D88	182
11	8	Condo Plan 942 3025	Multi-attached townhouses	0.720	19	-	-	18	1	57	R2-D85	61	R2-D26	19

(Created August 2001; Updated April 2002)

A. ITEM	B. Bylaw 3156/G -2002 Map #	C. Legal Description	D. Existing Land Use	E. Site Area (ha)	F. Total # of Existing Dwelling Units on Site	G. Bachelor Units	H. One Bedroom Units	I. Two Bedroom Units	J. Three Bedroom Units	K. Deemed # of Persons on Site (see note 2)	L. Existing Density Designation (persons/ha)	M. Potential # of Persons on Site (see note 3)	N. Proposed Density Designation (du/ha) (see note 4)	O. Number of du allowed on site (see note 6)
12	9	▪ Remainder of Lot 31 Block 4 Plan 932 0345 (Plan 002 3681) ▪ Lot 1 Block 3 Plan 002 3681 (Condo Plan 012 0605) ▪ Lot 6 Block 3 Plan 002 3681 (Condo Plan 012 0604) ▪ Lot 18 Block 2 Plan 002 3681 (Condo Plan 002 4202) ▪ Lot 19 Block 2 Plan 002 3681 (Condo Plan 012 0374) ▪ Lot 20 Block 2 Plan 002 3681 (Condo Plan 012 0594) ▪ Lot 21 Block 2 Plan 002 3681 (Condo Plan 012 0606)	Phased development - multi-attached townhouses	2.64	50 at build out	-	-	-	50	150	R2-D70	184	R2-D19	50
13	10	Lot 4 Block 5 Plan 782 1624	Multiple family building	0.9469	67	4	19	44	-	184	R3-D200	189	R3-D71	67
14	10	Lot 22 Block 2 Plan 782 1624	Multiple family building	0.8660	66	3	19	44	-	182	R3-D216	187	R3-D76	66
15	10	Condo Plan 892 3357	Semi-detached townhouses	1.020	23	-	-	23	-	69	R3-D216	220	R3-D23	23
16	11	cnr of 46A Ave & 44 Street - Lots 4 to 29 Block A Plan 852 1623	Multi-attached townhouses	0.81	26	-	-	26	-	78	R3-D216	174	R3-D32	26
17	12	West of Springfield Avenue – Lots A and B, Block 1 Plan 1593 RS	Multiple family building	0.5018	23	-	-	23	-	69	R3-D160	80	R3-D46	23
18	12	East of Springfield Avenue - Lot A3 Block 8 Plan 401 RS	Multiple family building	0.4295	23	-	2	18	3	67	R3-D160	68	R3-D54	23
19	12	West of Sifton Avenue - Lot F2 Block 8 Plan 3542 TR	Multiple family building	0.6353	48	-	6	40	2	140	R3-D220	140	R3-D76	48
20	12	East of Sifton Avenue - Lot H1 Block 8 Plan 3542 TR	Multiple family building	0.5868	36	-	7	25	4	103	R3-D200	117	R3-D61	36
21	12	East of Sifton Avenue - Lot G3 Block 8 Plan 762 0878	Multiple family building	0.5342	36	-	7	25	4	103	R3-D200	107	R3-D67	36
22	12	East of Sifton Avenue - Lot G4 Block 8 Plan 762 0878	Multiple family building	0.6151	36	-	7	25	4	103	R3-D200	123	R3-D59	36
23	12	South of Stanton Street - Condo Plan 952 3042	Multi-attached townhouses	1.0319	32	8	10	10	4	78	R3-D100	104	R3-D31	32
24	12	South of Stanton Street - Condo Plan 992 0900	Multi-attached townhouses	0.5503	16	-	-	-	16	48	R3-D100	55	R3-D29	16
25	13	Lots 7 to 42 Block 11 Plan 982 0700	Multi-attached townhouses	1.37	36	-	-	16	20	108	R3-D120	164	R3-D26	36
26	13	Lot 1 Block 11 Plan 972 2001	Multiple family building	1.213	115	40	60	15	-	253	R3-D216	262	R3-D95	115
27	14	Lots 60 to 101 Block 4 Plan 922 1698	Multi-attached townhouses	1.31	42	-	-	-	42	126	R3-D216	283	R3-D32	42
28	15	Lot 34 Block 17 Plan 012 0902	Multi-family building	0.995	80	-	3	77	-	238	R3-D240	238	R3-D80	80

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D155 to R3- D55 (Dwelling units/hectare)

AFFECTED DISTRICTS:

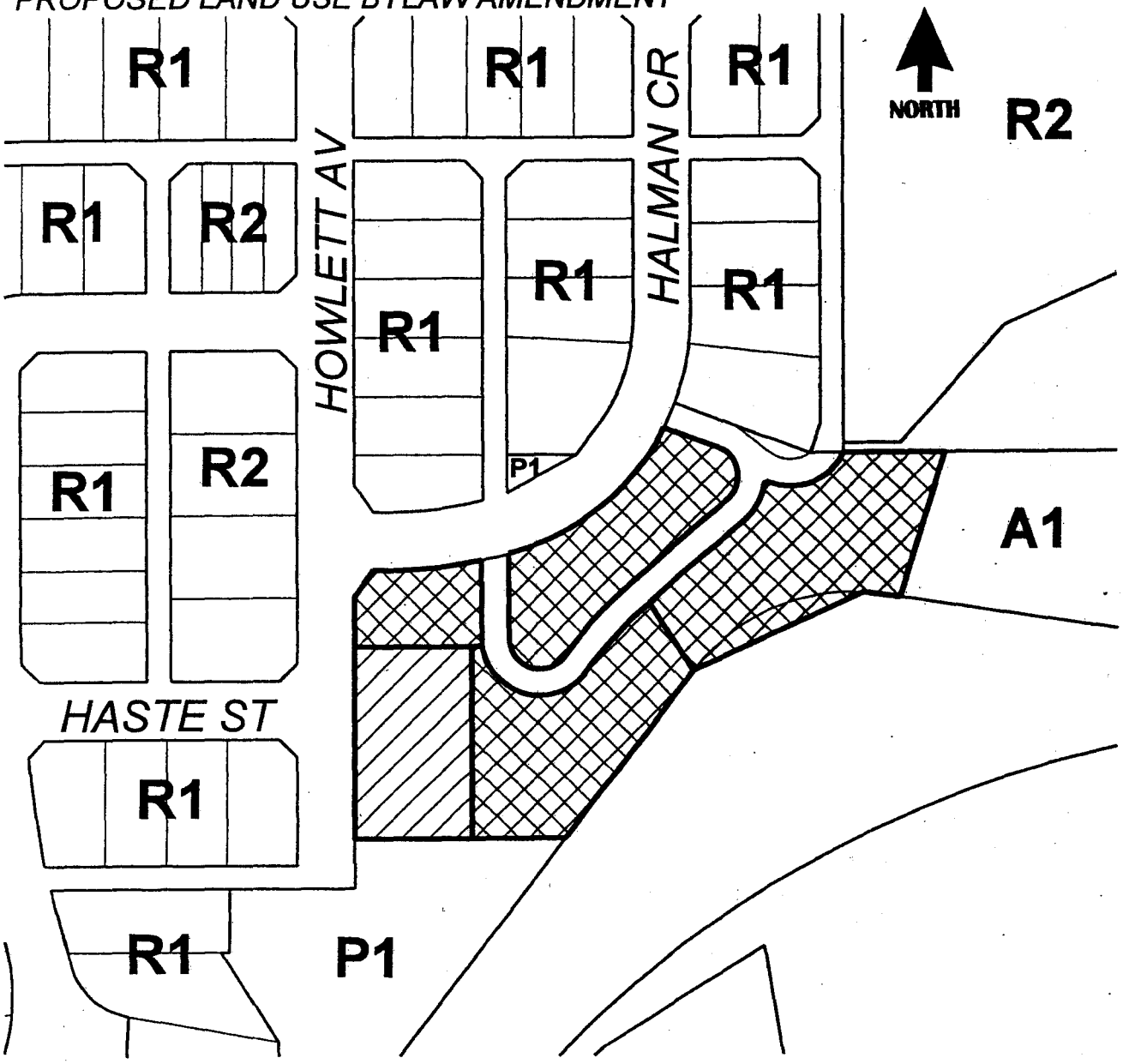
R3-D155 - Residential (Multiple Family) with a Density of 155 persons per hectare

MAP No. 3 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D130 to R2- D50 (Dwelling units/hectare)

R3-D145 to R3- D43 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R2-D130 - Residential (Medium Density) with a Density of 130 persons per hectare

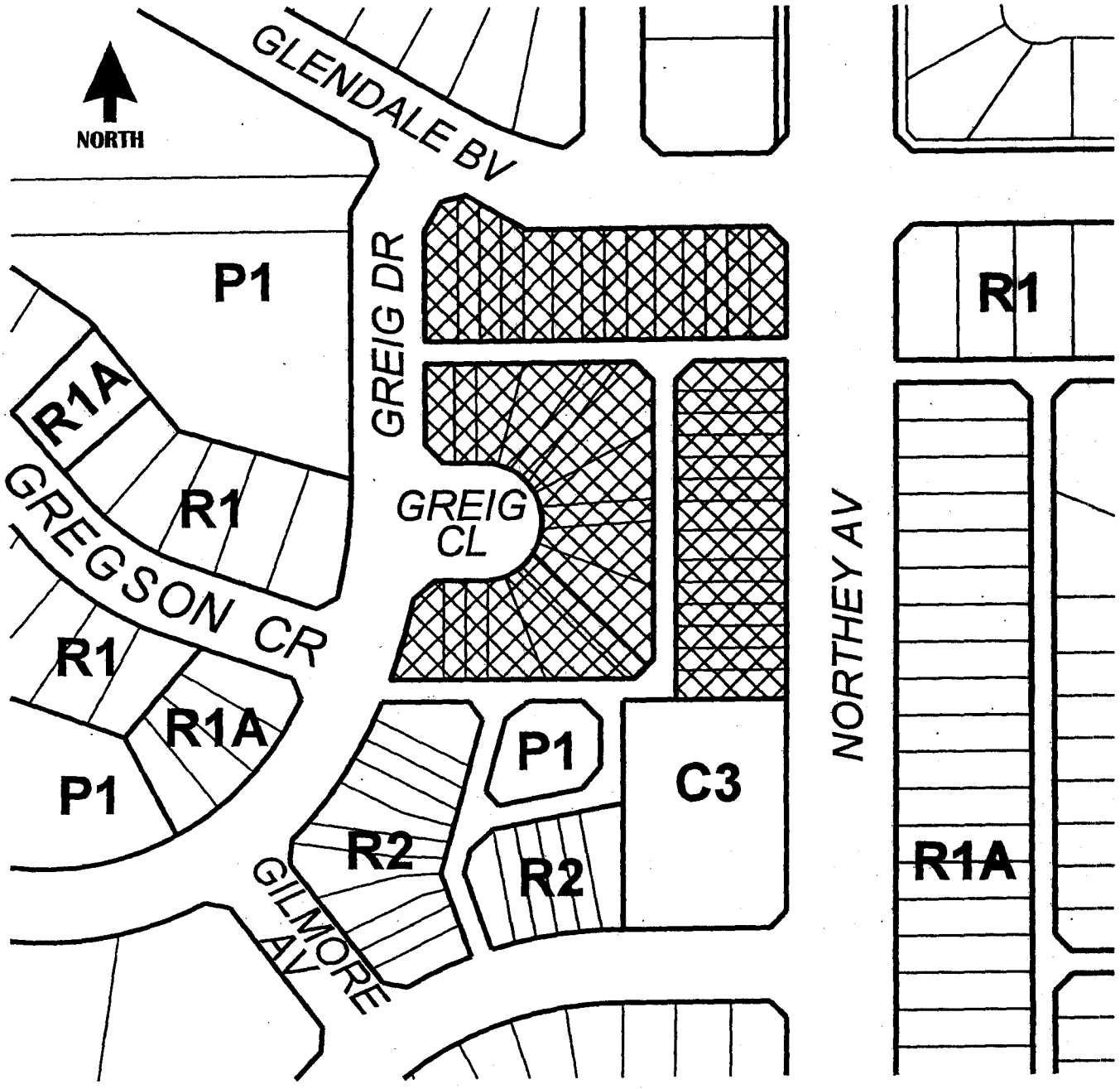
R3-D145 - Residential (Muliple Family) with a Density of 145 persons per hectare

MAP No. 4 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



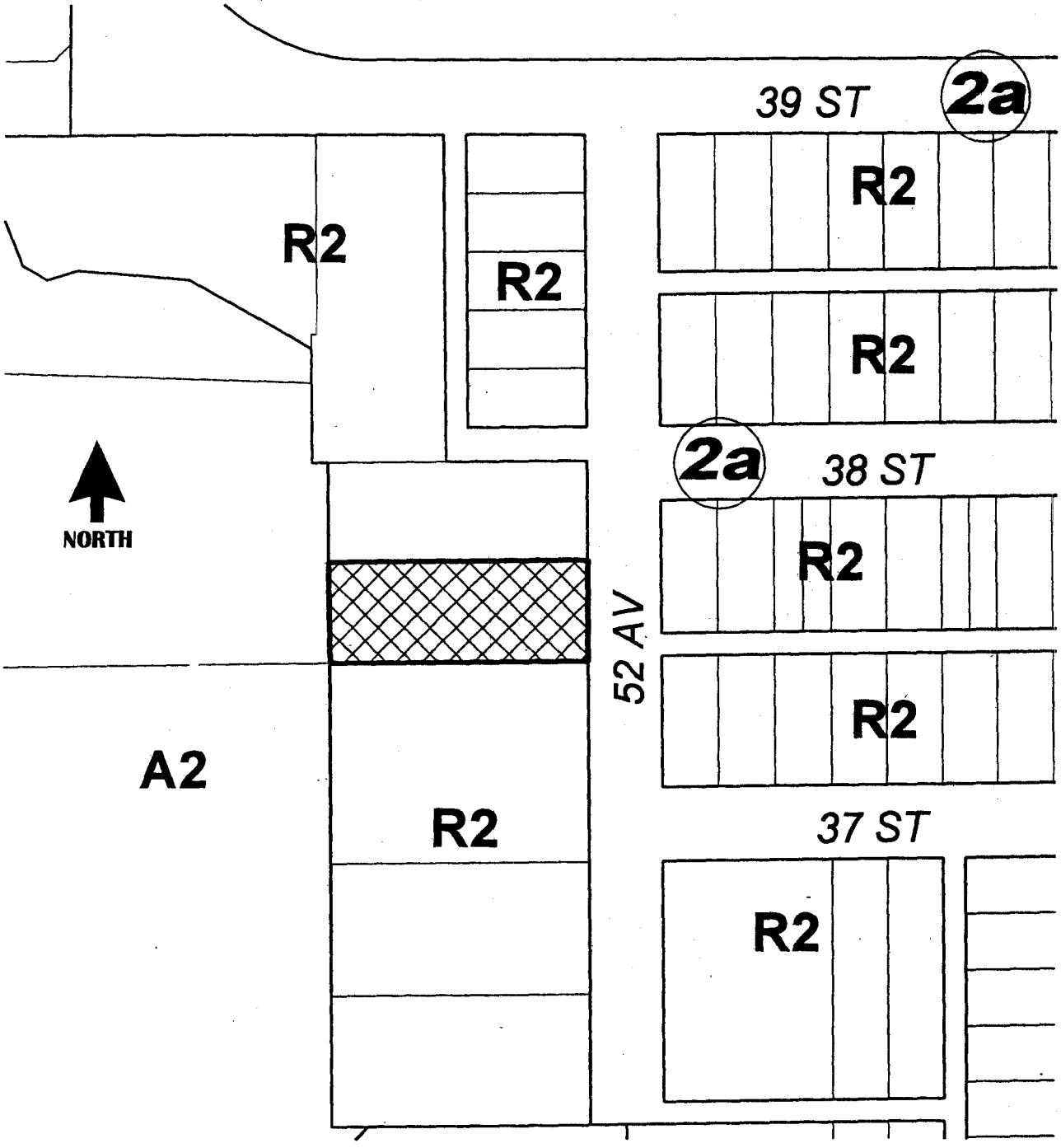
Change from :
R3-D216 to R3- D34 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Muliple Family) with a Density of 216 persons per hectare

MAP No. 5 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D642 to R2- D240 (Dwelling units/hectare)

AFFECTED DISTRICTS:

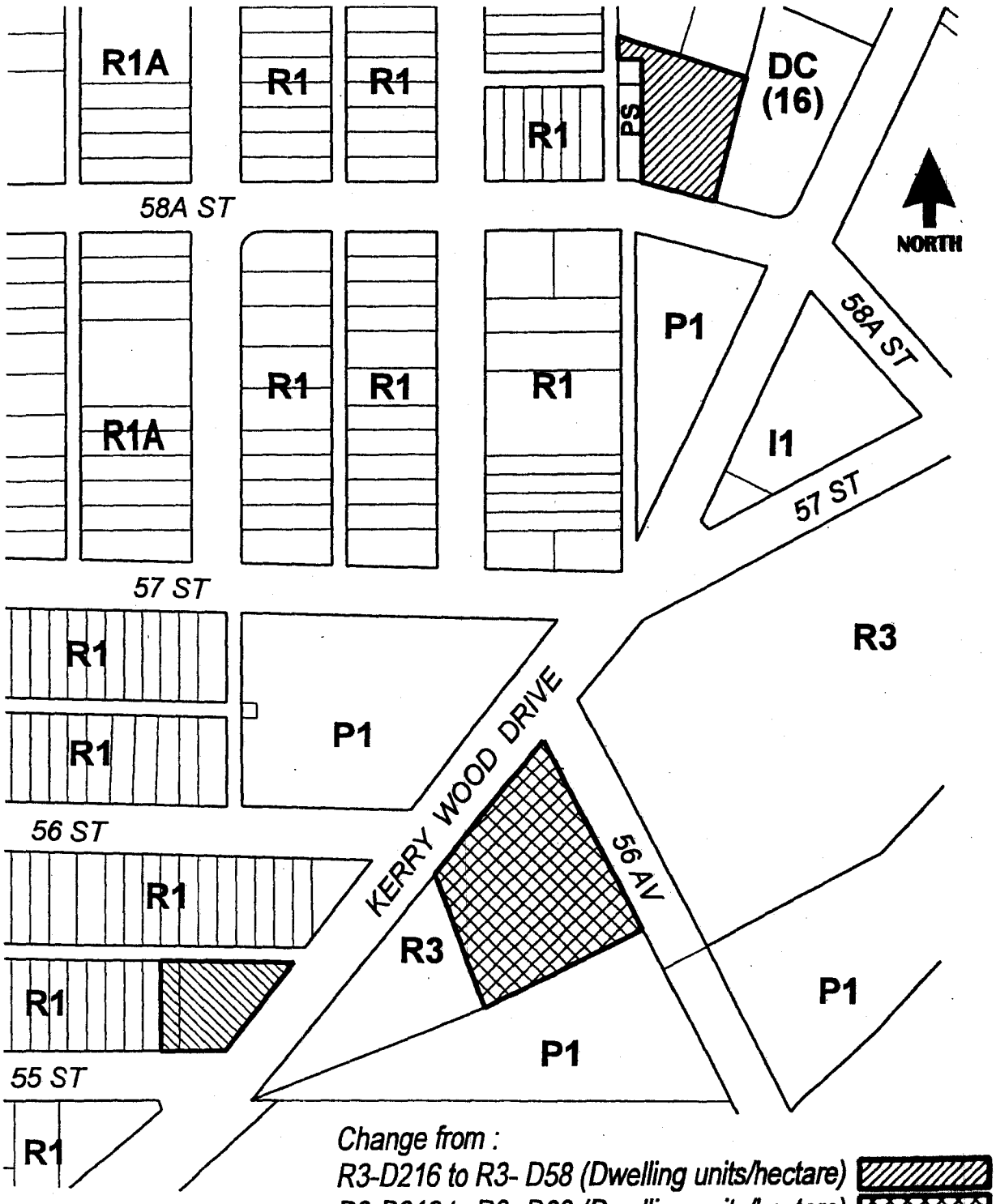
R2-D642 - Residential (Medium Density) with a Density of 642 persons per hectare

MAP No. 6 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D58 (Dwelling units/hectare)

R3-D216 to R3- D80 (Dwelling units/hectare)

R3-D216 to R3- D69 (Dwelling units/hectare)

AFFECTED DISTRICTS:

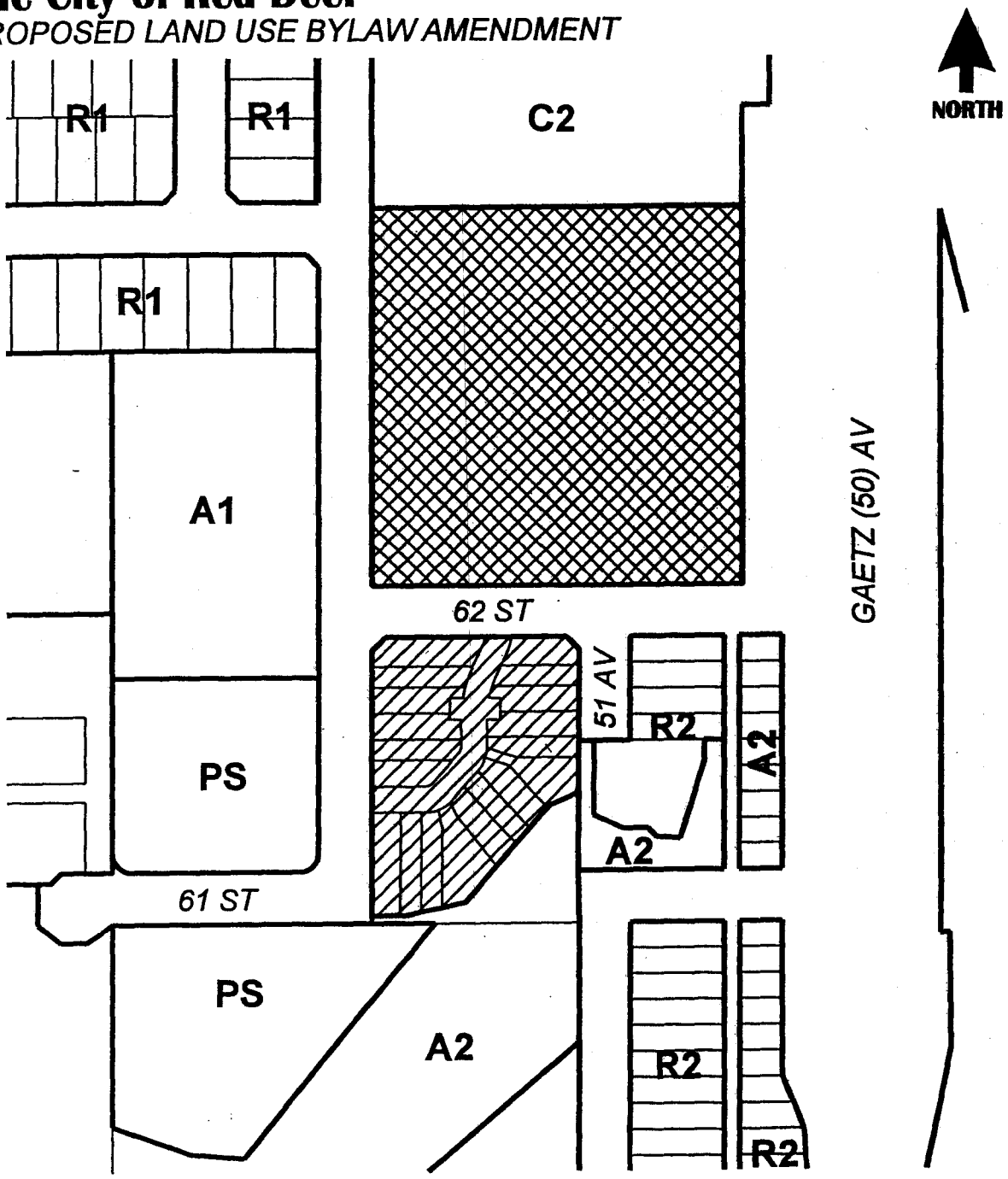
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 7 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D240 to R3- D88 (Dwelling units/hectare)

R2-D85 to R2- D26 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

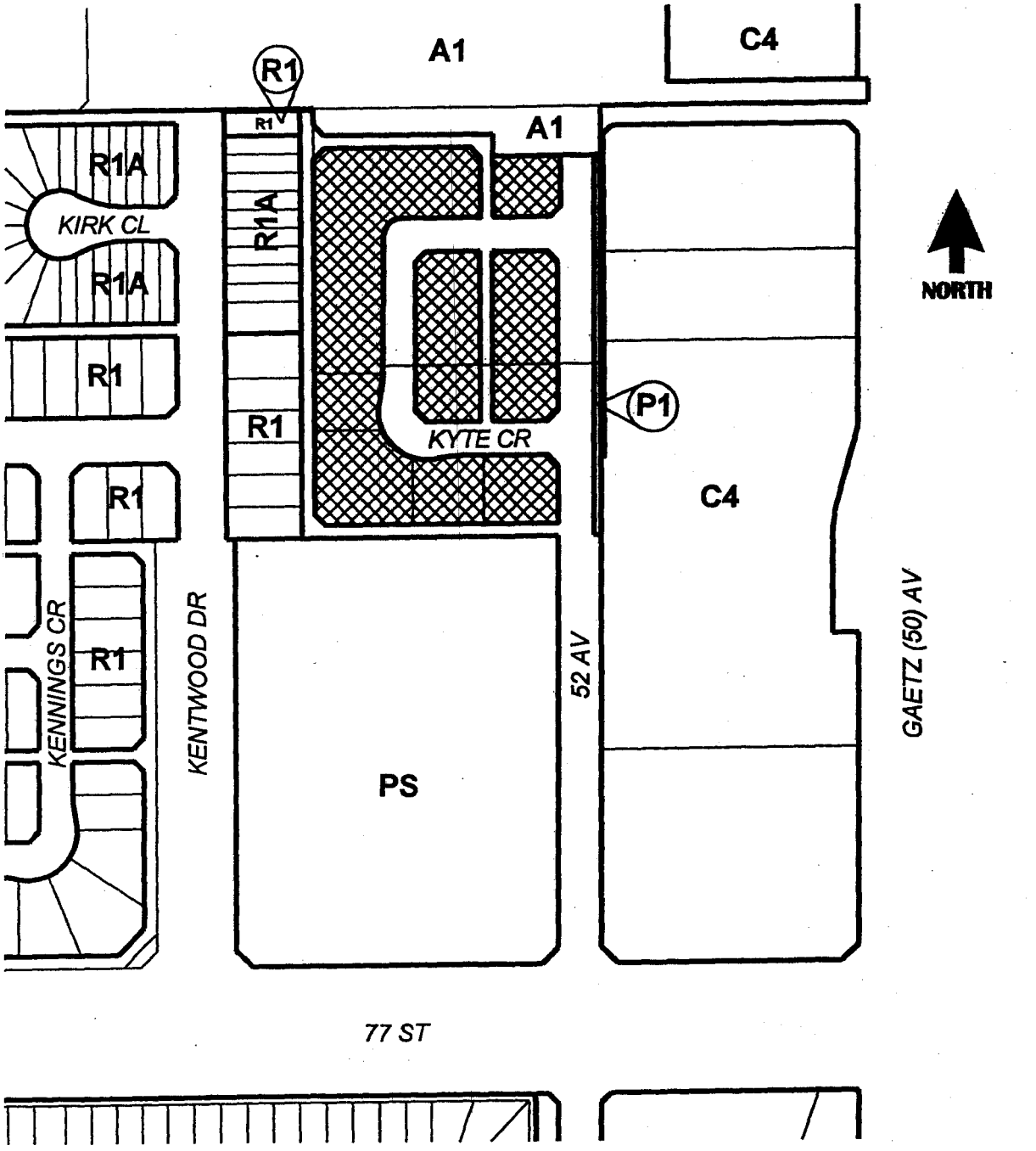
R2-D85 - Residential (Medium Density) with a Density of 85 persons per hectare

MAP No. 8 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



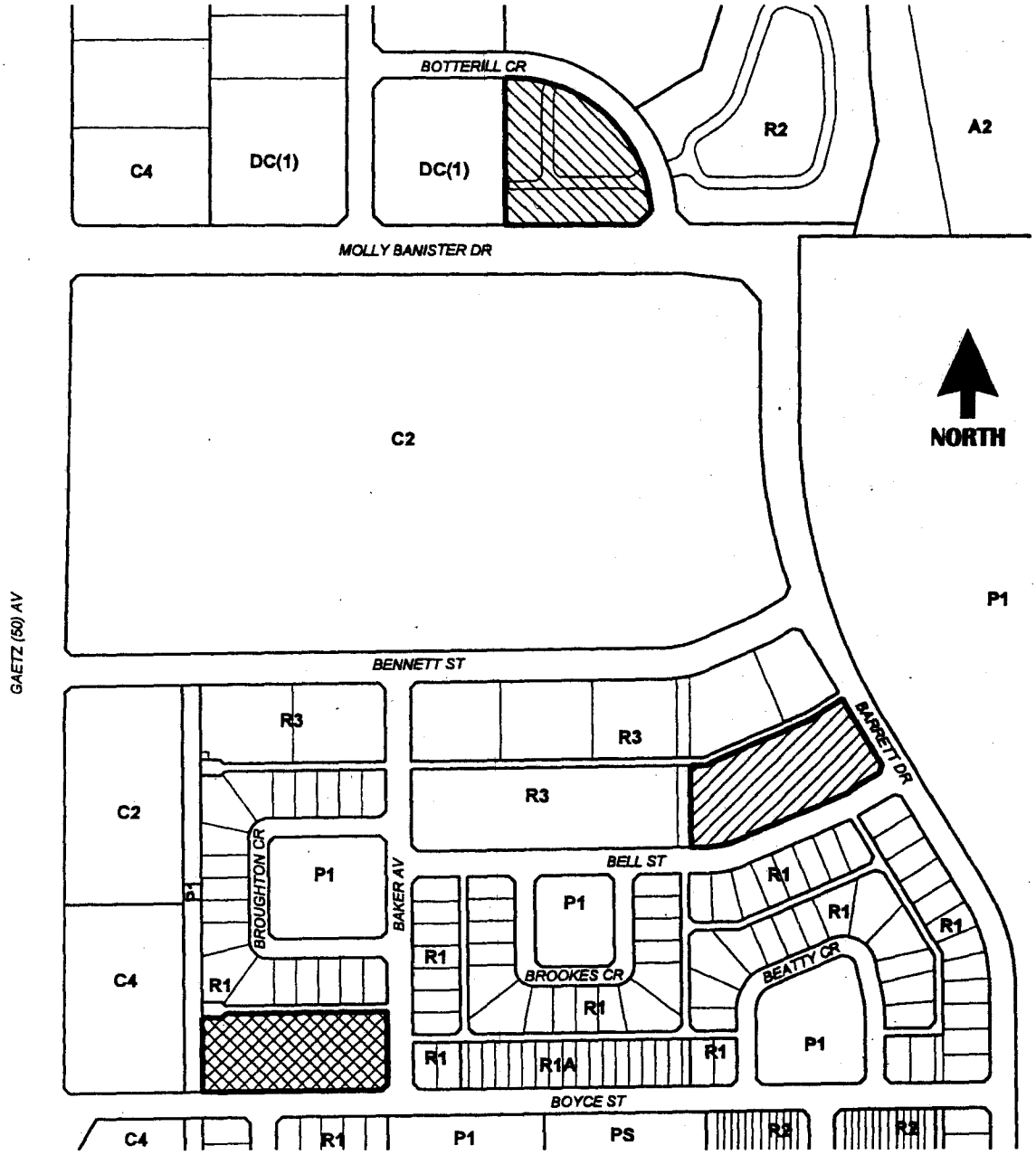
Change from :
R2-D70 to R2- D19 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R2-D70 - Residential (Medium Density) with a Density of 70 persons per hectare

MAP No. 9 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D200 to R3- D71 (Dwelling units/hectare)

R3-D216 to R3- D76 (Dwelling units/hectare)

R3-D216 to R3- D23 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare

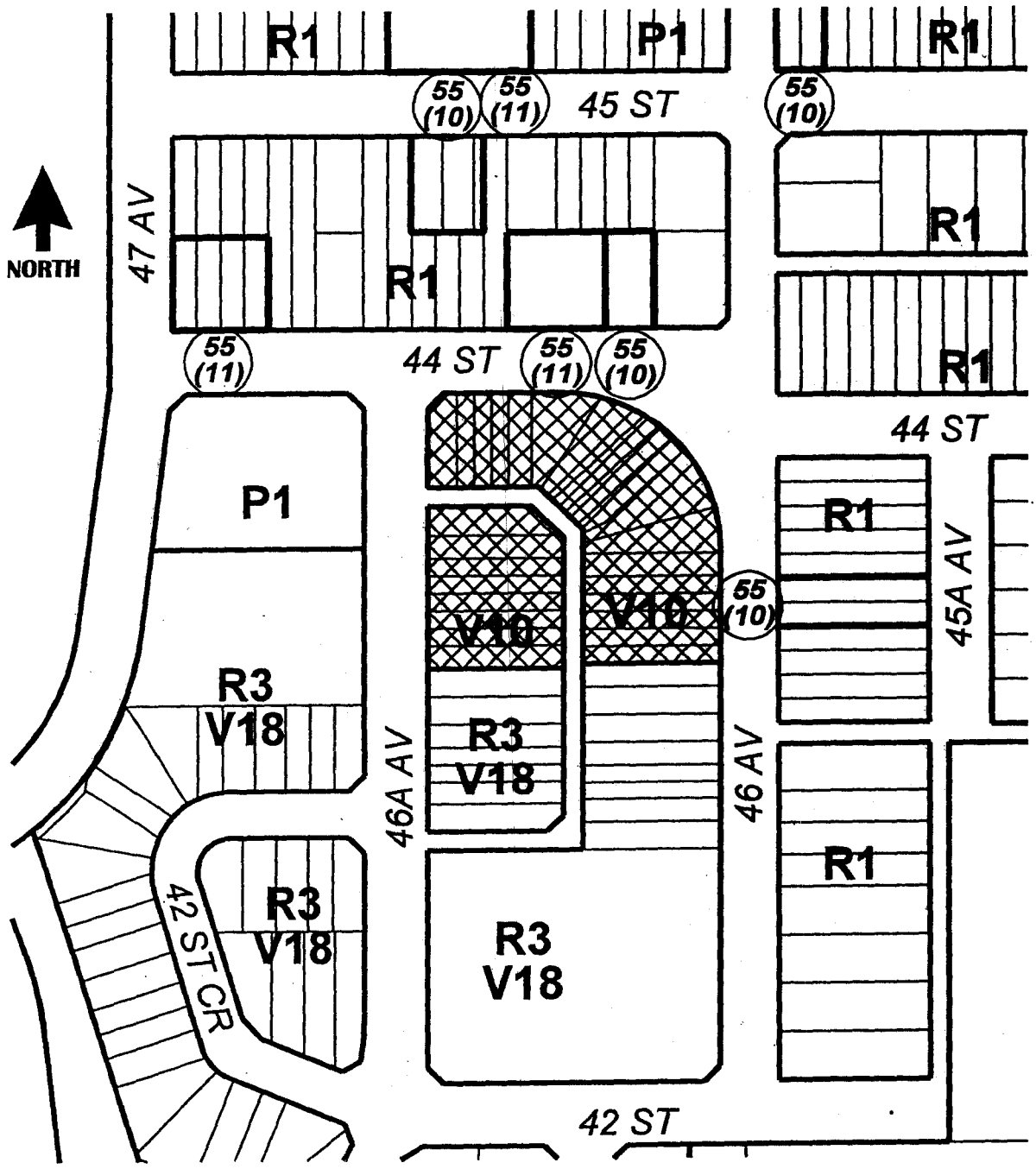
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 10 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



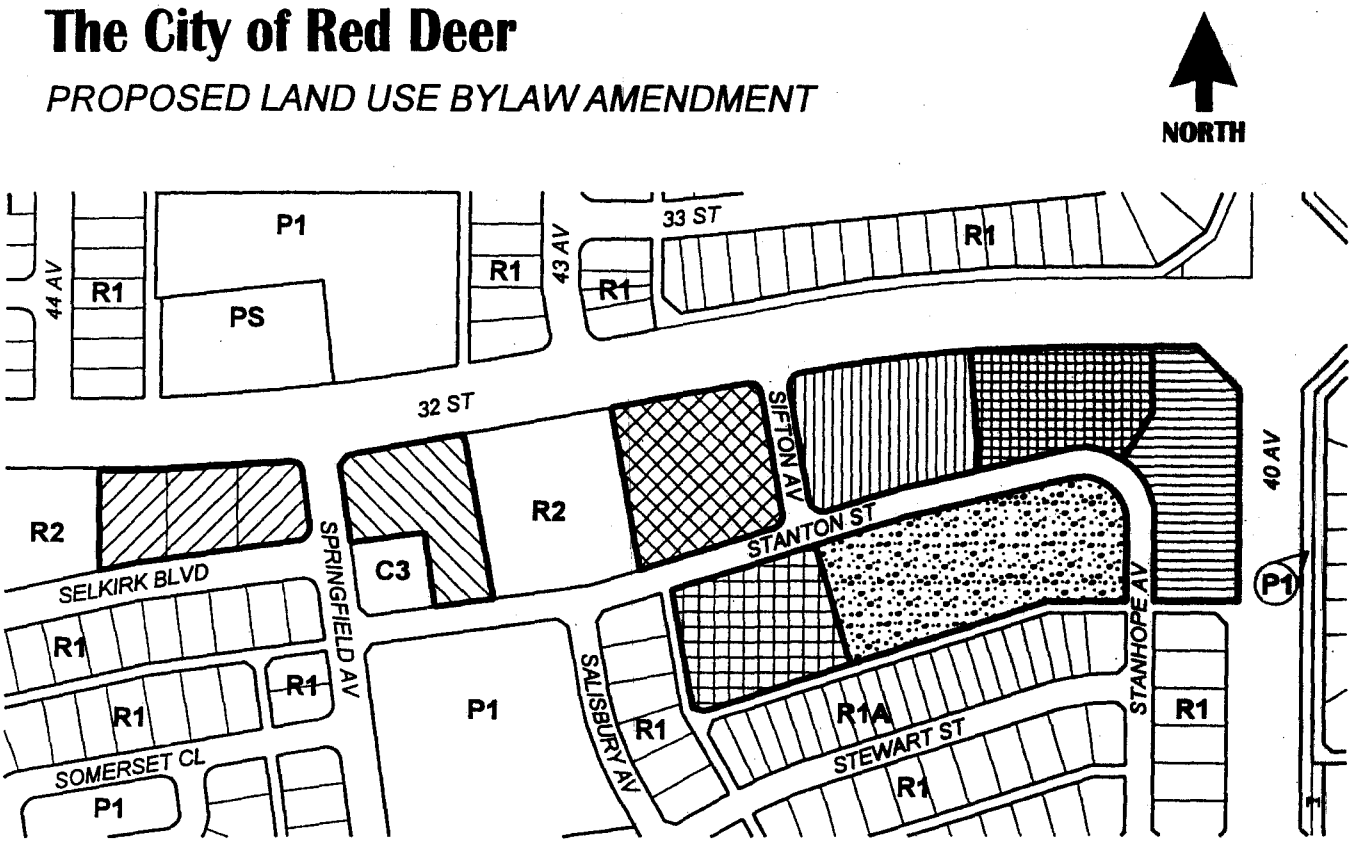
Change from :
R3-D216 to R3- D32 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 11 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D160 to R3- D46 (Dwelling units/hectare)
R3-D160 to R3- D54 (Dwelling units/hectare)
R3-D220 to R3- D76 (Dwelling units/hectare)
R3-D200 to R3- D61 (Dwelling units/hectare)
R3-D200 to R3- D67 (Dwelling units/hectare)
R3-D200 to R3- D59 (Dwelling units/hectare)
R3-D100 to R3- D31 (Dwelling units/hectare)
R3-D100 to R3- D29 (Dwelling units/hectare)

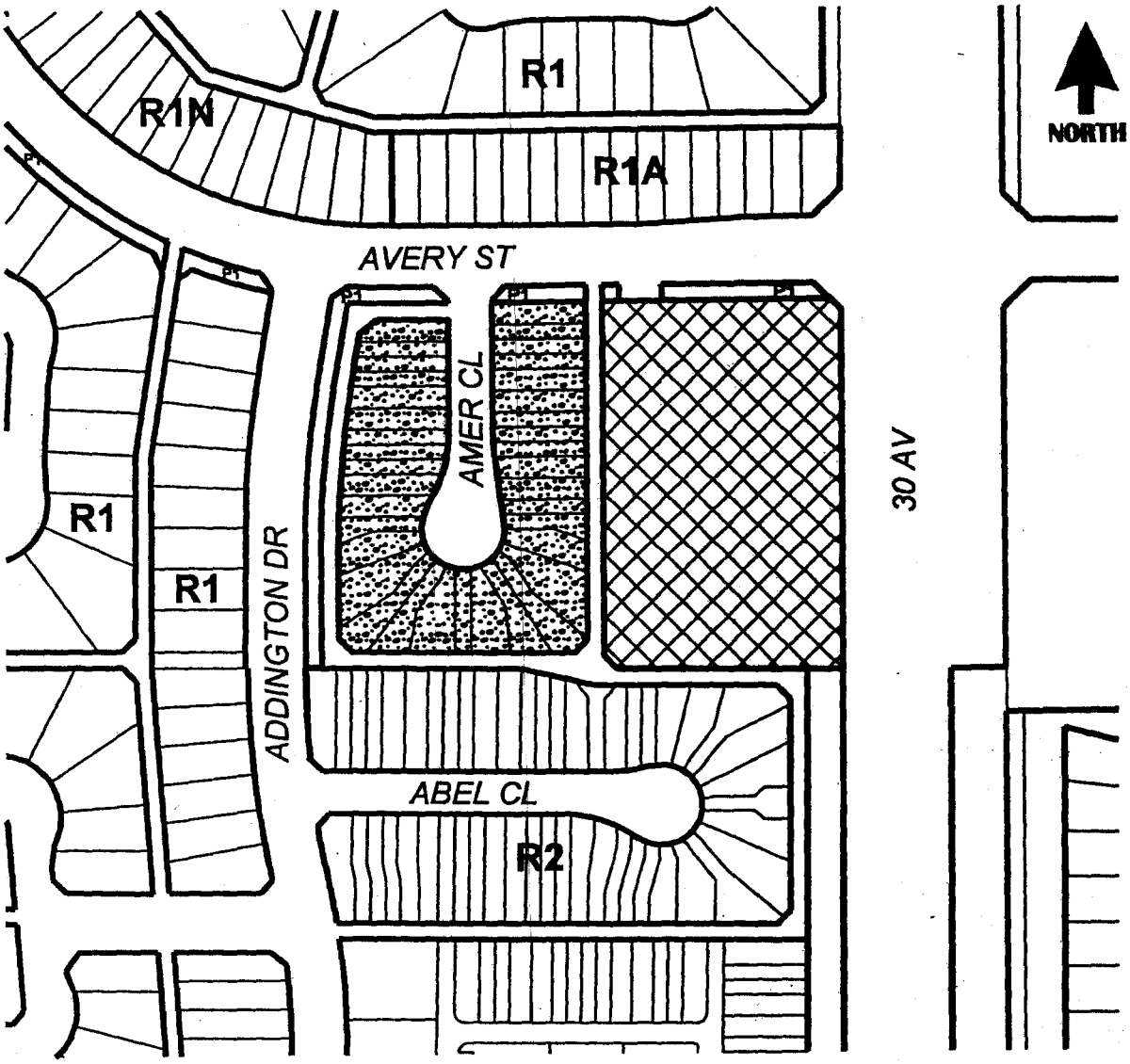
AFFECTED DISTRICTS:

R3-D100 - Residential (Multiple Family) with a Density of 100 persons per hectare
R3-D160 - Residential (Multiple Family) with a Density of 160 persons per hectare
R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare
R3-D220 - Residential (Multiple Family) with a Density of 220 persons per hectare

MAP No. 12 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



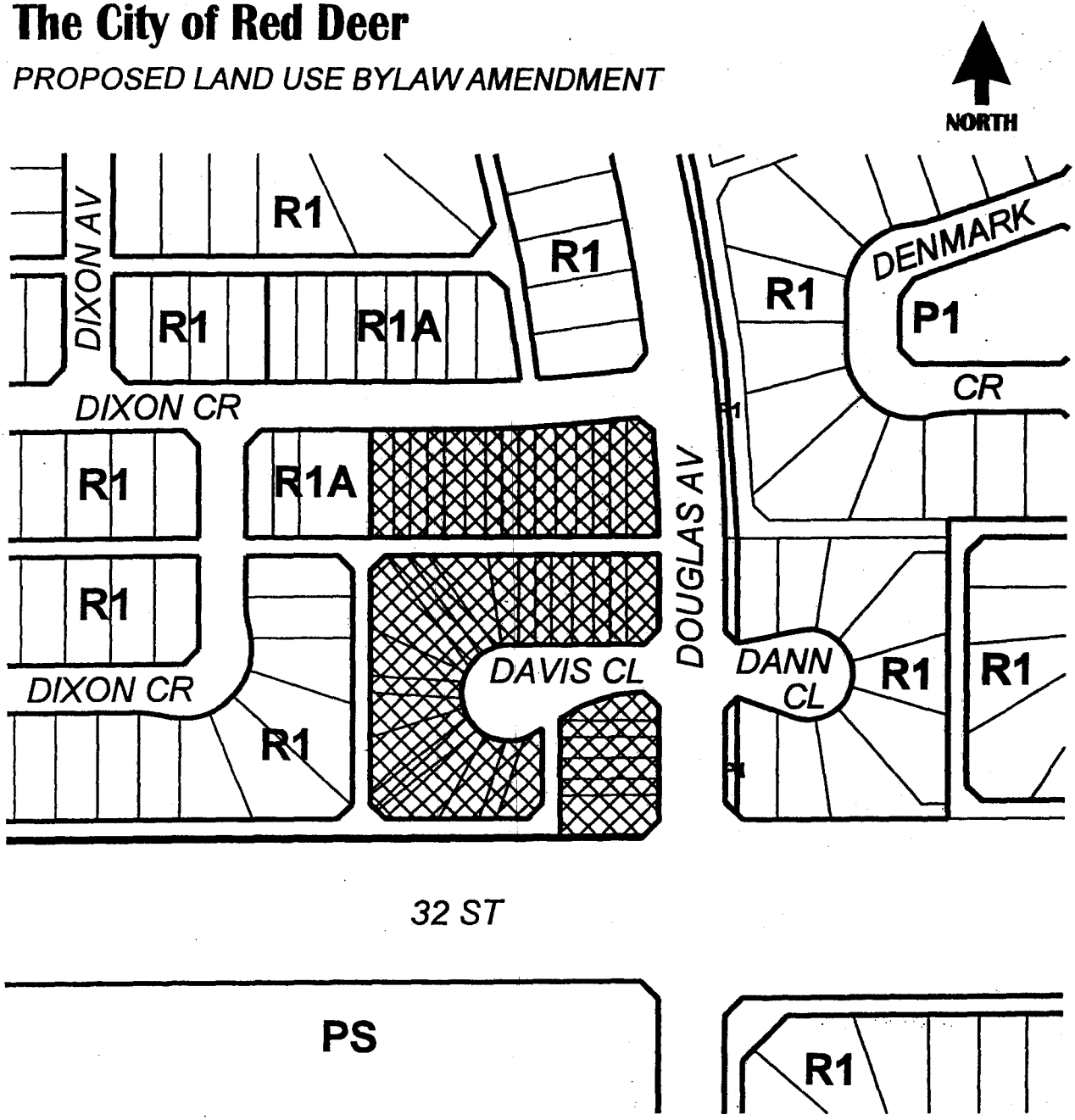
Change from :
R3-D120 to R3- D26 (Dwelling units/hectare)
R3-D216 to R3- D95 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D120 - Residential (Multiple Family) with a Density of 120 persons per hectare
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 13 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



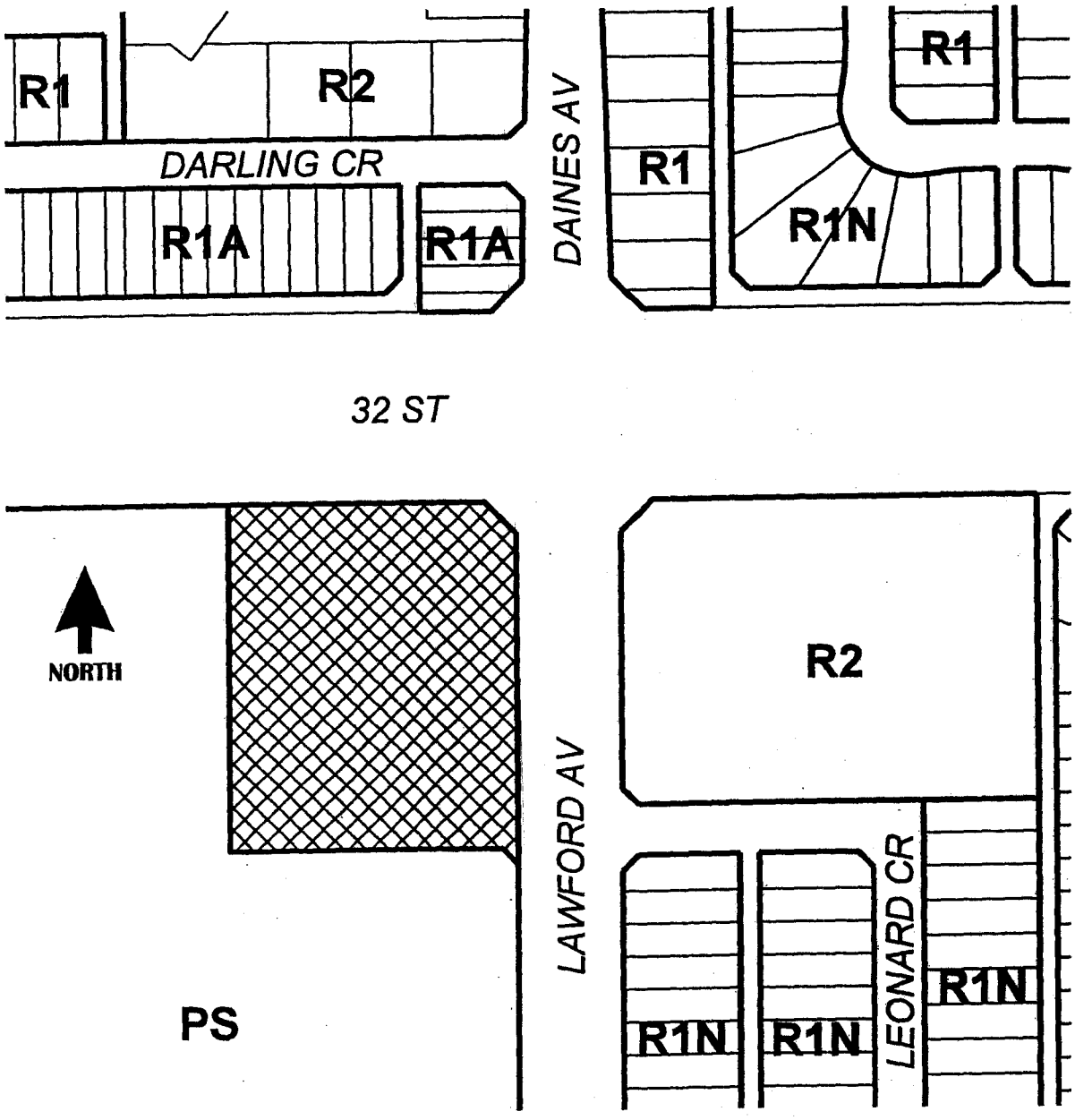
Change from :
R3-D216 to R3- D32 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 14 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
R3-D240 to R3- D80 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

MAP No. 15 / 2002
BYLAW No. 3156 / G - 2002

LAND USE BYLAW 3156/G-2002
DENSITY DISTRICTS

DESCRIPTION: Change to the way density is measured

FIRST READING: May 6, 2002

FIRST PUBLICATION: May 31, 2002

SECOND PUBLICATION: June 7, 2002

PUBLIC HEARING & SECOND READING: June 17, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☐ $ _____ NO ☑ BY: City

ACTUAL COST OF ADVERTISING:

1ST $ 137.16 & 2ND $ 137.16 TOTAL: $ 274.32

MAP PREPARATION: $ _____

TOTAL COST: $ 274.32

LESS DEPOSIT RECEIVED: $ _____

AMOUNT OWING/ (REFUND): $ _____

INVOICE NO.: _____

(Account No. 59.5901)

THE CITY OF Red Deer

Office of the City Clerk

Council Decision – June 17, 2002

DATE: **June 18, 2002**

TO: **Johan van der Bank, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/G-2002**
Proposed Revision to the Density District

Reference Report:
City Clerk, dated May 7, 2002 and Parkland Community Planning Services, dated April 29, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/G-2002 revises the Land Use Bylaw so that the Density District uses the number of dwelling units per hectare rather than the number of persons per hectare to calculate density restrictions. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk

/chk
attchs.

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

Box 5008
Red Deer Alberta
T4N 3T4

The City of Red Deer

May 8, 2002

Boardwalk Equities Inc
#200 - 1501 - 1 St S W
Calgary, AB T2R 0W1

Lot F2 Block 8 Plan 3542TR, 10 Stanton St, Red Deer

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/G-2002
Density District

Council of the City of Red Deer is proposing to amend the Land Use Bylaw, which controls the use and development of land and buildings in the city. As an affected property owner you have an opportunity to ask questions about the proposed changes and to let Council know your views.

City Council proposes to pass Land Use Bylaw Amendment 3156/G-2002, which will provide for changes to how density is determined in specific medium density and multiple family residential districts. Density is currently measured by the number of people per hectare. The intent is to change the measurement to the number of dwelling units per hectare as this is a more easily understood method and is the standard used in most municipalities in Canada.

The redistricting proposals of Bylaw Amendment 3156/G-2002 are based on the following approach:

- convert the density designation of each site that is fully developed from persons per hectare to a density designation that is based on the number of approved, existing dwelling units on that site. This means that if you have a total of 28 existing units in your building, the new density designation in the Land Use Bylaw will allow you to continue with 28 dwelling units on your property.

- convert the density designation of each site that is now under construction from persons per hectare to a density designation that is based on the number of approved dwelling units according to the approved development permit or building plan for that site. This means that if you were approved for a total of 28 units, the new density designation in the Land Use Bylaw will allow you to build out to 28 units.

- convert the density designation of each vacant site that is not being developed at this time to a density designation measured in dwelling units per hectare, so that the new density designation is equivalent to the existing density designation measured in persons per hectare. Where applicable the neighbourhood density as stated in an area

.....2

structure plan will be adhered to unless a plan amendment is approved. The City's maximum overall density of 45 persons per hectare will not be exceeded. The average household size used for the conversion is 2.67, which is the average of multi-attached housing and multiple family housing as stated in Section 211(3) of the Land Use Bylaw. This means that if your site is now designated as D216 (persons per hectare) the new density in the Land Use Bylaw will be D80 (dwelling units per hectare).

Presently the site known as Lot F2 Block 8 Plan 3542TR located at 10 Stanton St, Red Deer is designated R3-D220 in the Land Use Bylaw. This means that development on this land may include any of the permitted uses under the R3 Residential (Multiple Family) District to a maximum of 220 persons per hectare. Bylaw Amendment 3156/G-2002 proposes to redistrict the site to R3-D76. If this bylaw passes, development on this land would be allowed to include any of the permitted uses under the R3 Residential (Multiple Family) District to a maximum of 76 dwelling units per hectare.

If you have any inquiries relating to the proposed Bylaw Amendment 3156/G-2002 or need clarification, please do not hesitate to contact Johan van der Bank, a planner with Parkland Community Planning Services, the planning department for the City of Red Deer, at phone 343-3394.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on Monday, June 17, 2002, at 7:00 p.m. If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on Tuesday, June 11, 2002. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

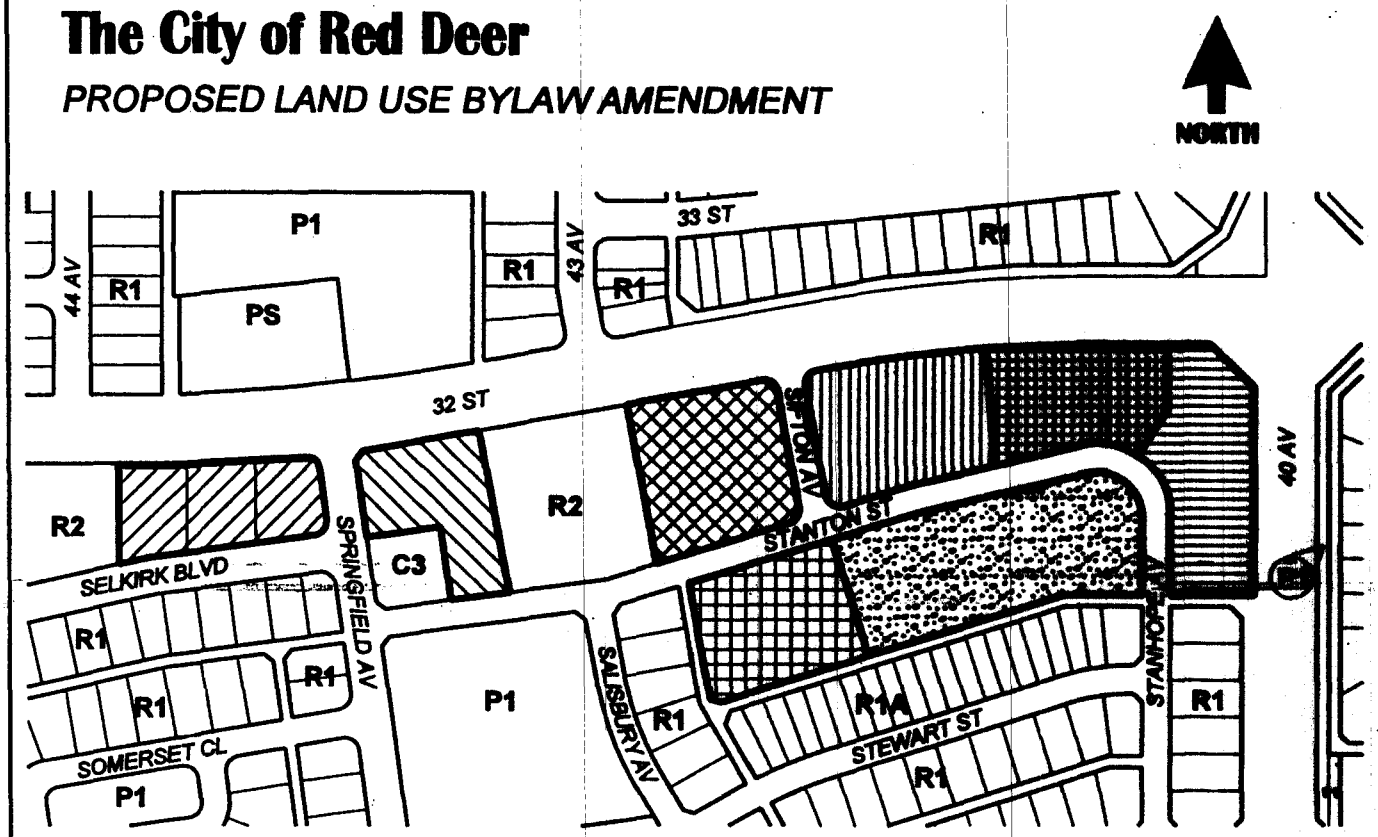
Yours truly,

Kelly Kloss
City Clerk

Attch.

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D160 to R3- D46 (Dwelling units/hectare)
R3-D160 to R3- D54 (Dwelling units/hectare)
R3-D220 to R3- D76 (Dwelling units/hectare)
R3-D200 to R3- D61 (Dwelling units/hectare)
R3-D200 to R3- D67 (Dwelling units/hectare)
R3-D200 to R3- D59 (Dwelling units/hectare)
R3-D100 to R3- D31 (Dwelling units/hectare)
R3-D100 to R3- D29 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R3-D100 - Residential (Multiple Family) with a Density of 100 persons per hectare
R3-D160 - Residential (Multiple Family) with a Density of 160 persons per hectare
R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare
R3-D220 - Residential (Multiple Family) with a Density of 220 persons per hectare

MAP No. 12 / 2002
BYLAW No. 3156 / G - 2002

Bylaw Amendment 3156/G-2002 May 6, 2002
Statutory notifications mailed May 13, 2002

R3

	Carolina Homes Inc. c/o Strong Way Inc.	P. O. Box 99	Millarville, AB T0L 1K0	two unregistered lots	Jacobs Close, Red Deer	R3-D155	155	R3-D55	55
	Ronald L Smith	#105 – 4929 - 50 St	Red Deer, AB T4N 1X9	Lot 2 Plan 6742NY	5601 Kerry Wood Dr, Red Deer	R3-D216	216	R3-D80	80
	Selbel Construction Ltd	R R 2	Red Deer, AB T4N 5E2	CDE 9626146, CDE 9623923, 9624100	27 Halman Cr, Red Deer	R3-D145	145	R3-D43	43
	Allan J & Eugene H Watson	#5 – 4936 - 53 Av	Red Deer, AB T4N 5J9	CDE 0125467	5502 – 58A St, Red Deer	R3-D216	216	R3-D58	58
The Condominium	c/o Debra J Curry	#101 - 5510 Kerrywood Dr	Red Deer, AB T4N 7A1	Units 1 - 8 CDE 9720363	5510 Kerry Wood Dr, Red Deer	R3-D216	216	R3-D69	69
	Edgevalley Consulting Inc. c/o The Property	#603 – 4911 - 51 St	Red Deer, AB T4N 6V4	Units 1 - 182 CDE 8421768	5120 - 62 St, Red Deer	R3-D240	240	R3-D88	88
	Prism Properties Inc	6725 - 40 Av	Red Deer, AB T4N 3M4	Lot 4 Block 5 Plan 7821624	86 Bell St, Red Deer	R3-D200	200	R3-D71	71
	Prism Properties Inc	6725 - 40 Av	Red Deer, AB T4N 3M4	Lot 22 Block 2 Plan 7821624	104 Boyce St, Red Deer	R3-D216	216	R3-D78	78
The Condominium	c/o Dorothy V. Dey	#56 - 2816 Botterill Cr	Red Deer, AB T4R 2H7	Units 1 – 23 CDE 8923357	2816 Botterill Cr, Red Deer	R3-D216	216	R3-D23	23
	Richard & Kathryn Hornby & Robert &	88 Beat Crescent	Red Deer, AB T4R 1H8	Lot A & Lot B Block 1 Plan 1563RS	2 & 12 Selkirk Bl, Red Deer	R3-D160	160	R3-D46	46
	423676 Alberta Ltd. c/o Layne Wilk	2 Patterson Cr	Red Deer, AB T4P 1J5	Lot A3 Block 8 Plan 401RS	1 Springfield Av, Red Deer	R3-D160	160	R3-D54	54
	Boardwalk Equities Inc	#200 – 1501 – 1 St S W	Calgary, AB T2R 0W1	Lot F2 Block 8 Plan 3642TR	10 Stanton St, Red Deer	R3-D220	220	R3-D76	76
	Deerhurst Properties Corporation	#615 – 606 - 4 Av S W	Calgary, AB T2P 3E8	Lot H1 Block 8 Plan 3642TR	8 Stanton St, Red Deer	R3-D200	200	R3-D61	61
	Deerhurst Properties Corporation	#615 – 606 - 4 Av S W	Calgary, AB T2P 3E8	Lot G3 Block 8 Plan 7820676	6 Stanton St, Red Deer	R3-D200	200	R3-D67	67
	Cerner Holdings Inc	P O Box 663	Rimbey, AB T0C 2J0	Lot G4 Block 8 Plan 7820676	13 Stanhope Av, Red Deer	R3-D200	200	R3-D59	59
The Condominium	c/o Deirdre Duffy	#1 – 5 Stanton St	Red Deer, AB T4N 0B9	Units 1 - 32 CDE 9623042	5 Stanton St, Red Deer	R3-D100	100	R3-D31	31
The Condominium	c/o Derek L Dennis	#2 - 15 Stanton St	Red Deer, AB T4N 0B9	Units 1 - 16 CDE 9820660	15 Stanton St, Red Deer	R3-D100	100	R3-D29	29
	Red Deer Retirement Group Ltd	1002 Wharf St	Victoria, BC V8W 1T4	Lot 1 Block 11 Plan 9722001	9 Avery St, Red Deer	R3-D216	216	R3-D95	95
	Pointe Of View Marketing & Management Inc.	#200 – 603 - 10th Street Sw	Calgary, AB T2P 5G3	Lot 34 Block 17 Plan 0120902	60 Lawford Av, Red Deer	R3-D240	240	R3-D60	60

R2

	Peter J Schmidt	47 Howlett Ave.	Red Deer, AB T4N 6K2	Lot 6 Block 16 Plan XL11	47 Howlett Av, Red Deer	R2-D130	130	R2-D65	65
	Ninian W. Lockerby	P O Box 815	Red Deer, AB T4N 6K2	Lot 22 Block 6 Plan 8821597	3718 - 62 Av, Red Deer	R2-D242	242	R2-D240	240
	Selbel Construction Ltd	R R 2	Red Deer, AB T4N 5E2	Lot 31 Block 4 Plan 8220345, CDE	7662 - 60 Av, Red Deer	R2-D76	76	R2-D19	19
The Condominium	c/o Donald D. & Alice D. Ervin	#14 – 5125 - 62 St	Red Deer, AB T4N 6Y5	Units 1 – 19 CDE 9425025	5125 - 62 St, Red Deer	R2-D95	95	R2-D28	28

Also: Riverside Meadows Community Ass.
Parkvale Community Ass.

Letter went to every name on this list

6

BYLAW 3156[illegible]-2001

BACKGROUND

This bylaw amendment proposes to convert the City's density measurement from the number of persons per hectare to the number of dwelling units per hectare. In principle it is merely a conversion and does not bring about changes in the density of any properties or neighbourhoods.

PURPOPSE OF THE BYLAW

- Substitute "number of dwelling units per hectare" for "number of persons per hectare" in the Density District.
- Amend the R3 District by replacing "90 persons per hectare" with "35 dwelling units per hectare".
- Redesignate 28 density restricted sites to show their density restrictions in the number of "dwelling units per hectare" instead of the number of "persons per hectare".

THE CITY OF Red Deer

Council Decision – Monday May 6, 2002

DATE: May 7, 2002

TO: Johan van der Bank, Parkland Community Planning Services

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/G-2002
Proposed Revision to the Density District

Reference Report:
Parkland Community Planning Services, dated April 29, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/G-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, June 17, 2002 in the Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/G-2002 revises the Land Use Bylaw so that the Density District uses the number of dwelling units per hectare rather than the number of persons per hectare to calculate density restrictions. The City will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/G-2002

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

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

That the Density District in Part 7 Special Districts is hereby amended as follows:

1 The existing heading "DENSITY (PERSONS PER HECTARE) DISTRICT" is deleted in its entirety.

2 The new heading "DENSITY DISTRICT" is reinstated.

3 Sections 210 and 211 are deleted in its entirety.

4 Sections 210 and 211 are reinstated as follows:

"210 General Purpose

The general purpose of this District is to establish the maximum number of dwelling units permitted on a residential site designated by this District.

211 Method of Application

(1) The maximum number of dwelling units permitted per hectare in a Density District is indicated by the number following the letter "D" on the site in a district map. The following is an example for illustration purposes only:

R3.D40 means R3 uses are permitted to a maximum of 40 dwelling units per hectare.

(2) In a Density District the maximum number of dwelling units which may be developed on a site is determined as follows:

Site Area expressed in hectares x Density Restriction as per the district map (e.g. D40) = Maximum number of dwelling units allowed on that site.

(3) If no density designation is established for a site, the maximum permitted density of development shall be determined by the regulations in the applicable land use district."

That the R3 Residential (Multiple Family) District in Part 6 is hereby amended as follows:

5 Sections 199(1) and 199(2) are deleted in their entirety.

6 Sections 199(1) and 199(2) are reinstated as follows:

"199(1) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).

199(2) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35)."

7 The Land Use District Maps D13, E10, E13, F7, F10, F11, F14, G5, G6, G8, H6, J6, K7 and L6 contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use Bylaw Amendment Map Numbers 3/2002 through to 15/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

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

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

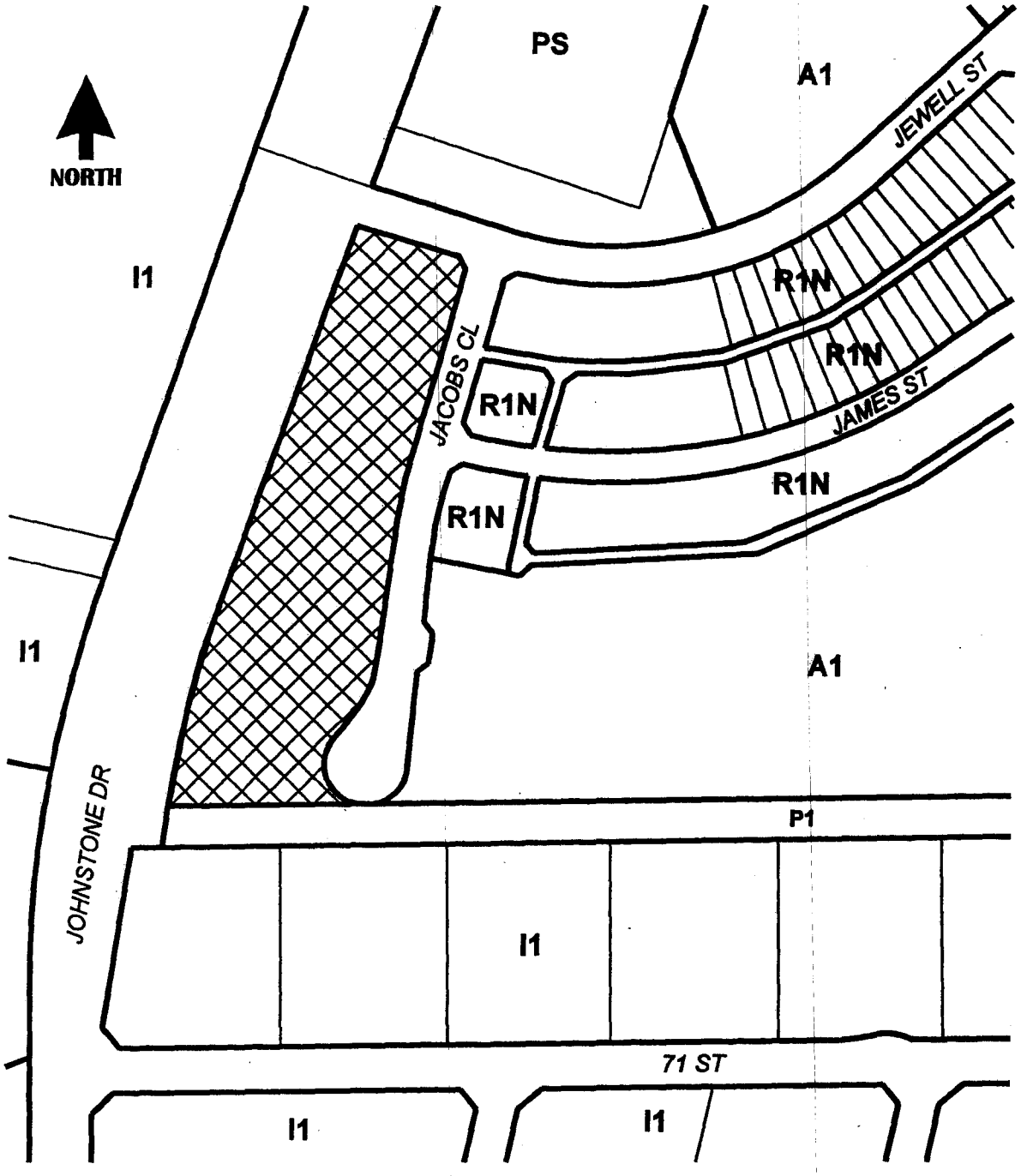
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D155 to R3- D55 (Dwelling units/hectare)

AFFECTED DISTRICTS:

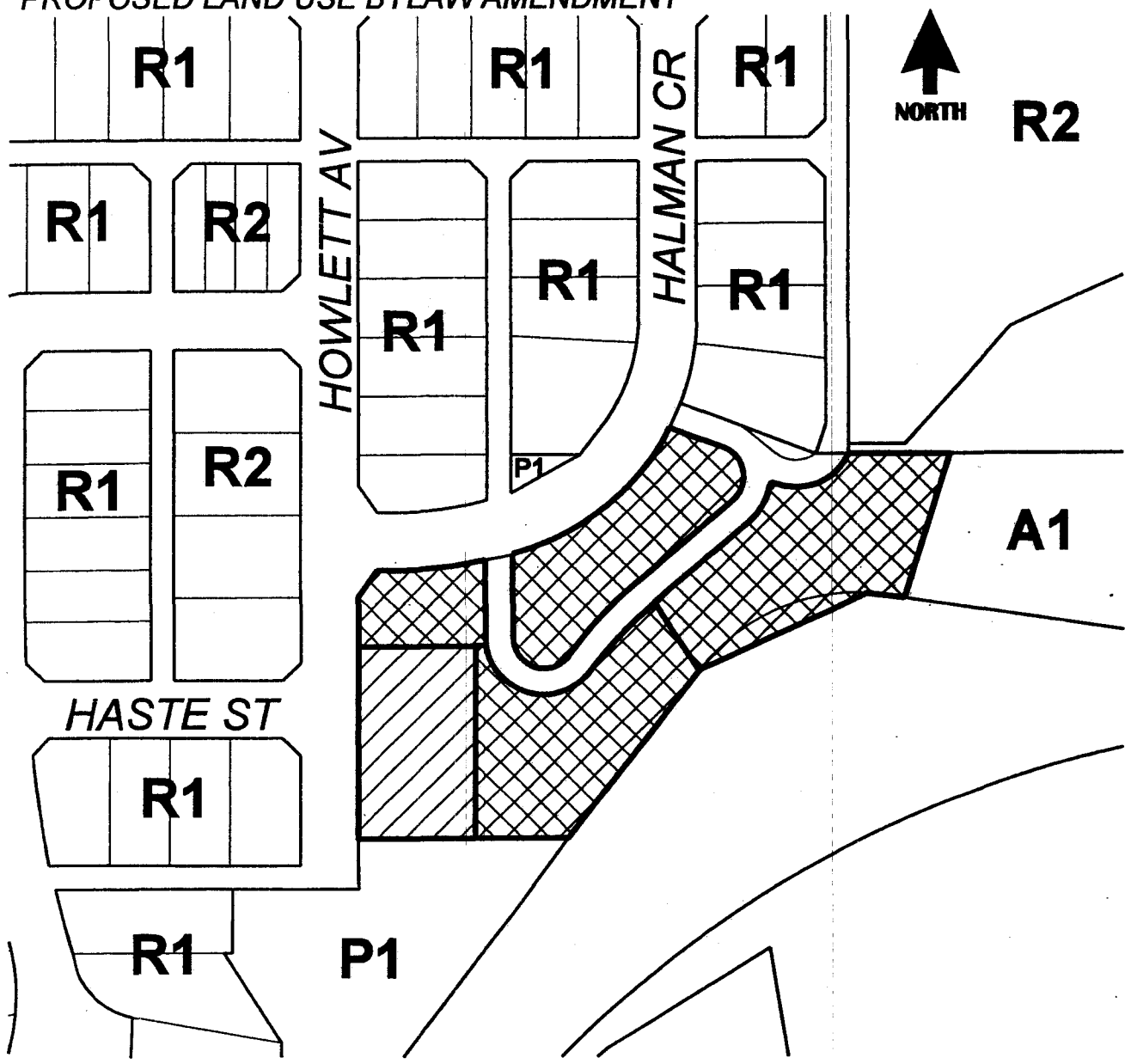
R3-D155 - Residential (Multiple Family) with a Density of 155 persons per hectare

MAP No. 3 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D130 to R2- D50 (Dwelling units/hectare)

R3-D145 to R3- D43 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R2-D130 - Residential (Medium Density) with a Density of 130 persons per hectare

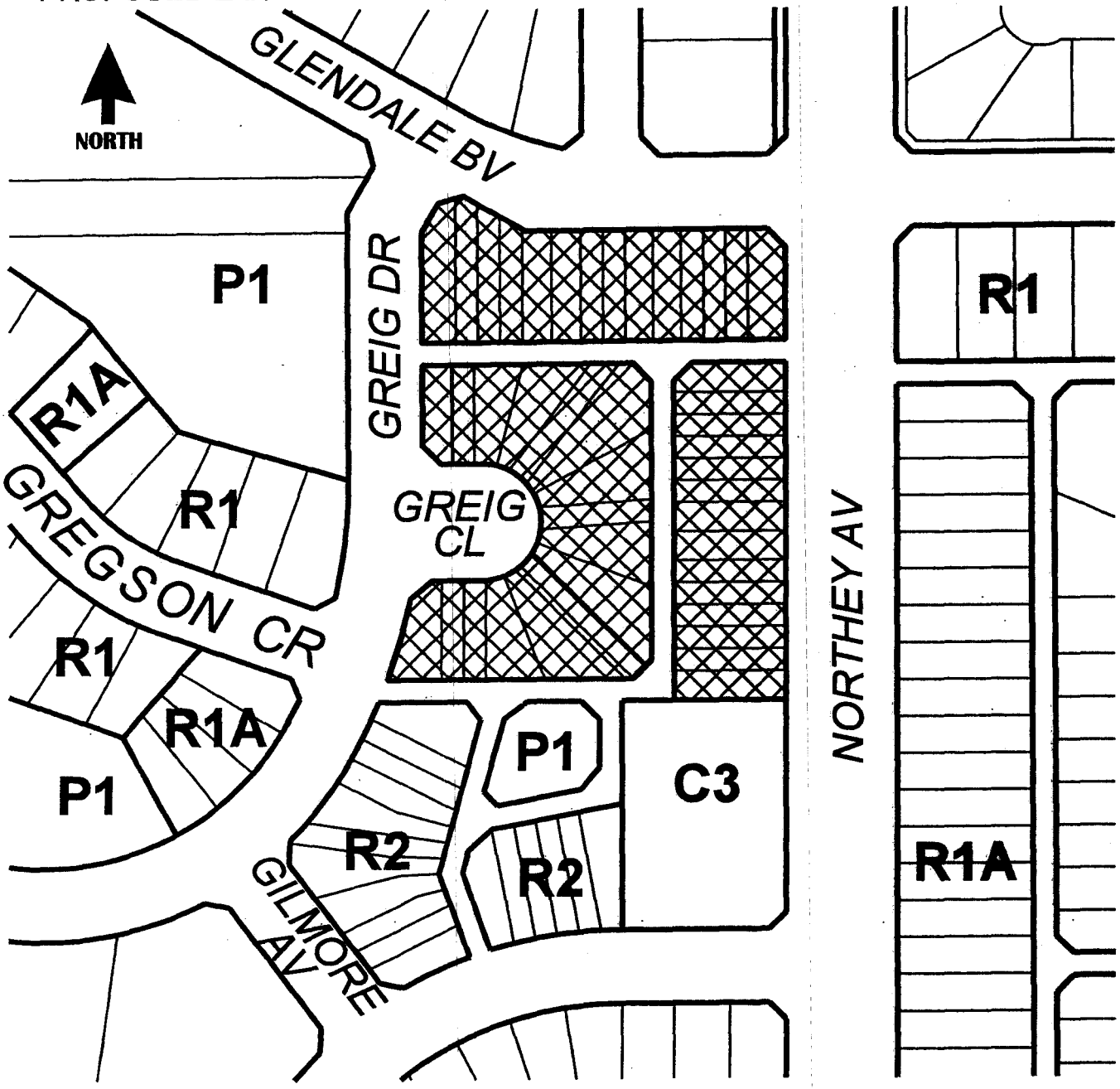
R3-D145 - Residential (Muliple Family) with a Density of 145 persons per hectare

MAP No. 4 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



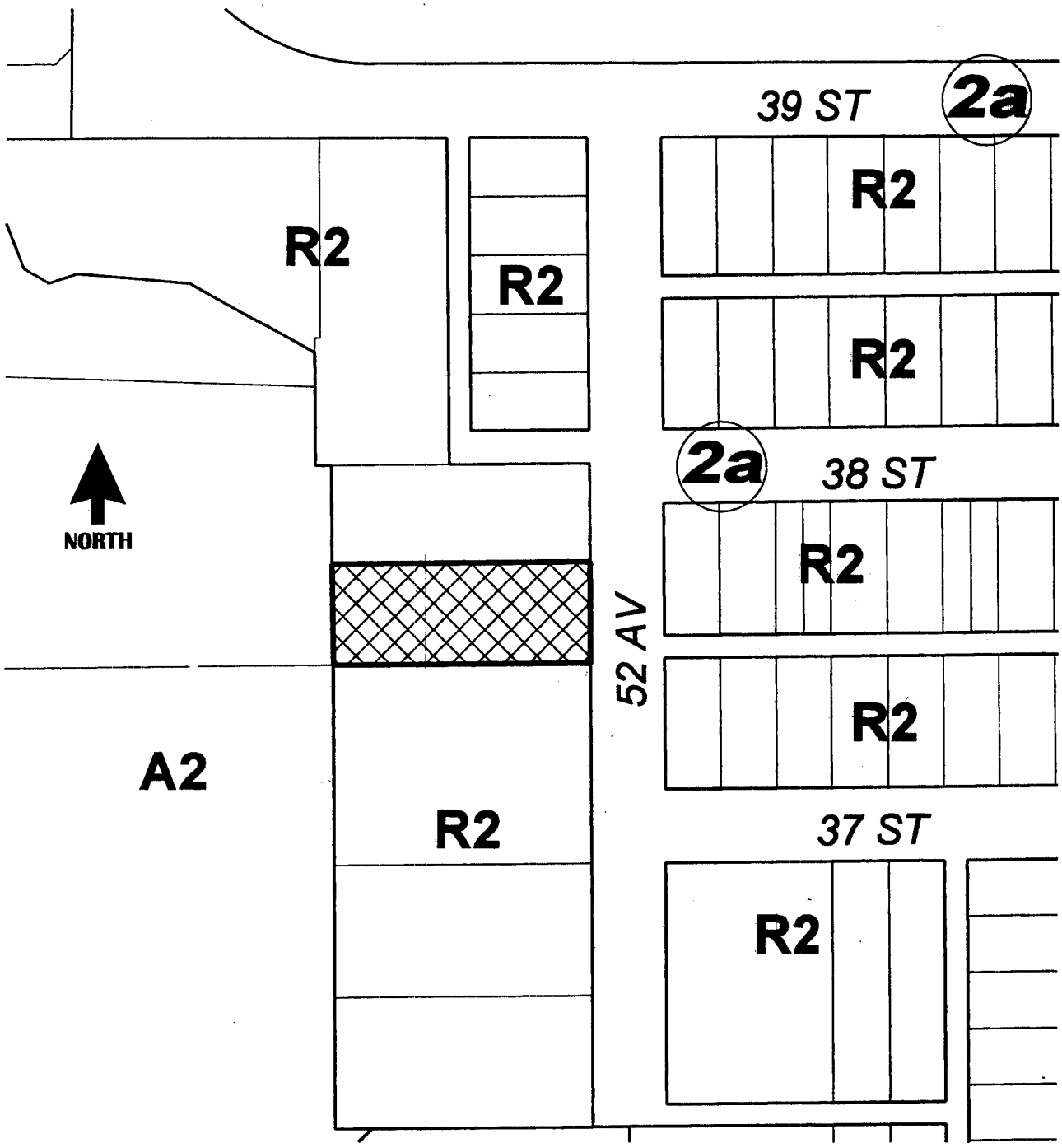
Change from :
R3-D216 to R3- D34 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Muliple Family) with a Density of 216 persons per hectare

MAP No. 5 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D642 to R2- D240 (Dwelling units/hectare)

AFFECTED DISTRICTS:

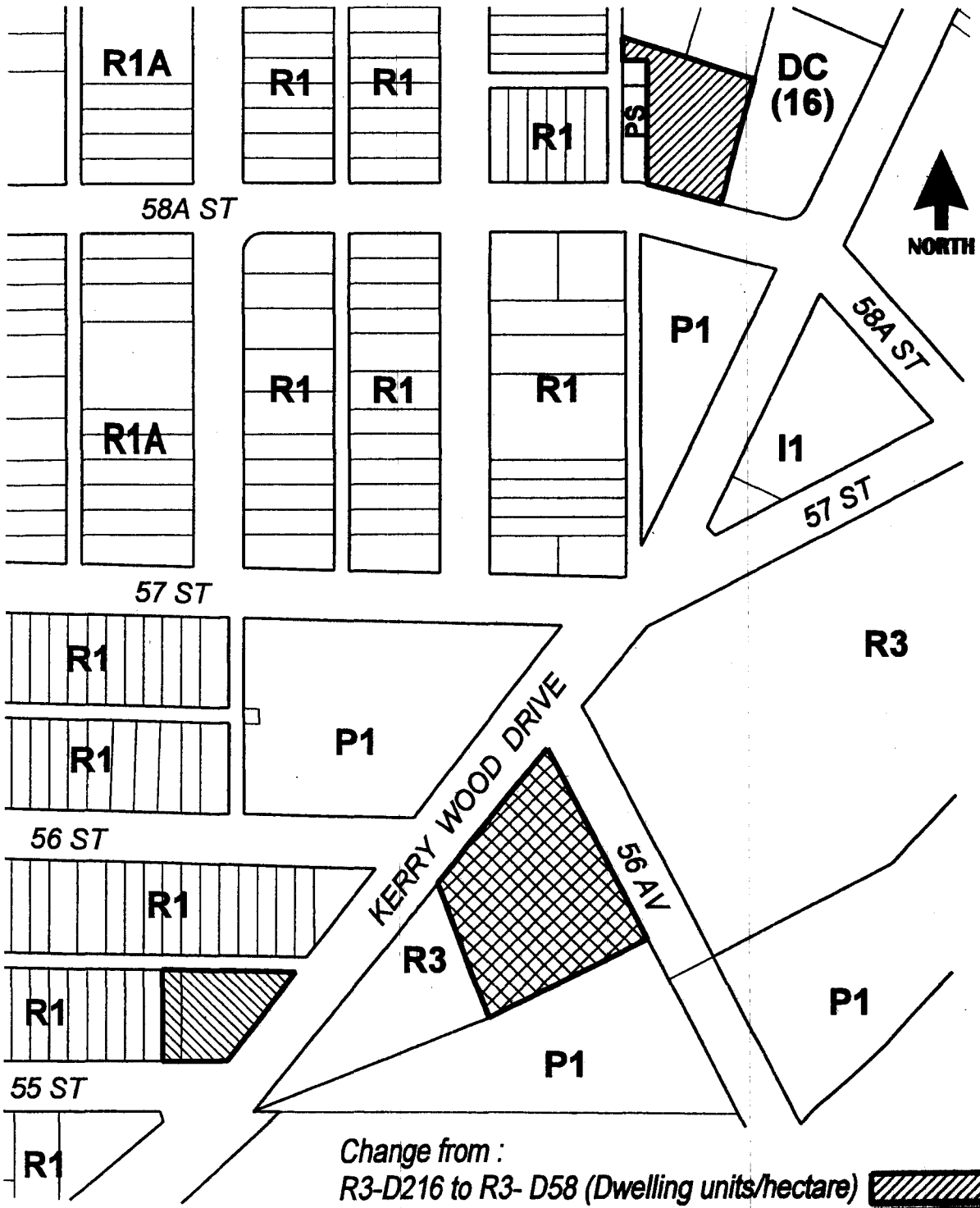
R2-D642 - Residential (Medium Density) with a Density of 642 persons per hectare

MAP No. 6 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D58 (Dwelling units/hectare)

R3-D216 to R3- D80 (Dwelling units/hectare)

R3-D216 to R3- D69 (Dwelling units/hectare)

AFFECTED DISTRICTS:

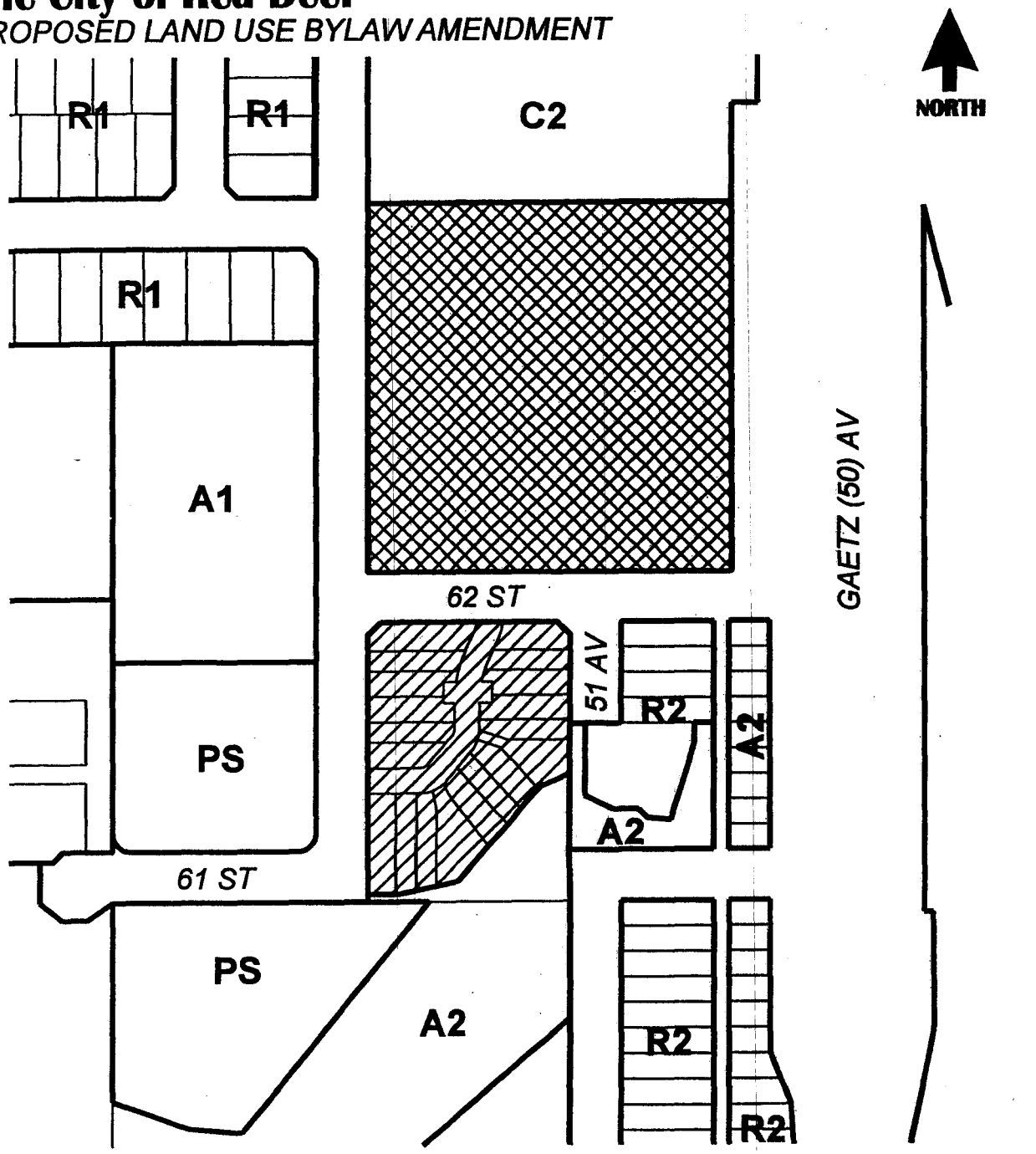
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 7 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D240 to R3- D88 (Dwelling units/hectare)

R2-D85 to R2- D26 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

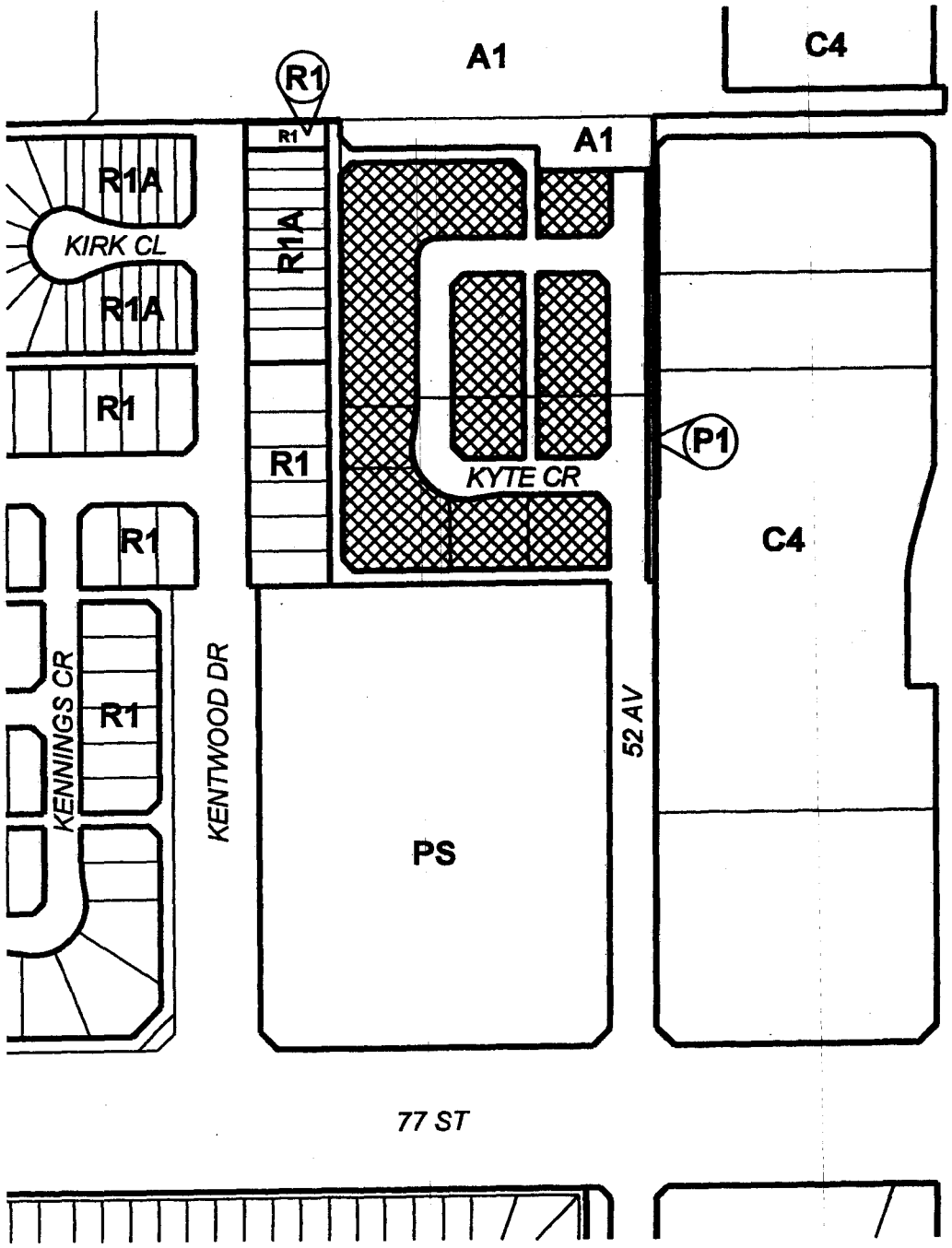
R2-D85 - Residential (Medium Density) with a Density of 85 persons per hectare

MAP No. 8 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



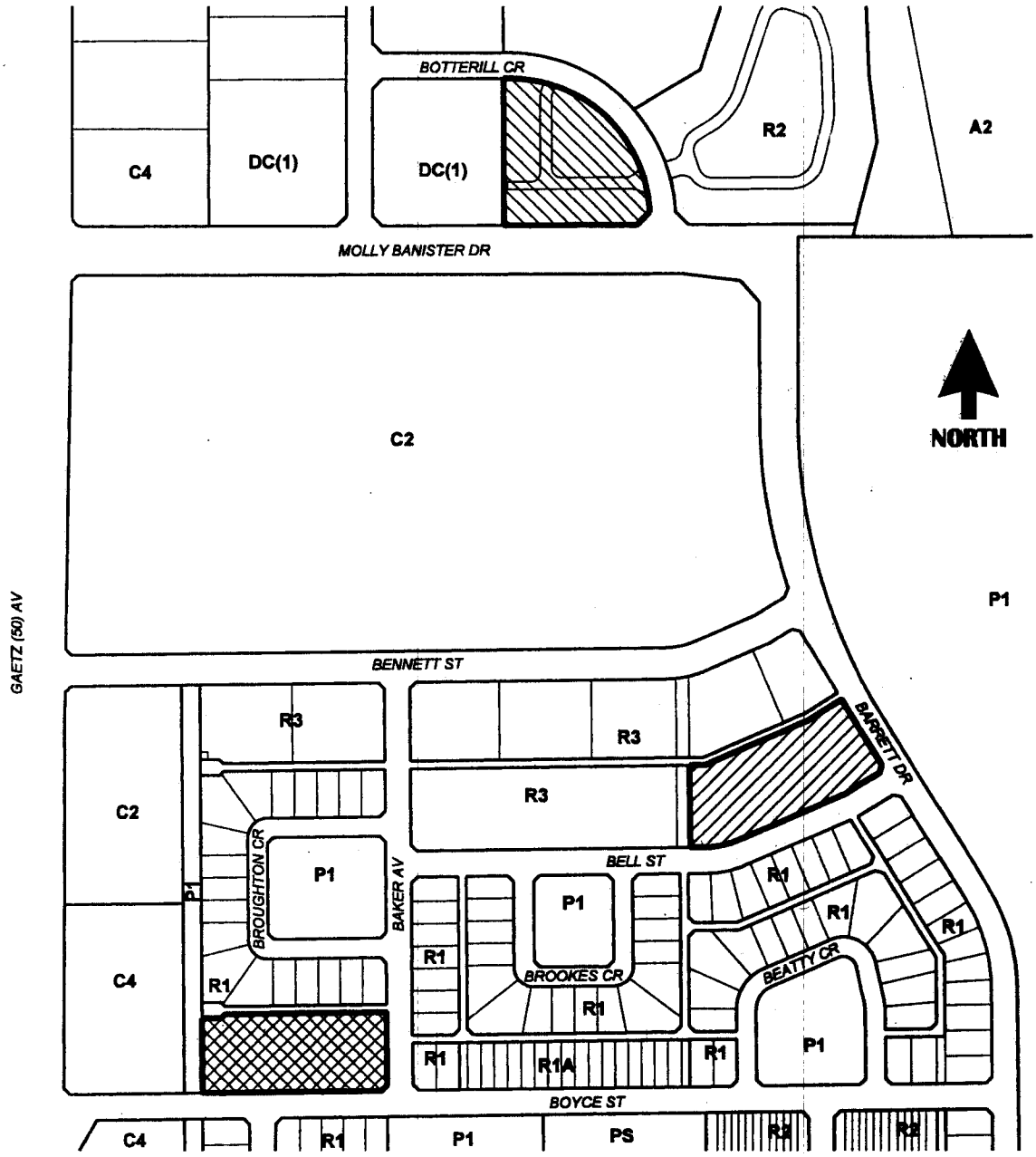
Change from :
R2-D70 to R2- D19 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R2-D70 - Residential (Medium Density) with a Density of 70 persons per hectare

MAP No. 9 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D200 to R3- D71 (Dwelling units/hectare)

R3-D216 to R3- D76 (Dwelling units/hectare)

R3-D216 to R3- D23 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare

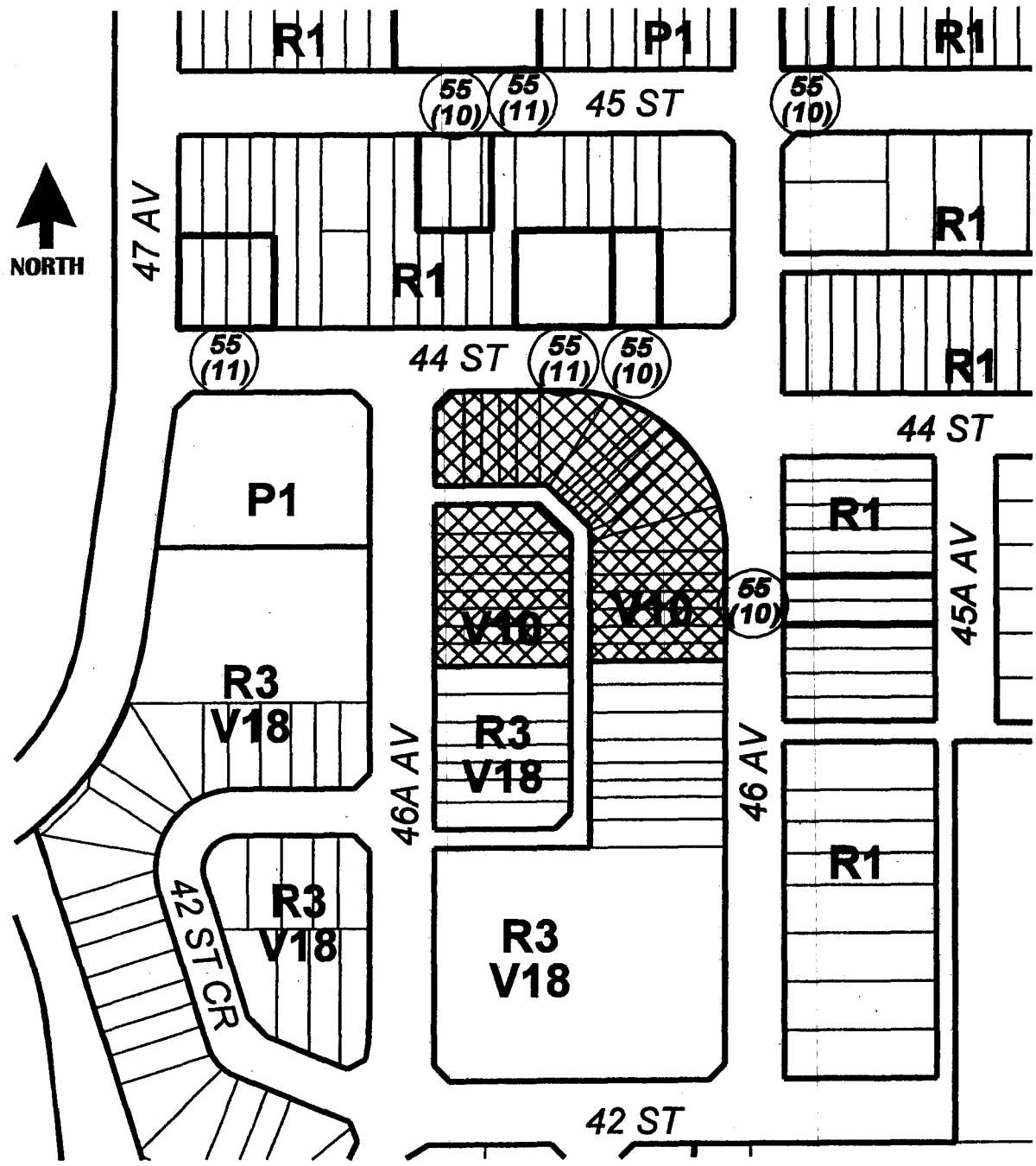
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 10 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
R3-D216 to R3- D32 (Dwelling units/hectare)

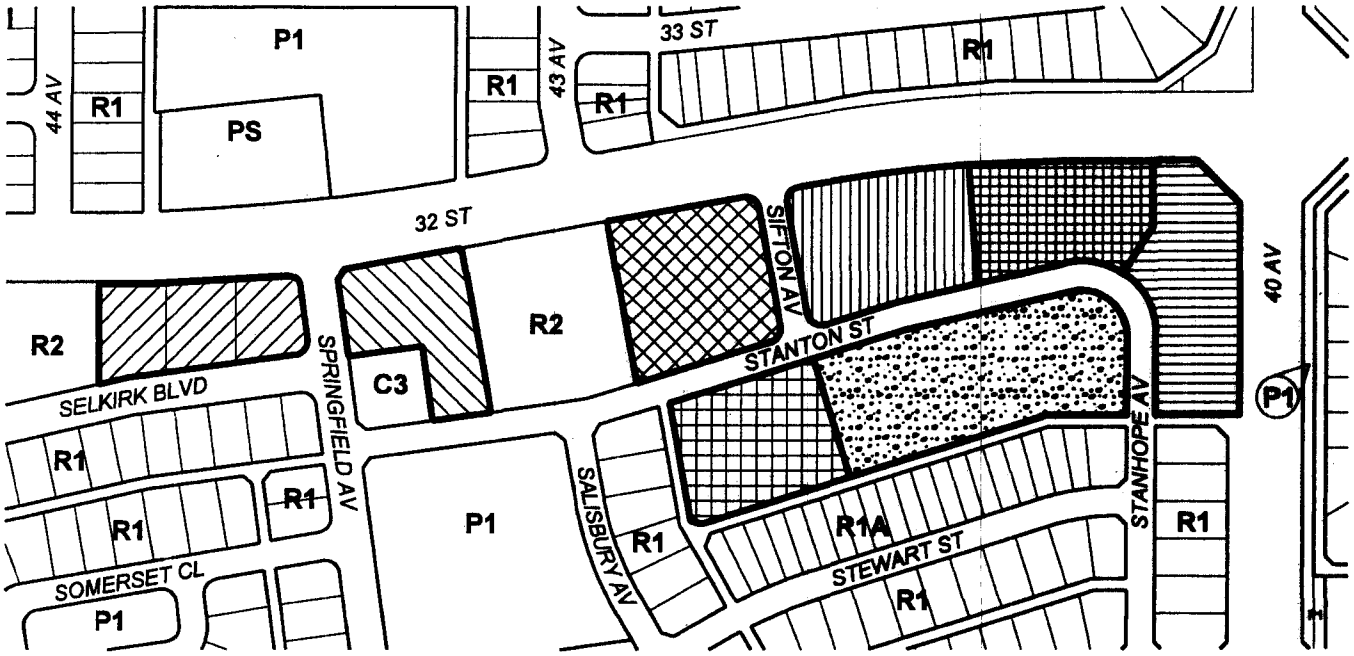
AFFECTED DISTRICTS:
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 11 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

NORTH



Change from :

R3-D160 to R3- D46 (Dwelling units/hectare)
R3-D160 to R3- D54 (Dwelling units/hectare)
R3-D220 to R3- D76 (Dwelling units/hectare)
R3-D200 to R3- D61 (Dwelling units/hectare)
R3-D200 to R3- D67 (Dwelling units/hectare)
R3-D200 to R3- D59 (Dwelling units/hectare)
R3-D100 to R3- D31 (Dwelling units/hectare)
R3-D100 to R3- D29 (Dwelling units/hectare)

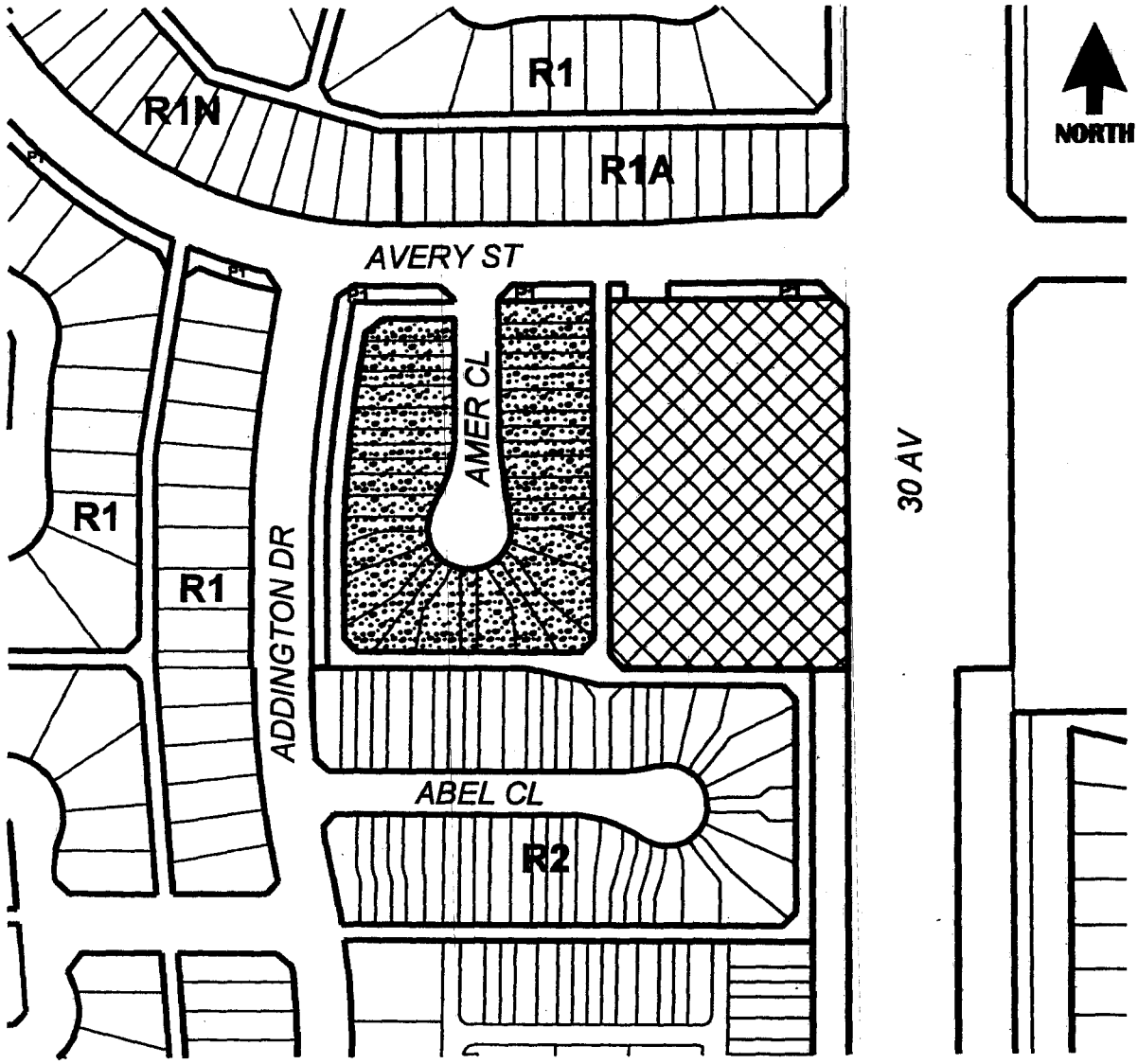
AFFECTED DISTRICTS:

R3-D100 - Residential (Multiple Family) with a Density of 100 persons per hectare
R3-D160 - Residential (Multiple Family) with a Density of 160 persons per hectare
R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare
R3-D220 - Residential (Multiple Family) with a Density of 220 persons per hectare

MAP No. 12 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



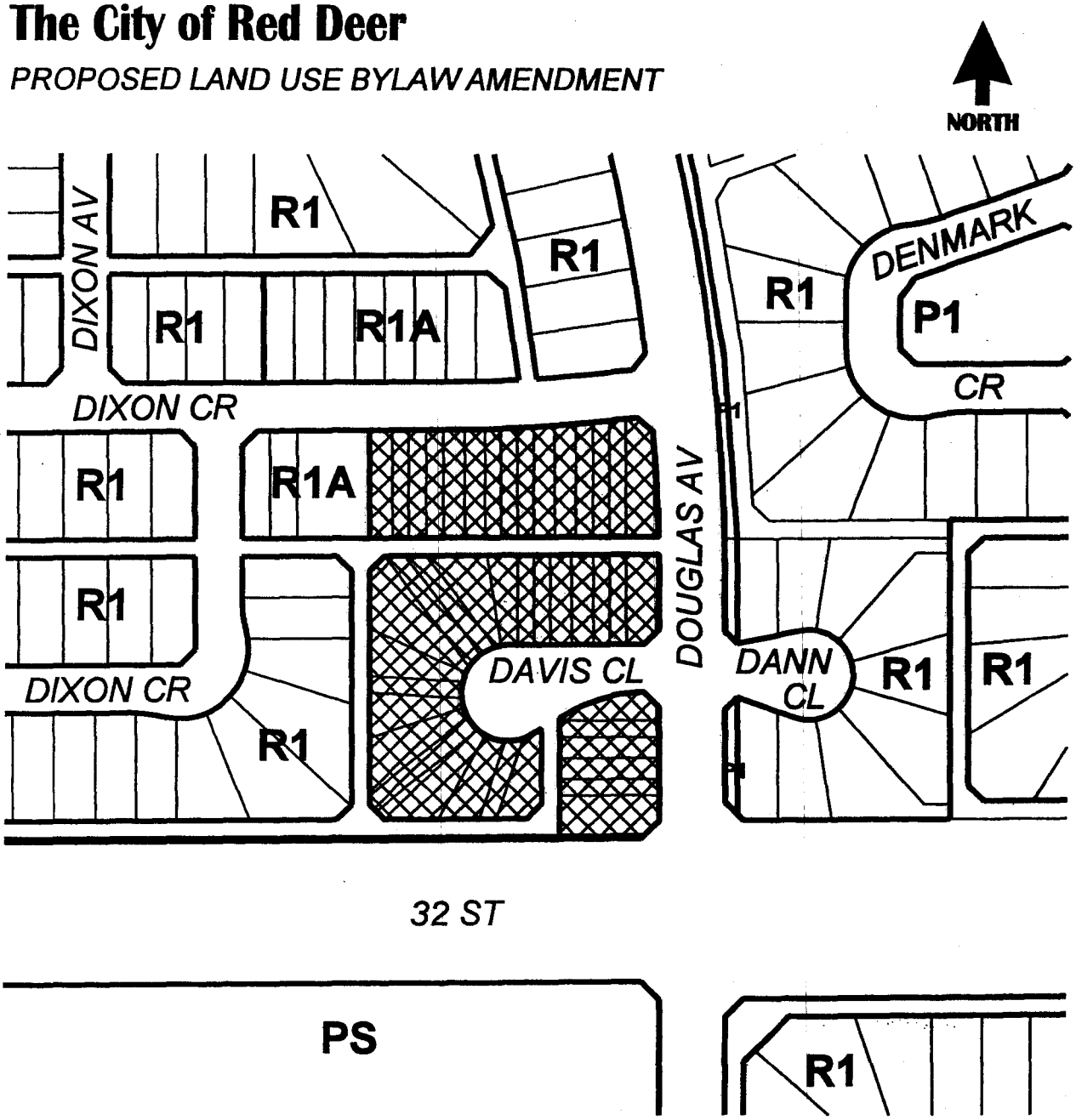
Change from :
R3-D120 to R3- D26 (Dwelling units/hectare)
R3-D216 to R3- D95 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D120 - Residential (Multiple Family) with a Density of 120 persons per hectare
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 13 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



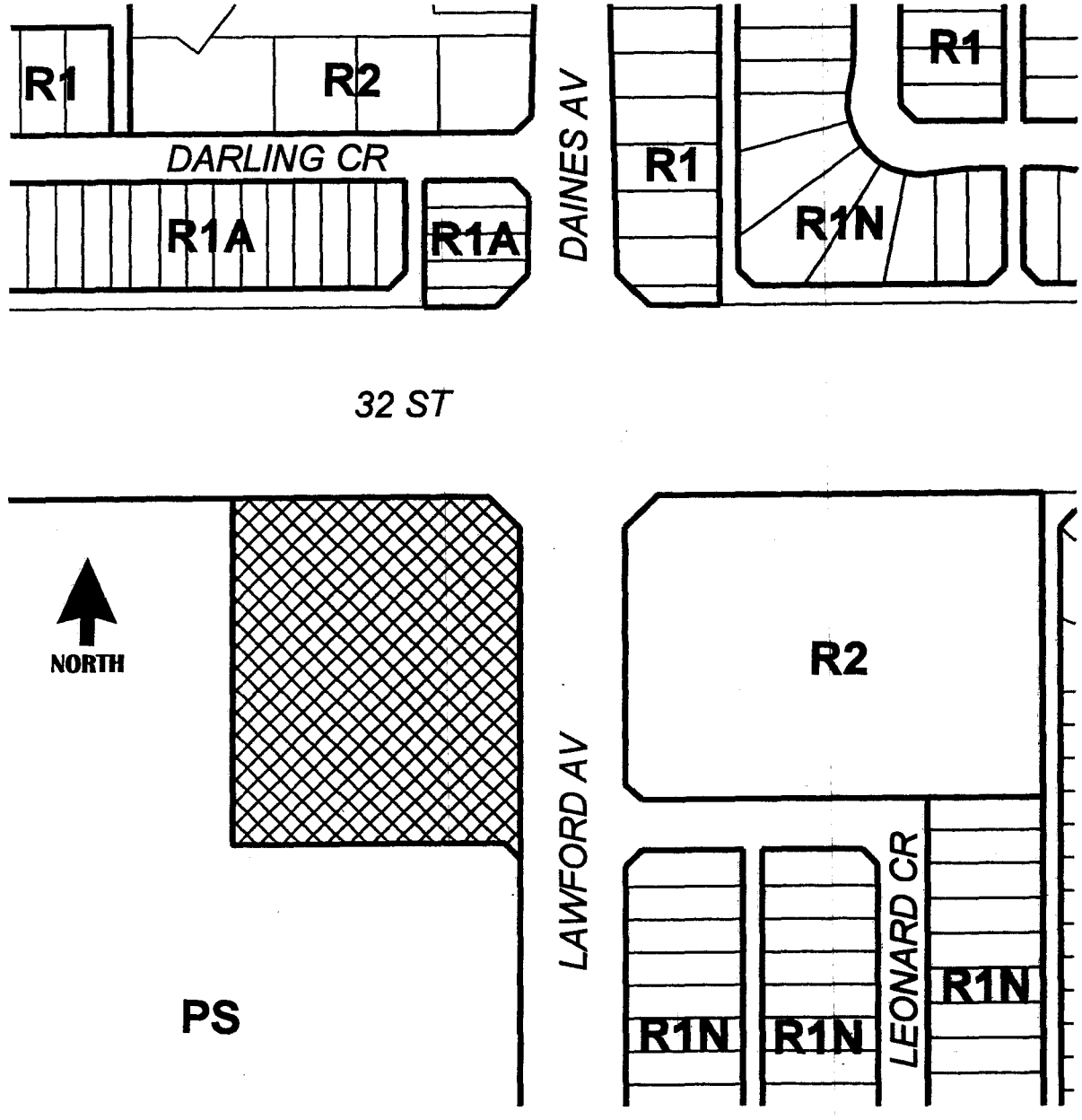
Change from :
R3-D216 to R3- D32 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 14 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
R3-D240 to R3- D80 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

MAP No. 15 / 2002
BYLAW No. 3156 / G - 2002

THE CITY OF Red Deer

Office of the City Clerk

FILE

Council Decision – June 17, 2002

DATE: June 18, 2002

TO: Johan van der Bank, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/G-2002
Proposed Revision to the Density District

Reference Report:
City Clerk, dated May 7, 2002 and Parkland Community Planning Services, dated April 29, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/G-2002 revises the Land Use Bylaw so that the Density District uses the number of dwelling units per hectare rather than the number of persons per hectare to calculate density restrictions. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/G-2002

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

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

That the Density District in Part 7 Special Districts is hereby amended as follows:

1 The existing heading "DENSITY (PERSONS PER HECTARE) DISTRICT" is deleted in its entirety.

2 The new heading "DENSITY DISTRICT" is reinstated.

3 Sections 210 and 211 are deleted in its entirety.

4 Sections 210 and 211 are reinstated as follows:

"210 General Purpose

The general purpose of this District is to establish the maximum number of dwelling units permitted on a residential site designated by this District.

211 Method of Application

(1) The maximum number of dwelling units permitted per hectare in a Density District is indicated by the number following the letter "D" on the site in a district map. The following is an example for illustration purposes only:

R3.D40 means R3 uses are permitted to a maximum of 40 dwelling units per hectare.

(2) In a Density District the maximum number of dwelling units which may be developed on a site is determined as follows:

Site Area expressed in hectares x Density Restriction as per the district map (e.g. D40) = Maximum number of dwelling units allowed on that site.

(3) If no density designation is established for a site, the maximum permitted density of development shall be determined by the regulations in the applicable land use district."

That the R3 Residential (Multiple Family) District in Part 6 is hereby amended as follows:

5 Sections 199(1) and 199(2) are deleted in their entirety.

6 Sections 199(1) and 199(2) are reinstated as follows:

"199(1) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).

199(2) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35)."

7 The Land Use District Maps D13, E10, E13, F7, F10, F11, F14, G5, G6, G8, H6, J6, K7 and L6 contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use Bylaw Amendment Map Numbers 3/2002 through to 15/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

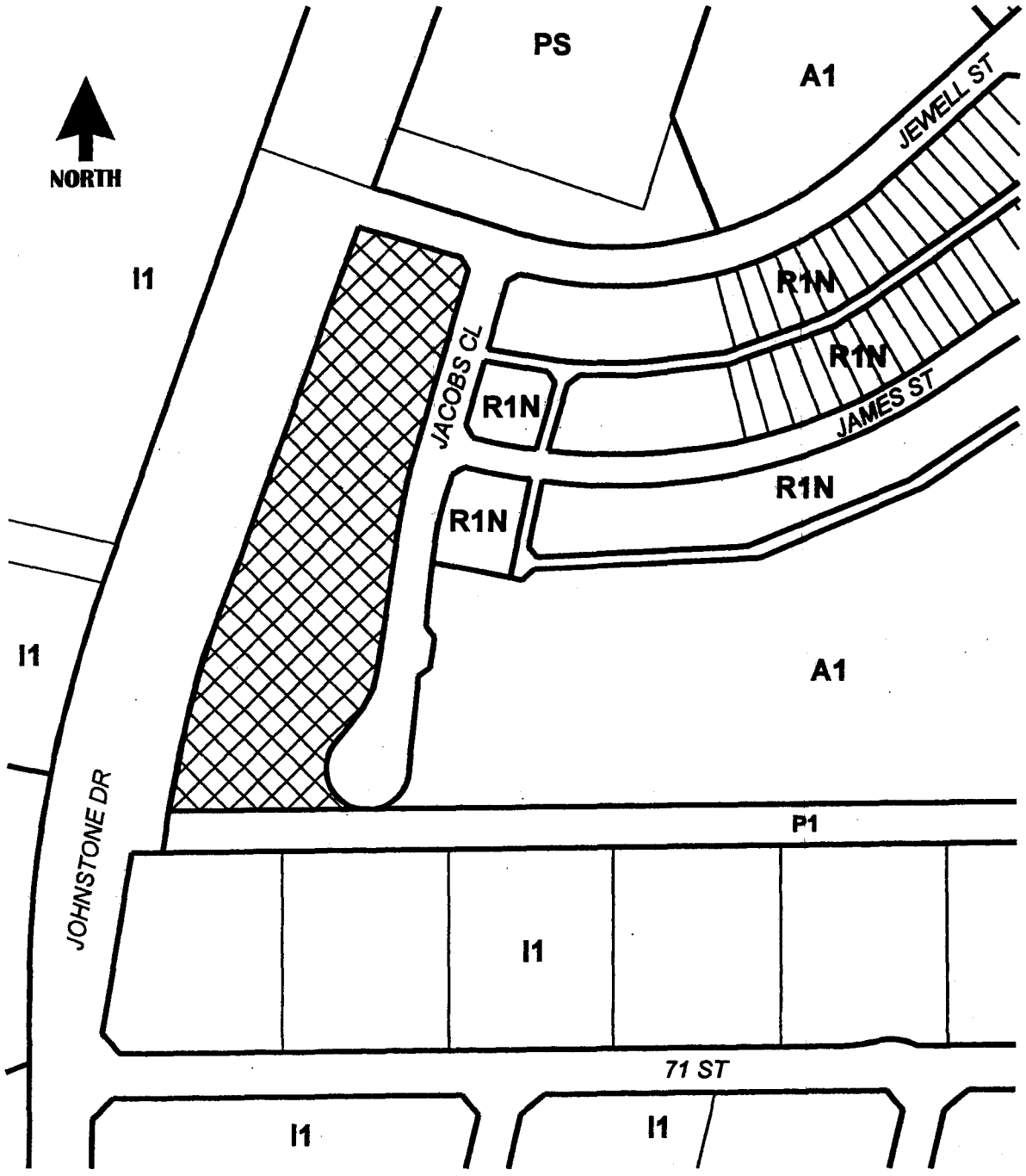
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D155 to R3- D55 (Dwelling units/hectare)

AFFECTED DISTRICTS:

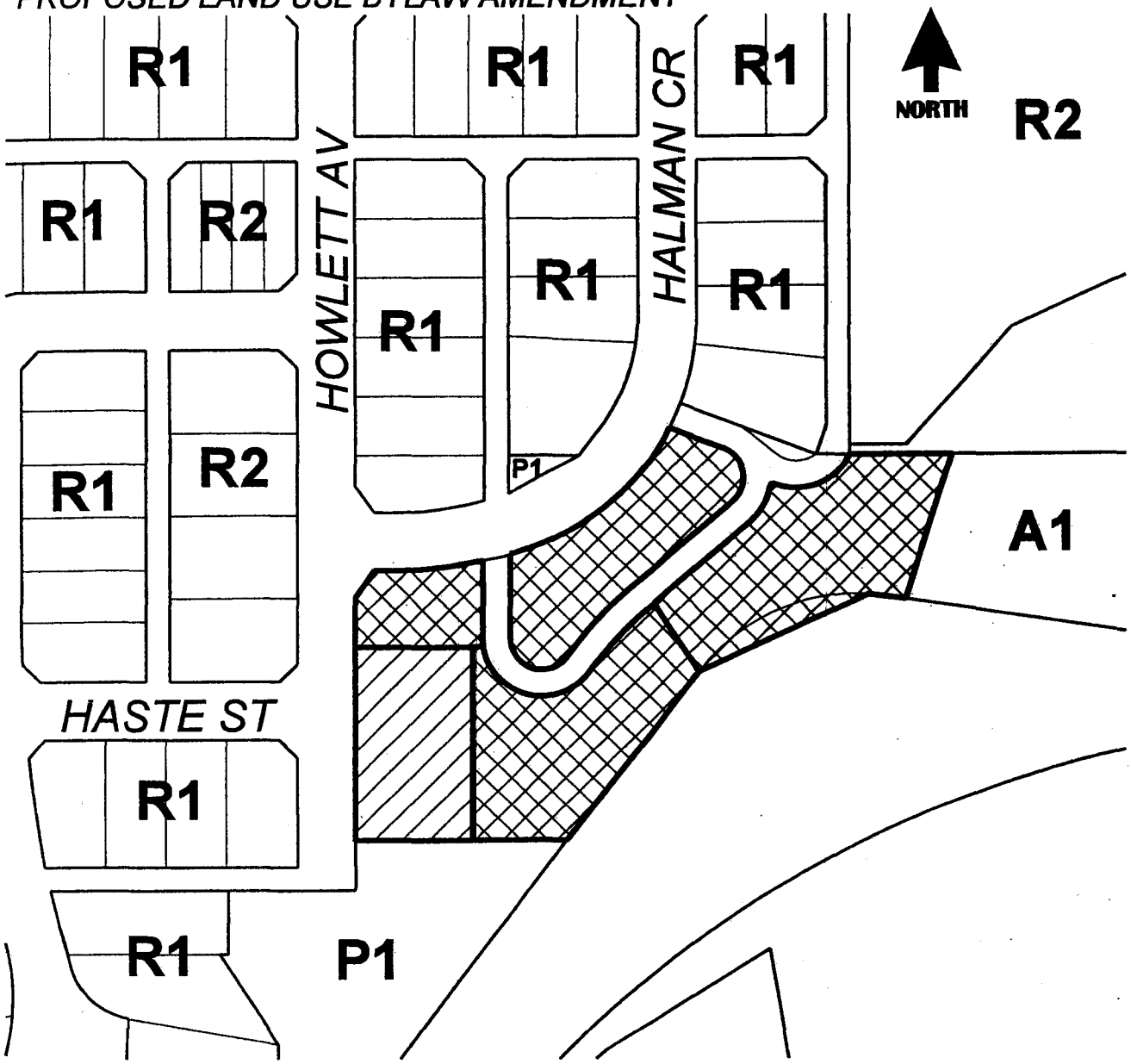
R3-D155 - Residential (Multiple Family) with a Density of 155 persons per hectare

MAP No. 3 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D130 to R2- D50 (Dwelling units/hectare)

R3-D145 to R3- D43 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R2-D130 - Residential (Medium Density) with a Density of 130 persons per hectare

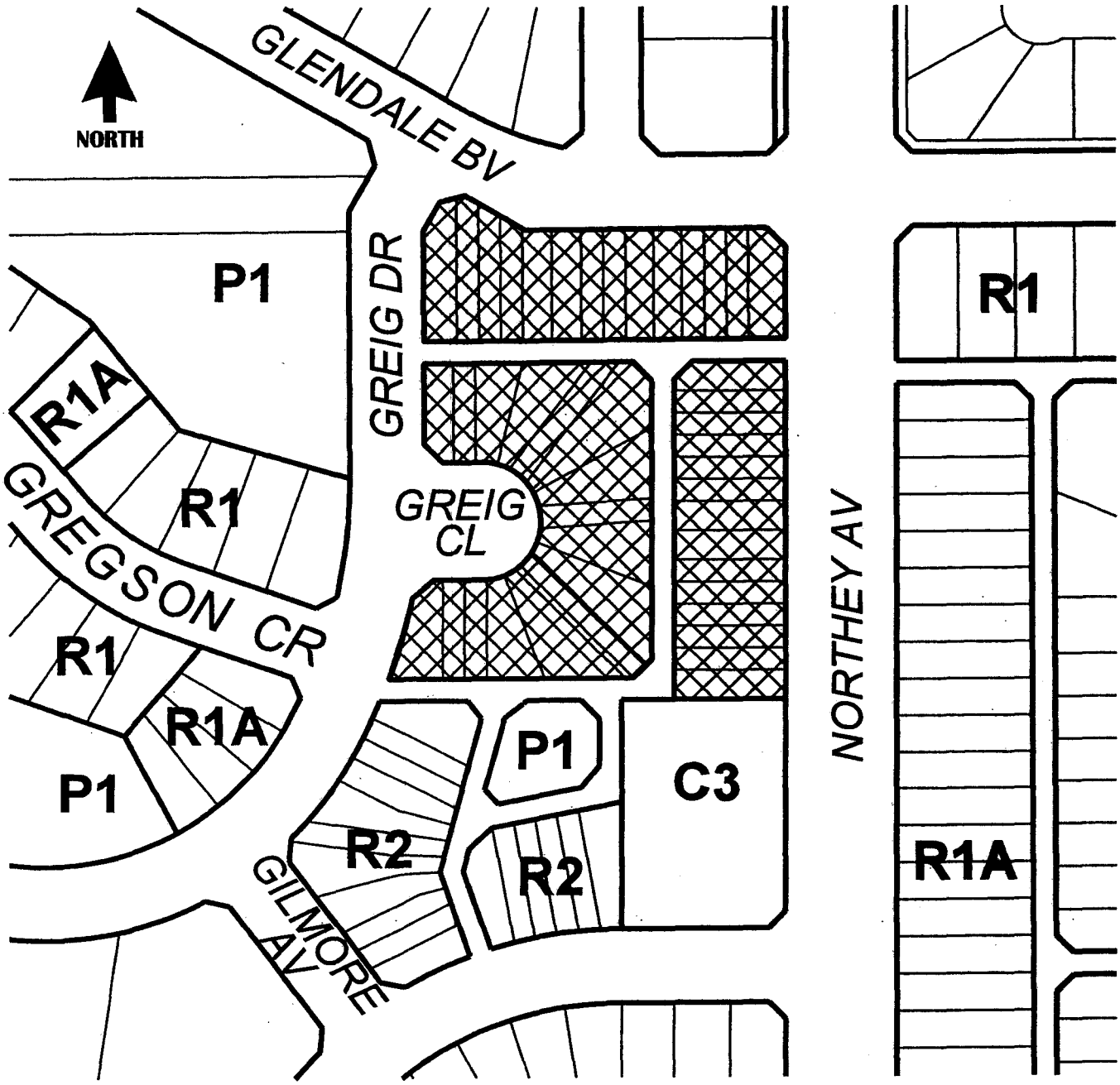
R3-D145 - Residential (Muliple Family) with a Density of 145 persons per hectare

MAP No. 4 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



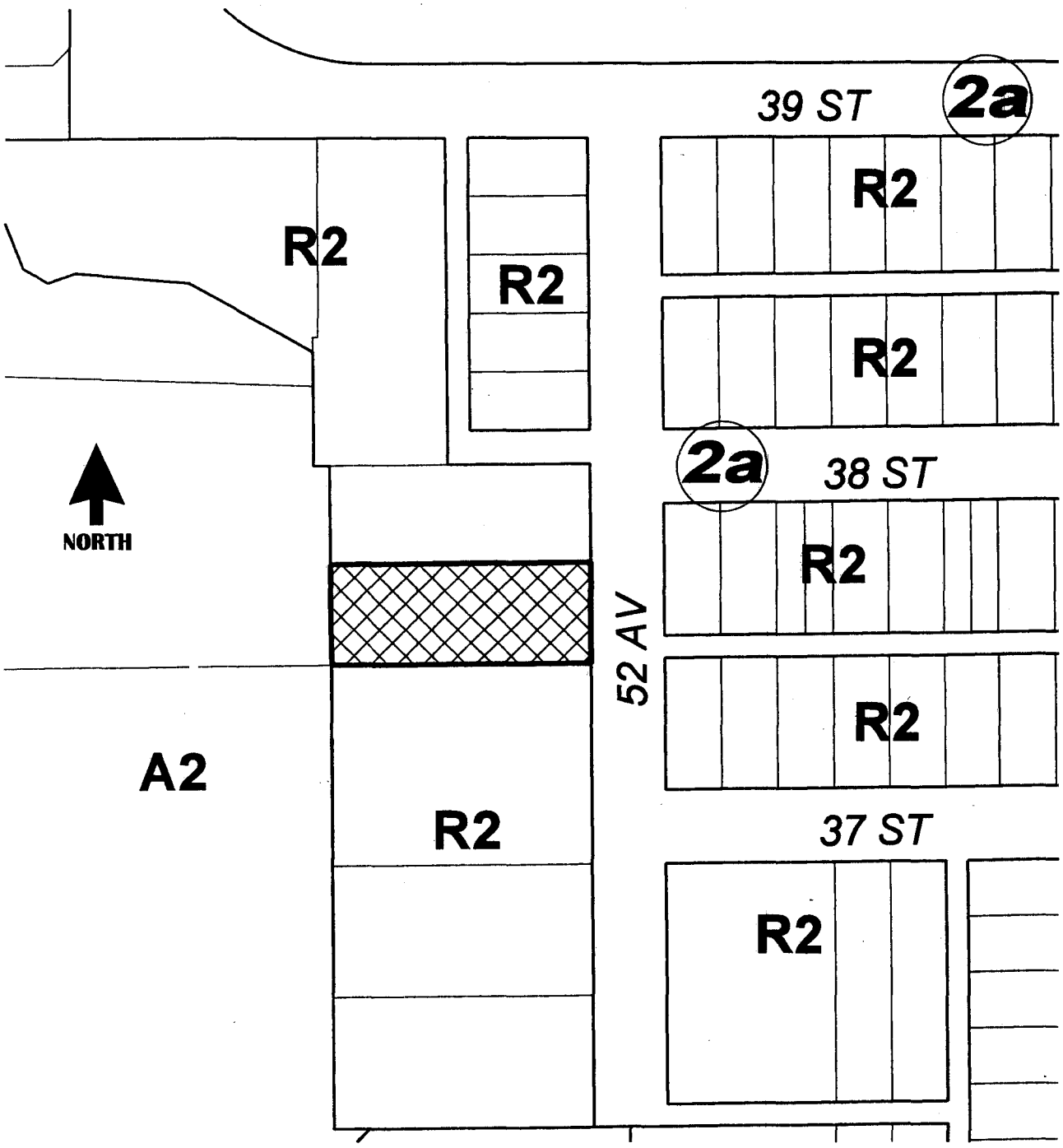
Change from :
R3-D216 to R3- D34 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Muliple Family) with a Density of 216 persons per hectare

MAP No. 5 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D642 to R2- D240 (Dwelling units/hectare)

AFFECTED DISTRICTS:

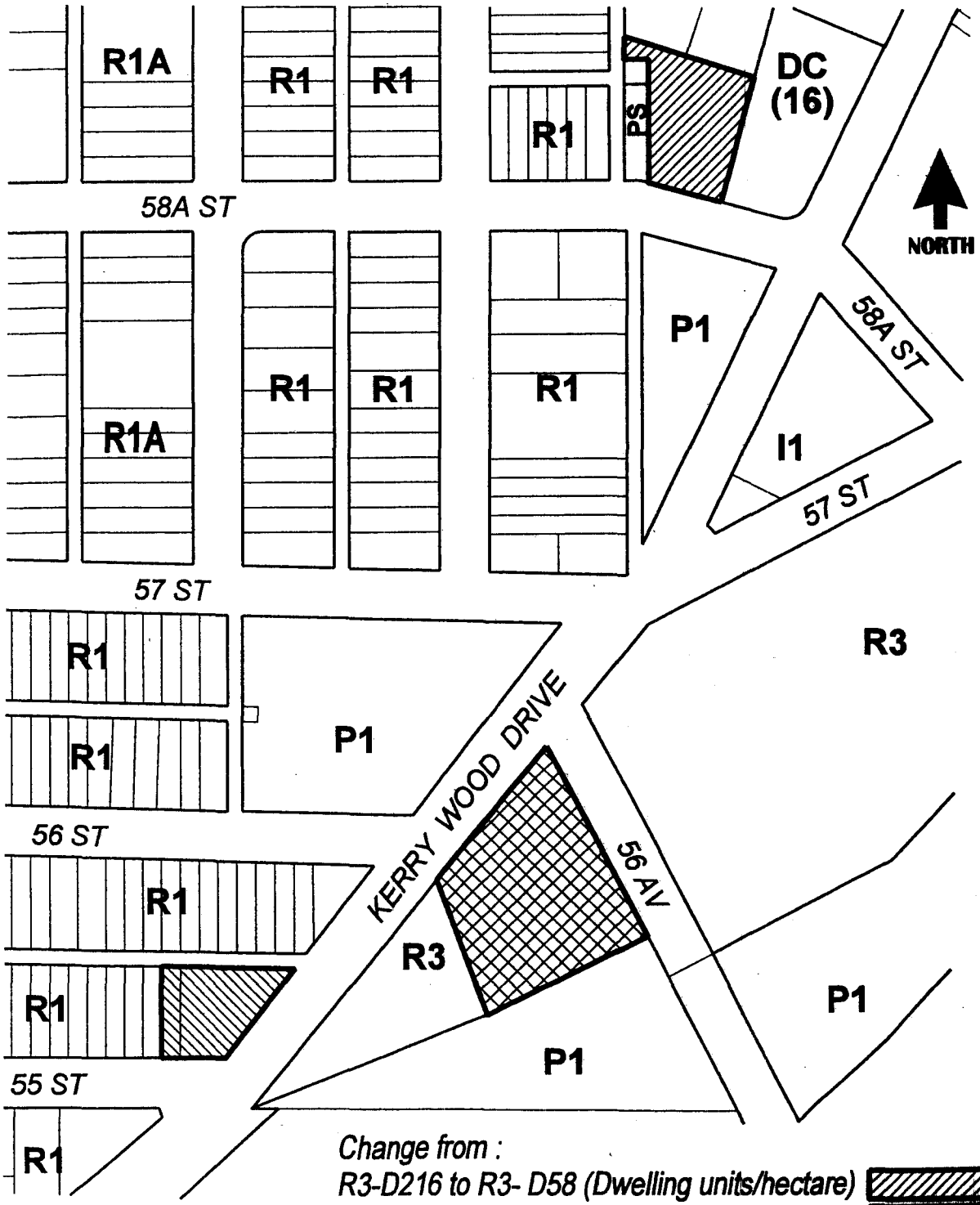
R2-D642 - Residential (Medium Density) with a Density of 642 persons per hectare

MAP No. 6 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D58 (Dwelling units/hectare)

R3-D216 to R3- D80 (Dwelling units/hectare)

R3-D216 to R3- D69 (Dwelling units/hectare)

AFFECTED DISTRICTS:

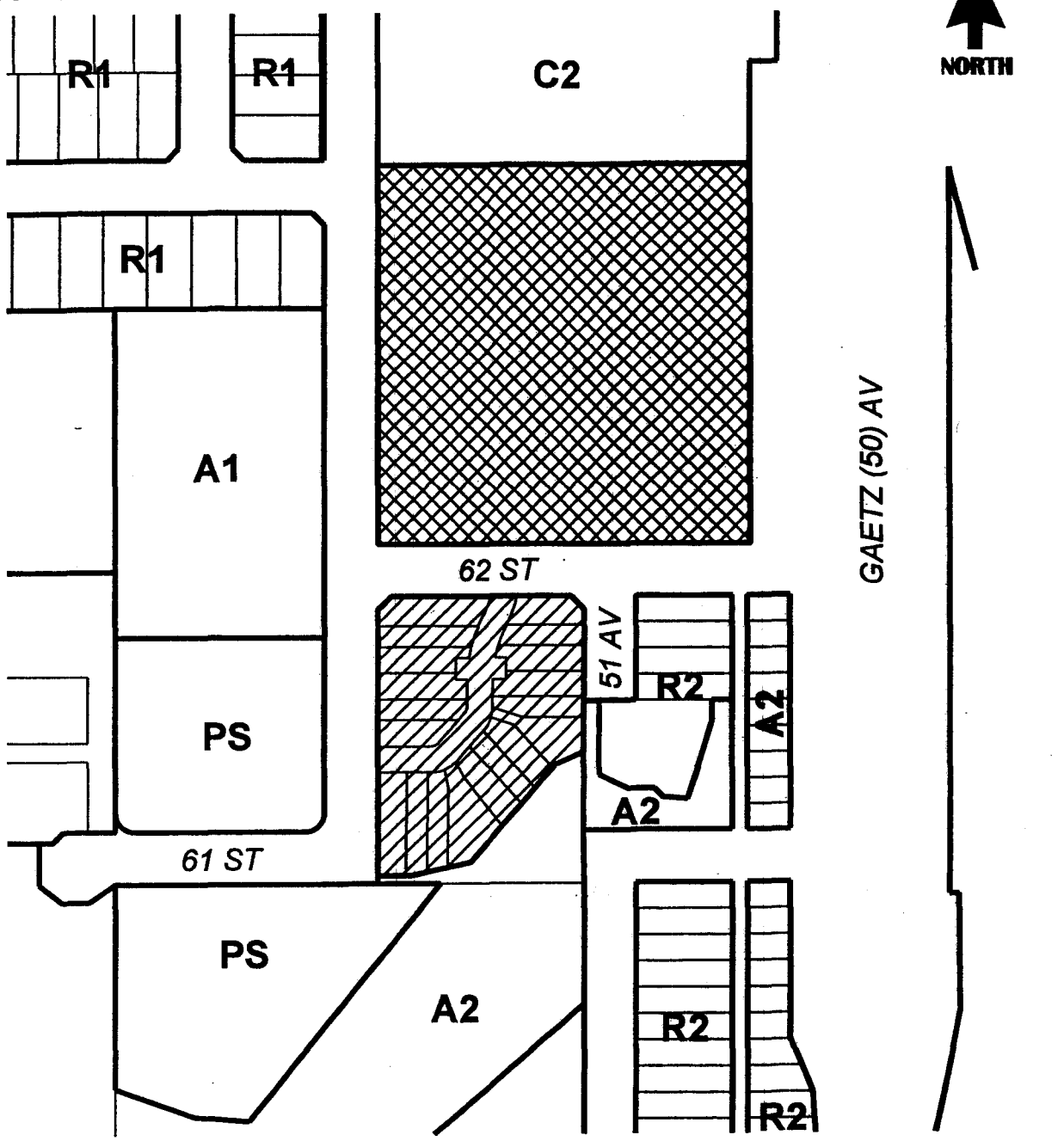
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 7 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
R3-D240 to R3- D88 (Dwelling units/hectare)
R2-D85 to R2- D26 (Dwelling units/hectare)

AFFECTED DISTRICTS:

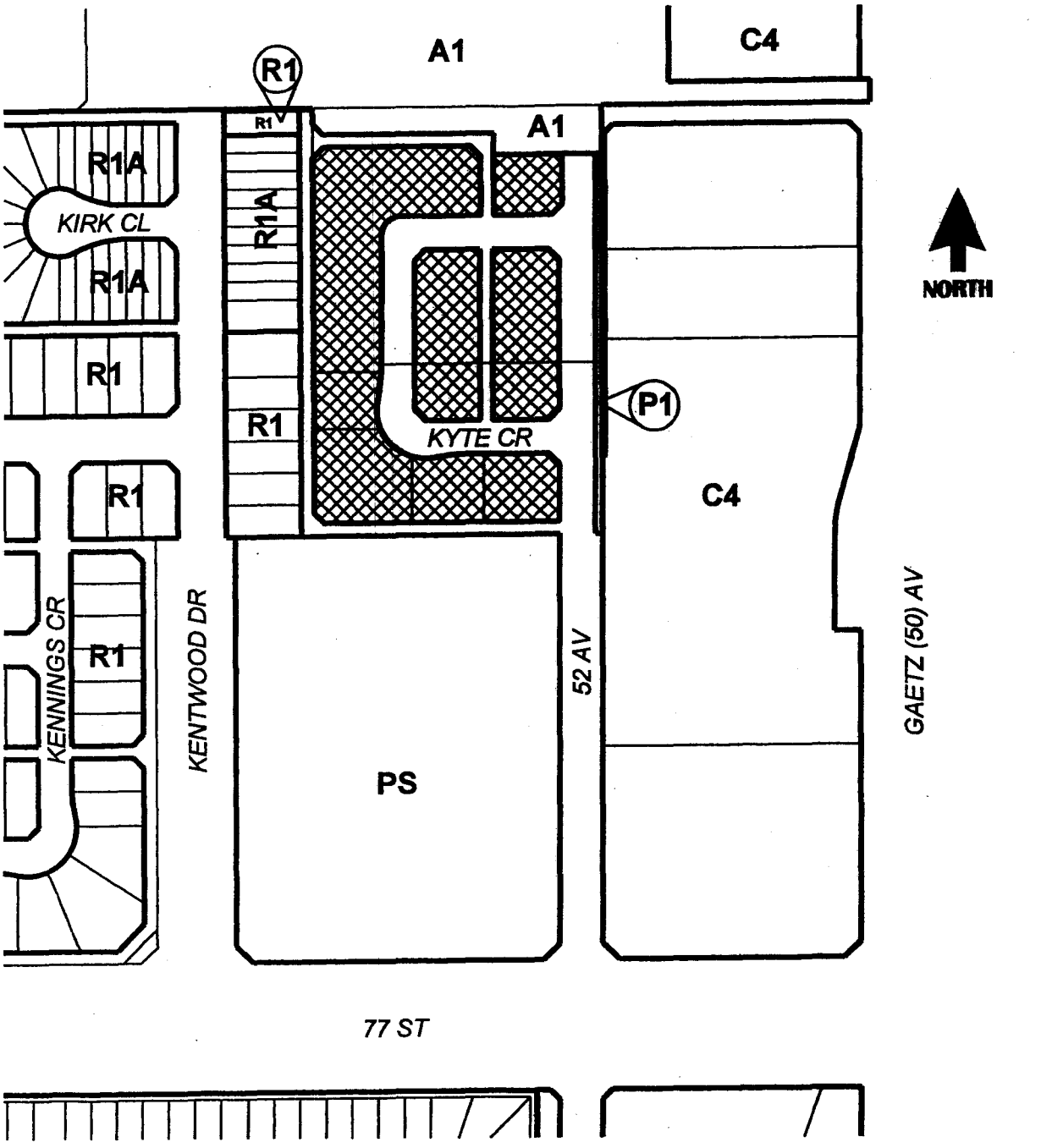
R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

R2-D85 - Residential (Medium Density) with a Density of 85 persons per hectare

MAP No. 8 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



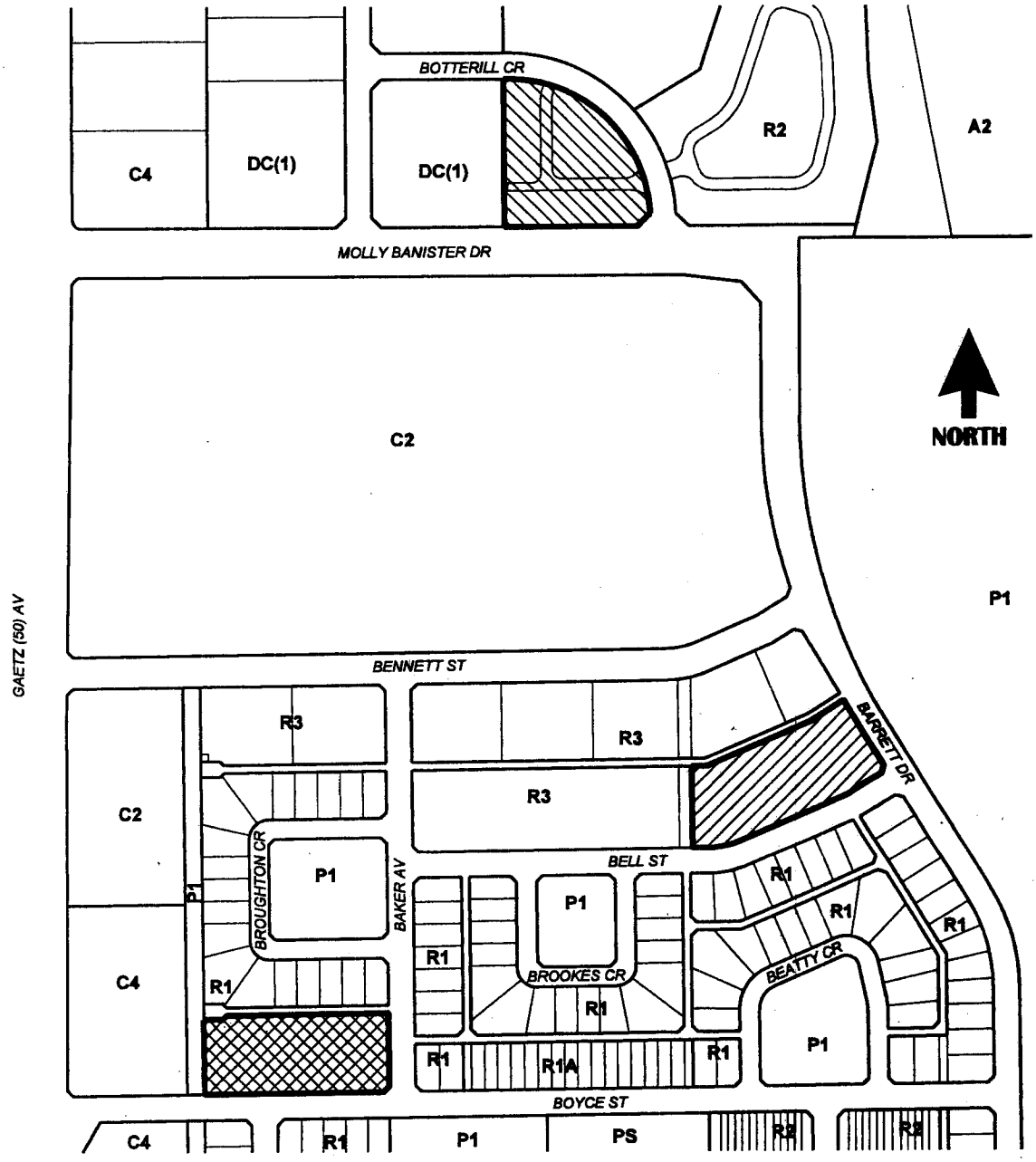
Change from :
R2-D70 to R2- D19 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R2-D70 - Residential (Medium Density) with a Density of 70 persons per hectare

MAP No. 9 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D200 to R3- D71 (Dwelling units/hectare)

R3-D216 to R3- D76 (Dwelling units/hectare)

R3-D216 to R3- D23 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare

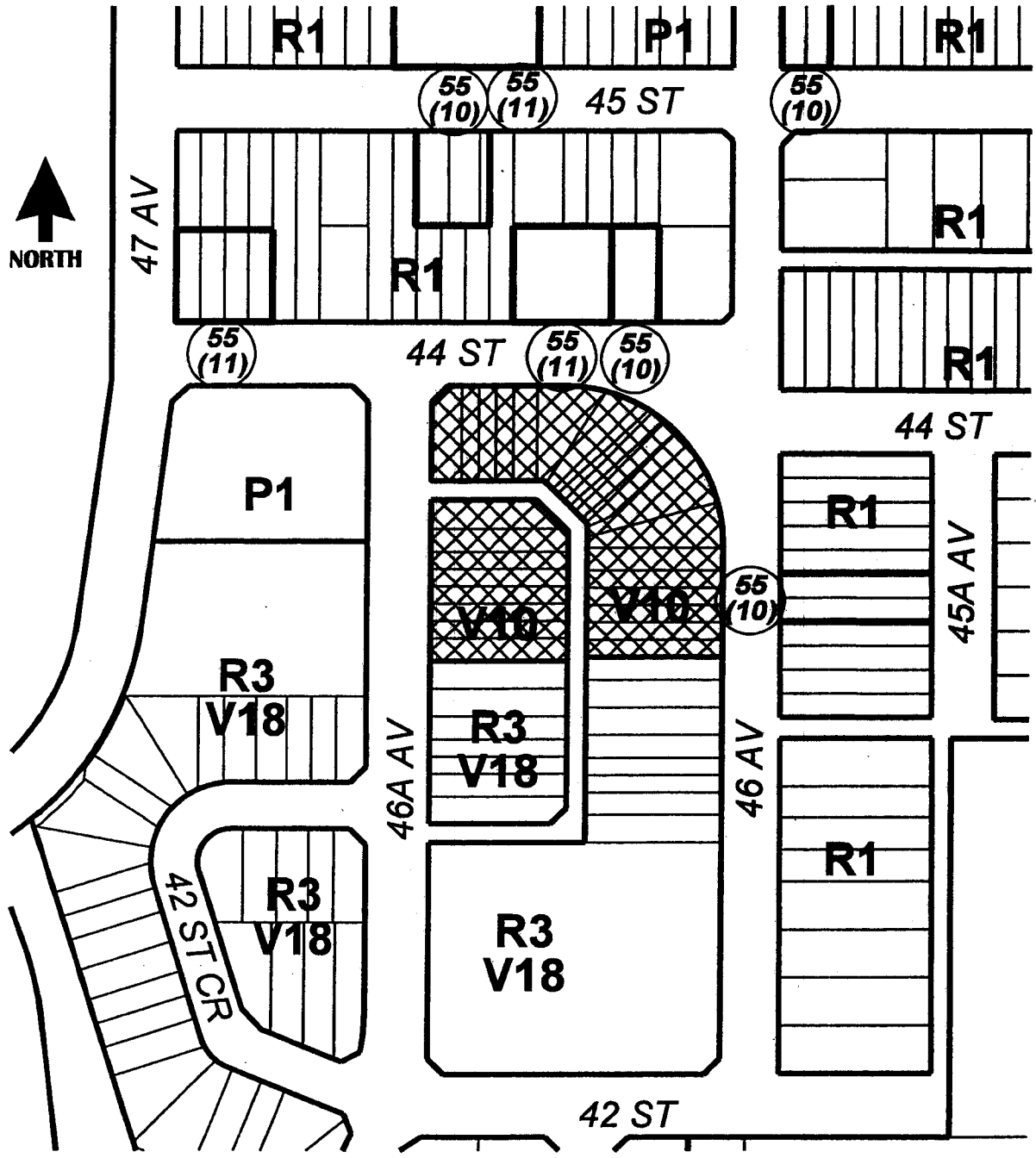
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 10 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
R3-D216 to R3- D32 (Dwelling units/hectare)

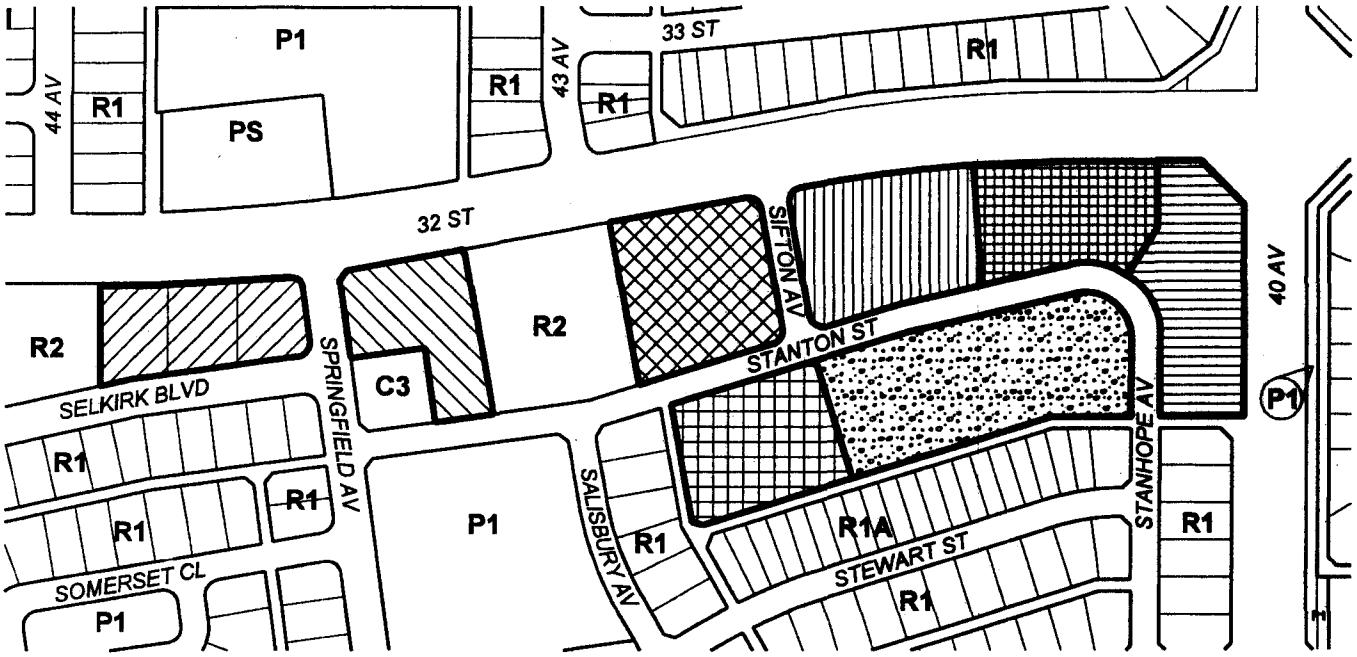
AFFECTED DISTRICTS:
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 11 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

NORTH



Change from :

R3-D160 to R3- D46 (Dwelling units/hectare)
R3-D160 to R3- D54 (Dwelling units/hectare)
R3-D220 to R3- D76 (Dwelling units/hectare)
R3-D200 to R3- D61 (Dwelling units/hectare)
R3-D200 to R3- D67 (Dwelling units/hectare)
R3-D200 to R3- D59 (Dwelling units/hectare)
R3-D100 to R3- D31 (Dwelling units/hectare)
R3-D100 to R3- D29 (Dwelling units/hectare)

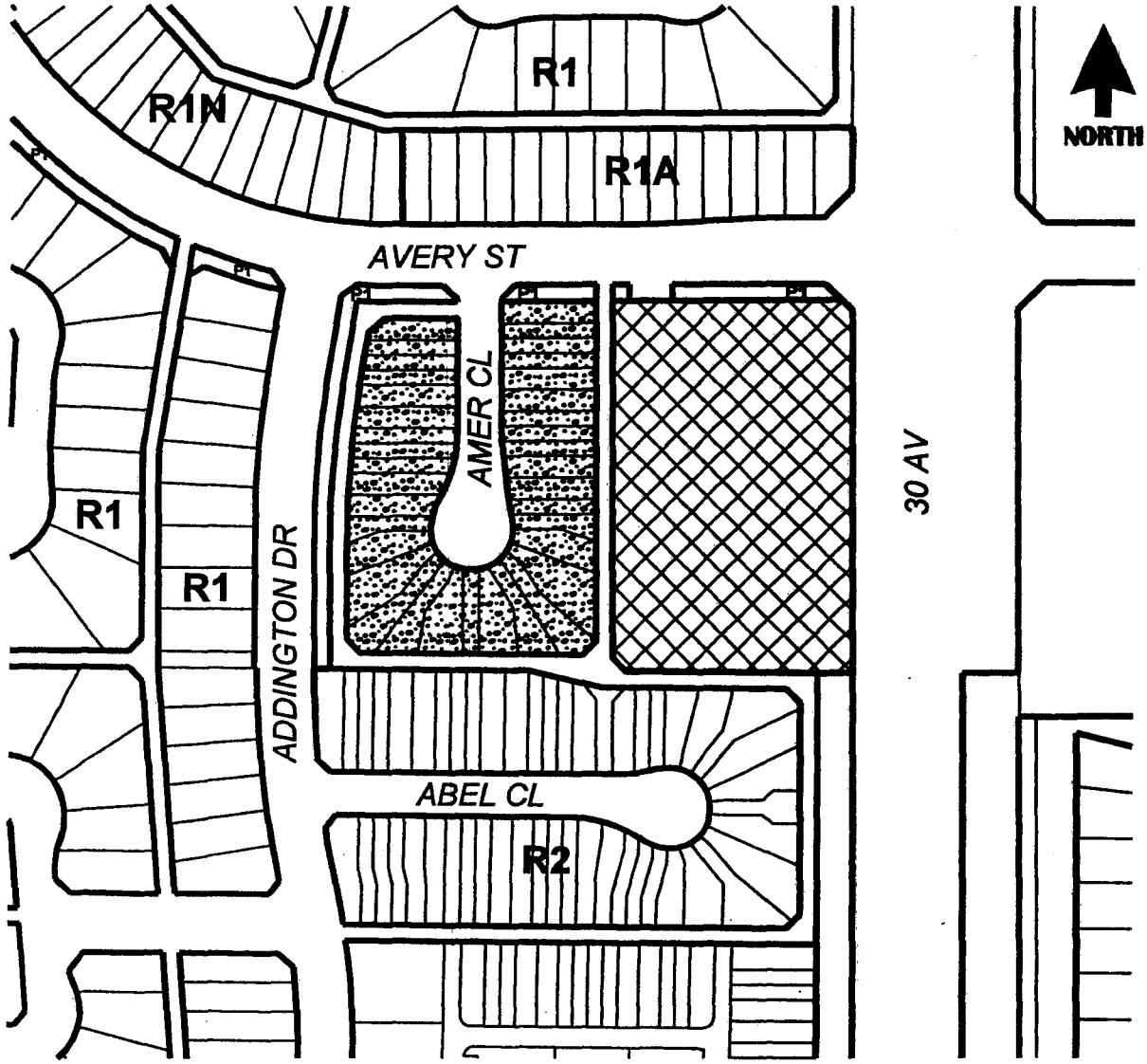
AFFECTED DISTRICTS:

R3-D100 - Residential (Multiple Family) with a Density of 100 persons per hectare
R3-D160 - Residential (Multiple Family) with a Density of 160 persons per hectare
R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare
R3-D220 - Residential (Multiple Family) with a Density of 220 persons per hectare

MAP No. 12 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



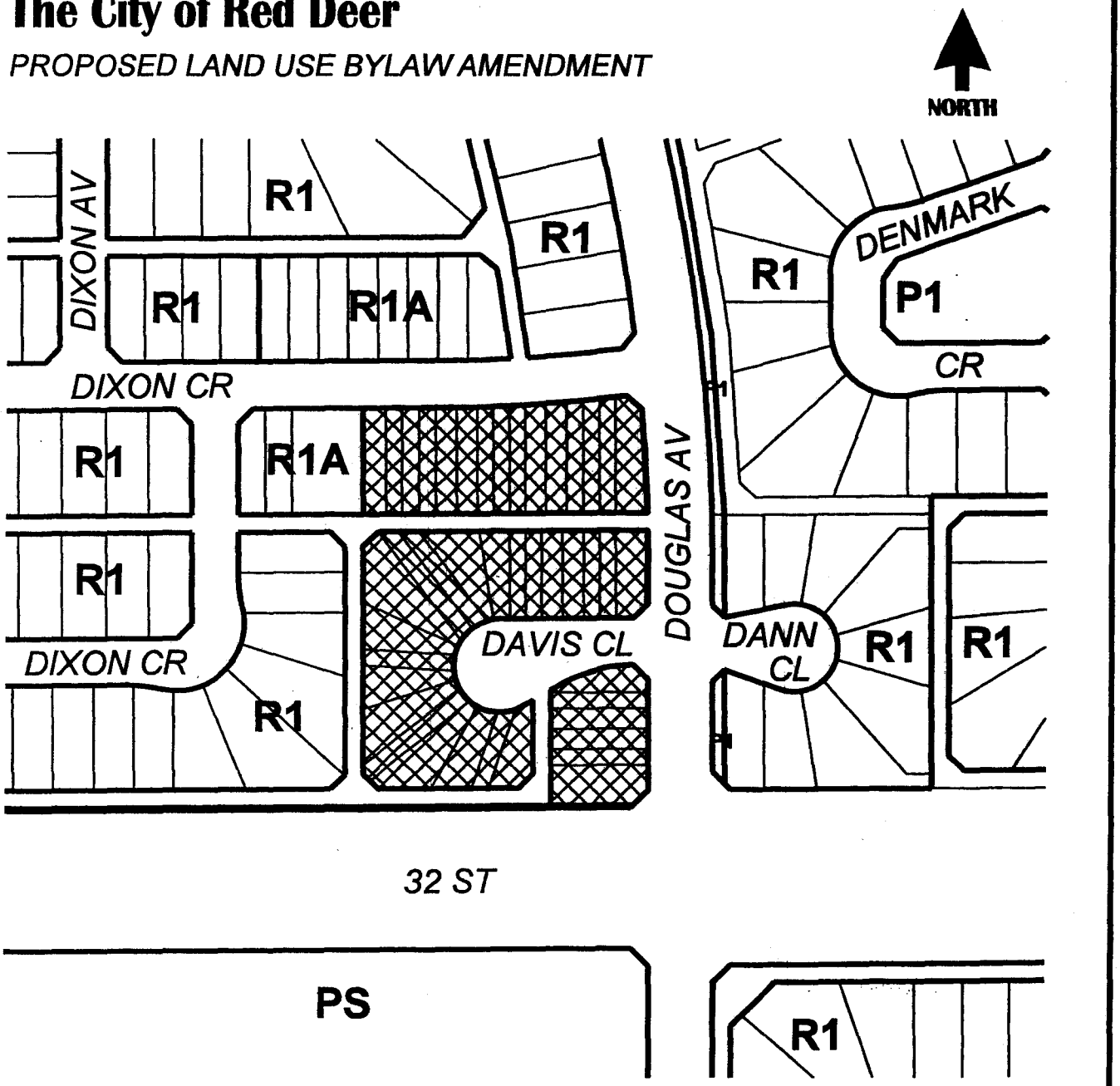
Change from :
R3-D120 to R3- D26 (Dwelling units/hectare)
R3-D216 to R3- D95 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D120 - Residential (Multiple Family) with a Density of 120 persons per hectare
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 13 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



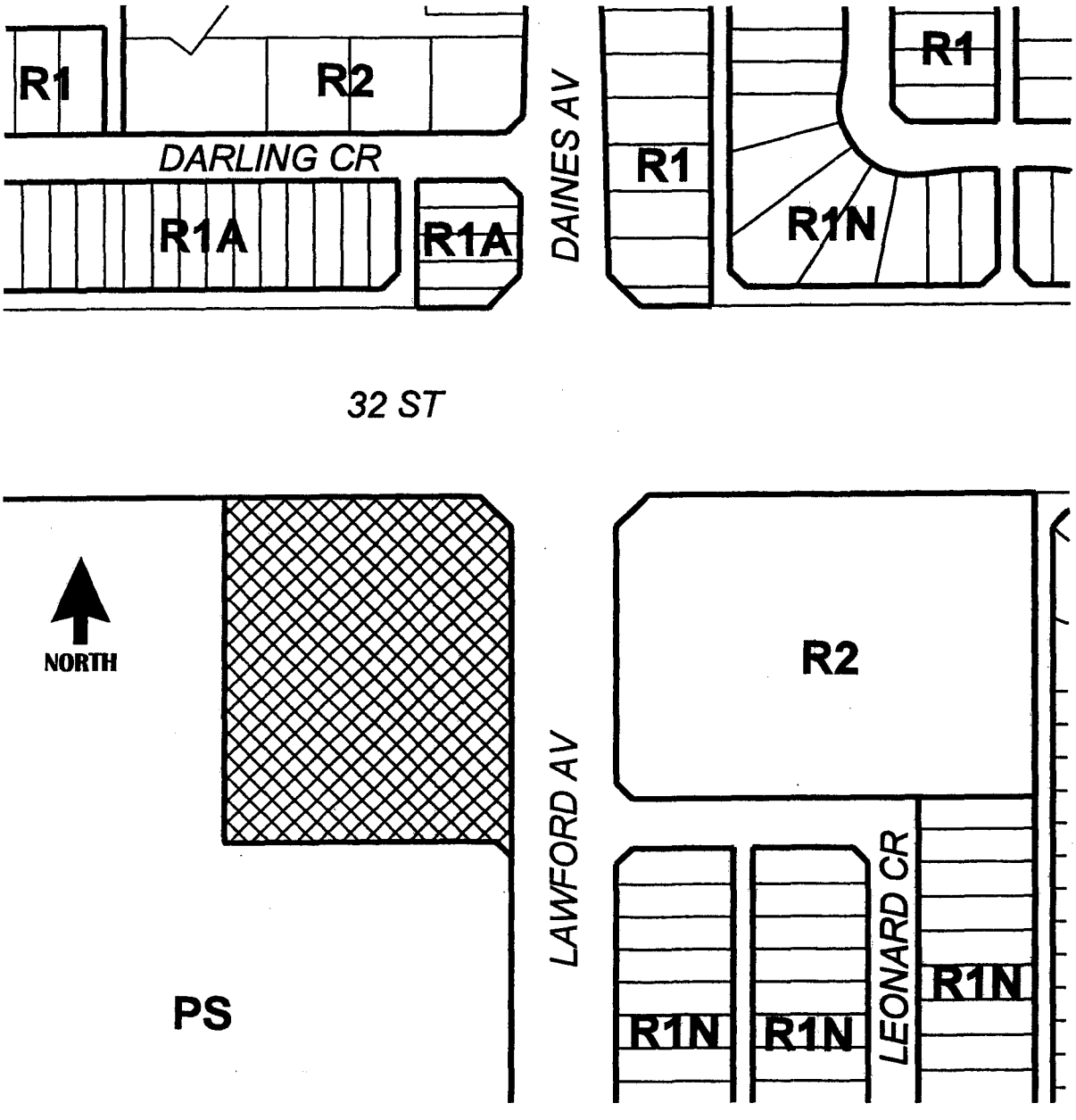
Change from :
R3-D216 to R3- D32 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 14 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
R3-D240 to R3- D80 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

MAP No. 15 / 2002
BYLAW No. 3156 / G - 2002

Item No. 2

DATE: **May 7, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/Q-2002**
Portion of NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 11
Melcor Developments Ltd.

History

At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw 3156/Q-2002 was given first reading.

Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk

/chk

AND
COMMUNITY
PLANNING
SERVICES

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

Date: April 26, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/Q-2002
Portion of NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 11
Melcor Developments Ltd.

Melcor Developments Ltd. is proposing to develop Phase 11 of the Deer Park Southeast (Devonshire) Subdivision. Phase 11 consists of 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposal rezones approximately 5.54ha (13.69ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

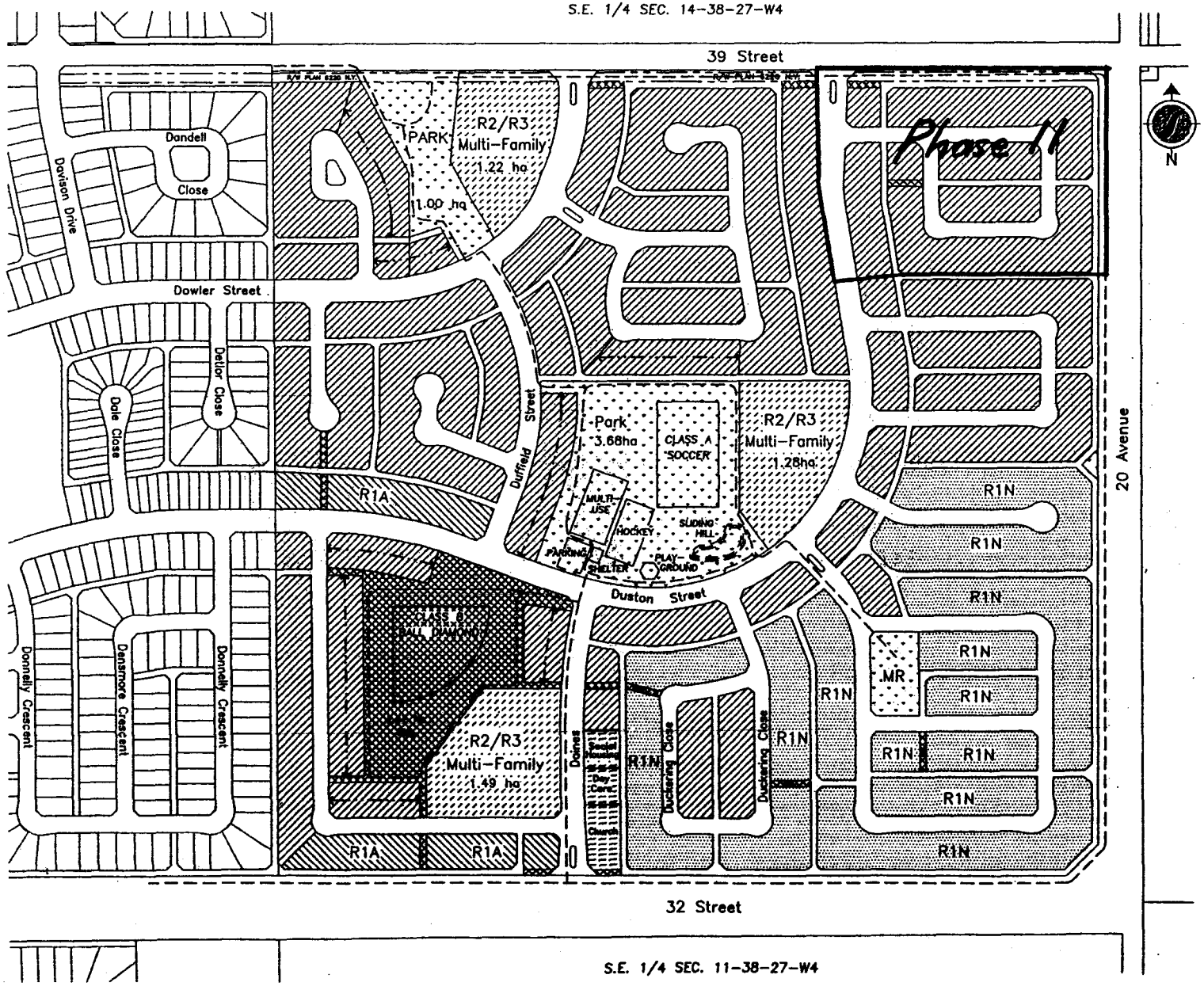
Recommendation

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

Sincerely,

Frank Wong,
Planning Assistant

Attachment



LEGEND

- R1 – Residential (Low Density)
- R1N – Residential (Narrow)
- R1A – Residential (Semi-Detached)
- R2/R3 – Residential (Multi Family)
- R1 – Social Care/Day Care/Church
- MR – Municipal Reserve
- PUL – Public Utility Lot

— · — · — Two Storey Walkouts
— — — — Pedestrian linkages

STATISTICS

	HECTARES	PERCENT
Total Gross Area	64.3	
32 Street Dedication	2.22	
20 Avenue Widening	1.70	
R/W Plan 6220 N.Y.	0.82	
	4.74	
Total Developable Area	59.56	100.00
R1 – Residential	22.42	37.64
R1N – Residential	8.95	15.03
R1A – Residential	1.31	2.20
R2/R3 – (Multi Family)	4.62	7.75
R1 – Social	0.44	0.74
MR – Municipal Reserve	6.05	10.16
PUL – Public Utility Lot	1.68	2.82
Roads/Lanes	14.09	23.66

Stantec Consulting Ltd.
400 – 4808 Ross Street
Red Deer Alberta
T4N 1X5
Tel. 403.342.3330
Fax. 403.341.6060
www.stantec.com

Stantec

CLIENT
MELCOR DEVELOPMENTS LTD.

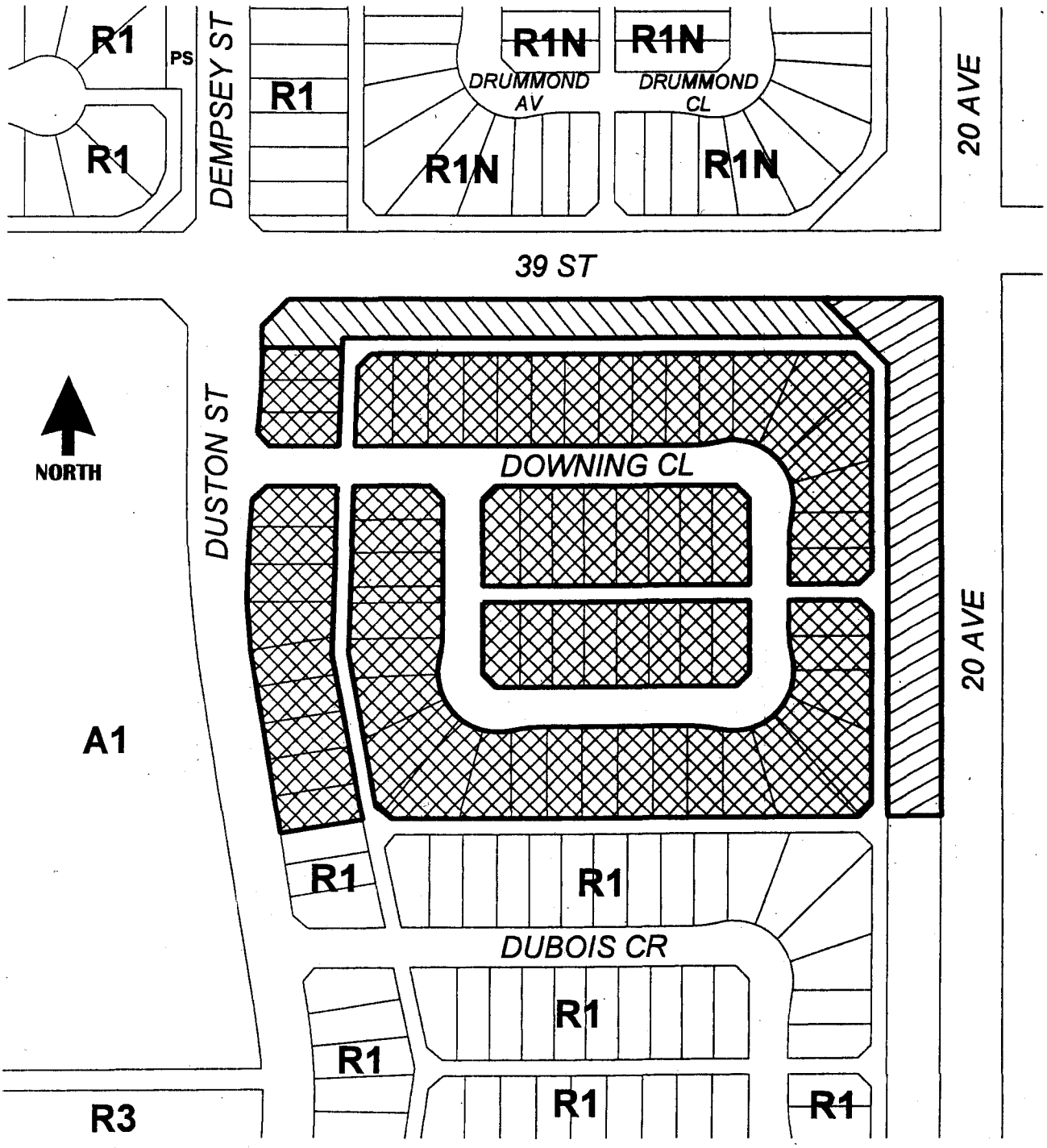
PROJECT
DEER PARK DEVONSHIRE
(MADGE) QUARTER SECTION
N.E. 1/4 SEC. 11-38-27-W4

SUBJECT
DEVELOPMENT CONCEPT
LAND USE

SCALE 1:4000	DESIGNED BY	R.W.
	DRAWN BY	F.C.
	CHECKED BY	
	APPROVED BY	
CADD FILE NAME 12870552\FIG3.DWG	SHEET No.	OF
JOB No. 128-70552	REVISION 3	FIGURE 3.0
DATE DRAWN FEBRUARY, 2002	STATUS	

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential Low Density
P1 - Parks and Recreation

Change from :
A1 to R1
A1 to P1
A1 to Road

MAP No. 23 / 2002
BYLAW No. 3156 / Q - 2002

Inv.# 43648

LAND USE BYLAW 3156/Q-2002
Deer Park Southeast Devonshire

DESCRIPTION: 66 single family lots, 2 public utility lots and a portion of road widening for 20 Avenue

FIRST READING: May 6, 2002

FIRST PUBLICATION: May 31, 2002

SECOND PUBLICATION: June 7, 2002

PUBLIC HEARING & SECOND READING: June 17, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☑ $ 400.- NO ☐ BY: Melcor

ACTUAL COST OF ADVERTISING:

1ST $ 287.02 & 2ND $ 287.02 TOTAL: $ 574.04

MAP PREPARATION: $ _____

TOTAL COST: $ 574.04

LESS DEPOSIT RECEIVED: $ (400)

AMOUNT OWING/ (REFUND): $ 174.04

INVOICE NO.: 43648

(Account No. 59.5901)

THE CITY OF **Red Deer**

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/Q-2002**
Portion of NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 11
Melcor Developments Ltd.

Reference Report:
City Clerk, dated May 7, 2002 and Parkland Community Planning Services, dated April 26, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

FILE

May 28, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/Q-2002
Deer Park Southeast (Devonshire) Phase 11

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/Q-2002**, which will rezone approximately 5.54 ha (13.69 acres) of land in Phase 11 of the Deer Park Southeast (Devonshire) subdivision from Future Urban Development to Residential Low Density, Parks and Recreation and Road. Phase 11 will include 66 single family lots, 2 public utility lots and a portion of road widening for 20 Avenue. You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 11, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

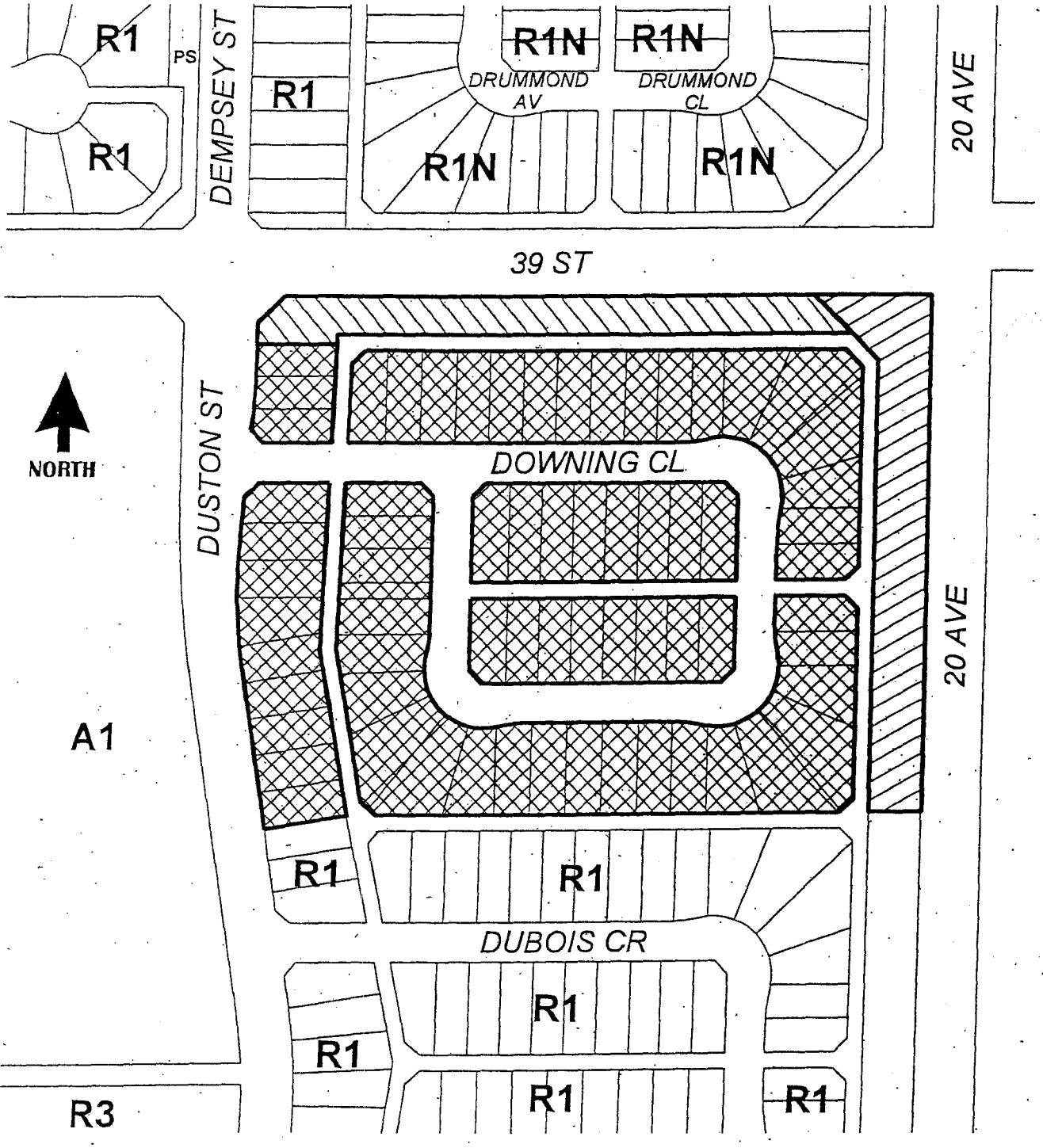
Yours truly,

Kelly Kloss
City Clerk

/attch.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential Low Density
P1 - Parks and Recreation

Change from :
A1 to R1
A1 to P1
A1 to Road

BYLAW No.. 3156 / Q - 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd
Melcor Developments Ltd	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8	
Abbey Homes Ltd.	8 4608 62 Street	RED DEER, AB T4N 6T3	
Laurie Matechuk	26 Drummond Close	RED DEER, AB T4R 3E1	
Reginald Lee & Aaron Doan Thulien	Box 868	CORNATION, AB T0C 1C0	
Derk Randall & Karen Yvonne Unterschultz	18 Drummond Close	RED DEER, AB T4R 3E1	
Steve Murray & Claudine Clarke	14 Drummond Close	RED DEER, AB T4R 3E1	
Todd A Galenza	10 Drummond Close	RED DEER, AB T4R 3E1	
Crisostomo Del Mundo & Jolie Del Mundo	6 Drummond Close	RED DEER, AB T4R 3E1	
Kenneth & Wanda Shea	48 Dunham Close	RED DEER, AB T4R 2J2	
Richard Dennis Anderson &	Liza Jean Marshall	4 Drummond Avenue	RED DEER, AB
Jessica Toni Coppens	8 Drummond Close	RED DEER, AB T4R 3E1	
Trisha E Benson	12 Drummond Avenue	RED DEER, AB T4R 3E1	
Dennis Crampain	16 Drummond Avenue	RED DEER, AB T4R 3E1	
Danelle Dick & Florian	E J Poitra & Wayne Dick	308 Dempsy Street	RED DEER, AB
Parkside Holdings Ltd.	18 7895 49 Avenue	RED DEER, AB T4P 2B4	
Brian James Card	27074 Twnp Rd 380	RED DEER COUNTY, AB T4E	
John M Olson & Carolyn Deanna Coutts	95 Doherty Close	RED DEER, AB T4R 3G1	
Stacey Ann & Sean Francis Curran	99 Doherty Close	RED DEER, AB T4R 3G1	
Kerry Robert & Trudy Laureen Bales	115 Doherty Close	RED DEER, AB T4R 3G1	
Shane Nederlof & Nicole	Dawn Sabasch	267 Duston Street	RED DEER, AB
Scott J Dubitz	283 Duston Street	RED DEER, AB T4R 2Z3	

DATE: May 22, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: **Land Use Bylaw Amendment 3156/Q-2002**
Deer Park Southeast Devonshire Phase 11

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

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

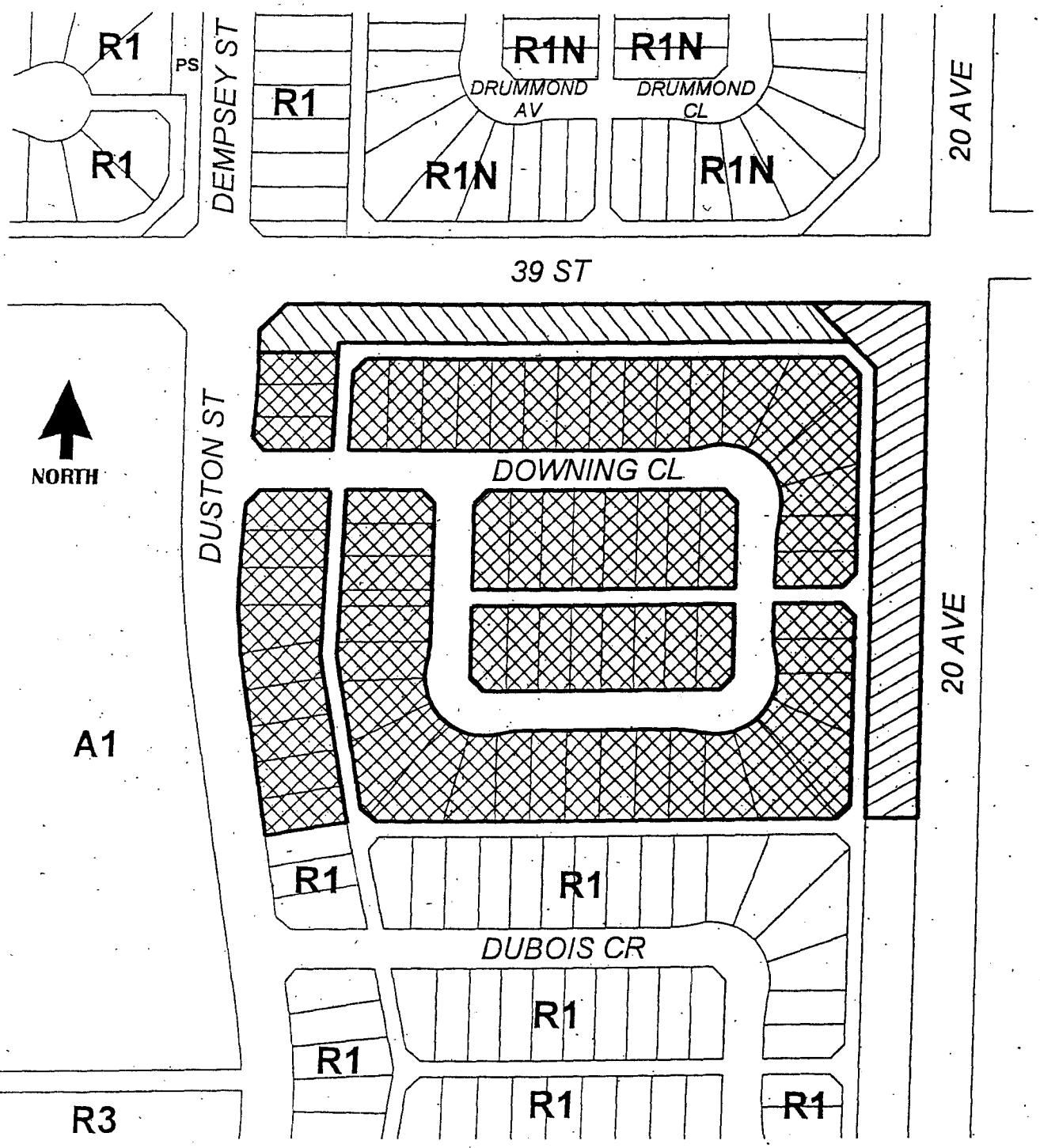
Thanks Norma.

C.G. Adams
City Clerks' Office

Attach.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential Low Density
P1 - Parks and Recreation

Change from :
A1 to R1
A1 to P1
A1 to Road

BYLAW No. 3156 / Q - 2002

THE CITY OF RED DEER RECEIPT

RECEIVED FROM Miller Developments $ 500.00 — 03/05/16 (YY MM DD)

THE SUM OF Five hundred / — Dollars

DESCRIPTION Aspen Ridge PH 10 & Devonshire PH 11

	Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	59. 5901				500.00
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	2.3210				

GST Registration #R119311785

Not Valid Unless Machine Printed

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 7, 2002

Fax: 343-7510

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

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/Q-2002
Portion of NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 11
Melcor Developments Ltd.

At the City of Red Deer's Council meeting held Monday, May 6, 2002, first reading was given to Land Use Bylaw 3156/Q-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers at City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require the deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
/chk

c Parkland Community Planning Services
C. Adams, Administrative Assistant

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

* * * Transmission Result Report(MemoryTX) (May. 7. 2002 1:01PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: May. 7. 2002 1:00PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1987	Memory TX	3437510	P. 3	OK	

Reason for error
E.1) Hang up or line fail
E.2) Busy
E.3) No answer
E.4) No facsimile connection

The City of Red Deer

Office of the City Clerk

May 7, 2002

Fax: 343-7510

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

Dear Sirs:

Re: **Land Use Bylaw Amendment 3156/Q-2002**
Portion of NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 11
Melcor Developments Ltd.

At the City of Red Deer's Council meeting held Monday, May 6, 2002, first reading was given to Land Use Bylaw 3156/Q-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers at City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require the deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
/cfk
c Parkland Community Planning Services
C. Adams, Administrative Assistant

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 343-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

THE CITY OF Red Deer

Council Decision – Monday May 6, 2002

DATE: May 7, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

RE: Land Use Bylaw Amendment 3156/Q-2002
Portion of NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 11
Melcor Developments Ltd.

Reference Report:
Parkland Community Planning Services, dated April 26, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/Q-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, June 17, 2002 in the Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan. Melcor Developments Ltd. will be responsible for the advertising costs.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/Q-2002

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

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

1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 23/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

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

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

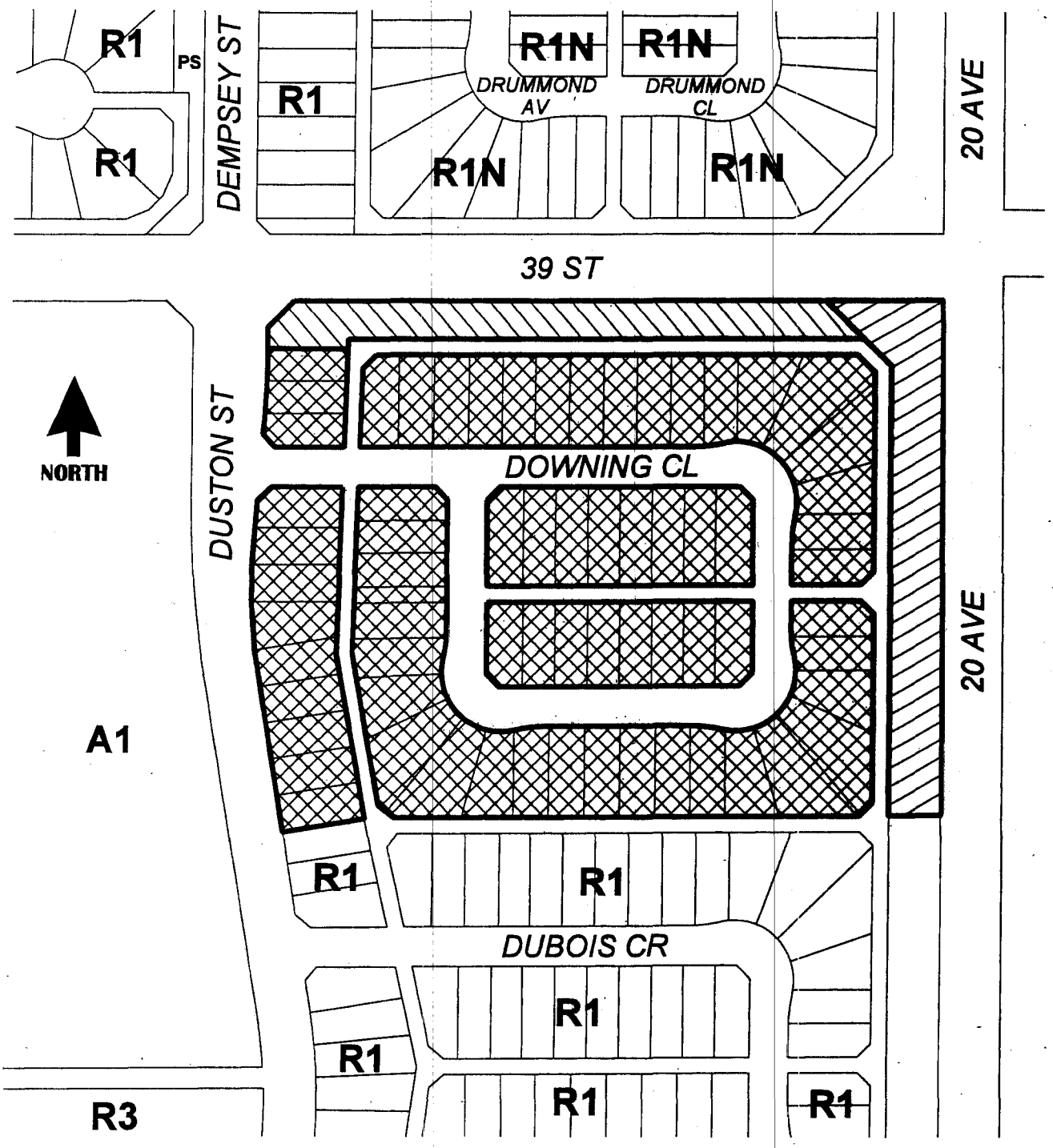
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential Low Density
P1 - Parks and Recreation

Change from :
A1 to R1
A1 to P1
A1 to Road

MAP No. 23 / 2002
BYLAW No. 3156 / Q - 2002

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/Q-2002**
Portion of NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 11
Melcor Developments Ltd.

Reference Report:
City Clerk, dated May 7, 2002 and Parkland Community Planning Services, dated April 26, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/Q-2002

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

1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 23/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

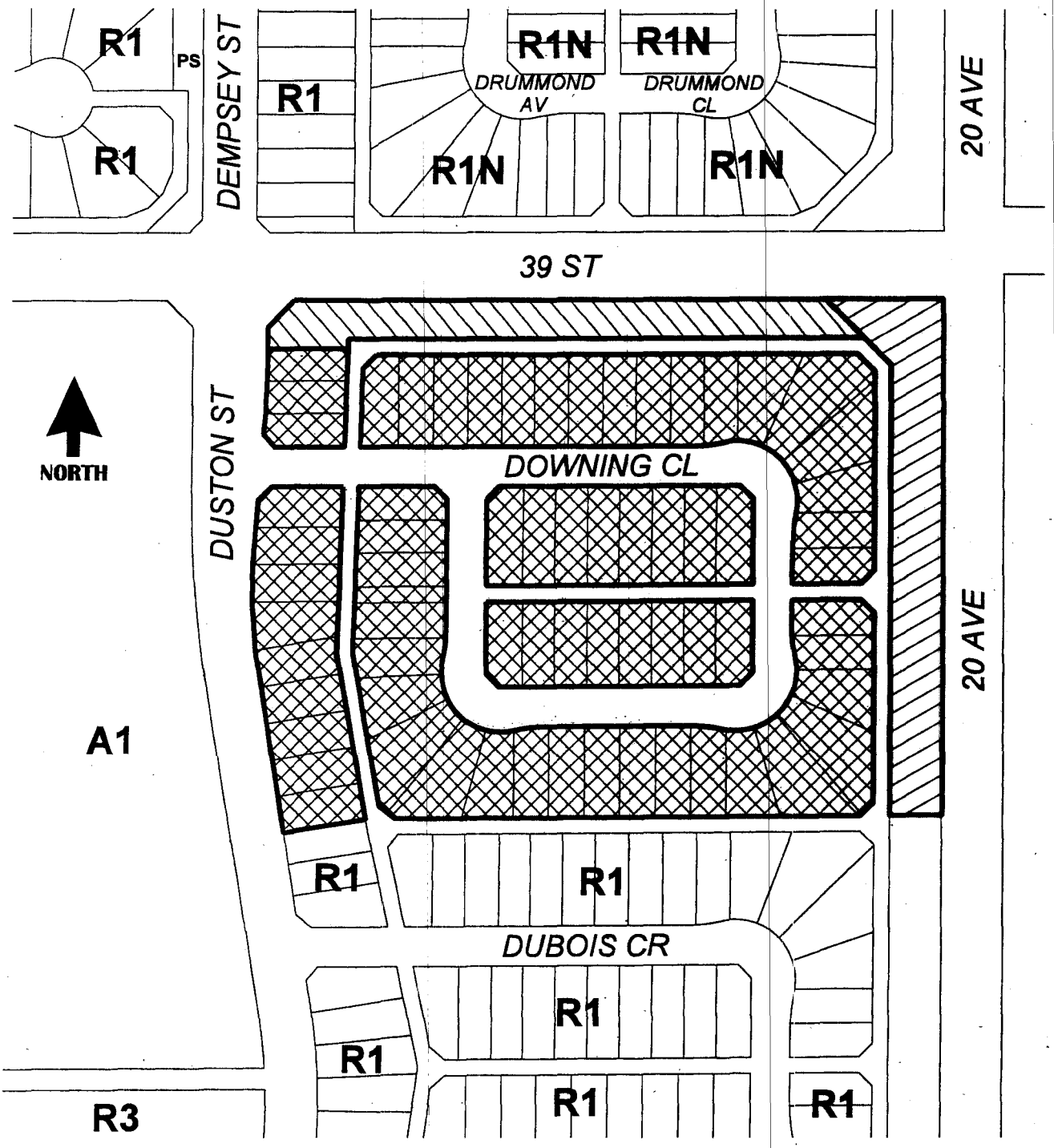
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential Low Density
P1 - Parks and Recreation

Change from :
A1 to R1
A1 to P1
A1 to Road

MAP No. 23 / 2002
BYLAW No. 3156 / Q - 2002

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

June 18, 2002

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

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/Q-2002
Portion of NE ¼ Sec. 11-38-27-4
Deer Park Southeast (Devonshire) – Phase 11
Melcor Developments Ltd.

At the City of Red Deer's Council Meeting held June 17, 2002, a Public Hearing was held with respect to Land Use Bylaw 3156/Q-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/Q-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/Q-2002 proposes to rezone approximately 5.54 ha (13.69 ac) of land from A1 Future Urban Development to R1 Residential Low Density, P1 Parks and Recreation and ROAD for the development of Phase 11 of the Deer Park Southeast (Devonshire) Subdivision which will include 66 single-family lots, 2 public utility lots and a portion of road widening for 20 Avenue. The proposed land use complies with the Deer Park Southeast (Devonshire) Neighbourhood Area Structure Plan.

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

Sincerely,

Kelly Kloss
City clerk

/chk
/attach.
c Mr. F. Wong, Parkland Community Planning Services

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

BYLAW NO. 3156/Q-2002

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

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

1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 23/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

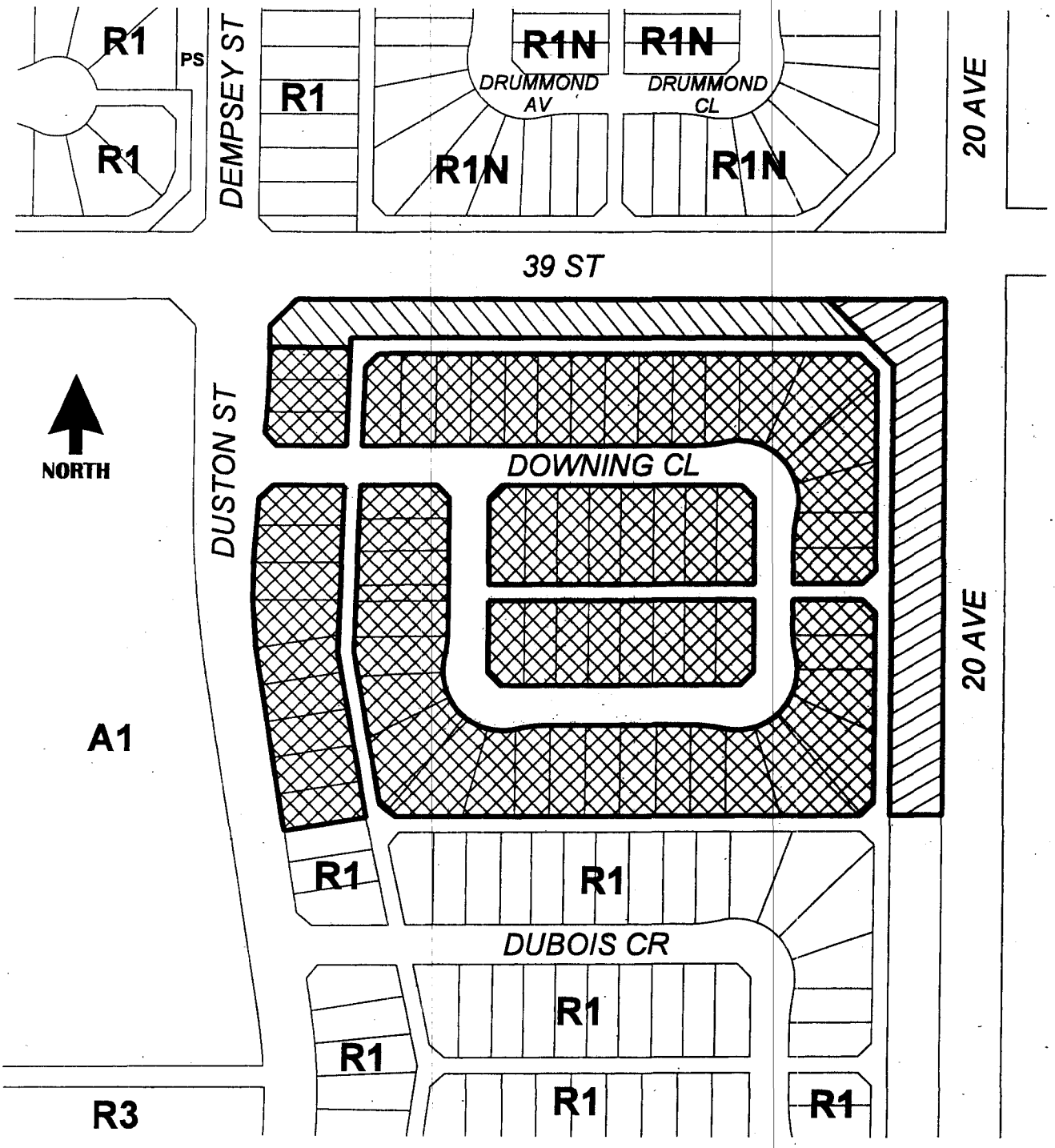
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential Low Density
P1 - Parks and Recreation

Change from :
A1 to R1
A1 to P1
A1 to Road

MAP No. 23 / 2002
BYLAW No. 3156 / Q - 2002

DATE: **May 7, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **Public Hearings**
706970 Alberta Ltd. / City of Red Deer
Former Red Deer Bottling Site
Golden West Industrial Area

(a) Land Use Bylaw Amendment 3156/R-2002
Lot 1, Block 1, Plan 762 0159 and
Portion of Lot R-1, Block 1, Plan 762-0159
SE ¼ Sec. 30-38-27-4

(b) Disposal of Municipal Reserve
Lot R-1, Block 1, Plan 762 0159

History

Land Use Bylaw Amendment
At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw Amendment 3156/R-2002 was given first reading.

Land Use Bylaw Amendment 3156/R-2002 provides for the rezoning of 2.25 ha (5.57 ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road.

Disposal of Municipal Reserve
Also at the Monday, May 6, 2002 meeting of Council, Council agreed to consider the Disposal of Municipal Reserve involving a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east.

Public Consultation Process

Public Hearings have been advertised for the above noted bylaw and Disposal of Municipal Reserve to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearings.

Recommendations

That following the Public Hearings, Council may

1) proceed with 2nd and 3rd readings of the bylaw.
2) proceed with passage of the Disposal of Municipal Reserve resolution

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: April 26, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/R-2002
Lot 1, Block 1, Plan 762 0159 and
Portion of Lot R-1, Block 1, Plan 762 0159
SE ¼ Sec. 30-38-27-4
Golden West Industrial Area
706970 Alberta Ltd./The City of Red Deer

706970 Alberta Ltd. is proposing to rezone Lot 1, Block 1, Plan 762 0159 (the former Red Deer Bottling depot) for commercial use. To accommodate the rezoning, the City is disposing a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east. The rezoning will change the 2.25ha (5.57ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of the municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road. An application to dispose of the portion of municipal reserve appears elsewhere in the agenda.

Recommendation

The proposal complies with the Municipal Development Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/R-2002.

Sincerely,

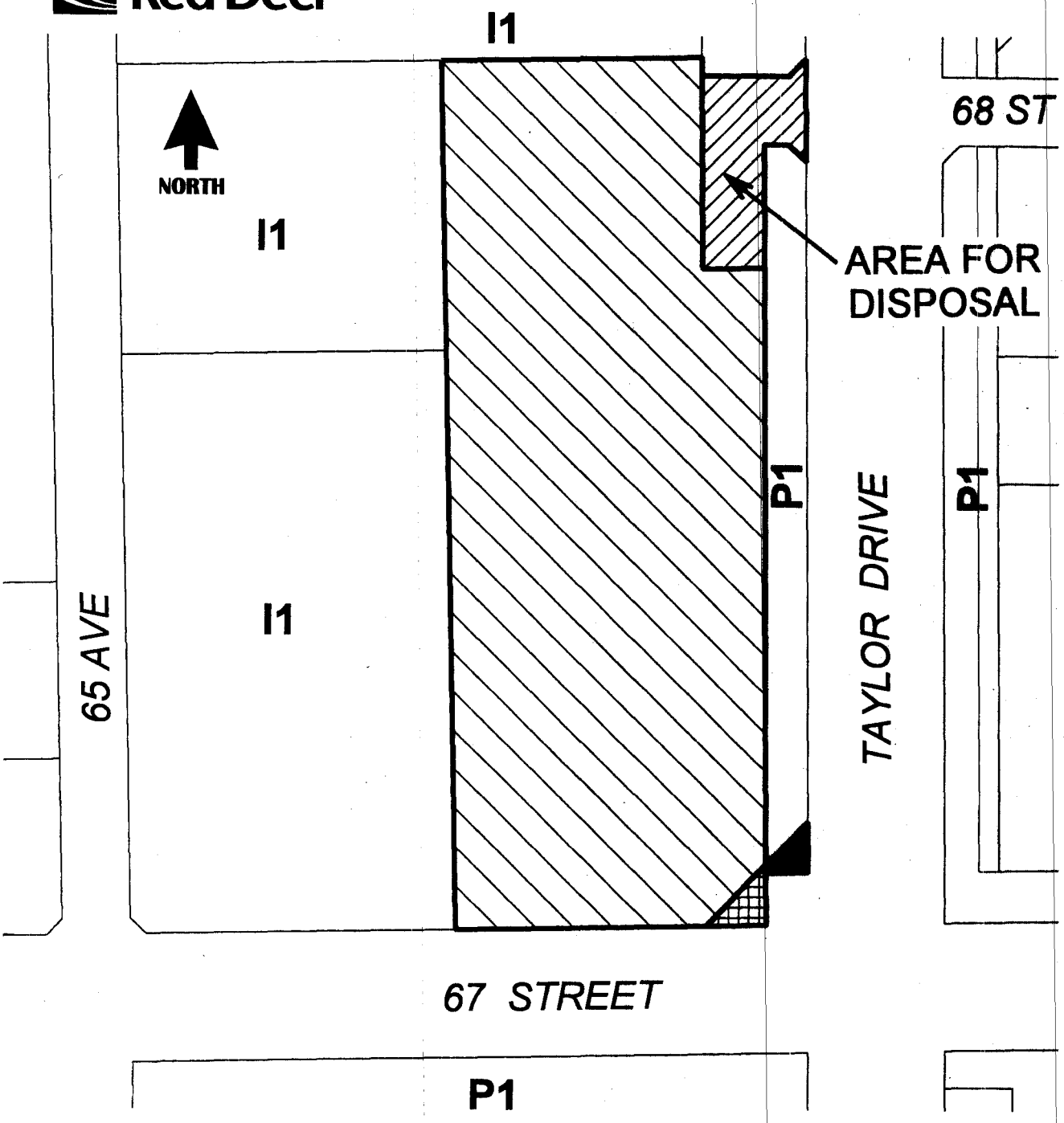
Frank Wong

Frank Wong,
Planning Assistant

Attachment

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

P1 to C4

P1 to Road

I1 to C4

I1 to Road

AFFECTED DISTRICTS:

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

I1 - Industrial (Business Service)

MAP No. 24/ 2002

BYLAW No. 3156 / R - 2002

RED DEER
COMMUNITY
PLANNING
SERVICES

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

Date: May 1, 2002

To: City Clerk

From: Paul Meyette
City Planning Manager

RE: **Proposed Guidelines – Taylor Drive between 67th Street and 65th Avenue**

Bearden Engineering is proposing an overall plan for the area located west of Taylor Drive, north of 67th Street and south of 65th Avenue. This plan has been reformatted into the planning and development guidelines attached to this letter.

BACKGROUND INFORMATION

The site is currently designated I1 Industrial (Business Service) District. The property currently consists of the former Red Deer Bottling site and the east portion of two industrial properties.

PURPOSE OF THE OVERALL PLAN

The purpose of the planning and development guidelines is to agree on future access, land use, land requirements, phasing and disposition of Municipal Reserve within this new commercial area. Without these guidelines, the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels. It is my understanding that the owners are in full agreement with the plan

COMMENTS

The guidelines which are addressed in general terms in the Bearden Engineering letter and more specifically in the attachment to this letter represent the interests of the landowners and addresses the concerns of the City.

RECOMMENDATION

Under direction from the City Manager, these guidelines will be used by City and Planning Staff to guide future development in this area. They are presented to Council for information only.

Paul Meyette, ACP, MCIP
City Planning Manager

PLANNING AND DEVELOPMENT GUIDELINES
TAYLOR DRIVE BETWEEN 67TH STREET AND 65TH AVENUE

MAY 1, 2002

These guidelines are intended to guide development of the area located west of Taylor Drive between 67th Street and 65th Avenue(shown on the attached map).

BACKGROUND INFORMATION

The area is currently designated I1 Industrial (Business Service) District in the Land Use Bylaw. The property currently consists of the former Red Deer Bottling site and the east side of two industrial properties, Don Adams Welding and L-7 Inc.. The City of Red Deer Municipal Development Plan has identified these properties for commercial use. These guidelines will provide guidance in the redevelopment of these parcels for commercial use.

At a special meeting of the Recreation Parks and Culture Board on April 29, 2002, the Board supported the disposal of Municipal Reserve as detailed in these guidelines.

PURPOSE OF THE OVERALL PLAN

The purpose of these guidelines is to reflect agreements on future access, land use, land requirements, phasing and disposition of Municipal Reserve within this new commercial area. Without these overall guidelines, the development of individual parcels may occur in a way which would prevent the effective development of the remaining parcels.

INVOLVEMENT

Engineering Services, Land and Economic Development, Recreation Parks and Culture and Parkland Community Planning Services have all been involved in the creation of these guidelines along with the current owners of the properties involved. All parties are in agreement with the content of these guidelines.

STATEMENT OF INTENT

A major objective of these guidelines is to ensure that the overall design accommodates traffic flow and access/egress for each site, in accordance with City Design Standards. .

These guidelines allow for the phasing of re-zoning and development. Each property owner may make application to City Council for re-zoning to C4 and to purchase a portion of Municipal Reserve at such date as best suits the property owner's needs. City council will base their decision on rezoning on the merits of each application, statutory plans, compliance with these guidelines, administrative comments and public input.

PROPERTY ORIENTATION

The east portion of the properties currently owned by Don Adams Welding and L-7 Inc. are proposed to be redesignated to commercial use (C4) in accordance with the City of Red Deer Municipal Development Plan. The area proposed to be redesignated to commercial use is shown approximately east of the bold line on the attached map and development will be oriented to Taylor Drive. The former Red Deer Bottling site is proposed to be redesignated in its entirety to commercial use (C4) and development will be oriented to Taylor Drive.

ACCESS / EGRESS

Former Red Deer Bottling site

Only (2) access / egress points will be permitted to this site. At a point to be agreed upon between City Engineering and the affected property owner, a right-in and right-out only will be located on 67 St. for west-bound traffic. The intersection at 68 St. and Taylor Drive will allow all turns.

Don Adam's Welding site

A common access (with Red Deer Bottling) at 68 St. will be the principal entry to this property. It is not required that this access be developed at the same time as the access into the planned commercial development on the Red Deer Bottling site. However, it is understood and agreed by the affected parties that 50% of the cost incurred by the owners of Red Deer Bottling to purchase the MR land from the City for this access and to construct same will be paid for by Don Adams Welding, or any future owners of the site, at such future date that they also would apply for subdivision for commercial use; such payment shall be made to the registered owners of the Red Deer Bottling site at the time the don Adams site is subdivided. Don Adams Welding and Red Deer Bottling will enter into a Common Access Agreement for the area shown as cross-hatched on the plan and will register the Agreement on the titles of both properties.

L-7 Inc. site (former Telus Site)

A maximum of (3) access / egress points will be permitted for this site at the approximate locations indicated in the attached map. The property owner shall only be required to provide access/egress points to the property as needed for any planned development. A maximum of (2) access points onto Taylor Drive will be positioned approximately as shown if at some future time re-zoning to C4 requires such access, and will be right-in / right-out only. It is acknowledged that, if the one or more access points onto Taylor Drive are constructed, an acceleration/deceleration lane will be located and constructed to the satisfaction of the City at the time of development. Both right and left access / egress turns will be permitted at the north entrance to 65 Ave., and the intersection of 65 Ave. with Taylor Drive will permit all turns.

MUNICIPAL RESERVE (MR) LANDS

Red Deer Bottling site

The owners of this site are prepared to purchase the (2) areas of MR at the Taylor Drive entrance to their site, comprising one block of 0.076 ha.+/- (cross-hatched on attached map) and one block of 0.054 ha.+/- (diagonal hatched on the attached map). The City would at the same time agree to purchase a triangular block of 159 Sq. M.+/- from the site owner at the south-east corner (shown cross-hatched on Overall Plan) for the provision of a corner cut from Taylor Drive to 67 St. west. The terms and conditions are the subject of a separate agreement.

The owners of this site shall also have the ability to purchase from the City, at a future time, a 9.15 ft. (2.79 M.) strip of the MR lot that abuts the easterly property line of this site at market value, subject to City Council approval.

Don Adams Welding and L-7 Inc.(former Telus) sites

The owners may make application to the city to purchase the "MR DISPOSAL" parcels, at market value (as shown in the Map attached) adjacent to their sites if the owners chose at a future time when they would apply for re-zoning. They would have the ability to buy all, any or no portion of such lands identified as surplus, depending entirely on the needs of their planned development. Any purchase shall be subject to approval from City Council. Any lands purchased shall be consolidated with the main development site

Preservation of Trees on the Municipal Reserve Land

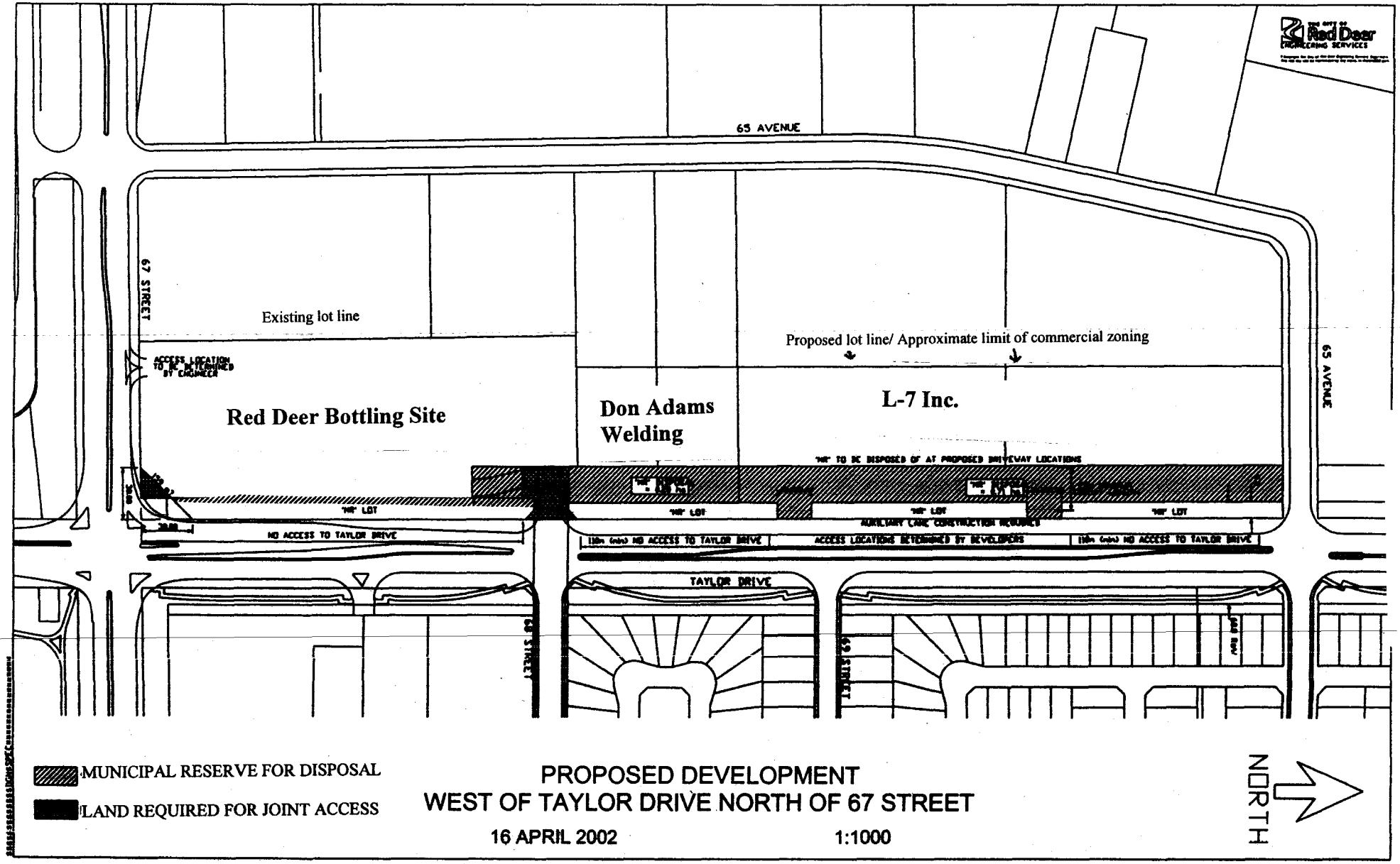
If any of the Municipal Reserve land is purchased, the developer shall endeavour to preserve existing trees. If the existing trees are removed or damaged, the City shall be compensated for the value of the trees over and above the cost of the Municipal Reserve or alternatively the developer shall be required to replace the trees.

CROSS ACCESS AGREEMENT

It is the City's requirement that a cross access agreement be registered on the titles of the properties to allow internal vehicular circulation; this cross access agreement will be registered on title at the time of commercial development of each of the parcels. It is understood that this will not require a dedicated roadway but only the ability for vehicles to move from one site to another.

PARKING

It is acknowledged by the owners that parking for such uses as are proposed to be developed on each individual site upon receiving re-zoning will be sufficiently provided within each particular site.


65 AVENUE
67 STREET
Existing lot line
Proposed lot line/ Approximate limit of commercial zoning
Red Deer Bottling Site
Don Adams Welding
L-7 Inc.
65 AVENUE
NO ACCESS TO TAYLOR DRIVE
ACCESS LOCATIONS DETERMINED BY DEVELOPERS
TAYLOR DRIVE
68 STREET
69 STREET
MUNICIPAL RESERVE FOR DISPOSAL
LAND REQUIRED FOR JOINT ACCESS
PROPOSED DEVELOPMENT
WEST OF TAYLOR DRIVE NORTH OF 67 STREET
16 APRIL 2002
1:1000
NORTH

43649

LAND USE BYLAW 3156/R-2002
Taylor Drive between 67 Street & 65 Avenue

DESCRIPTION: Proposed Guidelines for use of land; rezoning of industrial lot to commercial and road; and municipal reserve from P1 to Commercial & Road

FIRST READING: May 6, 2002

FIRST PUBLICATION: May 31, 2002

SECOND PUBLICATION: June 7, 2002

PUBLIC HEARING & SECOND READING: June 17, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☑ $ 400. NO ☐ BY: 706970 Alberta Ltd

ACTUAL COST OF ADVERTISING:

1ST $ 309.88 & 2ND $ 309.88 TOTAL: $ 619.76

MAP PREPARATION: $ _____

TOTAL COST: $ 619.76

LESS DEPOSIT RECEIVED: $ _____

AMOUNT OWING/ (REFUND): $ 619.76

INVOICE NO.: 43649

(Account No. 59.5901)

THE CITY OF Red Deer

Council Decision – June 17, 2002

Office of the City Clerk

DATE: June 18, 2002

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

FROM: City Clerk

SUBJECT: a) Land Use Bylaw Amendment 3156/R-2002
Lot 1, Block 1, Plan 762 0159 and
Portion of Lot R-1, Block 1, Plan 762-0159
SE ¼ Sec. 30-38-27-4
b) Disposal of Municipal Reserve
Lot R-1, Block 1, Plan 762 0159
Golden West Industrial Area
706970 Alberta Ltd/ The City of Red Deer

Reference Report:
City Clerk, dated May 7, 2002 and Parkland Community Planning Services, dated April 26, 2002

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

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from Il to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as

"All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____and containing 0.13 ha (0.32 acres), more or less".

Report Back to Council: No

...2/

THE CITY OF Red Deer

Office of the City Clerk

Council Decision – June 17, 2002

Comments/Further Action:
Land Use Bylaw Amendment 3156/R-2002 provides for the rezoning of 2.25 ha (5.57 ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road. The Disposal of Municipal Reserve disposes of a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east. This office will send out the revision to the Land Use Bylaw in due course. Also attached is an affidavit concerning the Disposal of Municipal Reserve.

Kelly Kloss
City Clerk
/chk
attchs.

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

FILE

May 28, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/R-2002
Taylor Drive between 67 Street & 65 Avenue
Disposal of Municipal Reserve

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the 67 Street and 65 Avenue area you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/R-2002**, which will provide for the rezoning of a 2.25 ha (5.57 acres) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal service lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road. You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 11, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

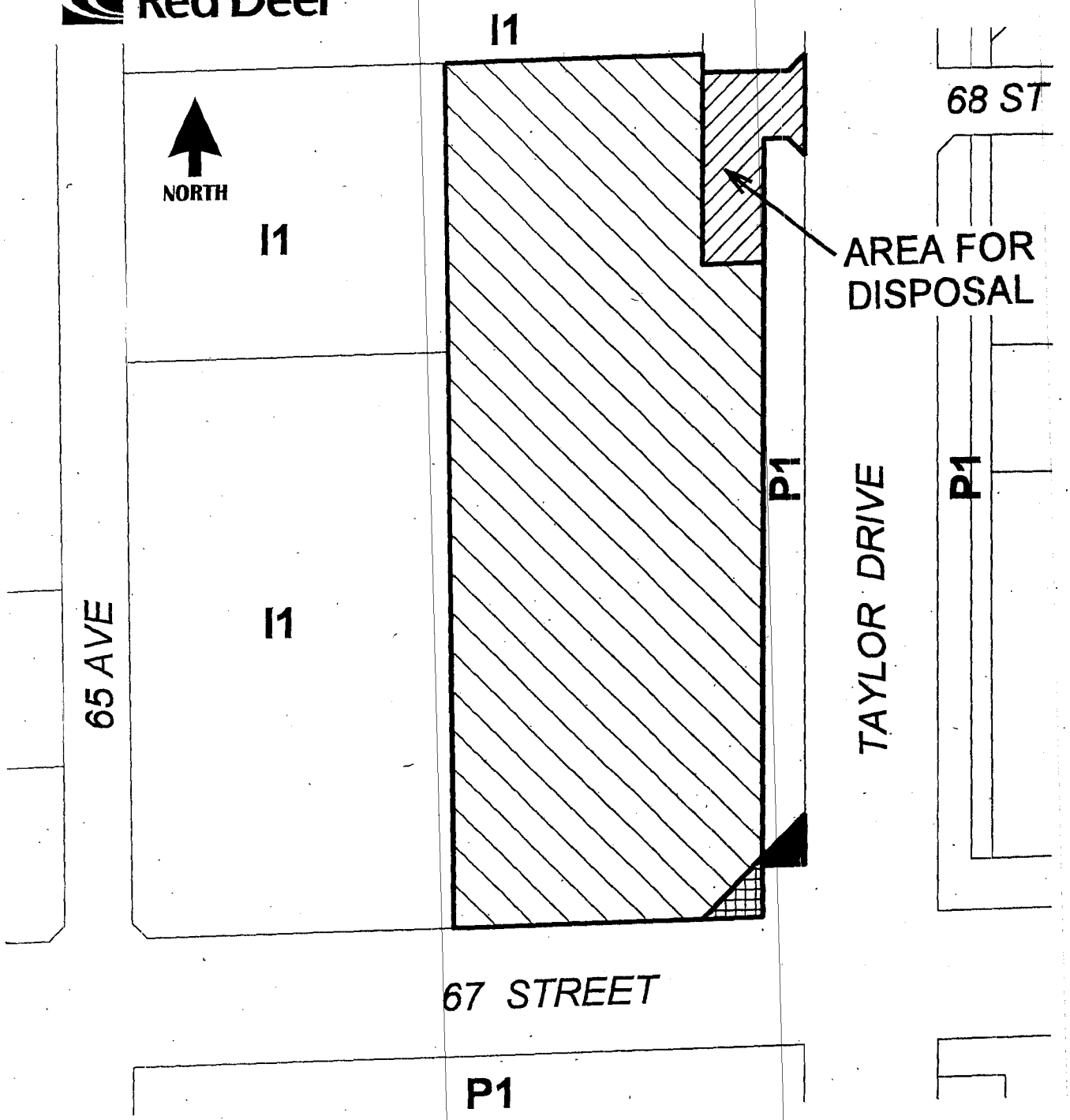
Yours truly,

Kelly Kloss
City Clerk

/attch.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
- P1 to C4
- P1 to Road
- I1 to C4
- I1 to Road

AFFECTED DISTRICTS:
- P1 - Parks and Recreation
- C4 - Commercial (Major Arterial)
- I1 - Industrial (Business Service)

BYLAW No. 3156 / R - 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	Owne
706970 Alberta Ltd	P O Box 280	RED DEER, AB T4N 5E8		
Precision Drilling Technology	Services Group Inc.	4200 150 6 Avenue S W	CALGARY, AB T2P 3Y7	
Alglo Holdings Ltd	6444 67 Street	RED DEER, AB T4P 1A1		
The Board Of Trustees	Of Red Deer Catholic	Regional Division No 39	5210 61 Street	RED DEER, AB T4
477599 Alberta Ltd	4040B Blackfoot Trail S E	CALGARY, AB T2G 4E5		
Parkland Funeral Home	And Crematorium Ltd.	6505 48 Avenue	CAMROSE, AB T4V 3K3	
477599 Alberta Ltd	C/O 218 6707 Elbow Dr S W	CALGARY, AB T2V 0E4		
Westfair Properties Ltd	3189 Grandview Hwy	VANCOUVER, BC V5M 2E9		
780584 Alberta Ltd	6749 65 Avenue	RED DEER, AB T4P 1X5		
Leslie Greentree	6808 63 Avenue	RED DEER, AB T4P 1K6		
Fredrick & Darrlene Dieno	6810 63 Avenue	RED DEER, AB T4P 1K6		
Bill & Nancy Carleton	6812 63 Avenue	RED DEER, AB T4P 1K6		
Eileen Hermary	6814 63 Avenue	RED DEER, AB T4P 1K6		

DATE: May 22, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: **Land Use Bylaw Amendment 3156/R-2002**
Taylor Drive Between 67 Street & 65 Avenue

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

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

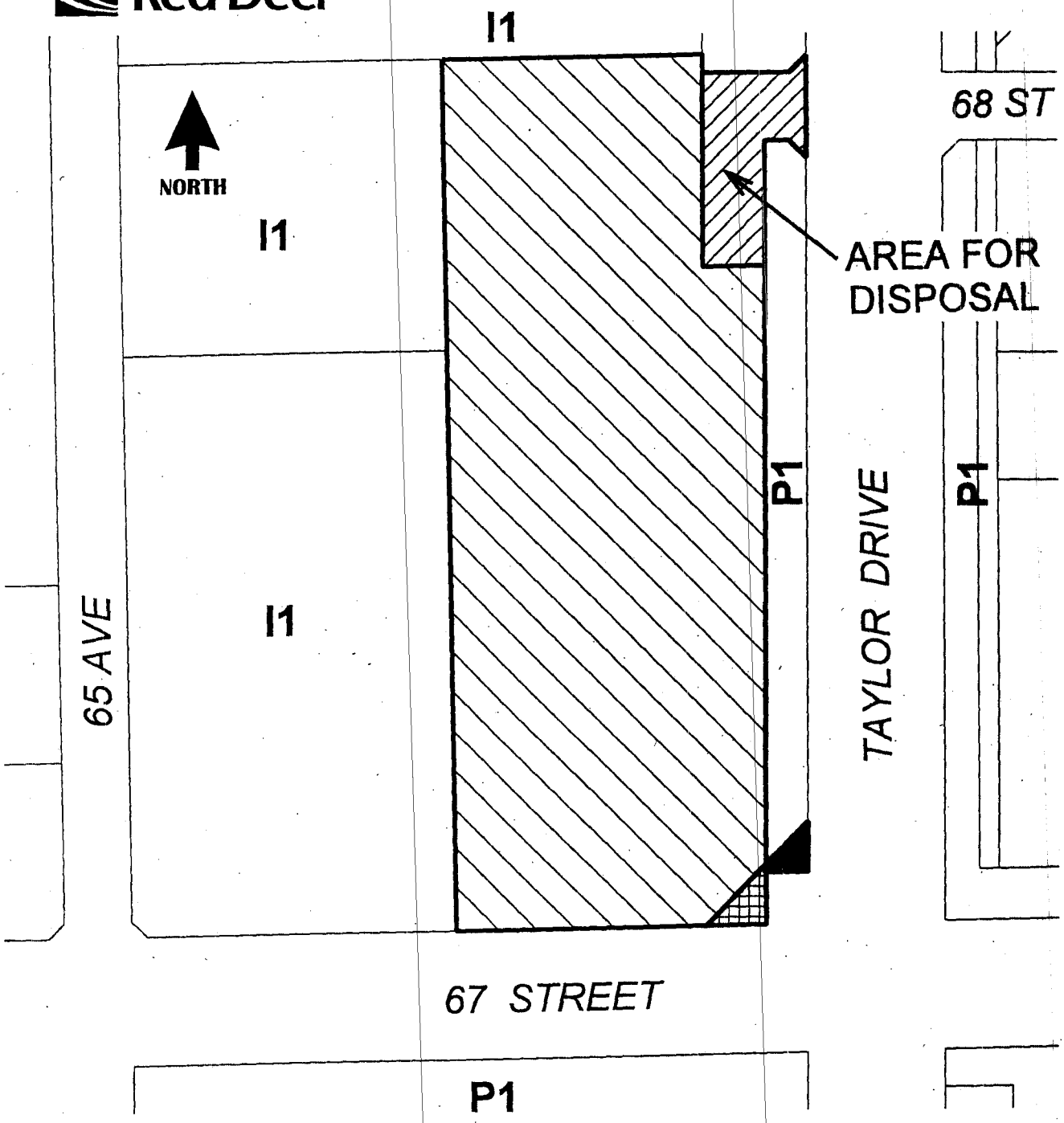
Thanks Norma.

C.G. Adams
City Clerks' Office

Attach.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

P1 to C4

P1 to Road

I1 to C4

I1 to Road

AFFECTED DISTRICTS:

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

I1 - Industrial (Business Service)

BYLAW No. 3156 / R - 2002

THE CITY OF Red Deer

Council Decision – Monday May 6, 2002

DATE: May 7, 2002

TO: **Paul Meyette, Parkland Community Planning Services**
Frank Wong, Parkland Community Planning Services

FROM: **City Clerk**

RE: **Proposed Guidelines – Taylor Drive Between 67th Street and 65th Avenue**
Land Use Bylaw Amendment 3156/R-2002
Lot 1, Block 1, Plan 762 0159 & Portion of Lot R-1, Block 1, Plan 762 0159
SE ¼ Sec. 30-38-27-4 / Golden West Industrial Area
706970 Alberta Ltd. / The City of Red Deer

Reference Report:
Parkland Community Planning Services, dated April 26, 2002 and May 1, 2002.

Bylaw Readings:
Land Use Bylaw Amendment 3156/R-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
As outlined in the City Manager's comments on the agenda, the Planning and Development Guidelines for Taylor Drive between 67th Street and 65th Avenue will be used to guide development with respect to future access, land use, land requirements, phasing and disposition of Municipal Reserve in this area.

Land Use Bylaw Amendment 3156/R-2002 provides for the rezoning of 2.25 ha (5.57 ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road. The City will dispose of a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east. 706970 Alberta Ltd. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/R-2002

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

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

1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 24/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

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

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

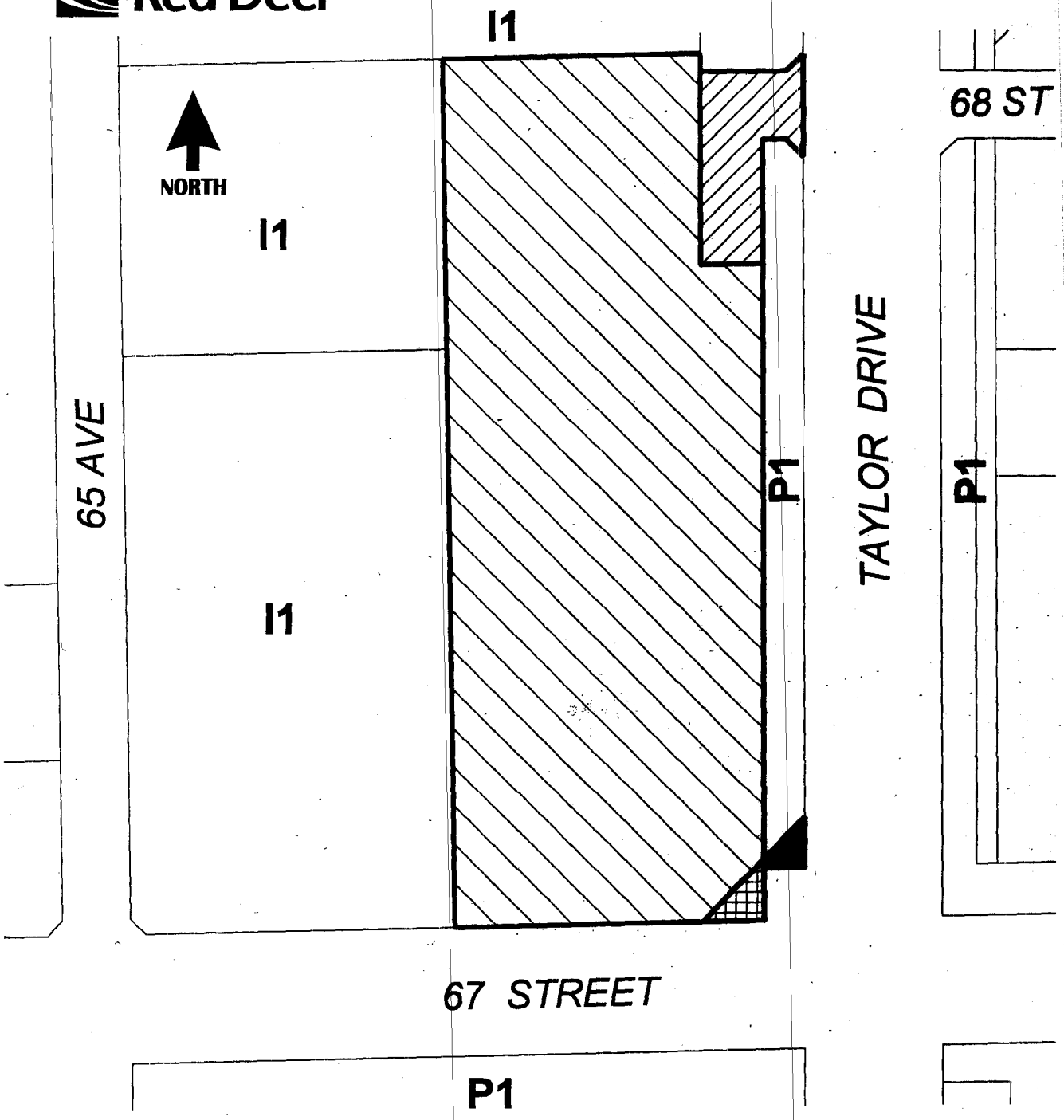
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

P1 to C4

P1 to Road

I1 to C4

I1 to Road

AFFECTED DISTRICTS:

P1 - Parks and Recreation

C4 - Commercial (Major Arterial)

I1 - Industrial (Business Service)

MAP No. 24/ 2002

BYLAW No. 3156 / R - 2002

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 7, 2002

Fax: 347-9551

Mr. M. Truant
706970 Alberta Ltd.
c/o Red Deer Bottling
6855 Edgar Industrial Drive
Red Deer, AB T4P 3R2

Dear Mr. Truant:

Re: Development of Land – Corner of Taylor Drive Between 67th Street and 65th Avenue

At the City of Red Deer's Council meeting held Monday, May 6, 2002, the following directions were given relative to this development:

1. **Offer to Purchase 706970 Alberta Ltd.**
   Lot R-1, Block 1, Plan 762 0159

Council passed the following resolution concerning the sale of this land:

> ***Resolved*** that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to:
>
> (a) proceed with the process of rezoning of Lot 1, Block 1, Plan 762 0159 from I1 to C4,
> (b) the disposal, rezoning from P1 to C4, and
> (c) sale of 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 to 706970 Alberta Ltd.,
>
> subject to the following conditions:
>
> 1. 706970 Alberta Ltd. entering into a Joint Access Agreement with Don Adams Welding and the City (as third party) to provide future access to the Don Adams Welding site at 68th Street, and registering the Agreement on the titles of both properties.

...2/

2. 706970 Alberta Ltd. agreeing to sell 159 m^2, more or less, from the southeast corner of Lot 1, Block 1, Plan 762 0159 to the City for a corner cut-off.

3. The purchase price to be $6.00 per square foot plus GST for 5,810 square feet, ± (540 m^2) and $3.00 per square foot plus GST for 8,205 square feet ± (763 m^2) (area encumbered by the Joint Access Agreement) with the final purchase price to be adjusted upon legal survey.

4. 706970 Alberta Ltd. consolidating the 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 with Lot 1, Block 1, Plan 762 0159.

5. All associated costs to be the responsibility of 706970 Alberta Ltd. except for survey costs, which will be split 50/50 with the City.

6. The proceeds of the sale to be credited to the Public Reserve Trust Fund, including an internal transfer of $10,266.00 from the Road Right of Way Reserve Fund.

7. Approval of the Disposal of Municipal Reserve.

8. Passing of Land Use Bylaw Amendment 3156/R-2002.

9. Land Sale Agreement satisfactory to the City Solicitor.

2. Rezoning Former Red Deer Bottling Site
Land Use Bylaw Amendment 3156/R-2002
Lot 1, Block 1, Plan 762 0159 & Portion of Lot R-1, Block 1, Plan 762 0159
SE ¼ Sec. 30-38-27-4 / Golden West Industrial Area

Council gave first reading to the attached Land Use Bylaw Amendment 3156/R-2002.

Land Use Bylaw Amendment 3156/R-2002 provides for the rezoning of 2.25 ha (5.57 ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road. The Disposal of Municipal Reserve involves a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east.

...2/

3. Disposal of Municipal Reserve
Lot R-1, Block 1, Plan 762 0159

Council passed the following resolution that begins the process to dispose of Municipal Reserve to allow for the sale of land and rezoning of the parcel.

> ***Resolved*** that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees that the following resolution be considered at the Council meeting of Monday, June 17, 2002:
>
> > "***Resolved*** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:
> >
> > > "All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____and containing 0.13 ha (0.32 acres), more or less"

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require the deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...4/

Please contact Howard Thompson, Land & Economic Development Manager, at 342-8364, if you have any questions or require additional information.

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.

c Land & Economic Development Manager
Parkland Community Planning Services
Bearden Engineering

* * * Transmission Result Report(MemoryTX) (May. 7. 2002 3:16PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

Date/Time: May. 7. 2002 3:03PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1992	Memory TX	3479551	P. 6	OK	

Reason for error
E.1) Hang up or line fail
E.2) Busy
E.3) No answer
E.4) No facsimile connection

The City of Red Deer

Office of the City Clerk

May 7, 2002

Fax: 347-9551

Mr. M. Truant
706970 Alberta Ltd.
c/o Red Deer Bottling
6855 Edgar Industrial Drive
Red Deer, AB T4P 3R2

Dear Mr. Truant:

Re: Development of Land – Corner of Taylor Drive Between 67th Street and 65th Avenue

At the City of Red Deer's Council meeting held Monday, May 6, 2002, the following directions were given relative to this development:

1. **Offer to Purchase 706970 Alberta Ltd.**
Lot R-1, Block 1, Plan 762 0159

Council passed the following resolution concerning the sale of this land:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to:

(a) proceed with the process of rezoning of Lot 1, Block 1, Plan 762 0159 from I1 to C4,
(b) the disposal, rezoning from P1 to C4, and
(c) sale of 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 to 706970 Alberta Ltd.,

subject to the following conditions:

1. 706970 Alberta Ltd. entering into a Joint Access Agreement with Don Adams Welding and the City (as third party) to provide future access to the Don Adams Welding site at 68th Street, and registering the Agreement on the titles of both properties.

...2/

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
Tel: (403) 348-8132 Fax: (403) 346-6195 E-mail: cityclerk@city.red-deer.ab.ca Web: http://www.city.red-deer.ab.ca

THE CITY OF Red Deer

Council Decision – Monday May 6, 2002

DATE: May 7, 2002

TO: Howard Thompson, Land & Economic Development Manager

FROM: City Clerk

RE: Offer to Purchase 706970 Alberta Ltd.
Lot R-1, Block 1, Plan 762 0159 and
Rezoning Request from I1 to C4
Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159

Reference Report:
Land & Economic Development Manager, dated May 1, 2002.

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to:

(a) proceed with the process of rezoning of Lot 1, Block 1, Plan 762 0159 from I1 to C4,
(b) the disposal, rezoning from P1 to C4, and
(c) sale of 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 to 706970 Alberta Ltd.,

subject to the following conditions:

1. 706970 Alberta Ltd. entering into a Joint Access Agreement with Don Adams Welding and the City (as third party) to provide future access to the Don Adams Welding site at 68th Street, and registering the Agreement on the titles of both properties.
2. 706970 Alberta Ltd. agreeing to sell 159 m^2, more or less, from the southeast corner of Lot 1, Block 1, Plan 762 0159 to the City for a corner cut-off.
3. The purchase price to be $6.00 per square foot plus GST for 5,810 square feet, ± (540 m^2) and $3.00 per square foot plus GST for 8,205 square feet ± (763 m^2) (area encumbered by the Joint Access Agreement) with the final purchase price to be adjusted upon legal survey.

...2/

4. 706970 Alberta Ltd. consolidating the 0.13 Ha, more or less, of Lot R-1, Block 1, Plan 762 0159 with Lot 1, Block 1, Plan 762 0159.
5. All associated costs to be the responsibility of 706970 Alberta Ltd. except for survey costs, which will be split 50/50 with the City.
6. The proceeds of the sale to be credited to the Public Reserve Trust Fund, including an internal transfer of $10,266.00 from the Road Right of Way Reserve Fund.
7. Approval of the Disposal of Municipal Reserve.
8. Passing of Land Use Bylaw Amendment 3156/R-2002.
9. Land Sale Agreement satisfactory to the City Solicitor.

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager – re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees that the following resolution be considered at the Council meeting of Monday, June 17, 2002:

> "***Resolved*** that Council of the City of Red Deer, having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from I1 to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:
>
> > "All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____and containing 0.13 ha (0.32 acres), more or less"

Report Back to Council: Yes
Public Hearings for the Disposal of Municipal Reserve and Land Use Bylaw 3156/R-2002will be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
706970 Alberta Ltd. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk
/chk
c Director of Development Services
Community Services Director
Director of Corporate Services
Recreation, Parks & Culture Manager
Inspections & Licensing Manager
Parkland Community Planning Services
C. Adams, Administrative Assistant

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

June 18, 2002

Mr. M. Truant
706970 Alberta Ltd.
c/o Red Deer Bottling
6855 Edgar Industrial Drive
Red Deer, AB T4P 3R2

Dear Mr. Truant:

Re: Public Hearings
706970 Alberta Ltd / City of Red Deer
Former Red Deer Bottling Site
Golden West Industrial Area
a) Land Use Bylaw Amendment 3156/R-2002
Lot 1, Block 1, Plan 762 0159 and
Portion of Lot R-1, Block 1, Plan 762-0159
SE ¼ Sec. 30-38-27-4
b) Disposal of Municipal Reserve
Lot R-1, Block 1, Plan 762 0159

Land Use Bylaw Amendment 3156/R-2002

At the Monday, June 17, 2002 meeting of Council, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/R-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/R-2002 was given second and third readings, a copy of which is attached.

Land Use Bylaw Amendment 3156/R-2002 provides for the rezoning of 2.25 ha (5.57 ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road.

Disposal of Municipal Reserve

Also at the Monday, June 17, 2002 meeting of Council, Council considered the Disposal of Municipal Reserve involving a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east, and passed the following resolution:

...2/

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from Il to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as:

> "All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____and containing 0.13 ha (0.32 acres), more or less".

Please do not hesitate to contact me should you have any questions or require further clarification regarding Council's decision. Mr. Howard Thompson, Land & Economic Development Manager can be contacted at 342-8364 regarding the Disposal of Municipal Reserve.

Sincerely,

Kelly Kloss
City Clerk

/chk
/attach.
c Mr. F. Wong, Parkland Community Planning Services
Mr. H. Thompson, Land & Economic Development Manager

BYLAW NO. 3156/R-2002

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

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

1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 24/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

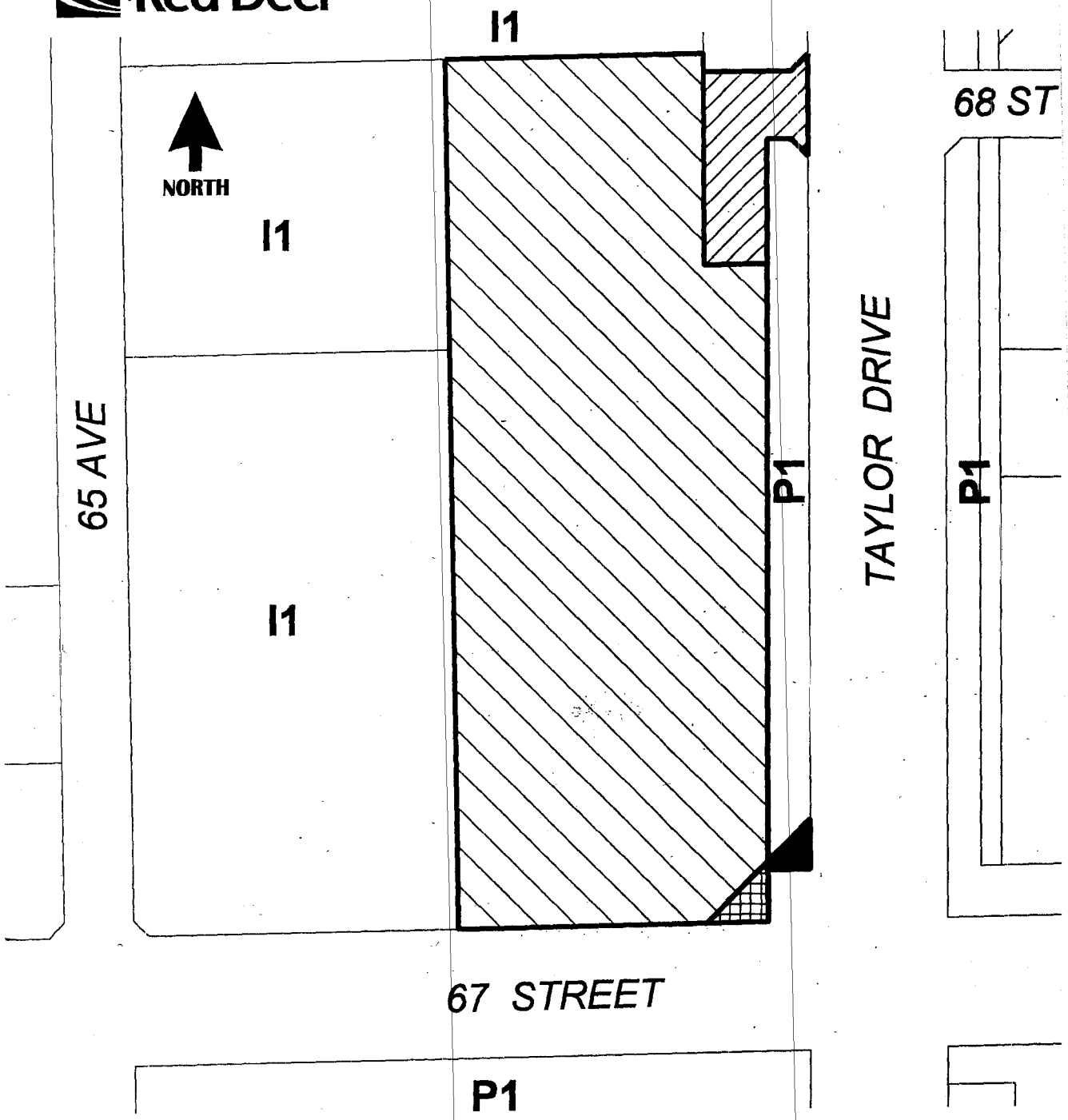
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
P1 to C4
P1 to Road
I1 to C4
I1 to Road

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)
I1 - Industrial (Business Service)

MAP No. 24/ 2002
BYLAW No. 3156 / R - 2002

FILE

THE CITY OF Red Deer

Council Decision – June 17, 2002

Office of the City Clerk

DATE: June 18, 2002

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

FROM: City Clerk

SUBJECT: a) Land Use Bylaw Amendment 3156/R-2002
Lot 1, Block 1, Plan 762 0159 and
Portion of Lot R-1, Block 1, Plan 762-0159
SE ¼ Sec. 30-38-27-4
b) Disposal of Municipal Reserve
Lot R-1, Block 1, Plan 762 0159
Golden West Industrial Area
706970 Alberta Ltd/ The City of Red Deer

Reference Report:
City Clerk, dated May 7, 2002 and Parkland Community Planning Services, dated April 26, 2002

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

Resolutions:

Resolved that Council of The City of Red Deer having considered the report from the Land & Economic Development Manager, re: Offer to Purchase 706970 Alberta Ltd., Lot R-1, Block 1, Plan 762 0159 and Rezoning Request from Il to C4, Former Red Deer Bottling Site, Lot 1, Block 1, Plan 762 0159 hereby agrees to the disposal of municipal reserve lands described as

> "All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____and containing 0.13 ha (0.32 acres), more or less".

Report Back to Council: No

...2/

THE CITY OF Red Deer

Office of the City Clerk

Council Decision – June 17, 2002

Comments/Further Action:
Land Use Bylaw Amendment 3156/R-2002 provides for the rezoning of 2.25 ha (5.57 ac) industrial lot from I1 Industrial (Business Service) to C4 Commercial (Major Arterial) and Road, and a portion of municipal reserve lot from P1 Parks and Recreation to C4 Commercial (Major Arterial) and Road. The Disposal of Municipal Reserve disposes of a portion of Lot R-1 so that the site will have an access point to Taylor Drive to the east. This office will send out the revision to the Land Use Bylaw in due course. Also attached is an affidavit concerning the Disposal of Municipal Reserve.

Kelly Kloss
City Clerk
/chk
attchs.

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

C A N A D A)
)
PROVINCE OF ALBERTA)
)
TO WIT:)
)

IN THE MATTER OF SECTION 674

OF THE MUNICIPAL GOVERNMENT

ACT, 1994, CHAPTER M-26.1

I, Kelly Kloss, of the City of Red Deer, in the Province of Alberta, DO SOLEMNLY DECLARE:

1. THAT I am the duly appointed City Clerk of The City of Red Deer and its proper designated officer in this behalf.

2. THAT the Council of The City of Red Deer wishes to dispose of a municipal reserve.

3. THAT The City of Red Deer has complied with the provisions of Section 674 of the Municipal Government Act, 1994, Chapter M-26.1.

4. THAT The City of Red Deer, in accordance with Section 675(1) of the Municipal Government Act, requests the removal of the designation of municipal reserve from the lands described as follows:

   "All that portion of Lot R-1, Block 1, Plan 762 0159 lying within Plan _____and containing 0.13 ha (0.32 acres), more or less".

AND I MAKE THIS SOLEMN DECLARATION conscientiously believing it to be true and knowing that it is of the same force and effect as if made under oath and by virtue of The Canada Evidence Act.

DECLARED before me at the City of Red Deer, in the Province of Alberta, this 18 day of June, A.D. 2002.

KELLY KLOSS,
CITY CLERK

A COMMISSIONER FOR OATHS IN AND FOR THE PROVINCE OF ALBERTA

NONA C. HOUSENGA
Commissioner For Oaths
Expires 09/23/02

BYLAW NO. 3156/R-2002

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

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

1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 24/2002 attached hereto and forming part of the bylaw.

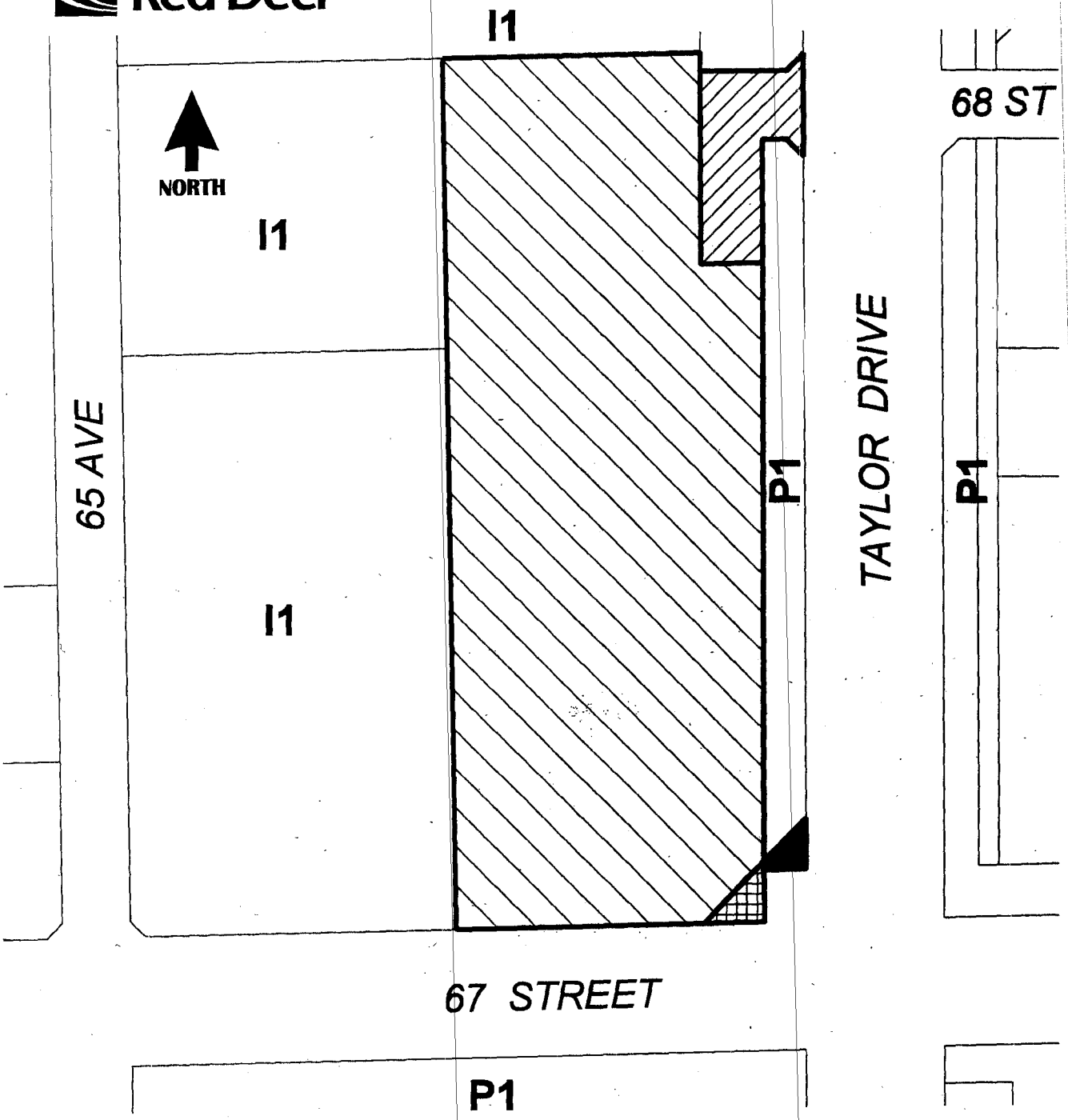
READ A FIRST TIME IN OPEN COUNCIL this	6th	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this	17th	day of	June	2002.
READ A THIRD TIME IN OPEN COUNCIL this	17th	day of	June	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	17th	day of	June	2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

- P1 to C4
- P1 to Road
- I1 to C4
- I1 to Road

AFFECTED DISTRICTS:

P1 - Parks and Recreation
C4 - Commercial (Major Arterial)
I1 - Industrial (Business Service)

MAP No. 24/ 2002
BYLAW No. 3156 / R - 2002

DATE: May 7, 2002

TO: City Council

FROM: City Clerk

RE: **Land Use Bylaw Amendment 3156/S-2002**
C1A District Amendments

History

At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw Amendment 3156/S-2002 was given first reading.

Land Use Bylaw Amendment 3156/S-2002 provides for the Municipal Planning Commission to have the ability to review redevelopment proposals in the Riverlands Area to ensure they fall within the vision of the Greater Downtown Action Plan for these areas.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk

/chk

May 31, 2002

THE CITY OF RED DEER
OFFICE OF THE CITY CLERK

RECEIVED	
TIME	2:20
DATE	JUNE 10, 2002
BY	

Office of the City Clerk
City of Red Deer
4914 – 48th Avenue
Red Deer

Attention: Kelly Kloss

Re: Land Use Bylaw Amendment 3156/S-2002

The below noted owners of residential & office property in The Quarry Condominium at 5590 – 45st support the City of Red Deers amendment to change permitted uses to discretionary uses as noted in letter to owners of May 28, 2002.

NAME (please print)	ADDRESS	SIGNED
BARRY SEHER	5590-45 ST Unit 407	
PHIL CRUICKSHANK	" " " 101	
JOHN CHAPMAN	5590-45 ST UNIT 402	
Lloyd McMurdo	" " 302	
Marlene Bates	" " 301	
LARRY SEPT	" " 204	
Cindy Pochylko	" " 308	
Diane & Jerry	5590-45 St Unit 207	
Robert Weddell	5590-45 St. Unit 401	
Florence Nielsen	5590-45 st 201	
MARGARET COOPER	~~309~~ 5590 45th UNIT 205	
BOB STACEY	5590 45 St. 104	
MARC SADLER	5590 45st 403.	
LORNA YOUNG	" " 404	
E OLSON	" " 206	
Jack KNIGHT	" " 202	
BARRY BEACOCK	" " 305	
CINDY LADOUCER	" " 304	

Page 2.

NAME (please print)	ADDRESS	SIGNED

Yours truly,

Residential and Office
Owenrs in
The Quarry Condominium

AND
COMMUNITY
PLANNING
SERVICES

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

DATE: April 26, 2002

TO: City Clerk

FROM: Paul Meyette
City Planning Manager

RE: Bylaw 3156/S-2002 C1A District Amendments

On August 14, 2000, City Council adopted the Greater Downtown Action Plan. The Greater Downtown Action Plan proposes short and long term strategies for the future of Red Deer's commercial core as well as neighbouring residential and the areas that adjoin the Red Deer River. Some of the most significant recommendations relate to the Riverlands Area and Cannery Row – both of which are currently zoned C1A.

The Greater Downtown Action Plan suggests that a new vision and concept plan be developed for Riverlands and Cannery Row. The Vision for Riverlands includes mixed use, commercial, public open space and residential development and redevelopment, with a focus on pedestrian use and the river front. The Cannery Row area would be mixed use commercial/residential/light industrial with increased amenities to attract residential developments.

The Plan clearly identifies the need for a new vision and planning concepts for both areas; over the next few years these will be developed in consultation with the community. In the interim, there is a need to carefully assess each new development proposal in these areas to ensure that they are consistent with the long term intent.

In order to ensure that MPC has the ability to review development proposals which could affect the successful redevelopment of these two areas, some changes are needed in terms of the existing zoning. As Council will recall , the C1A District was developed originally as a transition district from Industrial Use to Commercial Use. As we move more to mixed commercial/residential use, the District needs to be adjusted to ensure the City's Municipal Planning Commission has sufficient authority to guide redevelopment. Therefore the following changes are recommended to the C1A District:

1. Warehouse in the Existing Structure: This is currently a permitted use in the C1A District. It allows existing buildings to be used for warehouse use. There may be some circumstances where conversion of a building to warehouse use is not appropriate. It is recommended that this use be made discretionary.

2. Commercial Recreation Facility: This use includes arcades, bingo halls, bowling alleys, casinos, gymnasiums, racquet courts, roller skating and simulated golf. Many commercial recreation facilities are similar in design to a warehouse and may not be appropriate in some parts of this redeveloping area. Commercial Recreation Facility is currently a permitted use. It is proposed to become a discretionary use in this bylaw amendment.

3. Service and Repair of Any Articles: This use allows for a wide range of repair facilities. Some of these uses may be beneficial in this district, some may be beneficial in some areas of the district but not others while others such as truck repair may not be suitable for this district. It is proposed to change this use from permitted to discretionary.

4. Merchandise Sales and /or Rental: This use allows the sale of any article from magazines to tractor trailers. It is proposed that this permitted use be amended to exclude motor vehicles, machinery and fuel (as is currently done in the C2 District) from the permitted use category. It is further recommended that a maximum building size of 1500 square meters (16,146 Sq ft) be implemented as a condition for this permitted use. This bylaw amendment would also add Merchandise Sales and/or Rental over 1500 Square metres as a discretionary use.

5. Institutional Service Facility: This use allows everything from a justice facility (jail) to an auditorium as a permitted use. Some of these facilities may not be appropriate in the C1A District. It is recommended that this use be made discretionary.

These changes may appear minor in that uses are not eliminated but rather changed from permitted to discretionary. However they are significant in that they will give the Municipal Planning Commission more authority to assess new development proposals in the redeveloping C1A District. Once the vision and planning concepts are redeveloped it is anticipated that further land use bylaw changes may be required.

Recommendation:

Planning Staff recommend that Council give first reading to Bylaw 3156/S-2002.

Paul Meyette, ACP, MCIP
City Planning Manager

cc. Colleen Jensen

LAND USE BYLAW 3156/S-2002
C1A Districts

DESCRIPTION: provide for MPC to have ability to review redevelopment proposals in the Riverlands Area and Cannery Row

FIRST READING: May 6, 2002

FIRST PUBLICATION: May 31, 2002

SECOND PUBLICATION: June 7, 2002

PUBLIC HEARING & SECOND READING: June 17, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☐ $ _____ NO ☑ BY: City

ACTUAL COST OF ADVERTISING:

1ST $ 137.16 & 2ND $ 137.16 TOTAL: $ 274.32

MAP PREPARATION: $ _____

TOTAL COST: $ 274.32

LESS DEPOSIT RECEIVED: $ _____

AMOUNT OWING/ (REFUND): $ _____

INVOICE NO.: _____

(Account No. 59.5901)

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 28, 2002

Temegan Holdings Ltd.
2184 Michelle Crescent
KELOWNA, BC V1Z 3B6

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/S-2002
C1A Districts

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/S-2002**, which will provide for the review of redevelopment proposals in the Riverlands Area and Cannery Row to ensure they fall within the vision of the Greater Downtown Action Plan. The amendment would change existing permitted uses to discretionary uses, which would provide the Municipal Planning Commission with the ability to review development proposals. The following changes are recommended to the C1A District:

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4. Merchandise Sales and/or Rental: This use allows the sale of any article from magazines to tractor trailers. It is proposed that this permitted use be amended to exclude motor vehicles, machinery and fuel (as is currently done in the C2 District) from the permitted use category. It is further recommended that a maximum building size of 1500 square meters (16,146 Sq ft) be implemented as a condition for this permitted use. This bylaw amendment would also add Merchandise Sales and/or Rental over 1500 square metres as a discretionary use.

5. Institutional Service Facility: This use allows everything from a justice facility (jail) to an auditorium as a permitted use. Some of these facilities may not be appropriate in the C1A District. It is recommended that this use be made discretionary.

You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

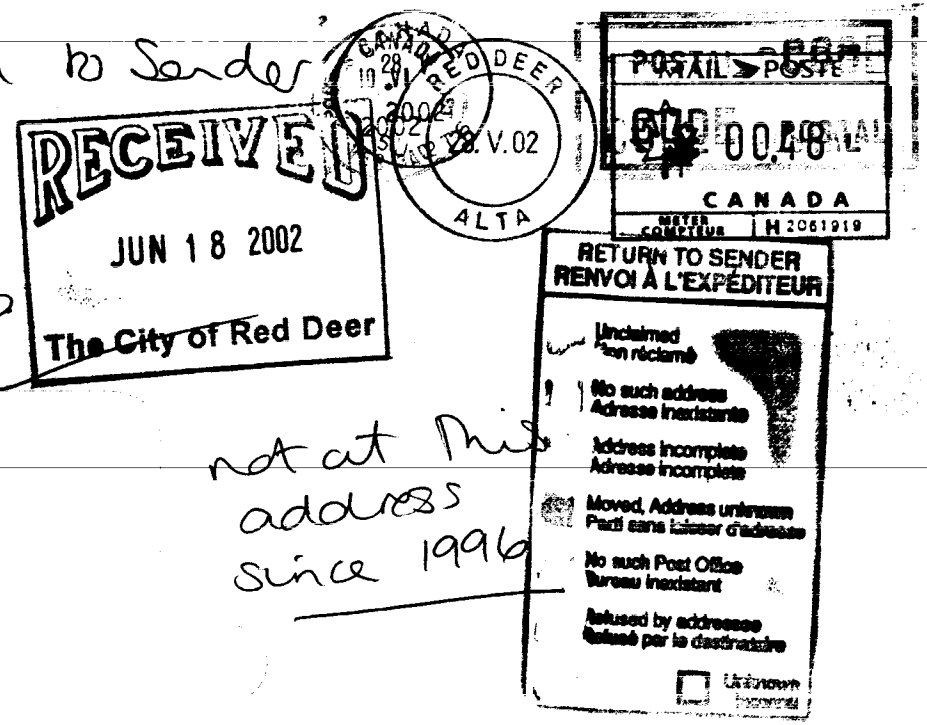
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 11, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,

Kelly Kloss
City Clerk

THE CITY OF RED DEER
PO BOX 5008
RED DEER AB T4N 3T4

← Return to Sender



not at this address since 1996

THE CITY OF Red Deer

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Paul Meyette, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/S-2002**
C1A District Amendments

Reference Report:
City Clerk, dated May 7, 2002, and Parkland Community Planning Services, dated April 26, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/S-2002 provides for the Municipal Planning Commission to have the ability to review redevelopment proposals in the Riverlands Area to ensure they fall within the vision of the Greater Downtown Action Plan for these areas. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 28, 2002

Medpark Developments Ltd.
4312 54 Avenue
RED DEER, AB T4N 4M1

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/S-2002
C1A Districts

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/S-2002**, which will provide for the review of redevelopment proposals in the Riverlands Area and Cannery Row to ensure they fall within the vision of the Greater Downtown Action Plan. The amendment would change existing permitted uses to discretionary uses, which would provide the Municipal Planning Commission with the ability to review development proposals. The following changes are recommended to the C1A District:

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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

7....2

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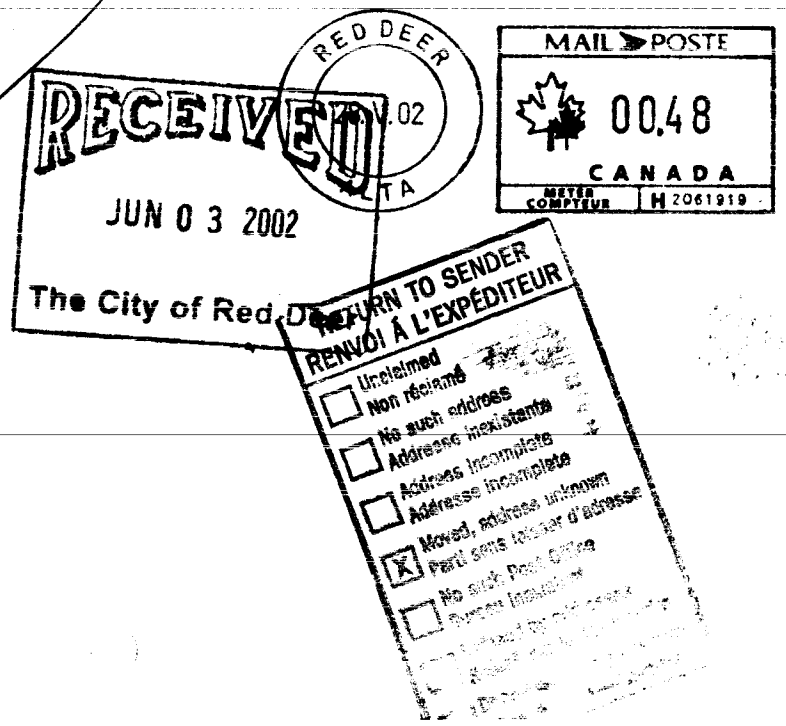
Yours truly,

Kelly Kloss
City Clerk

THE CITY OF RED DEER
PO BOX 5008
RED DEER AB T4N 3T4

cc VACANT



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 28, 2002

Kamura Agencies Ltd.
264 Barrett Drive
RED DEER, AB T4R 1J4

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/S-2002
C1A Districts

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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

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Yours truly,

Kelly Kloss
City Clerk

THE CITY OF RED DEER
PO BOX 5008
RED DEER AB T4N 3T4

cc

RECEIVED
JUN 0 3 2002
The City of Red Deer

RED DEER
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ALTA

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CANADA
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RETURN TO SENDER
RENVOI À L'EXPÉDITEUR

- ☐ Unclaimed / Non réclamé
- ☐ No such address / Adresse inexistante
- ☐ Address incomplete / Adresse incomplète
- ☒ Moved, address unknown / Parti sans laisser d'adresse
- ☐ No such Post Office / Bureau inexistant
- ☐ Refused by addressee / Refusé par le destinataire
- ☐ Deceased / Décédé ☐ Unknown / Inconnu

FILE

May 28, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

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C1A Districts

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Yours truly,

Kelly Kloss
City Clerk

Fokos Holdings Ltd.	12 Holden Place S W	CALGARY, AB T2V 3E5	
Armstrong Cheese Company Ltd.	C/O 6869 Blvd.	METROPOLITAIN EST	SAINT LEONARD, QC
Lehigh Portland Cement Limited	Box 5900 Stn A	CALGARY, AB T2H 2N8	
Ralph Salomons Realty Inc.	2 7883 50 Avenue	RED DEER, AB T4P 1M8	
Jenco Holdings Ltd.	5230 53 Avenue	RED DEER, AB T4N 5K2	
Pacific Western Transportation Ltd.	1857 Centre Avenue S E	CALGARY, AB T2E 6L3	
Precision Window & Awning (1986) Ltd.	6 Mckee Close	RED DEER, AB T4N 0L9	
Dairyworld Foods Milk Procurement	Att: Accts Payable	BOX 367	EDMONTON, AB T5J 2J8
Imperial Oil Ltd.	Box 422	DON MILLS STATION	TORONTO, ON M3C 2T2
Sentinel Self-Storage Corp.	1720 Sun Life Place	10123 99 STREET	EDMONTON, AB T5J 3H1
Western Recreation Ltd.	5420 43 Street	RED DEER, AB T4N 6V4	
Petro – Canada	Box 2844	CALGARY, AB T2P 3E3	
Pacific Western Transportation Ltd.	1857 Centre Avenue S E	CALGARY, AB T2E 6L3	
Dancentral Studio Inc.	5424 45 Street	RED DEER, AB T4N 1L1	
Medpark Developments Ltd.	4312 54 Avenue	RED DEER, AB T4N 4M1	
Performance Holdings Ltd.	4703 41 Avenue	RED DEER, AB T4N 2Y5	
Gordon E & Anthony A Kaytor	P O Box 24	NEWDALE, MB R0J 1J0	
Lynn Farms Rocky Ltd.	C/O Realty Investment Corp.	216 - 3722 - 57 AV	RED DEER, AB T4N 4R6
United Farmers Of Alberta Co-Op Ltd.	1016 - 68 Avenue S.W.	ATT: KURT M. MEGLEY	CALGARY, AB T2V 4J2
Fasgas Realty Ltd.	236 4919 59 Street	RED DEER, AB T4N 6C9	
839488 Alberta Ltd.	4319 55 Avenue	RED DEER, AB T4N 4N7	
552861 Alberta Ltd.	3434 Cornett Road	VANCOUVER, BC V5M 2H1	
Texpark Holdings Ltd.	4938 - 54 Avenue	RED DEER, AB T4N 5K8	
Western Recreation Ltd.	5406 43 Street	RED DEER, AB T4N 6C9	
C.R.A.M. Holdings Ltd.	4 5571 - 45 Street	RED DEER, AB T4N 1L2	
Milamco Developments Ltd.	96 Denison Crescent	RED DEER, AB T4R 2G1	
Lyle & Lisa Beck	237 4747 67 Street	RED DEER, AB T4N 6H3	
Parkland Racqueteers Ltd.	5569-47 Street	RED DEER, AB T4N 1S1	
Atco Gas And Pipelines Ltd.	10035 105 Street	EDMONTON, AB T5J 2V6	
Allsports Replay Ltd.	5237 54 Avenue	RED DEER, AB T4N 5K5	
United Farmers Of Alberta	Co Operative Limited	BOX 5350 STATION A	CALGARY, AB T2V 4J3
551090 Alberta Ltd.	C/O Sundance Capital Corp	12 4804 42 AV	INNISFAIL, AB T4G 1T4

Swell Investments Ltd.	Box 128	RED DEER, AB T4N 3C8		
Brighton Developments Ltd.	4930 53 Avenue	RED DEER, AB T4N 5J9		
Quantum Iii Developments Inc.	12 Pallo Close	RED DEER, AB T4P 1J3		
Calgary & Edmonton Railway	C/O Real Estate Admin.	200 WELLINGTON STREET	TORONTO, ON M5V 3G2	
678486 Alberta Ltd.	C/O 3189 Grandview Hwy	VANCOUVER, BC V5M 2E9		
960500 Alberta Ltd.	1 5579 47 Street	RED DEER, AB T4N 1S1		
L-7 Inc.	204 4929 50 Street	RED DEER, AB T4N 1X9		
David Thompson Country	Zone 4 Tourist Council	P O BOX 146	RED DEER, AB T4N 5E7	
Kamura Agencies Ltd.	264 Barrett Drive	RED DEER, AB T4R 1J4		
Bob Mullen Holdings Ltd.	9 5579 47 Street	RED DEER, AB T4N 1S1		
Kenneth & Edward Heywood	500 4911 51 Street	RED DEER, AB T4N 6V4		
Mainline Rope Manufacturing Ltd.	11 5579 47 Street	RED DEER, AB T4N 1S1		
Western Painting & Decorating (1999) Ltd.	49 Cunnignham Crescent	RED DEER, AB T4P 2S2		
228692 Contractors Ltd.	13 5579 47 Street	RED DEER, AB T4N 1S1		
Christian Motorcyclists	Association Of Canada Inc.	P O BOX 521 STN CTR	RED DEER, AB T4N 5G1	
Red Deer Bridge Club	15 5579 47 Street	RED DEER, AB T4N 1S1		
Willson Holdings Ltd.	10 Riverview Park	RED DEER, AB T4N 1E3		
David Thompson Country	Zone 4 Tourist Council	BOX 146	RED DEER, AB T4N 5E7	
L-7 Inc.	204 4929 50 Street	RED DEER, AB T4N 1X9		
595452 Alberta Ltd.	5930 41 St Crescent	RED DEER, AB T4N 1B7		
Mcdonald's Restaurants Of Canada Limited	4400 Still Creek Drive	BURNABY, BC V5C 6C6		
C-A Meats Ltd.	C/O Alberta Treasury Branch	ATT: JACKIE GAUTHIER	2ND FLR 239 8TH AV S W	CAI
Jenco Holdings Ltd.	5230 53 Avenue	RED DEER, AB T4N 5K2		
Roll'n Oilfield Industries Ltd.	503 5208 53 Avenue	RED DEER, AB T4N 5K2		
Jenco Holdings Ltd.	5230 53 Avenue	RED DEER, AB T4N 5K2		
Temegan Holdings Ltd.	2184 Michelle Crescent	KELOWNA, BC V1Z 3B6		
Hekla Holdings Ltd.	Box 4 Site 10 R R 4	RED DEER, AB T4N 5E4		
Maico The Hearing Aid Experts Inc.	2 5116 52 Street	RED DEER, AB T4N 6Y4		
563765 Alberta Inc.	4 5116 52 Street	RED DEER, AB T4N 6Y4		
Darren T. Pohl Professional Corporation	3802 42 Avenue	RED DEER, AB T4N 2Z4		
Swell Investments Ltd.	Box 128	RED DEER, AB T4N 3C8		
Gaetz Avenue Home Design Group Ltd.	RR 4 LCD I	RED DEER, AB T4N 5E4		
Snell & Oslund Surveys (1979) Ltd.	2 5128 52 Street	RED DEER, AB T4N 6Y4		

Shell Canada Products Limited	Att Property Tax Dept	P O Box 100 Station M	CALGARY, AB T2P 2H5
Imperial Oil Limited	Box 422	Don Mills Station	TORONTO, ON M3C 2T2
532815 Alberta Ltd.	6209 46 Avenue	RED DEER, AB T4N 6Z1	
Speer Painting & Decorating Ltd.	4676 61 Street	RED DEER, AB T4N 2R2	
Wallah Fairway Markers (1987) Ltd.	4948 54 Avenue	RED DEER, AB T4N 5K8	
509132 Alberta Ltd.	4928 53 Avenue	RED DEER, AB T4N 5J9	
552861 Alberta Ltd.	3434 Cornett Road	VANCOUVER, BC V5M 2H1	
William R Young Prof Corp.	250 5201 43 Street	RED DEER, AB T4N 1C7	
597084 Alberta Ltd.	11348 142 Street	EDMONTON, AB T5M 1T9	
942577 Alberta Ltd.	25 Allsop Drive	RED DEER, AB T4R 2J1	
Edward G & Kathleen & Kyle Liptak	E1 5560 45 Street	RED DEER, AB T4N 1L1	
Nutri-West Products Ltd.	E14 5560 45 Street	RED DEER, AB T4N 1L1	
915432 Alberta Ltd.	4 5560 45 Street	RED DEER, AB T4N 1L1	
Derek James Naugler	35 Kentwood Drive	RED DEER, AB T4P 3R1	
Canadian Appliance Service Ltd.	E6 5560 45 Street	RED DEER, AB T4N 1L1	
Soth Inc.	44 Pallo Close	RED DEER, AB T4P 1J3	
He-Man Western Products Inc.	E12 5560 45 Street	RED DEER, AB T4N 1L1	
Nutri-West Products Ltd.	E14 5560 45 Street	RED DEER, AB T4N 1L1	
897763 Alberta Ltd.	Box 12 Site 10 Rr 4	RED DEER, AB T4N 5E4	
595452 Alberta Ltd.	5930 41 St Crescent	RED DEER, AB T4N 1B7	
976313 Alberta Ltd.	101 5590 45 Street	RED DEER, AB T4N 7C4	
Robert J & Shirley A Stacey	104 5590 45 Street	RED DEER, AB T4N 7C4	
Milamco Developments Ltd.	96 Denison Crescent	RED DEER, AB T4R 2G1	
Florence Roseanna Nielsen	201 5590 45 Street	RED DEER, AB T4N 7C4	
Jack & Theresa Knight	202 5590 45 Street	RED DEER, AB T4N 7C4	
Margaret Mae Cooper	205 5590 45 Street	RED DEER, AB T4N 7C4	
Lawrence John & Marilyn	Katherina Sept	204 5590 45 Street	RED DEER, AB T4N 7C4
Leonard A & Elna G Olson	206 5590 45 Street	RED DEER, AB T4N 7C4	
Dianne S Farion	207 5990 45 Street	RED DEER, AB T4N 7C4	
Darlene Bates	301 5590 45 Street	RED DEER, AB T4N 1L1	
Lloyd Alan & Mae Mcmurdo	302 5590 45 Street	RED DEER, AB T4N 7C4	
Brenda Munro	303 5590 45 Street	RED DEER, AB T4N 7C4	
Sandra Laidler	304 5590 45 Street	RED DEER, AB T4N 7C4	

Barry Beacock & Lorna Tate	305 5590 45 Street	RED DEER, AB T4N 7C4	
Christine Ho	306 5590 45 Street	RED DEER, AB T4N 7C4	
Milamco Ltd.	96 Denison Crescent	RED DEER, AB T4R 2G1	
Andrew A & Evelyn L Pochylko	308 5590 45 Street	RED DEER, AB T4N 7C4	
Robert A & Carol S Weddell	401 - 5590 - 45 Street	RED DEER, AB T4N 1L1	
John Brenham Chapman &	Jane Robinson Chapman	402 5590 45 Street	RED DEER, AB T4N 7C4
Loreen D Allison & Mark S Sadler	403 5590 45 Street	RED DEER, AB T4N 7C4	
Richard & Lorna Townell	404 5590 45 Street	RED DEER, AB T4N 7C4	
Darrell & M Kathy Sonnenberg	Box 25001 Deer Park PO	RED DEER, AB T4R 2M2	
Juanita L Knight	4009 44 Street	PONOKA, AB T4J 1B8	
Gary W. & Judy J. Seher	407 5590 45 Street	RED DEER, AB T4N 7C4	
Robert Cook	408 5590 45 Street	RED DEER, AB T4N 7C4	
Red Deer Columbus Club	4 5579 47 Street	RED DEER, AB T4N 1S1	
815475 Alberta Ltd.	63 Oberlin Avenue	RED DEER, AB T4N 4X1	
L-7 Inc.	204 4929 50 Street	RED DEER, AB T4N 1X9	
G & L Holdings Inc.	5215 54 Avenue	RED DEER, AB T4N 5K5	
Natalino & Rita Morin	Box 608	LACOMBE, AB T0C 1S0	
Soth Inc.	44 Pallo Close	RED DEER, AB T4P 1J3	
LB Inc.	204 4929 50 Street	RED DEER, AB T4N 1X9	
Canadian Appliance Service Ltd.	E6 5560 45 Street	RED DEER, AB T4N 1L1	

DATE: **May 27, 2002**

TO: **Norma Lovell, Assessment**

FROM: **Cheryl Adams**
City Clerk's Office

RE: **Land Use Bylaw Amendment 3156/S-2002**
C1A District

Please provide **Sheri Eklund** with the names and addresses of the property owners in the C1A District (downtown Red Deer).

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

Thanks Norma.

C.G. Adams
City Clerks' Office

Attach.

THE CITY OF Red Deer

Council Decision – Monday May 6, 2002

DATE: May 7, 2002

TO: **Paul Meyette, Parkland Community Planning Services**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/S-2002**
C1A District Amendments

Reference Report:
Parkland Community Planning Services, dated April 26, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/S-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, June 17, 2002 in the Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/S-2002 provides for the Municipal Planning Commission to have the ability to review redevelopment proposals in the Riverlands Area to ensure they fall within the vision of the Greater Downtown Action Plan for these areas. The City will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/S-2002

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

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

1 In the C1A Commercial (City Centre West) District, Section 103(1), 103(4), 103(7), 103(8) and 103(9) are hereby deleted and the section renumbered consecutively.

2 Following renumbering, the following permitted use is added to Section 103:

"103(5) Merchandise Sales and/or Rental excluding all motor vehicles, machinery and fuel – maximum building size of 1500 square metres (16146 sq ft.)"

3. The following discretionary uses are added to Section 104:

"104 (13) Merchandise Sales and/or Rental
104 (14) Service and Repair of any Articles
104 (15) Warehouse in the Existing Structure
104 (16) Commercial Recreation Facility
104 (17) Institutional Service Facility"

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

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

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

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

MAYOR

CITY CLERK

FILE

THE CITY OF Red Deer

Council Decision – June 17, 2002

Office of the City Clerk

DATE: June 18, 2002

TO: Paul Meyette, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/S-2002
C1A District Amendments

Reference Report:
City Clerk, dated May 7, 2002, and Parkland Community Planning Services, dated April 26, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/S-2002 provides for the Municipal Planning Commission to have the ability to review redevelopment proposals in the Riverlands Area to ensure they fall within the vision of the Greater Downtown Action Plan for these areas. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/S-2002

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"104 (13) Merchandise Sales and/or Rental
104 (14) Service and Repair of any Articles
104 (15) Warehouse in the Existing Structure
104 (16) Commercial Recreation Facility
104 (17) Institutional Service Facility"

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/T-2002**
Portion of NE ¼ Sec. 3-38-27-4
Anders Southeast (Aspen Ridge) – Phase 10
Melcor Developments Ltd.

Reference Report:
City Clerk, dated May 7, 2002 and Parkland Community Planning Services, dated April 29, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/T-2002

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

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

1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

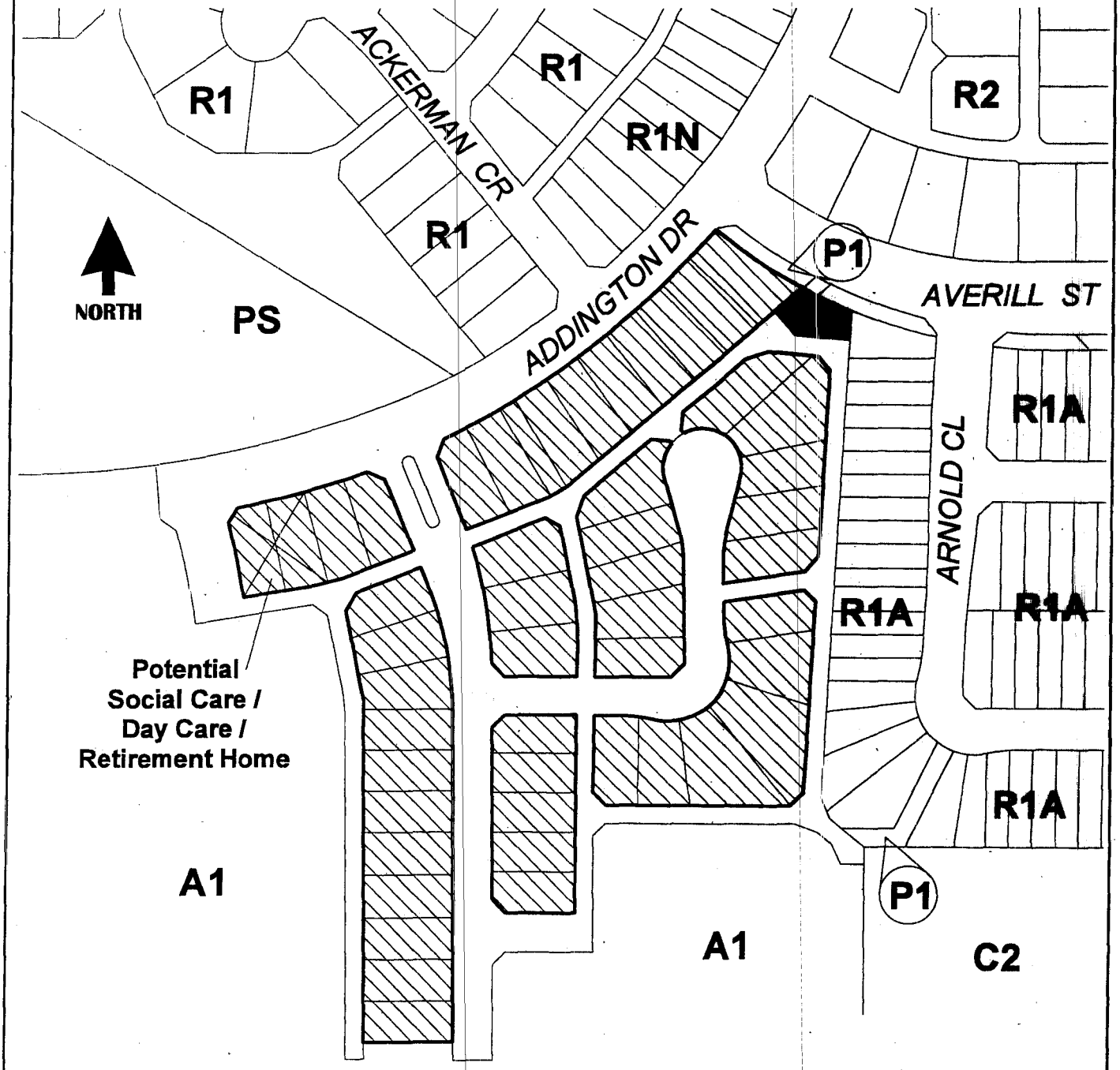
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

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

MAP No. 25 / 2002
BYLAW No. 3156 / T- 2002

DATE: **May 7, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/T-2002**
Portion of NE ¼ Sec. 3-38-27-4
Anders Southeast (Aspen Ridge) – Phase 10
Melcor Developments Ltd.

History

At the Monday, May 6, 2002 meeting of Council, Land Use Bylaw Amendment 3156/T-2002 was given first reading.

Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk

/chk

LAND
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: April 29, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/T-2002
Portion of NE ¼ Sec. 3-38-27-4
Anders Southeast (Aspen Ridge) – Phase 10
Melcor Developments Ltd.

Melcor Developments Ltd. is proposing to develop Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 consists of 48 single-family lots, 1 municipal reserve lot, and 1 public utility lot. The proposal rezones approximately 4.46ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District. Proposed Lots 1 & 2 in Block 9 is the designated "social/day/retirement home site" for the neighbourhood and it will be advertised for at least 3 months before the underlying 2 single-family lots can be registered. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neigbourhood Area Structure Plan.

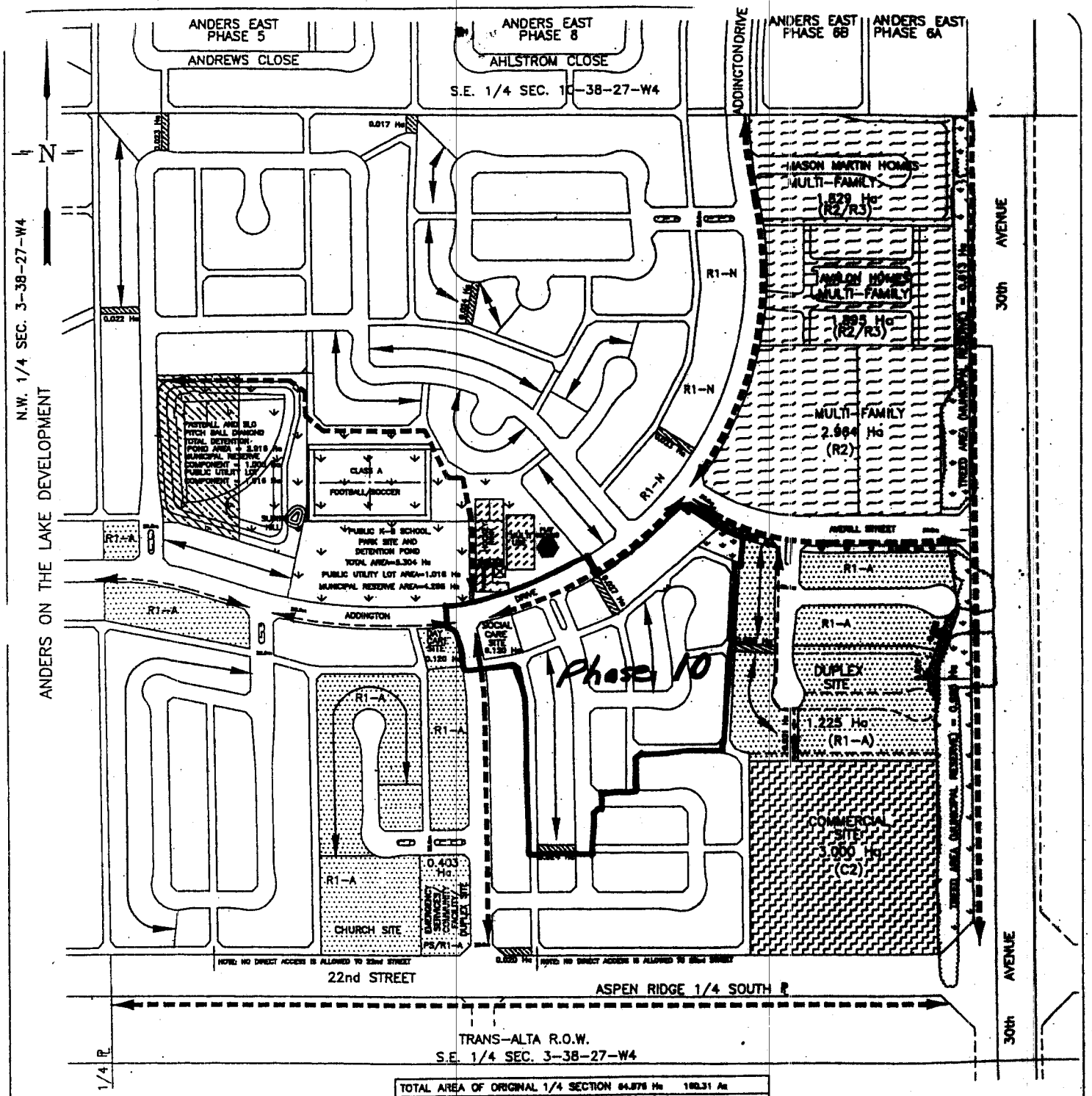
Recommendation

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

Sincerely,

Frank Wong,
Planning Assistant

Attachment



LEGEND:

- TWO STOREY RESIDENTIAL WITH WALKOUT BASEMENTS PERMITTED
- SINGLE FAMILY
- MULTI-FAMILY
- DUPLEX
- COMMERCIAL
- PUBLIC UTILITY LOTS
- SCHOOL, PARKS, AND PUBLIC OPEN SPACE
- MINOR PEDESTRIAN WALKWAYS AND BIKE PATHS
- MAIN PEDESTRIAN WALKWAYS

TOTAL AREA OF ORIGINAL 1/4 SECTION	64.575 Ha	160.31 Ac	
28th STREET AND 30th AVENUE WIDENING	4.627 Ha	11.43 Ac	
DEVELOPABLE AREA	60.248 Ha	148.88 Ac	100%
SINGLE FAMILY- DETACHED (R1)	22.686 Ha	56.61 Ac	37.4%
SINGLE FAMILY- NARROW (R1-N)	1.086 Ha	2.68 Ac	1.8%
MULTIPLE FAMILY (R2/R3)	3.724 Ha	9.20 Ac	6.2%
MULTIPLE FAMILY (R2)	2.965 Ha	7.33 Ac	4.9%
COMMERCIAL (C2)	3.000 Ha	7.41 Ac	5.0%
EMERGENCY SERVICES/COMMUNITY FACILITY/ DUPLEX SITE (PS/R1-A)	0.402 Ha	0.99 Ac	0.7%
DUPLEX LOTS (R1-A)	5.382 Ha	13.30 Ac	8.9%
CHURCH SITE (R1-A)	0.811 Ha	2.00 Ac	1.3%
DAY CARE SITE (R1-A)	0.120 Ha	0.30 Ac	0.2%
SOCIAL CARE SITE (R1)	0.121 Ha	0.30 Ac	0.2%
PUBLIC K-9 SCHOOL, PARK AND WALKWAYS (P1)	4.530 Ha	11.19 Ac	7.5%
TREED AREA ALONG 30th AVENUE (P1)	1.609 Ha	3.98 Ac	2.7%
STORM DETENTION POND (PS)	1.016 Ha	2.51 Ac	1.7%
PUBLIC UTILITY LOTS (PS)	0.256 Ha	0.63 Ac	0.4%
ROADS	12.722 Ha	31.43 Ac	21.1%

FIGURE 3
DEVELOPMENT CONCEPT

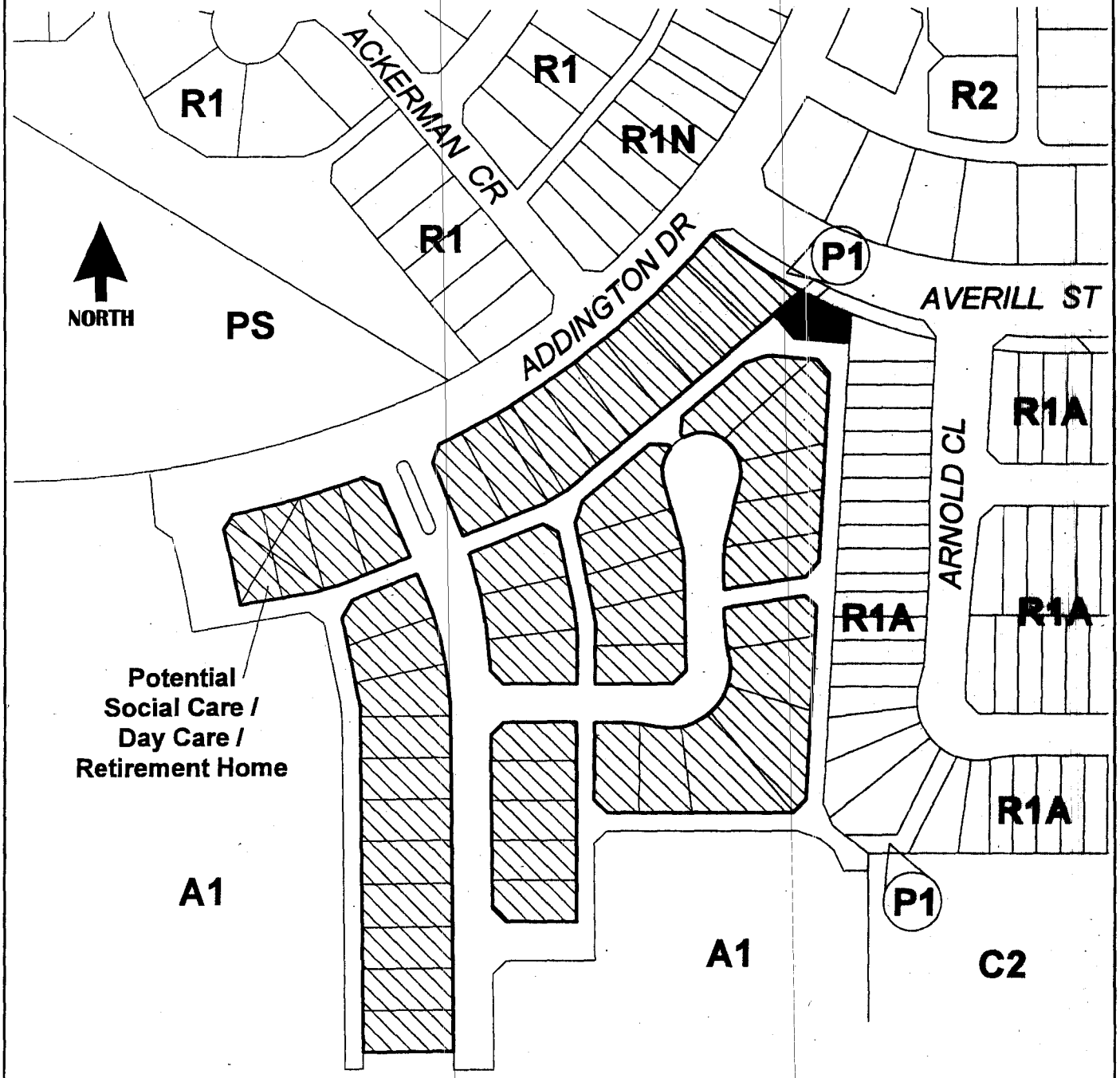
SCALE 1:5000

REVISED APR 09/01

AL-TERRA

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

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

MAP No. 25 / 2002
BYLAW No. 3156 / T- 2002

LAND USE BYLAW 3156/T-2002
Anders Southeast (Aspen Ridge) Phase 10

4 43650

DESCRIPTION: development of Phase 10 consisting of 48 single family lots 1 municipal reserve & 1 public utility lot

FIRST READING: May 6, 2002

FIRST PUBLICATION: May 31, 2002

SECOND PUBLICATION: June 7, 2002

PUBLIC HEARING & SECOND READING: June 17, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☑ $ 400. NO ☐ BY: Nelson

ACTUAL COST OF ADVERTISING:

1ST $ 284.48 & 2ND $ 284.48 TOTAL: $ 568.96

MAP PREPARATION: $ _____

TOTAL COST: $ 568.96

LESS DEPOSIT RECEIVED: $ (400.-)

AMOUNT OWING/ (REFUND): $ 168.96

INVOICE NO.: 43650

(Account No. 59.5901)

THE CITY OF Red Deer

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/T-2002**
Portion of NE ¼ Sec. 3-38-27-4
Anders Southeast (Aspen Ridge) – Phase 10
Melcor Developments Ltd.

Reference Report:
City Clerk, dated May 7, 2002 and Parkland Community Planning Services, dated April 29, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

THE CITY OF RED DEER RECEIPT

02 05 16
YY MM DD

RECEIVED FROM Melcor Developments $ 800.00

THE SUM OF Eight hundred / — Dollars

DESCRIPTION Aspen Ridge PH 10 & Devonshire PH 11
T Q

	Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	59. 5901				800.00
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	2.3210				

For Deposit Only To
City of Red Deer
Bank of Montreal
Main Br., Red Deer
001-05512-1

GST Registration #R119311785

Not Valid Unless Machine Printed

FILE

May 28, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/T-2002
Anders Southeast (Aspen Ridge) Phase 10

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the Anders Southeast (Aspen Ridge) Phase 10 area you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/T-2002**, which will rezone approximately 4.46 ha (11.0 acres) of land in the Anders Southeast (Aspen Ridge) subdivision from Future Urban Development to Residential Low Density and Parks and Recreation. Phase 10 will include 48 single family lots, 1 public utility lot and 1 municipal reserve lot. You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 11, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

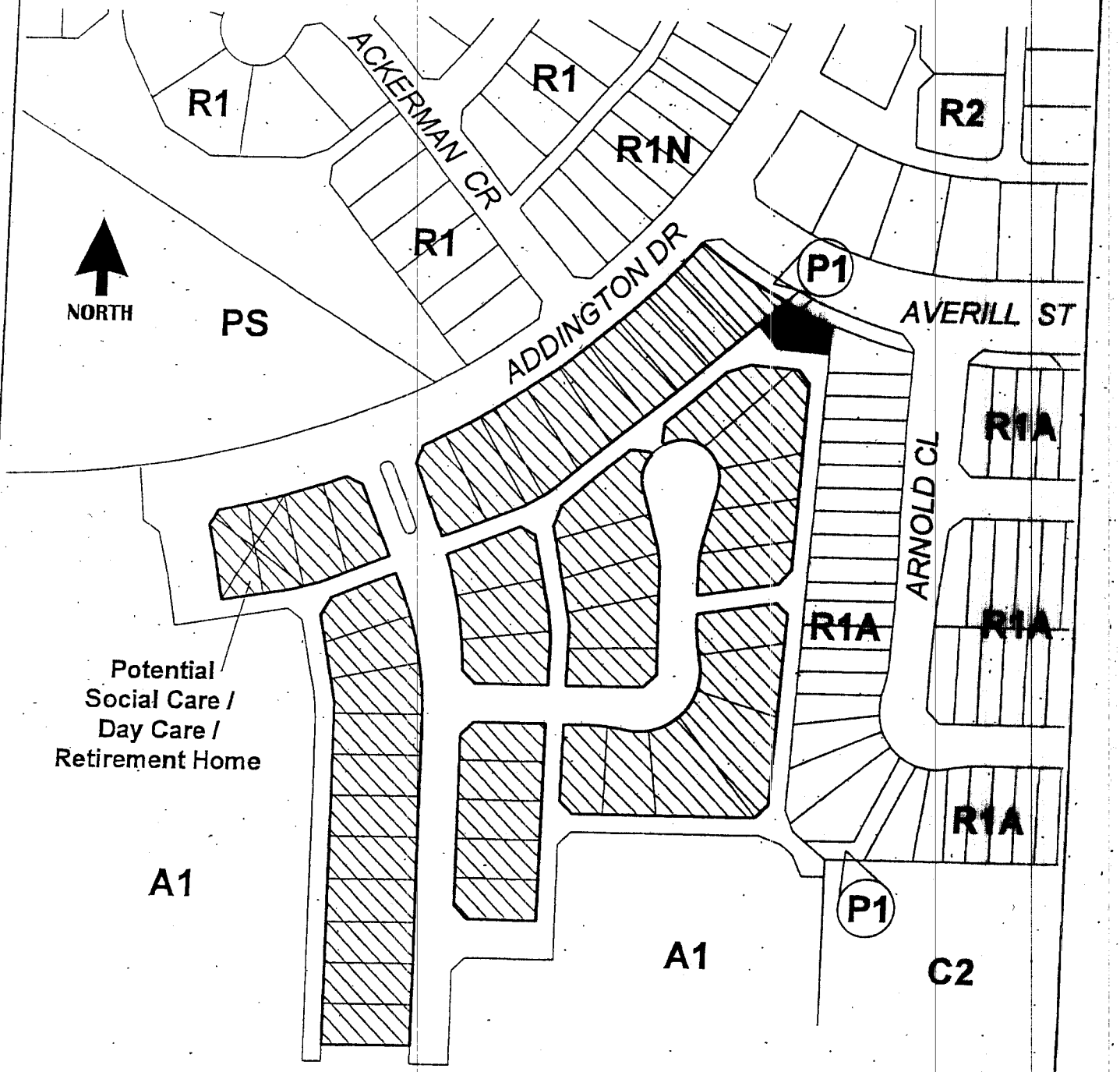
Yours truly,

Kelly Kloss
City Clerk

/attch.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

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

BYLAW No. 3156 / T- 2002

Ownername	OwnerAdd1	OwnerAdd2	OwnerAdd3
Melcor Developments Ltd.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8	
Jim Pattison Developments Ltd	16th Flr 1055 W Hastings Street	VANCOUVER, BC V6E 2H2	
Avalon Industries Ltd	4 6320 50 Avenue	RED DEER, AB T4N 4C6	
Marlin E Styner	4 Ackerman Crescent	RED DEER, AB T4R 3A8	
Krista Dawn Lanz	110 Addington Drive	RED DEER, AB T4R 2Y4	
Tyler Matson	112 Addington Drive	RED DEER, AB T4R 2Y4	
Kirby B & Janet Heidinger	114 Addington Drive	RED DEER, AB T4R 2Y4	
Balvir Singh & Mohinder Kaur Mand	116 Addington Drive	RED DEER, AB T4R 2V8	
Clews Storage Mgt Keho Ltd	Box 27051	RED DEER, AB T4N 6X8	
Jeffery & Lisa Blankenship	120 Addington Drive	RED DEER, AB T4R 3A8	
William Charles, Donald	Kenneth & Iliene M Gagne	122 Addington Drive	RED DEER, AB T4R 3A8

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 7, 2002

Fax: 343-7510

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

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/T-2002
Portion of NE ¼ Sec. 3-38-27-4
Anders Southeast (Aspen Ridge) – Phase 10
Melcor Developments Ltd.

At the City of Red Deer's Council meeting held Monday, May 6, 2002, first reading was given to Land Use Bylaw Amendment 3156/T-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require the deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
/chk
c Parkland Community Planning Services
C. Adams, Administrative Assistant

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

* * * Transmission Result Report(MemoryTX) (May. 7. 2002 12:56PM) * * *

1) CITY OF RED DEER
2) City Clerks Dept

te/Time: May. 7. 2002 12:54PM

File No.	Mode	Destination	Pg(s)	Result	Page Not Sent
1986	Memory TX	3437510	P. 3	OK	

Reason for error
E.1) Hang up or line fail
E.2) Busy
E.3) No answer
E.4) No facsimile connection

The City of Red Deer

Office of the City Clerk

May 7, 2002

Fax: 343-7310

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

Dear Sirs:

Re: **Land Use Bylaw Amendment 3156/T-2002**
Portion of NE ¼ Sec. 3-38-27-4
Anders Southeast (Aspen Ridge) – Phase 10
Melcor Developments Ltd.

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Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require the deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk
/chk
c Parkland Community Planning Services
C. Adams, Administrative Assistant

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

THE CITY OF Red Deer

Council Decision – Monday May 6, 2002

DATE: May 7, 2002

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

RE: **Land Use Bylaw Amendment 3156/T-2002**
Portion of NE ¼ Sec. 3-38-27-4
Anders Southeast (Aspen Ridge) – Phase 10
Melcor Developments Ltd.

Reference Report:
Parkland Community Planning Services, dated April 29, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/T-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, June 17, 2002 in the Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan. Melcor Developments Ltd. will be responsible for the advertising costs.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/T-2002

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

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

1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

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

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

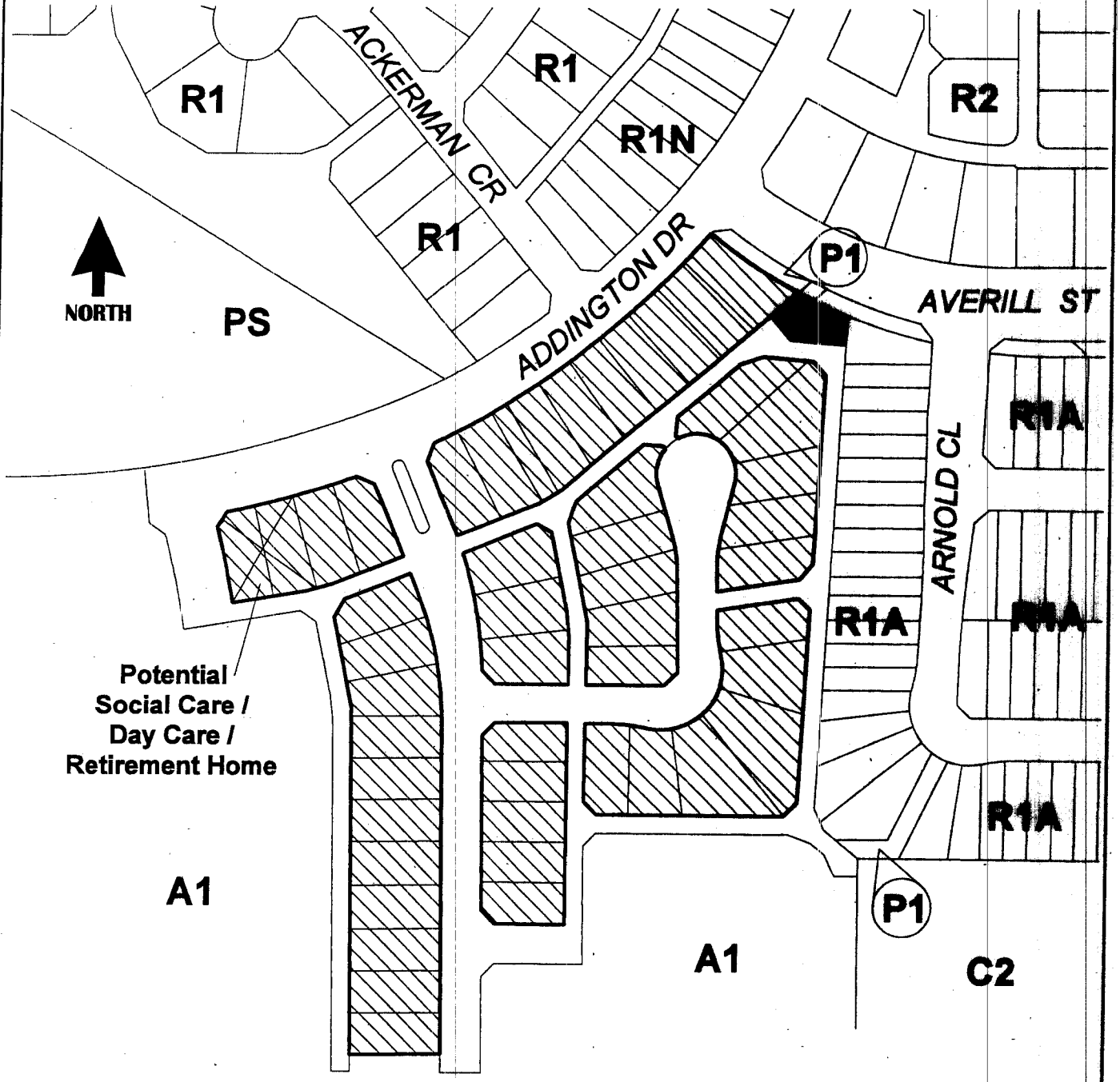
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

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

MAP No. 25 / 2002
BYLAW No. 3156 / T- 2002

DATE: May 22, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: **Land Use Bylaw Amendment 3156/T-2002**
Anders Southeast Aspen Ridge Phase 10

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

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

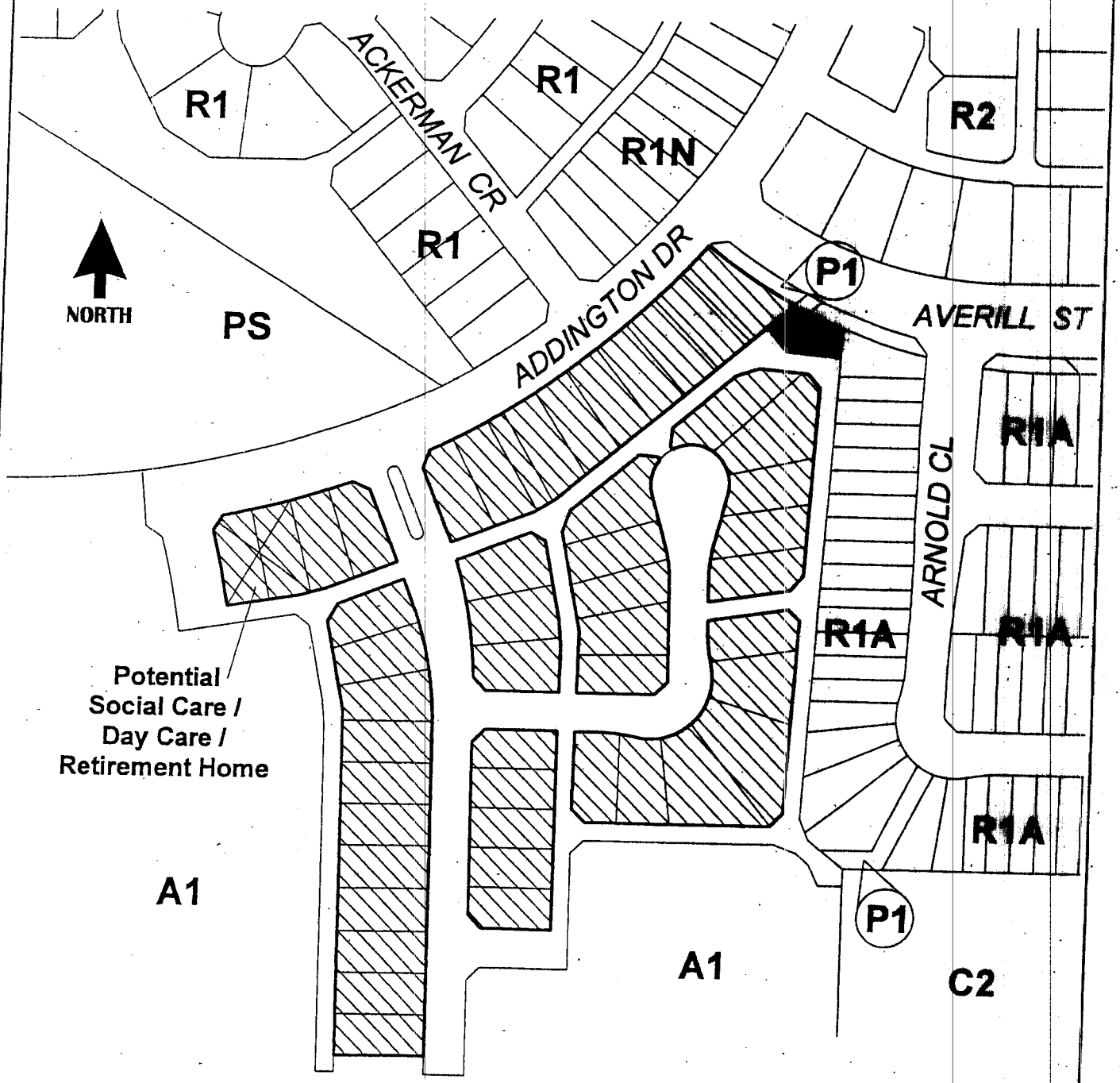
Thanks Norma.

C.G. Adams
City Clerks' Office

Attach.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

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

BYLAW No. 3156 / T- 2002

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

FILE

June 18, 2002

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

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/T-2002
Portion of NE ¼ Sec. 3-38-27-4
Anders Southeast (Aspen Ridge) – Phase 10
Melcor Developments Ltd.

At the City of Red Deer's Council meeting held Monday, May 6, 2002, a Public hearing was held with respect to Land Use Bylaw Amendment 3156/T-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/T-2002 was given second and third readings, a copy of which is attached for your information.

Land Use Bylaw Amendment 3156/T-2002 provides for the rezoning of approximately 4.46 ha (11.0ac) of land from A1 Future Urban Development to R1 Residential Low Density District and P1 Parks and Recreation District for the development of Phase 10 of the Anders Southeast (Aspen Ridge) Subdivision. Phase 10 will consist of 48 single-family lots, 1 municipal reserve lot and 1 public utility lot. The proposed land use complies with the Anders Southeast (Aspen Ridge) Neighbourhood Area Structure Plan.

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

Sincerely,

Kelly Kloss
City Clerk
/chk
c Parkland Community Planning Services
C. Adams, Administrative Assistant

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

BYLAW NO. 3156/T-2002

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

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

1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

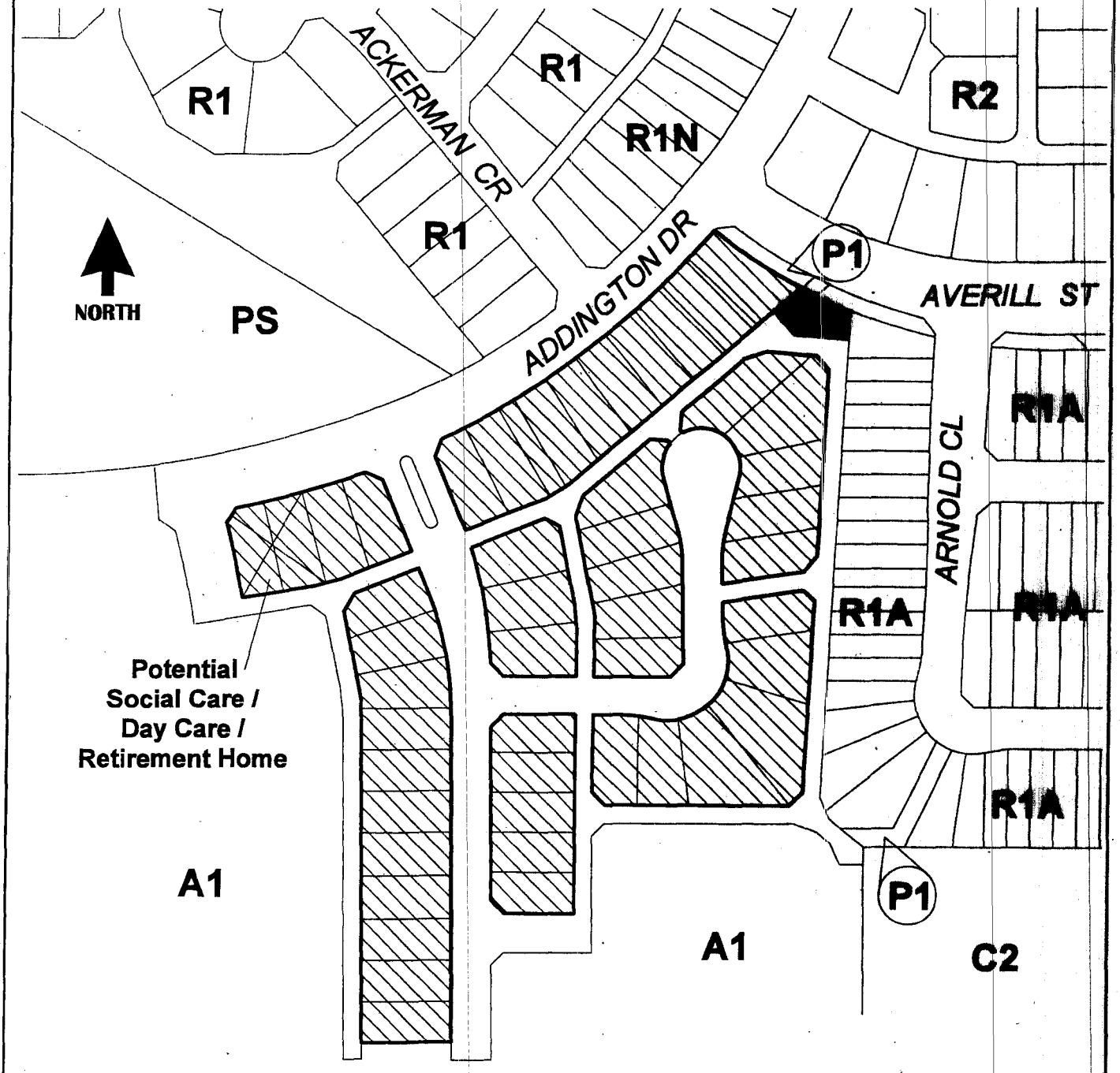
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

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

MAP No. 25 / 2002
BYLAW No. 3156 / T- 2002

DATE: **May 22, 2002**

TO: **City Council**

FROM: **Deputy City Clerk**

RE: **Land Use Bylaw Amendment 3156/U-2002**
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

History

At the Tuesday, May 21, 2002 meeting of Council, Land Use Bylaw Amendment 3156/U-2002 was given first reading.

Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

N. Housenga

Nona Housenga
Deputy City Clerk

/chk

KLAND
MMUNITY
PLANNING
SERVICES

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

Date: May 8, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/U-2002
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

Pemberton Holdings Ltd. is proposing to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 4 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposal rezones approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District. The proposed land use complies with the Lancaster East (Lonsdale) Neigbourhood Area Structure Plan.

Recommendation

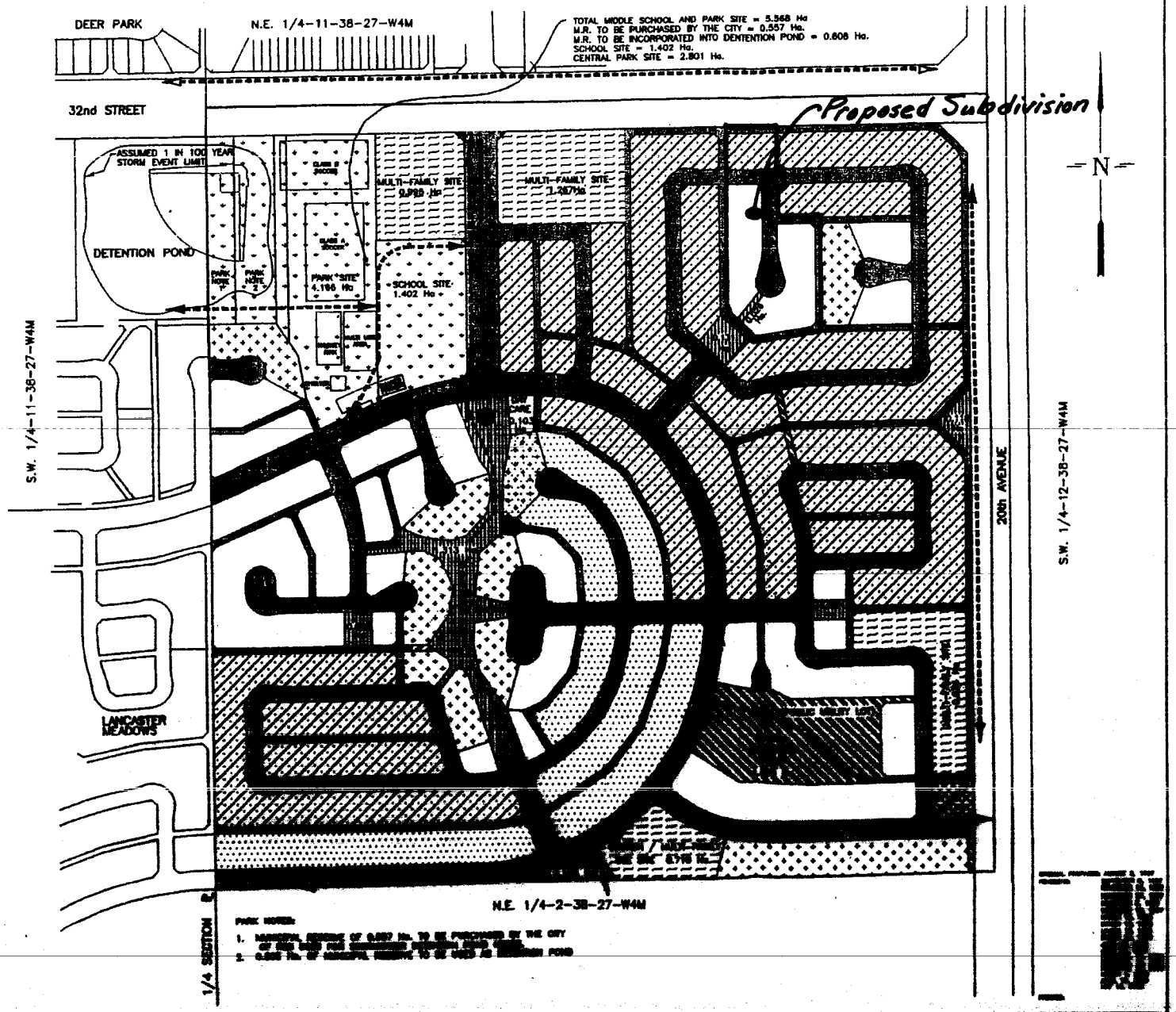
The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/U-2002.

Sincerely,

Frank Wong

Frank Wong,
Planning Assistant

Attachment



RED DEER

OUTLINE PLAN

SHOWING

SUBDIVISION

OF THE

S.E.1/4, 11-38-27-W4

FOR

LAEBON DEVELOPMENTS LTD.

SCALE:

FULL SIZE: 1:2000 M
11"x17": N.T.S.

LEGEND:

- SINGLE FAMILY DETACHED (R1)
- SINGLE FAMILY NARROW (R1-N)
- SEMI DETACHED (R1-A)
- TWO STOREY WALKOUT BASEMENT, SINGLE DETATCHED.
- TWO STOREY WALKOUT BASEMENT, SEMI-DETATCHED.
- MULTI-FAMILY - R2/R3
- WALKWAYS AND LOCAL PARKS
- NEIGHBOURHOOD COMERCIAL
- MIDDLE SCHOOL AND PARK
- PUBLIC UTILITY LOTS
- ROADS AND LANES
- MEDIANS FOR COLLECTOR OR RESIDENTIAL ROADS
- MAIN PEDESTRIAN LINKAGE
- CHILDREN'S PLAYGROUND

NOTES:

1.. ALL ROAD RIGHT OF WAYS ARE 15.00m WIDE, UNLESS OTHERWISE NOTED.
2.. R1-N LOTS ARE TO BE LOCATED ONLY IN AREAS WHERE THERE IS A MINIMUM LOT DEPTH OF 38.8m.

AREAS:

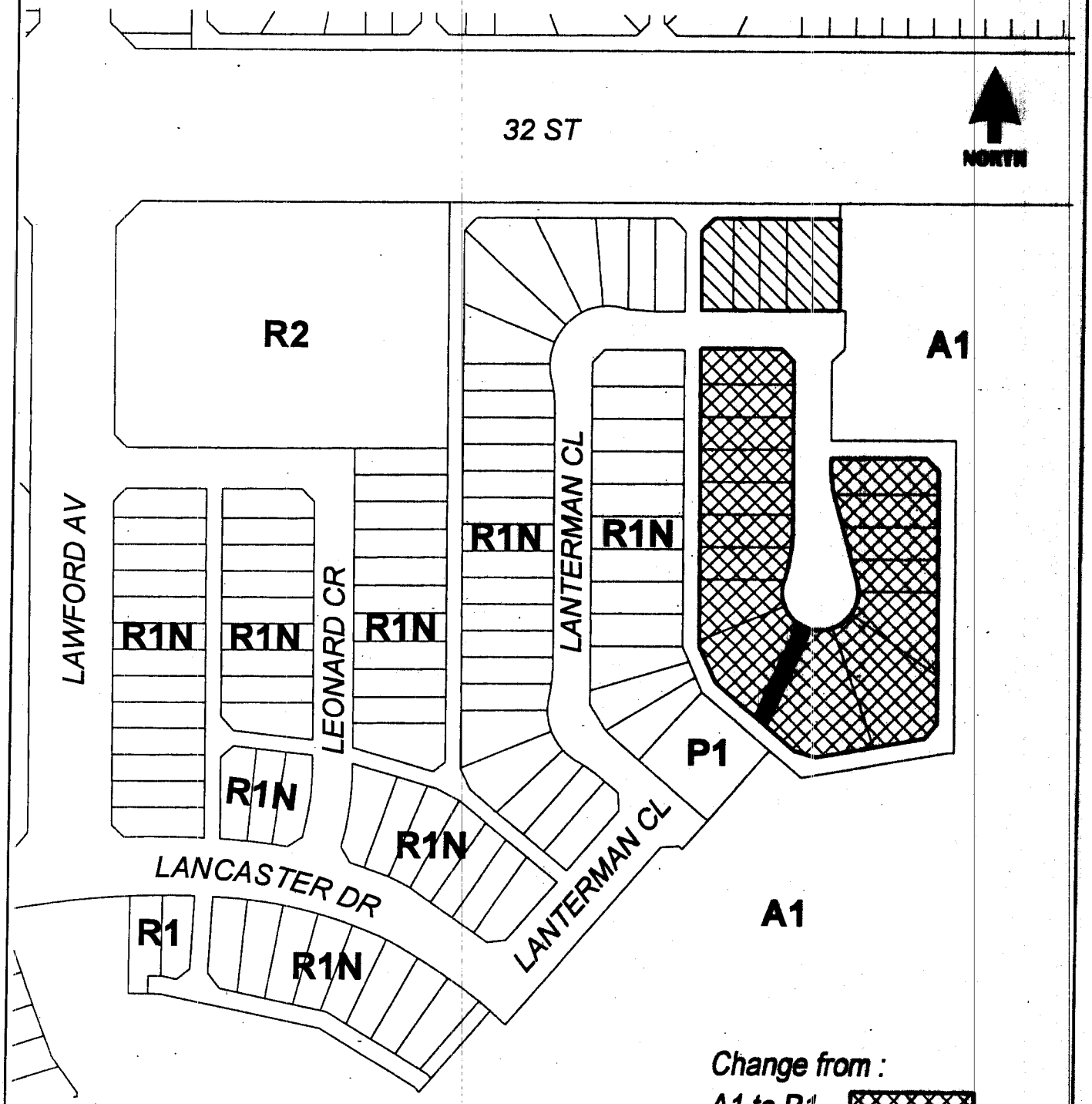
TOTAL AREA OF ORIGINAL 1/4 SECTION	64.794 Ha	160.00 Ac	
32nd STREET AND 20th AVENUE WIDENING	0.422 Ha	0.91 Ac	
DEVELOPABLE AREA	64.372 Ha	159.09 Ac	100%
SINGLE FAMILY-DETACHED (R1)	11.705 Ha	28.97 Ac	18.2%
SINGLE FAMILY-NARROW (R1-N)	16.659 Ha	39.32 Ac	25.9%
SEMI-DETACHED (R1-A)	6.140 Ha	15.70 Ac	9.5%
MULTI-FAMILY LAND USE	3.160 Ha	7.80 Ac	4.9%
COMMERCIAL	0.360 Ha	0.91 Ac	0.5%
SW SWM SITE	0.160 Ha	0.39 Ac	0.2%
CHURCH SITE	0.560 Ha	1.39 Ac	1.0%
MIDDLE SCHOOL SITE, PARK SITE	3.600 Ha	10.10 Ac	5.6%
LOCAL ROADS AND LANEWAYS	1.650 Ha	4.20 Ac	2.6%
M.R. CENTRAL PARK SITE	1.200 Ha	4.20 Ac	2.6%
PEDESTRIAN PATH, ETC.	0.600 Ha	0.20 Ac	0.1%
NET	14.977 Ha	29.87 Ac	20.0%
GROSS	4.444 Ha	10.00 Ac	
RESIDENTIAL	3.160 Ha	17.70 Ac	
OTHER	3.660 Ha	3.60 Ac	

SURVEY BY
INTERPLAN STRATEGIES INC.

PREPARED FOR
LAEBON DEVELOPMENTS LTD.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to R1
A1 to R1A
A1 to P1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)
R1A - Residential (Semi-Detached Dwelling)
P1 - Parks and Recreation

MAP No. 26 / 2002
BYLAW No. 3156 / U- 2002

4 3651

LAND USE BYLAW 3156/U-2002
Lancaster East (Lonsdale) Phase 6

DESCRIPTION: Phase 6 consists of 16 single family lots, 5 narrow single family lots and 1 municipal reserve lot.

FIRST READING: May 6, 2002

FIRST PUBLICATION: May 31, 2002

SECOND PUBLICATION: June 7, 2002

PUBLIC HEARING & SECOND READING: June 17, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☑ $ 400. NO ☐ BY: Peaberton Holdings

ACTUAL COST OF ADVERTISING:

1ST $ 289.52 & 2ND $ 289.52 TOTAL: $ 579.12

MAP PREPARATION: $ _____

TOTAL COST: $ 579.12

LESS DEPOSIT RECEIVED: $ (400.00)

AMOUNT OWING/ (REFUND): $ 179.12

INVOICE NO.: 43654

(Account No. 59.5901)

THE CITY OF **Red Deer**

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/U-2002**
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

Reference Report:
Deputy City Clerk, dated May 22, 2002 and Parkland Community Planning Services, dated May 8, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

THE CITY OF RED DEER RECEIPT

RECEIVED FROM Pemberton Hldgs / Laebon Lands $ 400.00 02 05 30
YY MM DD

THE SUM OF Four hundred / Dollars

DESCRIPTION Land Use Bylaw - Advertising

	Account Number (Business Unit.Object.Subsidiary)	Subledger	T	Asset ID No.	Amount
G.L. DIST	59. 5901				400.00
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.L. DIST					
G.S.T.	2.3210				

GST Registration #R119311785

For Deposit to
City of Red Deer
Bank of Montreal
Main Branch
031-05[illegible]

Not Valid Unless Machine Printed

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

PH 4 LANDS

Needs $400. -

Office of the City Clerk

May 22, 2002

Pemberton Holdings Ltd.
c/o Laebon Developments Ltd.
5128 – 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/U-2002
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

At the City of Red Deer's Council meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/U-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

CK#252

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

FILE

May 28, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/U-2002
Lancaster East (Lonsdale) Phase 6

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/U-2002**, which will rezone approximately 1.717 ha (4.24 acres) of land in the Lancaster East (Lonsdale) subdivision from Future Urban Development to Residential Low Density, Residential narrow Lot District and Parks and Recreation. Phase 6 will include 16 single family lots, 5 narrow single family lots and 1 municipal reserve lot. You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 11, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

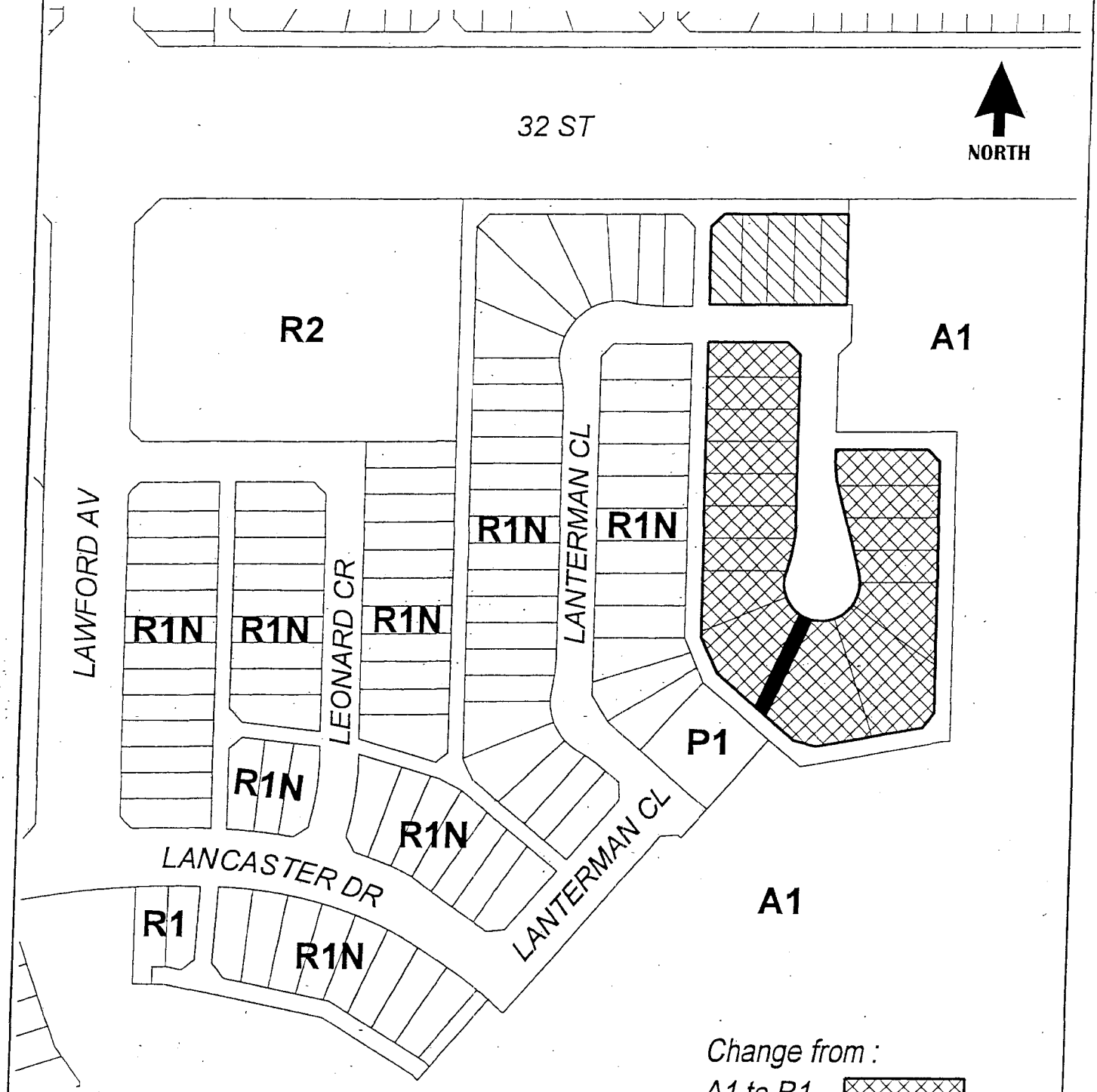
Yours truly,

Kelly Kloss
City Clerk

/attch.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to R1A

A1 to P1

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

BYLAW No. 3156 / U- 2002

Ownername	Owneradd1	OwnerAdd2	OwnerAdd3
Pemberton Holdings Ltd.	200 10020 101A Avenue	EDMONTON, AB T5J 3G2	
Harold James & Engelbertha Maria Lainchbury	111 Patterson Crescent	RED DEER, AB T4P 1J4	
Melcor Developments Ltd.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8	
Leslie Ann Scobie	5705 35 Street	RED DEER, AB T4N 0S5	
Deanna Janet Cave	92 Deschner Close	RED DEER, AB T4R 3C4	
Elizabeth M Bartko	96 Deschner Close	RED DEER, AB T4R 3C5	
Wallace & Marion Larkham	100 Deschner Close	RED DEER, AB T4R 3C5	
John P & Annie L Rogoschewsky	104 Deschner Close	RED DEER, AB T4R 3C5	
Ian W & Jami M Hume	108 Deschner Close	RED DEER, AB T4R 3C5	
Jennifer C & Richard V Ludlow	112 Deschner Close	RED DEER, AB T4R 3C5	
Cory C & Jennifer D Kingsfield	116 Deschner Close	RED DEER, AB T4R 3C3	
Kurt Gary Franson	120 Deschner Close	RED DEER, AB T4R 3C4	
Mary Leslie Skinner	124 Deschner Close	RED DEER, AB T4R 3C5	
Kelly Rae & Richard Paul Robinson	128 Deschner Close	RED DEER, AB T4R 3C4	
Chad Meyer	132 Deschner Close	RED DEER, AB T4R 3C1	
Kelly John Wabick	136 Deschner Close	RED DEER, AB T4R 3C5	
Cynthia L & Jeffrey A Oliver	140 Deschner Close	RED DEER, AB T4R 3C3	
Joel A R & Tracy J E Jackson	144 Deschner Close	RED DEER, AB T4R 1W3	
Andrew David Epp	148 Deschner Close	RED DEER, AB T4R 3C4	
Brent Allan Strauss	152 Deschner Close	RED DEER, AB T4R 2L7	
Trevor O & Angie M Schultz	84 Duckering Close	RED DEER, AB T4R 2Z4	
C Dean Rose & Lisa M Rose	80 Duckering Close	RED DEER, AB T4R 2Z4	
Robert & Sharon Hainsworth	76 Duckering Close	RED DEER, AB T4R 2Z4	
Jo-Anne Mcluhan & Kevin W Baldwin	72 Duckering Close	RED DEER, AB T4R 2Z3	
Corey Abercrombie	68 Duckering Close	RED DEER, AB T4R 2Z4	
Frank & Carol Bonham	64 Duckering Close	RED DEER, AB T4R 2Z3	
Huw A & Lisa E Williams	57 Leonard Crescent	RED DEER, AB T4R 3B5	
Robert James Zinken	41 Leonard Crescent	RED DEER, AB T4N 7B9	
Laebon Lands Ltd.	1 5128 52 Street	RED DEER, AB T4N 6Y4	
Chris, Cheryl, John & Dianne Quartly	33 Leonard Crescent	RED DEER, AB T4R 3B4	
Neal G & Joelene Darlene Maloney	21 Leonard Crescent	RED DEER, AB T4R 3B4	
Lyle A & Doris Peterson	17 Leonard Crescent	RED DEER, AB T4R 2B4	

DATE: May 22, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: **Land Use Bylaw Amendment 3156/U-2002**
Lancaster East (Lonsdale) Phase 6

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

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

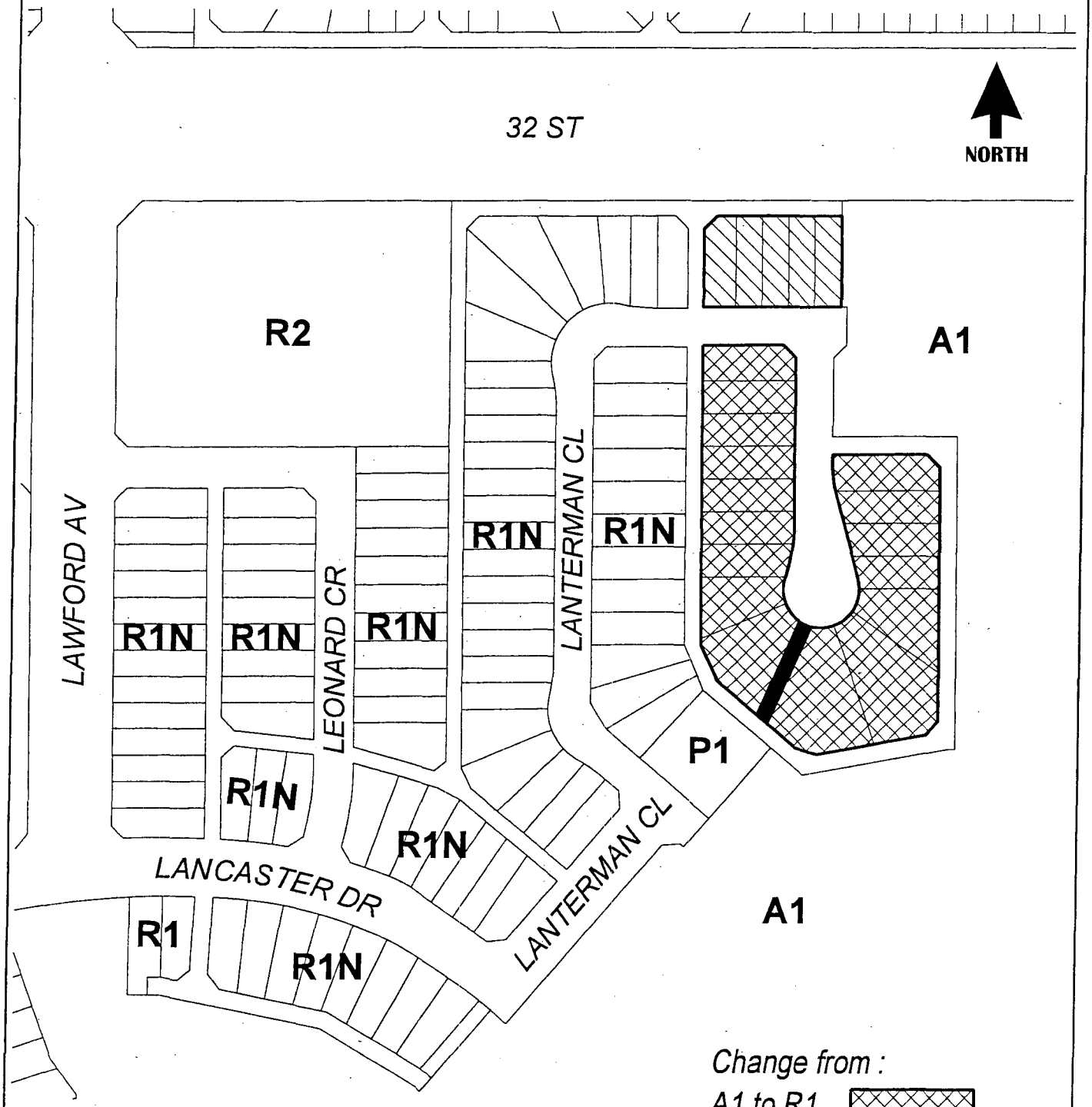
Thanks Norma.

C.G. Adams
City Clerks' Office

Attach.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to R1A

A1 to P1

AFFECTED DISTRICTS:

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

BYLAW No. 3156 / U- 2002

THE CITY OF Red Deer

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

RE: Land Use Bylaw Amendment 3156/U-2002
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

Reference Report:
Parkland Community Planning Services, dated May 8, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/U-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

N. Housenga

Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/U-2002

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

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

1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2002 attached hereto and forming part of the bylaw.

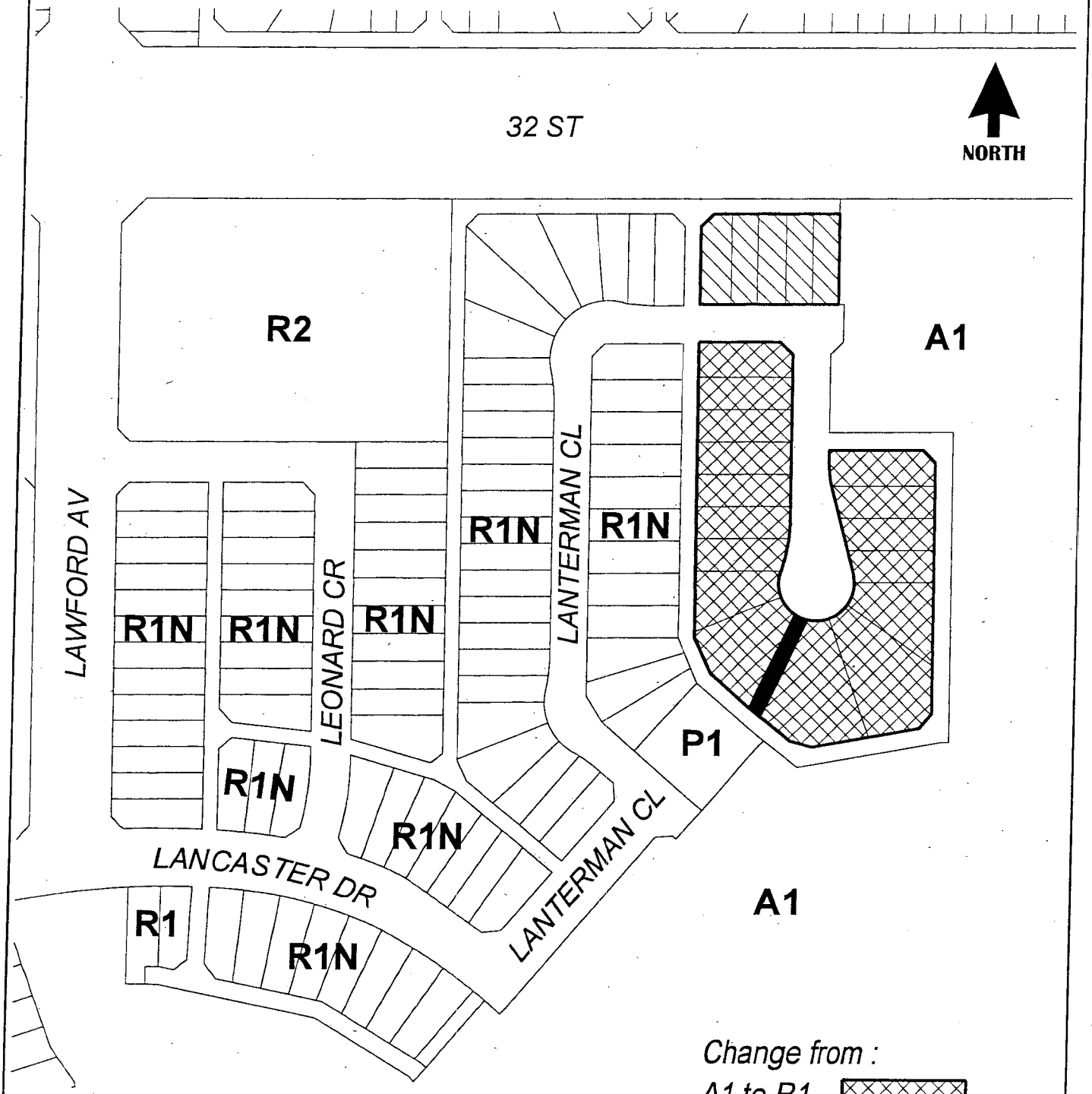
READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to R1A

A1 to P1

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

MAP No. 26 / 2002

BYLAW No. 3156 / U- 2002

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 22, 2002

Fax: 341-4165

Pemberton Holdings Ltd.
c/o Laebon Developments Ltd.
5128 – 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/U-2002
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

At the City of Red Deer's Council meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/U-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

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

Sincerely,

N. Housenga

Nona Housenga
Deputy City Clerk

/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/U-2002

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

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

1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2002 attached hereto and forming part of the bylaw.

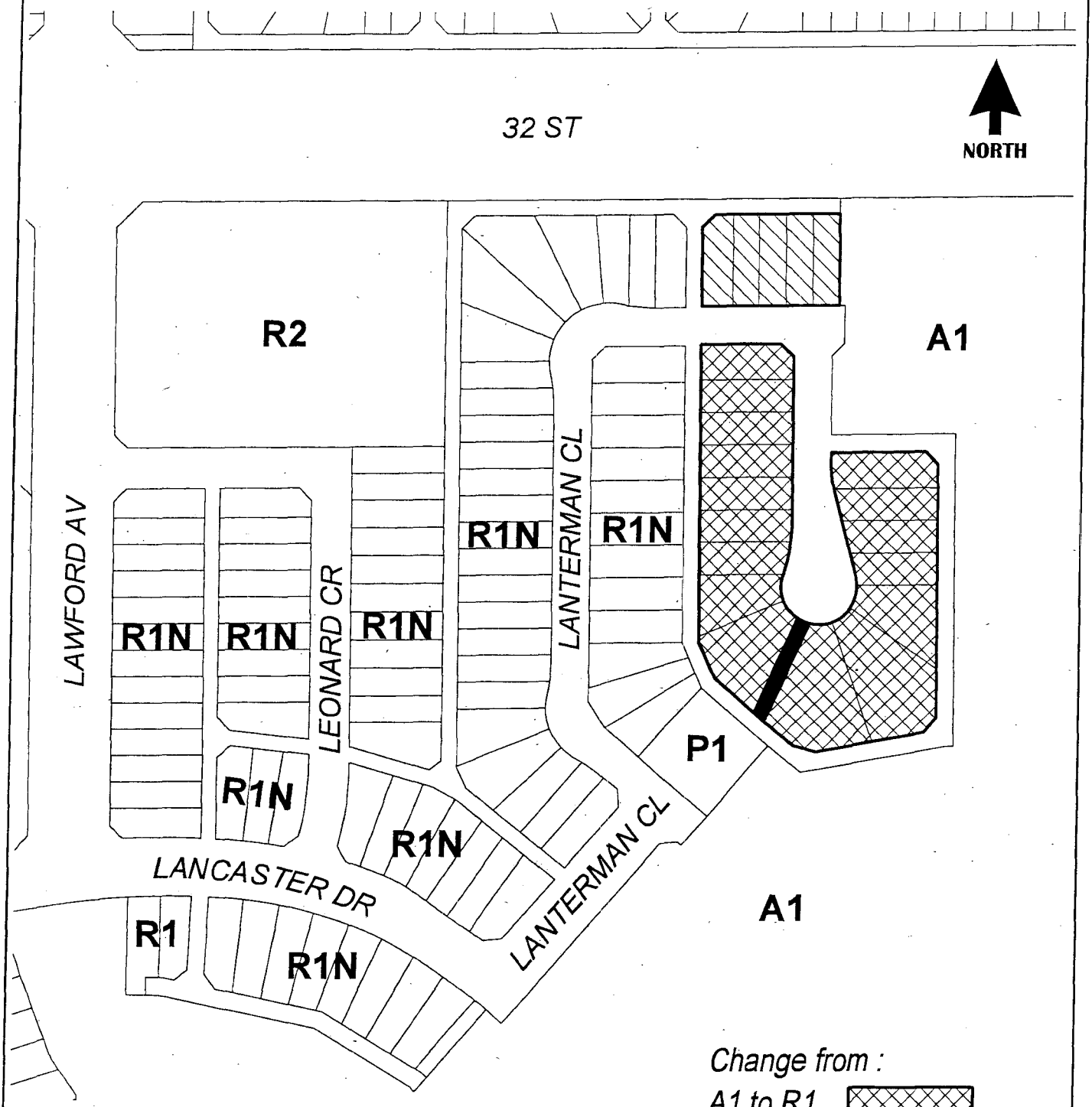
READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to R1A

A1 to P1

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

MAP No. 26 / 2002

BYLAW No. 3156 / U- 2002

THE CITY OF
Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/U-2002**
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

Reference Report:
Deputy City Clerk, dated May 22, 2002 and Parkland Community Planning Services, dated May 8, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/U-2002

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

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

1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

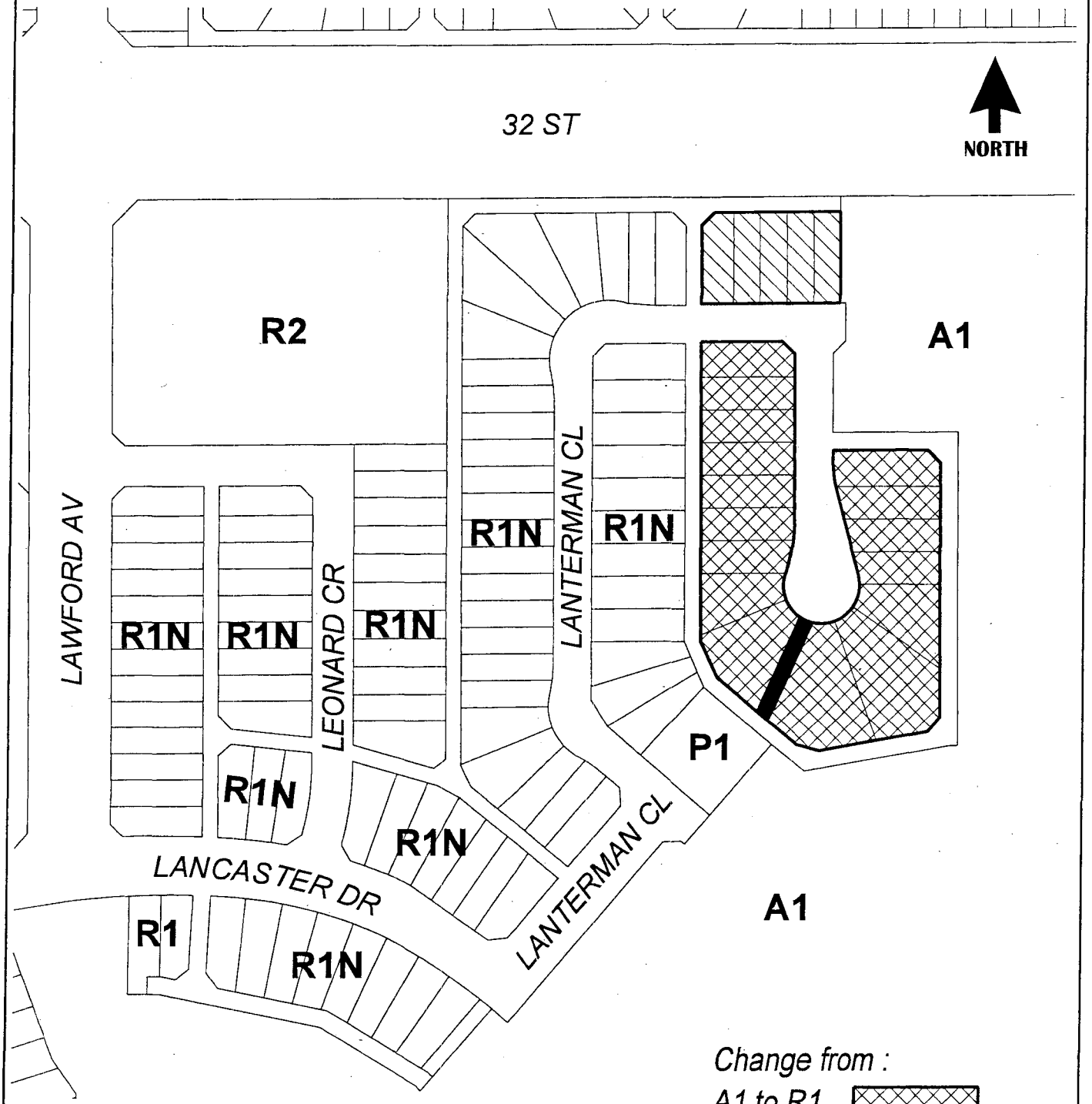
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to R1A

A1 to P1

AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)
R1A - Residential (Semi-Detached Dwelling)
P1 - Parks and Recreation

MAP No. 26 / 2002
BYLAW No. 3156 / U- 2002

FILE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

June 18, 2002

Pemberton Holdings Ltd.
c/o Laebon Developments Ltd.
5128 – 52 Street
Red Deer, AB T4N 6Y4

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/U-2002
Portion of SE ¼ Sec. 11-38-27-4
Lancaster East (Lonsdale) – Phase 6
Pemberton Holdings Ltd.

At the City of Red Deer's Council meeting held June 17, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/U-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/U-2002 was given second and third readings, a copy of which is attached for your information.

Land Use Bylaw Amendment 3156/U-2002 provides for the rezoning of approximately 1.717 ha (4.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and P1 Parks and Recreation District in order to develop Phase 6 of the Lancaster East (Lonsdale) Subdivision. Phase 6 consists of 16 single-family lots, 5 narrow single-family lots and 1 municipal reserve lot. The proposed land use complies with the Lancaster East (Lonsdale) Neighbourhood Area Structure Plan.

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

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

BYLAW NO. 3156/U-2002

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

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

1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

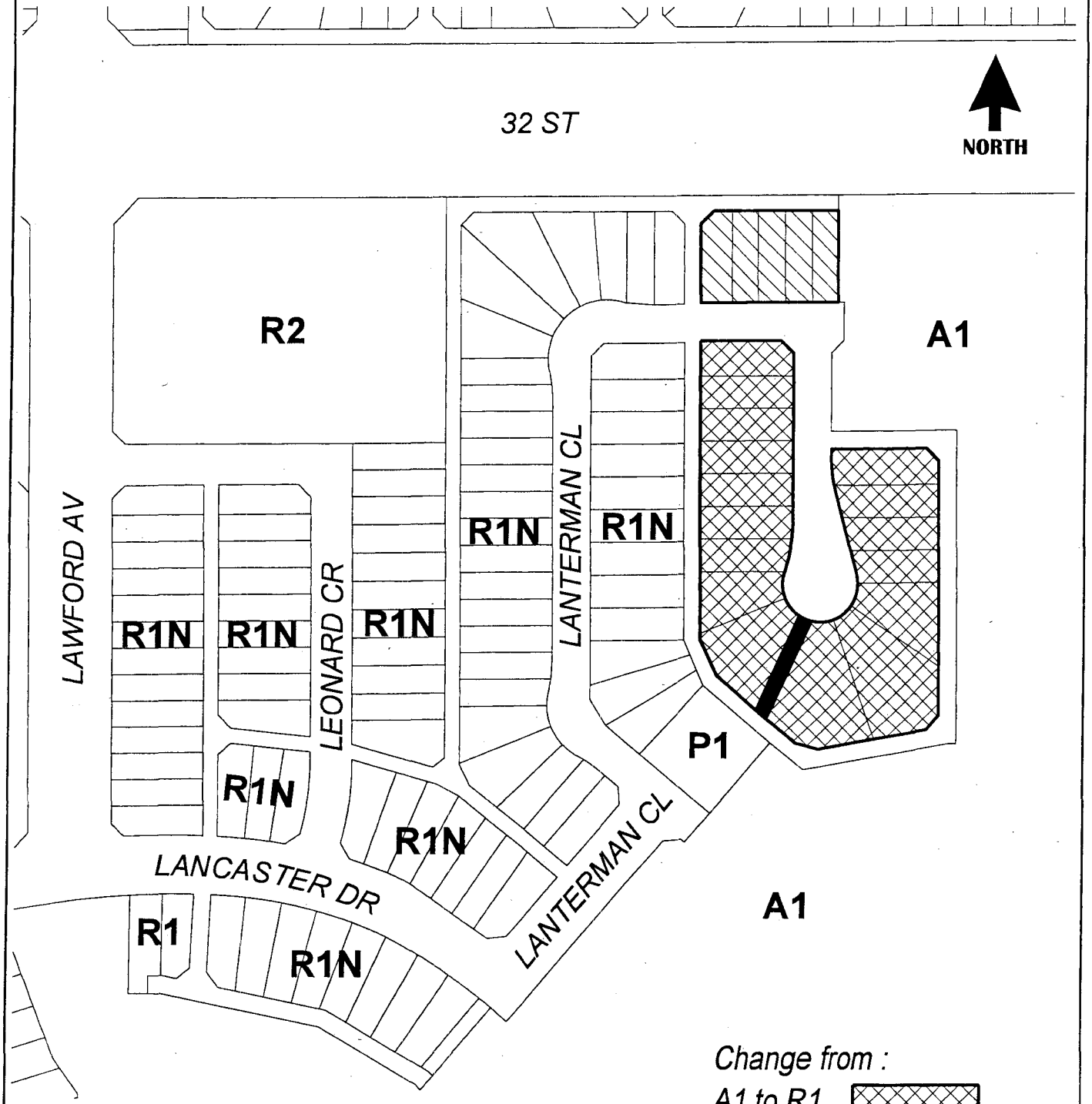
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to R1A

A1 to P1

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

MAP No. 26 / 2002

BYLAW No. 3156 / U- 2002

DATE: **May 22, 2002**

TO: **City Council**

FROM: **Deputy City Clerk**

RE: **Land Use Bylaw 3156/X-2002.**
Amendment to Proposal to Allow for Limited Expansion of
W. McKee Manufacturing

History

At the Tuesday, May 21, 2002 meeting of Council, Land Use Bylaw Amendment 3156/X-2002 was given first reading.

W. McKee Manufacturing have an agreement in place with The City, reinforced by a Land Use Bylaw Amendment, which limits further expansion of their site. They are now proposing an expansion of their shop. Since specific measurements are included in the existing land use bylaw, this necessitates a Land Use Bylaw Amendment. Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by W. McKee Manufacturing, from 783.24 m^2 to 716 m^2. The size of the new building will remain unchanged at 446 m^2. This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 1002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

N. Housenga

Nona Housenga
Deputy City Clerk

/chk

CENTRAL ALBERTA
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: City Clerk

FROM: Paul Meyette
City Planning Manager

RE: Amendment Proposal to allow for Limited Expansion of W. McKee Manufacturing
Land Use Bylaw 3156/X-2002

W. McKee Manufacturing is located at the intersection of 30th Avenue and Lees Street. It contains a manufacturing company and residence that predates the surrounding residential development.

In 1997, the owner and the City agreed on a plan which would limit further expansion of the site to a shop addition and one new storage building. This agreement was reinforced through a land use bylaw amendment in 1997 which contained the specific dimensions of the new construction.

In Mr. McKee's letter he indicates that he is proposing to reduce the overall square footage and change the dimensions the addition to his shop. Since the specific measurements are included in the existing land use bylaw this will necessitate a land use bylaw amendment. The land use bylaw amendment will reduce the shop addition from 783.24m^2 to 716m^2. The size of the new building will remain unchanged at 446^{2}m. The bylaw amendment will eliminate the reference to the building dimensions and instead refer to the total square metres of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

Recommendation

Planning Staff recommend that Council give first reading to Bylaw 3156/X-2002.

Paul Meyette, ACP, MCIP
City Planning Manager

April 29, 2002

The City of Red Deer
P.O. Box 5008
City Hall
4914 – 48th Avenue
Red Deer, Alberta T4N 3T4

Dear Sir or Madam:

Re: Amendment Proposal to Land Use Bylaw No. 3156/AA-97 / Proposed Limited Expansion of W. McKee Manufacturing Ltd. / Lancaster Meadows.

In our Land Use Bylaw No. 3156/AA-97 we were permitted to add on to our existing welding shop with a 36.6 m x 21.4 m extension. This would give us a 783.24sqm shop addition. We are proposing to change this to a two-phase addition. The first phase would be a 9.14m x 27.43m (250.71sqm) addition to the front of our existing welding shop. The second phase would be a 15.24m x 30.48m (464.51sqm) addition to the end of our existing shop and phase #1. The total of theses two phases will not exceed our previous allowance, as the new proposal will equal 715.22sqm.

We would like to keep the new building in the bylaw at the proposed 12.19m x 36.57m (445.78sqm).

We have enclosed a proposed future property view for your convenience as well as a copy of our bylaw No. 3156/AA-97.

If you have any questions or concerns with regards to our proposal please don't hesitate to contact me at (403) 347-7436.

Sincerely,

Wayne McKee
Owner/ Operator

Encl.

BYLAW NO. 3156/AA-97

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 Section 55 Exceptions Respecting Land Use is hereby amended by adding the following subsection:

(5) (e) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing buildings as well as a new 12.2 metre X 36.6 metre Building and a 36.6 metre x 21.4 metre extension to the welding shop

(i) Lot1, Block 7, Plan 952-0967

READ A FIRST TIME IN OPEN COUNCIL this 22 day of September A.D. 1997.

READ A SECOND TIME IN OPEN COUNCIL this 20 day of October A.D. 1997.

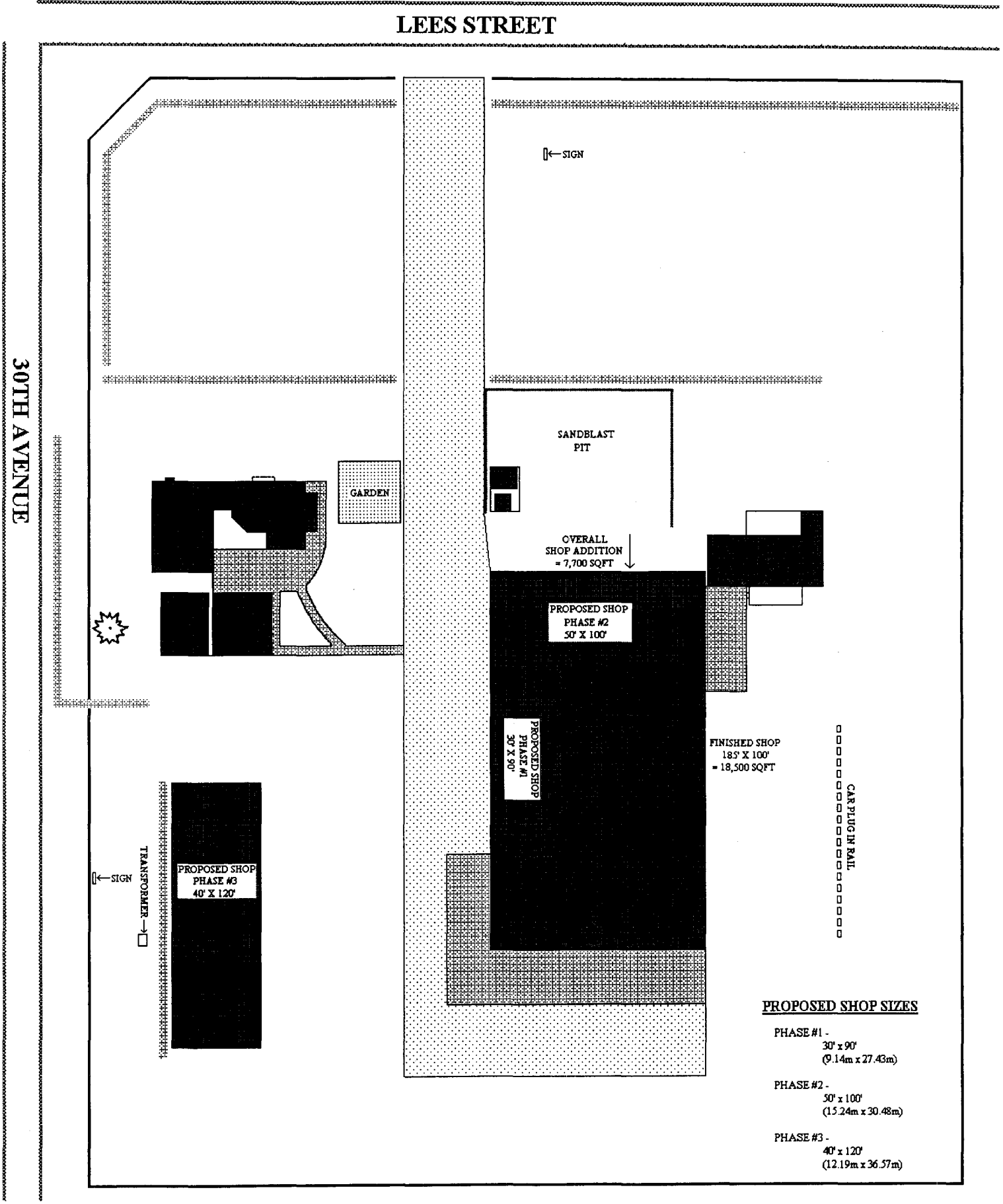
READ A THIRD TIME IN OPEN COUNCIL this 20 day of October A.D. 1997.

AND SIGNED BY THE MAYOR AND CITY CLERK this 20 day of October A.D. 1997.

MAYOR

CITY CLERK

Future Property View



43652

LAND USE BYLAW 3156/X-2002
W. McKee Manufacturing

DESCRIPTION: Allowance for limited expansion of the business

FIRST READING: May 6, 2002

FIRST PUBLICATION: May 31, 2002

SECOND PUBLICATION: June 7, 2002

PUBLIC HEARING & SECOND READING: June 17, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☑ $ 400.00 NO ☐ BY: Wayne McKee

ACTUAL COST OF ADVERTISING:

1ST $ 132.08 & 2ND $ 132.08 TOTAL: $ 264.16

MAP PREPARATION: $ —

TOTAL COST: $ 264.16

LESS DEPOSIT RECEIVED: $ _____

AMOUNT OWING/ (REFUND): $ 264.16

INVOICE NO.: 43655

(Account No. 59.5901)

THE CITY OF **Red Deer**

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Paul Meyette, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/X-2002**
Amendment to Proposal to Allow for Limited Expansion of W. McKee Manufacturing

---

Reference Report:
Deputy City Clerk, dated May 22, 2002 and Parkland Community Planning Services, dated May 8, 2002

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

Report Back to Council: No

Comments/Further Action:
W. McKee Manufacturing have an agreement in place with The City, reinforced by a Land Use Bylaw Amendment, which limits further expansion of their site. They are now proposing an expansion of their shop. Since specific measurements are included in the existing land use bylaw, this necessitates a Land Use Bylaw Amendment. Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by W. McKee Manufacturing, from 783.24 m^2 to 716 m^2. The size of the new building will remain unchanged at 446 m^2. This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 28, 2002

Wayne & Y. Eileen Mckee
Box 441
RED DEER, AB T4N 5E9

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/X-2002
30 Avenue & Lees Street
W McKee Manufacturing

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/X-2002**, which will provide for the limited expansion of the W. McKee Manufacturing company located at the intersection of 30 Avenue and Lees Street (Lancaster area). You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

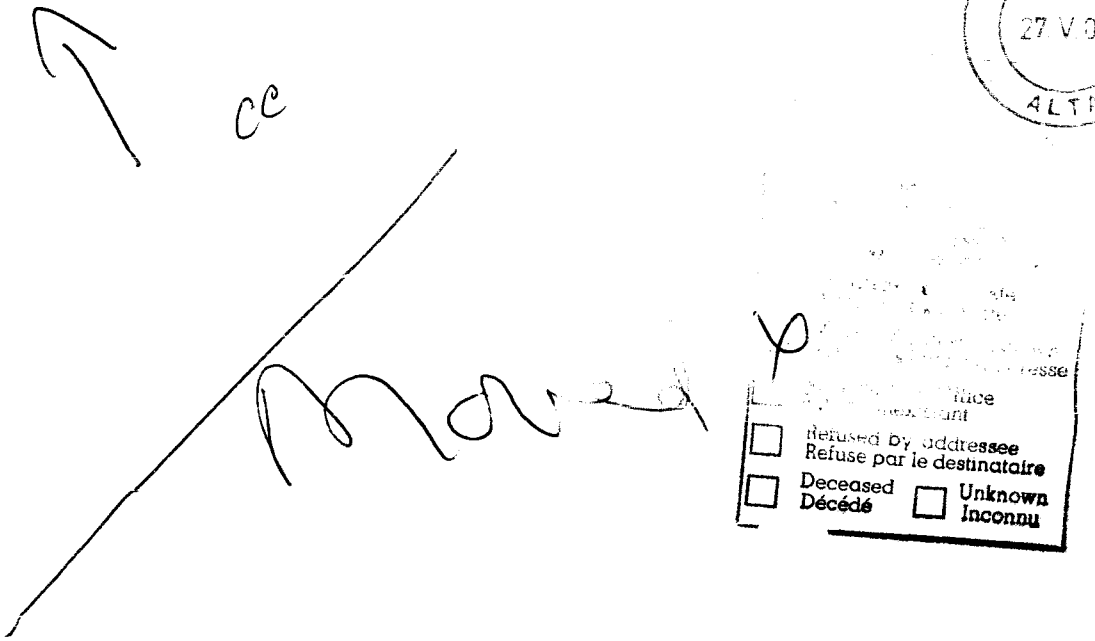
City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 11, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

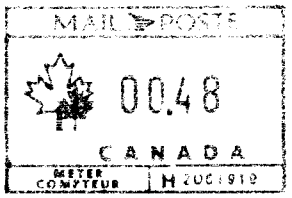
Yours truly,

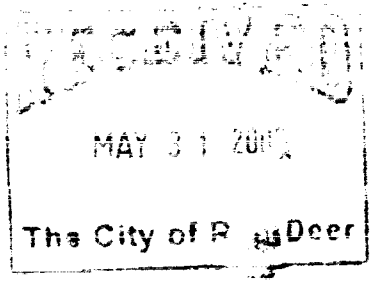
Kelly Kloss
City Clerk

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

THE CITY OF RED DEER
PO BOX 5008
RED DEER AB T4N 3T4







Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 22, 2002

Fax: 347-7492

Mr. Wayne McKee
W. McKee Manufacturing Ltd.
Box 441
Red Deer, AB T4N 5E9

Dear Mr. McKee:

Re: Land Use Bylaw 3156/X-2002.
Amendment to Proposal to Allow for Limited Expansion of
W. McKee Manufacturing

At the City of Red Deer's Council meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/X-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by yourselves, from 783.24 m^2 to 716 m^2. The size of the new building will remain unchanged at 446 m^2. This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002, at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

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

Sincerely,

N. Housenga

Nona Housenga
Deputy City Clerk

/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/X-2002

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

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

1 Section 54 Exceptions Respecting Land Use is hereby amended by deleting Subsection (5)(d) in whole and replacing with the following:

"(5) (d) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing building as well as a new 446m^2 Building and a 716m^2 addition to the welding shop:

(i) Lot 1, Block 7, Plan 952 0967"

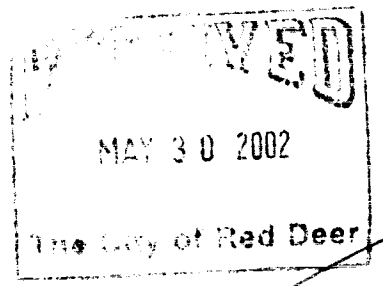
READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

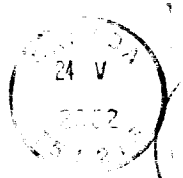
MAYOR

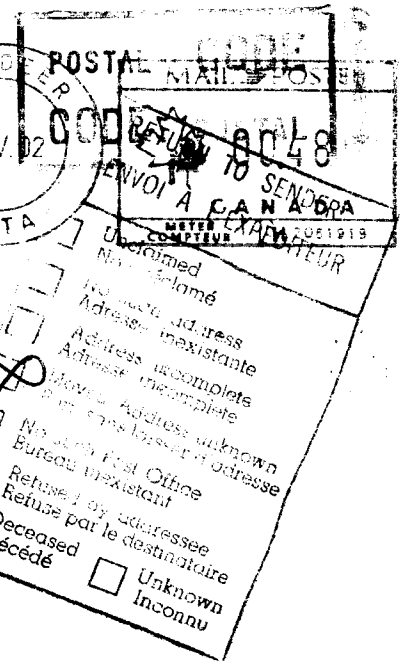
CITY CLERK

The City
of
Red Deer

Box 5008
Red Deer, AB
T4N 3T4







Mr. Wayne McKee
W. McKee Manufacturing Ltd.
Box 441
Red Deer, AB T4N 5E9

moved

FILE

May 28, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/X-2002
30 Avenue & Lees Street
W McKee Manufacturing

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/X-2002**, which will provide for the limited expansion of the W. McKee Manufacturing company located at the intersection of 30 Avenue and Lees Street (Lancaster area). You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 11, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,

Kelly Kloss
City Clerk

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3	Owner
Wayne & Y. Eileen Mckee	Box 441	RED DEER, AB T4N 5E9		
Annette Deborah Henning	99, 39200 R.R. 282	RED DEER COUNTY, AB T4S 2C4		
The Board Of Trustees	Of Red Deer Catholic	Regional Division No 39	5210 61 Street	RED DEER, AB T4
Red Deer Retirement Group Ltd.	1002 Wharf Street	VICTORIA, BC V8W 1T4		
Deborah Lynn Burkinshaw	55 Abel Close	RED DEER, AB T4R 2Y3		
Tommy Lavoie	53 Abel Close	RED DEER, AB T4R 2Y3		
Peter Hall Wickenheiser	51 Abel Close	RED DEER, AB T4R 2Y2		
Suzanne & Norbert Altvater	203 Lampard Crescent	RED DEER, AB T4R 2W5		
Robert James & Shirley Ann Greer	75 Lawrence Crescent	RED DEER, AB T4R 2P3		
Bruce Warren	71 Lawrence Crescent	RED DEER, AB T4R 2P3		
Richard & Kelly Bogle	67 Lawrence Crescent	RED DEER, AB T4R 2P3		
Candace Joy Ross	71 Lees Street	RED DEER, AB T4R 2P3		
Michael L & Liesel S Wilson	193 Lampard Crescent	RED DEER, AB T4R 2W6		

DATE: May 22, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: **Land Use Bylaw Amendment 3156/X-2002**
W. McKee Manufacturing Site Limited Expansion

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

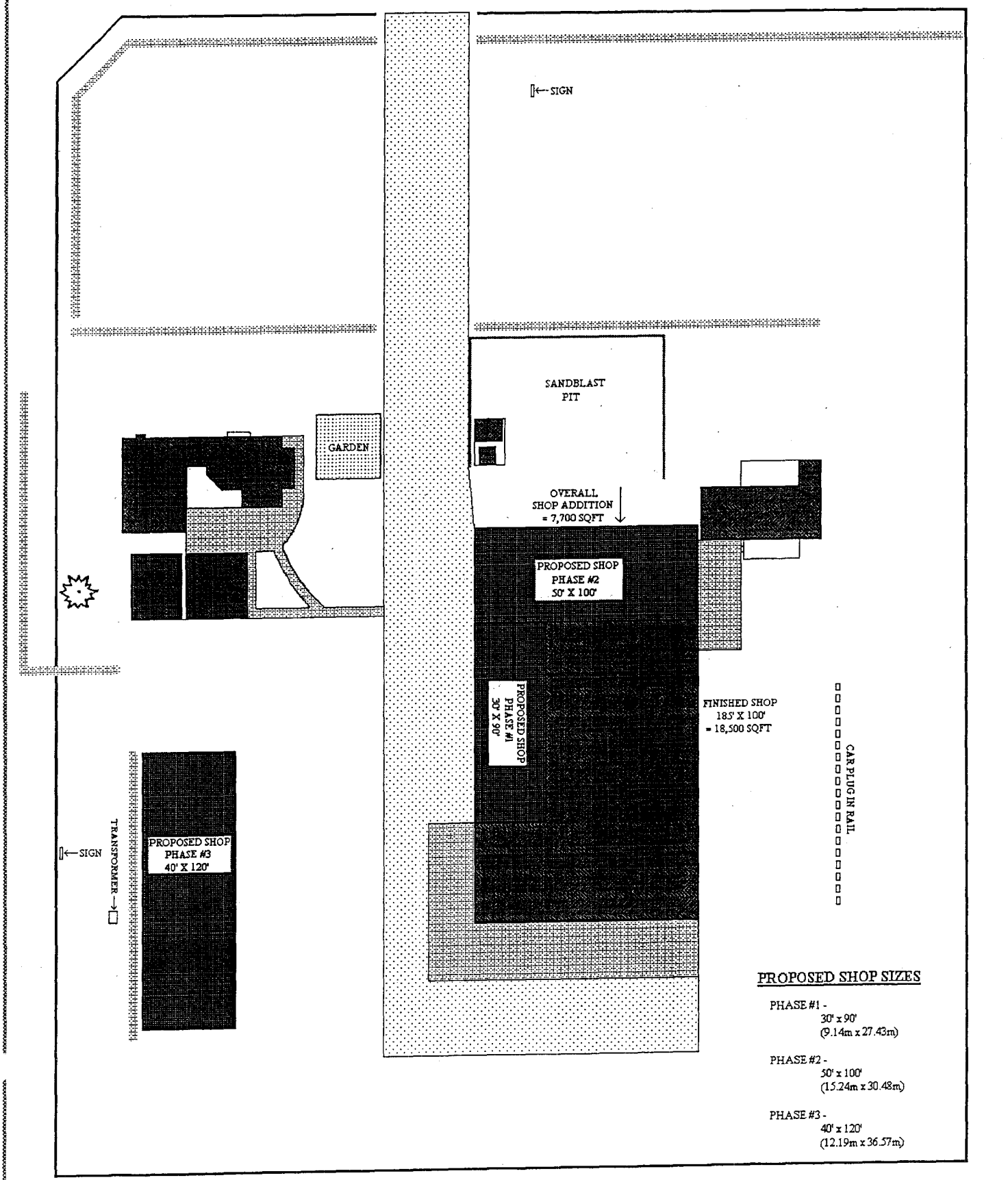
It would be helpful if the lists could be received at your earliest convenience in order to process the letters within the required time period. I have attached the map that appeared on the Council agenda for your reference.

Thanks Norma.

C.G. Adams
City Clerks' Office

Attach.

Future Property View



THE CITY OF Red Deer

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Paul Meyette, Parkland Community Planning Services

FROM: Deputy City Clerk

RE: Land Use Bylaw 3156/X-2002.
Amendment to Proposal to Allow for Limited Expansion of
W. McKee Manufacturing

Reference Report:
Parkland Community Planning Services

Bylaw Readings:
Land Use Bylaw Amendment 3156/X-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
W. McKee Manufacturing have an agreement in place with The City, reinforced by a Land Use Bylaw Amendment, which limits further expansion of their site. They are now proposing an expansion of their shop. Since specific measurements are included in the existing land use bylaw, this necessitates a Land Use Bylaw Amendment. Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by W. McKee Manufacturing, from 783.24 m^2 to 716 m^2. The size of the new building will remain unchanged at 446 m^2. This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

N. Housenga
Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/X-2002

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

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

1 Section 54 Exceptions Respecting Land Use is hereby amended by deleting Subsection (5)(d) in whole and replacing with the following:

"(5) (d) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing building as well as a new 446m^2 Building and a 716m^2 addition to the welding shop:

(i) Lot 1, Block 7, Plan 952 0967"

READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 22, 2002

Fax: 347-7492

Mr. Wayne McKee
W. McKee Manufacturing Ltd.
Box 441
Red Deer, AB T4N 5E9

Dear Mr. McKee:

Re: Land Use Bylaw 3156/X-2002.
Amendment to Proposal to Allow for Limited Expansion of
W. McKee Manufacturing

At the City of Red Deer's Council meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/X-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by yourselves, from 783.24 m^2 to 716 m^2. The size of the new building will remain unchanged at 446 m^2. This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002, at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

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

Sincerely,

N. Housenga

Nona Housenga
Deputy City Clerk

/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/X-2002

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READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF **Red Deer**

Council Decision – June 17, 2002 FILE

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Paul Meyette, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/X-2002**
Amendment to Proposal to Allow for Limited Expansion of W. McKee Manufacturing

---

Reference Report:
Deputy City Clerk, dated May 22, 2002 and Parkland Community Planning Services, dated May 8, 2002

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

Report Back to Council: No

Comments/Further Action:
W. McKee Manufacturing have an agreement in place with The City, reinforced by a Land Use Bylaw Amendment, which limits further expansion of their site. They are now proposing an expansion of their shop. Since specific measurements are included in the existing land use bylaw, this necessitates a Land Use Bylaw Amendment. Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by W. McKee Manufacturing, from 783.24 m^2 to 716 m^2. The size of the new building will remain unchanged at 446 m^2. This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/X-2002

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

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(i) Lot 1, Block 7, Plan 952 0967"

READ A FIRST TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

FILE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

June 18, 2002

Mr. Wayne McKee
W. McKee Manufacturing Ltd.
Box 441
Red Deer, AB T4N 5E9

Dear Mr. McKee:

Re: Land Use Bylaw 3156/X-2002.
Amendment to Proposal to Allow for Limited Expansion of
W. McKee Manufacturing

At the City of Red Deer's Council meeting held May 21, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/X-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/X-2002 was given second and third readings, a copy of which is attached for your information.

Land Use Bylaw Amendment 3156/X-2002 provides for a reduction in a shop addition, planned by yourselves, from 783.24 m^2 to 716 m^2. The size of the new building will remain unchanged at 446 m^2. This bylaw amendment eliminates the reference to building dimensions and instead refers to the total square meters of the addition and the new building so that if slight changes are made, it would not contravene the bylaw.

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

Sincerely,

Kelly Kloss
City Clerk

/chk
/attach.

c P. Meyette, Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/X-2002

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

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

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READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

Item No. 8

DATE: **May 22, 2002**

TO: **City Council**

FROM: **Deputy City Clerk**

RE: **Land Use Bylaw 3156/Y-2002.**
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.

History

At the Tuesday, May 21, 2002 meeting of Council, Land Use Bylaw Amendment 3156/Y-2002 was given first reading.

Land Use Bylaw Amendment 3156/Y-2002 provides for the rezoning of approximately 4.99 ha (12.33 ac) of land from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (Semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District in order to develop Phase 7 of the Oriole Park West Subdivision. Phase 7 consists of 17 single-family lots, 26 narrow single-family lots, 24 semi-detached lots and 2 public utility lots. This proposal also rezones the public utility lot created in Phase 6A from R1A Residential (Semi-detached dwelling) to P1 Parks and Recreation. The proposed land use complies with the Oriole Park West Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

N. Housenga

Nona Housenga
Deputy City Clerk

/chk

AND
COMMUNITY
PLANNING
SERVICES

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

Date: May 10, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/Y-2002
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.

Reid Worldwide Corp., beneficial owner of the above land, is proposing to develop Phase 7 of the Oriole Park West Subdivision. Phase 7 consists of 17 single-family lots, 26 narrow single-family lots, 24 semi-detached lots and 2 public utility lots. The proposal rezones approximately 4.99ha (12.33ac) of land from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District. This proposal will also rezone the public utility lot created in Phase 6A from R1A Residential (semi-detached dwelling) to P1 Parks and Recreation. The proposed land use complies with the Oriole Park West Neigbourhood Area Structure Plan.

Recommendation

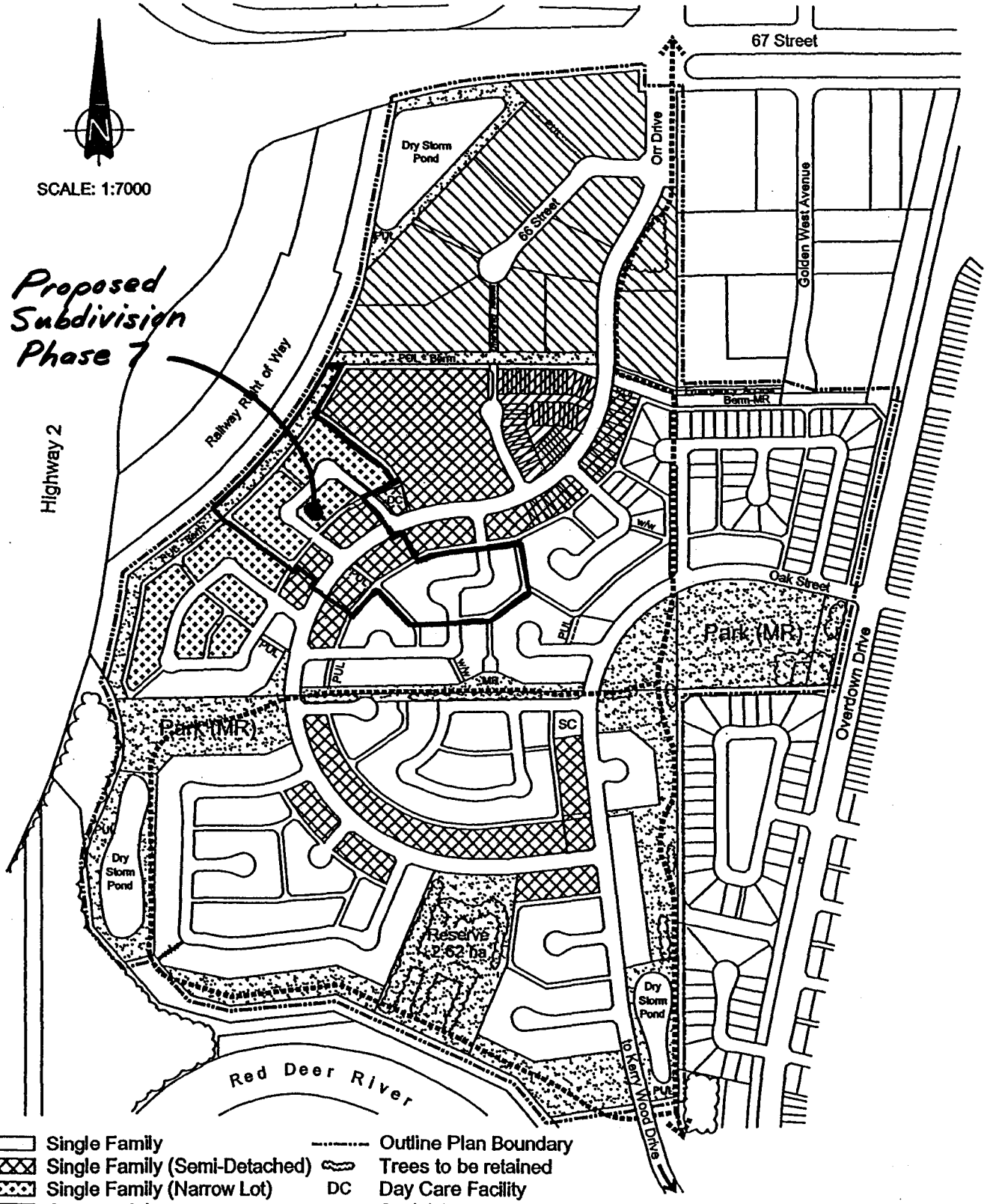
The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/Y-2002.

Sincerely,

Frank Wong,
Planning Assistant

Attachment

Oriole Park West Outline Plan



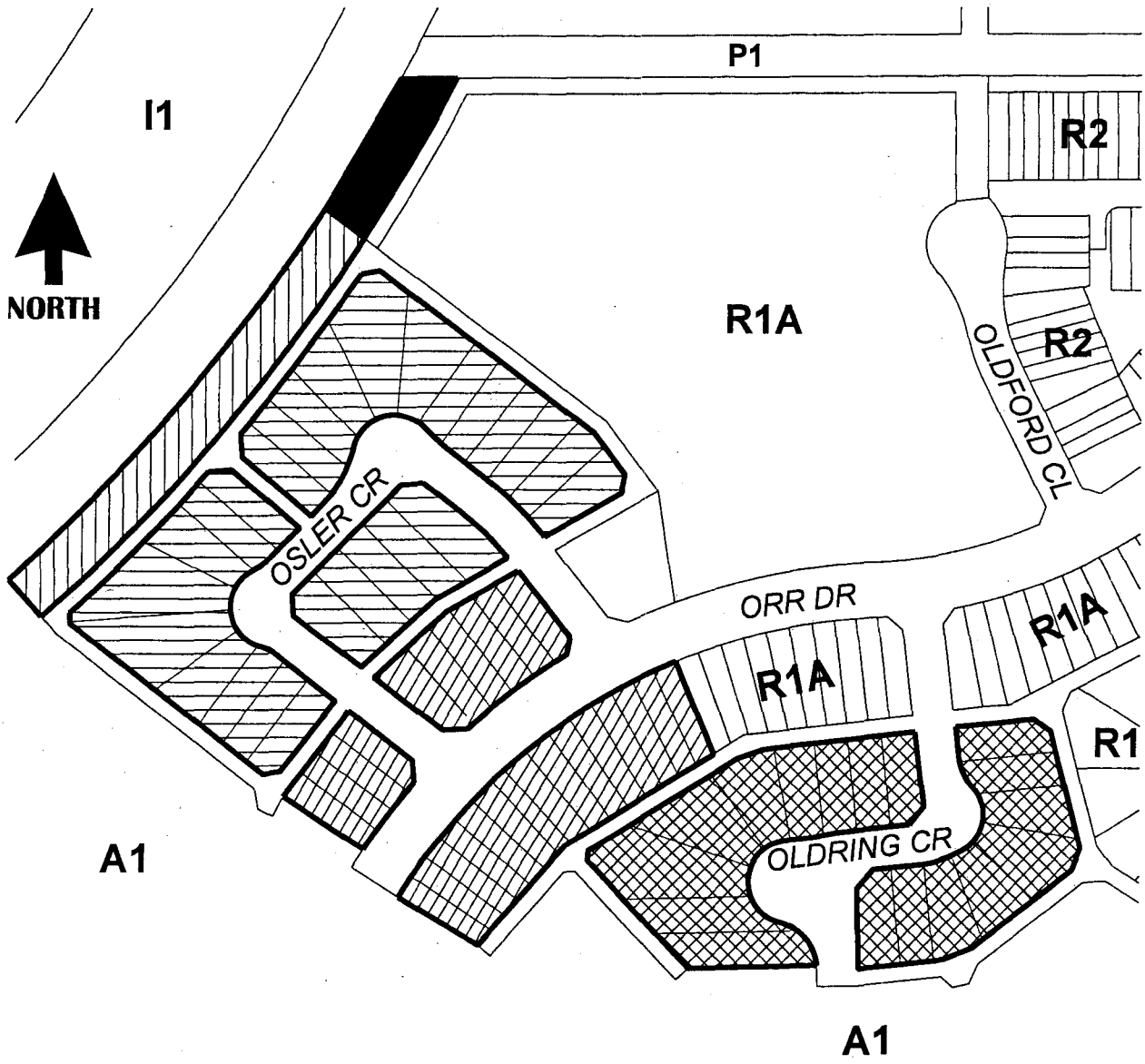
Revised September 2001

Development Concept

Figure 3

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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

Change from :
A1 to R1
A1 to R1A
A1 to R1N
A1 to P1
R1A to P1

MAP No. 29 / 2002
BYLAW No. 3156 / Y - 2002

LAND USE BYLAW 3156/Y-2002
Oriole Park West Phase 7

4-3653

DESCRIPTION: 17 single family lots, 26 narrow single family lots, 24 semi-detached lots and 2 public utility lots.

FIRST READING: May 6, 2002

FIRST PUBLICATION: May 31, 2002

SECOND PUBLICATION: June 7, 2002

PUBLIC HEARING & SECOND READING: June 17, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☑ $ 400 ~ NO ☐ BY: Stantec.

ACTUAL COST OF ADVERTISING:

1ST $ 279.40 & 2ND $ 279.40 TOTAL: $ 558.80

MAP PREPARATION: $ _____

TOTAL COST: $ 558.80

LESS DEPOSIT RECEIVED: $ —

AMOUNT OWING/ (REFUND): $ 558.80

INVOICE NO.: 43656

(Account No. 59.5901)

THE CITY OF **Red Deer**

Council Decision – June 17, 2002

Office of the City Clerk
DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/Y2002**
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.

Reference Report:
Deputy City Clerk, dated May 22, 2002 and Parkland Community Planning Services, dated May 10, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/Y-2002 provides for the rezoning of approximately 4.99 ha (12.33 ac) of land from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (Semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District in order to develop Phase 7 of the Oriole Park West Subdivision. Phase 7 consists of 17 single-family lots, 26 narrow single-family lots, 24 semi-detached lots and 2 public utility lots. This proposal also rezones the public utility lot created in Phase 6A from R1A Residential (Semi-detached dwelling) to P1 Parks and Recreation. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

FILE

May 28, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/Y-2002
Oriole Park West Phase 7

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

City Council proposes to pass **Land Use Bylaw Amendment 3156/Y-2002**, which will rezone approximately 4.99 ha (12.33 acres) of land in Phase 7 of the Oriole Park West subdivision from Future Urban Development to Residential Low Density, Residential (semi-detached dwelling), Residential Narrow Lot and Parks and Recreation. Phase 7 will include 17 single family lots, 26 narrow single family lots, 24 semi-detached lots and 2 public utility lots. You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 11, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

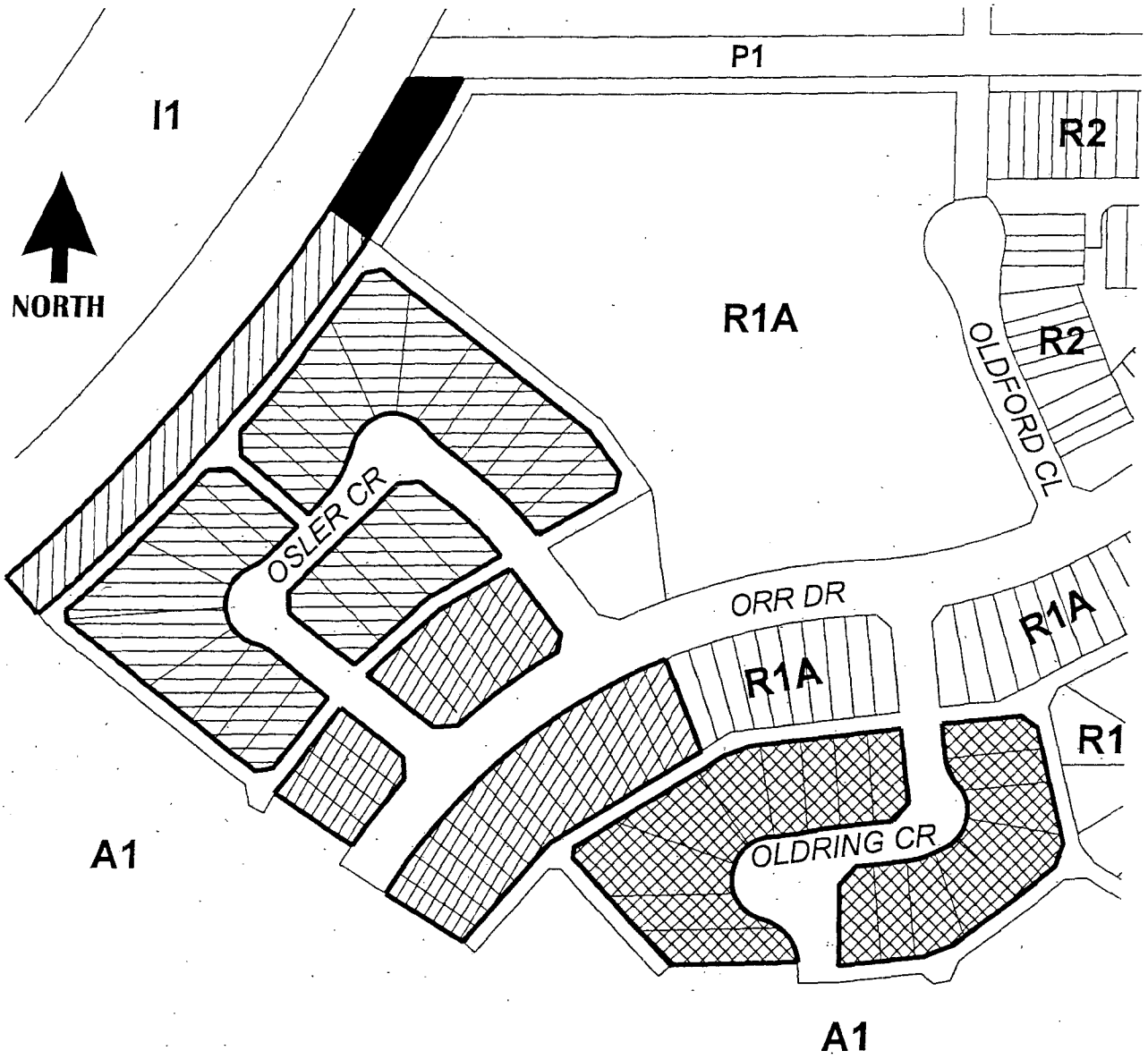
Yours truly,

Kelly Kloss
City Clerk

/attch.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

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

Change from :

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

BYLAW No. 3156 / Y - 2002

OwnerName	OwnerAdd1	OwnerAdd2	O	Owner	
Conwood Construction Ltd.	4719 56 Street	RED DEER, AB T4N 2J9			L
Reid Worldwide Corporation	18140 107 Avenue	EDMONTON, AB T4S 1K5			L
Oakwood Ventures Inc.	255 4819c 48 Avenue	RED DEER, AB T4N 3T2			L
Reid Worldwide Corporation	18140 107 Avenue	EDMONTON, AB T4S 1K5			L
Yves Lizotte	9 5920 63 Street	RED DEER, AB T4N 5N9			L
796598 Alberta Ltd.	Rr 1 Site 11 Box 10	RED DEER, AB T4N 5E1			L

DATE: May 22, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: **Land Use Bylaw Amendment 3156/Y-2002**
Oriole Park West – Phase 7

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

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

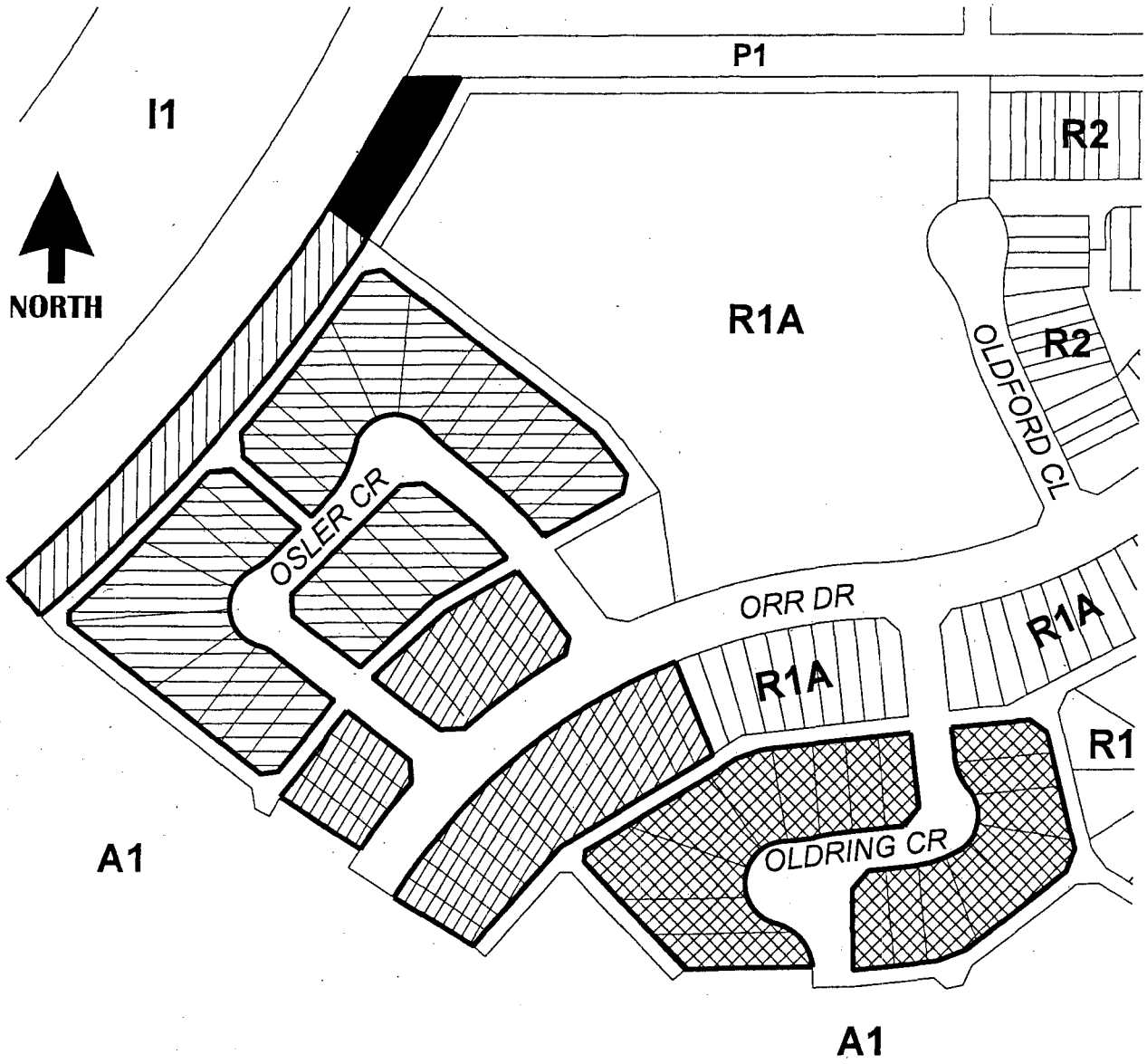
Thanks Norma.

C.G. Adams
City Clerks' Office

Attach.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

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

BYLAW No. 3156 / Y - 2002

THE CITY OF Red Deer

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: Deputy City Clerk

RE: **Land Use Bylaw 3156/Y-2002.**
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.

Reference Report:
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Bylaw Readings:
Land Use Bylaw Amendment 3156/Y-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
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N. Housenga

Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/Y-2002

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

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

1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 29/2002 attached hereto and forming part of the bylaw.

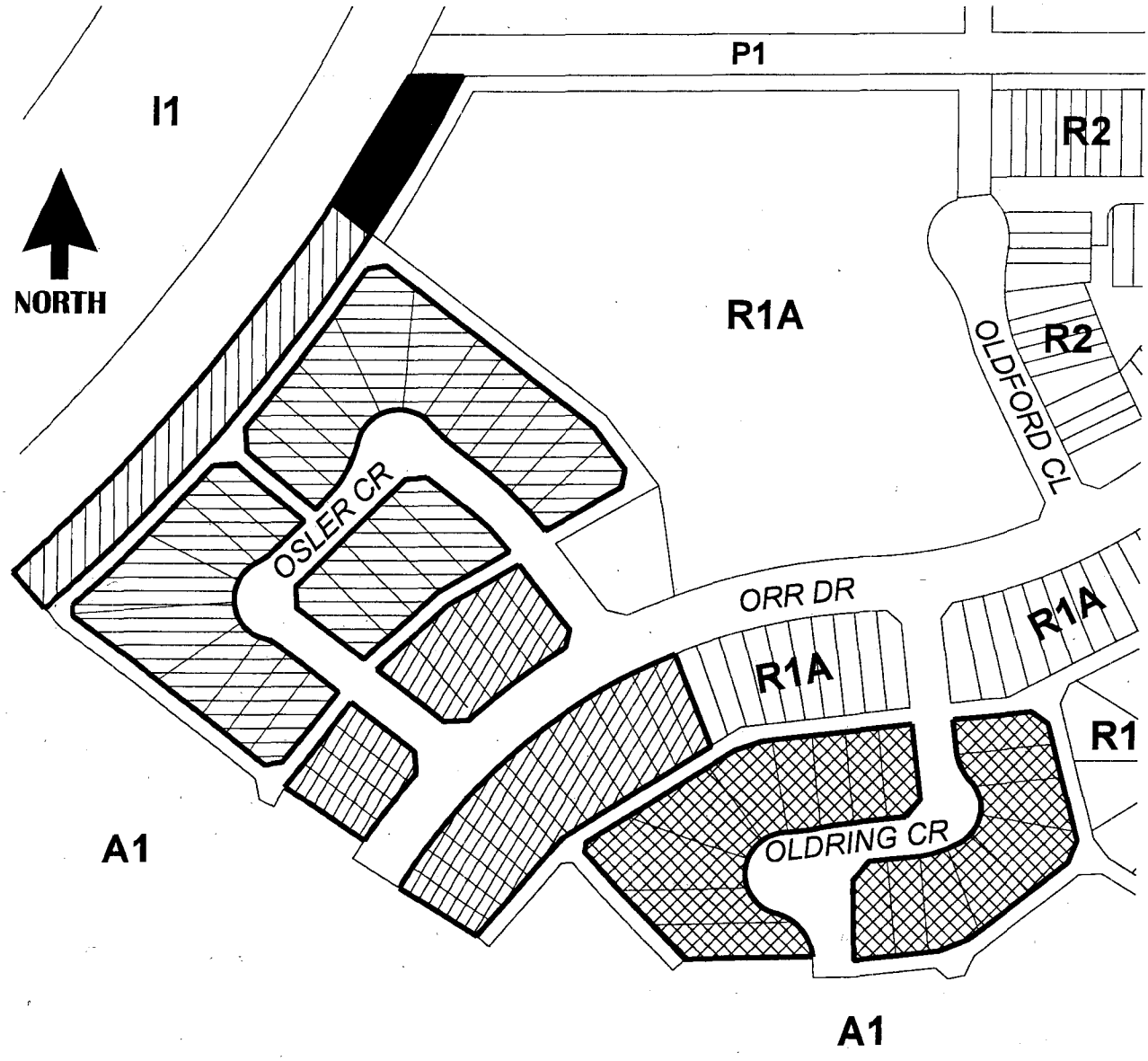
READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



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Change from :

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

MAP No. 29 / 2002
BYLAW No. 3156 / Y - 2002

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 22, 2002

Fax: 342-0969

Reid Worldwide Corp. / Conwood Construction Ltd.
c/o Stantec Consulting Ltd.
400, 4808 Ross Street
Red Deer, AB T4N 1X5

Dear Sirs:

Re: Land Use Bylaw 3156/Y-2002.
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.

At the City of Red Deer's Council Meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/Y-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/Y-2002 provides for the rezoning of approximately 4.99 ha (12.33 ac) of land from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (Semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District in order to develop Phase 7 of the Oriole Park West Subdivision. Phase 7 consists of 17 single-family lots, 26 narrow single-family lots, 24 semi-detached lots and 2 public utility lots. This proposal also rezones the public utility lot created in Phase 6A from R1A Residential (Semi-detached dwelling) to P1 Parks and Recreation. The proposed land use complies with the Oriole Park West Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, June 17, 2002, at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, May 29, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

...2/

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

Sincerely,

N. Housenga

Nona Housenga
Deputy City Clerk

/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk
DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/Y2002**
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
Reid Worldwide Corp./Conwood Construction Ltd.

Reference Report:
Deputy City Clerk, dated May 22, 2002 and Parkland Community Planning Services, dated May 10, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/Y-2002 provides for the rezoning of approximately 4.99 ha (12.33 ac) of land from A1 Future Urban Development to R1 Residential Low Density, R1A Residential (Semi-detached dwelling), R1N Residential Narrow Lot, and P1 Parks and Recreation District in order to develop Phase 7 of the Oriole Park West Subdivision. Phase 7 consists of 17 single-family lots, 26 narrow single-family lots, 24 semi-detached lots and 2 public utility lots. This proposal also rezones the public utility lot created in Phase 6A from R1A Residential (Semi-detached dwelling) to P1 Parks and Recreation. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/Y-2002

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

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

1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 29/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

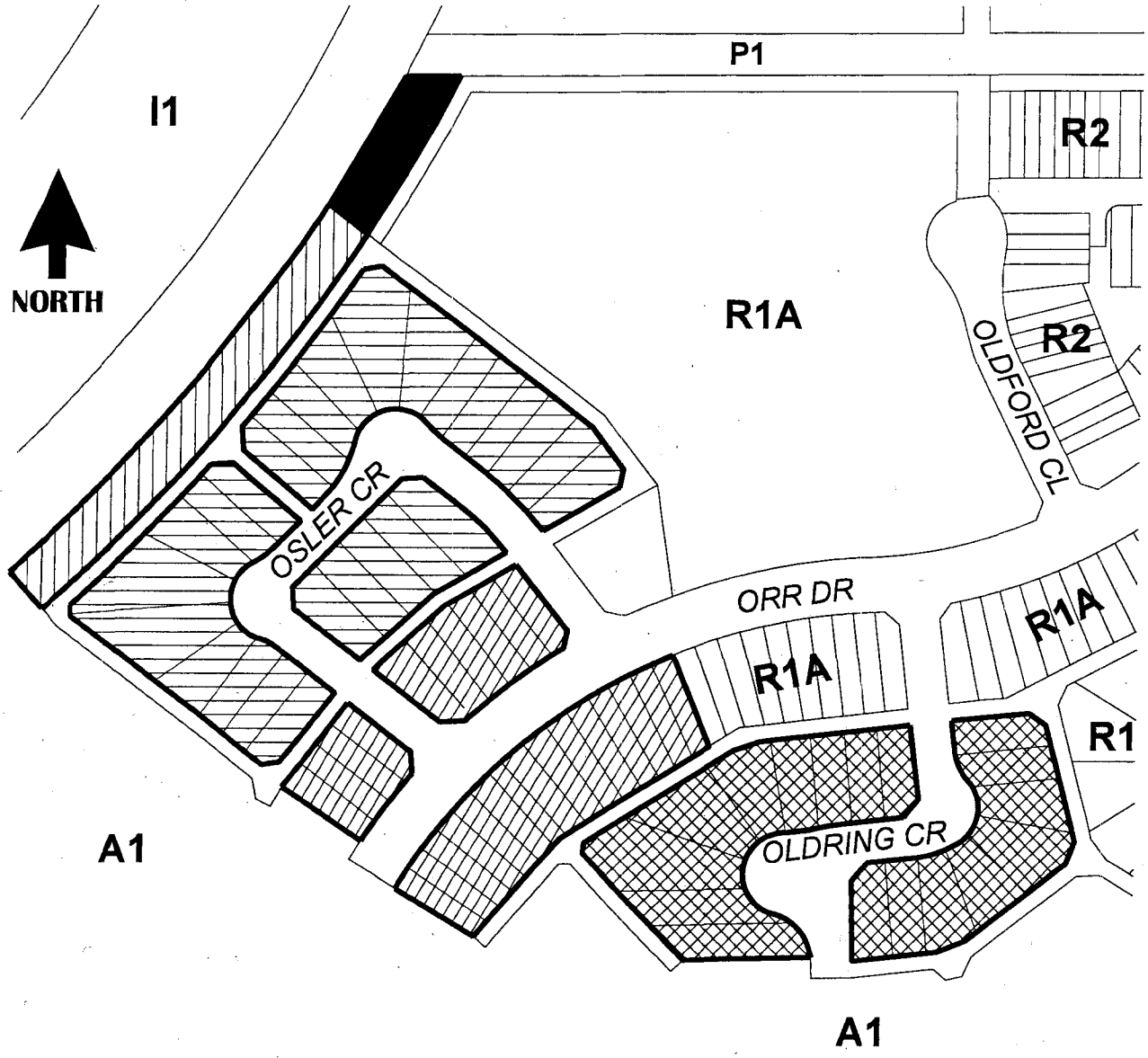
AND SIGNED BY THE MAYOR AND CITY CLERK this17th day of June 2002.

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 Dwelling)
R1N - Residential Narrow Lot
P1 - Parks and Recreation

Change from :

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

MAP No. 29 / 2002
BYLAW No. 3156 / Y - 2002

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

June 18, 2002

Reid Worldwide Corp. / Conwood Construction Ltd.
c/o Stantec Consulting Ltd.
400, 4808 Ross Street
Red Deer, AB T4N 1X5

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Re: Land Use Bylaw 3156/Y-2002
Portion of NW ¼ Sec. 19-38-27-4
Oriole Park West – Phase 7
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Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

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

BYLAW NO. 3156/Y-2002

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

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

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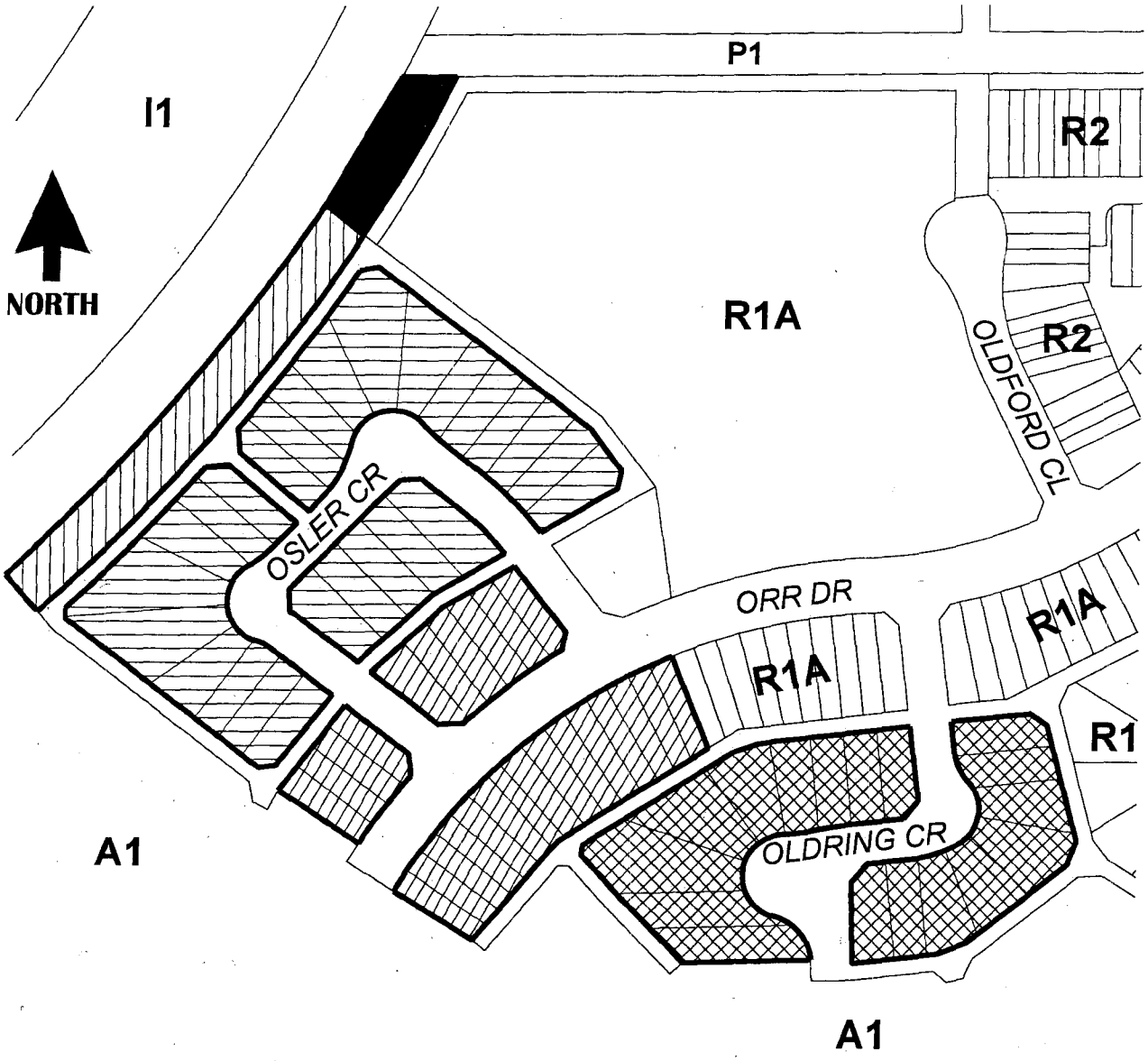
MAYOR

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 Dwelling)
R1N - Residential Narrow Lot
P1 - Parks and Recreation

Change from :

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

MAP No. 29 / 2002
BYLAW No. 3156 / Y - 2002

THE CITY OF Red Deer

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Paul Meyette, Parkland Community Planning Services**
Greg Scott, Inspections & Licensing Manager

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/Z-2002**
Living Stones Church

Reference Report:
Deputy City Clerk, dated May 22, 2002 and Parkland Community Planning Services & Inspections & Licensing, dated May 10, 2002

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

Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/Z-2002 provides for the rezoning of land from A1 Future Urban Development to PS Public Service District to allow for a Place of Worship as a permitted or discretionary use. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

BYLAW NO. 3156/Z-2002

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

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

1 The "Use District Map H4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 30/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

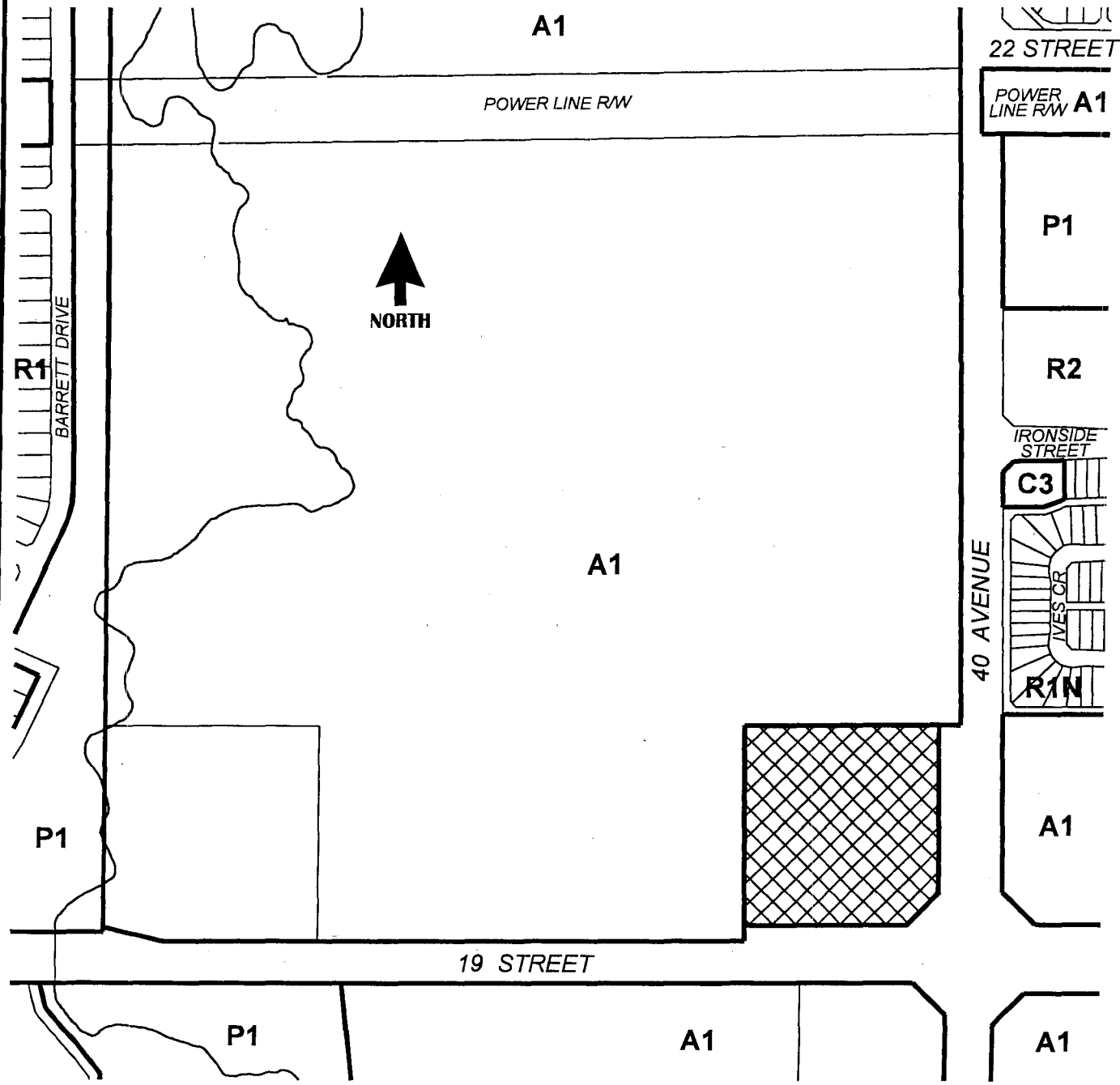
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to PS

AFFECTED DISTRICTS:
A1 - Future Urban Development
PS - Public Service (Institutional or Governmental)

MAP No. 30 / 2002
BYLAW No. 3156 / Z - 2002

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

June 18, 2002

Living Stones Church
2020 – 40 Avenue
Red Deer, AB T4N 5E3

Dear Sirs:

Re: Land Use Bylaw 3156/Z-2002.

At the City of Red Deer's Council Meeting held June 17, 2002, a Public Hearing was held with respect to Land Use Bylaw Amendment 3156/Z-2002. Following the Public Hearing, Land Use Bylaw Amendment 3156/Z-2002 was given second and third readings, a copy of which is attached for your information.

Land Use Bylaw Amendment 3156/Z-2002 provides for the rezoning of land from A1 Future Urban Development to PS Public Service District to allow for a Place of Worship as a permitted or discretionary use.

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

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

BYLAW NO. 3156/Z-2002

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

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

1 The "Use District Map H4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 30/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 21st day of May 2002.

READ A SECOND TIME IN OPEN COUNCIL this 17th day of June 2002.

READ A THIRD TIME IN OPEN COUNCIL this 17th day of June 2002.

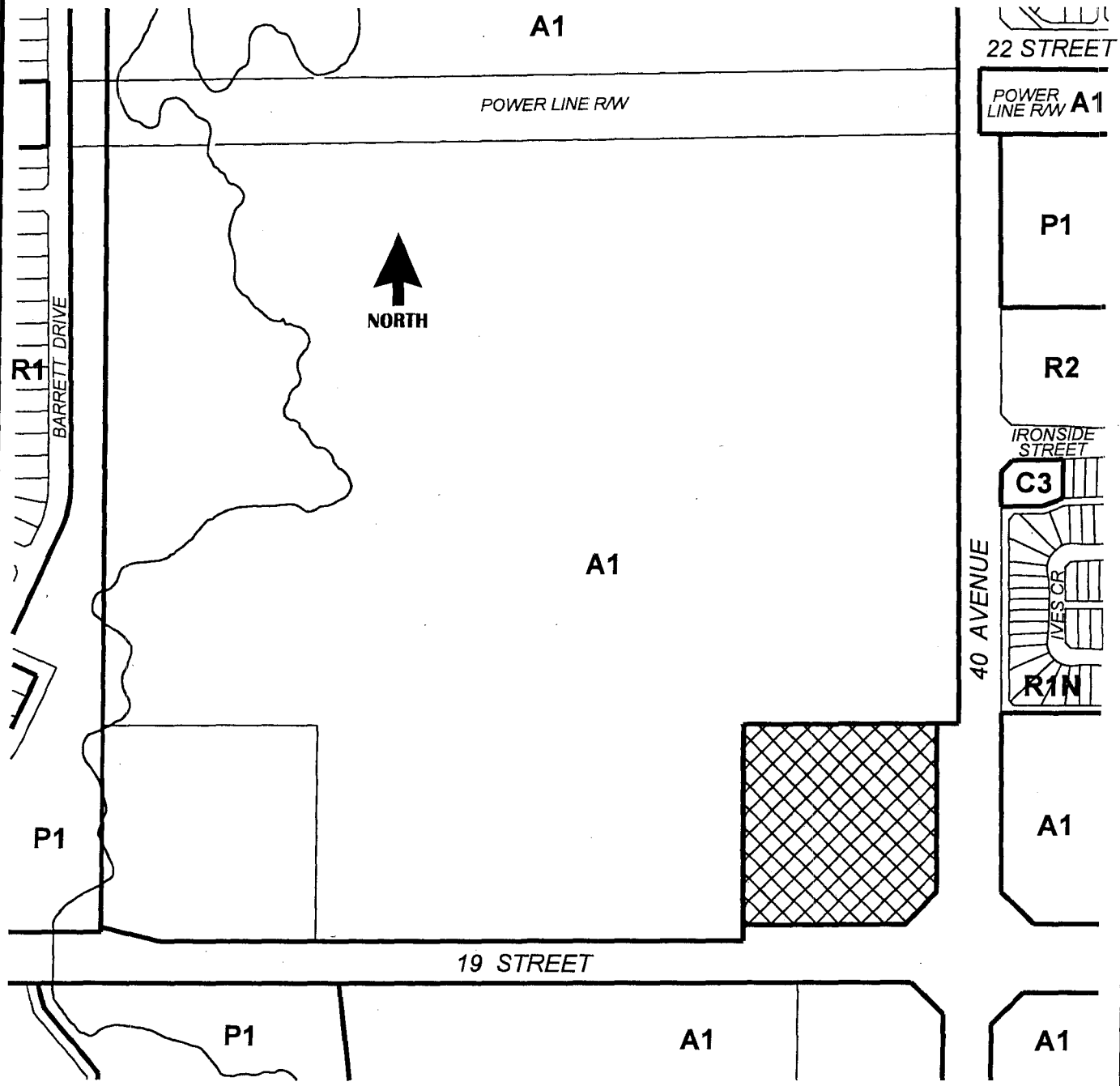
AND SIGNED BY THE MAYOR AND CITY CLERK this 17th day of June 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to PS

AFFECTED DISTRICTS:
A1 - Future Urban Development
PS - Public Service (Institutional or Governmental)

MAP No. 30 / 2002
BYLAW No. 3156 / Z - 2002

Item No. 9

DATE: **May 22, 2002**

TO: **City Council**

FROM: **Deputy City Clerk**

RE: **Land Use Bylaw 3156/Z-2002.**
Living Stones Church

History

At the Tuesday, May 21, 2002 meeting of Council, Land Use Bylaw Amendment 3156/Z-2002 was given first reading.

Land Use Bylaw Amendment 3156/Z-2002 provides for the rezoning of land from A1 Future Urban Development to PS Public Service District to allow for a Place of Worship as a permitted or discretionary use.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

N. Housenga

Nona Housenga
Deputy 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: May 21, 2002

To: City Clerk

From: Paul Meyette, City Planning Manager; Greg Scott, Inspections & Licensing Manager

RE: Living Stones Church
Land Use Bylaw Amendment 3156/Z-2002

Living Stones Church is planning to expand the existing Church Sanctuary and kitchen as well as adding on meeting rooms and washrooms.

BACKGROUND INFORMATION

The Living Stones Church was built on the 40th Avenue Drive-in site in the mid 1980's. The site was annexed to the City in 1992 and rezoned to A1 (Future Urban Development). The existing zoning does not include a Place of Worship as a permitted or discretionary use; therefore in order to allow the expansion, the site needs to be rezoned to the Public Service District.

COMMENTS

Although it is located within 300 metres of a non operating sanitary landfill, Alberta Environment has consented to reduce the distance through a waiver in accordance with Section 13(5) of the Subdivision and Development Regulations. The consent to reduce the setback to 140 metres is subject to several conditions which will be applied when an application is made for a development permit for the expansion. The proposed expansion has been referred to all involved City Departments and there are no objections to the proposed expansion.

RECOMMENDATION

Staff recommend that Council give first reading to Bylaw 3156/Z-2002, which will rezone the site to PS Public Service (Institutional or Governmental) Service

Paul Meyette, ACP, MCIP
City Planning Manager

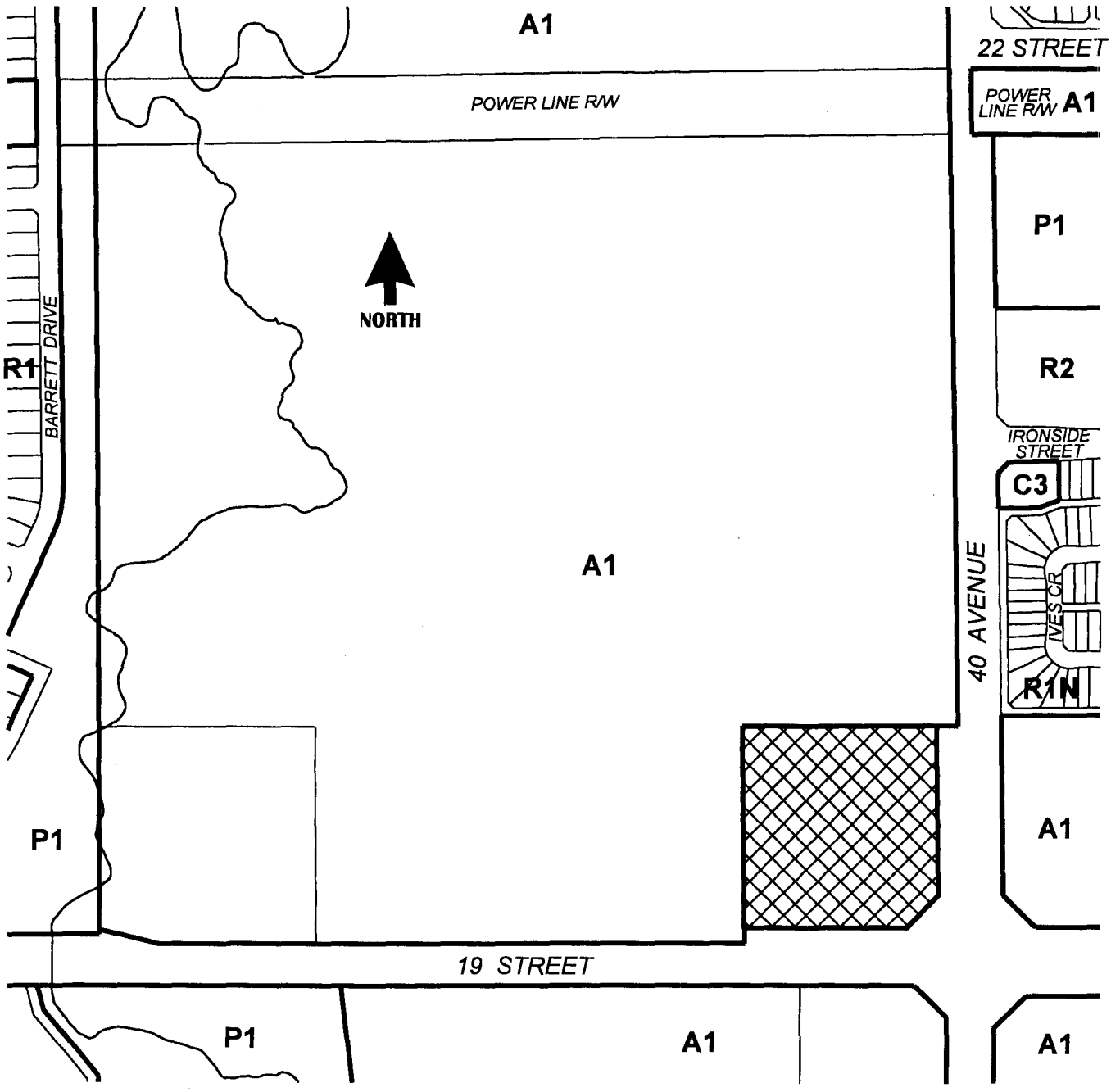
Greg Scott
Inspection & Licensing Manager

Cc Colleen Jensen

\\Chfs\data\PCPS\General\Drafts\PaulMe\Memos\City Clerk - Redesignation in Lonsdale.doc

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to PS

AFFECTED DISTRICTS:
A1 - Future Urban Development
PS - Public Service (Institutional or Governmental)

MAP No. 30 / 2002
BYLAW No. 3156 / Z - 2002

LAND USE BYLAW 3156/Z-2002
Living Stones Church

DESCRIPTION: Rezone from A1 Future Urban Development to PS Public Service District to allow Place of Worship as a permitted or discretionary use.

FIRST READING: May 6, 2002

FIRST PUBLICATION: May 31, 2002

SECOND PUBLICATION: June 7, 2002

PUBLIC HEARING & SECOND READING: June 17, 2002

THIRD READING: _____

LETTERS REQUIRED TO PROPERTY OWNERS: YES ☑ NO ☐

DEPOSIT? YES ☐ $ _____ NO ☐ BY: City

ACTUAL COST OF ADVERTISING:

1ST $ 271.78 & 2ND $ 271.78 TOTAL: $ 543.56

MAP PREPARATION: $ _____

TOTAL COST: $ 543.56

LESS DEPOSIT RECEIVED: $ _____

AMOUNT OWING/ (REFUND): $ _____

INVOICE NO.: _____

(Account No. 59.5901)

THE CITY OF **Red Deer**

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Paul Meyette, Parkland Community Planning Services**
Greg Scott, Inspections & Licensing Manager

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/Z-2002**
Living Stones Church

Reference Report:
Deputy City Clerk, dated May 22, 2002 and Parkland Community Planning Services & Inspections & Licensing, dated May 10, 2002

Bylaw Readings:
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Report Back to Council: No

Comments/Further Action:
Land Use Bylaw Amendment 3156/Z-2002 provides for the rezoning of land from A1 Future Urban Development to PS Public Service District to allow for a Place of Worship as a permitted or discretionary use. This office will send out the revision to the Land Use Bylaw in due course.

Kelly Kloss
City Clerk
/chk
attchs.

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

FILE

May 28, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/Z-2002
Living Stones Church
30 Avenue & Delburne Road

Council of the City of Red Deer is considering a change to the Land Use Bylaw, which controls the use and development of land and buildings in the city. As a property owner in the 30 Avenue and Delburne Road area you have an opportunity to ask questions about the intended use and to let Council know your views.

City Council proposes to pass **Land Use Bylaw Amendment 3156/Z-2002**, which will rezone the Living Stones Church site at the intersection of 30 Avenue and Delburne Road from Future Urban Development to Public Service (Institutional or Governmental) to allow for a Place of Worship. You can pick up a full copy of the amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Monday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 11, 2002**. Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

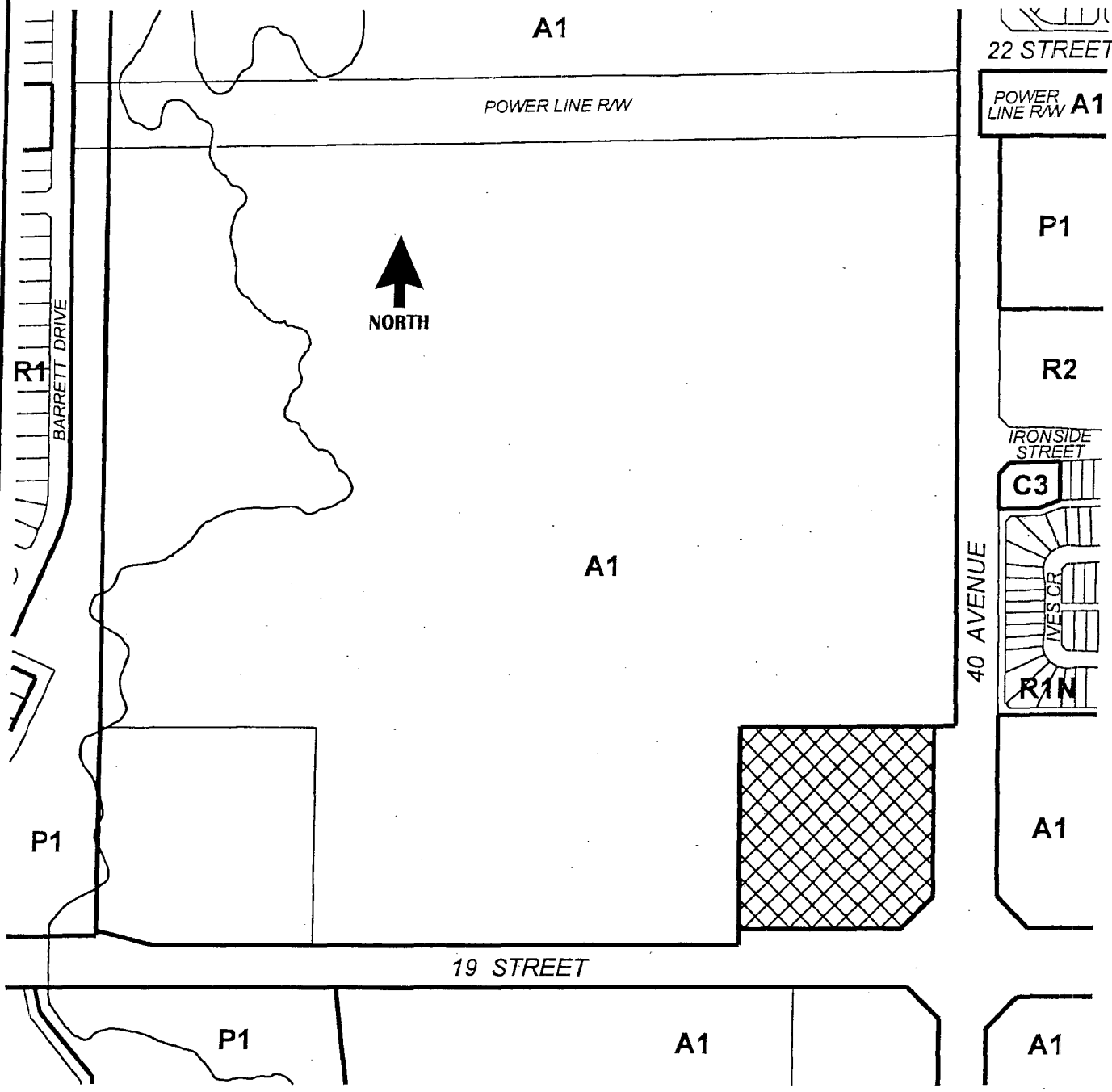
Yours truly,

Kelly Kloss
City Clerk

/attch.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to PS

AFFECTED DISTRICTS:
A1 - Future Urban Development
PS - Public Service (Institutional or Governmental)

BYLAW No. 3156 / Z - 2002

OwnerName	OwnerAdd1	OwnerAdd2	OwnerAdd3
Non-Denominational Living	Stones Church Of Red Deer	2020 40 Avenue	RED DEER, AB T4N 5E3
Jack Alfred & Mary Ordman	3407 Spruce Drive	RED DEER, AB T4N 3N7	
Susan Edith Townsend	Ex. For Arnold P Jerram	P O Box 33	SANGUDO, AB T0E 2A0
Calgary Power Ltd.	Box 1900 Station M	CALGARY, AB T2P 2M1	
Inglewood Communities Inc.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8	
Thorvald Nielsen	32 Parsons Close	RED DEER, AB T4P 2C8	
Calgary Power Ltd.	Box 1900 Station M	CALGARY, AB T2P 2M1	
Government Of The Province Of Alberta	Alberta Government Telephones	P O Box 1552	EDMONTON, AB T5J 2N7
County Of Red Deer #23	4758-32 Street	RED DEER, AB T4N 0M8	

DATE: May 22, 2002

TO: Norma Lovell, Assessment

FROM: Cheryl Adams
City Clerk's Office

RE: **Land Use Bylaw Amendment 3156/Z-2002**
Living Stones Church

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

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

Thanks Norma.

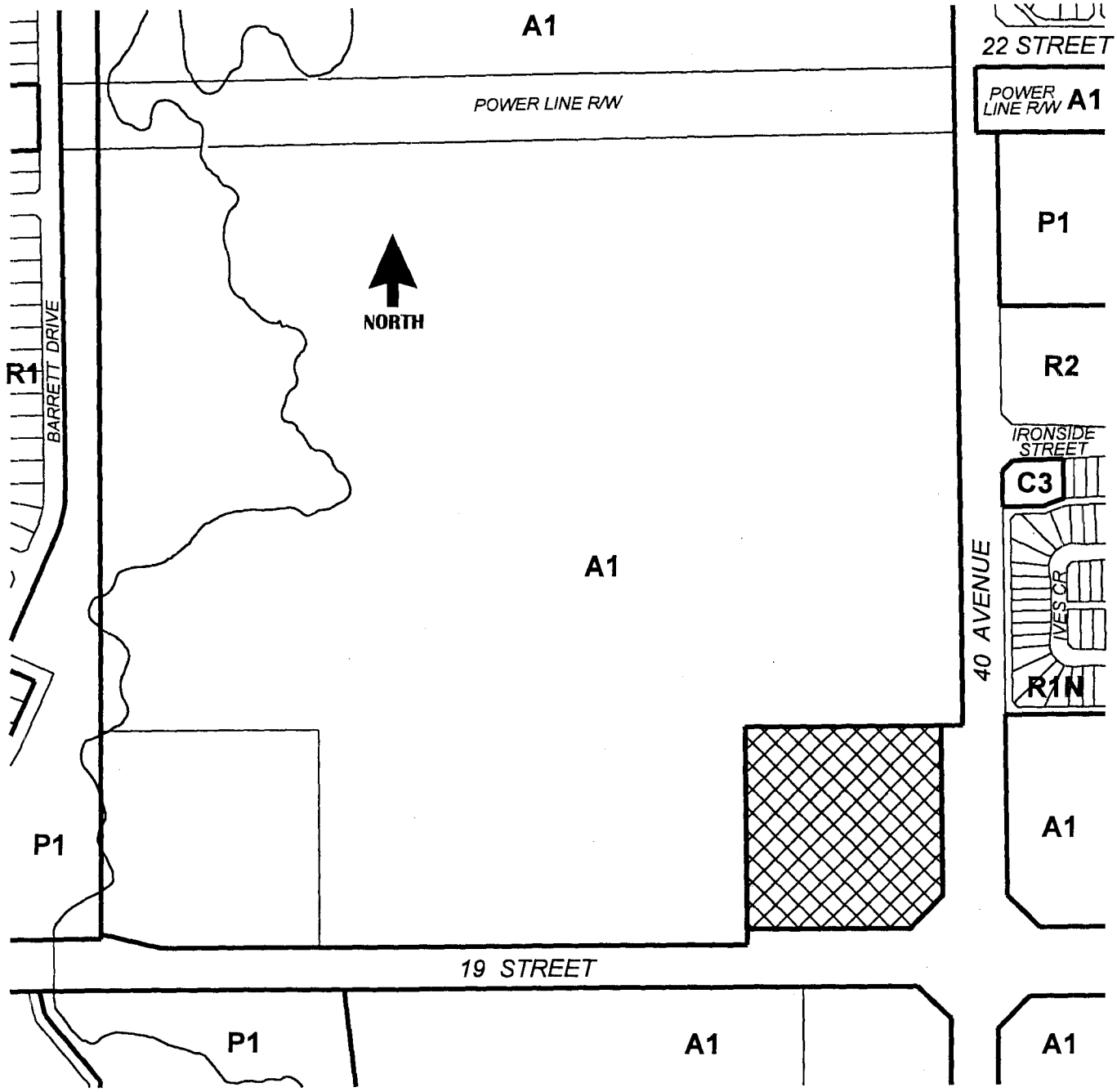
Cheryl

C.G. Adams
City Clerks' Office

Attach.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to PS

AFFECTED DISTRICTS:
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PS - Public Service (Institutional or Governmental)

BYLAW No. 3156 / Z - 2002

FILE

May 28, 2002

«OwnerName»
«OwnerAdd1»
«OwnerAdd2»
«OwnerAdd3»
«OwnerAdd4»

Dear Sir/Madam:

Re: Land Use Bylaw Amendment 3156/Z-2002
Living Stones Church
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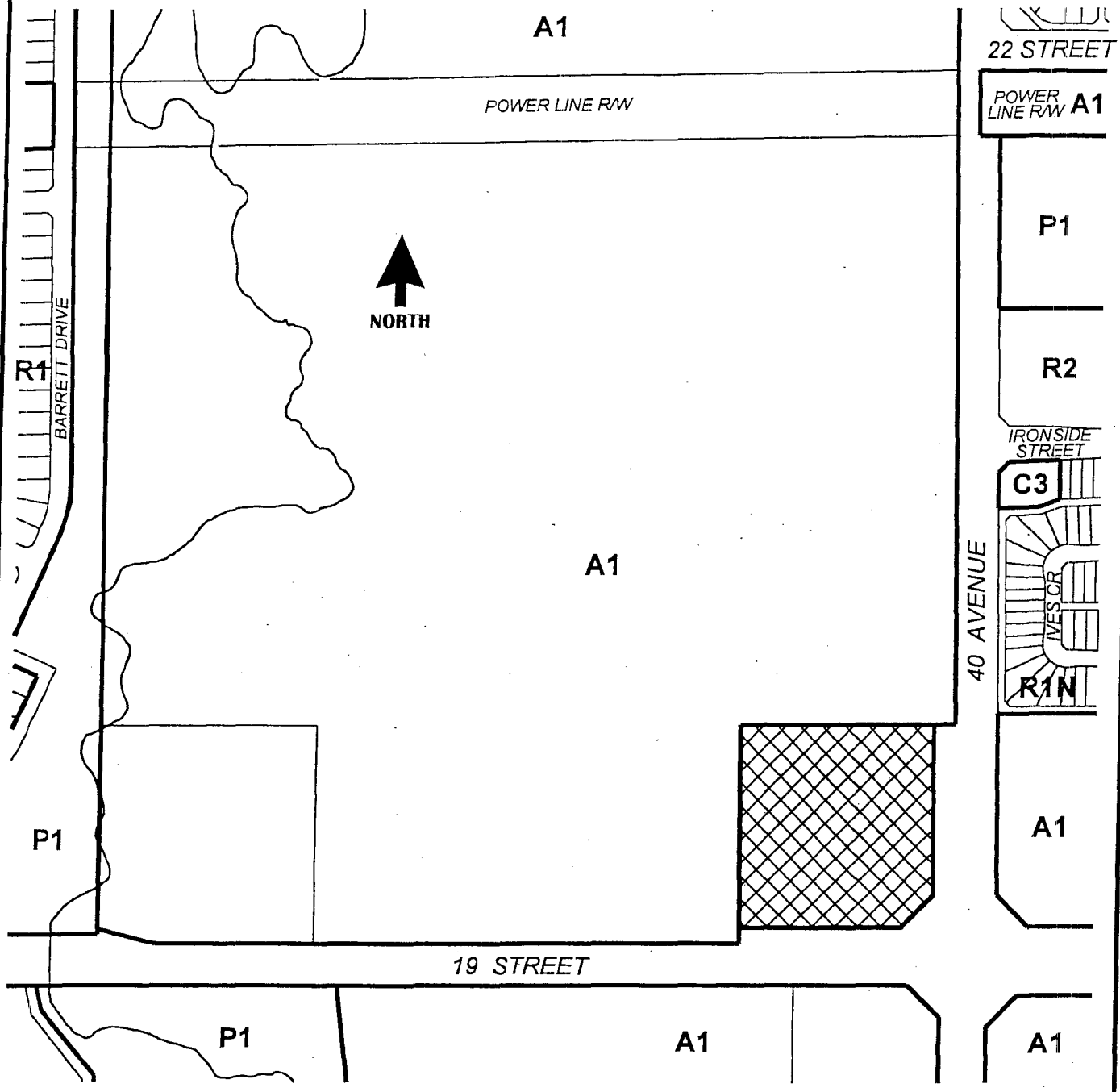
Kelly Kloss
City Clerk

/attch.

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to PS

AFFECTED DISTRICTS:
A1 - Future Urban Development
PS - Public Service (Institutional or Governmental)

BYLAW No. 3156 / Z - 2002

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Susan Edith Townsend	Ex. For Arnold P Jerram	P O Box 33	SANGUDO, AB T0E 2A0
Calgary Power Ltd.	Box 1900 Station M	CALGARY, AB T2P 2M1	
Inglewood Communities Inc.	900 10310 Jasper Avenue	EDMONTON, AB T5J 1Y8	
Thorvald Nielsen	32 Parsons Close	RED DEER, AB T4P 2C8	
Calgary Power Ltd.	Box 1900 Station M	CALGARY, AB T2P 2M1	
Government Of The Province Of Alberta	Alberta Government Telephones	P O Box 1552	EDMONTON, AB T5J 2N7
County Of Red Deer #23	4758-32 Street	RED DEER, AB T4N 0M8	

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

May 22, 2002

Fax: 342-0969

Living Stones Church
2020 – 40 Avenue
Red Deer, AB

Dear Sirs:

Re: Land Use Bylaw 3156/Z-2002.

At the City of Red Deer's Council Meeting held May 21, 2002, first reading was given to Land Use Bylaw Amendment 3156/Z-2002. A copy of the bylaw is attached for your information.

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

Sincerely,

N. Housenga

Nona Housenga
Deputy City Clerk

/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

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

THE CITY OF Red Deer

Council Decision – Tuesday May 21, 2002

DATE: May 22, 2002

TO: **Paul Meyette, Parkland Community Planning Services**
Greg Scott, Inspections & Licensing Manager

FROM: **Deputy City Clerk**

RE: **Land Use Bylaw 3156/Z-2002.**
Living Stones Church

Reference Report:
Parkland Community Planning Services and Inspections & Licensing, dated May 21, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/Z-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held Monday, June 17, 2002 at 7:00 p.m. in the Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/Z-2002 provides for the rezoning of land from A1 Future Urban Development to PS Public Service District to allow for a Place of Worship as a permitted or discretionary use.

N. Housenga

Nona Housenga
Deputy City Clerk

/chk
attchs.

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

BYLAW NO. 3156/Z-2002

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

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

1 The "Use District Map H4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 30/2002 attached hereto and forming part of the bylaw.

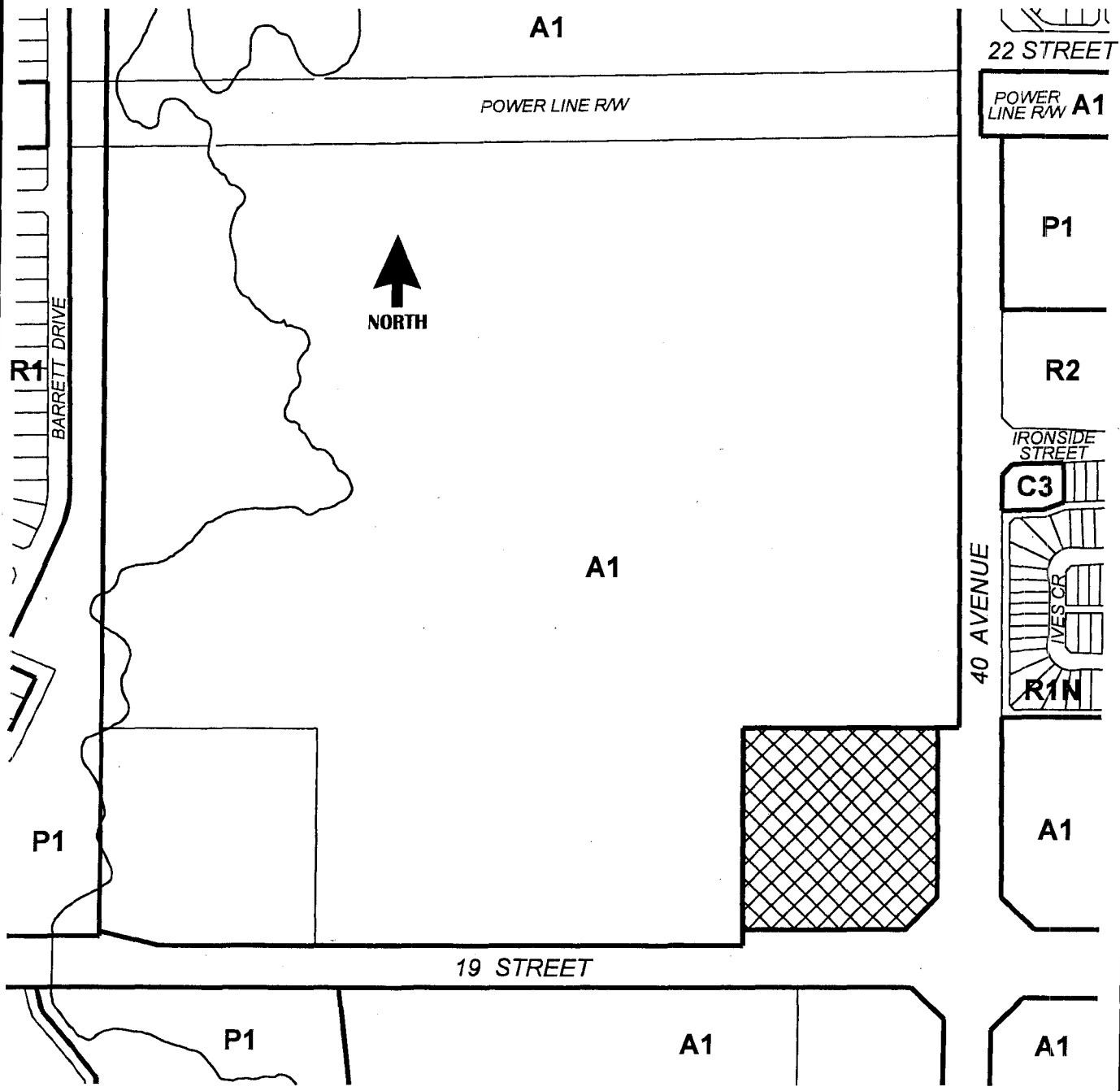
READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to PS

AFFECTED DISTRICTS:
A1 - Future Urban Development
PS - Public Service (Institutional or Governmental)

MAP No. 30 / 2002
BYLAW No. 3156 / Z - 2002

Item No. 10

DATE: **June 12, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **West Park Extension Neighbourhood Area Structure Plan**
Proposed 60 Avenue Road Closure Bylaw 3296/2002

History

At the Tuesday, May 21, 2002 meeting of Council, Road Closure Bylaw 3296/2002 was given second reading.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60 Avenue in conjunction with the West Park Extension Neighbourhood Area Structure Plan.

Public Consultation Process

As noted at the meeting of Council, advertising relative to the Road Closure Bylaw referred in error to 60 Street and not 60 Avenue. To ensure compliance with the Municipal Government Act relative to advertising we will be re-advertising the Road Closure Bylaw and will hold another public hearing on Monday, June 17, 2002 at 7:00 p.m., in the Council Chambers of City Hall, during Council's regular meeting.

Attached is a report dated June 7, 2002, from the Land & Economic Development Manager outlining two amendments to the Road Closure Bylaw.

Recommendations

1. That the Public Hearing for Road Closure Bylaw 3296/2002 be amended as outlined by the Land & Economic Development Manager.

2. That Council not proceed with third reading of this bylaw until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.

Kelly Kloss
City Clerk

/chk

Memo

Date: June 7, 2002

To: Kelly Kloss, City Clerk

From: Howard Thompson, Land & Economic Development Manager

Re: AL-TERRA ENGINEERING LTD. – WEST PARK EXTENSION
60TH AVENUE ROAD CLOSURE BYLAW NO. 3296/2002

Further to my memo of April 15, 2002, Al-Terra Engineering and the developer have confirmed for the first the first phase of development that they only want to close the portion of 60th Avenue south of Wishart Street to 32 Street as shown on the attached map. Please note the correct area was re-advertised to reflect the correct street name of 60th Avenue and the map shows the intent of the new alignment of future Webster Drive that will replace 60th Avenue access to 32nd Street. The developer will submit a separate application sometime in the future to close the section between Wishart Street north to 59th Avenue Crescent to correspond with subdivision phasing in the West Park Extension Neighborhood Area Structure Plan.

The legal descriptions for the road closure Bylaw No. 3296/2002 therefore requires the following amendments:

1. Change 59th Avenue Crescent to "Wishart Street as shown in Plan 2886 TR".
2. Delete this description as it relates to a triangle of land at the intersection of 60th Avenue and Cronquist Drive that is outside the city limits and in Red Deer County's jurisdiction.

Recommendation:

That City Council amend Bylaw No. 3296/2002 for the second reading to read:

1. "All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4 and lying south of the production westerly of the south boundary of Wishart Street as shown on Plan 2886 TR, and lying north of the production westerly of the north boundary of 32 street as shown on Plan 2886 TR."

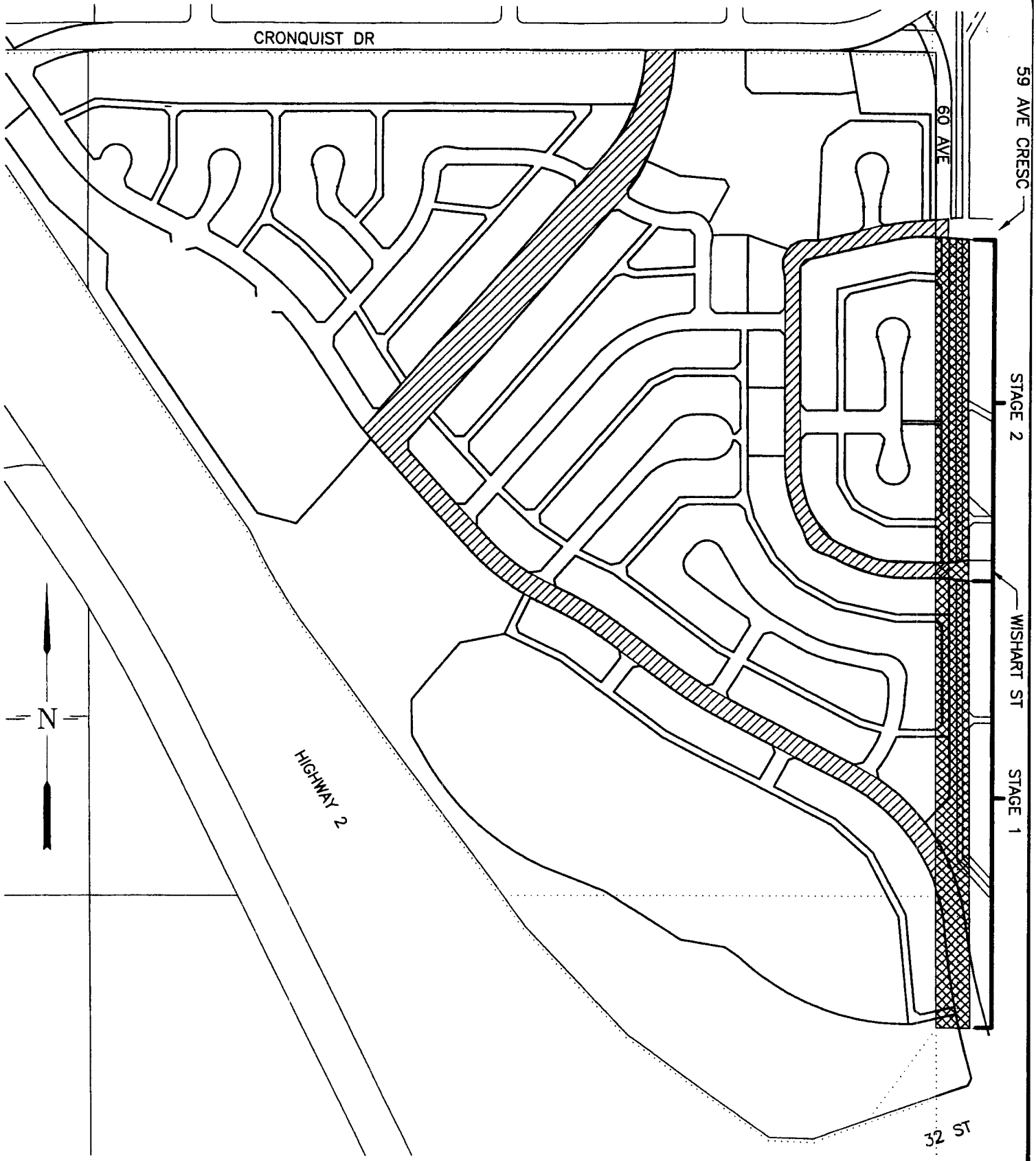
2. Delete.

H S Thompson

Howard Thompson

Attach.
c. Director of Development Services

WESTLAKE SUBDIVISION



60 AVENUE ROAD CLOSURE

SCALE 1:5000

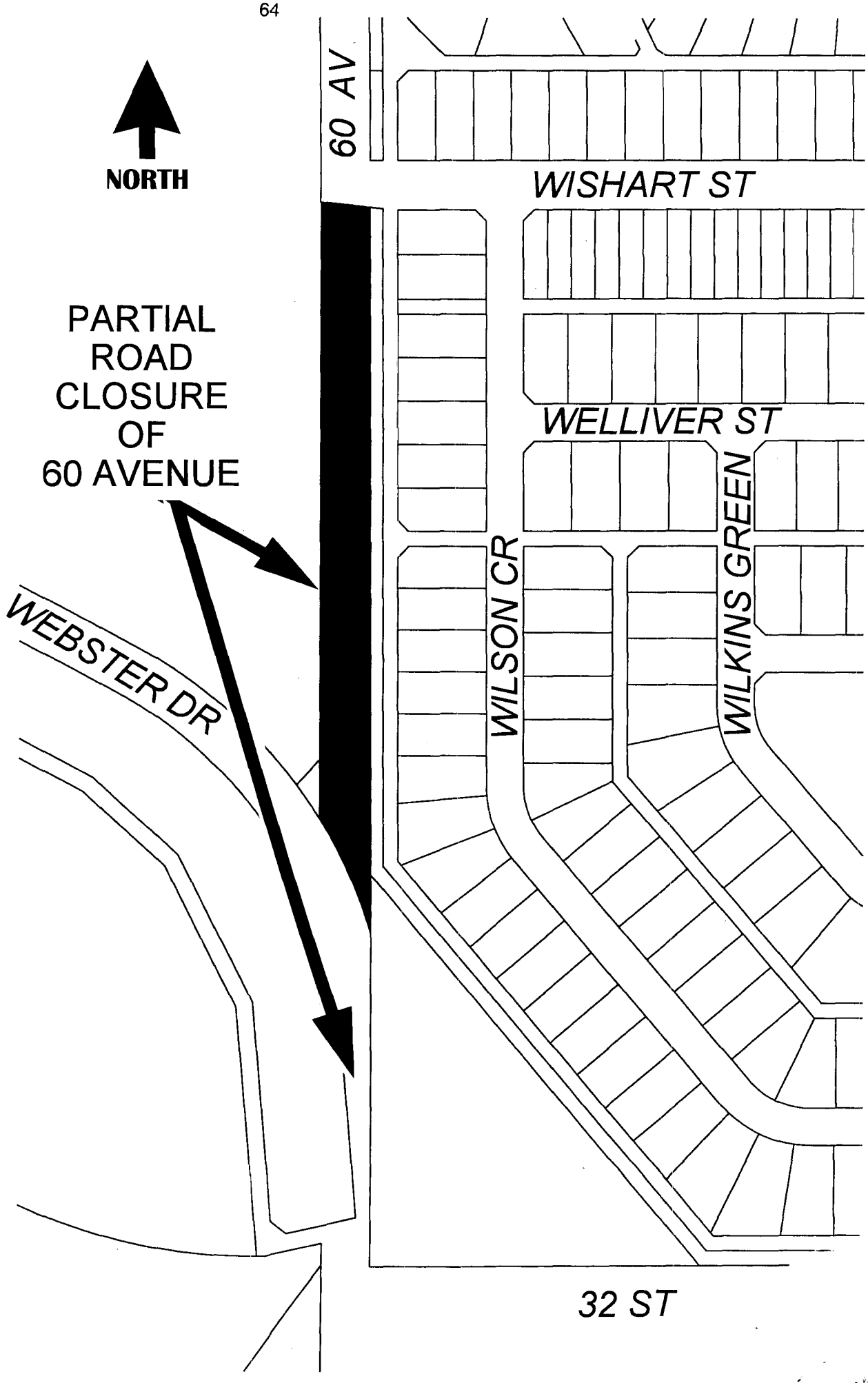
LEGEND:

- PROPOSED 60 AVE ROAD CLOSURE TO BE STAGED
- REPLACEMENT ROADS TO BE CONSTRUCTED PRIOR TO 60 AVE ROAD CLOSURE

AL-TERRA ENGINEERING LTD.

EDMONTON RED DEER

PREPARED JUN 12/02


NORTH
60 AV
WISHART ST
PARTIAL
ROAD
CLOSURE
OF
60 AVENUE
WELLIVER ST
WILSON CR
WILKINS GREEN
WEBSTER DR
32 ST

MAY 3 1 2002

Red Deer County

OFFICE OF THE REEVE
Phone (403) 350-2295 Fax (403) 350-2164

June 5, 2002

Mayor Gail Surkan
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Ms. Surkan Gail

Re: Road Closure Bylaw 3296/2002
West Park Extension (Portions of NE, NW & SE 7-38-27-4)

County Council has had an opportunity to review the proposed Road Closure 3296/2002 and would advise that Red Deer County has no objection or concerns with the partial closure of 60 Avenue.

Thank you for the opportunity to comment on the proposed plan. Should you have any questions or require further clarification of these comments, please contact me at your convenience.

Yours truly

RED DEER COUNTY

Gregg C. Johnson
Reeve

nel
c Kelly Kloss, City Clerk

RECEIVED
JUN 10 2002
The City of Red Deer

Back up

Kelly Kloss

From: Nick Riebeek
Sent: June 06, 2002 1:43 PM
To: howardt@city.red-deer.ab.ca; kellyk@city.red-deer.ab.ca
Subject: West Park Extension - Road Closure

Hello Howard and Kelly,

I looked at the map which is attached to the notice advertising the 60th road closure. I am of the opinion that the closure as shown sufficiently identifies the intention and consequence of the proposed road closure and accordingly is legally acceptable.

While the map could have shown the closure to extend south to 32nd street, given that part of this will become a new Drive, the shown closure is adequate.

Please let me know if more is required or if my comments are insufficient.

nick riebeek

[This message has been scanned for security content threats, including computer viruses.]

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

June 18, 2002

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

Dear Sir:

Re: West Park Extension Neighbourhood Area Structure Plan:
Road Closure Bylaw 3296/2002 – Portion of 60th Street

At the City of Red Deer's Council Meeting held June 17, 2002, a Public Hearing was held with respect to Road Closure Bylaw 3296/2002. Council passed the following resolutions to amend Road Closure Bylaw 3296/2002, and table consideration of third reading. A copy of the amended bylaw is attached for your information.

> ***Resolved*** that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated June 7, 2002, hereby agrees to amend Road Closure Bylaw 3296/2002, by deleting the two paragraphs in Clause 1 and substituting the following paragraph:
>
> > "All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4 and lying south of the production westerly of the south boundary of Wishart Street as shown on Plan 2886 TR, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR".
>
> ***Resolved*** that Council of the City of Red Deer agrees to table third reading of Road Closure Bylaw 3296/2002 until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.

Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60 Avenue in conjunction with the West Park Neighbourhood Area Structure Plan. As indicated in the above resolution, Council will not proceed with third reading of this bylaw until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.

...2/

4914 - 48th Avenue, Red Deer, AB Canada T4N 3T4
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Please do not hesitate to contact me should you have any questions or require further clarification.

Sincerely,

Kelly Kloss
City Clerk

KK/chk

/attach.

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

BYLAW NO. 3296/2002

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

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

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

> "All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of Wishart Street as shown on Plan 2886 TR, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR."

READ A FIRST TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this	21st	day of	May	2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

_____ _____

MAYOR CITY CLERK

Frieda McDougall
From: Kelly Kloss
Sent: June 06, 2002 1:59 PM
To: Frieda McDougall
Subject: FW: West Park Extension - Road Closure

For the June 17 Council agenda file.

Kelly

From: Nick Riebeek
Sent: June 06, 2002 1:43 PM
To: howardt@city.red-deer.ab.ca; kellyk@city.red-deer.ab.ca
Subject: West Park Extension - Road Closure

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Please let me know if more is required or if my comments are insufficient.

nick riebeek

[This message has been scanned for security content threats, including computer viruses.]

Red Deer County

OFFICE OF THE REEVE
Phone (403) 350-2295 Fax (403) 350-2164

June 5, 2002

Mayor Gail Surkan
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

Dear Ms. Surkan Gail

Re: Road Closure Bylaw 3296/2002
West Park Extension (Portions of NE, NW & SE 7-38-27-4)

County Council has had an opportunity to review the proposed Road Closure 3296/2002 and would advise that Red Deer County has no objection or concerns with the partial closure of 60 Avenue.

Thank you for the opportunity to comment on the proposed plan. Should you have any questions or require further clarification of these comments, please contact me at your convenience.

Yours truly

RED DEER COUNTY

Gregg C. Johnson
Reeve

nel
c Kelly Kloss, City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 22, 2002

A Bruce & Gladys Doidge
R R 2
RED DEER, AB T4N 5E2

Dear Sir/Madam:

Re: Road Closure Bylaw 3296/2002

City Council proposes to pass Road Closure Bylaw 3296/2002, providing for the closure of a portion of 60 Avenue in conjunction with the West Park Extension Neighbourhood Area Structure Plan. As a property owner in the West Park area you have an opportunity to ask questions about the intended use and to let Council know your views. You can pick up a full copy of the proposed amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

City Council will hear from any person claiming to be affected at a Public Hearing in the Council Chambers, 2nd Floor of City Hall on **Tuesday, June 17, 2002, at 7:00 p.m.** If you want your letter or petition included on the Council agenda you must submit it to the City Clerk by 4:30 p.m. on **Tuesday, June 10, 2002.** Otherwise, you may submit your letter or petition at the City Council meeting or you can simply tell Council your views at the Public Hearing. Your letter or petition will be made available to the public. If you have any questions regarding their use, please contact me at (403) 342-8132.

Yours truly,

Kelly Kloss
City Clerk

/attch.

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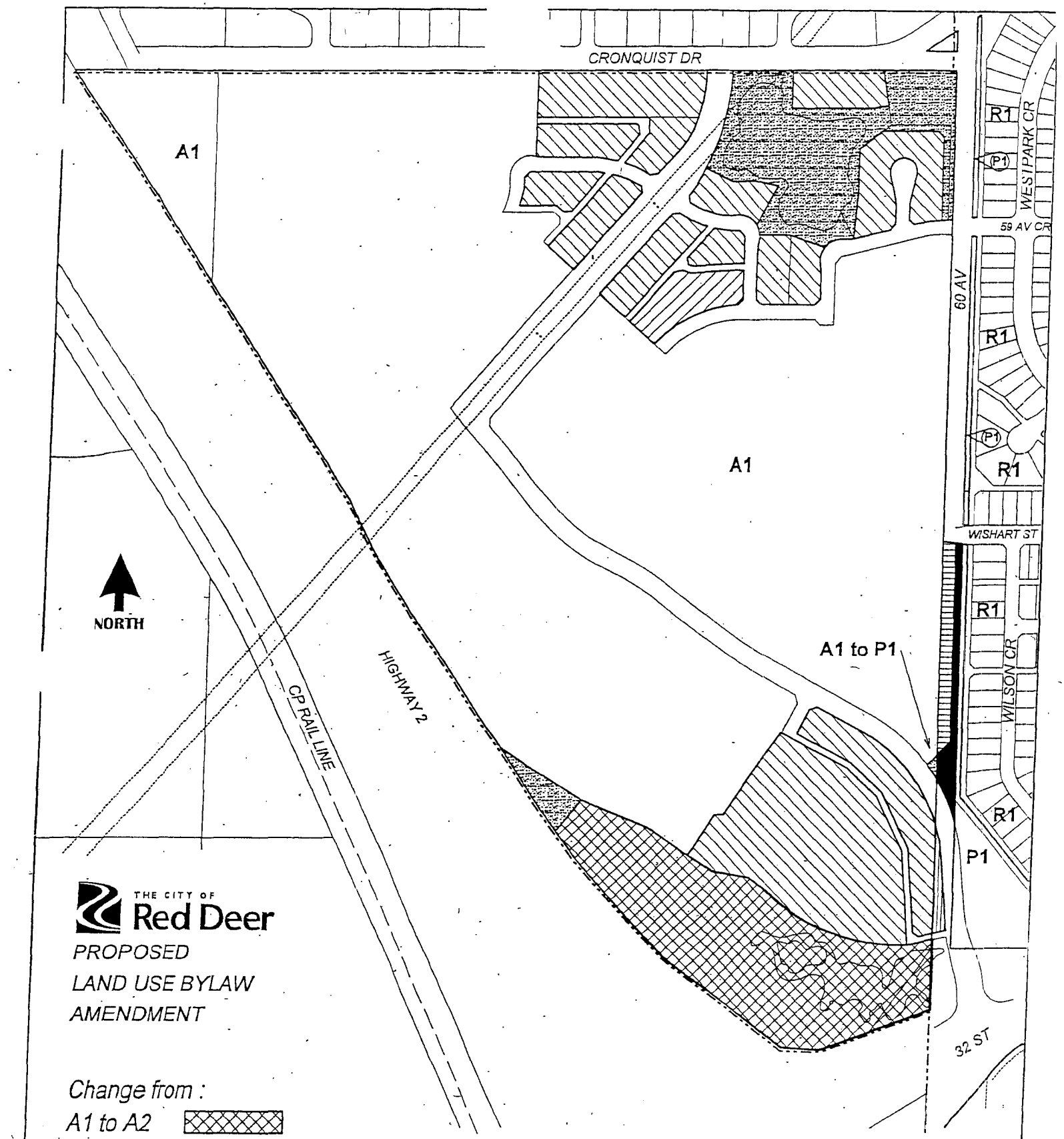


THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT

Change from :

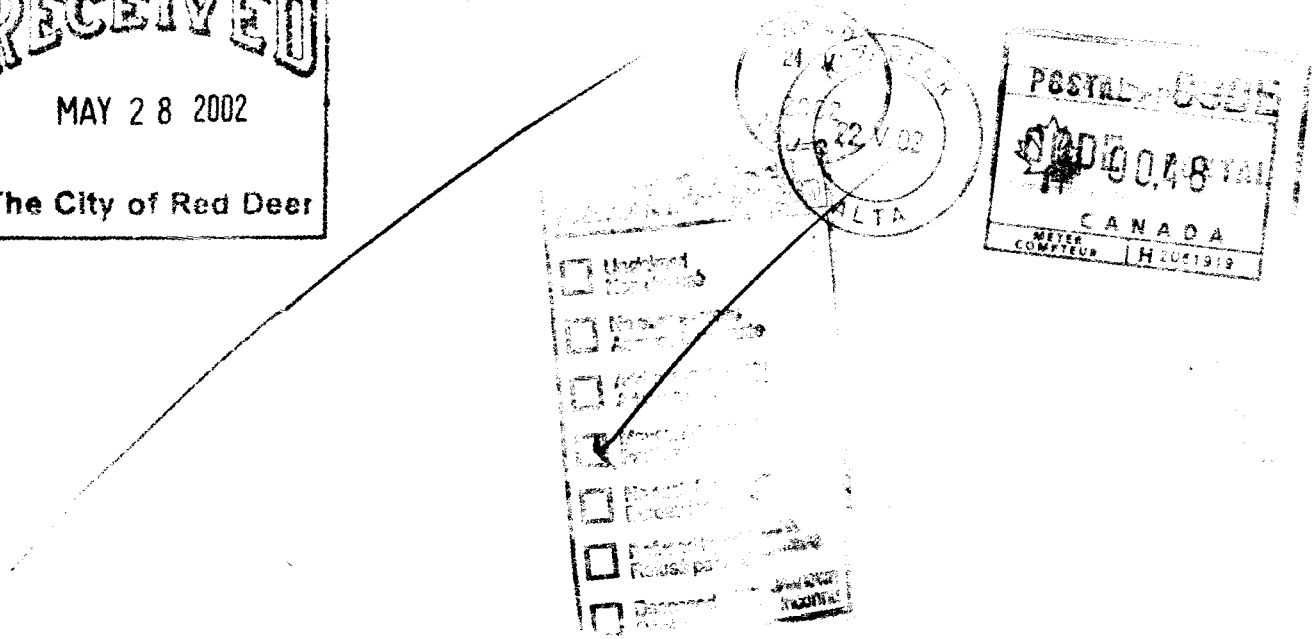
- *A1 to A2*
- *A1 to R1*
- *A1 to R1N*
- *1 to P1*
- *Road to P1*
- *Road to A1*
- *Road to R1*

AFFECTED DISTRICTS:

A1 - Future Urban Development
A2 - Environmental Preservation
R1 - Residential Narrow Lot
R1N - Residential Narrow Lot
P1 - Parks an d Recreation

THE CITY OF RED DEER
PO BOX 5008
RED DEER AB T4N 3T4

RECEIVED
MAY 28 2002
The City of Red Deer



Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

Office of the City Clerk

May 22, 2002

Wes Waschuk
48 Parsons Close
RED DEER, AB T4P 2C8

Dear Sir/Madam:

Re: Road Closure Bylaw 3296/2002

City Council proposes to pass Road Closure Bylaw 3296/2002, providing for the closure of a portion of 60 Avenue in conjunction with the West Park Extension Neighbourhood Area Structure Plan. As a property owner in the West Park area you have an opportunity to ask questions about the intended use and to let Council know your views. You can pick up a full copy of the proposed amendment at the office of the City Clerk, 2nd Floor of City Hall between 8:00 a.m. and 4:30 p.m. Monday to Friday.

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Kelly Kloss
City Clerk

/attch.

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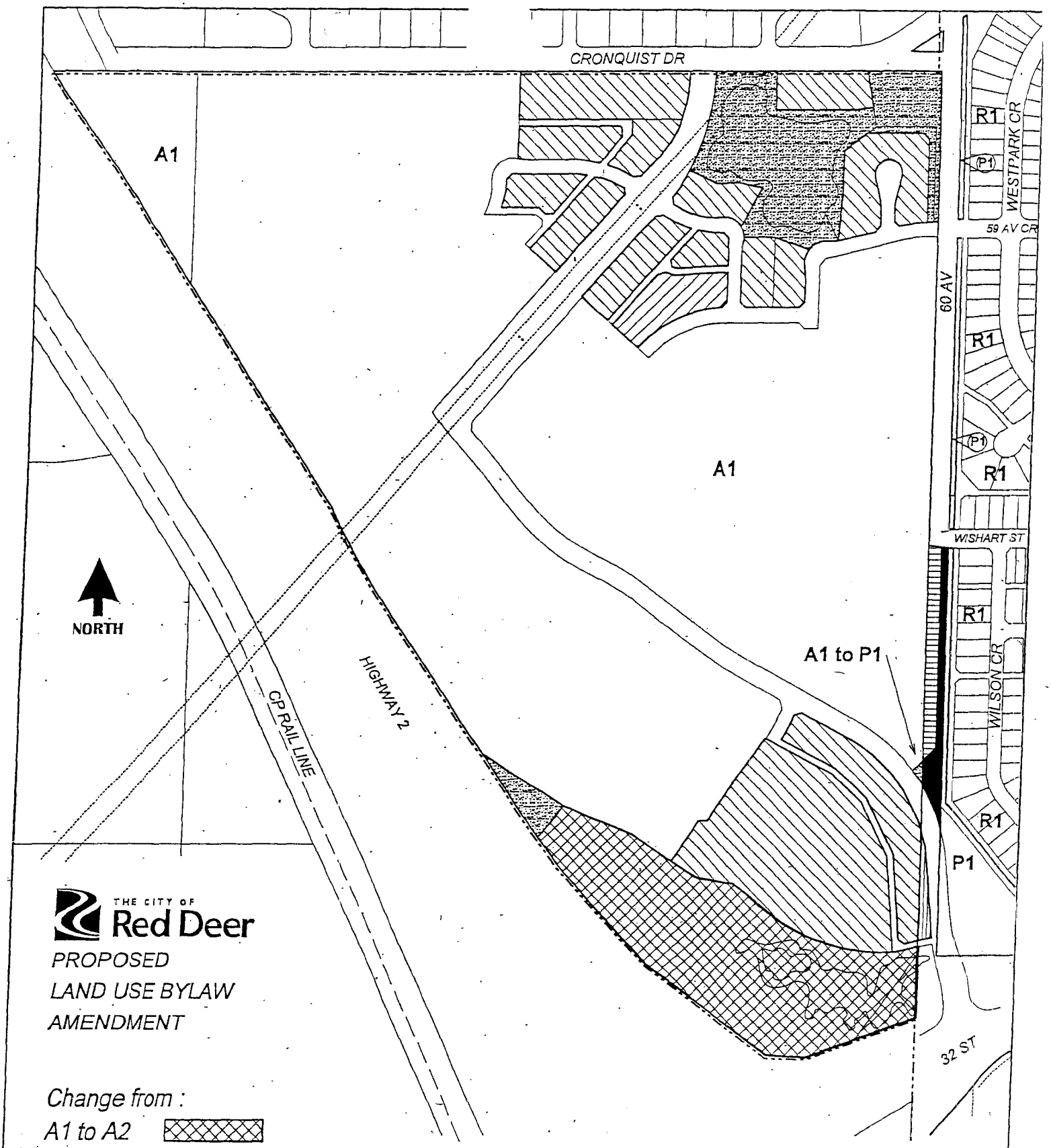

THE CITY OF Red Deer

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AFFECTED DISTRICTS:

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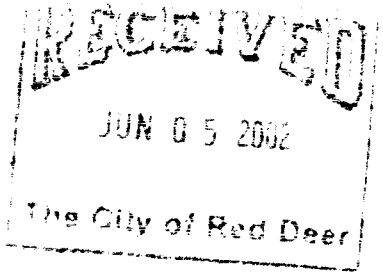
THE CITY OF RED DEER
PO BOX 5008
RED DEER AB T4N 3T4



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THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Howard Thompson, Land & Economic Development Manager**

FROM: **City Clerk**

SUBJECT: **West Park Extension Neighbourhood Area Structure Plan**
Proposed 60th Avenue Road Closure Bylaw 3296/2002

Reference Report:
City Clerk, dated June 12, 2002 and Land & Economic Development Manager, dated June 7, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Land & Economic Development Manager, dated June 7, 2002, hereby agrees to amend Road Closure Bylaw 3296/2002, by deleting the two paragraphs in Clause 1 and substituting the following paragraph:

> "All that portion of government road allowance lying east of and adjacent to the east boundary of section 7-38-27-W4 and lying south of the production westerly of the south boundary of Wishart Street as shown on Plan 2886 TR, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR".

Resolved that Council of the City of Red Deer agrees to table third reading of Road Closure Bylaw 3296/2002 until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.

Report Back to Council: Yes

...2/

Comments/Further Action:
Road Closure Bylaw 3296/2002 provides for the closure of a portion of 60th Avenue in conjunction with the West Park Extension Neighbourhood Area Structure Plan.

Council will not proceed with third reading of this bylaw, as amended, until the Developer has completed construction of the new alignment to connect Cronquist Drive to 32nd Street and the Developer has received Council's approval to purchase the closed portion of roadway at current market values.

Kelly Kloss
City Clerk
/chk
attchs.

c Director of Development Services
Inspections & Licensing Manager

FILE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

June 18, 2002

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

Dear Sir:

Re: West Park Extension Neighbourhood Area Structure Plan:
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...2/

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk

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

BYLAW NO. 3296/2002

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

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

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READ A FIRST TIME IN OPEN COUNCIL this	22nd	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this	21st	day of	May	2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

Item No. 1
Reports

RPC - 9.887

Date: **May 23, 2002**

To: **Kelly Kloss, City Clerk**

From: **Harold Jeske, Recreation, Parks & Culture Manager**

Re: **Collicutt Centre – April Operating Report**

General Information

The number of users decreased by 17,710 persons this month. A decline in use began to occur around mid to late April to coincide with the change in sporting seasons. The ice was removed from the arena and the turf was removed from the west soccer pitch to accommodate other rental. The greatest reduction in use occurred in the arena (6,595) and in the two soccer pitches (5,420). A decline in use was anticipated so this does not surprise us.

Customer feedback is still being received, both positive and negative, and we are taking advantage of this information to fine-tune our operations. Following is a sampling of the positive comments:

- Pleased with the effectiveness of the security guard, especially at the food court
- Love the facility and that there is no pressure by staff to do any one activity – very comfortable
- Facility outstanding staff: workout facility excellent
- "This is the best I have ever seen."

Security related issues are still very prominent and consume a considerable amount of staff time. The six week pilot project of hiring security staff, has proved to be very effective and we hope to acquire funding to continue it for the balance of this year. There is evidence to support an ongoing presence of security staff at the Centre. Most of the security issues are related to inappropriate and abusive behavior towards patrons and staff.

The marketing/promotions plan for the year 2002 is now finalized. This plan is for this year only. Due to restrictions in the current marketing budget as well as a need to look at a marketing and communications plan within the Recreation, Parks & Culture Department as a whole, not all items in this plan will be addressed this year. Instead, key priority items have been identified to be implemented to bring the best results in the most cost efficient and timely manner possible. Advertising and promotions to address current customer perceptions is a major focus of this year's plan. To name all of the promotions that have taken place and are scheduled to take place would be too lengthy, however, I would like to mention a few that are either ongoing or about to begin:

.../2

- Loonie walk from 7:00 am – 10:00 am
- First Friday of every month - "Bring a Guest for Free" for pass holders
- Two open houses similar to the grand opening scheduled for June and September
- Tooorific Sundays beginning June 2 – admission reduced to a toonie between the hours of 10:00 am and 1:00 pm
- Community association members beginning September – admission reduced by 50% (must show proof of community association membership)
- Atco Gas insert – distributed the beginning of January – general information about the Centre including program and facility services, hours of operation and user fees

Budget and Financial – April 2002

	Year to Date Benchmark	Year to Date Actual	Favorable Year to Date Variance
Revenue	$696,484	$901,627	$205,143
Expenditures	$963,576	$1,097,552	$133,976
Deficit / Surplus	$267,092	$195,925	$71,167

Month	Actual YTD Revenue	Actual YTD Expenditure	YTD Approved City Contribution	City Contribution Benchmark	YTD Favorable Variance
January	$207,180	$253,329	$46,149	$66,777	$20,628
February	$404,489	$515,313	$110,825	$133,546	$22,721
March	$630,165	$816,350	$186,185	$200,324	$14,139
April	$901,627	$1,097,552	$195,926	$267,092	$71,166
May					
June					
July					
August					
September					
October					
November					
December					
Approved Budget Total	$2,089,540	$2,890,727		$801,187	

.../3

Please note the benchmark represents 1/12 of $801,187 and does not reflect seasonal variations. When we have a full year of operating experience the benchmark can be predicted with a greater degree of accuracy.

In addition to the April 2002 financial summary, an operating summary is provided which presents the financial data as is accumulated each month. Hopefully, this will provide a better sense of the financial picture as the year progresses. Again, this month there is a favorable variance to report.

Volunteer Initiatives/Issues

- Number of hours volunteered: 53.25

Major Events/Highlights

- Parkland Regional Baton Twirling Association Competition – competitors from Western Canada
- Alberta Camping Association – hosted "The Alberta Summer Fair Camp"
- "Super Saturday" event – 118 children aged 8-13 enjoyed full day of adventure

May Events

- May 15-18, 2002 – Canadian Trampoline and Tumbling Championships
- May 17-19, 2002 – "Tradition Lives" Lacrosse Tournament
- May 17-31, 2002 – Annual Water Park Maintenance Shutdown

Harold Jeske

:jb

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

FACILITY DATA	USER GROUPS		HOURS OF USE						ATTENDANCE					
		APR-'02	APR-'01	DEC-'01	FEB-'02	MAR-'02	APR-'02	YTD-'02	APR-'01	DEC-'01	FEB-'02	MAR-'02	APR-'02	YTD-'02
						WATER PARK								
PUBLIC SWIMMING														
Earlybird Swim				59	50	80	55	263		N/A	344	428	376	1359
Open Swim				359	324	333	327	1322		10321	17486	21112	19201	73939
Adult Swim				13	20	17	21	75		222	583	602	672	2480
Family				15	12	16	12	53		841	1471	853	1477	4826
TOTALS				**446**	**406**	**446**	**415**	**1712**	**0**	**11384**	**19884**	**22995**	**21726**	**82604**
						FIELDHOUSE								
PUBLIC DROP-IN														
ADULT				517	462	508	517	2006		568	1733	1484	1904	8004
YOUTH				517	434	484	476	1884		1003	4700	4834	4970	20714
TOTALS				**1034**	**896**	**992**	**993**	**3890**	**0**	**1571**	**6433**	**6318**	**6874**	**28718**
						PROGRAMS SERVICES								
LEARN-TO-PROGRAMS														
Adult Classes				40	120	120	107	491		116	550	550	510	2234
Youth Classes				49	247	247	179	817		156	464	464	959	2157
Family Classes				9	24	24	0	84		42	36	36	0	96
Childminding Services				149	200	168	176	744		244	599	598	443	2238
Birthday Party Stats		25		78	94	111	63	343		481	460	480	380	1755
Collicutt Mainstreet				480	462	508	517	2006		N/A	14924	16461	12092	60000
Climbing Wall		9		200	225	238	188	854		N/A	752	1039	250	2599
Gymnastics				N/A	N/A	N/A	N/A	0		4882	7481	7203	6918	28769
TOTALS			**0**	**1005**	**1372**	**1416**	**1230**	5339	**0**	**5921**	**25266**	**26831**	**21552**	99848
SUBTOTAL PAGE 1		**34**	**0**	**2484**	**2674**	**2854**	**2638**	**10941**	**0**	**18876**	**51583**	**56144**	**50152**	**211170**

COLLICUTT CENTRE STATISTICS - 2002 MONTHLY

FACILITY DATA	USER GROUPS		HOURS OF USE						ATTENDANCE					
		APR-'02	APR-'01	DEC-'01	FEB-'02	MAR-'02	APR-'02	YTD-'02	APR-'01	DEC-'01	FEB-'02	MAR-'02	APR-'02	YTD-'02
			FITNESS AND WELLNESS CENTRE											
Daily Workouts				518	476	518	509	2021		6791	16632	17100	15883	66138
Personal Training (1 on 1)				26	88	69	35	345		26	88	69	35	345
Orientations				N/A	65	69	60	365		N/A	65	69	60	551
FITNESS & WELLNESS TOTALS				**544**	**629**	**656**	**604**	**2731**	**0**	**6817**	**16785**	**17238**	**15978**	**67034**
			MEETING & SPORTS SURFACE RENTALS											
Community Savings A				1	1	5	0	6		20	20	98	0	118
Community Savings B				13	14	6	14	35		118	213	88	106	553
Community Savings A&B		2		125	101	117	125	442		2639	2212	2567	2922	9429
Community Room C		5		136	62	63	81	230		1199	1466	1362	1938	6002
Alberta Treasury Motion Studio		1		115	42	49	33	165		273	524	934	1524	3506
Prolific Group Board Room		1		94	8	3	19	40		46	177	49	62	435
B of M Room East				49	0	0	0	0		0	0	0	0	0
B of M Room West				6	0	0	0	0		65	0	0	0	0
B of M Room West & East				109	0	0	0	0		20	0	0	0	0
Soccer East		20		189	210	245	214	839		250	9537	9126	7525	33214
Soccer West		11		149	185	193	182	704		379	10486	9842	6023	34934
Arena		4		283	270	242	66	866		7500	7571	8661	2066	29269
Fieldhouse		38		8	6	10	9	36		400	145	185	287	723
TOTAL		**82**	**0**	**1277**	**899**	**933**	**743**	**3363**	**0**	**12909**	**32351**	**32912**	**22453**	**118183**
COLLICUTT VENUE USAGE TOTALS **		**116**	**0**	**4305**	**4202**	**4443**	**3985**	**17035**	**0**	**38602**	**100719**	**106294**	**88583**	**396387**

NOTES: **
March to April Significant Attendance Variances

Pool	**-1269**	**Motion Studio**	**590**
Arena	**-6595**	**Com Sav A&B**	**355**
Fitness	**-1260**	**Com Sav C**	**576**
Soccer	**-5420**		

Fieldhouse Rental Stats have been corrected for the first Trimester to reflect the Actual rental time and rental attendees

Fieldhouse user groups include swing cage rentals.

Comments:

The Collicutt Centre – April Operation Report submitted by the Recreation, Parks and Culture Manger, is submitted for Council's information.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

June 6, 2002

City Clerk
City of Red Deer
Box 5008
Red Deer, AB T4N 3T4

RE Collicutt Centre Ad Hoc Citizen Advisory Committee Report

The members of the Collicutt Centre Ad Hoc Citizen Advisory Committee would like to thank Council for the confidence placed in us to undertake the review of the Collicutt Centre. More time was spent on the project than originally anticipated, however the Ad Hoc Committee felt the issue was deserving of the members' time and expertise to provide a thorough report.

The Ad Hoc Committee reviewed the Collicutt Centre project from the time land was set aside for a recreation facility in 1988, to the end of the first year of operation in 2001. All phases of the facility development were tracked, including financial supports and approvals. The Ad Hoc Committee members are confident that the enclosed report responds to all concerns of Council and the community of Red Deer.

I will attend the June 17, 2002 Council meeting to answer any questions you may have.

Cordially,

Gordon Deck, Chairperson
Collicutt Centre Ad Hoc Citizen Advisory Committee

Encl.

Collicutt Centre Ad Hoc Citizen Advisory Committee

Final Report

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Review Findings 6

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- **Idea Generation**
- **Investigation**
- **Design**
- **Construction**

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H. Fee Structure 19

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Attachments:
- **Biographies of Committee Members**
- **Summary of Questions**
- **Listing of Resource Materials**
- **Preliminary Schedule, Project Methodology & Committee Structures**
- **Responsibility/Accountability**

Executive Summary

The Collicutt Centre Ad Hoc Citizen Advisory Committee ("the Ad Hoc Committee") carried out a review of the Collicutt Centre project from the beginning of the idea through the first year of operation. The core questions investigated were:

- What was decided, by whom, within what authority and when?
- Capital Budget and Operating Budget (revenues and expenditures) – how were they developed, approved, managed, monitored, reported, adjusted?
- Were all decisions in accordance with the authority frameworks established?
- Could the processes and authorities have been improved and if so, how?

The Collicutt Centre was a complex project for any organization to undertake because of the merging of several major recreational facilities into one, and because of the pressure to complete the project quickly in order to meet the emerging needs of major recreational sports. City Council and those responsible for carrying out the project deserve support for their vision and for their commitment to constructing a facility that would be well used by the public. The Ad Hoc Committee did not find any breech of public trust and believes that overall the capital phase of the project was well managed.

CONCLUSIONS

Capital Phase

- The Ad Hoc Committee believes appropriate contract types were implemented on this project.
- There is evidence of rigor and integrity of the tendering process. On average, timing for submission of tenders was three to six weeks.
- We are satisfied that the Steering Committee with assistance from the Construction Management Committee did strive to get the best value – by getting the lowest cost or added value for additional dollars.
- The Ad Hoc Committee was satisfied with the financial management processes followed during construction by the Owner's Representative and the Contract Manager. There is evidence of required cost information shared at the Steering Committee Meetings with recorded decisions.
- The Steering Committee did make capital decisions in anticipation of long term benefit to ongoing operating success and costs.
- A more thorough risk analysis on installation of the ozone treatment system would have lessened the impact on the operating budget and public confidence.

Start-Up Phase

- It appears that there was no specific plan to move the project from the construction stage through start up to full operations. There was a lack of clarity in defining costs related to start-up (e.g. facility cleaning, pool preparation, staff training, other unexpected costs) and where funding would come from.
- These kinds of "unexpected costs" are not unusual in a project of this nature and size and it would be important to insure that a start-up budget is established in future projects.

Operating Phase

- **It is the opinion of the Ad Hoc Committee that the surprise element involved in reporting the operating deficit was not necessary. Simply put, the financial management system was not used properly.**
- **It is evident that the City's traditional management system of decentralized accountability was unsuccessful during the Collicutt Centre's start-up phase of operations.**

Delegation of Authority

- **From the Ad Hoc Committee's perspective there was ambiguity regarding the authority delegated to the Steering Committee, which led to confusion on the part of some Council members and the public, particularly related to the ability to expend additional funds arising from corporate sponsors and other sources beyond that previously budgeted.**
- **We are satisfied that approvals were in place for the entire project.**

Council's Approval Process

- **We believe that a written policy and procedure outlining Council approvals required would have minimized confusion over anticipated costs. Estimated costs would be established based on design, components and timeframes. Council could better manage "go/no-go" decisions with these kinds of procedures in place.**

Record Keeping

- **It is apparent to the Ad Hoc Committee that The City would benefit from an improved project management system and from a standardized reporting format throughout the corporation relating to the records management system.**

Fee Structure

- **The Ad Hoc Committee does not find the current fee level to be unreasonable. For a family (2 adults & 4 children) the one-time cost is $15.50 for all day for all facilities (see section on Fee Structure for further details).**

RECOMMENDATIONS

We have several suggestions for change, to diminish risk overall, and to ensure the success of future projects.

1. Delegation of Authority and Public Policy

- **Establish a policy for the governance of major capital projects managed by a Steering Committee. The policy should include terms of reference, levels of expertise and interests required for membership, Council approval points, capital, start-up, contingency and operating budget development and monitoring.**
- **Establish clear guidelines for public input and education.**

2. Control Environment

- **Incorporate a monitoring function within Corporate Services, with responsibility for ensuring diligence in the development and monitoring of budgets throughout departments. This would include regular reviews at the executive management level – and reports to Council on significant projects.**
- **Define the links in accountability and responsibility in job descriptions or operating policies starting with the City Manager and down through the entire organization.**

3. Special Capital Project Management

- **Develop a capital project management policy. The template should include contingency funding (recommend industry standard), start up costs, a consistent project reporting structure isolating expenditures and revenues, and criteria to manage the transition phase between capital and operating budgets.**

4. Communication

- **Establish a consistent financial reporting format for Council background documents, including revenues, expenditures, variances and changes.**
- **Develop a communications format for longer term projects that links previous decisions to current ones. In the case of large projects like the Collicutt Centre, build in a storyboard (sequence of events) format.**

Background

On January 27, 1999 Council approved the scope of the new leisure complex to be built in southeast Red Deer on land previously set aside south of 32 Street between 30 Avenue and Lockwood Avenue. The components to be included were areas for soccer, tennis, walking/jogging, leisure/therapeutic pool, gymnastics centre, ice arena, swing/practice centre, day care facilities, other public and leisure services such as fitness. The focus was to serve the broadest needs of the public. Included in this focus was the well-defined needs of already pressured recreational sport organizations, such as gymnastics, hockey and soccer – organizations in the process of trying to establish facilities to meet their needs.

In December 2001 the final construction cost of the Collicutt Centre was reported to Council; it was $31.6 Million with revenues of:

$27.2 Million from The City
$4.4 Million from sport partners, corporate partners and non-city grants.

Also in December 2001 it was reported that the operating budget for the Collicutt Centre would be overspent by $1.0 Million in the first year of operation. Given the size and timing of the operating deficit, and the magnitude of the construction costs, there was extensive public concern expressed through the media and directly to Council.

At the Council Meeting of Monday, January 14, 2002, Council agreed to proceed with a review of the development and operations of the Collicutt Centre by establishing an Ad Hoc Citizen Advisory Committee. **Note:** For the remainder of this report, this Committee is referred to as the Ad Hoc Committee.

The Terms of Reference for the Ad Hoc Committee were as follows:

1. Recommend to Council the scope of the review.
   - Identify those questions/issues that the review will address
   - Prioritize the questions that require additional information or material not available in existing reports or documents and which require independent expertise

2. Recommend to Council the expertise to be used to conduct the review.
   - Specific to each question requiring independent expertise, identify the type of expertise and recommend the source of the required expertise
   - Assist in developing terms of reference for each independent expert engaged for the scope of the work

3. Review the draft report(s) from the independent review to assure it adequately completes the terms of reference and assist with the presentation of the final report to Council.
   - Review draft reports for completeness/adherence to terms of reference
   - Provide appropriate comments/recommendations to Council
   - Present findings to Council

In reviewing the Terms of Reference established by Council, the Ad Hoc Committee defined its role as being responsible for ensuring that an independent review of the development and operations of the Collicutt Centre be carried out. Further, the Ad Hoc Committee established that its principles of operation would be those of independence, objectivity and a desire to add value.

The five Ad Hoc Committee members represent a cross-section of relevant professional expertise and experience. All have been active members in Red Deer. The members have contributed their time and expertise at no charge, in the interest of public service. Attachment 1 is a listing of the members, with a brief biography on each.

Scope of Review

The scope of the review was defined by:

1. Council's direction within the Terms of Reference for the Ad Hoc Committee;
2. The public debate as recorded in newspaper clippings, as well as radio and television transcripts;
3. Questions from the public – both unsolicited and those offered as a result of the Ad Hoc Committee's request to the public;
4. Questions from individual Councillors.

The scope was further defined by the Ad Hoc Committee as the result of its learnings during the review process. For reference, a summary of the questions from the public and City Council members is listed in Attachment 2. The report does not attempt to answer each of the questions specifically, but has answered all the questions that were within the scope of the review. Some questions were posed that were ongoing operational questions and these were forwarded to the appropriate departments for attention.

The review encompassed three stages of the Collicutt Centre project:

1. All phases of the capital construction process;
2. Transition from the construction phase to the operation phase;
3. Start up and first year of operation.

For each of these three stages, the core questions investigated were:

1. What was decided, by whom, within what authority and when?
2. Budget (revenue and expenditure) – how was it developed, approved, managed, monitored, reported, adjusted?
3. Were all decisions in accordance with the authority frameworks established?
4. Could the processes and authorities have been improved and if so, how?

Because of the nature of the core questions, the Ad Hoc Committee's work extended beyond the actual Collicutt Centre project to a preliminary review of the accountability/responsibility hierarchy within The City's organization – both for services and for finance.

Review Process

Given the depth of experience of the Ad Hoc Committee members and their willingness to volunteer their expertise to the review process, it was decided that the review would be undertaken directly by the members unless something were found that was beyond the scope of their expertise, or their ability to contribute the time.

The Ad Hoc Committee reviewed the Collicutt Centre project from the initial idea generation through the first year of operation.

Between January and May, the Ad Hoc Committee conducted its review through:

- Initial overview briefings
- Interviews
- A tour of the Collicutt Centre
- Review of documents such as consultant reports, Council motions and background documents, minutes of committees associated with the Collicutt Centre project, tendering documents, organizational structures, policies and job descriptions, communication documents such as brochures and press releases
- Review of financial reports prepared by City Auditors
- A legal opinion regarding the Municipal Government Act

A full listing of all sources of information is included as Attachment 3.

Review Findings

The Collicutt Centre was not treated as an active project until March 1, 1999 when Council approved the preliminary schedule, project methodology and committee structures for the project. Since this approval is the basis of all subsequent action, it is included in full as Attachment 4 for reference by the reader.

The Steering Committee and its subcommittees were not responsible for the start-up or operations phases of the Collicutt Centre. The Recreation Parks and Culture Manager was accountable for these phases with the direct responsibility for the management of the Collicutt Centre delegated to the Superintendent of the facility. This structure is outlined in Attachment 5.

A. Capital Phases

The time period from initial idea generation to final completion of the Collicutt Centre extended from 1988 to 2001, a period of 13 years. The Ad Hoc Committee developed the following flow charts to provide a visual summary of the decisions for each of the first three phases.

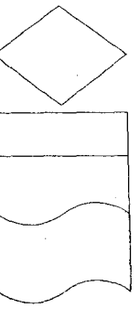
As referenced in Attachment 4, the organizational structure to oversee the implementation of the actual construction phase consisted of a Policy & Budget Committee (subsequently known as the Steering Committee) with delegated authority from Council to oversee all aspects of the project. The Ad Hoc Partnership Committee and the Construction Management Committee reported to the Steering Committee. The latter had a number of sub committees, each with related experts as members.

The following charts indicate the decisions made for both the expenditures and the revenue sources of the Collicutt Centre project. There is documentation substantiating these decisions. Council did approve a revenue budget to support expenditures of up to $29.8 Million. The Terms of Reference for the Steering Committee can be interpreted to give authorization to the Steering Committee to raise and expend additional funds to enhance the project.

With regard to the budget, there are three key learnings:

1. **Council approvals need to be very specific in both source of funds and costs to which they are to be applied;**
2. **Revisions to Council decisions must be very explicit as to what is being amended.**
3. **Reports to Council must be consistent in format & information used.**

IDEA GENERATION



Indicates a decision point stated in the form of a question

Indicates a process step describing an event

Indicates a supporting document

Indicates supporting comments to a process step

08/88
Rec, Parks & Cultural Board recommends 60 acre site for development of a District Recreation Centre

10/88
City Council Approves?

Yes

01/90
Public review of the recommended Concept & Development Plan for East Hill to include:
- public and separate senior high school
- future recreation complex

NO major concerns identified.

03/90
City Council Approves?
doc 1

See Dec 9/98
Report by Rec. Park & Culture Dept in concert, soccer & gymnastics

Yes

See Facility Open Space Action Plan doc 1

05/96
Community Services (Master Plan) recommends development of the East Recreation Facility

05/96 City Council Approves?

IDEA approved. Proceed to further investigation

Yes

Idea Development Outcomes

- Community Needs Assessment (confirm need)
- Recommended type of facility (based on need and ability to pay)

IDEA DEVELOPMENT

See Terms of Reference Document March 30/98 doc 1 Joint Use Planning Committee doc 2

03/98 - Terms of Reference - Major Recreational Facility & Community Programs Needs & Development Assessment

12/09/98 memo to Rec Board from Director of CS & Mgr of Rec,Park &Culture doc 3

05/98 - PERC selection approved by City Council?

Yes

12/98 - PERC Report submitted to Recreation & Park Board. Report included conceptual design alternatives for phased development and projected costs for each phase.
Include copy of PERC report in reference document

12/16/98 memo to City Clerk from Chairman doc 4

12/15/98 - Rec,Park &Culture Board supports PERC Recommendation?

Yes

12/21/98 -
City Council reviews PERC & Recreation Board Reports

See comments in Council Meeting Minutes Jan 18/99 doc 5

General Public, Sport Groups and Community Organizations invited to submit comments and/or proposals to council prior to Jan 18/99

See **Jan 13,99** report to City Clerk Recreation Facilities Needs Assessment; compares whole facility to phased approach. Doc 5

01/18/99 - City Council Adopts PERC report?

Yes

01/27/99 - City Council Adds:
Leisure Pool - $6.3M (capital project reserve)
Ice Arena - $3.5M ($1M from Minor Hockey)
Operating Subsidy - $0.725M/yr for 3 years

02/22/99 memo to City Clerk regarding East Recreation Project. March 1 council minutes attached doc 7

02/22/99 - Director Community Services and Manager of Rec, Park and Culture present East Recreation Project Methodology report to council - addressing:
Preliminary Schedule
Project Methodology
Committee Structure - includes membership and responsibilities
doc 6

Idea Development complete - proceed to detail Design
estimated project cost $22.4M ($20.6M const, $1.8M Non Construction costs (design/Architect & Admin)

NOTE: cost projections to this point are without detailed design, specifications or drawings. Costs provided by PERC library of estimated costs

03/01/99 - City Council approves?

Yes

Detail Design Outcomes:
Finalize Scope, Schedule, Cost
Identify Funding Sources
Update Public/Partner Assessments
Recommend Operating/Mgmt Model

DETAIL DESIGN PHASE

NOTE: design is not complete at this stage; costs are based on interpretation of verbal description of design intent and on Olson's current library data

05/99 - Steering Committee (and guests) tour 'like' facilities in Alberta and British Columbia
doc 1

Implemented learning:
- a fitness area is essential (but not so big as to negatively impact local business;
- proper envelope around the pool to contain humidity
- open space for walking and gathering 'Main Street' theme

06/29/99 - Stuart Olson Construction complete first cost estimate - $26.63M
- estimates include changes: bury electrical on 30 Ave - $176k
- building site moved adjacent to 30 Ave - $352k
- increase pool 450m2 to 600m2 - $200k
- install wave pool - $350k
- venture fund retail & Food Services - ($210k)

Total changes = $868k

Improvement opportunities include:
- clearly communicate basis for cost estimates;
- a realistic contigency;
- a startup budget.

Leisure Steering Committee and Const Mgmt Committee review program and cost plan and recommend the following:

• Stuart Olson Const. June 29 estimate -	$26.63M
• reduced mechanical, electrical, structural, finishing and architectural features	($3.0M)
• consolidate soccer and fieldhouse into one structure	($220k)
• Shift multiple purpose rooms, aerobics and offices	($100k)
• Reduction in furnishings and Fixtures ($435k left)	($200k)
• Reduce Contingency from 5% to 3% ($700k left)	($200k)
• Venture Fund, Retail and Food Services	($210k)
• Bury electical power lines	$176k
• Revised Construction Cost Estimate	**$22.87M**
• doc 2	

07/19/99 - City Council approves revised const cost?
total cost = $22.87 const
$1.8 non const costs (archit/design & admin)
doc 3

Yes

estimate based on more detailed drawings, etc.

09/24/99 - revised estimate from Stuart Olson:
$26.4M Construction
$2.2M Non Construction Costs
$28.6M Total
reviewed by Steering Committee (in camera) see Oct meeting minutes (add to our library doc)

11/29/99 Funding Recognition Plan approved 12/6/99 by Council. doc 6

This cost represents the project final design and tendered costs. Scope is closed - including change to conventional steel at added cost of $500k.
Tendered Costs have come in higher than expected, largely due to demand on construction resources in region and Alberta in general.

04/04/00 Final Scope and Cost Estimate presented to Council
$27.5M Construction, furnishings
$2.3M Non Construction Costs
$29.8M Total doc 7

04/04/00 Project status memo to Council from City Mgr. Speaks to changes and sources of additional funding

Value engineering improvements include (considers capital, constructioin and life cycle costs): :
- conventional steel structure (vs pre-engineered) added cost $500k
- size of ice plant & piping for additional arenas
- narrower hallways (ice arena)
- exterior finishings
- Heat distribution
- Flooring materials

See NOV 15 Steering Committee notes: add to library document.

04/10/00 City Council Approves final Project Scope, Design and Cost?
$29.8M
see minutes
doc 8

Yes

Construction & Implementation Outcomes:
- Progress reports - timing & content
- Client/Customer Acceptance - does project meet desired outcome(s)?
- Closing Report - including what worked? what didn't work? Ongoing operating requirements

Operating & Mgmt Selection Process

Bids requested for proposed Operating & Mgmt Model

10/99 - Steering Committee approved Johnston Sport?

Yes

03/2000 - Johnston Report presented to Steering Committee

City Traditional + innovative

04/04/00 Steering Committee presents recommended Operating and Mgmt Model to Council

Yes

See **04/04** report from Chair Steering Committee to Council

April 10 City Council approves recommended model?

Capital Expenditures	Cost	Basis for Cost	Components In	Approval & Date	Reason for Change
1. Land Set-Aside			60 acre site	Council - August, 1988	
2. Concept Development			Terms of Reference	Council - March, 1998	
3. Component Selection – Concept Stage				Council – January 18, 1999	
4. Component Selection – Concept Stage Revision	$22.4 Million	PERC report estimates	As in #3 plus Leisure Pool and Operating subsidy	Council – January 27, 1999	
5. Preliminary project methodology including costs – Concept Stage Authorities delegated to the Steering Committee	$22.4 Million	Estimates based on PERC report	Construction, furnishings, contingency $20.6 M Architect & Administration $ 1.8 M **Total** **$22.4 M** "Consider/approve all enhancements to the project not in the budget" "Monitor and approve the project budget and monthly financial statements"	Council – March 1, 1999	
6. Approval of Design	$24.9 Million	"Blue Book" industry costs	Construction, furnishings, contingency $22.9 M Architect & Administration $ 1.8 M **Total** **$24.7 M** (The actual blue book estimates indicated that the cost of proceeding would be $26.63 M, with the additions. Reductions and consolidations to reduce the estimate for construction to $22.87 M)	Council – July 19, 1999	Based on current industry costs Increased pool length Wave pool capacity Change of building site Bury electrical, not previously included
7. Approval of Final Scope	$29.8 Million	Detailed tendered costs	Construction, furnishings, contingency $27.5 M Architect & Administration $ 1.8 M **Total** **$29.3 M**	Council – April 10, 2000	Tendered costs were higher than anticipated
8. Approval of Additions	$100,000 $784,554 $ 84, 754 $ 16,000 $ 92,941 $ 19,000 $464,777 **Total $31,666,647**	Estimate Actual Cost Estimate	Emergency power plant to establish Collicutt Centre as and emergency shelter Furniture, fixtures, equipment & contingency Emergency Power Plant Ozone System Project in Total	S.C. - November 20, 2000 S.C. – November 20, 2000 S.C. – June 11, 2001 Council – October 9, 2001 Report to Council, 12/17/01	Change to plan Available resources Available resources Final cost Available resources Available resources Required for public safety
9. Change to Operations	$534,702 **Total $32,201,349**	Cost shift	Treat food service, exercise and refueling equipment as capital items, rather than as leased items financed through City reserves.	Council Budget Meeting – January 29, 2002	

Collicutt Centre
Capital Budget Approval Reconciliation

Funding Sources:	1 April 4/00 Funding	2 Nov 20/00 Steering Comm.	3 Nov 20/00 Steering Comm.	4 Jun 11/01 Steering Comm.	5 Additional Funding	6 Additional Funding	7 Total Funding
A. Capital Reserves	21,690,121					534,702 (Note 4)	$22,224,823
B. Y2K Reserve (Note 1)		100,000			16,000		116,000
C. Land Bank	2,500,000						2,500,000
D. Operating Reserve			74,000				74,000
E. East Hill Recreation Site Surplus	400,000		10,554				410,554
F. Interest Revenue (Note 2)	1,300,000		500,000		92,941		1,892,941
G. Sport Partners	2,300,000			-225,000			2,075,000
H. Corporate & Other Partners	1,625,000		200,000	219,500			2,044,500
I. Grants				288,254			288,254
J. Other Funding		79,500		12,000	19,000		110,500
K. Ozone System (Note 3)					464,777		464,777
L. Venture Funding		210,000		-210,000			0
Total Funding	**$29,815,121**	**$389,500**	**$784,554**	**$84,754**	**$592,718**	**$534,702**	**$32,201,349**
Cumulative Total		**$30,204,621**	**$30,989,175**	**$31,073,929**	**$31,666,647**	**$32,201,349**	

Note 1:Not part of program; necessary to allow Centre to function as emergency centre.
Note 2:Council approved interest on 18.8 million reserve to Centre; 92,941 is December calculation.
Note 3:Council approved the Ozone System.
Note 4:Council approved the Additional Capital Reserves of $534,702 in the budget process.

RB/April 19, 2002

City Council approved the construction management process on March 1, 1999 as part of the overall project management process. A Contract Manager was hired to oversee the project at a fixed fee contract plus specified costs for additional requested services. Tendering of the remaining components of the project was to be managed by the Construction Management Committee of which the Contract Manager would be a member.

From the Ad Hoc Committee's perspective, to assure owner value, the objective in determining the contract type is to achieve a contract that will result in reasonable contractor risk and provide the contractor with the greatest incentive for efficient and economical performance. A firm-fixed-price contract can be used when the risk involved is minimal or can be predicted with an acceptable degree of certainty. When risk factors and uncertainties are high, other contracts or combination of contracts can be used in a manner to appropriately tie profit to contractor performance.

For the Collicutt Centre project, there was a tight market with increasing demand resulting in uncertain price competition. This was also a unique structure with an evolving scope and design and no proven model to work from. There was a desire to have flexibility to source, to create reasonable opportunity for Central Alberta suppliers. And, there was a tight time frame in which to construct and open for operation in order to meet partner commitments, specifically minor hockey, gymnastics and soccer. **The Ad Hoc Committee believes appropriate contract types were implemented on this project.**

The Steering Committee established an Owner's Representative position to ensure that all aspects of the construction were carried out in The City's interests, and that The City was not relying solely on the advice of the Contract Manager. The job description for this position establishes clear expectations for both the qualifications and the performance of the successful candidate.

There is evidence of rigor and integrity of the tendering process. On average, timing for submission of tenders was three to six weeks. There is an example of re-letting tenders to better reflect contractor opportunity: tender three for concrete foundations and pilings was re-let as Tender 3a – concrete pilings and 3b – concrete foundations. Each request for tender indicated there would be a 10% holdback on final payment and that the owner reserved the right to accept the bid deemed most advantageous. The lowest or any bid would not necessarily be accepted. **We are satisfied that the Steering Committee, with assistance from the Construction Management Committee, did strive to get the best value – by getting the lowest cost or added value for additional dollars,** e.g. using conventional steel instead of pre-engineered steel. In most cases the standard of acceptance was the lowest bid. Exceptions included incomplete bid packages or when the Steering Committee, on recommendation from the Construction Management Committee, chose the bid with best value. For example:

1) Four bids were received on a concrete tender. The bids ranged from $577,000 to $690,000. A $653,000 bid was accepted as it came from the only company bonded and eligible to bid. The other comparable bid was incomplete.

2) There were several tenders with only one bid. These included fireproofing, standing seam metal roof, sealant, rough carpentry and water proofing membrane. Stuart Olson Construction of Edmonton made three of these bids. The Edmonton branch, which operates independently from the Calgary office bid on tenders to eliminate issues of patronage since Stuart Olson Construction of Calgary was the Contract Manager.

The Ad Hoc Committee did not investigate subcontracting that may have been done by companies to fulfill the awarded tenders. The City had no direct control over subcontracting of tenders.

A challenging area was the gymnastic centre flooring. Several types of flooring were tested with input from the Gymnastics Club and Group^2 Architects. The recommended flooring, approved by the Steering Committee, was Mondo Advanced flooring that met user expectations and fell within cost guidelines. Similar expertise was called upon in the arena and indoor facilities.

The Ad Hoc Committee is satisfied with the financial management processes followed during construction by the Owner's Representative and the Contract Manager. There is evidence of required cost information shared at the Steering Committee meetings with recorded decisions.

The Steering Committee did make capital decisions in anticipation of long term benefit to ongoing operating success and costs. For example, from the site visits it was learned that: the pool should be sealed off from the rest of the facility to limit the corrosive effects of high humidity and chemicals throughout the building; conventional steel should be used instead of pre-engineered steel to improve building acoustics and roof drainage; the *'Main Street'* theme was introduced to facilitate a sense of community; and a fitness centre was included to increase overall facility usage.

However, one decision resulted in an additional burden on the 2001 operating budget. Despite the strong recommendation from a Recreation Pool Consultant to install the ozone treatment facility, the Steering Committee decided not to install the treatment equipment. They believed it an acceptable risk since there was some uncertainty on the need for ozone treatment in the Alberta climate and that the cost to install later would not increase. **A more thorough risk analysis on installation of the ozone treatment system would have lessened the impact on the operating budget and public confidence.**

B. Start-Up Phase

The Recreation, Parks and Culture Manager and the Collicutt Centre Superintendent (upon his recruitment) provided staff support to the Steering Committee and attended most meetings. Both were members of the Construction Management Committee. The superintendent developed the operating budget for 2001. It is possible that a stronger integration between the construction and operating phases of the project would have helped to facilitate start-up.

The Johnston Sport Governance and Management Model Development report ("Johnston Sport report") issued in March 2000 did not recommend any provision for start-up costs but did recommend a 15% contingency for each of the first two full years of operation. This was not included in the initial operating budget.

It appears that there was no specific plan to move the project from the construction stage, through start-up to full operation. There was a lack of clarity in defining costs related to start up (e.g. facility cleaning, pool preparation, staff training, other unexpected costs) and where funding would come from. Some costs were attributed to capital and some to operating, but apparently with no specific plan. This resulted in significant additional operating costs that were not planned for.

For example because of construction delays staff training had to be done in Calgary at a significant cost. Staff had been hired in anticipation of a May opening and were kept on the payroll for a month before the centre opened, bringing in no revenue. Construction clean up was done by centre staff and charged to the operating budget.

These kinds of "unexpected costs" are not unusual in a project of this nature and size and it would be important to ensure that a start-up budget is established. In addition, clarity of where costs will be allocated (capital or operating) would provide for more effective management of star-up costs (e.g. a clear understanding of the contractor's responsibilities related to facility commissioning and clean up).

C. Operations Phase

In reviewing the first year of operations, it is the conclusion of the Ad Hoc Committee that there were two contributing factors that gave rise to the deficit of $1.0 Million. They were:

1. Unrealistic budget preparation for both revenues and expenditures;
2. Inadequate monitoring and therefore inadequate responsiveness to budget variances.

The Collicutt Centre Superintendent began work in mid July of 2000. It was the responsibility of the Superintendent to prepare the operating budget in discussion with the Recreation, Parks and Culture Manager. The background document used in the preparation of the budget was the Johnston Sport report. However, there were significant variances, as can be seen from the comparison below, particularly when one realizes that the approved 2001 budget revenue was more than that recommended by the Johnston Sport report and was based on the phased-in operation of the different components, not from a full year of operation.

Johnston Sport Report Recommendation	**Approved 2001 Budget**
Budget Revenue: $1,422,000	Budget Revenue: $1,588,043
Budget Expenditures: $1,798,900	Budget Expenditures: $1,960,028
Net City Funding: $ 376,900	Net City Funding: $ 371,985
Revenue based 80% recovery of costs	Revenue based on 80% recovery of costs
Fund an additional 15% for contingencies for each of the first 2 years	No contingencies
First year based on full year of both revenue and expenditures	First year based on phased in operations with ¾ year of operational revenue but close to a full year of expenditures
Staffing costs to be: $1,183,900	Staffing costs to be: $1,401,653

In seeking clarification from the former Recreation, Parks and Culture Manager and the Collicutt Centre Superintendent as to why there were such significant variances, the replies were similar. In essence, Council had agreed on the general parameters of the operating budget on April 10, 2000 and there was not an appetite to advise Council otherwise. Also, and equally important, there was the belief that the Centre would enjoy such success that revenues would exceed those anticipated in the budget, therefore any over-expenditures would be accommodated.

There were known factors that could be expected to influence the budget, and could have been taken into consideration in the preparation of the first budget. These were:

- Staffing requirements, including staff training for a water park (elaborated below)
- Implications of phasing in the operations
- Seasonality
- Reality testing of the potential for use by those living outside of the city
- Time needed to reach full capacity, and thus, full revenue.

The staffing costs included in the Johnston Sport report budget were based on the operation of a regular pool and not a water park. Further, until a pool is actually constructed, it is difficult to establish the exact number of lifeguards required as much depends on sight lines for lifeguards. This is particularly true in the case of a water park where there are sight barriers such as slides.

Lifeguards in a water park require a higher level of certification than those guarding a regular pool. Available trainers for this level of certification were in B.C. The ideal place to train is in the pool where the guarding is to take place. However, because the Collicutt Centre pool was to open virtually as soon as it was completed, this was not possible. Therefore, training took place in Calgary at a similar facility. Collicutt Centre staff members were also trained to become trainers, so that this cost would not be incurred again.

The variances to the 2001 operations budget for revenues and expenditures demonstrate the validity of the Johnston Sport report recommendation regarding provision of contingencies.

Variance to Budgeted Revenue		**Variance to Budgeted Expenditure**	
Budgeted Revenue	$1,588,043	Budgeted Expenditures	$1,960,028
Actual Revenue:	$1,046,856	Actual Expenditures:	$2,421,740
Actual Shortfall in Revenue:	$ 541,187	Actual Over Expenditures:	$ 461,712
Causes of Variance:		Causes of Variance:	
Full start up on June 15 not May 1 with resulting decrease in revenue from fees and commercial space rent	($219,000)	One time staffing costs Pre-occupancy cleaning Pool servicing Staff training & caretaking Costs of staged opening Overtime to meet opening date, and during pool closure	 $21,000 $70,000 $44,000 $14,000 $66,000
Pool closure for 25 days and reduced pool hours from 16.5 hours to 8 hours and subsequently to 12 hours	($ 91,000)		
Variance between actual amounts of revenue and those projected as the facility gains acceptance	($231,187)	General staffing costs, not one time: Janitorial & pool servicing Additional life guards Additional front desk staff Program staff	 $78,000 $55,000 $67,000 $50,000
		Operations & Maintenance Budget net under-expenditure	($3,288)

It is the opinion of the Ad Hoc Committee that the surprise element involved in reporting the operating deficit was not necessary. Simply put, the financial management system was not used properly. There were several contributing factors – inexperienced staff, inadequate monitoring, optimism, and unfortunate timing of illness.

Instead of recruiting new financial staff to provide the financial monitoring and reporting function, it would have been wiser to assign an experienced staff member from either Corporate Services or another facility to this support function.

According to the current accountability and responsibility structure, it is the responsibility of the Superintendent to monitor revenues and expenditures, and to report any significant variances to the Manager. The Committee believes that such discussions did take place during July but not on year-to-date figures, rather on monthly projections versus monthly actuals, hence the depth of the problem was not noted. Furthermore, there continued to be optimism that the revenues would exceed expectations, even though there had been a delayed opening and the pool had to be closed for 25 days.

Compounding the whole situation was the Collicutt Centre Superintendent's unavoidable leave of absence in early August. The Manager assumed his responsibilities while he was on leave. In late August, there was a line-by-line discussion of budget trends, but not a year-to-date analysis. Again, it was felt that the budget would come in on target, because the cost of labour was decreasing and the pool had re-opened.

It was not until the end of September that the seriousness of the deficit was first noticed. The Director of Corporate Services had asked all managers to review their budgets and to report any significant variances. Through this process, the deficit was noted. The immediate thought was that there had been errors in coding and that some capital expenditures had been assigned to the operations budget. After several days of detailed line-by-line analysis of the capital and operating budgets, it was clear that there was a significant operations deficit.

The City Manager was informed of the problem on October 3RD . It is the opinion of the Ad Hoc Committee that the time between discovery and a briefing provided to members of City Council at a meeting on November 5th is not reasonable. This may relate to lack of use of the financial system to its full capabilities.

It is evident that the City's traditional management system of decentralized accountability failed during the Collicutt Centre's start-up phase of operations. The Ad Hoc Committee believes that there is need for more centralized financial reporting and management procedures, such as those being developed by Corporate Services.

D. Delegation of Authority

The delegation of decision making, fundraising and spending authorities for the design and construction of the Collicutt Centre from Council to the Steering Committee were very broad. The Ad Hoc Committee has received a legal opinion that there was no breech of the Municipal Government Act. **However, from the Ad Hoc Committee's perspective there was ambiguity regarding the authority delegated to the Steering Committee. This led to confusion on the part of some Council members and the public, particularly related to the ability to expend additional funds arising from corporate sponsors and other sources beyond that previously budgeted.**

It would be appropriate for Council to give more explicit direction in the terms of reference of such steering committees, and the rationale for the makeup should be clearly articulated. Some aspects requiring definition are public representation, Council representation, staff, external expertise, reporting relationships, budget constraints, report formats and trigger points for reporting back to Council.

E. Council's Approval Process

The Ad Hoc Committee was able to track approvals for all aspects of the project construction. Council directly approved all revenues for expenditures totaling $29.8 Million. The Terms of Reference can be interpreted that Council also delegated authority to the Steering Committee to raise additional revenue for the purpose of project enhancement. Therefore, we are satisfied that approvals were in place for the entire project.

The Ad Hoc Committee questions whether Council members should be directly involved in projects managed by a steering committee. If this continues to be a desired practice, we recommend that a written policy and procedure be adopted by Council to clarify the relative roles of Council and Management. Regardless of whether this practice continues or not, we believe that Council should adopt a written policy and procedure to define what approvals will be given at what point in the evolution of significant projects. Specifically, we suggest that such a procedure:

- Specify the clarity of language required for Council motions and approvals for projects, including: the stage being approved; the amount being approved; the timeframe; the accountability for the expenditure of the approved amount, and the delegated responsibility;
- Define the responsibilities of Council, of management and of committees, to ensure that there is appropriate governance;
- Require that the project be broken into phases such as: approval to set aside land; approval to seek public input; approval to develop the concept; approval to go to design with specific objectives established for the project; approval to get estimates; approval to proceed to tender; approval to proceed with a budget based on actual tendered costs;
- Stipulate that each Council approval be for the cost of moving to the next stage, rather than for the entire project. For example, an approval of $50,000 to develop a detailed schematic of the concept.

We believe that the benefit of such a procedure would be that both Council and the public would have minimal confusion over the anticipated cost of the project because estimates would not be projected until such time as the design, components and timeframe were established. Also, such a procedure would permit a clearer point of "go/no go" for a project.

F. Record Keeping

Without the assistance of City staff, it would have been very difficult to locate the information the Ad Hoc Committee required, whether the information was specific Council motions with background documentation or whether it was information from committee meetings. **It is apparent to the Ad Hoc Committee that the City would benefit from an improved project management system and from a standardized reporting format throughout the corporation relating to the records management system.**

With the adoption of a procedure that clearly outlines decision points as noted above, it would be possible to construct a record keeping and communication tool, for Council and staff, that would follow a project from beginning to end. We recommend that such a tool be developed as a template, and suggest that the flow chart story board) used by the Ad Hoc Committee be considered as an option. Such a tool would be a permanent record of the due process followed.

In addition to recording decisions, the rationale for major decisions should be recorded, rather than relying on the memory of those making the decisions. The purpose of such a record would be to ensure that the overall objective of the project is maintained, and to demonstrate the thoughtful consideration of the public's funds and needs.

We recommend that Council, and the committees established by Council, move to a numbered system for resolutions; a system that would adapt easily to computer queries during reviews such as this one.

G. Accountability and Responsibility

It is the view of the Ad Hoc Committee that ultimate accountability for service delivery rests with City Council. To ensure that services are provided, responsibility is divided amongst department managers and accountability is also delegated.

In conducting the review, the Ad Hoc Committee found that there was a lack of consistency in documenting and reporting. This could definitely have led to confusion regarding approvals. Consistent reporting and scheduling would be an asset worth pursuing.

We encourage The City to review its accountability structure, polices and procedures to ensure that an appropriate control environment is in place and that department managers are carrying out their responsibilities effectively. We recognize that such measures will need to be selected carefully to not impede the desired level of delegation of accountability throughout the organization. Options could include:

- Establishing a formal relationship between those responsible for finance within departments and Corporate Services for the purposes of establishing reporting standards;
- Linking the quarterly review process with department level meetings;
- Adding language to job descriptions to link responsibility and accountability from the City Manager and down throughout the entire organization;
- Strengthening the descriptions of accountability in the job descriptions of department managers, and those reporting to them;
- Reviewing the accountability matrices of other municipal organizations that are organized on the basis of principles similar to those embraced by The City of Red Deer.

H. Fee Structure

The PERC report, commissioned to define the scope and constraints of a new recreational complex in the city, provided guidance regarding fees for a new facility:

> "A public facility, by definition, should be available to everyone in the community. Therefore, facilities that have barriers to any segment of the public (e.g. by levels of skill or ability, or age, or gender, or by setting too high a price, or by having to join a group etc.) will be lower priority than spaces which are available to all." (page 23)

The Johnston Sport report, commissioned to define the governance and management model options, elaborated on this concept:

> "Accessibility and levels of service would be consistent with or greater than those of other City-owned recreation facilities." (page 30)

Comments from the public in the media and directly to the Ad Hoc Committee criticize the current fee structure and its cost. The criticism suggests that Council did not attend to the recommendations.

At a one-time admittance fee of $7.50 per adult, which includes access all day to all of the facilities, and considering the cost of admittance to other forms of entertainment, for example, a movie, **the Ad Hoc Committee does not find the current fee level to be unreasonable. For a family (2 adults & 4 children) the one-time cost is $15.50 for all day for all facilities.**

The fee for a pass is $32 a month for one adult; a family pass is $58.50 for two adults and an additional $3.75 per child, which would permit daily use of the facilities. Such a pass can be paid for by debit on a credit card and cancelled at any time without penalty.

In addition, there is a fund that has been established to assist children who otherwise would not have access to recreational facilities. The fund is known as Care for Kids and is available for all public recreation facilities in the city.

The City made a commitment to the private fitness centre operators that the fitness area at the Collicutt Centre would be a basic entry level service and that pricing would be set at a competitive rate in the community.

After less than a year in operation the Collicutt Centre is reaching its planned capacity. The pool is near its capacity, the fitness centre has surpassed its planned capacity. Overall, the usage is high – indicating a successful targeting of price and value.

The Ad Hoc Committee believes that the intent of the recommendations in the Johnston Sport report, to ensure reasonable access to all members of the public, has been upheld.

Summary of Observations Regarding Areas for Improvement

Delegation of Authority and Public Policy

- Establish a policy for the governance of major capital projects managed by a Steering Committee. The template should include terms of reference, levels of expertise and interests required for membership, Council approval points, capital, start-up, contingency and operating budget development and monitoring.
- Establish clear guidelines for public input and education.

Control Environment

- Incorporate a monitoring function within Corporate Services, with responsibility for ensuring diligence in the development and monitoring of budgets throughout departments. This would include regular reviews at the executive management level – and reports to Council on significant projects.
- Define the links in accountability and responsibility in job descriptions, starting with the City Manager and down through the entire organization.

Special Capital Project Management

- Develop a capital project management policy. The template should include contingency funding (recommend industry standard) start up costs, a consistent project reporting structure isolating expenditures and revenues, and criteria to manage the transition phase between capital and operating budgets.

Communication

- Establish a consistent financial reporting format for Council background documents, including revenues, expenditures, variances and changes.
- Develop a communications format for longer term projects that links previous decisions to current ones. In the case of large projects like the Collicutt Centre, build in a story board format.

Attachment 1

Biographies of The Collicutt Centre Ad Hoc Committee Members

Gordon Deck, Chair

Practiced law with the firm of Johnston Ming Manning since 1980.

Chairman of the Board of Trustees, Red Deer Catholic Schools, from 1984 to 2001.

Don Oszli, B.Comm, C.A., C.M.A.

Don joined Heywood Holmes & Partners LLP Chartered Accountants in 1982 and was admitted to the partnership in 1990. With over twenty years' experience encompassing all areas of public practice, Don has built a large and varied clientele. He has a strong background in the area of auditing, enabling him to provide in-depth planning and supervision for the firm's audit clientele.

Don attended Red Deer College, then the University of Alberta where he graduated with a Bachelor of Commerce degree. Don developed proficiency in public accounting and auditing while training with Deloitte & Touche, Chartered Accountants in Edmonton. Don is currently a member of the Society of Management Accountants of Alberta and the Institute of Chartered Accountants of Alberta.

Al Poole

Thirty years experience in the Oil, Gas and Petrochemical Industry.

He has worked in maintenance, operations, purchasing, human resources

Currently the Ethylene Plant Manager at NOVA Chemicals, Joffre site. Al has been a resident of Red Deer since 1978.

JOYCE GANONG

Retired, former Executive Director of:

- **the Red Deer & District Community Foundation Board**
- **Community Lottery Board**

Volunteer

Over 30 years of senior management experience in non-profit organizations, government and business

Resident of Red Deer since 1995.

RON WOODWARD

Ron has served as President of Red Deer College since 1998. He has worked in public and post secondary education, government and business in senior leadership roles for more than 30 years.

Attachment 2

Summary of Questions from Public and Council Members

1. The Beginning of the Idea to Build an Additional Facility

- How/why was the site selected?
- How was it determined that a new recreation complex was a priority?

2. Development of the Idea

- Who was involved in defining what services would be included, and how was it determined that these were the best for the overall population?
- Were current demographic trends considered?
- Why were the following not included: 50 meter pool, Olympic size ice surface, adequate indoor track facility?
- Comment: The Recreation Facilities Needs Assessment process did not gather an accurate representation of the entire population.
- What on-site visits were made to other locations?
- What consideration was given to the cost to the taxpayer and the user of the facility?
- Is Red Deer's population large enough to support such a facility?
- Should "big dollar" projects be put to a referendum vote?
- Why didn't Council wait for an economic downturn before proceeding with construction?

3. Detailed Design of the Complex

- Why did the costs keep increasing and how do they compare with other similar facilities elsewhere? For example, Sherwood Park Millennium Place was built for $25 M, and it is bigger with more perks.
- The recommendation from the Consultant did not include construction of the pool and ice arena in the first phase of development. Why did Council decide to build the complex with these additional components?
- Who knew what the final costs were going to be, and when?

4. Construction

- How was the construction process, including tendering and changes to the design, managed?
- Were there adequate cost control systems in place?
- Was the project fast-tracked, and if so, what was the cost factor?
- Who was the construction consultant hired to oversee the project?
- Was the construction consultant required to get the lowest cost and did he?
- Were jobs done, and then ripped out to be done again?
- Did any capital costs get put into the Operating Budget, for example, capital leases?
- Equipment leases totaling $534,702 were recently approved to be charged to capital instead of operating...what is the total capital budget, now?
- Is the ozone equipment sufficient for maximum utilization of the pool?
- Who provided the Steering Committee with the faulty information regarding the need for an ozone treatment system?
- Is it (the ozone equipment) durable enough for the long term?
- Will there be additional capital costs and have they been budgeted for?

- What guarantees are in place to cover off the problems that are arising – leaky roof, faulty motor on the roof, inadequate wiring, flooring lifting, faulty exercise equipment, rusting stainless steel components in the pool?
- Are the architects being held accountable for the faulty design?

5. Operation

- Did the initial budget adequately reflect the costs for start-up?
- Whose responsibility was this?
- Why was the lifeguard training so high (why weren't trained lifeguards hired)?
- What process was used to establish the operating budget (revenue and expenditures) and was it realistic?
- Were all proper business functions considered and in place prior to opening?
- Why was the operating budget not met and when was it known that there would be an operating deficit?
- What process was in place to monitor and report on the operating budget (both revenue and expenditures) and was it followed?
- When was it known that there would be a deficit, by whom, and when did the Mayor and Council learn of the problem?
- Relatively, how much time and effort was put into the building of the Centre vs the operating of the centre?
- Is the user fee structure appropriate and affordable?
- Are the staff well enough trained, and the "pay" areas well enough controlled to ensure that people are paying entry fees?
- What responsibility does the Centre manager have for managing the budget? What action did he take?
- How much did it cost to re-do the wiring in the kitchen and who is paying for it?

6. Decision Making & Organizational Structure

- Were other funding sources (Federal) considered, for example to assist with a successful Canada/Alberta games bid and construct an Olympic size pool?
- Were appropriate organizational structures put in place for each stage of the project?
- Based on whose expertise was the organization for operations of the facilities established?
- Were there clearly defined responsibilities and authorities? Were these followed?
- Specifically, how did Council delegate decision making to the Steering Committee regarding:
    - Capital Budget
    - Enhancements
    - Donations
    - Access to tax based revenue sources such as reserves
    - Communication back to Council
- Why was the $4.4M outside contribution not contributed to the $27.2 M rather than adding on to the cost, and who made this decision?
- What were the spending authority levels and were they followed?
- Who was spending what, and who knew?
- How were the implications of capital decisions on operating costs determined?
- Should additional expertise have been brought in to support Council, the Steering Committee and/or Management in the oversight of the project?
- Are the financial reporting systems effective in isolating revenue and/or expenditure problems?
- Are there effective organizational "checks and balances" in place?
- Why was Don Bachelor the only one held accountable?

7. Advisory Committee Process and Report

- Why is the Committee not bringing in outside expertise? Is this not how "the whole mess came about, because there were no experts"?
- Have the senior staff that have left the Centre for whatever reason, been interviewed by the Committee, for their insights?
- How much is this inquiry costing the taxpayers?

Attachment 3

Listing of Resource Materials

1. List of principal questions received to date (January 29/02)
2. Media Clippings
3. Questions & Answers prepared for Council and Senior Management
4. Questions & Answers prepared for Council & Media
5. Key Messages summary for Mayor and City Manager (RDTV interview)
6. Chronology of Council decision relating to the Collicutt Centre from January 18, 1999 to April 10, 2000
7. Council Budget Minutes relating to Collicutt Centre (January 1999)
8. Report to Council on Project Methodology and related Council resolution of March 1, 1999
9. Report to City Council on Tenders & Project Budget (April 4, 2000)
10. Report to City Council (City Clerk) on Management Model (April 4, 2000)
11. Report to City Council (City Clerk) on Collicutt Centre Budget Variance (December 3, 2001)
12. Overview of Work Undertaken to Analyze the 2001 Operating Budget Issues (Director of Community Services)
13. Emails and one letter received by the City Manager and Mayor Surkan in December 2001
14. Job Descriptions for: Collicutt Centre Superintendent, Recreation Parks & Culture Manager, City Manager, Director of Community Services, Director of Corporate Services, Owner's Representative
15. All communications relating to the Collicutt Centre from time of beginning of construction to completion and first months of operation. *Progress* reports during construction phase
16. Recreation Parks & Culture Board Terms of Reference / Membership
17. Finance Policy
18. Financial Operating Reports ending May 31, 2001
19. Construction Funding Sources report to Steering Committee May 24, 2001
20. Collicutt Centre Revenues & Expenditures Report to March 31, 2002
21. Legal Opinion relating to interpretation of the Municipal Government Act

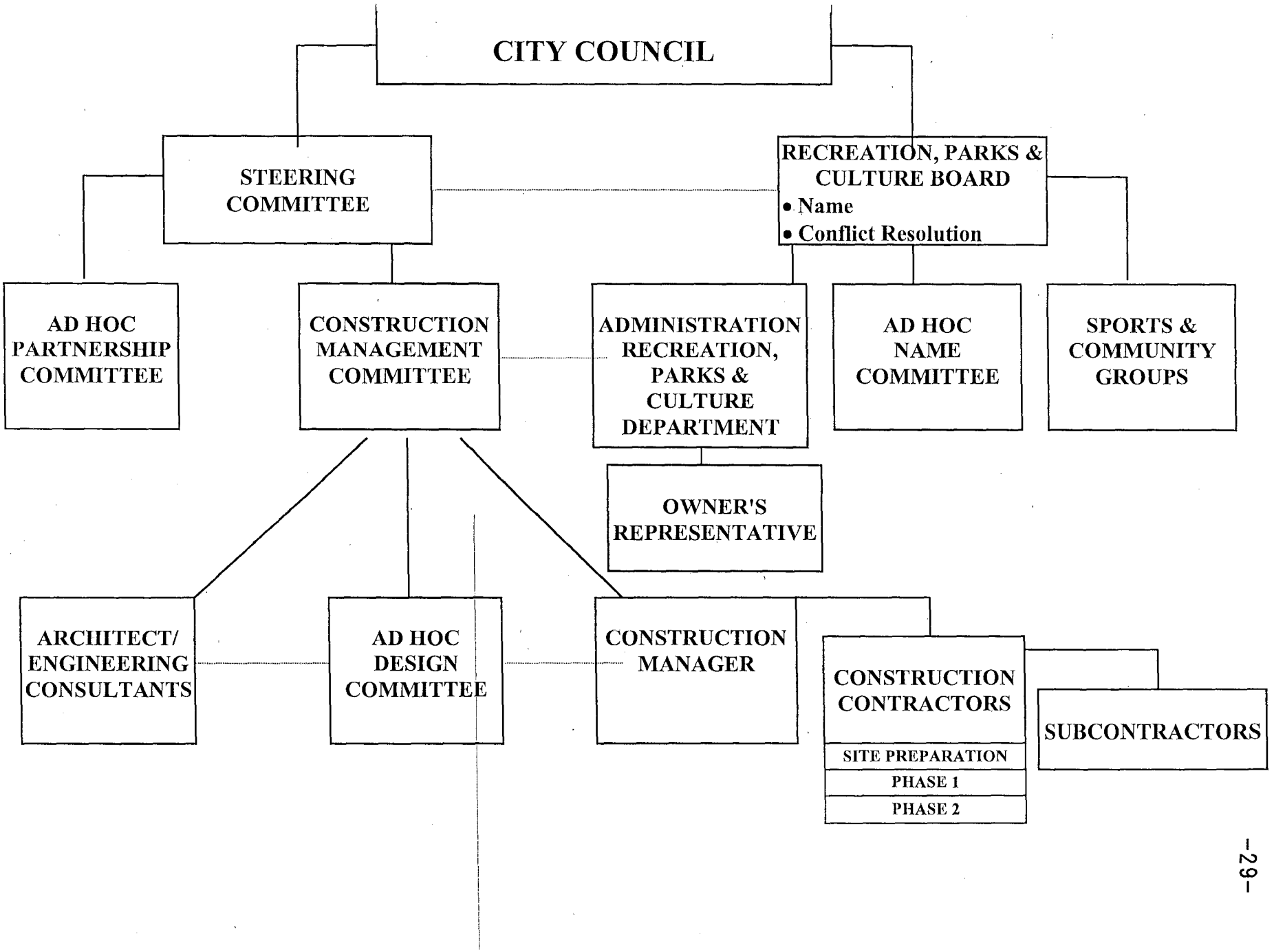
Interviews:	Mayor Gail Surkan
	City Manager
	Director of Corporate Services
	Director of Community Services
	Treasury Services Manager
	Recreation Parks & Culture Manger
	Owner's Representative
	Collicutt Centre Superintendent
	Former Recreation Parks & Culture Manager
	Stuart Olson
	External Auditor, Collins Barrows
Documents:	Major Recreation Facilities Needs Assessment (final report) – PERC Report
	City of Red Deer Collicutt Centre Governance and Management Model Development – Johnston Sport / March 2000
	Collins Barrows Report re: Internal Control Review of the Recreation and Collicutt Centre
Tour:	Collicutt Centre Facility Tour conducted by Recreation Parks & Culture Manager, Harold Jeske and Owner's Representative, Peter Holloway on February 13, 2002

Attachment 4

EAST RECREATION COMPLEX - Preliminary Schedule

FEBRUARY 24, 1999	1.	Deadline for Architects/Engineers Proposals
MARCH 3, 1999	1. 2.	Deadline for Project Manager Proposals Partnership Workshop Salon C, Black Knight Inn @ 7:00 p.m.
MARCH 4, 1999	1.	Individual Partnership Meetings with Sport Groups
MARCH 15 & 16, 1999	1.	Interviews for Architect/Engineer Services
MARCH 15 - 19, 1999	1.	Interviews for Project Manager Services
MARCH 16, 1999	1.	Individual Partnership Meetings - Preliminary drafting of agreements
MARCH/APRIL/MAY	1. 2. 3. 4.	Schematic and Conceptual Design Work with Sports Groups on Concept Design Press Conference on Design Finalization and Implementation of Conceptual Design
MAY/JUNE/JULY	1.	Detailed Design & Specifications
AUGUST/SEPTEMBER	1. 2.	Prepare Tender Specifications Go to Tender
SEPTEMBER/OCTOBER	1.	Award General Contractor
OCTOBER 1999	1.	Sod Turning Ceremony & Start Construction
FALL 2000	1.	Gymnastics and Arena Open for Use
SPRING 2001	1.	All Other Components of the Facility Open

EAST RECREATION COMPLEX
Project Methodology



LEISURE CENTRE
Committees Structure

A. STEERING COMMITTEE

MEMBERSHIP

Mayor Gail Surkan
City Manager, Norbert Van Wyk
Red Deer County Representation (**declined; replaced with third City Councillor)**
City Council Member - Jeffery Dawson
City Council Member - Morris Flewwelling
City Council Member - Bev Hughes
Director of Corporate Services, Alan Wilcock
Director of Community Services, Lowell Hodgson
Director of Development Services, Bryon Jeffers
Recreation, Parks & Culture Board Chairman, Roger Clarke

Resource (non-voting) - Don Batchelor, Recreation, Parks and Culture Manager
Harold Jeske, Recreation Facilities Superintendent

RESPONSIBILITIES

1. Award contracts for Architectural/Engineering and Project Management Services.

2. Consider/approve all enhancements to the project not in the budget.

3. Monitor and approve the project budget and monthly financial statements.

4. Approve all policies related to the project:

   - Public art/donor recognition/commercial advertising
   - Facility naming
   - Public Use/Exclusive Sport Groups Use
   - Fees and Charges
   - Spectator Standards
   - School Use & Accessibility

5. Approve all agreements and contracts with partners.

6. Implement the Project Communications Plan for media & public information.

7. Recommend to City Council regarding operating/management model(s) for the recreation complex.

B. CONSTRUCTION MANAGEMENT COMMITTEE

MEMBERSHIP

Graeme Leadbeater, Architect
Construction Manager
Recreation, Parks & Culture Manager, Don Batchelor
Recreation Facilities Superintendent, Harold Jeske
Technical Resource
Development Services representative, Ryan Strader
Owner's Representative
Collicutt Centre Superintendent

RESPONSIBILITIES

1. Meet regularly to monitor all aspects of the project.

2. Monitor schedules, budget, and timelines; report any irregularities to the Policy/Budget Committee.

3. Authorize all change orders; approve progress payments and release of holdbacks.

4. Approve all drawings in the schematic, conceptual, and final design stages.

5. Approve all construction drawings, specifications, and standards.

6. Arrange tours of similar existing facilities in Western Canada.

7. Delegate responsibilities to the Project Manager, as necessary.

8. Review all contracts for services of a Project Manager and General Contractor(s) and make recommendations to the Policy and Budget Committee.

C. AD HOC PARTNERSHIP COMMITTEE

MEMBERSHIP

Level I (Standing Members):
Recreation Development Superintendent, Ed Morris
Recreation Facilities Superintendent, Harold Jeske
Community Development & Planning Coordinator, Greg Scott
P.E.R.C. Representative, Brian Johnston
Red Deer Minor Hockey Commission, Marvin Seibel
Red Deer All Seasons Soccer Centre Foundation, Ian Brown
Red Deer Gymnastics Club, Lynn Radford

Level II (Consulting Members) - to be determined

RESPONSIBILITIES

1. To negotiate partnerships and agreements between The City of Red Deer and other organizations in the design, financing, operation and/or use of the recreation complex and make recommendations to the Policy & Budget Committee.

2. To investigate different operating model alternatives for the recreation complex or partners of the complex and make recommendations to the Policy & Budget Committee.

3. Solicit other businesses and not-for-profit organizations to become partners/contributors/donors to the project.

4. Seek and apply for funding and financial assistance from other levels of government and foundations.

5. Obtain the services of a commercial real estate consultant to attract business and commercial opportunities including franchise stores/restaurants.

6. Establish criteria for the placement and collection of advertising within the complex.

D. AD HOC DESIGN COMMITTEE

MEMBERSHIP

Architect/Engineer
Project Manager
Recreation, Parks & Culture Manager, Don Batchelor
Recreation Facilities Superintendent, Harold Jeske

Community Development & Planning Coordinator, Greg Scott

Level I Agencies (Standing Members):

Red Deer Minor Hockey Commission, Marvin Seibel
Red Deer All Seasons Soccer Centre Foundation, Ian Brown
Red Deer Gymnastics Club, Lynn Radford

Level II Agencies (Consulting Members) :

David Thompson Regional Health Authority, Lou Davidson
Cultural Charter Partners representative, Leonard Belsher
Neighbourhood Representative
Fitness Centre Representative
Recreation, Parks and Culture Department Programs Representative, Ed Morris
Day Care Representative Noreen Spencer
Titan's Track & Field Club, Betty Moroz
Runners Club, Tina Chadwick
Red Deer Tennis Club, Gord Inglis
Physiotherapy Representative, Gavin Deans - Westwood Physiotherapy Ltd.
Rehabilitation Services Representative, Barb Hoar
Red Deer Public Library Representative, Cynthia Belanger
Red Deer Public School Board
Red Deer Catholic Board of Education

RESPONSIBILITIES

1. During the schematic conceptual design stages, work with the Architect/Engineer in defining spatial requirements and relationships.

2. Ensure that the specific program requirements of the partners can be met (as deemed appropriate) within the facility.

3. Assist in the selection of specific construction materials that are critical to play in the facility e.g., flooring for tennis/indoor soccer, running track surface, gymnastics layout, etc.

4. Make recommendations to the Construction Management Committee/Policy & Budget Committee for the display of art in the complex.

5. Arrange for public participation opportunities as required, including a public open house and press conference.

E. RECREATION, PARKS & CULTURE BOARD

MEMBERSHIP

Appointed by City Council

RESPONSIBILITIES

1. Establishing a process and making recommendations to City Council on naming the facility.
2. Act as a mediator between all the potential partners during the design of the project.

F. AD HOC NAME/RECOGNITION COMMITTEE

MEMBERSHIP

Recreation, Parks & Culture Board, John Smith
Recreation, Parks & Culture Board, Glen McLeod
Cultural Advisory Committee, Alison Chafekar
Recreation Development Superintendent, Ed Morris
Recreation, Parks and Culture Department, Greg Scott

RESPONSIBILITIES (recommend to Recreation, Parks & Culture Board)

1. Establish a process for the purposes of determining a name for the recreation centre.

2. Develop criteria to evaluate alternative names.

3. Develop criteria for acknowledgement and recognition in the complex of appropriate contributors/partners to the project.

Attachment 5

The City of Red Deer

Collicutt Centre

Responsibility/Accountability Matrix

Function	Collicutt Supt.	Rec., Parks and Culture Mgr.	Com. Services Director	City Manager
Budget	R	R,A	R	R
Budget Control	R	R,A		
Mgmt of Staff -hiring, discipline	R,A	R		
Purchasing	R	R,A		
Programming	R,A	R		
Facility Maintenance	R,A	R		
Operations	R,A	R		

R: = Responsibility

A: = Accountability

June 11, 2002

Collicutt Centre Ad Hoc Citizen Advisory Committee Final Report

Q&A Backgrounder

1. **What was the mandate of the Collicutt Centre Ad Hoc Citizen Advisory Committee?**
   The Collicutt Centre Ad Hoc Citizen Advisory Committee was appointed by City Council to conduct an independent review of the development and operations of the Collicutt Centre. The Ad Hoc Committee was formed in response to public concern about the total construction costs for the facility and the $1 million operating deficit during the Centre's first year of operations.

2. **How did the Collicutt Centre Ad Hoc Committee determine the scope of its review?**
   The scope of the review was determined by Council's direction within the Terms of Reference, public debate recorded in the media, Ad Hoc Committee solicited questions from the public and questions from individual councillors.

3. **What areas did the Collicutt Centre Ad Hoc Citizen Advisory Committee's review focus on?**
   The review looked at the three major stages of the Collicutt Centre project: capital construction; transition from construction to operating; and start-up and first year of operations.

   For each of the three stages the following core questions were investigated:
   - What was decided, by whom, within what authority and when?
   - How were the revenues and expenditures developed, approved, managed, monitored, reported, adjusted?
   - Were all decisions in accordance with the authority frameworks established?
   - Could the processes and authorities have been approved and if so, how?

4. **What were the Collicutt Centre Ad Hoc Citizen Advisory Committee's major findings?**

   Capital Phase:
   The report indicates that City Council approved a revenue budget to support expenditures up to $29.8 million and that the terms of reference for the Steering Committee can be interpreted to give it authorization to raise and expend additional funds to enhance the project. The total project costs of $27.2 million City funds and $4.4 million sport partner funds, corporate partner funds and non-city grants funds fall within these guidelines.

   The report also concludes that appropriate contract types were implemented, the tending progress had rigour and integrity and that the Steering Committee did strive to get the best value within the facility.

   Start-Up Phase:
   The report indicates that there was not a specific plan to move the project from construction through start-up to full operations and that there was a lack of clarity regarding start-up costs and where the funding would come from. The report states that because these types of costs

are not unusual in a project of this nature, it is important to ensure that start-up budgets are established in the future.

Operating Phase:
The report states that the $1 million deficit is the result of unrealistic budget preparation for both revenues and expenditures and inadequate monitoring and therefore inadequate responsiveness to budget variances.

The report also states that The City's financial management system was not used properly resulting in the delayed reporting of the deficit. The report concludes that The City's traditional method of decentralized accountability failed during the Collicutt Centre's start-up phase of operations.

Delegation of Authority:
The report states that there was no breech of the Municipal Government Act. It also states that there was ambiguity regarding the authority delegated to the Steering Committee, which lead to confusion of the part of some Council members and the public.

Council's Approval Process:
The report states that approvals were in place for the entire project. The report also recommends that Council adopt a written policy and procedure to define what approvals will be given at what points during significant projects.

Record Keeping:
The report indicates that The City would benefit from an improved project management system and from an organization-wide standardized reporting format for records management.

Accountability and Responsibility:
The report states that City Council holds ultimate accountability for service delivery. To ensure that services are provided, responsibility and accountability is delegated to department managers. The report encourages the City to review its accountability structure, policies and procedures to ensure that an appropriate control environment is in place and that its department managers are carrying out their responsibilities effectively.

Fee Structure:
The report concludes that the fee structure at the Collicutt Centre is reasonable. The fee for a family (two adults and four children) is $15.50 per day.

5. **What are the Collicutt Centre Ad Hoc Citizen Advisory Committee's specific recommendations?**
The Committee made recommendations in the areas of delegation of authority and public policy, control environment, special capital project management and communications.

Delegation of Authority and Public Policy:
The report recommends establishing a policy for the governance of major capital projects managed by a Steering Committee. The policy should include Council approval points, capital start-up requirements and clear guidelines for public input and education.

Control Environment:
The report recommends incorporating a monitoring function within Corporate Services to conduct regular reviews at the executive financial level and report to Council on significant projects. The report also recommends defining roles of accountability and responsibility in The City's job descriptions.

Special Capital Project Management:
The report recommends developing a capital project management policy that includes contingency funding, start-up costs, a consistent project reporting structure that isolates expenditures and revenues and criteria to manage the transition between capital and operating budgets.

Communication:
The report recommends establishing a consistent financial reporting format for Council background documents when dealing with a major project, including revenues, expenditures, variances and changes as well as developing a communications tool – like a storyboard – that links previous decisions to current ones for long term projects.

6. **Does the Collicutt Centre Ad Hoc Citizen Advisory Committee have additional responsibilities following the presentation of their report to Council?**
The submission of this report to City Council concludes the work of the Collicutt Centre Ad Hoc Citizen Advisory Committee.

Because all areas investigated within the scope of this review were within areas of expertise of the specific committee members, the Ad Hoc Committee is not recommending that further expertise be recruited for additional investigation.

Comments:

This report completes the tasks assigned to the Citizen's Advisory Committee by Council. We want to take this opportunity to express our sincere gratitude to the members of the Advisory Committee for their very considerable time and commitment which was invested in the report. We believe they have fully met the terms of reference they were given by Council. We are very appreciative of the constructive recommendations offered by the Advisory Committee. In fact, a number of the recommendations are very similar to directions already undertaken by the Senior Administration as a result of an early identification of some of the issues. We recommend that Council direct the Senior Administration to review the recommendations in detail and to report back on an implementation strategy including work already in progress and initiatives yet to be undertaken which may require additional resources or a decision by Council.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

Office of the City Clerk

Council Decision – June 17, 2002

FILE

DATE: **June 18, 2002**

TO: **City Manager**

FROM: **City Clerk**

SUBJECT: **Collicutt Centre Ad Hoc Citizen Advisory Committee Report**

Reference Report:
Collicutt Centre Ad Hoc Citizen Advisory Committee, dated June, 2002

Resolutions:

> ***Resolved*** that Council of the City of Red Deer having considered the report from the Collicutt Centre Ad Hoc Citizen Advisory Committee, re: Review of Collicutt Centre, hereby directs the City Manager to review the recommendations in detail and to report back to Council on an implementation strategy, including work already in progress and initiatives yet to be undertaken, which may require additional resources or a decision by Council.

Report Back to Council: Yes

Comments/Further Action:
A report is to be prepared for Council as per the above resolution.

Kelly Kloss
City Clerk

/chk

c Community Services Director
Recreation, Parks & Culture Manager

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

Office of the City Clerk

June 18, 2002

Mr. Gordon Deck
50 Maxwell Avenue
Red Deer, AB T4R 1P5

Dear Mr. Deck:

Re: Collicutt Centre Ad Hoc Citizen Advisory Committee Report

Thank you for attending the June 17th Council Meeting and presenting the Collicutt Centre Ad Hoc Citizen Advisory Committee Report.

After a review of the report, Council passed the following resolution:

> *Resolved* that Council of the City of Red Deer having considered the report from the Collicutt Centre Ad Hoc Citizen Advisory Committee, re: Review of Collicutt Centre, hereby directs the City Manager to review the recommendations in detail and to report back to Council on an implementation strategy, including work already in progress and initiatives yet to be undertaken, which may require additional resources or a decision by Council.

The time and effort that you and the other members of the Ad Hoc Committee put towards compiling the report is very much appreciated. The recommendations outlined in your report will be reviewed by the City Manager and strategies implemented to assist City Administration and Council in future projects.

Again, thanks to the Committee for its commitment to The City of Red Deer.

Sincerely,

Kelly Kloss
City Clerk

KK/chk
c Ms. Joyce Ganong
Mr. Al Poole
Mr. Don Oszli
Mr. Ron Woodward

FILE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

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50 Maxwell Avenue
Red Deer, AB T4R 1P5

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Sincerely,

Kelly Kloss
City Clerk

KK/chk
c Ms. Joyce Ganong
Mr. Al Poole
Mr. Don Oszli
Mr. Ron Woodward

Date: **June 4, 2002**

Memo To: **City Clerk**

Memo Fr: **Transit Manager**

Subject: **Bylaw No. 3186/97 – Amendment re Transit Terminal**

It is necessary to amend the Traffic Bylaw with the opening of the City of Red Deer Transit Terminal to regulate and manage vehicular and pedestrian activity ensuring the safety and comfort of persons within this facility.

Background

The need for a central off-street transfer terminal was first identified in a 1981 Transit Study. This has been reaffirmed in Transit Studies in 1986 and 1989. The 1986 Downtown Concept Plan also recommended that a study be undertaken to determine a site for a new downtown transit terminal. This need is also identified in City of Red Deer Transportation Studies in 1990 and 1996. With the implementation of the One-way Road Couplet Project in 1991 it was identified as being necessary to remove buses from 48th Avenue and 49th Street as they impede safe vehicular movement in the immediate downtown core. Pedestrian and transit customer safety along with having a functional passenger transfer area is also the key reason for building the off-street transfer facility. As the system and system usage has expanded in conjunction with rapid city growth it was necessary to bring this to fruition. Council of the City of Red Deer resolved to construct the Transfer Terminal on May 7, 2001.

Operational issues with the current on-street transfer area:

1. Persons loitering on sidewalks blocking pedestrian movement forcing others to walk on the roadway to pass by. Not able to control this situation with the current Traffic Bylaw and with the area being a public sidewalk.
2. Loitering also generating harassment situations for persons trying to walk through the area.
3. Crowding at certain key points and limited width of street sidewalks.
4. Transit customers and pedestrians darting between stopped buses to cross 48th Avenue and 49th Street with visibility issues and many near misses with passing vehicles.
5. Safety concerns with poor area lighting and no surveillance.
6. No appropriate washroom facilities for transit staff.
7. Peak hour buses blocking the entrances to the parking lot on 48th Street.
8. Extended walking distances from bus to bus at the on-street transfer point (worst case from 48th Street to 48th Avenue to 49th Street all the way to the Smith building).

9. Transferring passengers left standing at the transfer area after buses have departed because of limited time to transfer, extended walking distances, and transit staff not able to see transferring passengers coming on opposite streets.
10. Inability to park buses at the same location each arrival resulting in passengers having to walk extended distances to find their bus.
11. Not enough capacity for current routes to stop during peak hour service.
12. Buses impeding vehicle movement southbound on 48th Avenue at 49th Street.
13. Double-parking buses on 49th Street impeding vehicle movement during peak times.

Traffic Bylaw Amendments

The Traffic Bylaw No. 3186/97 is amended as follows:

1 By adding the following definition to section 2 of the Bylaw:

"Transit Terminal" means an area intended exclusively for use by public transit vehicles to allow passengers to embark and disembark and for use by passengers awaiting rides on public transit, and includes all buildings, structures, walls, fences and street furniture associated therewith and in particular the area shown in the sketch attached as Schedule "M" to this Bylaw."

2 By adding new section 22.1 as follows:

"22.1 No person shall operate a bicycle, skateboard, roller blades or any similar device on any Transit Terminal."

3 By adding the words "Transit Terminal" to existing section 37 immediately following the words "public park".

Section 37

No person shall operate or park any vehicle upon any land owned by the City which the City uses or permits to be used as a playground, boulevard, recreation or public park, **Transit Terminal**, or any utility right of way, except on such part thereof as the City Engineer may designate by a sign or signs for vehicular use or parking.

4 By adding a new section 37.1 as follows:

"37.1 Section 37 shall not apply to police, fire, emergency or City owned vehicles."

5 By adding new sections 51.1(1), 51.1(2), 51.1(3), 51.1(4), 51.1(5), 51.1(6) and 51.1(7) as follows:

"**LOITERING WITHIN A TRANSIT TERMINAL**

51.1(1) No person shall loiter in a Transit Terminal. For greater certainty "loiter" means to enter or remain within the area of a transit terminal unless a person is actively engaged in using the transportation services offered by Red Deer Transit, including waiting for a bus, disembarking from a bus, using public washrooms, and using any bus shelter or bus zone island while waiting for a bus.

51.1(2) No person shall enter upon the grounds of the Transit Terminal outside the normal operating hours of Red Deer Transit. This provision shall not apply to police or emergency services personnel, or to municipal employees or their agents while on official City business.

WALKING WITHIN TRANSIT TERMINAL

51.1(3) No person shall walk or run upon any area of the Transit Terminal which is meant for the passage of motor vehicles, other than at those points which are marked as crosswalk areas.

LITTERING

51.1(4) No person shall deposit any litter on any area of the Transit Terminal other than in designate waste receptacles.

51.1(5) No person shall spit on any area of the Transit Terminal.

ANIMALS WITHIN TRANSIT TERMINAL AREA

51.1(6) No person shall bring any animal into a Transit Terminal area.

51.1(7) Section 51.1(6) shall not apply to a registered medical service animal, a police service animal, or any other animal which is specifically authorized by the Transit Manager to be brought into the area."

6 Sections 80(1) and 80(2) are amended by adding the words "or Transit Terminal Area" after the words "City bus".

Section 80(1)
Any person being in or upon any City bus **or Transit Terminal Area** owned or operated by the City shall observe and obey any rules,

regulations, or orders made or approved by Council for and in respect thereof.

Section 80(2)

An operator, or other person from time to time in charge of a City bus **or Transit Terminal Area** or a peace officer may evict therefrom any person breaching the rules, regulations or orders, using such force as is reasonably necessary.

7 Schedule "L" is hereby amended by adding the following penalties:

"22.1.	Operate bicycle, skateboard, roller blades in Transit Terminal	35.00
51.1(1)	Loitering in Transit Terminal	35.00
51.1(2)	Enter Transit Terminal after hours	35.00
51.1(3)	Run or walk in area for passage of motor vehicles	35.00
51.1(4)	Deposit litter in Transit Terminal	35.00
51.1(5)	Spit on any area of Transit Terminal	35.00
51.1(6)	Bring animals into Transit Terminal	35.00"

Recommendation

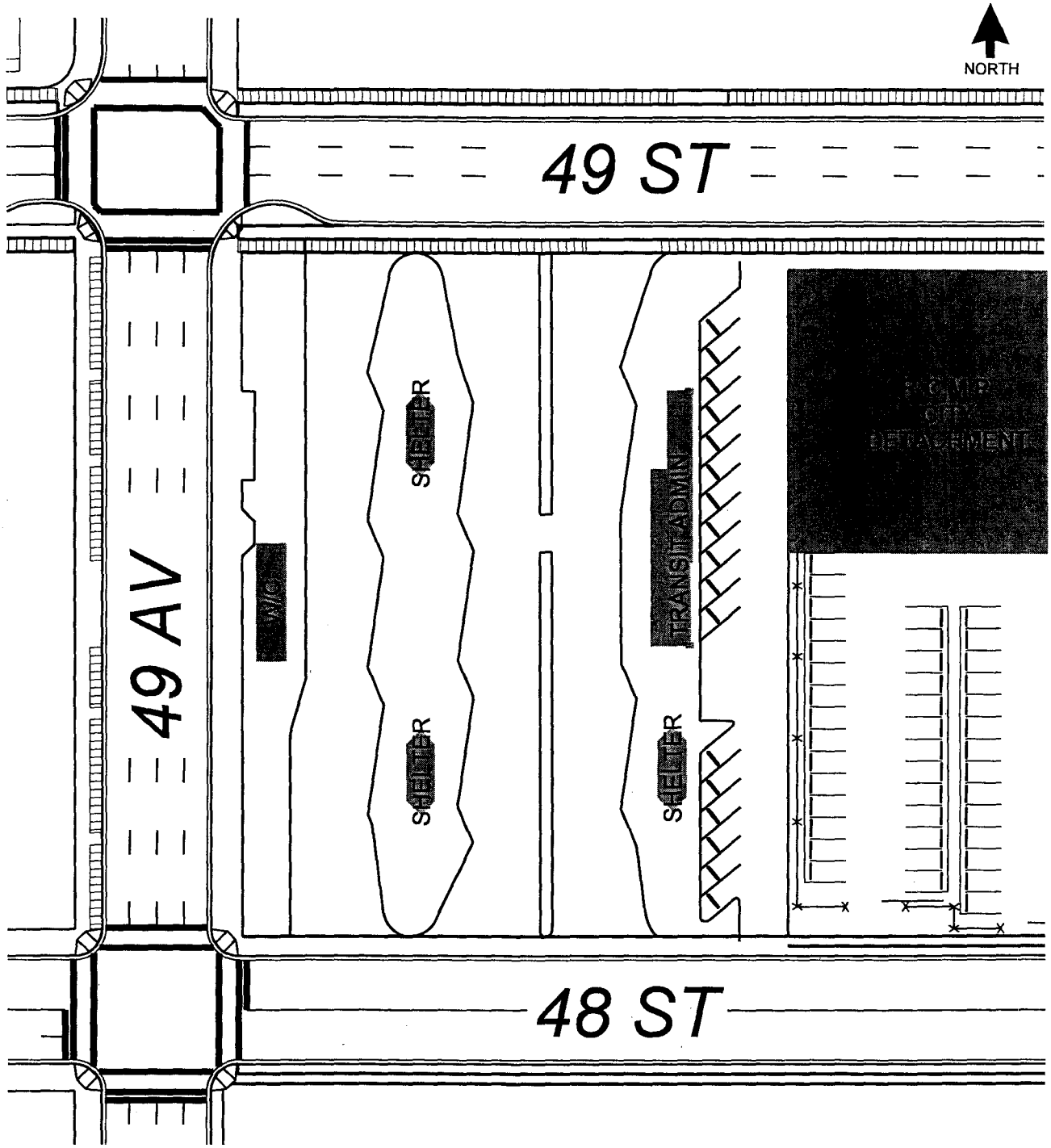
The addition of new sections and changes to current sections within Traffic Bylaw 3186/97 will allow appropriate regulatory control of vehicular, and pedestrian and transit customer activity within the City of Red Deer Transit Terminal.

It is respectfully recommended that Council approve three readings incorporating the additions and changes listed in the amendment - Traffic Bylaw 3186/C-2002, to be effective July 1, 2002.

Kevin Joll

/kj

Attachments



THE CITY OF Red Deer

Transit Terminal

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May 2002

Comments:

We agree with the recommendations of the Transit Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Kevin Joll, Transit Manager**

FROM: **City Clerk**

SUBJECT: **Traffic Bylaw Amendment 3186/C-2002**
Amendment Regarding Transit Terminal

Reference Report:
Transit Manager, dated June 4, 2002.

Bylaw Readings:
Traffic Bylaw Amendment 3186/C-2002 was given first and second reading.

Report Back to Council: Yes

Comments/Further Action:
Third reading of Bylaw 3186/C-2002 will be presented to the July 2, 2002 Council Meeting.

Kelly Kløss
City Clerk

/chk

c Director of Development Services
Inspections & Licensing Manager

Item No. 4

DATE: **June 10, 2002**

TO: **City Council**

FROM: **City Clerk**

RE: **Appointment of Deputy Mayors**

History

During the Organizational Meeting held on October 29, 2001, Council appointed Deputy Mayors for the period of November 2001 to October 2002. A list of those appointments is attached.

Councillor Watkinson-Zimmer and Councillor Pimm have requested that they switch months for Deputy Mayor.

Recommendation

That Council approve switching the appointments of Councillor Watkinson-Zimmer and Councillor Pimm to Deputy Mayor for the months of September and October, 2002.

Kelly Kloss
City Clerk

KK/chk
/attach.

DEPUTY MAYORS November 2001 - October 2002	
NOVEMBER 2001	Councillor Dawson
DECEMBER 2001	Councillor Hughes
JANUARY 2002	Councillor Pimm
FEBRUARY 2002	Councillor Watkinson-Zimmer
MARCH 2002	Councillor Higham
APRIL 2002	Councillor Moffat
MAY 2002	Councillor Flewwelling
JUNE 2002	Councillor Rowe
JULY 2002	Councillor Dawson
AUGUST 2002	Councillor Hughes
SEPTEMBER 2002	Councillor Pimm
OCTOBER 2002	Councillor Watkinson-Zimmer

Comments:

We agree with the recommendations of the City Clerk.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

Office of the City Clerk

Council Decision – June 17, 2002

DATE: **June 18, 2002**

FILE

TO: **Mayor & Councillors**
City Manager
Directors

FROM: **City Clerk**

SUBJECT: **Appointment of Deputy Mayors**

Reference Report:
City Clerk, dated June 10, 2002.

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the City Clerk, dated June 10, 2002, re: Appointment of Deputy Mayors hereby agrees to the following amended Deputy Mayor appointments:

September, 2002	Councillor Watkinson-Zimmer
October, 2002	Councillor Pimm

Report Back to Council: No

Comments/Further Action:
A revised schedule of Deputy Mayor Appointments is attached for your information.

Kelly Kloss
City Clerk

/chk
/attachs.

c

DEPUTY MAYORS November 2001 - October 2002	
NOVEMBER 2001	Councillor Dawson
DECEMBER 2001	Councillor Hughes
JANUARY 2002	Councillor Pimm
FEBRUARY 2002	Councillor Watkinson-Zimmer
MARCH 2002	Councillor Higham
APRIL 2002	Councillor Moffat
MAY 2002	Councillor Flewwelling
JUNE 2002	Councillor Rowe
JULY 2002	Councillor Dawson
AUGUST 2002	Councillor Hughes
SEPTEMBER 2002	*Councillor Watkinson-Zimmer
OCTOBER 2002	*Councillor Pimm

* Revised June 17, 2002

Item No. 5

Date: June 10, 2002

To: City Clerk

From: Director of Development Services

Re: Red Deer County - Wastewater Service

In 1996 Council approved a request from Red Deer County and Mr. Norm Chiles to provide wastewater treatment service to a proposed manufactured home park north of the City of Red Deer. For a range of reasons, this project has not proceeded, and Council has granted an extension to our approval.

In correspondence dated April 9, 2002, Red Deer County is requesting that The City consider an expansion to the original area considered. The new area is much larger than the original area approved, being some 140 ha in size. The correspondence from The County is attached.

We have reviewed the issue and would support the request subject to a satisfactory Agreement for servicing being negotiated with Red Deer County. This Agreement would address a number of issues, including:

- Confirmation of expected sewage flows.
- Criteria respecting sewage strength.
- Agreement on rate for service.
- Red Deer County to be customer, all other parties billed by The County.
- Agreement on connection point to The City and design guidelines for pipeline.
- Other issues to be determined.

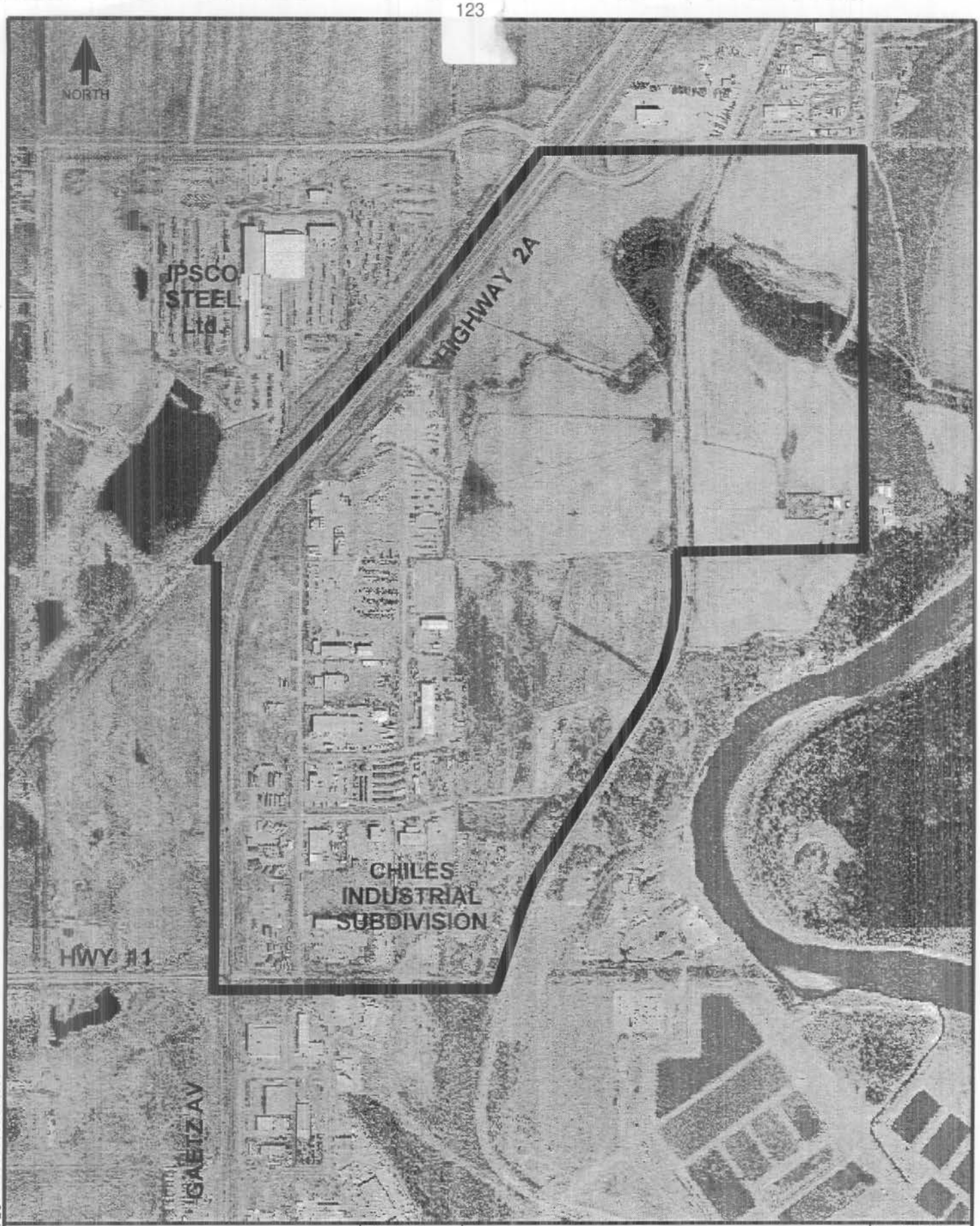
It would be our intention, if Council gives their approval, to negotiate the Servicing Agreement with The County, and bring it back to Council for their consideration.

RECOMMENDATION

We would respectfully recommend Council's approval in principle to Red Deer County's request for sanitary sewage treatment service within the area outlined. Such approval would be subject to an Agreement being negotiated and brought to Council for final approval.

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

BCJ/emr
Att.
c. Gary Buchanan, Red Deer County
Public Works Manager
Streets and Utilities Engineer



THE CITY OF Red Deer ENGINEERING SERVICES

DRAWN BY:	I.W.W.
DATE:	JUNE 2002
SCALE:	1:10,000

POTENTIAL INDUSTRIAL DEVELOPMENT AREA 'B'

APPROVED BY: (ENGINEER)

DRAWING NO.:

SSSSSSSSSSSSSDGN&SPEC

400-073

Red Deer County

COMMUNITY & PLANNING SERVICES
4758 - 32nd Street, Red Deer, AB T4N 0M8
Phone: 350-2150
Fax: 346-9840
www.county.reddeer.ab.ca
gbuchanan@reddercounty.ab.ca

April 9 2002

File: Blindman ASP

Mr. Brian Jeffers
Development Services Director
City of Red Deer
5420 – 47 Street
Box 5008
RED DEER, Alberta
T4N 3T4

APR 10 2002
Bryon

Via Fax: 342 8211

Dear Mr. Jeffers:

Subject: **Chiles Mobile Home Park & Industrial Area**
Waste Water Analysis

This is to confirm our recent telephone call and follow up our letter to you of September 14, 2001.

Red Deer County is interested in expanding the area to be serviced by the proposed Chiles sewer line. The attached map outlines the proposed service area, which totals 140 hectares in size.

Also attached is an analysis from Stantec Engineering that outlines the anticipated flows of sewage from the revised area – not just the proposed Chiles mobile home park - based on the assumption that the entire area would be developed for industrial purposes. We recognize that any sewage generated in this area would be required to meet the City's limits of total dissolved solids and biological oxygen demand.

We request that the City of Red Deer consider allowing the County to service this area of the County with sewer services that are connected to the City's sewage treatment facility. This change may or may not require a modification to the existing approved Chiles sewer agreement. If a change is required, then the County will negotiate the required changes with Mr. Chiles.

Please call me at 350 2157 if you have any questions on our request or if you require additional information.

001
RED DEER COUNTY
04/09/02 16:50 FAX 1 403 346 9840

We look forward to your favourable reply.

Sincerely,

G. Buchanan

Gary Buchanan
Community & Planning Services Director

Cc Frank Peck, Operations Director

04/09/02 16:50 FAX 1 403 346 9840 RED DEER COUNTY 002

Stantec Consulting Ltd.
400 - 4808 Ross Street
Red Deer AB T4N 1X5
Tel: (403) 341-3320 Fax: (403) 342-0969
stantec.com

Stantec

25 March 2002
File: 12871060-01

Tel: (403)341-3320
Fax: (403)342-0969
msteffler@stantec.com

Red Deer County
4758-32 Street
Red Deer AB T4N 0M8

Attention: **Gary Buchanan**
Community and Planning Services Director

Dear Sir:

Reference: **Chiles Mobile Home Park and Industrial Area**
Wastewater Servicing Analysis

As requested, we have calculated the anticipated flow of sewage from both the Chiles Industrial Park and future development a shown in Figure 1. The entire area consists of approximately 140.5 ha. Through our discussion on March 14, 2002, it was agreed for the purpose of this analysis to assume the entire area to be developed as industrial land. Since this area is proposed to connect into the City of Red Deer's sanitary sewer system, we have provided the anticipated flow rate for the area using both the Red Deer County's and The City of Red Deer's design guidelines.

Description	County's Guidelines	City Guidelines
Avg. Flow	28.1 L/sec	28.1 L/sec
Infiltration	9.8 L/sec	28.1 L/sec
Peaking Factor	2.5	2.5
TOTAL	80.0 L/sec	98.4 L/sec

Buildings
Environment
Industrial
Transportation
Urban Land

For the proposed 75-unit mobile home park alone, without factoring in infiltration, the average and peak flows would be 0.8 L/sec and 4.2 L/sec respectively. This however has not been included with the above totals as without having knowledge to the size of development for the mobile home park, it is difficult to make a comparison between the industrial and residential development. For this reason, we have used a worse case scenario of industrial land as generally, under design conditions, industrial developments produce more sewage than residential developments.

In regards to the strength of sewage, since a majority of the area would be an industrial development, the strength of sewage can vary significantly depending of the type of business. Red Deer County should approach the City of Red Deer to determine the allowable limits of TDS and BOD that can be discharged into the City's sanitary sewer system based on the City providing both pre-treatment and no pre-treatment and the

Reference: Chiles Mobile Home Park and Industrial Area Wastewater Servicing Analysis

associated cost with both options. If the City imposes a maximum limit on the strength of sewage they will accept, Red Deer County will need to impose the same limits onto the entire development. As part of the ASP currently being developed for the Blindman Industrial Area, Red Deer County may want to ensure that this item is addressed as part of the report.

Finally, to address the issues of connecting into the City's system and the impact it will have on the downstream system, the City will need to provide the County with a connection location and a peak flow rate that will need to be met. This will establish some design criteria for the area in questions.

Should you need further assistance on this issue or have any questions, please contact myself directly.

Sincerely,

STANTEC CONSULTING LTD.

Michael Steffler, E.I.T.
Project Engineer

Attachment: Fig. 1.0 – Proposed Sanitary Sewer Servicing Area

c. Brenda Hoskin – Red Deer County
Wayne Gustafson – Stantec
Todd Simenson - Stantec

m o:\active\71101 chiles industrial red der cty\ltr_chiles_ sewage_march25_02.doc

004

RED DEER COUNTY

04/09/02 16:51 FAX 1 403 346 9840

400-043
FILE No.

THE CITY OF RED DEER
P. O. BOX 5008, RED DEER, ALBERTA T4N 3T4 FAX: (403) 346-6195

City Clerk's Department
(403) 342-8132 FAX (403) 346-6195

OCT 1 0 1996

Bryon Sybren ~~Ken~~ ~~Tom~~ - please distribute ~~Ken~~
copy pls DONE CM

October 8, 1996

Chiles Development Corporation
R. R. 1, Site 15, Box 10
Red Deer, AB T4N 5E1

Dear Mr. Chiles:

RE: CHILES DEVELOPMENT CORPORATION: REQUEST TO TIE INTO CITY SEWAGE TREATMENT PLANT

At the City of Red Deer's Council Meeting held October 7, 1996, consideration was again given to the above request. At that meeting the following resolution was passed:

> "RESOLVED that Council of The City of Red Deer, having considered report from the Principal Planner and Engineering Services Manager dated October 1, 1996, re: Chiles Development Corporation: Request to Tie a Proposed Mobile Home Park Located in the County of Red Deer Into the City Sewage Treatment Plant, hereby approves said request subject to the following conditions:
>
> 1. An agreement with the Waskasoo Services Board making service conditional upon all of the following conditions:

(a) Approval is based on the premise that Mr. Chiles is a customer of the County of Red Deer, who is in turn a customer of the Waskasoo Regional Services Board. The City of Red Deer would have no contractual arrangement with either the County or Mr. Chiles. The City would continue to invoice the Board as in the past and the Board in turn would collect from the County/Mr. Chiles.

(b) The City agreement with the Board would remain the same as in the past; the sewage treatment plant capacity used by Chiles Development Corporation would form part of the County's capacity as assigned by the Waskasoo Services Board.

(c) The City of Red Deer's Engineering Department would work with the Board/County/Chiles to determine a mutually acceptable alignment for the sewage main running from Mr. Chiles' development to the City sewerage system. Location of this main would involve the negotiation of easements across City lands.

(d) As with the existing regional line, the City must review and approve the detailed design drawings and construction methods prior to commencement.

(e) Escarpment stability should be assured through all surface disturbances from excavations for road construction, basements and underground utilities.

(f) Submission of a geotechnical evaluation of the escarpment and river bank area as it relates to this development proposal and a suitable top-of-bank setback area and resolution of any concerns.

(g) The acceptance of a connection to the Wastewater Treatment Plant be on the condition of a mutually agreeable alignment for the line, inclusive of the design, all construction methods, restoration work and necessary easements. The disturbed area is to be hydroseeded to prevent erosion and a landscaping plan must be approved by the City's Recreation, Parks and Culture Department.

(h) That the integrity of Lot R2 (Municipal Reserve) contained in Waskasoo Park, zoned A2 Environmental Preservation District, not be jeopardized in terms of tree loss or escarpment protection.

(i) Any further development on the site beyond the Mobile Home Park be referred to Alberta Environmental Protection for the determination of an environmental impact assessment study.

(j) The design, construction and maintenance of any new lines would be the responsibility of the Waskasoo Regional Services Board.

(k) Construction of a shale/gravel trail 2.5 metres wide along the alignment for service vehicles, complete with post and cable access control.

(l) Identification of a service basin which corresponds with the development site of the proposed 70 unit mobile home park. No development outside of this basin would receive service without the City's permission.

(m) Receipt of a satisfactory drainage plan.

2. An amendment of the Joint General Municipal Plan, incorporating the following principles:

(a) That development be allowed only above the escarpment; and

(b) That recreational and agricultural uses be allowed in the river valley below the escarpment; and

(c) That the escarpment itself be retained in its natural state.

3. A review by Alberta Transportation and Utilities and the County of the need for traffic controls at the Highway 2A intersection.

4. If the above conditions are not met within a period of three years from October 7, 1996, approval of the said request will be rescinded.

Council further agrees that this resolution shall take precedence over any previous Council resolutions outlining conditions of approval for the above sewage service, and as presented to Council October 7, 1996."

I trust you will now be in contact with the City's Engineering Department Manager, Mr. Ken Haslop, to discuss the next steps to be taken in complying with the conditions outlined above.

If you have any questions, please do not hesitate to contact the undersigned.

Sincerely,

Kelly Kloss
City Clerk

KK/clr

c Director of Community Services
Engineering Services Manager
Principal Planner

Comments:

We agree with the recommendations of the Director of Development Services.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Director of Development Services**

FROM: **City Clerk**

SUBJECT: **Red Deer County – Wastewater Service**

Reference Report:
Director of Development Services, dated June 10, 2002.

Resolutions:

> *Resolved* that Council of the City of Red Deer having considered the report from the Director of Development Services, dated June 10, 2002, re: Red Deer County – Wastewater Service, hereby approves Red Deer County's request for sanitary sewage treatment service within the area outlined in the report subject to an agreement being approved by City Council.

Report Back to Council: Yes

Comments/Further Action:
An agreement for the sanitary sewage treatment service with Red Deer County is to be fowarded to Council for approval.

Kelly Kloss
City Clerk

/chk
c Mr. G. Buchanan, Red Deer County
Public Works Manager
Streets & Utilities Engineer

Item No. 6

SP – 6.733

DATE: **June 10, 2002**

TO: **Kelly Kloss, City Clerk**

FROM: **Paulo Mancuso, Chair, Red Deer and District FCSS Board**
Barbara Jeffrey, Social Planning Manager

RE: **Revised 2002 Budget For Family and Community Support Services**

The Minister of Children's Services for the Province of Alberta, the Honourable Iris Evans, was able, in the 2002 – 2003 provincial budget, to carry out her promise to implement the Funding Allocation Model for Family and Community Support Services. The Ministry of Children's Services is responsible for the Family and Community Support Services Program for the Province of Alberta.

In April, 2002, Council agreed to support an expanded FCSS program. The Social Planning Department would return to Council with a revised 2002 Budget after:

- Meeting with the other five participating municipalities (The County, Bowden, Delburne, Elnora and Penhold) to ascertain their ability to meet matching requirements for any new programs in their communities and to work toward the same proportion of cost sharing now in place, if possible.
- Reviewing the cost share sheet which determines the municipal cost share based on percentage of population and host municipality of the particular project, to determine, in the light of new funding, if the cost share sheet reflects the use of FCSS programs.
- Reviewing programs presently funded by The City of Red Deer that could legitimately be included within the FCSS program and so be used as matching funding
- Reviewing the planning and administration expenditures presently cost shared by the FCSS program, as requested by the Mayor and City Manager, to determine whether those expenses fairly represent the time required to administer the program and, if not, include these expenses in the FCSS program and use The City funding as matching.

The Red Deer and District Family and Community Support Services Board, at their May 2002 meeting, set out the principles on which the cost sharing between municipalities would be based. The principles are in keeping with the practices in place over many years and provided the same cost share as originally approved by councils for 2002. The principles will be included in every version of the cost share sheet to set the ground work for adding new programs.

Two programs that were formerly provided by the City of Red Deer, only, because there were insufficient provincial funds to cost share, were moved into the FCSS programming. Those two programs amounted to $40 439 and are now cost shared by the province, the City of Red Deer and Red Deer County, according to the cost sharing principles.

A review of the expenses charged to Administration and Planning was undertaken by the Social Planning Department. The responsibilities outlined in the department Business Plan and the issues and requests that come in to the department, both from the community, other levels of government, and the corporation, were considered. The grants and arms length funding contracts that are administered by the department were reviewed (including Special Transportation, Housing Solutions, Landlord and Tenant, Homelessness Initiative, Preschool Day Care Subsidy, two facilities, etc.). All of the Community Facilitator (Worker) positions are cost shared under the FCSS program. Nearly half (49.5%) of the expenses for the Manager and Projects Supervisor and support staff are presently cost shared. In the 2003 projected budget, the cost share will be raised to 50% for this portion of the budget.

The council representatives of the participating municipalities have been working with their respective councils and administration to find the necessary cost share for the revised 2002 FCSS Budget. For smaller municipalities, this is especially difficult, but those municipalities also want to take advantage of new funding to bring additional services to their communities. Red Deer County is partnering with each municipality to cost share the programs that are accessible to county residents. The FCSS Board has a small reserve of funds that were acquired from the now defunct Canada Assistance Plan and a one time grant to FCSS when funding was being reduced in the mid 1990's. The Red Deer and District Family and Community Support Services Board moved to use some of that funding if participating municipalities could not meet their cost share requirements in 2002 but could incorporate the cost share in 2003 and beyond.

The Red Deer and District FCSS Board outlined a process for recommending the allocation of additional funding for FCSS. The FCSS Board met with Diamond Willow Child and Family Services Authority (DWCFSA), together with other FCSS Boards in the Children's Services Region 6 in late April. Mark Hattori, Acting Chief Executive Officer of Diamond Willow Child and Family Services Authority and Karen Thompson, Regional Manager for Child Care Services, attended the May 7, 2002 meeting of the FCSS Board. At both meetings, the topic was the Alberta Response Model which emphasizes the need to implement programming that will be supportive of children and families, especially in the areas of prevention and early intervention, and promotes the cooperation and collaboration between DWCFSA and FCSS. Staff of the Social Planning Department have had several meetings with staff of DWCFSA since then, including a discussion about the applications for funding.

Two days after the May FCSS Board meeting, the Social Planning Department met with funded and non funded agencies to explain the increase in funding to FCSS and the decision to work within the FCSS mandate but also target funding to families and children at risk. An ad was also placed in the Red Deer Advocate inviting applications.

The Red Deer and District FCSS Board received 42 applications for funding. All board members received a work book of every application and the Finance Committee, made up of one rural councillor, one County Councillor, one City Councillor, one member at large and the FCSS Board Chair as ex officio, discussed each application and kept in mind the intent of the funding. The FCSS Board had expected more applications for one-time funding that would be assigned only in 2002, but few applications were received. Projects are therefore recommended for ongoing funding with each project being aware that the next year's funding is not approved until the participating municipalities agree to the budget.

In the Business Plan for the Social Planning Department for 2002-2004, the department outlined the need for another staff person in 2003 because of increasing demands. The new FCSS funding gave the department the opportunity to incorporate the position into the department six months earlier, a request that was supported by the FCSS Board and the Finance Committee. The new FCSS funding adds eight new agencies to the FCSS program, two for one time funding only. The department also faces unmet demand for assistance and needs to undertake commitments that further the position of the municipalities with other levels of government.

A list of projects from the Finance Committee was presented to the FCSS Board, and approved for recommendation to participating municipalities, on June 6, 2002. The recommended list is enclosed. Social Planning staff will meet with councils of each participating municipality this month. Agencies that applied for funding were notified of the Finance Committee's decisions. The difference in cost share for the City of Red Deer from the original 2002 budget to the revised 2002 budget, after all the considerations explained above, is $63 075. The 2002 commitment may be covered by the reserve set aside for this purpose from the Social Planning Department's 2001 year end if Council agrees.

Included in the agenda package is a projection for the cost sharing that would be needed for projects in 2003. The commitment inherent in the half year funding is a further $17 298 in matching to projects that are on going in 2003, for a total of $80 373. A further $101 317 (the final quarter provincial funding with the accompanying municipal share) is not yet assigned to any project, therefore not to any community. If only projects in the city of Red Deer were funded when the applications for 2003 are considered, those would be cost shared by the City and the County, and require a further commitment by the City of $18 715. Therefore, the impact of the new FCSS dollars in 2003 could be as high as $99 088. The FCSS budget for 2003 will be handled in the normal way, with applications for funding being received by July 31, 2002, and each agency realizing that the approval for the 2003 budget comes after deliberations by councils of participating municipalities.

We wish to thank the agencies that submitted applications on short notice and the members of the Finance Committee who put in long hours to work through those applications. Scott Cameron also did great service by reviewing the cost share sheet with fresh eyes and by meeting the incredibly tight timelines of processing the applications.

Attachments to this memo include:

Attachment A: Memo to the FCSS Board from Scott Cameron, dated April 30, 2002,regarding the cost share sheet principles
Attachment B: Revised cost share package for the original 2002 FCSS budget
Attachment C: List of new recommended projects for funding, for 2002 and beyond
Attachment D: Cost share package for the revised 2002 FCSS budget
Attachment E: Cost share package for the projected 2003 FCSS budget

RECOMMENDATON

That Council approve the funding of projects as recommended by the Red Deer and District Family and Community Support Services Board, at their meeting on June 6, 2002.

THAT Council approve the resulting increase in cost share to the City of Red Deer of $63 075 for 2002, to be taken from the reserve set aside from the Social Planning Department budget at the end of 2001.

Attachment A

THE CITY OF Red Deer

SP – 6.709

Social Planning Department

DATE: **June 11, 2002**

TO: **FCSS Board**

FROM: **Scott Cameron, Projects Supervisor**

SUBJECT: **REVISIONS TO THE MUNICIPAL COST SHARE SHEET**

In light of the new FCSS funding announced by the Province of Alberta in the March 19, 2002 Budget, a meeting was held on April 19, 2002 with participants from each of the Red Deer and District FCSS partner municipalities. The purpose of the meeting was to discuss the ability of each municipality to assist with the 20% municipal match requirement for the new funding. It was further determined that the municipal cost share sheet should be reviewed at the same time due to the significant amount of funds announced.

Attached is a DRAFT copy of the new Municipal Cost Share Analysis. This analysis is based on a number of cost share principles that may be applied to all new funding allocated by the FCSS Board in the future. The cost share principles have allowed us to reallocate the municipal cost share for each community and strive to meet the 2002 budget figures already approved by each municipality for existing programs and services. As new programs are added, the municipalities affected will be able to determine their cost share before applying for program funds.

For example, if the Town of Penhold wished to add a new youth program in the community with a total FCSS budget of $40,000, the cost share principles would determine that the provincial/municipal share would be as follows:

Provincial Share (80%)	$32,000
Town of Penhold (80% of 20% Municipal Share)	$ 6,400
Red Deer County (20% of 20% Municipal Share)	$ 1,600
Total FCSS Project:	**$40,000**

The attached Municipal Cost Share Analysis provides the Red Deer and District FCSS Board with a new start point from which new programs may be added. Since this new analysis closely mirrors the amounts already committed by each municipality, programs may be added or further supported with a complete understanding on the tax implications to each community.

Recommendation:

That the Red Deer and District FCSS Board adopt the Cost Share Principles as stated on the Municipal Cost Share Analysis (April 30, 2002) as a guideline for calculating municipal cost share between partner communities.

RED DEER AND DISTRICT FCSS
MUNICIPAL COST SHARE ANALYSIS
FCSS Board Approved - May 7, 2002

COST SHARE PRINCIPLES

1. The Province of Alberta provides 80% funding for the Red Deer and District FCSS program. The partner municipalities cooperatively fund the minimum 20% municipal match.

2. Based on the new proposed cost share for partner municipalities within Red Deer and District FCSS, the 20% municipal match will be calculated based on the following guidelines:
   a. Each municipality will contribute to the Planning and Administration expenses based on population.
   b. Rural FCSS Programs (those programs operating directly out of the County, Bowden, Delburne, Elnora and Penhold) will cost share the 20% without the City of Red Deer in accordance with the following guidelines:
      * Rural program operating in an undetermined number of municipalities - Red Deer County 100%
      * Local program operating exclusively in one community (no County residents served) - Specific municipality 100%
      * Rural program generally serving the residents of that Town - Town 80% and Red Deer County 20%
      * Rural program generally serving the residents of that Village - Village 60% and Red Deer County 40%
      * Specific programs may be negotiated upon acceptance by the FCSS Board based on extenuating circumstances
   c. City FCSS Programs will generally be cost shared between Red Deer County (7%) and the City of Red Deer (93%) except where the program serves only City residents.

3. All programs and services funded through the Red Deer and District FCSS Board are available to all residents within the region.

RED DEER AND DISTRICT
FAMILY AND COMMUNITY SUPPORT SERVICES
MUNICIPAL COST SHARE ANALYSIS

	NET COSTS	PROVINCIAL SHARE (80%)	CITY OF RED DEER	RED DEER COUNTY	TOWN OF BOWDEN	VILLAGE OF DELBURNE	VILLAGE OF ELNORA	TOWN OF PENHOLD	TOTAL MUNICIPAL
Planning and Administration	143,887	115,110	22,215	5,535	328	214	98	525	28,914
City FCSS Programs	1,358,845	1,087,076	255,161	16,608					271,769
Rural FCSS Programs	103,591	82,873		12,206	1,773	3,084	1,770	1,885	20,718
Totals	1,606,323	1,285,058	277,376	34,349	2,101	3,298	1,868	2,410	321,401

RED DEER AND DISTRICT FCSS
MUNICIPAL COST SHARE ANALYSIS
FCSS Board Approved - May 7, 2002

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	CITY OF RED DEER	RED DEER COUNTY
ADULT/FAMILY				
CARE - Immigrant Family Program	37,905	30,324	7,050	531
CARE - Immigrant Family Program (2002 only)	1,230	984	229	17
CASAC - Education Program	46,336	37,069	8,618	649
CAWOS - Cooperative Kitchens	15,000	12,000	2,790	210
CMHA - Bereavement Support Program	45,990	36,792	8,554	644
CMHA - Education Program	32,764	26,211	6,094	459
CMHA - People's Place Outreach	39,500	31,600	7,347	553
RDFS - Education & Counselling	279,956	223,965	52,072	3,919
CHILDREN & YOUTH				
CARE - Immigrant Youth Program	9,000	7,200	1,674	126
CAWES - Child Support Program	19,970	15,976	3,714	280
Fairview Elementary - Bright Beginnings	14,528	11,622	2,702	203
Infant/Preschool Wellness	26,420	21,136	4,914	370
Red Deer Child Care - School Age Prog	168,570	134,856	33,040	674
YVC - 49th Street Youth Shelter	14,896	11,917	2,771	209
YVC - Boys and Girls Club	71,045	56,836	13,214	995
YVC - Teen Networks	15,130	12,104	2,814	212
COMMUNITY DEVELOPMENT				
Agency Capacity Building	20,500	16,400	3,813	287
CIRS - Community Information & Referral	76,278	61,022	14,188	1,068
CIRS - Neighbourhood Place	14,349	11,479	2,669	201
Community Workers *	76,439	61,151	14,218	1,070
Performance Measurement	13,500	10,800	2,511	189
SENIORS				
Golden Circle	172,065	137,652	32,004	2,409
Meals on Wheels - Red Deer	52,174	41,739	10,435	0
RDFS - Home Support	95,300	76,240	17,726	1,334
TOTAL FCSS PROJECTS	1,358,845	1,087,076	255,161	16,608

RED DEER AND DISTRICT FCSS
MUNICIPAL COST SHARE ANALYSIS
FCSS Board Approved - May 7, 2002

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	TOWN OF BOWDEN	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
Playschools - Bowden (80%)	2,295	1,836	367	92
COMMUNITY DEVELOPMENT				
Community Worker - Bowden (80%)	8,788	7,030	1,406	352
SENIORS				
TOTAL FCSS PROJECTS	11,083	8,866	1,773	443

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	TOWN OF PENHOLD	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
COMMUNITY DEVELOPMENT				
Community Worker - Penhold (80%)	11,205	8,964	1,793	448
Penhold Projects (80%)	575	460	92	23
SENIORS				
TOTAL FCSS PROJECTS	11,780	9,424	1,885	471

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	VILLAGE OF DELBURNE	RED DEER COUNTY
ADULT/FAMILY				
Delburne/Elnora Child & Family Outreach (25%)	12,465	9,972	623	748
CHILDREN & YOUTH				
Playschools - Delburne (60%)	1,855	1,484	223	148
COMMUNITY DEVELOPMENT				
Community Worker - Delburne (60%)	9,285	7,428	1,114	743
SENIORS				
Meals on Wheels - Delburne (100%)	5,620	4,496	1,124	-
TOTAL FCSS PROJECTS	29,225	23,380	3,084	1,639

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	RED DEER COUNTY
ADULT/FAMILY			
CAWOS - Rural Cooperative Kitchens (100%)	7,692	6,154	1,538
CHILDREN & YOUTH			
YVC - Rural Teen Networks (100%)	26,672	21,338	5,334
COMMUNITY DEVELOPMENT			
Community Worker - West County (100%)	6,371	5,097	1,274
SENIORS			
TOTAL FCSS PROJECTS	40,735	32,588	8,147

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	VILLAGE OF ELNORA	RED DEER COUNTY
ADULT/FAMILY				
Delburne/Elnora Child & Family Outreach (15%)	12,465	9,972	374	748
CHILDREN & YOUTH				
Playschools - Elnora (60%)	1,889	1,511	227	151
COMMUNITY DEVELOPMENT				
Community Worker - Elnora (60%)	7,579	6,063	909	606
SENIORS				
Meals on Wheels - Elnora (100%)	1,300	1,040	260	-
TOTAL FCSS PROJECTS	23,233	18,586	1,770	1,505

RED DEER AND DISTRICT FCSS
ADDITIONAL FUNDING REQUESTS - RECOMMENDED
June 2002

2002 APPROVED COST SHARE	NET COSTS 2002	NET COSTS 2003	PROVINCE OF ALBERTA 2002	MUNICIPAL COST SHARE 2002	PROVINCE OF ALBERTA 2003	MUNICIPAL COST SHARE 2003	CITY OF RED DEER 2002	RED DEER COUNTY 2002	TOWN OF BOWDEN 2002	VILLAGE OF DELBURNE 2002	VILLAGE OF ELNORA 2002	TOWN OF PENHOLD 2002
Planning and Administration	143,887	143,887	115,110	28,915	115,110	28,915	22215	5535	328	214	98	525
City FCSS Programs	1,358,845	1,358,845	1,087,076	271,769	1,087,076	271,769	255161	16608				
Rural FCSS Programs	103,591	103,591	82,873	20,718	82,873	20,718		12206	1773	3084	1770	1885
TOTALS	1,606,323	1,606,323	1,285,059	321,402	1,285,059	321,402	277,376	34,349	2,101	3,298	1,868	2,410
Additional Funding Proposed	370,686	497,883	296,549	74,137	398,306	99,577	63,075	7,987	103	156	0	2,816
NEW 2002 MUNICIPAL COST SHARE (PROPOSED)	1,977,009	2,104,206	1,581,608	395,539	1,683,365	420,979	340,451	42,336	2,204	3,454	1,868	5,226
MAXIMUM FUNDING BY FCSS AGREEMENT	**2,048,884**	**2,196,406**	**1,639,107**	**409,777**	**1,757,125**	**439,281**						

PROJECT	FUNDING RECOMMENDED 2002	FUNDING RECOMMENDED 2003	PROVINCE OF ALBERTA 2002	MUNICIPAL COST SHARE 2002	PROVINCE OF ALBERTA 2003	MUNICIPAL COST SHARE 2003	CITY OF RED DEER	RED DEER COUNTY	TOWN OF BOWDEN	VILLAGE OF DELBURNE	VILLAGE OF ELNORA	TOWN OF PENHOLD
FUNDING AVAILABLE / REQUIRED			354,050	88,513	472,066	118,017						
Total of Recommendations	370,686	497,883	296,549	74,137	398,306	99,577	63,075	7,987	103	156	-	2,816
Funds Available for Allocation			57,501	14,376	73,760	18,440						
ADULT/FAMILY												
Canadian Mental Health Association - CISD Training	6,000		4,800	1,200	-	-	1,116	84				
Central Alberta AIDS Network Society - Safe Harbour	6,500		5,200	1,300	-	-	1,209	91				
Central Alberta Refugee Effort - Immigrant Family	6,675	12,090	5,340	1,335	9,672	2,418	1,242	93				
Central Alberta Sexual Assault Centre - Administration	26,000	39,000	20,800	5,200	31,200	7,800	4,836	364				
Central Alberta Sexual Assault Centre - Education	13,500	27,000	10,800	2,700	21,600	5,400	2,511	189				
Central Alberta Women's Outreach Society - Furniture	3,150		2,520	630	-	-	586	44				
Central Alberta Women's Outreach Society - Outreach	21,000	42,000	16,800	4,200	33,600	8,400	3,906	294				
Loan Circle of Central Alberta	35,000	35,000	28,000	7,000	28,000	7,000	6,510	490				
Red Deer Rural Victim Services Society	2,250		1,800	450	-	-		450				
CHILDREN/YOUTH												
Big Brothers/Sisters of Innisfail - In School Mentoring	10,200	21,000	8,160	2,040	16,800	4,200		1,224				816
Chinook's Edge School Division - Penhold FWW	10,000	16,200	8,000	2,000	12,960	3,240		400				1,600
Chinook's Edge School Division - Spruceview FWW	4,950	9,900	3,960	990	7,920	1,980		990				
Family School Wellness Program	15,100	26,200	12,080	3,020	20,960	5,240	2,809	211				
Infant/Preschool Wellness	8,260	16,520	6,608	1,652	13,216	3,304	1,536	116				
Parkland Youth Homes - Walk In Clinic	10,000	20,000	8,000	2,000	16,000	4,000	1,860	140				
RDFS - Healthy Families (to be determined)	12,900		10,320	2,580	-	-	2,399	181				
Red Deer Child Care Society	5,020		4,016	1,004	-	-	984	20				
Youth and Volunteer Centre - Big Brothers/Sisters	20,000	40,000	16,000	4,000	32,000	8,000	3,720	280				
Youth and Volunteer Centre - Boys and Girls Club	12,500	25,000	10,000	2,500	20,000	5,000	2,325	175				
COMMUNITY DEVELOPMENT												
Aboriginal Community Council	16,890	33,780	13,512	3,378	27,024	6,756	3,142	236				
Agency Capacity Building	30,000		24,000	6,000	-	-	5,580	420				
City of Red Deer - Community Facilitator	45,000	85,000	36,000	9,000	68,000	17,000	8,370	630				
Community Information and Referral Society	15,000	30,000	12,000	3,000	24,000	6,000	2,790	210				
Strategy Fund for Children and Families	25,348		20,278	5,070	-	-	4,715	355				
Town of Bowden - FCSS Community Worker	643	1,593	514	129	1,274	319		26	103			
Town of Penhold - FCSS Community Worker	2,500	5,000	2,000	500	4,000	1,000		100				400
Village of Delburne - FCSS Community Worker	1,300	2,600	1,040	260	2,080	520		104		156		
SENIORS												
RDFS - Home Support	5,000	10,000	4,000	1,000	8,000	2,000	930	70				
Total	370,686	497,883	296,549	74,137	398,306	99,577	63,075	7,987	103	156	-	2,816

RED DEER AND DISTRICT FCSS
2002 MUNICIPAL COST SHARE
REVISED - JUNE, 2002

Attachment D

COST SHARE PRINCIPLES

1. The Province of Alberta provides 80% funding for the Red Deer and District FCSS program. The partner municipalities cooperatively fund the minimum 20% municipal match.

2. Based on the new proposed cost share for partner municipalities within Red Deer and District FCSS, the 20% municipal match will be calculated based on the following guidelines:
   a. Each municipality will contribute to the Planning and Administration expenses based on population.
   b. Rural FCSS Programs (those programs operating directly out of the County, Bowden, Delburne, Elnora and Penhold) will cost share the 20% without the City of Red Deer in accordance with the following guidelines:
      * Rural program operating in an undetermined number of municipalities - Red Deer County 100%
      * Local program operating exclusively in one community (no County residents served) - Specific municipality 100%
      * Rural program generally serving the residents of that Town - Town 80% and Red Deer County 20%
      * Rural program generally serving the residents of that Village - Village 60% and Red Deer County 40%
      * Specific programs may be negotiated upon acceptance by the FCSS Board based on extenuating circumstances
   c. City FCSS Programs will generally be cost shared between Red Deer County (7%) and the City of Red Deer (93%) except where the program serves only City residents.

3. All programs and services funded through the Red Deer and District FCSS Board are available to all residents within the region.

RED DEER AND DISTRICT
FAMILY AND COMMUNITY SUPPORT SERVICES
MUNICIPAL COST SHARE ANALYSIS

	NET COSTS	PROVINCIAL SHARE (80%)	CITY OF RED DEER	RED DEER COUNTY	TOWN OF BOWDEN	VILLAGE OF DELBURNE	VILLAGE OF ELNORA	TOWN OF PENHOLD	TOTAL MUNICIPAL
Planning and Administration	143,887	115,110	22,215	5,535	328	214	98	525	28,914
City FCSS Programs	1,697,688	1,358,150	318,236	21,301					339,538
Rural FCSS Programs	135,434	108,347		15,500	1,876	3,240	1,770	4,701	27,087
Totals	1,977,009	1,581,607	340,451	42,336	2,204	3,454	1,868	5,226	395,539

2002/06/11

RED DEER AND DISTRICT FCSS
2002 MUNICIPAL COST SHARE
REVISED - JUNE, 2002

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	CITY OF RED DEER	RED DEER COUNTY
ADULT/FAMILY				
CAANS - Safe Harbour (2002 only)	6,500	5,200	1,209	91
CARE - Immigrant Family Program	44,580	35,664	8,292	624
CARE - Immigrant Family Program (2002 only)	1,230	984	229	17
CASAC - Administration	26,000	20,800	4,836	364
CASAC - Education Program	59,836	47,869	11,129	838
CAWOS - Cooperative Kitchens	15,000	12,000	2,790	210
CAWOS - Furniture Program (2002 only)	3,150	2,520	586	44
CAWOS - Coordinated Outreach	21,000	16,800	3,906	294
CMHA - Bereavement Support Program	45,990	36,792	8,554	644
CMHA - Critical Incident Stress Debriefing (2002 only)	6,000	4,800	1,116	84
CMHA - Education Program	32,764	26,211	6,094	459
CMHA - People's Place Outreach	39,500	31,600	7,347	553
Loan Circle of Central Alberta	35,000	28,000	6,510	490
RDFS - Education & Counselling	279,956	223,965	52,072	3,919
CHILDREN & YOUTH				
CARE - Immigrant Youth Program	9,000	7,200	1,674	126
CAWES - Child Support Program	19,970	15,976	3,714	280
Fairview Elementary - Bright Beginnings	14,528	11,622	2,702	203
Family School Wellness Program - Red Deer	15,100	12,080	2,809	211
Infant/Preschool Wellness	34,680	27,744	6,450	486
Parkland Youth Homes - Walk In Clinic	10,000	8,000	1,860	140
Red Deer Child Care - School Age Prog	173,590	138,872	34,024	694
Red Deer Family Services - Healthy Families	12,900	10,320	2,399	181
YVC - 49th Street Youth Shelter	14,896	11,917	2,771	209
YVC - Big Brother/Big Sisters	20,000	16,000	3,720	280
YVC - Boys and Girls Club	83,545	66,836	15,539	1,170
YVC - Teen Networks	15,130	12,104	2,814	212
COMMUNITY DEVELOPMENT				
Aboriginal Community Council	16,890	13,512	3,142	236
Agency Capacity Building	50,500	40,400	9,393	707
CIRS - Community Information & Referral	105,627	84,502	19,647	1,479
Community Workers *	121,439	97,151	22,588	1,700
Performance Measurement	13,500	10,800	2,511	189
Strategy Fund for Children and Families	25,348	20,278	4,715	355
SENIORS				
Golden Circle	172,065	137,652	32,004	2,409
Meals on Wheels - Red Deer	52,174	41,739	10,435	0
RDFS - Home Support	100,300	80,240	18,656	1,404
TOTAL FCSS PROJECTS	1,697,688	1,358,150	318,236	21,301

RED DEER AND DISTRICT FCSS
2002 MUNICIPAL COST SHARE
REVISED - JUNE, 2002

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	TOWN OF BOWDEN	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
Playschools - Bowden (80%)	2,295	1,836	367	92
COMMUNITY DEVELOPMENT				
Community Worker - Bowden (80%)	9,431	7,545	1,509	377
SENIORS				
TOTAL FCSS PROJECTS	11,726	9,381	1,876	469

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	VILLAGE OF DELBURNE	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
Chinook's Edge - Delburne/Elnora FWW (25%)	12,465	9,972	623	748
Playschools - Delburne (60%)	1,855	1,484	223	148
COMMUNITY DEVELOPMENT				
Community Worker - Delburne (60%)	10,585	8,468	1,270	847
SENIORS				
Meals on Wheels - Delburne (100%)	5,620	4,496	1,124	-
TOTAL FCSS PROJECTS	30,525	24,420	3,240	1,743

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	VILLAGE OF ELNORA	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
Chinook's Edge - Delburne/Elnora FWW (15%)	12,465	9,972	374	748
Playschools - Elnora (60%)	1,889	1,511	227	151
COMMUNITY DEVELOPMENT				
Community Worker - Elnora (60%)	7,579	6,063	909	606
SENIORS				
Meals on Wheels - Elnora (100%)	1,300	1,040	260	-
TOTAL FCSS PROJECTS	23,233	18,586	1,770	1,505

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	TOWN OF PENHOLD	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
Big Brothers/Sisters - In School Mentoring (40%)	10,200	8,160	816	1,224
Chinook's Edge - Penhold FWW	10,000	8,000	1,600	400
COMMUNITY DEVELOPMENT				
Community Worker - Penhold (80%)	13,705	10,964	2,193	548
Penhold Projects (80%)	575	460	92	23
SENIORS				
TOTAL FCSS PROJECTS	34,480	27,584	4,701	2,195

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	RED DEER COUNTY
ADULT/FAMILY			
CAWOS - Rural Cooperative Kitchens (100%)	7,692	6,154	1,538
Red Deer Rural Victim Services (100%)	2,250	1,800	450
CHILDREN & YOUTH			
Chinook's Edge - Spruceview FWW (100%)	4,950	3,960	990
YVC - Rural Teen Networks (100%)	26,672	21,338	5,334
COMMUNITY DEVELOPMENT			
Community Worker - West County (100%)	6,371	5,097	1,274
SENIORS			
TOTAL FCSS PROJECTS	47,935	38,348	9,587

RED DEER AND DISTRICT FCSS
2003 MUNICIPAL COST SHARE
PROJECTED FOR BUDGET PURPOSES ONLY

Attachment E

COST SHARE PRINCIPLES

1. The Province of Alberta provides 80% funding for the Red Deer and District FCSS program. The partner municipalities cooperatively fund the minimum 20% municipal match.

2. Based on the new proposed cost share for partner municipalities within Red Deer and District FCSS, the 20% municipal match will be calculated based on the following guidelines:
   a. Each municipality will contribute to the Planning and Administration expenses based on population.
   b. Rural FCSS Programs (those programs operating directly out of the County, Bowden, Delburne, Elnora and Penhold) will cost share the 20% without the City of Red Deer in accordance with the following guidelines:
      * Rural program operating in an undetermined number of municipalities - Red Deer County 100%
      * Local program operating exclusively in one community (no County residents served) - Specific municipality 100%
      * Rural program generally serving the residents of that Town - Town 80% and Red Deer County 20%
      * Rural program generally serving the residents of that Village - Village 60% and Red Deer County 40%
      * Specific programs may be negotiated upon acceptance by the FCSS Board based on extenuating circumstances
   c. City FCSS Programs will generally be cost shared between Red Deer County (7%) and the City of Red Deer (93%) except where the program serves only City residents.

3. All programs and services funded through the Red Deer and District FCSS Board are available to all residents within the region.

RED DEER AND DISTRICT
FAMILY AND COMMUNITY SUPPORT SERVICES
MUNICIPAL COST SHARE ANALYSIS

	NET COSTS	PROVINCIAL SHARE (80%)	CITY OF RED DEER	RED DEER COUNTY	TOWN OF BOWDEN	VILLAGE OF DELBURNE	VILLAGE OF ELNORA	TOWN OF PENHOLD	TOTAL MUNICIPAL
Planning and Administration	146,000	116,800	22,541	5,617	333	217	99	533	29,339
City FCSS Programs	1,789,205	1,431,364	335,208	22,633					357,841
Rural FCSS Programs	159,884	127,907		17,826	2,028	3,396	1,770	6,957	31,977
Totals	2,095,089	1,676,071	357,749	46,075	2,361	3,613	1,869	7,490	419,157
Total FCSS Funding Available (2003)	**2,196,406**	**1,757,125**	-	-	-	-	-	-	**439,281**
Amount remaining to be allocated	101,317	81,054	-	-	-	-	-	-	20,124

RED DEER AND DISTRICT FCSS
2003 MUNICIPAL COST SHARE
PROJECTED FOR BUDGET PURPOSES ONLY

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	CITY OF RED DEER	RED DEER COUNTY
ADULT/FAMILY				
CARE - Immigrant Family Program	49,995	39,996	9,299	700
CASAC - Administration	39,000	31,200	7,254	546
CASAC - Education Program	73,336	58,669	13,640	1,027
CAWOS - Cooperative Kitchens	15,000	12,000	2,790	210
CAWOS - Coordinated Outreach	42,000	33,600	7,812	588
CMHA - Bereavement Support Program	45,990	36,792	8,554	644
CMHA - Education Program	32,764	26,211	6,094	459
CMHA - People's Place Outreach	39,500	31,600	7,347	553
Loan Circle of Central Alberta	35,000	28,000	6,510	490
RDFS - Education & Counselling	279,956	223,965	52,072	3,919
CHILDREN & YOUTH				
CARE - Immigrant Youth Program	9,000	7,200	1,674	126
CAWES - Child Support Program	19,970	15,976	3,714	280
Fairview Elementary - Bright Beginnings	14,528	11,622	2,702	203
Family School Wellness Program - Red Deer	26,200	20,960	4,873	367
Infant/Preschool Wellness	42,940	34,352	7,987	601
Parkland Youth Homes - Walk In Clinic	20,000	16,000	3,720	280
Red Deer Child Care - School Age Prog	168,570	134,856	33,040	674
YVC - 49th Street Youth Shelter	14,896	11,917	2,771	209
YVC - Big Brother/Big Sisters	40,000	32,000	7,440	560
YVC - Boys and Girls Club	96,045	76,836	17,864	1,345
YVC - Teen Networks	15,130	12,104	2,814	212
COMMUNITY DEVELOPMENT				
Aboriginal Community Council	33,780	27,024	6,283	473
Agency Capacity Building	20,500	16,400	3,813	287
CIRS - Community Information & Referral	120,627	96,502	22,437	1,689
Community Workers *	151,439	121,151	28,168	2,120
Performance Measurement	13,500	10,800	2,511	189
Strategy Fund for Children and Families		0	0	0
SENIORS				
Golden Circle	172,065	137,652	32,004	2,409
Meals on Wheels - Red Deer	52,174	41,739	10,435	0
RDFS - Home Support	105,300	84,240	19,586	1,474
TOTAL FCSS PROJECTS	1,789,205	1,431,364	335,208	22,633

RED DEER AND DISTRICT FCSS
2003 MUNICIPAL COST SHARE
PROJECTED FOR BUDGET PURPOSES ONLY

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	TOWN OF BOWDEN	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
Playschools - Bowden (80%)	2,295	1,836	367	92
COMMUNITY DEVELOPMENT				
Community Worker - Bowden (80%)	10,381	8,305	1,661	415
SENIORS				
TOTAL FCSS PROJECTS	12,676	10,141	2,028	507

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	VILLAGE OF DELBURNE	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
Chinook's Edge - Delburne/Elnora FWW (25%)	12,465	9,972	623	748
Playschools - Delburne (60%)	1,855	1,484	223	148
COMMUNITY DEVELOPMENT				
Community Worker - Delburne (60%)	11,885	9,508	1,426	951
SENIORS				
Meals on Wheels - Delburne (100%)	5,620	4,496	1,124	-
TOTAL FCSS PROJECTS	31,825	25,460	3,396	1,847

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	VILLAGE OF ELNORA	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
Chinook's Edge - Delburne/Elnora FWW (15%)	12,465	9,972	374	748
Playschools - Elnora (60%)	1,889	1,511	227	151
COMMUNITY DEVELOPMENT				
Community Worker - Elnora (60%)	7,579	6,063	909	606
SENIORS				
Meals on Wheels - Elnora (100%)	1,300	1,040	260	-
TOTAL FCSS PROJECTS	23,233	18,586	1,770	1,505

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	TOWN OF PENHOLD	RED DEER COUNTY
ADULT/FAMILY				
CHILDREN & YOUTH				
Big Brothers/Sisters - In School Mentoring (40%)	21,000	16,800	1,680	2,520
Chinook's Edge - Penhold FWW	16,200	12,960	2,592	648
COMMUNITY DEVELOPMENT				
Community Worker - Penhold (80%)	16,780	13,424	2,685	671
SENIORS				
TOTAL FCSS PROJECTS	53,980	43,184	6,957	3,839

PROJECT	NET COSTS	PROVINCIAL SHARE (80%)	RED DEER COUNTY
ADULT/FAMILY			
CAWOS - Rural Cooperative Kitchens (100%)	7,692	6,154	1,538
Red Deer Rural Victim Services (100%)		0	-
CHILDREN & YOUTH			
Chinook's Edge - Spruceview FWW (100%)	9,900	7,920	1,980
YVC - Rural Teen Networks (100%)	26,672	21,338	5,334
COMMUNITY DEVELOPMENT			
Community Worker - West County (100%)	6,371	5,097	1,274
SENIORS			
TOTAL FCSS PROJECTS	50,635	40,508	10,127

Comments:

We agree with the recommendations of the Social Planning Manager.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Paulo Mancuso, Chair, Red Deer and District FCSS Board**
Barbara Jeffrey, Social Planning Manager

FROM: **City Clerk**

SUBJECT: **Revised 2002 Budget for Family and Community Support Services**

Reference Report:
Chair, Red Deer and District FCSS Board and Social Planning Manager, dated June 10, 2002.

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Chair of the Red Deer and District FCSS Board and the Social Planning Manager, dated June 10, 2002, re: Revised 2002 Budget for Family and Community Support Services, hereby approves:

1. The "Funding Recommended 2002" projects as listed in Attachment C of the above report.
2. An amendment to the 2002 Social Planning Operating Budget by increasing the cost share to the City of Red Deer of $63,075 for 2002, to be taken from the reserve set aside from the Social Planning Department budget at the end of 2001.

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk

/chk

c Community Services Director
Director of Corporate Services

SP 6.729

DATE: **June 7, 2002**

TO: **Kelly Kloss, City Clerk**

FROM: **Barbara Jeffrey, Manager, Social Planning**

RE: **Recommendations from the Community Housing Advisory Committee**

On November 6, 2000, City Council agreed that the City of Red Deer would be the Fund Administrator for the Community Housing Plan, subject to funding agreements being in place with the Government of Canada and Province of Alberta and to the City receiving reasonable compensation for being the administrator. Agreements were signed with both levels of government, including one with the Government of Canada for Urban Aboriginal funding, and an administration fee was negotiated for the project. In March 2002, the Social Planning Department received correspondence from Human Resources Development Canada that expenses for the federal portion of the funding could be incurred until September 30, 2003, rather than the original date of March 31, 2003.

In November 2000, City Council established an ad hoc Community Housing Advisory Committee to recommend proposals for housing and supports based on The Journey Home, A Community Housing Plan for the City of Red Deer, Alberta. A report on the projects initiated in the first year of the plan was circulated to Council in early April 2002.

The funding dollars that the Community Housing Advisory Committee recommended to Council were specifically to deal with issues of homelessness and transitional housing. The Agreement with the Province of Alberta states that the projects will provide "housing and/or housing support services to alleviate the problem of homelessness." The Government of Canada states that projects eligible for funding will address the spectrum of homelessness issues, but can not be used for permanent housing for homeless people.

Helping Hands Mobile Outreach

The Community Housing Advisory Committee met in September 2001 to consider a proposal originally considered in May 2001, but not recommended for funding until further information was received. The original proposal spoke to finding and supporting a space set aside in Red Deer for people who chose to live outside in all seasons, i.e. a winter camp. After considerable consultation with many agencies and groups who were involved with people living outside, the proposal for a mobile outreach team to be available though the coldest months to offer assistance and support to any person outside in the late evening hours was recommended to Council.

Council approved, on October 9, 2001, $40 000 funding to Shining Mountains Community Living Services to operate the Helping Hands Mobile Outreach as a pilot project. A further $20 000 was set aside by Council for another year if the pilot established the need in the community for the service. The funding for the pilot project was stretched over nine months to allow the Mobile Outreach consortium to establish a partnership with Central Alberta AIDS Network Society, a partnership that has great possibility of providing ongoing funding for the Mobile

Outreach. The consortium also felt that the contact and trust that had been established with users of the service would be lost if the service did not operate through the summer months.

The Community Housing Advisory Committee reviewed the report on the first six months' operation of the Mobile Outreach, met with representatives of the partners, and agreed that the report demonstrated the need on which the final year's funding hinged. A copy of the report will be circulated to Council for information.

A meeting has been scheduled for mid June with all agencies providing shelter services, including Mobile Outreach, to ensure that citizens are receiving coordinated support and service.

Residential Society of Red Deer

The Residential Society of Red Deer (formerly the Foundation for Inspirational Moments) is a local non-profit charitable organization that provides housing options for community members experiencing a variety of housing challenges. The Residential Society provides housing by sub-letting houses from landlords and/or property managers to individuals and families who agree to share accommodations to lower personal expenses. The organization provides a screening service, maintenance on the houses, and administrative supports to collect rents and remit payments for rent and utilities appropriately. As of the first of June, 74 people, including children, were in Residential Society housing.

Throughout the history of the organization, secure funding has always been an issue. The most stable funding period began when the organization was approved to receive funding through the Federal/Provincial Homelessness Initiative managed by the City of Red Deer. Upon receipt of these funds, the City of Red Deer Social Planning Department also provided assistance to the organization through a Community Worker.

Although the Social Planning Department has dedicated significant time and energy to the Residential Society, that assistance has been at arms length and not with the organization's day to day operations. Also, the department feels that significant time should be given to thoroughly examine the model of housing and making recommendations for any changes that would ensure long term viability.

We agree with the recommendation of the Community Housing Advisory Committee that a consultant be hired for a four month period to work with the agency to address the issues that are of concern to the Residential Society and to the department. Social Planning staff met with the Chair of the Residential Society, Nikki Durant, the Vice Chair, Julia Pilon-Smith, and the Housing Coordinator, Paul Musick, to discuss the recommendations of the Community Housing Advisory Committee. The Residential Society representatives expressed willingness to work with the consultant and the Social Planning Department to make the Society housing program a safe, viable alternative for people needing less-expensive housing options.

The Community Housing Advisory Committee has received approval from City Council for the allocation of all but $54 795 of the Homelessness Initiative funding. The (up to) $20 000 recommended for the consultant for the Residential Society would come from these funds.

RECOMMENDATION

THAT Council approve the recommendations of the Community Housing Advisory Committee as contained in the memo from the Chair and Vice Chair of the Community Housing Advisory Committee, dated June 10, 2002 and attached.

cc. Raye St. Denys, Executive Director, Shining Mountains Community Living Services
Nikki Durant, Chair, Residential Society of Red Deer
Julia Pilon-Smith, Vice Chair, Residential Society of Red Deer
Rick Assinger, Chair, Community Housing Advisory Committee
Lyle Keewatin Richards, Vice Chair, Community Housing Advisory Committee
John Jackson, Regional Director, Human Resources Development Canada
Marcia Lee, Projects Officer, Human Resources Development Canada
John Charkie, Housing Advisor, Alberta Seniors

DATE: **June 10, 2002**

TO: **Kelly Kloss, City Clerk**

FROM: **Rick Assinger, Chair, Community Housing Advisory Committee (CHAC)**

RE: **Recommendations from the Community Housing Advisory Committee**

The Community Housing Advisory Committee met on June 3, 2002 to consider two projects that Council had approved to receive funding from the federal and provincial homelessness funding to meet some of the objectives of *The Journey Home, A Community Housing Plan for the City of Red Deer, Alberta.*

Helping Hands Mobile Outreach

The Community Housing Advisory Committee had met in September 2001 to consider a proposal originally submitted in April 2001 by Shining Mountains Community Living Services, suggesting that a winter camp, for people who choose to live outside year round, be set up in Red Deer. Although the committee was interested in the concept, the group needed to gather more information from the community and related agencies about the viability of the project. Funding of $40 000 in Year Two (the present fiscal year) and $20 000 in Year Three was set aside for further consideration.

The revised proposal for funding for a mobile unit, which would serve as outreach to assist and support individuals living outdoors, by choice or circumstance, in the colder months of the year, was approved by Council. The project was approved as a pilot project to, in the words of the proposal, "allow us to determine the extent of need, how the individuals define their need and how they would accept support". A leased motor home staffed with two people (one of each gender), traveled throughout the city offering coffee and food, clothing items, personal hygiene supplies and other health supplies, and information. A consortium of agencies was identified to manage the service. The funding in Year Three of the Homelessness Initiative would be dependent on the receipt of a report on the pilot project and the recommendations contained therein.

The Community Housing Advisory Committee received the report from Shining Mountains Community Living Services about the first six months of the Helping Hands Mobile Outreach and met with representatives of the consortium overseeing the service regarding their experiences and recommendations.

Central Alberta AIDS Network Society (CAANS), a member of the consortium, has found that the mobile outreach has enabled them to reach more of the people who need to access a needle exchange program. Consequently, they have closed their own needle exchange and put their funding toward the Helping Hands Mobile Outreach so that it can operate in the months of July and August. CAANS also hopes to access funds for the calendar year 2003 and beyond to continue the service. The Community Housing Advisory Committee agreed, on the basis of the findings in the report, that the remaining funding set aside by Council for the project could be used to provide the service in the fall of 2002. The Community Housing Advisory Committee was also advised that a meeting of the agencies providing shelter needs would be meeting to assess the first eighteen months of service and ensure that services are not duplicated.

Residential Society of Red Deer

The Community Housing Advisory Committee received an Action Plan from the Residential Society of Red Deer for 2002-2003 and met with the Vice Chair and Housing Coordinator of the service to discuss the progress of the society over the past year. The board and the staff of the society have begun to rebuild the agency at the same time as they have provided a shared rental housing service to, in June 2002, 74 clients, including families and children.

The Social Planning Department has offered significant assistance to the board and, where appropriate, to the staff since the summer of 2001. The Social Planning staff, however, feel that intensive work needs to be done with the agency, on a day to day basis, to ascertain if the model that the agency is using for housing is viable over the long run and if alternative funding can be found in sufficient amounts to provide for the sustainability of the organization when the Homelessness Initiative is completed.

As Chair of the Community Housing Advisory Committee, I will attend the council meeting to answer any questions.

RECOMMENDATIONS

The Community Housing Advisory Committee, by consensus, recommends to City Council:

- **THAT** the report on the pilot project of the Helping Hands Mobile Outreach be received for information

- **THAT** up to $20 000 of the funding provided to the Homelessness Initiative be administered by the Social Planning Manager, or designate, and provided for the payment of a consultant to work with the Residential Society, to help the society build and maintain a safe, viable service and put in place a plan for sustainability, subject to the Residential Society of Red Deer entering into a contract that will:
  - Arrange for a committee of four persons, the Chair and Vice Chair of the Residential Society and two representatives of the Social Planning Department, to oversee the responsibilities of the consultant and work toward consensus
  - Prepare, with the consultant, a report for the Community Housing Advisory Committee on or about October 15, 2002 as to the viability of the service
  - Ensure that clients of the Residential Society will be assisted to find alternate housing, with community services dedicated to helping citizens find housing, **if** the service provided by the Residential Society is not deemed viable in its present form or with modifications
  - Include the expectation that funding for services under the Homelessness Initiative would cease if the service is not deemed viable, and that some of the remaining funds set aside for the Residential Society would be used to help clients of the society relocate

- **THAT** the Residential Society of Red Deer be provided, monthly, with 1/12 of the funding set aside for the agency ($8333), until the report from the consultant can be considered by the Community Housing Advisory Committee and forwarded to Council with recommendations.

cc. Raye St. Denys, Executive Director, Shining Mountains Community Living Services
Nikki Durant, Chair, Residential Society of Red Deer
Julia Pilon-Smith, Vice Chair, Residential Society of Red Deer
Rick Assinger, Chair, Community Housing Advisory Committee
Lyle Keewatin Richards, Vice Chair, Community Housing Advisory Committee
John Jackson, Regional Director, Human Resources Development Canada
Marcia Lee, Projects Officer, Human Resources Development Canada
John Charkie, Housing Advisor, Alberta Seniors

Comments:

We agree with the recommendations of the Community Housing Advisory Committee.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

COUNCIL MEETING OF JUNE 17, 2002

CONFIDENTIAL ATTACHMENT

DOCUMENT STATUS: CONFIDENTIAL

REFERS TO: CONTINUED FUNDING OF THE RESIDENTIAL SOCIETY OF RED DEER

CONFIDENTIAL

SP – 6.734

DATE: **June 11, 2002**

TO: **Kelly Kloss, City Clerk**

FROM: **Barbara Jeffrey, Social Planning Manager**

RE: **Continued Funding of the Residential Society of Red Deer**

The content of this report went, **by confidential memo**, to the Community Housing Advisory Committee (CHAC) at the June 3, 2002 meeting, as background for the discussion about continued funding for the Residential Society. Although the issues in the report have been addressed with the agency over the past months, the concern was in making the struggles public, especially if we hope to stabilize and work with the agency in the future.

The discussion at CHAC centered around the clients of the service, the need to make one more attempt to stabilize the agency, and a plan of action if the latter seemed impossible. If the federal and provincial governments were to extend the Homelessness Initiative, Council would need to know if this project would be one which should be considered.

When the report went to CHAC, there were several recommendations that the committee modified. The recommendations by the Community Housing Advisory Committee are contained in the memo from the Committee Chair, Rick Assinger.

BACKGROUND

The Residential Society of Red Deer is a local non-profit charitable organization that provides housing options for community members experiencing a variety of housing challenges. The Residential Society provides housing by sub-letting houses from landlords and/or property managers to individuals and families who agree to share accommodations to lower personal expenses. The organization provides a screening service, maintenance on the houses, and administrative supports to collect rents and remit payments for rent and utilities appropriately.

Throughout the history of the organization, secure funding has always been an issue. The most stable funding period began when the organization was approved to receive funding through the Federal/Provincial Homelessness Initiative managed by the City of Red Deer. Upon receipt of these funds, the City of Red Deer Social Planning Department also provided assistance to the organization through a Community Worker.

ISSUES IDENTIFIED BY THE FUNDER

1. Organization

Recognizing that community organizations experience major fluctuations of strength and challenges, the Social Planning Department is concerned that the Residential Society of Red Deer has yet to achieve a position of board and organizational strength. While some measurable improvements have been realized during the history of the

organization, there has yet to be a time whereby the organization has been clear of controversy, financial instability or concern over appropriate tenant relations.

The Social Planning Department fully recognizes that the client group poses its own set of challenges to the organization; however, the Residential Society of Red Deer is not the only organization in the community providing services to this client group and needs to ensure that their organization can maintain a respectful relationship with clients under difficult circumstances. The very nature of the service places tenants with high needs into situations whereby they must live in harmony with others facing similar life challenges. The level of support required to ensure that these tenants meet with success is complex for the most experienced of community organizations.

Further to the issue of providing a service to clients with high needs, the board has historically had difficulty maintaining board members, funding, and staff. The Community Housing Advisory Committee agreed to fund the Residential Society if the Salvation Army agreed to oversee the administration of the society. The Salvation Army Captain did serve as board chair for three months, but the heavy workload of his own organization did not allow him the time that was really needed to devote to the society. He has since resigned. The board chair from September to January also resigned because of the workload at the society and his personal workload.

In addition to these organizational challenges, the board is also involved in legal action as the plaintiff for a lawsuit that had very little to do with the present board members or operation. However, the lawsuit has affected the ability of the board to attract new members and has worried existing members.

The following concerns have been identified with regard to the organization of the Residential Society:

a. The solicitor for The City of Red Deer advised the Chair of the Residential Society, Colin Bain that the board of the society needed to keep fully informed about the legal action with which they are involved. What actions have been put in place to ensure the board remains current on the status of the legal action?
b. The original agreement for funding stipulated eight board members by December 31, 2001. As of May 22, 2002, there were five board members. Two of the board members are from the same family; another is the adult child of a temporary employee at the society.
c. When an agency hasn't been able to attract a strong, active board, decisions that should be made by the board are often made by staff. Both board and staff are put in a difficult situation when this occurs. Is the board now making the appropriate decisions?

2. Financial Management

Upon notification of the organization's application for funding through the Federal/Provincial Homelessness Initiative, the City of Red Deer authorized a cash advance of $7,000 to help the organization regain financial stability. These funds were paid back at a rate of $1,000 per month as per the agreement. The organization did, however, expend the full amount of the funding one month prior to the expected end date.

A budget has been prepared and approved by the Board of Directors for second year funding. Based on information provided by the Residential Society, the Social Planning Department conducted a budget analysis and realized a financial picture different from that supplied by the organization. The Social Planning Department's budget analysis was focused primarily on the revenue and expenditures associated with the rental accommodations and not the administration of the Society.

The following questions arise from past experiences with regard to financial management:

a. Can the organization clearly demonstrate their ability to ensure that the rental revenues match the rental/utilities expenses to create a break-even budget (not including administration and organization operation)?
b. Are the rental rates charged to tenants consistent with board policy and appropriately priced given the quality of accommodations and client target market?
c. How does the organization propose to fundraise and/or recover the $100,000 annual subsidy currently being provided by the Homelessness Initiative after March 31, 2003?
d. Does the Board of Directors have a clear understanding of the budget figures presented and the methods by which the figures were established?
e. Does the Board of Directors believe that appropriate financial controls exist in the organization to protect employees, tenants and board members?
f. Has the Residential Society explored the potential of realizing financial support from the landlords/property managers in return for the stable rental relationship between the two? It would appear that the landlords and property managers realize far less administrative and maintenance expense by renting to the Residential Society than they would if they were to rent directly to tenants.

3. Evictions and tenant issues

Between September 2001 and February 2002, the Program Coordinator has evicted 44 tenants from the Residential Society's program. This number is equivalent to almost 9 people each and every month. With an average of 70 people participating in the program on a monthly basis, almost 13% of the tenants are evicted monthly. Questions arising from these statistics are as follows:

a. Was each tenant evicted within the regulations of the Residential Tenancies Act?
b. What supports are being provided by the Residential Society to prevent 13% of the residents from being evicted?
c. What is the criteria for placing the tenants and how are these people who are experiencing crisis in their lives being placed to maximize their ability to cohabitate as roommates?
d. What processes exist for the tenants within the program to express concerns over their living situation without feeling as though the roof over their head is in jeopardy?
e. How many tenants within the program have successfully graduated to permanent housing solutions? What is the average length of time for tenants to reach this objective while participating in the Residential Society program? Have accurate records been kept?

f. How does the Society help to build relationships between tenants experiencing stability and the actual landlords of their rental property to eventually promote a direct rental relationship between the two? (transitioning houses and not people)
g. What evidence exists to demonstrate that tenants within the Residential Society program have been effectively linked to other community resources?

4. Maintenance

The Residential Society of Red Deer has assumed the responsibility of maintaining tenant units to the condition originally provided by the landlords/property managers. In most circumstances, where major repairs are required due to damages done by program participants, the Residential Society has no course of action to recover associated costs as the tenants have abandoned the property. The Residential Society does not charge a damage deposit to the tenants as this is typically a reason why the participants are unable to secure their own long-term housing.

The following concerns arise from the analysis of the Residential Society's maintenance program:

a. Is the Residential Society providing a level of service that would typically be the responsibility of the landlord/property manager? In other words, by repairing appliances and painting on a regular basis, is the Residential Society providing services that would otherwise be covered by the landlord in a direct rental relationship?
b. Does the lack of damage deposit abdicate the responsibility of the tenants to properly care for their accommodations?
c. Does the model of providing maintenance functions (including yard care) to facilities located throughout the city unnecessarily increase the costs to the Residential Society for such expenditures as travel time, mileage, etc?

5. Continuation of Funding

The Community Housing Advisory Committee required, at the March 20, 2002 meeting, that the Residential Society:

- *Develop an organizational action plan prior to May 31, 2002 that will outline the monthly objectives of the organization leading to a situation of self-sufficiency by March 31, 2003.*

- *A review of the Action Plan by the Community Housing Advisory Committee and a monthly review by Social Planning staff.*

- *Continued funding will be conditional upon this review with specific recommendations from the Social Planning Department. One of the goals will be to maintain the objectives of the funding.*

The operation of the Residential Society of Red Deer is still a cause for concern for the Social Planning Department. At the Annual General Meeting of the society on April 24, 2002, the outgoing chair said that he thought that the society was ready to "fly on its own". The Social Planning Department offered continued assistance but has not been contacted except through the Projects Supervisor as contract manager; however, the department was able to assist the

society in contacting Alberta Community Development to facilitate the retreat in which the 2002-2003 Action Plan was prepared.

The Residential Society did not provide a plan of monthly objectives as specified in the 2002 – 2003 funding. Their Action Plan is more general but some objectives would move the organization in the direction that the community needs.

The organization will probably never be sustainable from the revenues from the houses that they manage. Funding for the coordination of the program and the maintenance of the houses will need to come from another source if the organization continues to use the same model. This puts the organization in the position of constantly seeking funding, a situation not uncommon to social services agencies. However, many agencies have a core funder(s) and seek the additional funding for projects. The Homelessness Initiative, from which the funding is presently obtained, ends in March 2003. Even an extension of that program would be short term.

Over the past eleven months involvement with the Residential Society, the department continues to get calls of concern about the way that clients are treated. Two recent calls came from the client and the family of a client. Others have been from agencies and institutions. The issues around policies and procedures regarding matching of clients and evictions are of the most concern. However, agencies do want the type of service that the Residential Society provides, especially in times of high rental costs and low vacancy.

The Long Range Plan lists as an objective the hiring of an Outreach Worker to support in the transition of tenants into independent living and provide them with referrals to community services and organizations as needed. The Homelessness Initiative is funding three outreach workers whose job is to assist tenants with housing options. Another position is funded by Family and Community Support Services. We would want any funded agency to work with existing services rather than set up a duplicate service.

The Residential Society of Red Deer (formerly Inspirational Moments) has been in operation for nearly six years, the last (approximately) three as a non-profit society. Many of the issues addressed in this report have been identified in the past. The Community Housing Advisory Committee only extended funding to the society in 2001-2002 if the society would use another organization as administrative overseer. That capacity has been lost to the society with the resignation of the Salvation Army captain.

Summary

- Does the Residential Society provide shelter to people who need transitional shelter? *Yes*
- Would clients of the society want to remain in the society homes, given the choice? *It would depend on the alternatives available to them.*
- Is the Social Planning Department concerned about the management of the society i.e. matching of clients, supervision of staff, ability of the board to take on the roles required for the agency, evictions, respect for tenants? *Yes*
- Can the society become sustainable using the present model? *If sustainability means not being dependent on any outside funding, no.*
- Would adding to the number of homes, in the present model, increase the sustainability? *No.* Would a decrease in the number of homes increase sustainability or service provision? *Not sure*
- Has the society made any gains in the past year? *Yes. They have established their own office and have improved their financial system. They have four board members that are*

new in 2002 and one who is from the original board. Both staff are new to the society, though both were formerly board members. One of the new board members has resigned.

- Is there a nucleus of an organization with expertise and time commitment that could work to make the society more stable and effective**?** *Although the existing board members are passionate about the service, five board members to handle many serious issues is not enough.*

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Barbara Jeffrey, Social Planning Manager**

FROM: **City Clerk**

SUBJECT: **Recommendations from the Community Housing Advisory Committee**

Reference Report:
Social Planning Manager, dated June 7, 2002.

Resolutions:

Resolved that Council of the City of Red Deer having considered the report from the Social Planning Manager, dated June 7, 2002, re: Recommendations from the Community Housing Advisory Committee, approves the recommendations of the Community Housing Advisory Committee as follows:

1. That $20,000 be allocated from the Housing Homeless Initiative to the Residential Society of Red Deer and be administered by the Social Planning Manager for the payment of a consultant to work with the Residential Society, to help the society build and maintain a safe, viable service and put in place a plan for sustainability, subject to the Residential Society of Red Deer entering into a contract that will:
   - Arrange for a committee of four persons, the Chair and Vice Chair of the Residential Society and two representatives of the Social Planning Department, to oversee the responsibilities of the consultant and work toward consensus
   - Prepare, with the consultant, a report for the Community Housing Advisory Committee on or about October 15, 2002 as to the viability of the service
   - Ensure that clients of the Residential Society will be assisted to find alternative housing, with community services dedicated to helping citizens find housing, **if** the service provided by the Residential Society is not deemed viable in its present form or with modifications
   - Include the expectation that funding for services under the Homelessness Initiative would cease if the service is not deemed viable, and that some of the remaining funds set aside for the Residential Society would be used to help clients of the society relocate

...2/

2. That the Residential Society of Red Deer be provided, monthly, with 1/12 of the funding set aside for agency ($8,333) from the Housing Homelessness Initiative funding until the report from the consultant can be reviewed by the Community Housing Advisory Committee and recommendations made to Council for consideration.

Report Back to Council: Yes

Comments/Further Action:

A report back to Council is to be made by the Community Housing Advisory Committee with recommendations from the consultant's report.

Kelly Kloss
City Clerk

/chk

c Mr. R. Assinger, Chair, Community Housing Advisory Committee(CHAC)
Community Services Director
Director of Corporate Services

RKLAND
COMMUNITY
PLANNING
SERVICES

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

Date: May 30, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/BB-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 14
Redbrook Group 2 Corp.

Redbrook Group 2 Corp. is proposing to develop Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 consists of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22 Street. The proposal rezones approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

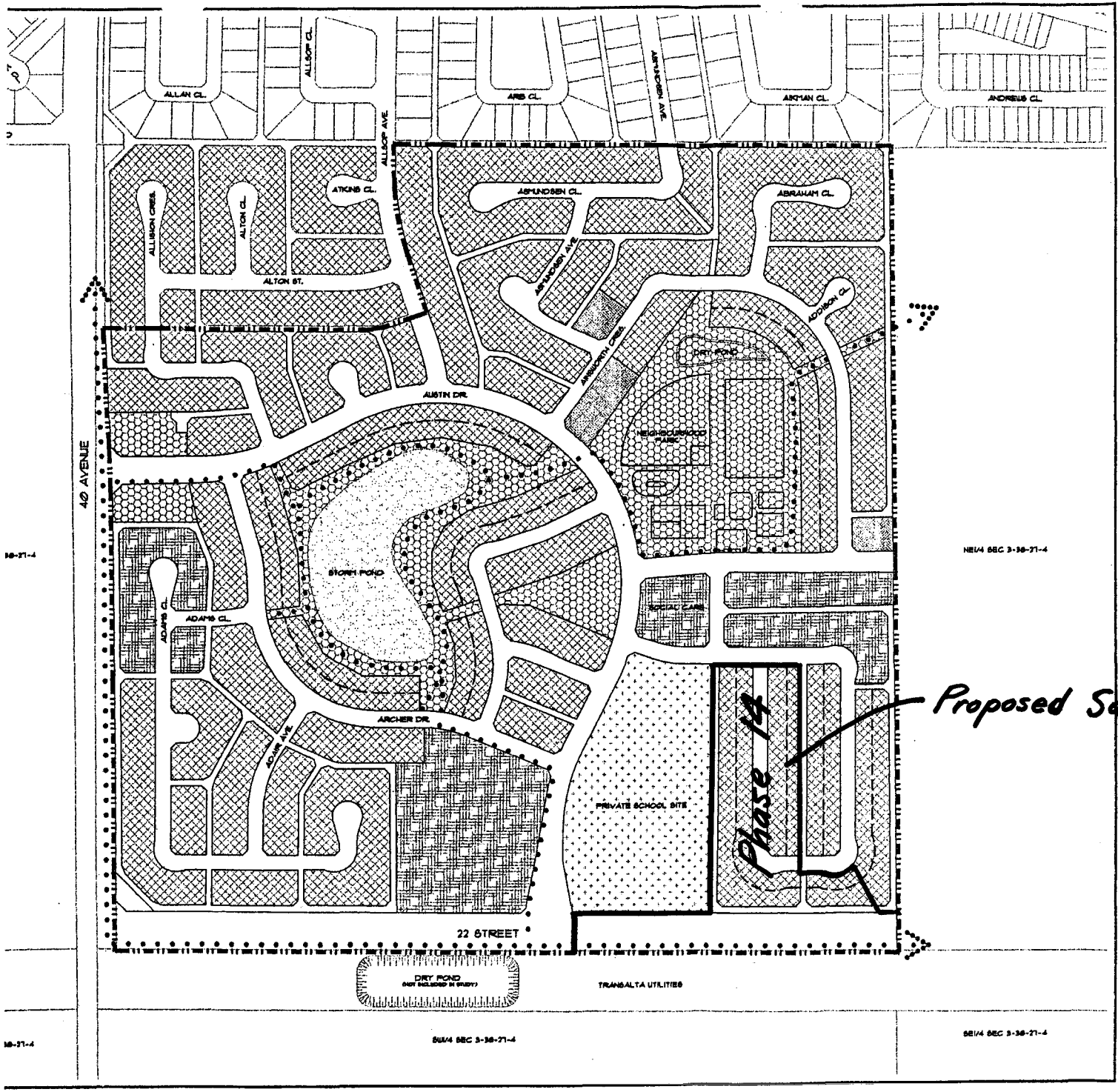
Recommendation

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

Sincerely,

Frank Wong,
Planning Assistant

Attachment



LEGEND

STUDY BOUNDARY

LAND USES

(R1) RESIDENTIAL DISTRICT (LOW DENSITY)

(R1A) RESIDENTIAL DISTRICT (SEMI-DETACHED DWELLING)

(R2) RESIDENTIAL DISTRICT (MEDIUM DENSITY)

(P1) PARKS AND RECREATION DISTRICT

(PS) PRIVATE SCHOOL SITE

(PUL) EXISTING STORM POND

WALKOUT BASEMENTS PERMITTED

PROPOSED TRAIL

STATISTICS	ACRES	HECTARES	%
TOTAL AREA	143.81	58.20	100.0
(R1) RESIDENTIAL	67.88	27.31	47.2
(R1A) RESIDENTIAL	1.48	0.60	1.0
(R2) RESIDENTIAL	12.65	5.12	8.8
(P1) PARKS	17.93	7.26	12.5
(PS) SCHOOL SITE	8.42	3.41	5.9
(PUL) STORM POND	4.97	2.01	3.5
ROADS/LANES	30.37	12.29	21.1

UMA Engineering Ltd.
Engineers, Planners, Surveyors
2540 Kensington Road N.W.
Calgary, Alberta
T2N 3S3

Project

ANDERS ON THE LAKE

PORTION OF NW 1/4 SECTION 3-38-27-W4M

PREPARED FOR: RED BROOK GROUP 2

Title

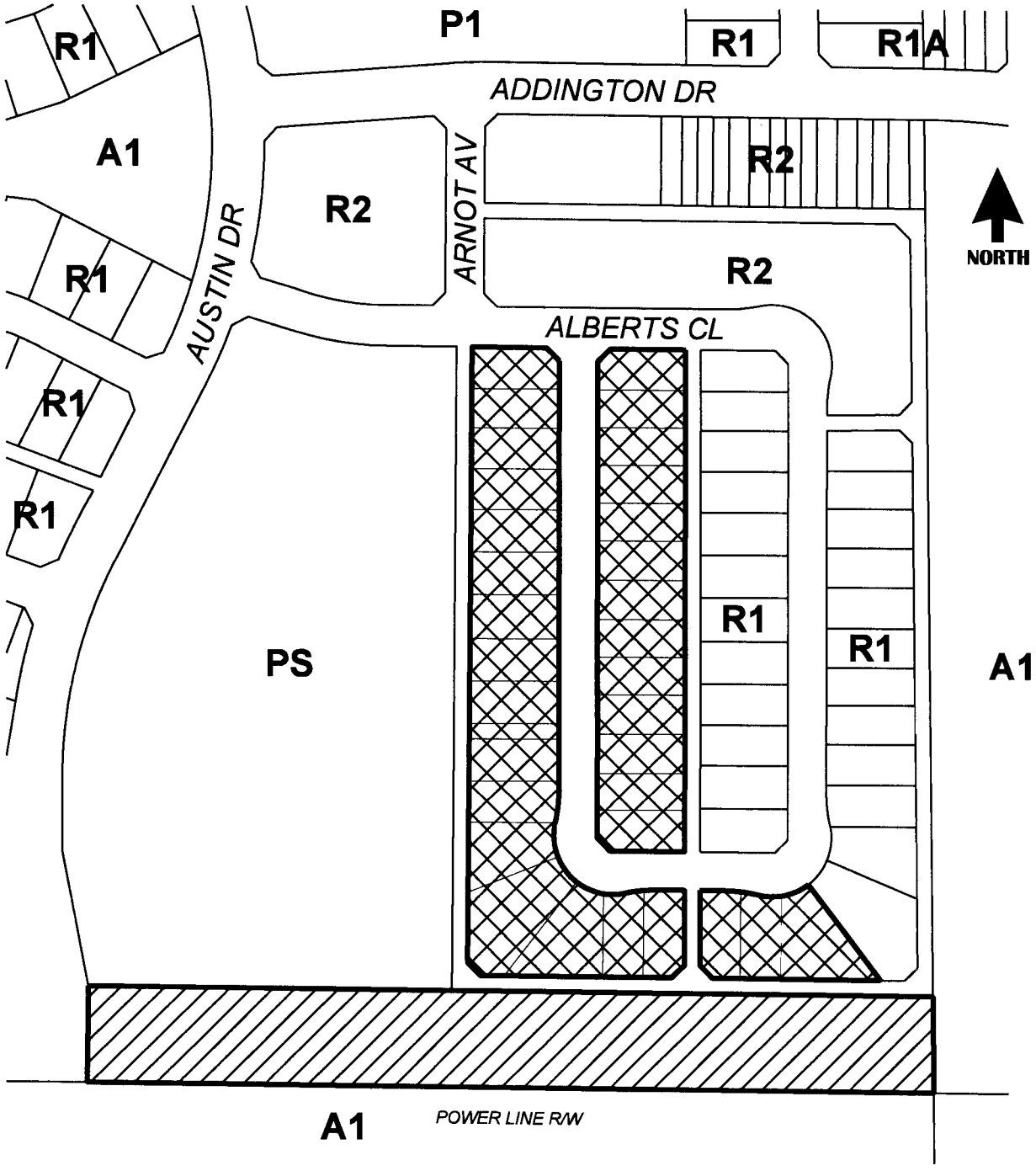
LAND USE CONCEPT

Date	File	Scale	Fig. No.
04JAN01	2505 023 00 01	1:4000	2BW

/PROJECTS/2505/023/DRAWINGS/01-01-04-AP/DWG/2BW.DWG 04JAN01 MRH

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

MAP No. 31 / 2002

BYLAW No. 3156 / BB - 2002

Comments:

We agree that Council proceed with First Reading of the Bylaw. A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/BB-2002**
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 14
Redbrook Group 2 Corp.

Reference Report:
Parkland Community Planning Services, dated May 30, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/BB-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22nd Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for the Public Hearing. Redbrook Group 2 Corp. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/BB-2002

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

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

1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2002 attached hereto and forming part of the bylaw.

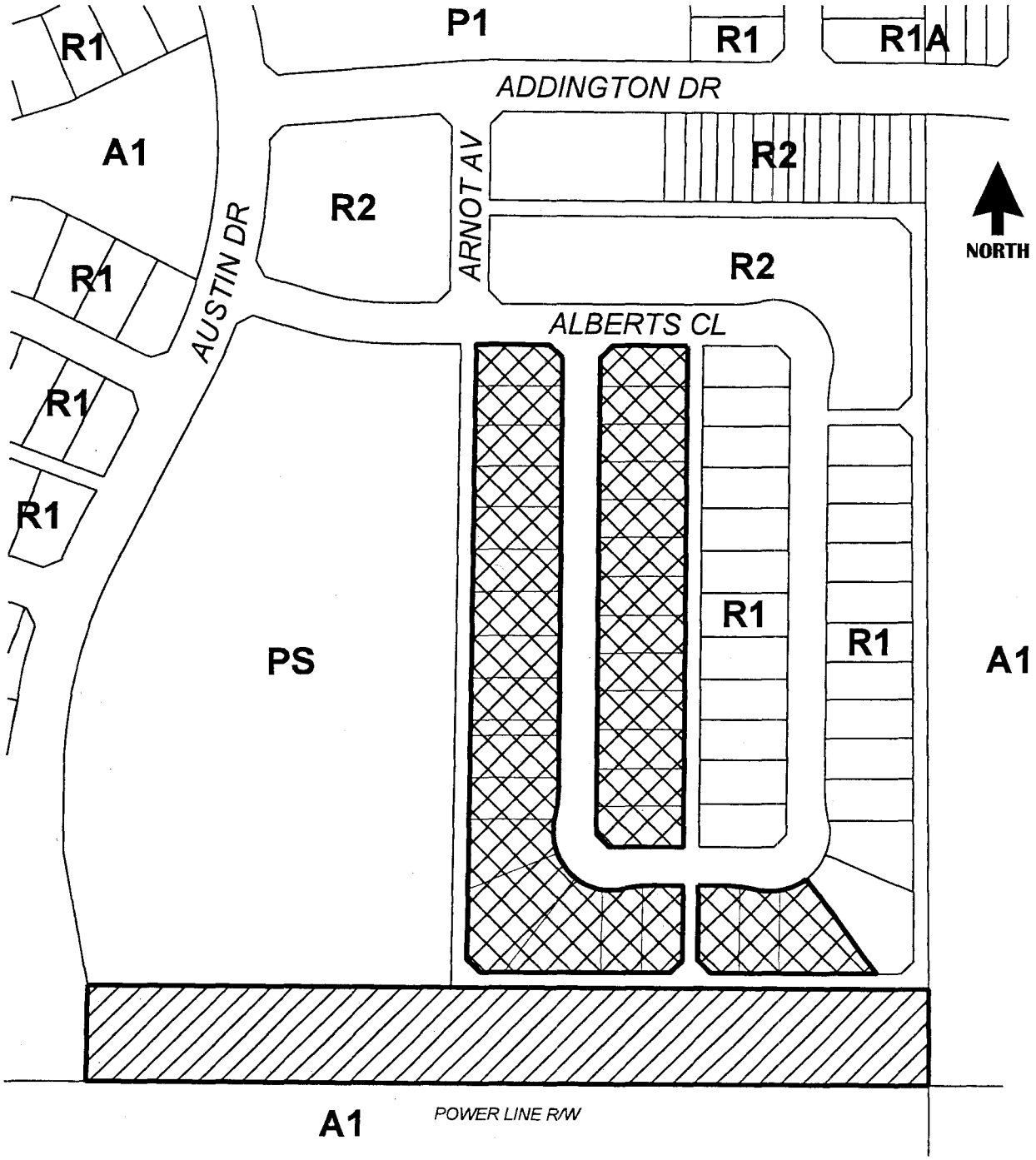
READ A FIRST TIME IN OPEN COUNCIL this	17th	day of	June	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

MAP No. 31 / 2002

BYLAW No. 3156 / BB - 2002

FILE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

June 18, 2002

Fax: 346-9107

Redbrook Group 2 Corp.
3 Archer Drive
Red Deer, AB T4R 2V1

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/BB-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 14
Redbrook Group 2 Corp.

At the City of Red Deer's Council meeting held Monday, June 17, 2002, first reading was given to Land Use Bylaw Amendment 3156/BB-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22nd Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 15, 2002, at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, June 26, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/BB-2002

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

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

1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2002 attached hereto and forming part of the bylaw.

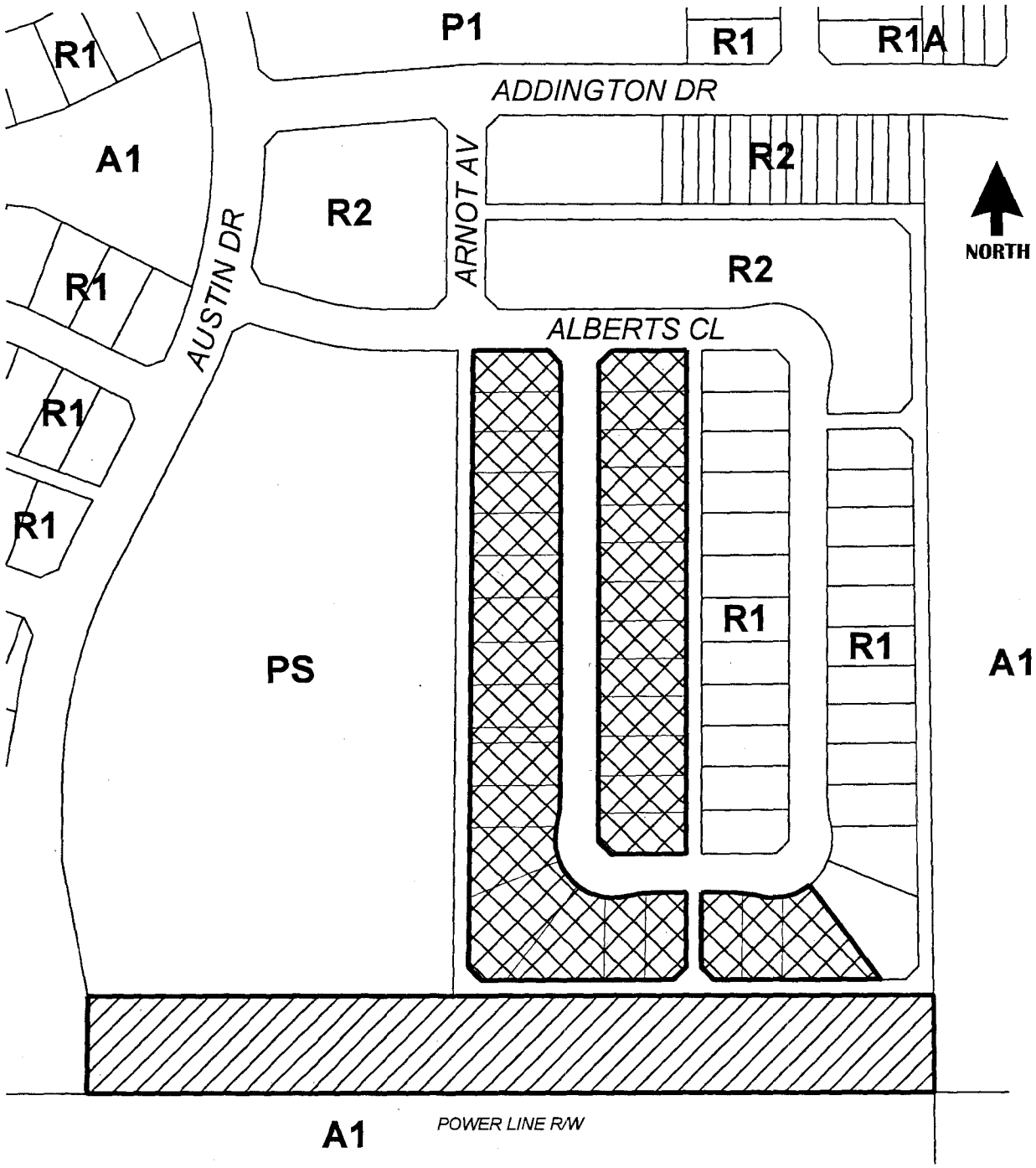
READ A FIRST TIME IN OPEN COUNCIL this	17th	day of	June	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

MAP No. 31 / 2002

BYLAW No. 3156 / BB - 2002

THE CITY OF
Red Deer

Office of the City Clerk

FILE

DATE: June 18, 2002

TO: City Council

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/BB-2002
Lot 15, Block 7, Plan 982 3791
NW ¼ Sec. 3-38-27-4
Anders South (Anders on the Lake) – Phase 14
Redbrook Group 2 Corp.

History

At the Monday, June 17, 2002 meeting of Council, Land Use Bylaw Amendment 3156/BB-2002 was given first reading.

Land Use Bylaw Amendment 3156/BB-2002 provides for the development of Phase 14 of the Anders South (Anders on the Lake) Subdivision. Phase 14 is to consist of 32 single-family lots, 1 public utility lot, and a portion of road right-of-way for the extension of 22nd Street. This involves rezoning approximately 3.74 ha (9.24 ac) of land from A1 Future Urban Development to R1 Residential Low Density District and ROAD. The proposal complies with the Anders South (Anders on the Lake) Neighbourhood Area Structure Plan.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 15, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk

/chk

Item No. 9

KLAND
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: June 11, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/CC-2002
Lot 21, Block 1, Plan 022 ____
SW ¼ Sec. 3-38-27-4
Inglewood – Phase 1
Melcor Developments Ltd.

Melcor Developments Ltd. is requesting to increase the density of the 1.77ha (4.37ac) multiple family lot in Phase 1 by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. The proposal would allow a maximum development of 150 multiple family dwelling units on Lot 21.

Recommendation

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

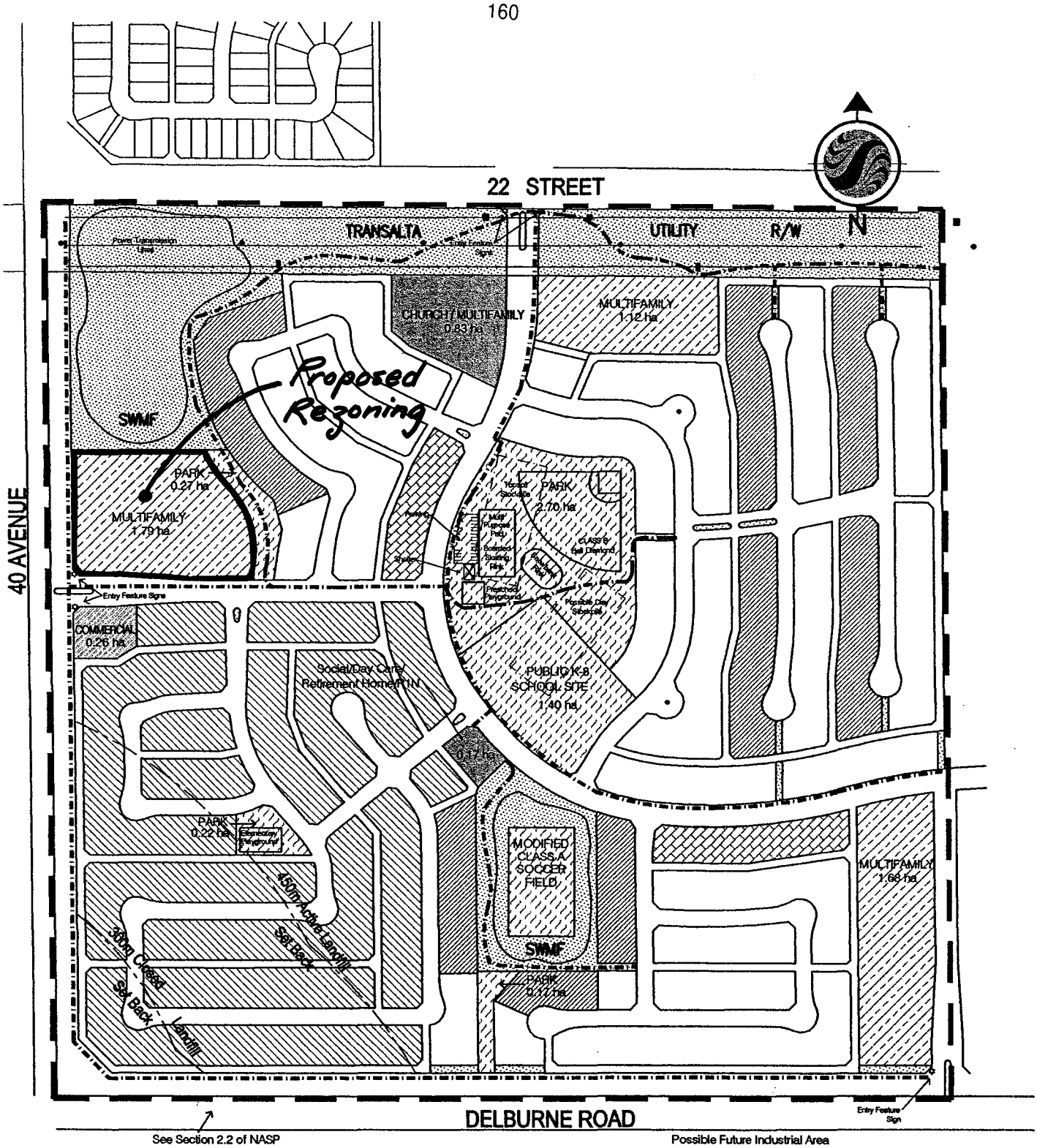
Sincerely,

Frank Wong

Frank Wong,
Planning Assistant

Attachment

c. Melcor Developments Ltd., Guy Pelletier



Legend

- ASP Boundary
- R1 Residential
- R1 Residential 2 Storey Walkout
- R1A Residential Semi Detached
- R1N Residential Narrow Lot
- R2/R3 Residential Multi Family
- Multi-Purpose Trail
- PUL
- Park
- Church/Social Facility
- C3 Commercial
- Landfill Setback
- Entry Feature Sign
- Power/Transmission Poles

Stantec

Client/Project
RED DEER
INGLEWOOD
NEIGHBOURHOOD AREA STRUCTURE PLAN

Figure No.
3.0

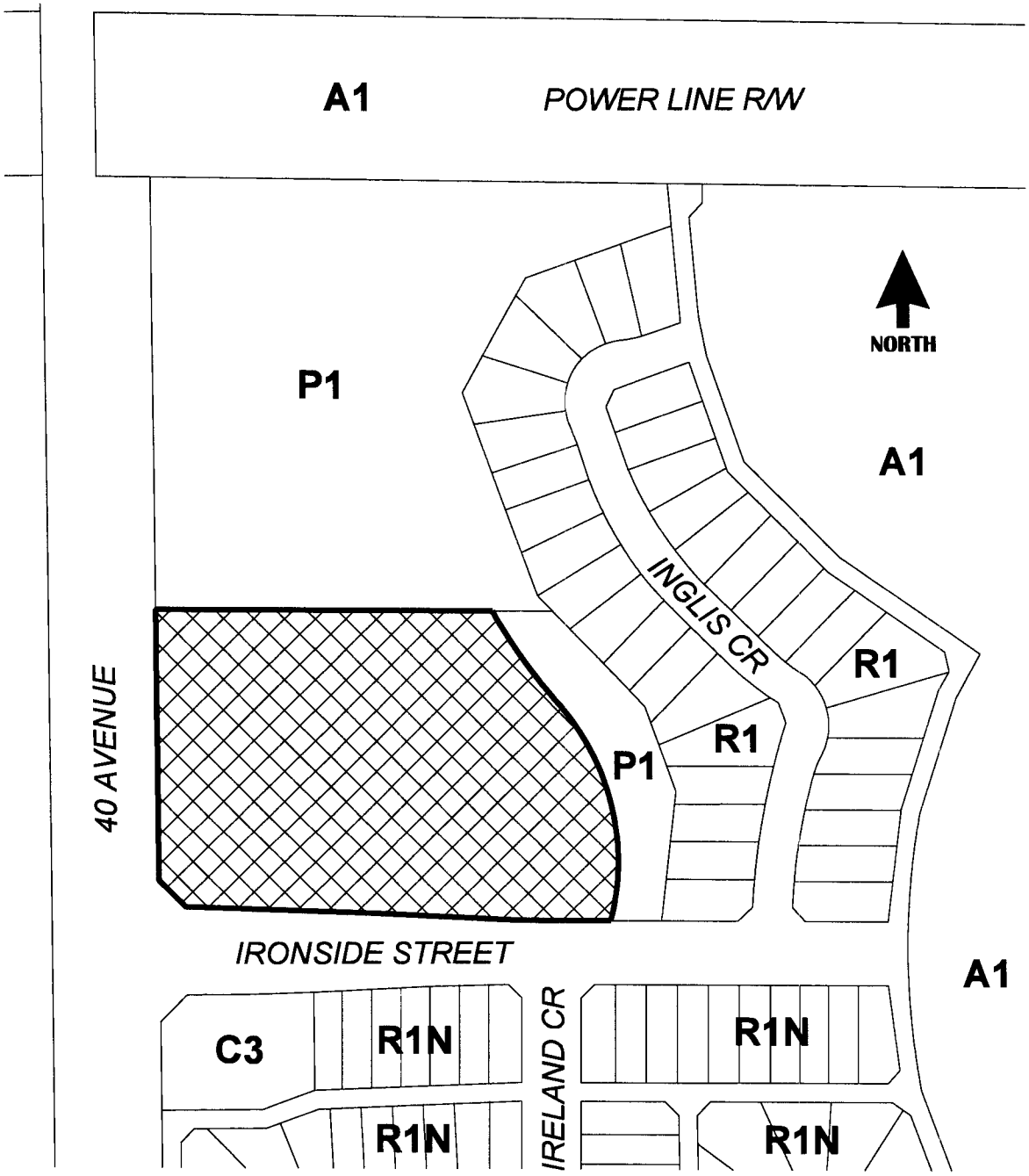
Title
Development Concept

November, 2001
128 70620

G:_sd\12870620 INGLEWOOD\dwg\Inglewood-ASP.dwg

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
R2 - Residential (Medium Density)
R3-D85- Residential (Multiple Family) with a maximum density of 85 dwelling units per hectare

Change from :
R2 to R3-D85

MAP No. 32 / 2002
BYLAW No. 3156 / CC - 2002

Comments:

We agree that Council proceed with First Reading of the Bylaw. A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

THE CITY OF Red Deer

Council Decision – June 17, 2002

Office of the City Clerk

DATE: June 18, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/CC-2002
Lot 21, Block 1, Plan 022 ____
SW ¼ Sec. 3-38-27-4
Inglewood – Phase 1
Melcor Developments Ltd.

Reference Report:
Parkland Community Planning Services, dated June 11, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/CC-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/CC-2002 provides for an increase to the density of the 1.77 ha (4.37ac) multiple family lot in Phase 1 of the Inglewood Subdivision by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This would allow a maximum development of 150 multiple family dwelling units on Lot 21.

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

Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/CC-2002

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

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

1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2002 attached hereto and forming part of the bylaw.

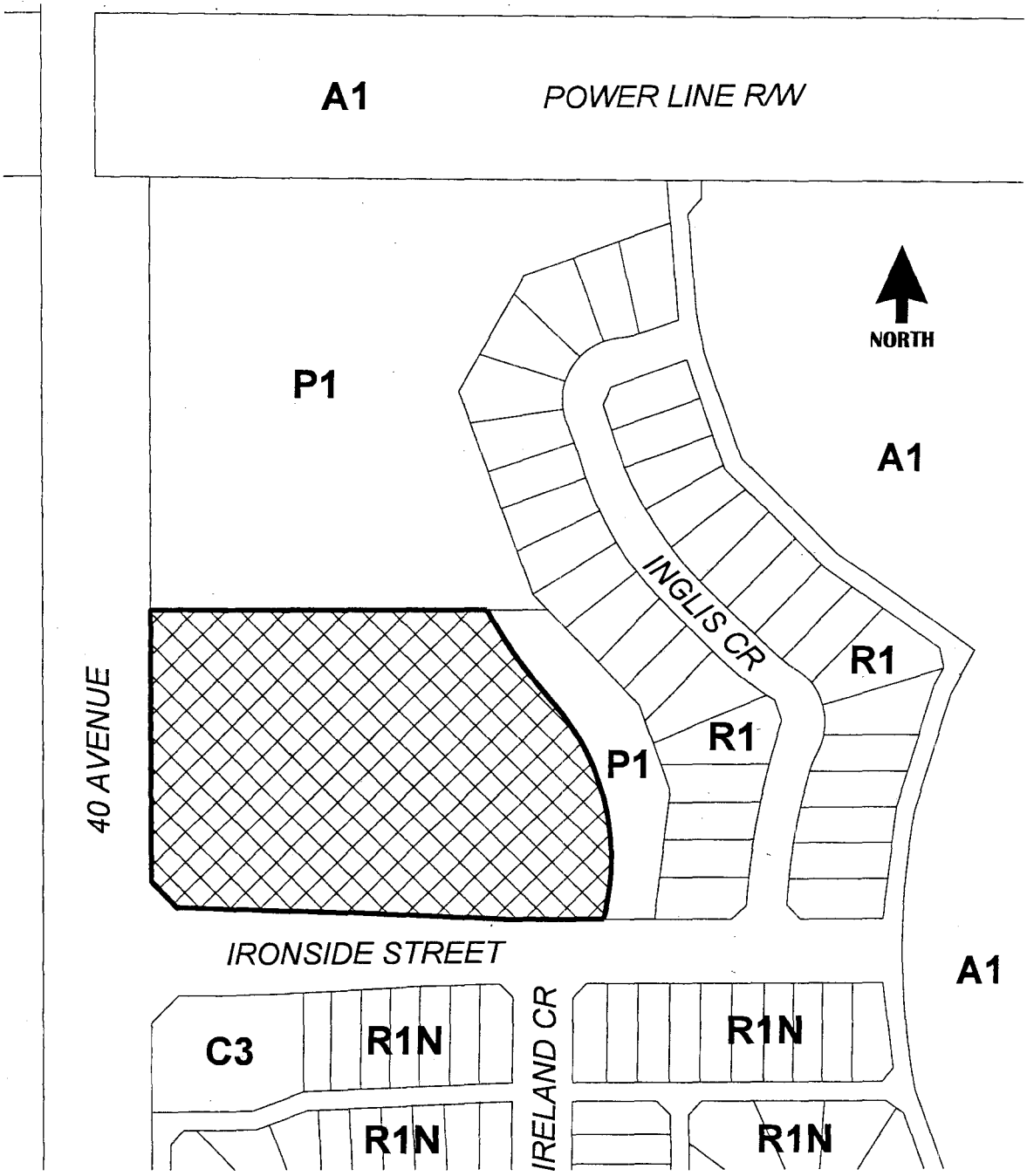
READ A FIRST TIME IN OPEN COUNCIL this	17th	day of	June	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
R2 - Residential (Medium Density)
R3-D85- Residential (Multiple Family)
with a maximum density of 85 dwelling units per hectare

Change from :
R2 to R3-D85

MAP No. 32 / 2002
BYLAW No. 3156 / CC - 2002

FILE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

June 18, 2002

Fax: 343-7510

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

Dear Sirs:

Re: Land Use Bylaw Amendment 3156/CC-2002
Lot 21, Block 1, Plan 022_____
SW ¼ Sec. 3-38-27-4
Inglewood – Phase 1
Melcor Developments Ltd.

At the City of Red Deer's Council meeting held Monday, June 17, 2002, first reading was given to Land Use Bylaw Amendment 3156/CC-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/CC-2002 provides for an increase to the density of the 1.77 ha (4.37ac) multiple family lot in Phase 1 of the Inglewood Subdivision by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This would allow a maximum development of 150 multiple family dwelling units on Lot 21.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 15, 2002 at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, June 26, 2002, in order to proceed with the advertising. Once the actual cost of advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

BYLAW NO. 3156/CC-2002

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

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

1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2002 attached hereto and forming part of the bylaw.

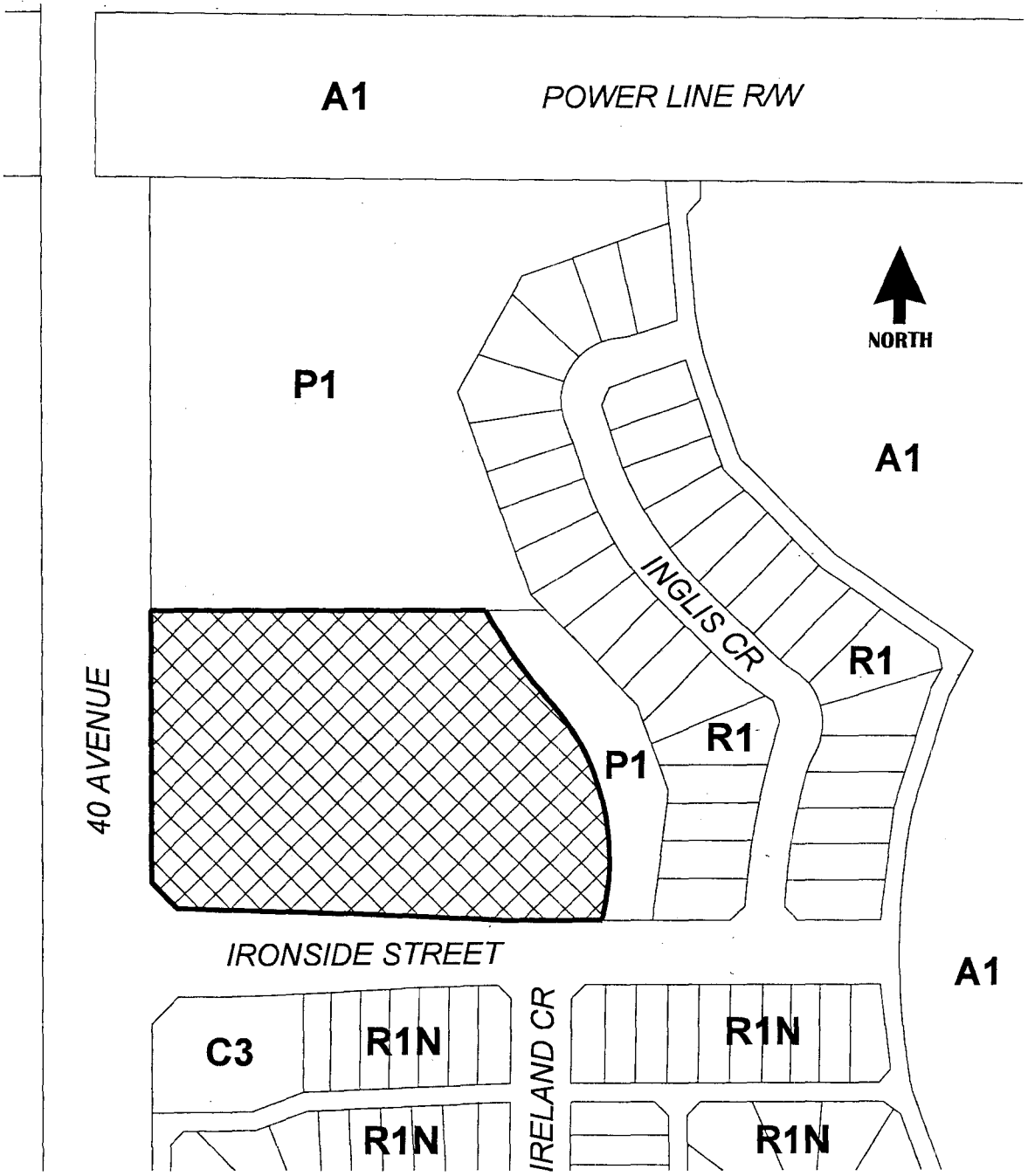
READ A FIRST TIME IN OPEN COUNCIL this	17th	day of	June	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
R2 - Residential (Medium Density)
R3-D85- Residential (Multiple Family) with a maximum density of 85 dwelling units per hectare

Change from :
R2 to R3-D85

MAP No. 32 / 2002
BYLAW No. 3156 / CC - 2002

THE CITY OF
Red Deer

Office of the City Clerk

FILE

DATE: June 18, 2002

TO: City Council

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/CC-2002
Lot 21, Block 1, Plan 022 ____
SW ¼ Sec. 3-38-27-4
Inglewood – Phase 1
Melcor Developments Ltd.

History

At the Monday, June 17, 2002 meeting of Council, Land Use Bylaw Amendment 3156/CC-2002 was given first reading.

Land Use Bylaw Amendment 3156/CC-2002 provides for an increase to the density of the 1.77 ha (4.37ac) multiple family lot in Phase 1 of the Inglewood Subdivision by rezoning the lot from R2 Residential (Medium Density) to R3-D85 Residential (High Density) with a maximum density of 85 dwelling units per hectare. This would allow a maximum development of 150 multiple family dwelling units on Lot 21.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk

/chk

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Frank Wong, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment 3156/EE-2002**
Part of the NE ¼ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 2
Trademark West Properties Inc.

Reference Report:
Parkland Community Planning Services, dated June 10, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/EE-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

This office will now proceed with the advertising for the Public Hearing. Trademark Western Properties Inc. will be responsible for the advertising costs in this instance.

Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/EE-2002

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

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

1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2002 attached hereto and forming part of the bylaw.

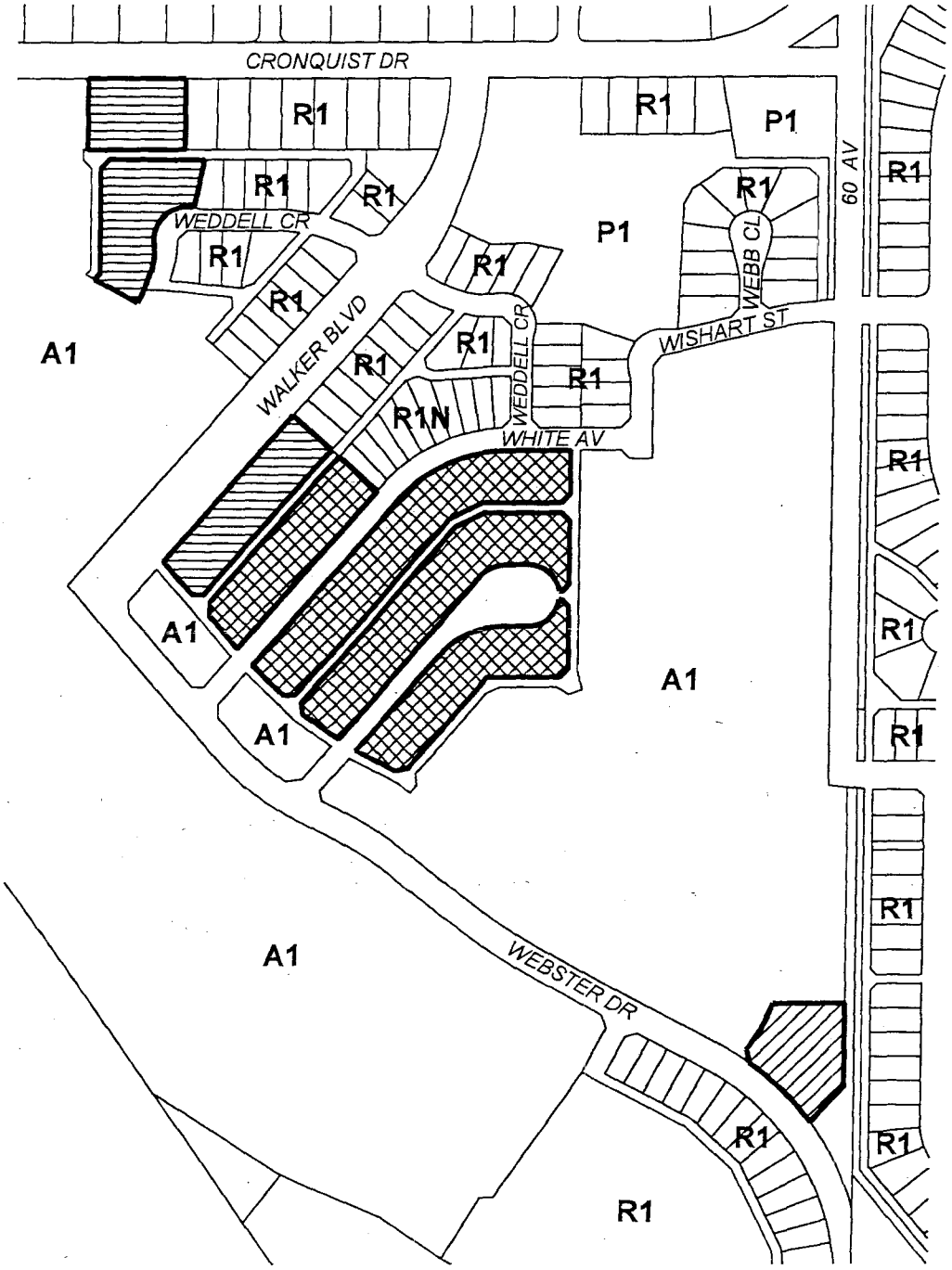
READ A FIRST TIME IN OPEN COUNCIL this	17th	day of	June	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1N - Residential Narrow Lot

PS - Public Service (Institutional or Governmental)

Change from :

A1 to R1

A1 to R1N

A1 to PS

MAP No. 33 / 2002

BYLAW No. 3156 / EE - 2002

Item No. 10

KLAND
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: June 10, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/EE-2002
Part of the NE ¼ Sec. 7-38-27-4
West Park Extension (Westlake) - Phase 2
Trademark West Park Inc.

Trademark West Park Inc. is proposing to develop Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 consists of 18 single-family lots, 74 narrow single-family lots, and 1 church site. The proposal rezones 6.45ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

Recommendation

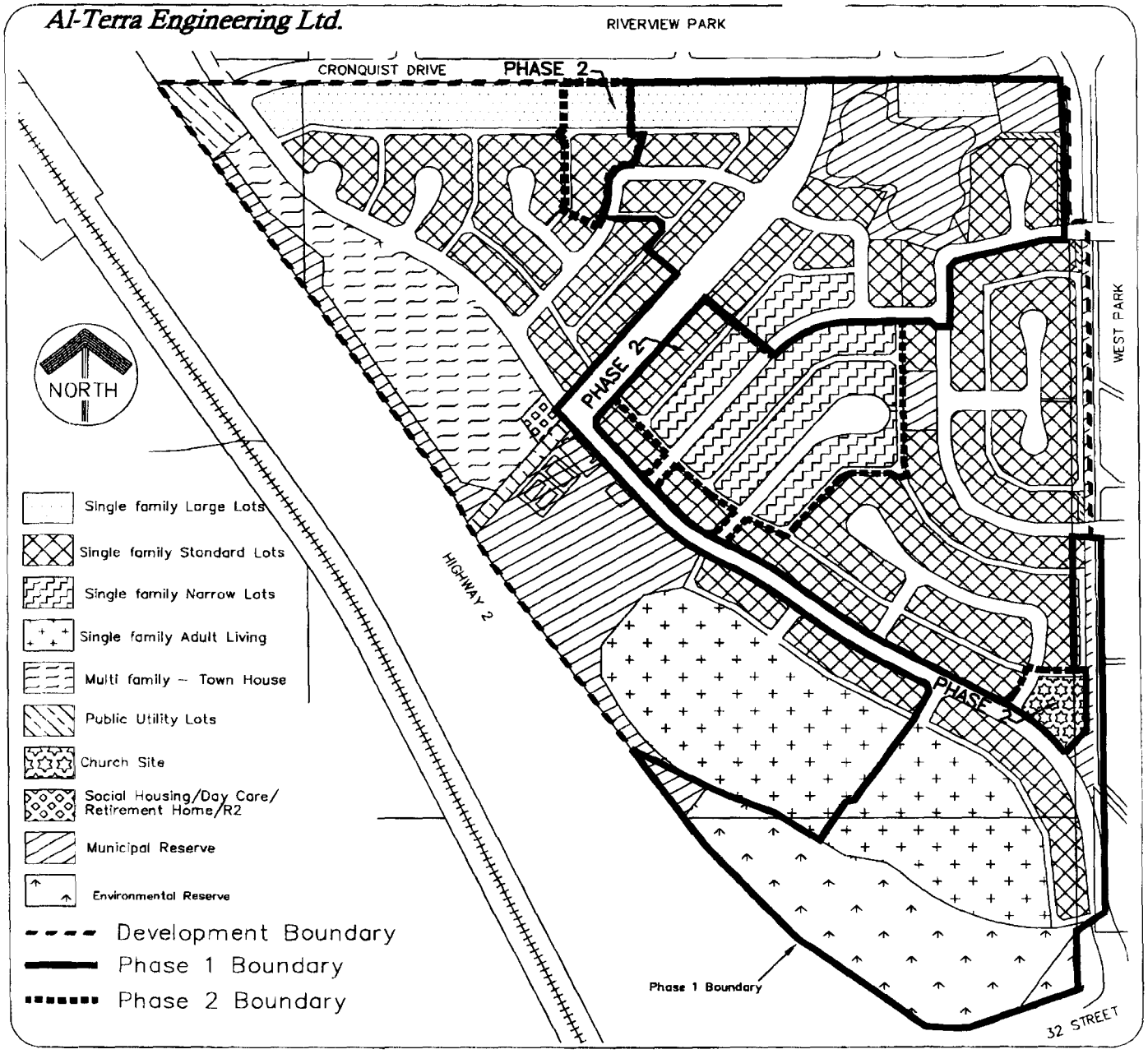
The proposed subdivision complies with the Neighbourhood Area Structure Plan; therefore Planning staff recommend that City Council proceed with first reading of Land Use Bylaw Amendment 3156/EE-2002.

Sincerely,

Frank Wong

Frank Wong,
Planning Assistant

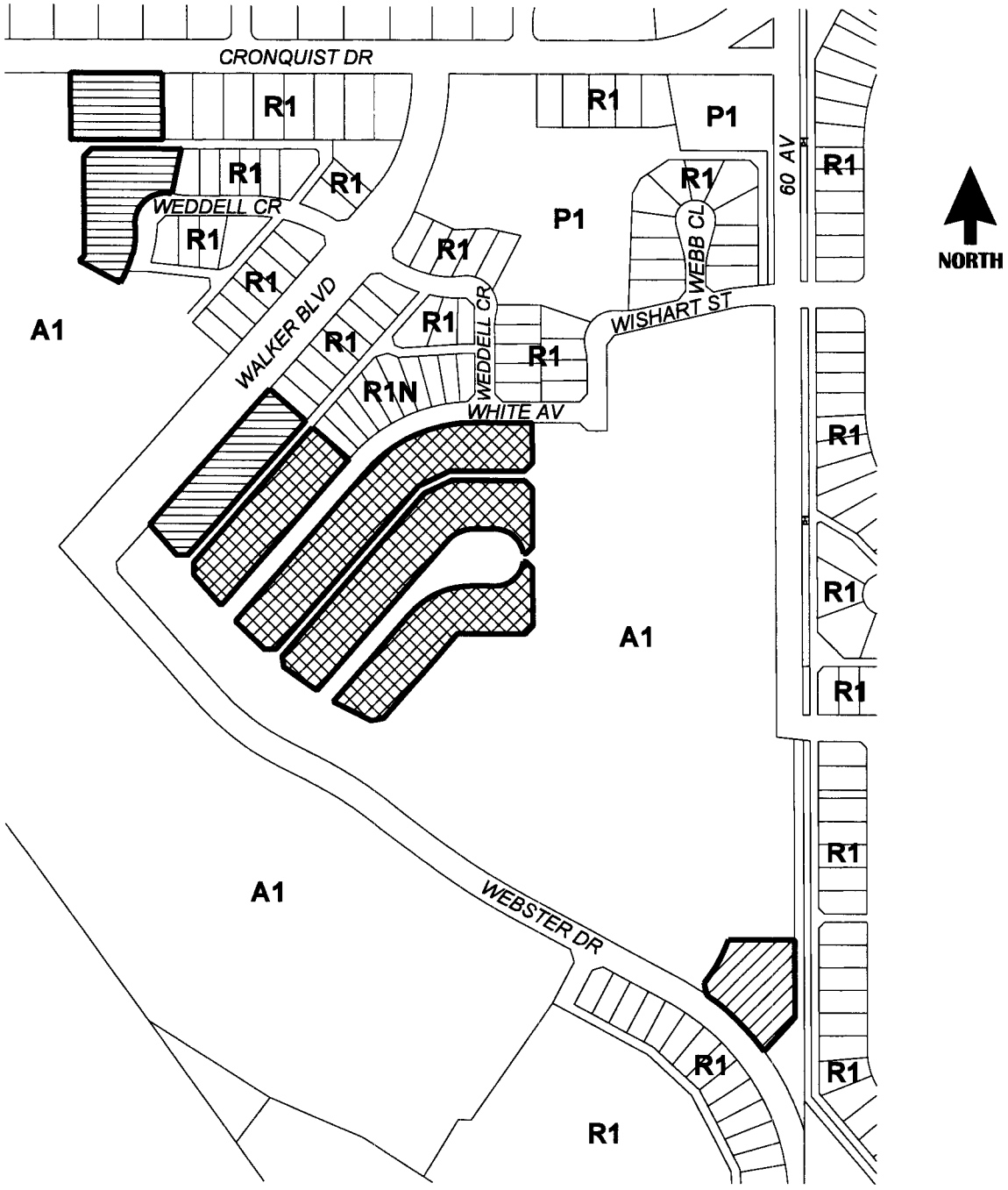
Attachment



WESTPARK EXTENSION
NEIGHBORHOOD AREA STRUCTURE PLAN

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)
R1N - Residential Narrow Lot
PS - Public Service (Institutional or Governmental)

Change from :
A1 to R1
A1 to R1N
A1 to PS

MAP No. 33 / 2002
BYLAW No. 3156 / EE - 2002

Comments:

We agree that Council proceed with First Reading of the Bylaw. A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

June 18, 2002

Fax: 1-604-590-6766

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

Dear Sir:

Re: Land Use Bylaw Amendment 3156/EE-2002
Part of the NE ¼ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 2

At the City of Red Deer's Council meeting held Monday, June 17, 2002 first reading was given to Land Use Bylaw Amendment 3156/EE-2002. A copy of the bylaw is attached for your information.

Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

This office will now proceed with the advertising for a Public Hearing to be held on Monday, July 15, 2002, at 7:00 p.m. in the Council Chambers of City Hall during Council's regular meeting.

In accordance with the Land Use Bylaw, you are required to deposit with the City Clerk, prior to public advertising, an amount equal to the estimated cost of advertising, which in this instance is $400. We require this deposit by no later than Wednesday, June 26, 2002 in order to proceed with the advertising. Once the actual cost of the advertising is known, you will either be invoiced for or refunded the difference.

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

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.
c Parkland Community Planning Services
C. Adams, Administrative Assistant

The City of Red Deer

BYLAW NO. 3156/EE-2002

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

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

1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2002 attached hereto and forming part of the bylaw.

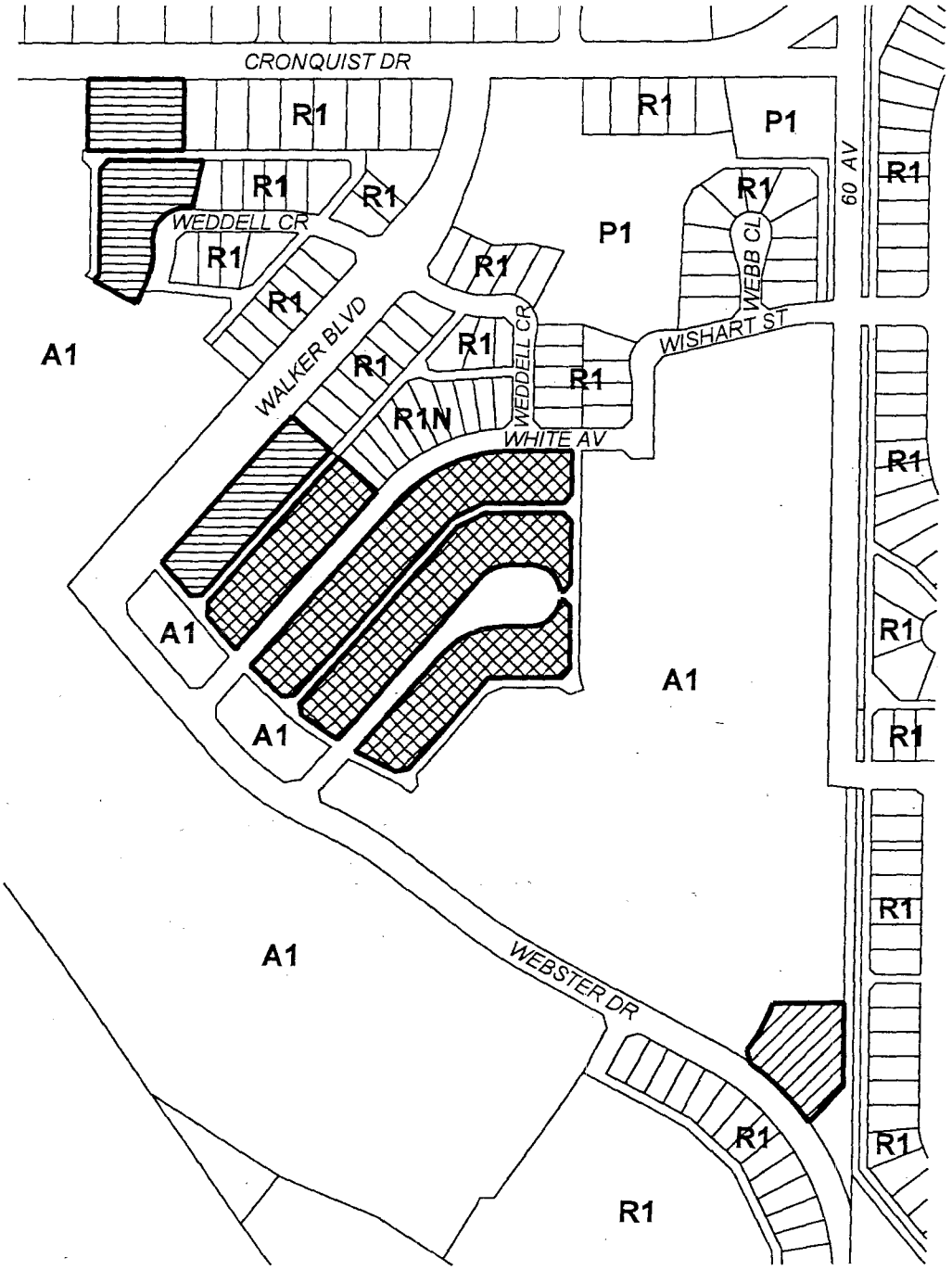
READ A FIRST TIME IN OPEN COUNCIL this	17th	day of	June	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1N - Residential Narrow Lot

PS - Public Service (Institutional or Governmental)

Change from :

A1 to R1

A1 to R1N

A1 to PS

MAP No. 33 / 2002

BYLAW No. 3156 / EE - 2002

THE CITY OF Red Deer

Office of the City Clerk

FILE

DATE: June 18, 2002

TO: City Council

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/EE-2002
Part of the NE ¼ Sec. 7-38-27-4
West Park Extension (Westlake) – Phase 2
Trademark West Properties Inc.

History

At the Monday, June 17, 2002 meeting of Council, Land Use Bylaw Amendment 3156/EE-2002 was given first reading.

Land Use Bylaw Amendment 3156/EE-2002 provides for the development of Phase 2 of the West Park Extension (Westlake) Subdivision. Phase 2 will consist of 18 single-family lots, 74 narrow single-family lots and 1 church site and requires the rezoning of 6.45 ha (15.94ac) of land from A1 Future Urban Development to R1 Residential Low Density District, R1N Residential Narrow Lot District and PS Public Service (Institutional or Governmental) District.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 15, 2002, at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk

/chk

Item No. 11

:KLAND
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: June 10, 2002

To: Kelly Kloss, City Clerk

Re: Land Use Bylaw Amendment 3156/FF-2002
Lot 6, Block 5, Plan 892 3301
NW ¼ Sec. 32-38-27-4
Kentwood Subdivision
The City of Red Deer

The City of Red Deer is proposing to develop the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west. The proposal would rezone land for a 5.54ha (13.69ac) multiple family site, a 0.24ha (0.6ac) neighbourhood commercial site and a 0.6ha (1.49ac) public utility lot to accommodate an existing storm detention pond. Land will be rezoned from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts.

Recommendation

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

Sincerely,

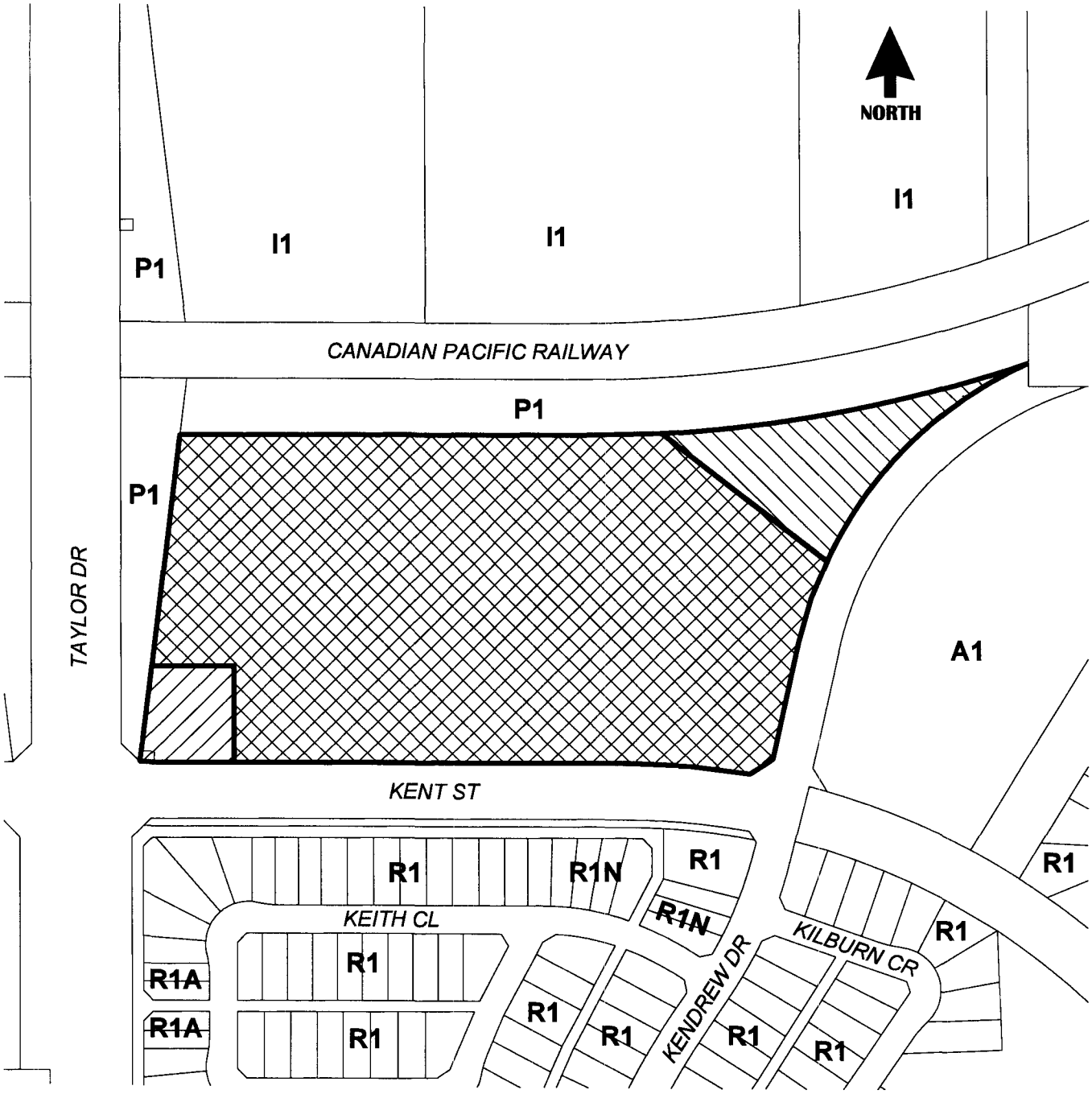
Frank Wong

Frank Wong,
Planning Assistant

Attachment

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

C3 - Commercial (Neighbourhood Convenience)

R2 - Residential (Medium Density)

P1 - Parks and Recreational

Change from :

A1 to C3

A1 to R2

A1 to P1

MAP No. 34 / 2002

BYLAW No. 3156 / FF- 2002

Comments:

We agree that Council proceed with First Reading of the Bylaw. A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Item No. 1
Correspondence

RECEIVED
MAY 30 2002
The City of Red Deer

May 22, 2002

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

To whom it may concern,

We, the school council members of Oriole Park school would like to request a change in the parking signs outside our school.City Councilor Vesna Highman has brought forward to the city a proposal to change the signs on Ogden Ave. We want to express our full support for that proposal. Please find attached a copy of Vesna's Proposal and other supporting letters.

Lori Mullen
Chairperson Parking Committee

347-0967

Jodi Crozier
Vice-chairperson Parking Committee

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: June 18, 2002

TO: Frank Wong, Parkland Community Planning Services

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/FF-2002
Lot 6, Block 5, Plan 892 3301
NW ¼ Sec. 32-38-27-4
Kentwood Subdivision / City of Red Deer

Reference Report:
Parkland Community Planning Services, dated June 10, 2002

Bylaw Readings:
Land Use Bylaw Amendment 3156/FF-2002 was given first reading. A copy of the bylaw is attached.

Report Back to Council: Yes
A Public Hearing will be held on Monday, July 15, 2002 at 7:00 p.m. in Council Chambers during Council's regular meeting.

Comments/Further Action:
Land Use Bylaw Amendment 3156/FF-2002 provides for the rezoning of land in the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west for a 5.54 ha (13.69ac) multiple family site, a 0.24 ha (0.6 ac) neighbourhood commercial site and a 0.6 ha (1.49 ac) public utility lot to accommodate an existing storm detention pod. The land will be rezoned from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts.

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

Kelly Kloss
City Clerk

/chk
attchs.

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

BYLAW NO. 3156/FF-2002

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

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

1 The "Use District Map E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2002 attached hereto and forming part of the bylaw.

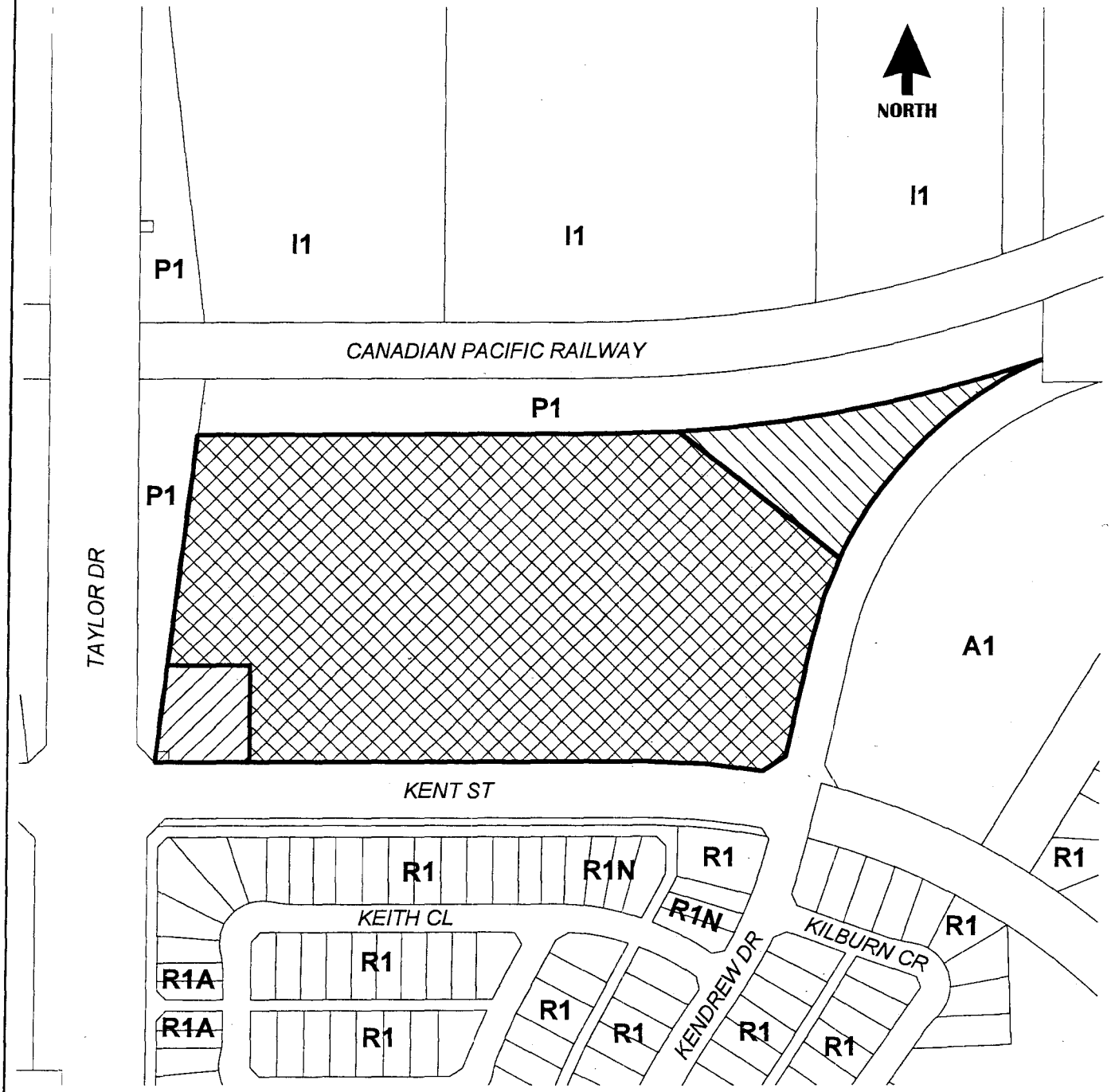
READ A FIRST TIME IN OPEN COUNCIL this	17th	day of	June	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

C3 - Commercial (Neighbourhood Convenience)

R2 - Residential (Medium Density)

P1 - Parks and Recreational

Change from :

A1 to C3

A1 to R2

A1 to P1

MAP No. 34 / 2002

BYLAW No. 3156 / FF- 2002

THE CITY OF
Red Deer

Office of the City Clerk

FILE

DATE: June 18, 2002

TO: City Council

FROM: City Clerk

SUBJECT: Land Use Bylaw Amendment 3156/FF-2002
Lot 6, Block 5, Plan 892 3301
NW ¼ Sec. 32-38-27-4
Kentwood Subdivision / City of Red Deer

History

At the Monday, June 17, 2002 meeting of Council, Land Use Bylaw Amendment 3156/FF-2002 was given first reading.

Land Use Bylaw Amendment 3156/FF-2002 provides for the rezoning of land in the area bounded by Kent Street on the south, Kendrew Drive on the east and Taylor Drive on the west for a 5.54 ha (13.69ac) multiple family site, a 0.24 ha (0.6 ac) neighbourhood commercial site and a 0.6 ha (1.49 ac) public utility lot to accommodate an existing storm detention pod. The land will be rezoned from A1 Future Urban Development to R2 Residential (Medium Density), C3 Commercial (Neighbourhood Convenience) and P1 Parks and Recreation Districts.

Public Consultation Process

A Public Hearing has been advertised for the above noted bylaw to be held on Monday, July 15, 2002 at 7:00 p.m. in the Council Chambers, during Council's regular meeting. The owners of the properties and those bordering the site have been notified by letter of the Public Hearing.

Recommendations

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

Kelly Kloss
City Clerk

/chk

DATE: **April 30, 2002**

TO: **City Clerk**

FROM: **Vesna Higham**

RE: **Drop Off/Pick Up Parking at Oriole Park School**

I have spoken with the principal of Oriole Park School and appeared before the school's parent/teacher Council respecting a request to change a parking designation on the west side of the Oriole Park School. The proposal I brought forward to the School Council and the principal, Maureen Dixon, was to change the current "No Parking 8:00 a.m. - 4:30 a.m." to a "10 min. loading zone 8:00 a.m. - 4:30 a.m." on the west side of the school on Ogden Street. (There is currently a small stretch of Ogden Street, directly in front of the kindergarten doors that is currently a 10 min. loading zone for those similar hours, so this would simply extend the loading zone for most of that entire street.)

Many parents were concerned about the lack of suitable drop off/pick up parking available on the west side of the school, particularly for the busy kindergarten pick up hours. A number of parents received $35.00 tickets for parking in the current no parking zone, just for the 5 or 10 minutes it took to pick up their kindergarten children.

If this is a matter that may proceed without appearing before Council, I would ask that Administration to look into it, and let me know, that I may report back to the School Council and Ms. Dixon.

Thank you for your attention to this matter. Please call should you require further info or clarification.

Thank you.

Vesna Higham

210-1003 K
210-1005 K

Date: May 10, 2002

To: City Clerk

From: Engineering Services Manager

Re: Loading Zone at Oriole Park School

Our response to Councillor Higham's request to have the existing loading zone on the east side of Ogden Avenue extended northward to provide more space for student loading, is as follows:

Figure 1 illustrates the existing parking control adjacent to the School. There are three problems with this section of Ogden Avenue:

1. There is a high demand for short-term on-street parking to load and unload students near the School door on the east side of Ogden Avenue.

2. Ogden Avenue is too narrow at 9.75 m (32 feet) for the volume of two-way traffic with vehicles stopped or parked along both curbs.

3. There is a safety concern when students dart between stopped or parked vehicles during student pick up and drop off times.

We have previous requests on file for parking or loading zone changes. There were five requests for prohibiting parking due to vehicle congestion and six requests for relaxing parking restrictions to enable easier student loading. Parking prohibitions were requested by the adjacent residents, while provision of on-street parking was requested by the School and student parents. Public concern is regularly expressed to the Engineering Services Department about Ogden Avenue and Oldbury Street and is not likely to subside unless a more aggressive solution is implemented.

Extending the current loading zone northward, as suggested by Councillor Higham, is a good idea to assist in student loading and unloading, but will result in more complaints about Ogden Avenue being congested and unsafe due to its narrow width and volume of traffic.

To properly address both the student loading and unloading issue and the road congestion and safety issue, we believe that one of the following three options should be considered.

a. Construct an off-street parking lot within the School lands, preferably just north of the School with an access to Ogden Avenue. This cost would be the responsibility of the School Board. (See Figure 2)

b. Construct a vehicle-loading bay along Ogden Avenue. As this primarily benefits the School and its users, it would seem reasonable that this cost would be the responsibility of the School Board. (See Figure 3)

c. Initiate a Capital Project to widen both Ogden Avenue and Oldbury Street by 3.0 m (10 ft). This would accommodate School buses as well as regular passenger vehicles in an on-street parking configuration. This could be undertaken as an area improvement tax to the benefiting community if accepted by the community or funded from capital project reserves with a contribution from the School Board. (See Figure 4)

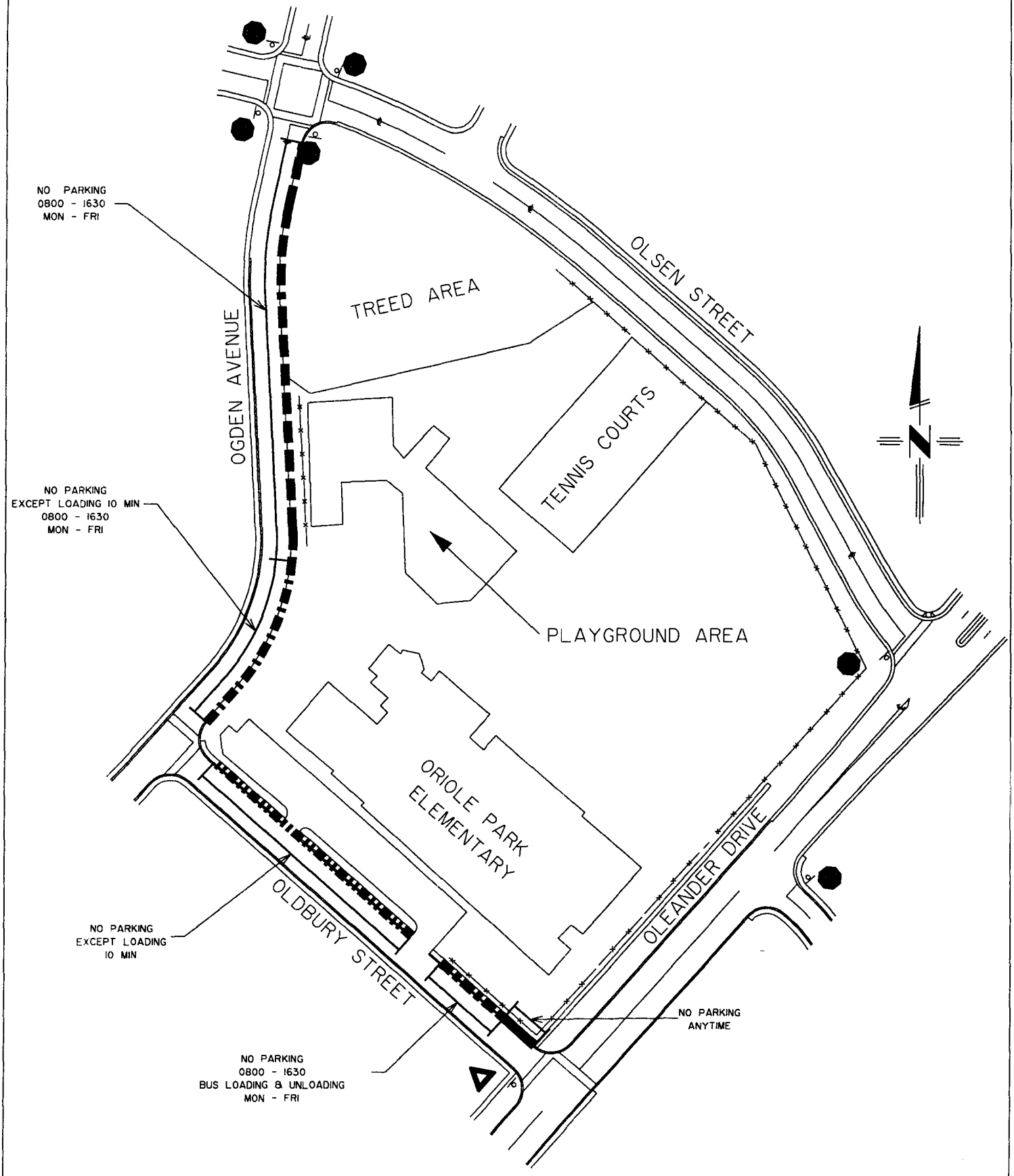
RECOMMENDATION

It would be our recommendation that the safest and likely the least costly option to pursue would be the construction of an off-street parking lot on the School property. This would place the student loading entirely off street so there would be no danger of students darting out between parking vehicles and it would reduce the congestion to through traffic for the area residents.

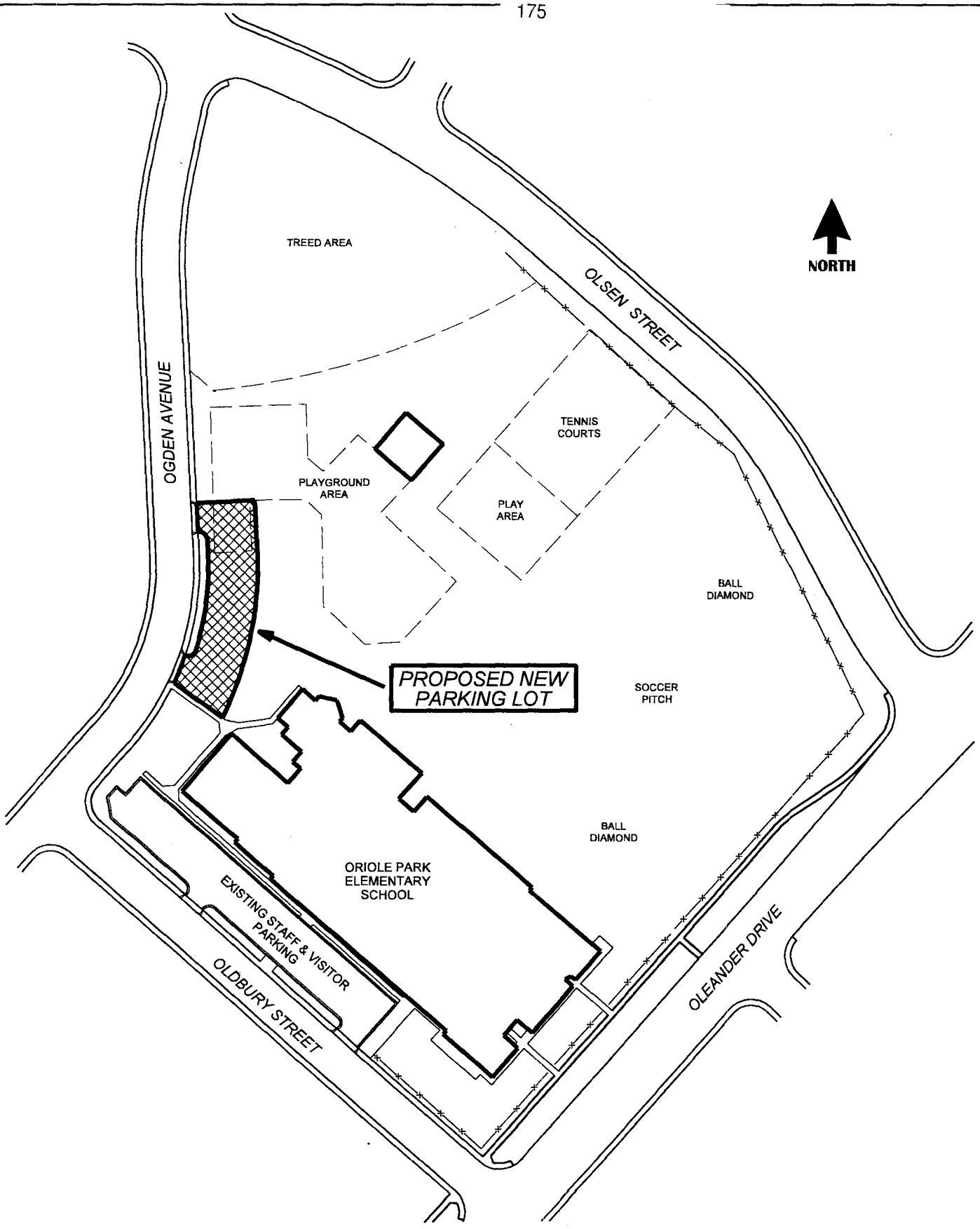
If the preferred option is to widen Ogden Avenue and Oldbury Street, Engineering Services could provide a cost estimate for consideration in the 2003 Major Capital Budget.

Ken G. Haslop, P.Eng
Engineering Services Manager

KGH/emr
Att.
c. Emergency Services Manager
Inspections & Licensing Manager
RCMP Superintendent

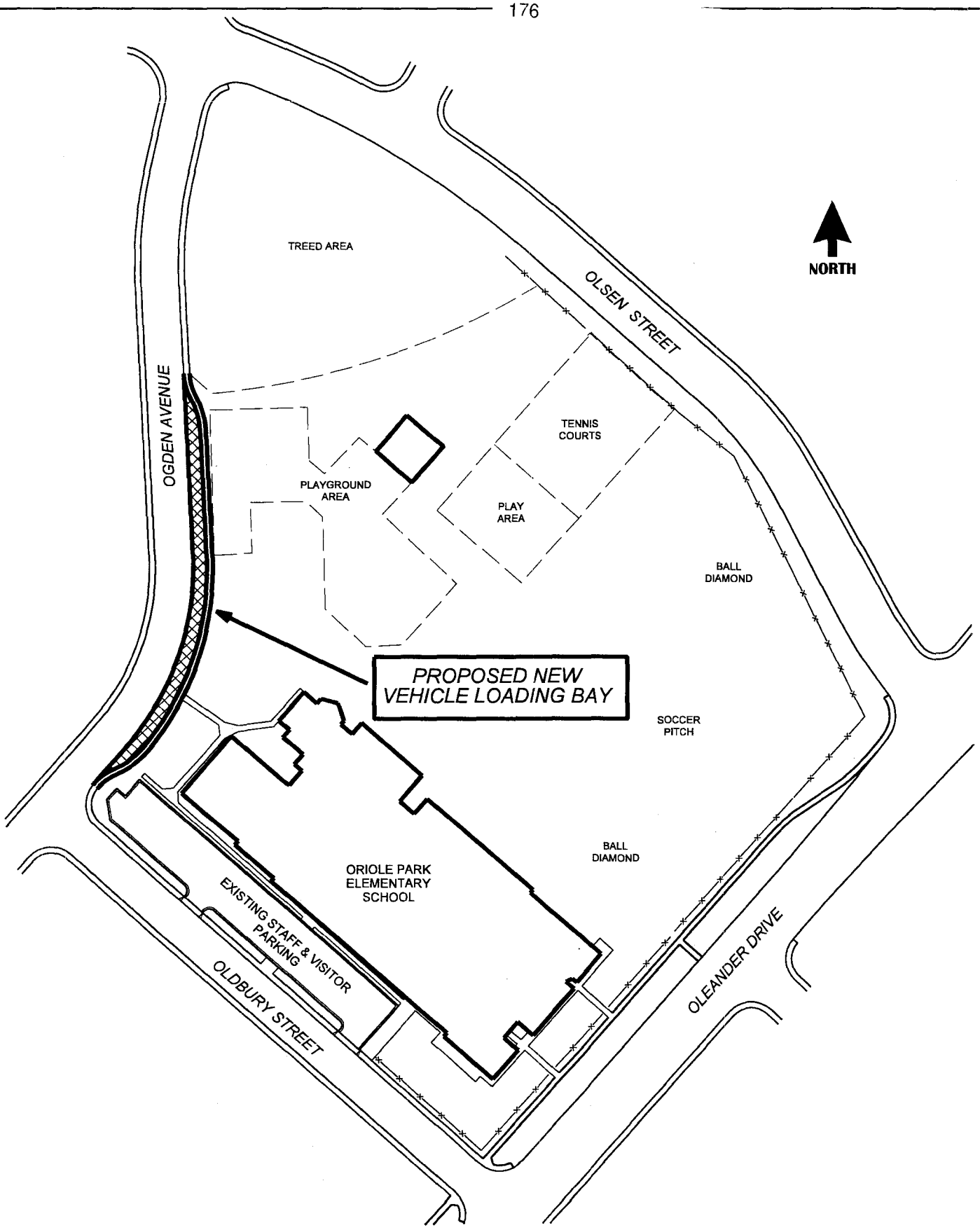


	PREPARED BY: RKW	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY:
	DATE: MAR/02	ORIOLE PARK SCHOOL PARKING RESTRICTIONS	ENGINEER
REVISION	SCALE: N/A		DRAWING NO. FIGURE 1



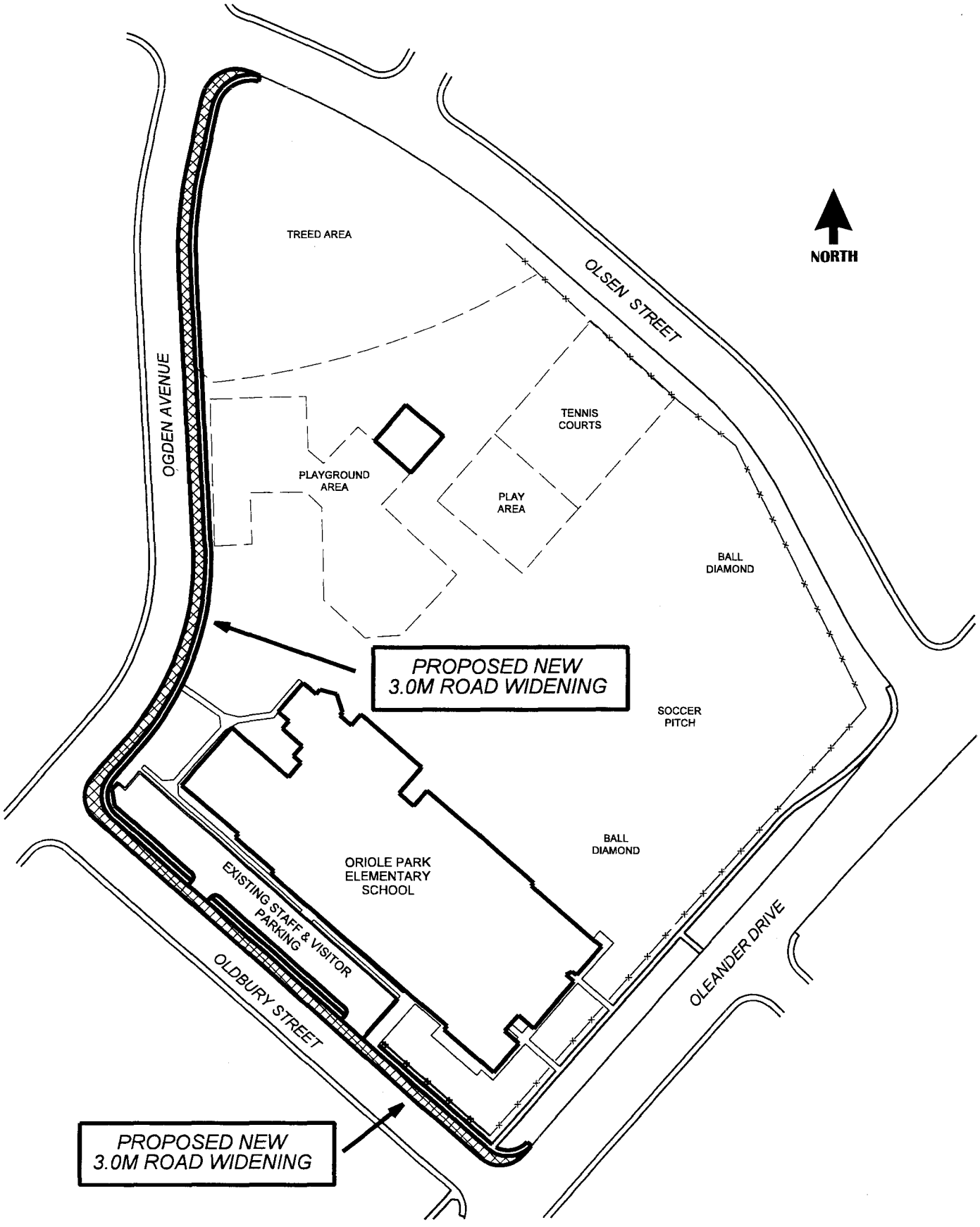
ORIOLE PARK ELEMENTARY SCHOOL
PROPOSED LOADING & UNLOADING ZONES
FIGURE 2

MAY 9, 2002



ORIOLE PARK ELEMENTARY SCHOOL
PROPOSED LOADING & UNLOADING ZONES
FIGURE 3

MAY 9, 2002



ORIOLE PARK ELEMENTARY SCHOOL
PROPOSED LOADING & UNLOADING ZONES
FIGURE 4

MAY 9, 2002

DATE: 08 MAY 2002

TO: Kelly Kloss - City Clerk

FROM: Supt. Steele- Officer In Charge - RCMP

RE: **Drop off/Pickup Parking at Oriole Park School**

The parking problem at the Oriole Park School has existed for years. We have received complaints from area residents, parents who drop their children at school as well as safety concerns from the school.

In my view, the area is not safe in its existing condition due to the sheer volume of cars and students who are mingling about the street between cars and buses. This area is seriously lacking a suitable drop off facility and parking facility. No matter how the current parking or non parking designations are assigned, it will not resolve the current situation and the issue will be again on the table in two years from now (as it was two years ago).

This problem can be eliminated by arranging a parking or drop off facility at the rear of the school. This would provide a much safer environment for the children and meet the needs of area residents who are plagued with parking problems throughout the school year.

(J. Steele) Supt.
Officer In Charge
Red Deer Detachment

MEMO

DATE: **May 13, 2002**

TO: **KELLY KLOSS**
City Clerk

FROM: **GREG SCOTT, Manager**
Inspections & Licensing Department

RE: **DROP OFF/PICK UP AT ORIOLE PARK SCHOOL**

Our department has revisited the request for the change of the "no parking" on the west side of Oriole Park School to a 10-minute loading zone.

We have no concerns to the request if it helps the school and does not negatively impact the surrounding residential area.

GREG SCOTT
MANAGER
INSPECTIONS & LICENSING DEPARTMENT

GS/kb

Cc Ken Haslop, Engineering Department Manager
Jack MacDonald, Emergency Services Manager
Jim Steele, Supt., Commanding Officer, RCMP

Date: May 6, 2002

To: City Clerk

C: Engineering Department Manager
Inspections and Licensing Manager
R.C.M.P. Superintendent

From: Emergency Services

Re: **Drop Off / Pick Up Parking at Oriole Park School**

I have reviewed the above request, and our department has no objection to granting the "10 minute loading zone 8:00 a.m. – 4:30 a.m." at Oriole Park School.

Jack MacDonald
Fire Chief/Manager

/dd

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File:

Comments:

Traffic congestion and related safety concerns have been an issue in this area for a significant period of time. The current no parking restrictions are in place as a result of previous discussions between the school and the neighbouring residents. We can certainly appreciate the concerns being raised by the school and the Parent Council and we agree with the Manager of Engineering Services that the best solution is the development of off-street parking on the school site. We understand that this is currently being considered by the school administration. We believe that more specific consultation with the School Board and with the surrounding neighbourhood is critical to the development of a lasting solution based on the consensus of all involved. We therefore recommend that Council direct the Administration to discuss this issue with the School Board to determine their degree of involvement in the long-term solution. The extension of the ten-minute loading zone along Ogden Avenue adjacent to the school grounds may be a reasonable interim solution. We recommend the School Administration and/or Parent Council consult with the adjacent residents to determine their willingness to support this change.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

FILE

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

June 18, 2002

Lori Mullen
Chairperson, Oriole Park School Parking Committee
57 Olsen Street
Red Deer, AB T4N 5B9

Dear Ms Mullen:

Re: Request for Change in Parking Signs at Oriole Park School

Thank you for attending the City of Red Deer's Council meeting held Monday, June 17, 2002. Council reviewed your request for changes in parking at Oriole Park School and passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer having considered the correspondence from the Oriole Park School, dated May 22, 2002, re: Change in Parking Signs at Oriole Park School, hereby:
>
> 1. Directs City Administration to review the options outlined in the Engineering Services Manager's report, dated May 10, 2002, with the Public School Board to determine the Board's degree of involvement in the long-term solution.
>
> 2. Approves a "No Parking Except Loading 10 Min. 0800 – 1630 Mon – Fri" Zone on the East side of Ogden Avenue between Oldbury Street and Olsen Street subject to support of 75 percent of the residents that live on the West side of Ogden Avenue between Oldbury Street and Olsen Street.

As discussed at the Council Meeting, Mr. Bryon Jeffers, Director of Development Services, will contact you to discuss the details of the consultation process with the residents. Otherwise, please call me should you have any questions.

Sincerely,

Kelly Kloss
City Clerk

KK/chk
c Director of Development Services
Engineering Services Manager
Emergency Services Manager
Inspections & Licensing Manager
RCMP Superintendent

THE CITY OF Red Deer

FILE

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Director of Development Services**

FROM: **City Clerk**

SUBJECT: **Request for Change in Parking Signs at Oriole Park School**

Reference Report:
Engineering Services Manager , dated May 10, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered the correspondence from the Oriole Park School, dated May 22, 2002, re: Change in Parking Signs at Oriole Park School, hereby:

1. Directs City Administration to review the options outlined in the Engineering Services Manager's report, dated May 10, 2002, with the Public School Board to determine the Board's degree of involvement in the long-term solution.

2. Approves a "No Parking Except Loading 10 Min. 0800 – 1630 Mon – Fri" Zone on the East side of Ogden Avenue between Oldbury Street and Olsen Street subject to support of 75 percent of the residents that live on the West side of Ogden Avenue between Oldbury Street and Olsen Street.

Report Back to Council: Yes

Comments/Further Action:
Please contact Ms Lori Mullen, at 347-0967, Chair of the Oriole Park School Parking Committee, to discuss details of the consultation process with residents.

Kelly Kloss
City Clerk

/chk

c Inspections & Licensing Manager
Emergency Services Manager
RCMP Superintendent

THE CITY OF Red Deer

210-1003 K
210-1005 K

Engineering Services

Date: October 30, 2002

To: Mayor
City Councilors

From: Engineering Services Manager

Re: Request for Parking Sign Changes at Oriole Park School

May 2002, Council passed the following resolution:

"Resolved that Council of The City of Red Deer having considered the correspondence from the Oriole Park School dated May 22, 2002, re: Change In Parking Signs at Oriole Park School, hereby

1. directs City Administration to review the options, outlined in the Engineering Services Manger's report dated May 10, 2002, with the Public School Board to determine the Board's degree of involvement in the long-term solution.

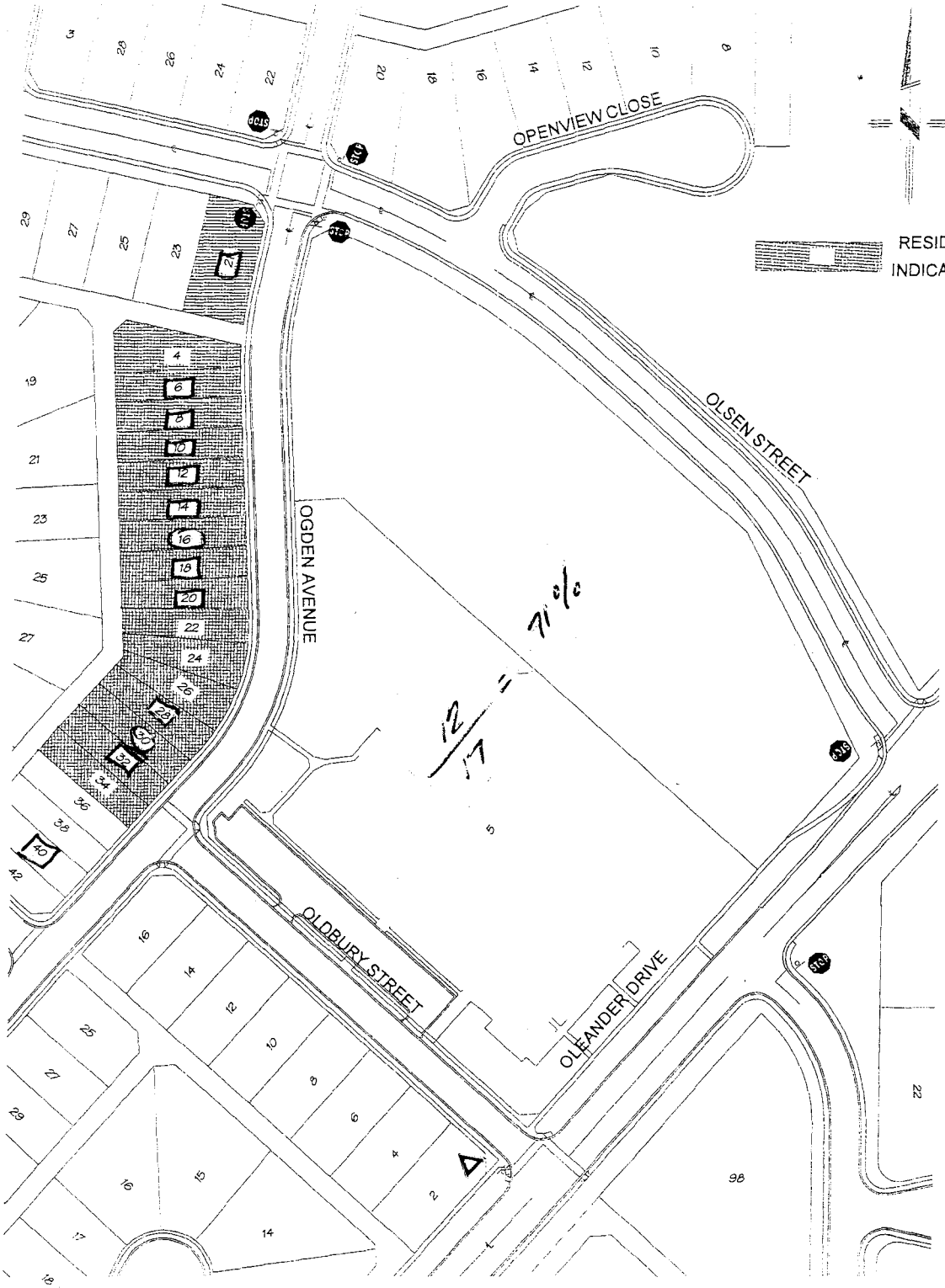
2. approve a "No Parking Except Loading 10 Min. 0800 - 1630 Mon-Fri" Zone on the east side of Ogden Avenue, between Oldbury Street and Olsen Street, subject to support of 75 percent of the residents that live on the West side of Ogden Avenue between Oldbury Street and Olsen Street."

School Board Involvement

On July 9, 2002, we met with Ms. Deb Beck, Assistant Superintendent, and Mr. Terry Mitchell, Director of Facilities of Red Deer Public Schools, to discuss the possibility of either constructing another off-street parking lot or a parent loading bay, as was illustrated in our May 10, 2002 report to Council.

Ms. Beck indicated that they would not likely support an off-street parking lot due to the safety factor associated with vehicles backing out of stalls and the encroachment of a new lot into their play fields.

The width of Ogden Avenue is 9.75 m. Vehicle parking on both sides would occupy 5.0 m leaving a single travel lane of 4.75 m in width that would have to be shared by both directions of traffic. A normal travel lane in each direction is 3.5 m wide. It is the single travel lane for two-way traffic that causes significant congestion at peak times.



PREPARED BY: RKW

DATE: JUNE/02

SCALE: N/A

REVISION

THE CITY OF Red Deer
ENGINEERING DEPARTMENT

ORIOLE PARK SCHOOL PARKING
PETITION AREA

APPROVED BY:

ENGINEER

DRAWING NO.

THE CITY OF
Red Deer

Office of the City Clerk

DATE: September 12, 2002

TO: Engineering Services Manager

FROM: City Clerk

SUBJECT: Request For Comments
Your memo of September 3, 2002 Oriole Park School Parking Changes

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The City Manager, at the last agenda review, ask that before this matter goes back to Council you follow up on a few items in your report as noted below:

- On page 2 you reference percentages that are in error. Please review these with Mr. Mitchell to determine why the discrepancy;
- On page 2 you indicate that you could not contact Ms. Mullen to confirm the background to the 35.3% that did not sign. Please contact her to discuss this and what avenue she would like to pursue if the percentages set by Council do not reach 75%;
- Based your review of this Norbert asked that you provide a recommendation on the best administrative course of action regarding the request taking into account all factors.

If you have any questions, please call. I look forward to your report in due course.

Thanks

Kelly Kloss
City Clerk

THE CITY OF Red Deer

210-1003 K
210-1005 K

Engineering Services

Date: September 3, 2002

To: City Clerk

From: Engineering Services Manager

Re: Request for Parking Sign Changes at Oriole Park School

May 2002, Council passed the following resolution:

"Resolved that Council of The City of Red Deer having considered the correspondence from the Oriole Park School dated May 22, 2002, re: Change In Parking Signs at Oriole Park School, hereby:

1. Directs City Administration to review the options outlined in the Engineering Services Manger's report dated May 10, 2002, with the Public School Board to determine the Board's degree of involvement in the long-term solution.

2. Approve a "No Parking Except Loading 10 Min. 0800 – 1630 Mon-Fri" Zone on the east side of Ogden Avenue between Oldbury Street and Olsen Street subject to support of 75 percent of the residents that live on the West side of Ogden Avenue between Oldbury Street and Olsen Street."

School Board Involvement

July 9, 2002, we met with Ms. Deb Beck, Assistant Superintendent, and Mr. Terry Mitchell, Director of Facilities of Red Deer Public Schools, to discuss the possibility of either constructing another off-street parking lot or a parent loading bay, as was illustrated in our May 10, 2002 report to Council.

Ms. Beck indicated that they would not likely support an off-street parking lot due to the safety factor associated with vehicles backing out of stalls and the encroachment of a new lot into their play fields.

Mr. Mitchell provided written results from a parking survey that the School Parking Committee undertook, which indicates that 67% of visitors park on Ogden Avenue, 28% park on Oldbury Street, and 13% park on Overdown Drive. (These percentages are in error as they add up to more than 100%). Also, over 60% of the parents park for longer than 10 minutes and 70% of those responding to their survey have a problem with parking on Ogden Avenue.

The width of Ogden Avenue is 9.75 m. Parking on both sides would occupy 5.0 m leaving a single travel lane of 4.75 m in width. A normal travel lane is 3.5 m to 3.7 m wide. It is the single travel lane for two-way traffic that causes significant congestion at peak times.

Accordingly, Ms. Beck indicated that they would consider supporting a visitor loading bay on Ogden Avenue. For a 10-stall bay, the estimated cost would be in the order of $45,000. They felt the cost should be shared equally between The City and Board, as it benefits both the School operation and the movement of residential traffic. They further indicated that this bay is not considered to be a high priority item relative to their other infrastructure needs and that it may be a 2004 or 2005 budget item.

This project could be placed in the 5-Year Major Capital Plan for year 2004 if that is the wish of Council.

Loading Zone Extension

On July 8, 2002 we contacted Ms. Lori Mullen Chair of the Oriole Park School Parking Committee, and discussed the resident consultation process. We prepared a questionnaire and attached diagrams illustrating the residents to contact and the proposed on-street parking changes. We forwarded this information package to Ms. Mullen on July 10, 2002 (see attached).

August 23, 2002 we received the results of the petition, which are summarized as follows:

1. 64.7% of the properties indicated they had no objection to the loading zone extension.

2. 35.3% of the properties did not sign the petition. (We assume that they were either opposed to the loading zone extension or unavailable. At the time of writing this report, Ms. Mullen could not be contacted for clarification.)

We note that 17 residents were surveyed as per Council's direction. It would take two more residents to sign the petition in order to meet the 75% requirement. Therefore, as per Council's direction, as 75% did not support the proposed change, we will not extend the loading zone unless otherwise directed.

This report is respectfully submitted for the information and direction of Council.

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

KGH/emr
Att.
c. Ms. Deb Beck
Mr. Terry Mitchell
Mr. Chi Lee, Traffic Engineer

210-1003 K

July 10, 2002

Ms. Lori Mullen
Chairperson, Oriole Park School Parking Committee
57 Olsen Street
Red Deer, Alberta T4N 5B9

Dear Ms. Mullen:

Re: Change in Parking Signs at Oriole Park School

Further to your discussions with this Department, enclosed please find the following information:

1. Information Collection Sheet
2. Drawing indicating the residents to be contacted
3. Drawing with the proposed loading zone extension on Ogden Avenue

It would be appropriate for you to make more copies as required.

If you have any questions, please do not hesitate to call me at 342-8158.

Yours truly,

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

/emr
Encl.

INFORMATION COLLECTION

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY INDICATE TO COUNCIL THAT WE HAVE NO OBJECTION TO THE EXTENSION OF THE "NO PARKING EXCEPT LOADING 10 MIN 0800-1630 MON - FRI" ZONE ON THE EAST SIDE OF OGDEN AVENUE, BETWEEN OLDBURY STREET AND OLSEN STREET.

NAME OF THE PERSON WHO IS COLLECTING INFORMATION _____

EACH PERSON, BY SIGNING THIS FORM, CERTIFIES THAT HE/SHE IS AN ELECTOR OF THE CITY OF RED DEER.

ADULT SIGNATURE	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	OWNER/ RENTER	DATE	SIGNATURE OF ADULT WITNESS

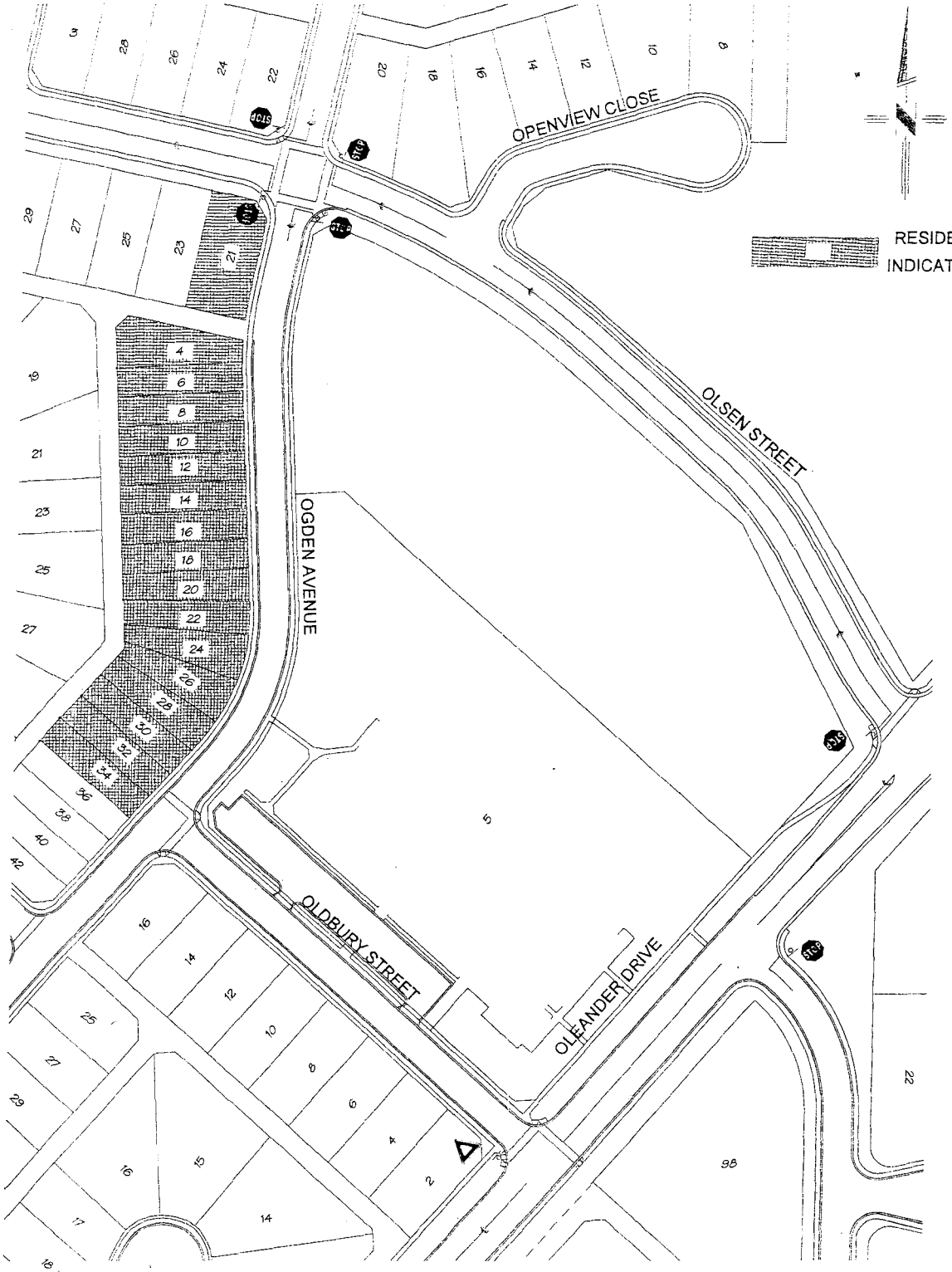
NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect.

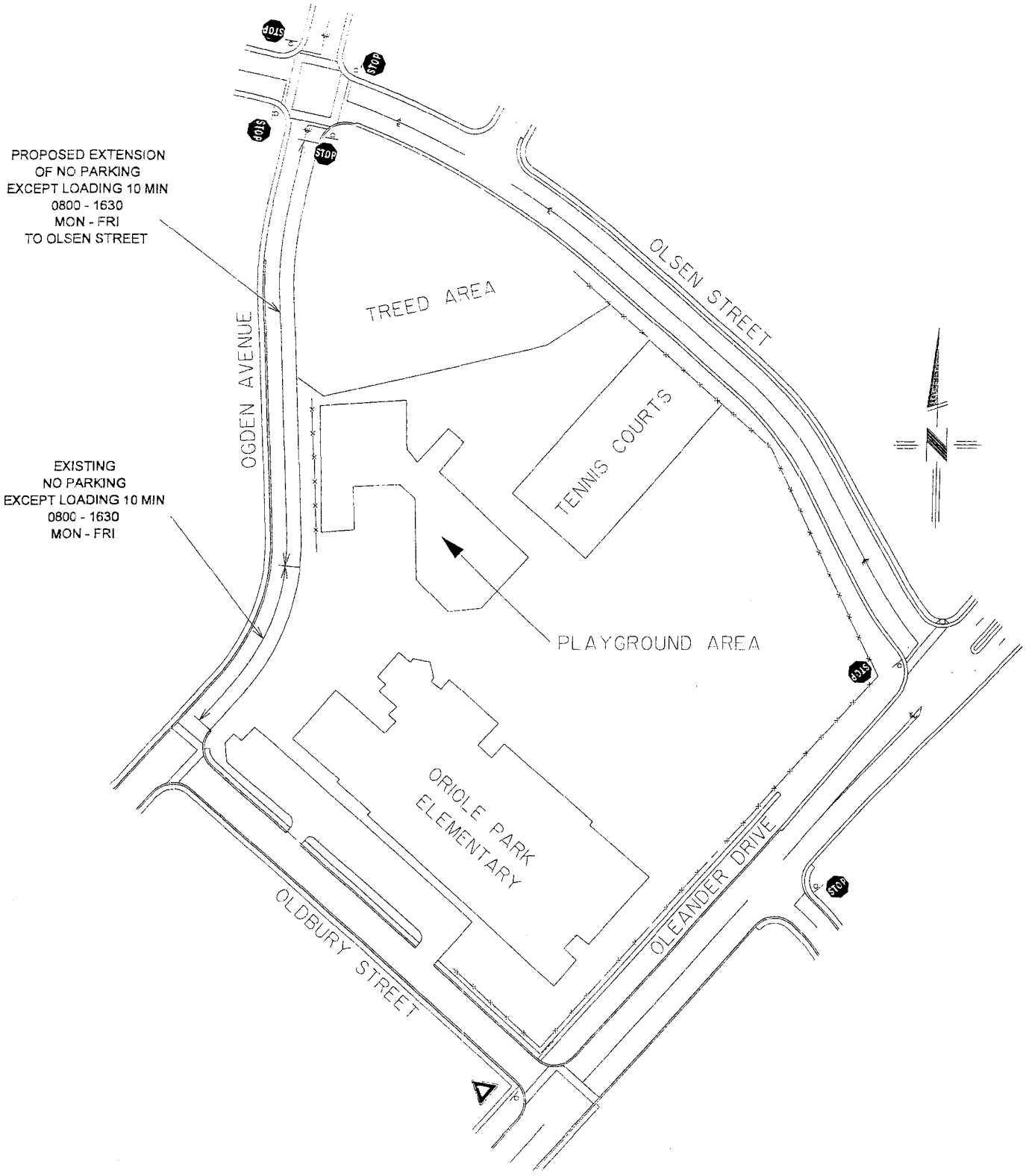
2. Each page of this form shall contain an accurate and identical statement of the purpose and objectives of the collecting the information.

3. In the absence of a municipal address, indicate legal description of property on which each person who signs resides.

4. Each person witnessing a signature on the form is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.



	PREPARED BY: RKW	THE CITY OF Red Deer ENGINEERING DEPARTMENT	APPROVED BY:
	DATE: JUNE/02	ORIOLE PARK SCHOOL PARKING PETITION AREA	ENGINEER
	SCALE: N/A		DRAWING NO.
REVISION			



	PREPARED BY: RKW	THE CITY OF Red Deer ENGINEERING DEPARTMENT	APPROVED BY:
	DATE: JUNE/02	PROPOSED LOADING ZONE EXTENSION ON OGDEN AVENUE	ENGINEER
	SCALE: N/A		DRAWING NO.
REVISION			

AUG 2 3 2002

INFORMATION COLLECTION

Page____

TO: THE MAYOR AND COUNCIL OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA

WE, THE UNDERSIGNED PERSONS, BEING ELECTORS OF THE CITY OF RED DEER IN THE PROVINCE OF ALBERTA, HEREBY INDICATE TO COUNCIL THAT WE HAVE NO OBJECTION TO THE EXTENSION OF THE "NO PARKING EXCEPT LOADING 10 MIN 0800-1630 MON - FRI" ZONE ON THE EAST SIDE OF OGDEN AVENUE, BETWEEN OLDBURY STREET AND OLSEN STREET.

NAME OF THE PERSON WHO IS COLLECTING INFORMATION _____

EACH PERSON, BY SIGNING THIS FORM, CERTIFIES THAT HE/SHE IS AN ELECTOR OF THE CITY OF RED DEER.

ADULT SIGNATURE	PRINTED NAME	STREET ADDRESS OR LEGAL DESCRIPTION OF LAND	OWNER/ RENTER	DATE	SIGNATURE OF ADULT WITNESS
	SHARON GIBBS	28 Ogden AVE	Owner	08/16/02	
	Fio Bray	20 Ogden Ave	owner	08/16/02	
	Inga Olleson	18 ogden Ave	owner		
Natalie Pauly	NATALIE PAULY	14 OGDEN AVE	owner		
	ANNA BABCOCK	6 OGDEN AVE	OWNER	16.08.02	
	Sherry Schwartz	4 Ogden Ave	OWNER	16.08.02	
	Ed Clermont	21 Olsen St.	OWNER	16-08-02	
	Val Neilson	8 Ogden Ave	owner occupant	17-08-02	
	L. WALDBAUER	10 OGDEN AVE	"	17/08/02	
	S. HANNAH	12 OGDEN AVE	RENTER	17/08/02	
	Cathy Mastel	32 Ogden Ave.	owner	19/08/02	

NOTES:

1. This form is a suggested form only and is prepared by Alberta Municipal Affairs for the information and convenience of interested individuals. It has no legislative effect.

2. Each page of this form shall contain an accurate and identical statement of the purpose and objectives of the collecting the information.

3. In the absence of a municipal address, indicate legal description of property on which each person who signs resides.

4. Each person witnessing a signature on the form is required to sign an Affidavit that to the best of their belief, the persons whose signatures they witnessed are electors of the municipality.

THE CITY OF Red Deer

Council Decision – June 17, 2002 FILE

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Director of Development Services**

FROM: **City Clerk**

SUBJECT: **Request for Change in Parking Signs at Oriole Park School**

Reference Report:
Engineering Services Manager , dated May 10, 2002

Resolutions:

Resolved that Council of the City of Red Deer having considered the correspondence from the Oriole Park School, dated May 22, 2002, re: Change in Parking Signs at Oriole Park School, hereby:

1. Directs City Administration to review the options outlined in the Engineering Services Manager's report, dated May 10, 2002, with the Public School Board to determine the Board's degree of involvement in the long-term solution.

2. Approves a "No Parking Except Loading 10 Min. 0800 – 1630 Mon – Fri" Zone on the East side of Ogden Avenue between Oldbury Street and Olsen Street subject to support of 75 percent of the residents that live on the West side of Ogden Avenue between Oldbury Street and Olsen Street.

Report Back to Council: Yes

Comments/Further Action:
Please contact Ms Lori Mullen, at 347-0967, Chair of the Oriole Park School Parking Committee, to discuss details of the consultation process with residents.

Kelly Kloss
City Clerk

/chk

c Inspections & Licensing Manager
Emergency Services Manager
RCMP Superintendent

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

June 18, 2002

Lori Mullen
Chairperson, Oriole Park School Parking Committee
57 Olsen Street
Red Deer, AB T4N 5B9

Dear Ms Mullen:

Re: Request for Change in Parking Signs at Oriole Park School

Thank you for attending the City of Red Deer's Council meeting held Monday, June 17, 2002. Council reviewed your request for changes in parking at Oriole Park School and passed the following resolution:

> ***Resolved*** that Council of the City of Red Deer having considered the correspondence from the Oriole Park School, dated May 22, 2002, re: Change in Parking Signs at Oriole Park School, hereby:
>
> 1. Directs City Administration to review the options outlined in the Engineering Services Manager's report, dated May 10, 2002, with the Public School Board to determine the Board's degree of involvement in the long-term solution.
>
> 2. Approves a "No Parking Except Loading 10 Min. 0800 – 1630 Mon – Fri" Zone on the East side of Ogden Avenue between Oldbury Street and Olsen Street subject to support of 75 percent of the residents that live on the West side of Ogden Avenue between Oldbury Street and Olsen Street.

As discussed at the Council Meeting, Mr. Bryon Jeffers, Director of Development Services, will contact you to discuss the details of the consultation process with the residents. Otherwise, please call me should you have any questions.

Sincerely,

Kelly Kloss
City Clerk

KK/chk
c Director of Development Services
Engineering Services Manager
Emergency Services Manager
Inspections & Licensing Manager
RCMP Superintendent

Item No. 1
Correspondence

RECEIVED
MAY 30 2002
The City of Red Deer

May 22, 2002

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

To whom it may concern,

We, the school council members of Oriole Park school would like to request a change in the parking signs outside our school.City Councilor Vesna Highman has brought forward to the city a proposal to change the signs on Ogden Ave. We want to express our full support for that proposal. Please find attached a copy of Vesna's Proposal and other supporting letters.

Lori Mullen
Chairperson Parking Committee

347-0967

Jodi Crozier
Vice-chairperson Parking Committee

DATE: **April 30, 2002**

TO: **City Clerk**

FROM: **Vesna Higham**

RE: **Drop Off/Pick Up Parking at Oriole Park School**

I have spoken with the principal of Oriole Park School and appeared before the school's parent/teacher Council respecting a request to change a parking designation on the west side of the Oriole Park School. The proposal I brought forward to the School Council and the principal, Maureen Dixon, was to change the current "No Parking 8:00 a.m. - 4:30 a.m." to a "10 min. loading zone 8:00 a.m. - 4:30 a.m." on the west side of the school on Ogden Street. (There is currently a small stretch of Ogden Street, directly in front of the kindergarten doors that is currently a 10 min. loading zone for those similar hours, so this would simply extend the loading zone for most of that entire street.)

Many parents were concerned about the lack of suitable drop off/pick up parking available on the west side of the school, particularly for the busy kindergarten pick up hours. A number of parents received $35.00 tickets for parking in the current no parking zone, just for the 5 or 10 minutes it took to pick up their kindergarten children.

If this is a matter that may proceed without appearing before Council, I would ask that Administration to look into it, and let me know, that I may report back to the School Council and Ms. Dixon.

Thank you for your attention to this matter. Please call should you require further info or clarification.

Thank you.

Vesna Higham

210-1003 K
210-1005 K

Date: May 10, 2002

To: City Clerk

From: Engineering Services Manager

Re: Loading Zone at Oriole Park School

Our response to Councillor Higham's request to have the existing loading zone on the east side of Ogden Avenue extended northward to provide more space for student loading, is as follows:

Figure 1 illustrates the existing parking control adjacent to the School. There are three problems with this section of Ogden Avenue:

1. There is a high demand for short-term on-street parking to load and unload students near the School door on the east side of Ogden Avenue.

2. Ogden Avenue is too narrow at 9.75 m (32 feet) for the volume of two-way traffic with vehicles stopped or parked along both curbs.

3. There is a safety concern when students dart between stopped or parked vehicles during student pick up and drop off times.

We have previous requests on file for parking or loading zone changes. There were five requests for prohibiting parking due to vehicle congestion and six requests for relaxing parking restrictions to enable easier student loading. Parking prohibitions were requested by the adjacent residents, while provision of on-street parking was requested by the School and student parents. Public concern is regularly expressed to the Engineering Services Department about Ogden Avenue and Oldbury Street and is not likely to subside unless a more aggressive solution is implemented.

Extending the current loading zone northward, as suggested by Councillor Higham, is a good idea to assist in student loading and unloading, but will result in more complaints about Ogden Avenue being congested and unsafe due to its narrow width and volume of traffic.

To properly address both the student loading and unloading issue and the road congestion and safety issue, we believe that one of the following three options should be considered.

a. Construct an off-street parking lot within the School lands, preferably just north of the School with an access to Ogden Avenue. This cost would be the responsibility of the School Board. (See Figure 2)

b. Construct a vehicle-loading bay along Ogden Avenue. As this primarily benefits the School and its users, it would seem reasonable that this cost would be the responsibility of the School Board. (See Figure 3)

c. Initiate a Capital Project to widen both Ogden Avenue and Oldbury Street by 3.0 m (10 ft). This would accommodate School buses as well as regular passenger vehicles in an on-street parking configuration. This could be undertaken as an area improvement tax to the benefiting community if accepted by the community or funded from capital project reserves with a contribution from the School Board. (See Figure 4)

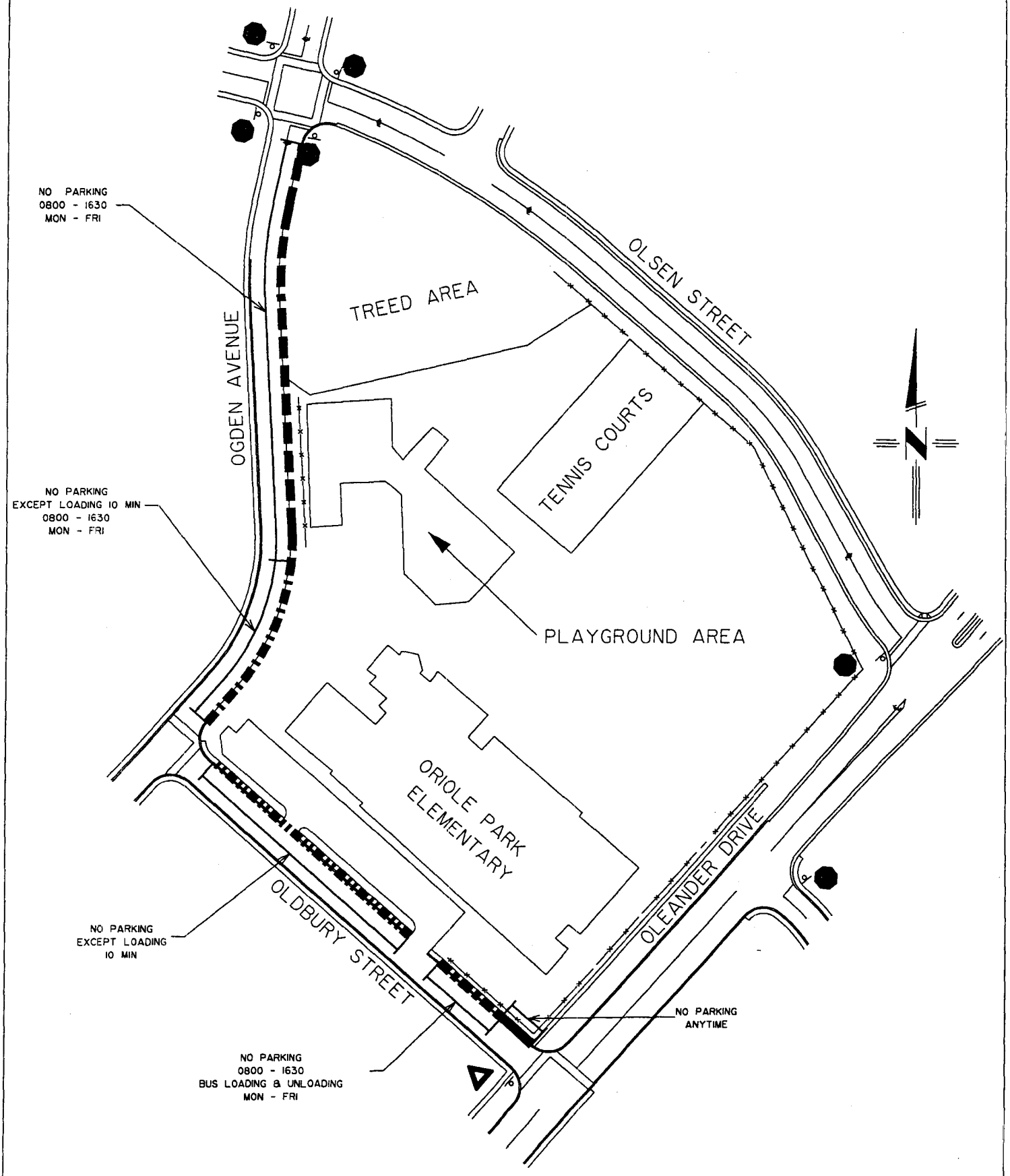
RECOMMENDATION

It would be our recommendation that the safest and likely the least costly option to pursue would be the construction of an off-street parking lot on the School property. This would place the student loading entirely off street so there would be no danger of students darting out between parking vehicles and it would reduce the congestion to through traffic for the area residents.

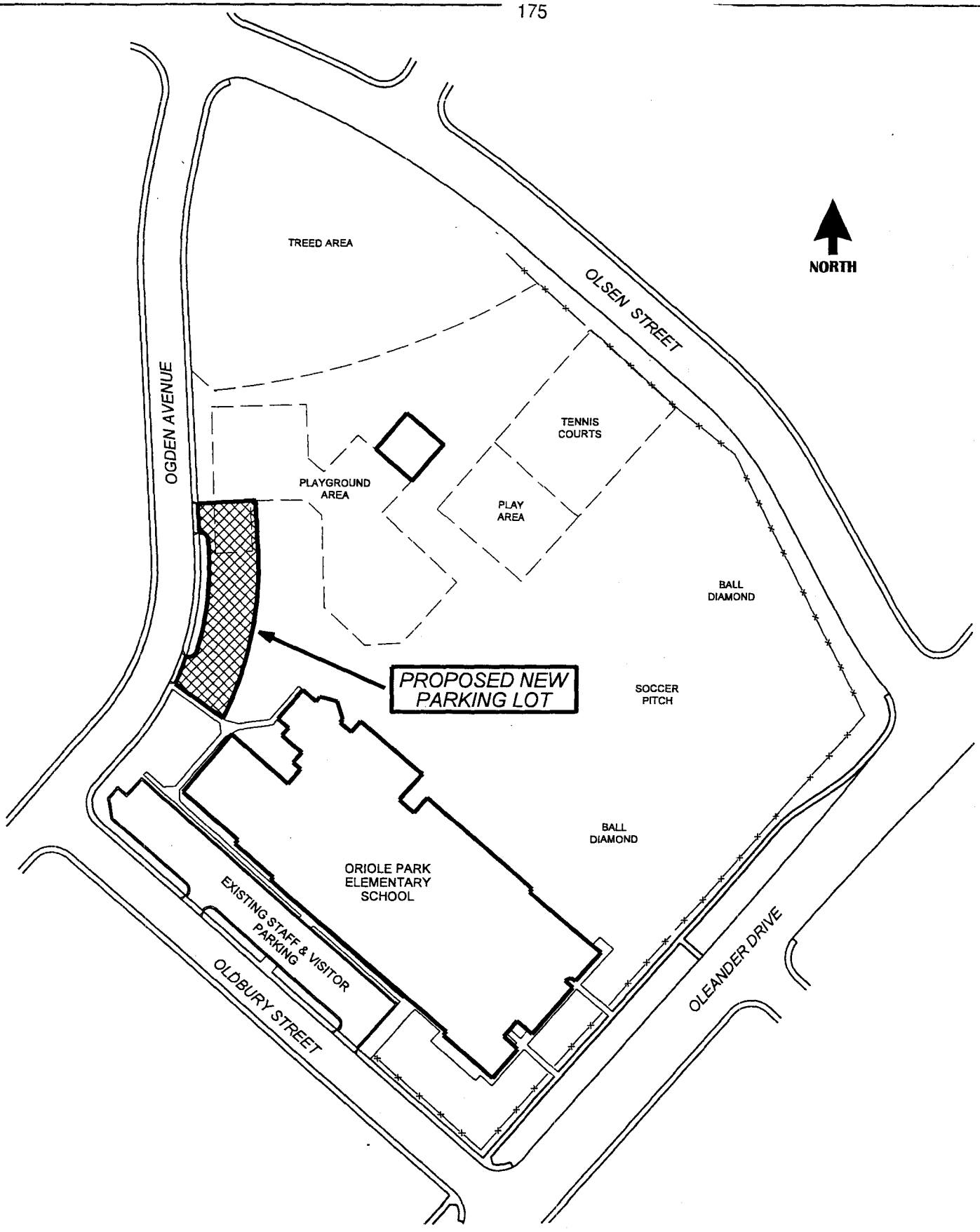
If the preferred option is to widen Ogden Avenue and Oldbury Street, Engineering Services could provide a cost estimate for consideration in the 2003 Major Capital Budget.

Ken G. Haslop, P.Eng
Engineering Services Manager

KGH/emr
Att.
c. Emergency Services Manager
Inspections & Licensing Manager
RCMP Superintendent

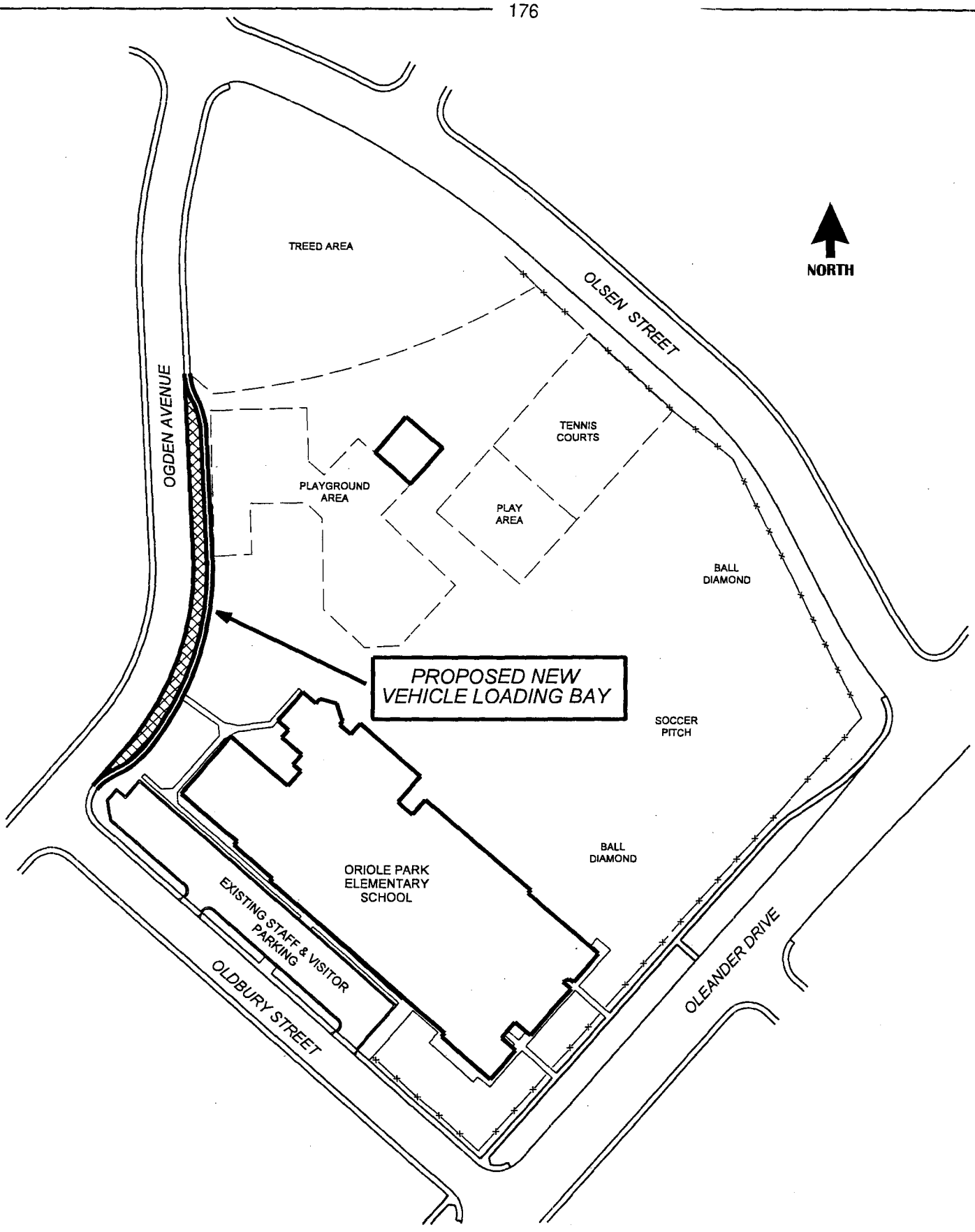


	PREPARED BY: RKW	THE CITY OF RED DEER ENGINEERING DEPARTMENT	APPROVED BY:
	DATE: MAR/02	ORIOLE PARK SCHOOL PARKING RESTRICTIONS	ENGINEER
	SCALE: N/A		DRAWING NO. FIGURE 1
REVISION			



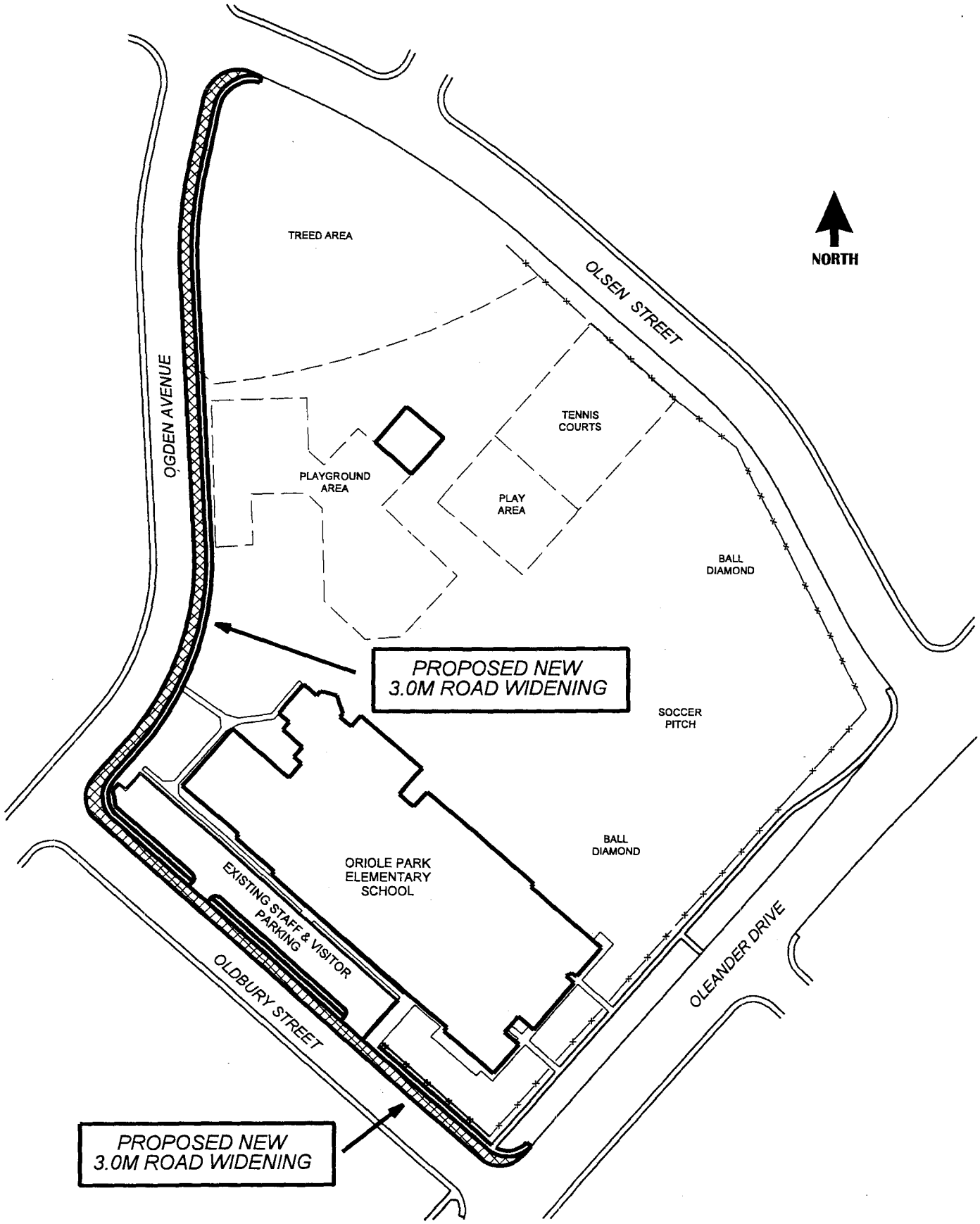
ORIOLE PARK ELEMENTARY SCHOOL
PROPOSED LOADING & UNLOADING ZONES
FIGURE 2

MAY 9, 2002



ORIOLE PARK ELEMENTARY SCHOOL
PROPOSED LOADING & UNLOADING ZONES
FIGURE 3

MAY 9, 2002



ORIOLE PARK ELEMENTARY SCHOOL
PROPOSED LOADING & UNLOADING ZONES
FIGURE 4

MAY 9, 2002

DATE: 08 MAY 2002

TO: Kelly Kloss - City Clerk

FROM: Supt. Steele- Officer In Charge - RCMP

RE: **Drop off/Pickup Parking at Oriole Park School**

The parking problem at the Oriole Park School has existed for years. We have received complaints from area residents, parents who drop their children at school as well as safety concerns from the school.

In my view, the area is not safe in its existing condition due to the sheer volume of cars and students who are mingling about the street between cars and buses. This area is seriously lacking a suitable drop off facility and parking facility. No matter how the current parking or non parking designations are assigned, it will not resolve the current situation and the issue will be again on the table in two years from now (as it was two years ago).

This problem can be eliminated by arranging a parking or drop off facility at the rear of the school. This would provide a much safer environment for the children and meet the needs of area residents who are plagued with parking problems throughout the school year.

(J. Steele) Supt.
Officer In Charge
Red Deer Detachment

MEMO

DATE: **May 13, 2002**

TO: **KELLY KLOSS**
City Clerk

FROM: **GREG SCOTT, Manager**
Inspections & Licensing Department

RE: **DROP OFF/PICK UP AT ORIOLE PARK SCHOOL**

Our department has revisited the request for the change of the "no parking" on the west side of Oriole Park School to a 10-minute loading zone.

We have no concerns to the request if it helps the school and does not negatively impact the surrounding residential area.

GREG SCOTT
MANAGER
INSPECTIONS & LICENSING DEPARTMENT

GS/kb

Cc Ken Haslop, Engineering Department Manager
Jack MacDonald, Emergency Services Manager
Jim Steele, Supt., Commanding Officer, RCMP

Date: May 6, 2002

To: City Clerk

C: Engineering Department Manager
Inspections and Licensing Manager
R.C.M.P. Superintendent

From: Emergency Services

Re: **Drop Off / Pick Up Parking at Oriole Park School**

I have reviewed the above request, and our department has no objection to granting the "10 minute loading zone 8:00 a.m. – 4:30 a.m." at Oriole Park School.

Jack MacDonald
Fire Chief/Manager

/dd

\\chfs\data\ES\WP\Fire\MEMOS\02 Memos\Oriole Park School-Dropp Off-Pick Up.doc
File:

Comments:

Traffic congestion and related safety concerns have been an issue in this area for a significant period of time. The current no parking restrictions are in place as a result of previous discussions between the school and the neighbouring residents. We can certainly appreciate the concerns being raised by the school and the Parent Council and we agree with the Manager of Engineering Services that the best solution is the development of off-street parking on the school site. We understand that this is currently being considered by the school administration. We believe that more specific consultation with the School Board and with the surrounding neighbourhood is critical to the development of a lasting solution based on the consensus of all involved. We therefore recommend that Council direct the Administration to discuss this issue with the School Board to determine their degree of involvement in the long-term solution. The extension of the ten-minute loading zone along Ogden Avenue adjacent to the school grounds may be a reasonable interim solution. We recommend the School Administration and/or Parent Council consult with the adjacent residents to determine their willingness to support this change.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Item No. 2

June 5, 2002

Mayor Gail Surkan
City Hall
Box 5008, 4914 – 48th Avenue
Red Deer, Alberta
T4N 3T4

Re: **Red Deer Academy School**

Dear Honorable Mayor Surkan:

I have been contracted by Mr. Barry Cunningham of the Red Deer Academy to assist them in providing the outstanding educational services that they offer. This community-based program provides an educational opportunity for children that require additional attention. These students have worked through the programs provided by the various school systems and simply require more attention then the current educational system can provide. Without this program many of these students would go without adequate education.

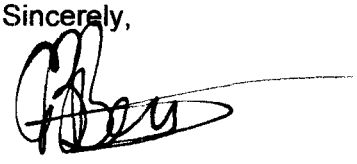
The Red Deer Academy has a dilemma; as of the fast approaching school year, they have no home to operate this valuable community project in. Through the generous offer of Mr. Cunningham, they have a temporary facility that they can use until plans can be developed, researched and funded for a new permanent location.

The proposed site is located in Riverside Industry Park, 4628 – 62nd Street. Although this is not an ideal site, it would provide a perfect temporary facility from which to continue this valuable program. Currently the site does not comply with the land use by-law and is not a permitted discretionary use. I would ask that this item be brought before City Council on June 17th to permit a temporary variance for this usage.

I want to ensure you that the Red Deer Academy and Mr. Cunningham will be working hard towards finding a permanent home. I would be more than pleased to keep the City of Red Deer up to date on this process. If this school does not operate in September of 2002, there will be a min. of 20 valuable children not getting the education that each one requires.

I thank you for your time, if you have any questions or comments please do not hesitate to contact me. I look forward to addressing this valuable community program with City Council on June 17th, 2002.

Sincerely,



G. Berry Architect Inc.
George Berry, B. Arch, MAAA, MRAIC

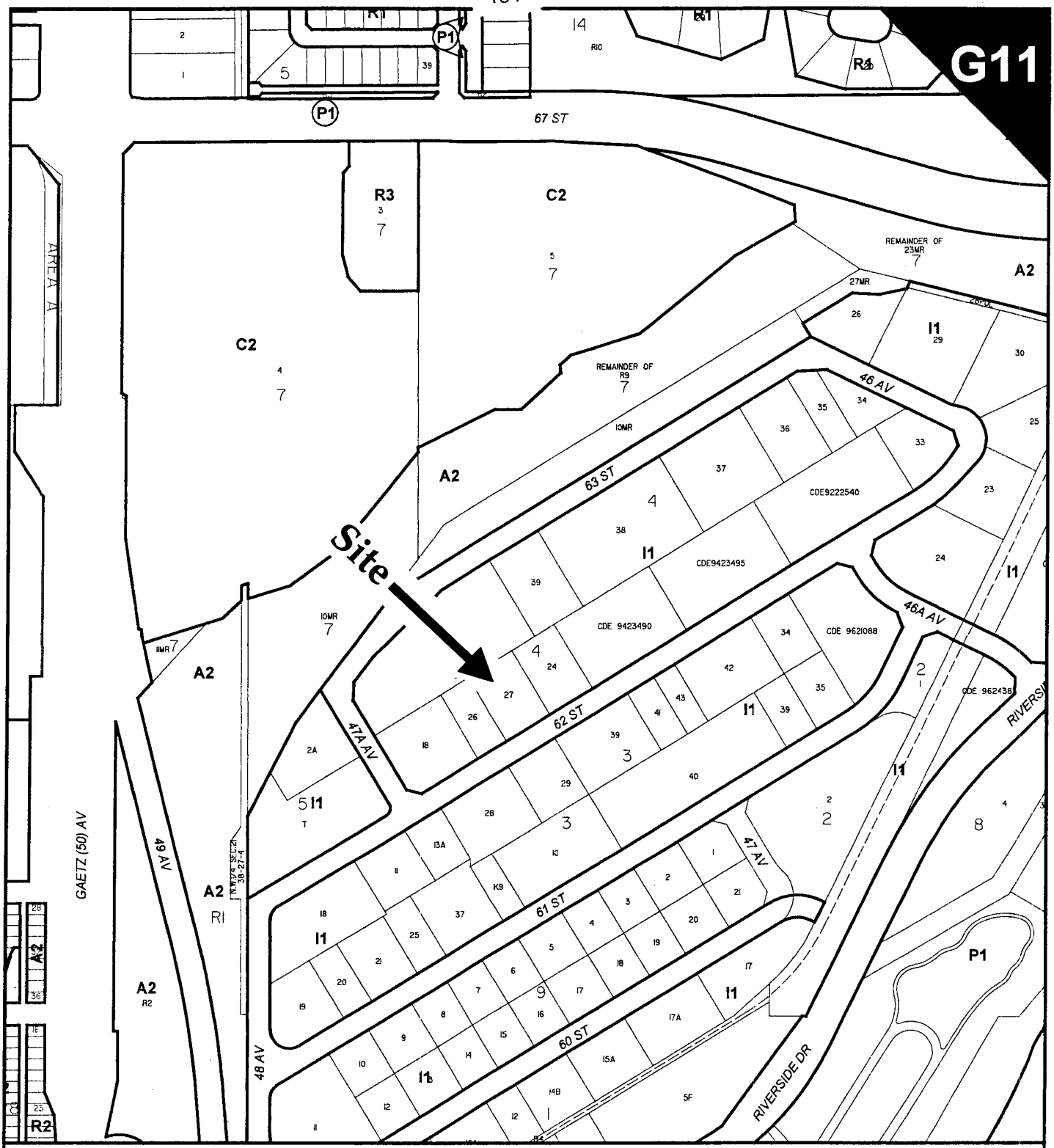
Attachments

c. Barry Cunningham

G. Berry Architect Inc.
3rd Flr, 5301-43rd St. Red Deer, AB T4N 1C8 Ph: (403) 314 4461, Fax (403) 314 4477
E. Mail: bps-g.berry@alberta.com

The owner of the building at 4628 – 62nd Street in Red Deer acknowledges and approves of the proposed project to operate a temporary school for special needs children out of the office space in the front of the building. The building owner, 966294 Alberta LTD has requested that G. Berry Architect Inc. assist with the planning and work with the City of Red Deer in attaining the necessary approvals.

Gerald Halford, President
966294 Alberta LTD.



Part Six of the Bylaw outlines the Land Use District Definitions

refer to the Index Map for the Legend

NORTH
Scale 1:5,000

© The City of Red Deer, Engineering Department

The City of Red Deer

Land Use Bylaw 3156/96

Amendments to NW¼ Sec 21

3156 / TT-2000 *Jan 15, 2001*

F12	G12	H12
F11	G11	H11
F10	G10	H10

NW¼ Sec 21
Twp 38- Rge 27 - W4th

printed on
January 03, 2002

June 3, 2002

Please be advised that a group of Red Deer parents are proposing to temporarily operate a private school for special needs children at 4628 – 62 Street. The school would operate out of the existing office space at the front side of the building during regular school hours Monday – Friday.

Please indicate below whether or not you would have concerns regarding this proposal.

☑ I have no concerns

☐ I have concerns, specifically: _____

_____

_____

Company Name: HAWK CUSTOM SHEET METAL

Company Address: 4640-62 ST RED DEER

Name: MINNIE STEER Position: SEC/TREAS

Signature: Minnie Steer

Should you require any further information please contact:

Barry Cunningham
Box 15, Site 3, RR 2
Red Deer, AB
T4N 5E2
(403)347-0678

George Berry
G.Berry Architect Inc.
3rd Floor, 5301 – 43 St.
Red Deer, AB
T4N 1C8
Ph: (403)314-4461
Fax: (403)314-4477

June 3, 2002

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Please indicate below whether or not you would have concerns regarding this proposal.

☑ I have no concerns

☐ I have concerns, specifically: _____

_____

_____

Company Name: South Dow & Associates

Company Address: 4632 – 62 ST

Name: Philip Kwong Position: _____

Signature: Philip Kwong

Should you require any further information please contact:

Barry Cunningham
Box 15, Site 3, RR 2
Red Deer, AB
T4N 5E2
(403)347-0678

George Berry
G.Berry Architect Inc.
3rd Floor, 5301 – 43 St.
Red Deer, AB
T4N 1C8
Ph: (403)314-4461
Fax: (403)314-4477

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Please indicate below whether or not you would have concerns regarding this proposal.

☑ I have no concerns

☐ I have concerns, specifically: _____

_____

_____

Company Name: DALCO SERVICE INC.

Company Address: #5 4625 63 STREET

Name: JIM ROBERTSON Position: _____

Signature: James Robertson

Should you require any further information please contact:

Barry Cunningham
Box 15, Site 3, RR 2
Red Deer, AB
T4N 5E2
(403)347-0678

George Berry
G.Berry Architect Inc.
3rd Floor, 5301 – 43 St.
Red Deer, AB
T4N 1C8
Ph: (403)314-4461
Fax: (403)314-4477

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Please indicate below whether or not you would have concerns regarding this proposal.

☑ I have no concerns

☐ I have concerns, specifically: _____

_____

_____

Company Name: TRIANGLE SUPPLY LTD.

Company Address: 4620 - 62 ST.

Name: GERALD HALFORD Position: PRESIDENT

Signature: Gerald Halford

Should you require any further information please contact:

Barry Cunningham
Box 15, Site 3, RR 2
Red Deer, AB
T4N 5E2
(403)347-0678

George Berry
G.Berry Architect Inc.
3rd Floor, 5301 – 43 St.
Red Deer, AB
T4N 1C8
Ph: (403)314-4461
Fax: (403)314-4477

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Please indicate below whether or not you would have concerns regarding this proposal.

☑ I have no concerns

☐ I have concerns, specifically: _____

_____

_____

Company Name: Kallis Developments Inc

Company Address: #6 4625 - 63 St

Name: Ben Kallis Position: President

Signature: Ben Kallis

Should you require any further information please contact:

Barry Cunningham
Box 15, Site 3, RR 2
Red Deer, AB
T4N 5E2
(403)347-0678

George Berry
G.Berry Architect Inc.
3rd Floor, 5301 – 43 St.
Red Deer, AB
T4N 1C8
Ph: (403)314-4461
Fax: (403)314-4477

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Please indicate below whether or not you would have concerns regarding this proposal.

☑ I have no concerns

☐ I have concerns, specifically: _____

_____

_____

Company Name: ACCURATE BUSINESS SYSTEMS

Company Address: #112 - 4625 - 63 STREET.

Name: LOUIS TREMBLAY Position: OWNER.

Signature: _____

Should you require any further information please contact:

Barry Cunningham
Box 15, Site 3, RR 2
Red Deer, AB
T4N 5E2
(403)347-0678

George Berry
G.Berry Architect Inc.
3rd Floor, 5301 – 43 St.
Red Deer, AB
T4N 1C8
Ph: (403)314-4461
Fax: (403)314-4477

Kelly Kloss

From: Wendy Klassen
Sent: June 05, 2002 1:42 PM
To: Jeffrey Dawson; Bev Hughes; Dennis Moffat; Diana Rowe; Gail Surkan; Larry & Diane Pimm; Larry Pimm; Lorna Watkinson-Zimmer; Morris Flewwelling; Vesna Higham
Cc: George Berry; Barbara Jeffrey; Kelly Kloss
Subject: Application for a School - request from George Berry

Red Deer Academy.doc

Hello to all!

Earlier today you received an email from George Berry, George Berry Architects Inc. identifying the Third Academy School application to City Council for approval to temporarily locate in Riverside Industrial Park.

Mr. Berry has unwittingly made a significant error in the naming of the school will be called the Red Deer Academy, operating intially as a satellite of the Calgary Academy. It has no association with the Third Academy at Red Deer or the Third Academy International.

It is important for ethical and legal reasons that this naming error is corrected.

We would like to take this opportunity to express the critical need for this school and the urgency of a decision from Council. Please refer to the attachment.

Barry Cunningham
Wendy Klassen

[This message has been scanned for security content threats, including computer viruses.]

June 5, 2002

TO: Red Deer City Council

RE: The Red Deer Academy for Children with Learning Disabilities

As parents of children with learning disabilities, we have worked diligently with our public school systems in the region to have our children's educational needs met. As you know, school systems are facing difficulties with operations related to regular classroom education.

If you research AB Learning policy directions, you will discover that while private schools generally are not supported, private schools for special needs children get full funding and support from the department. The School Act also does not allow public systems to establish special partnered programs (such as the Christian School within the Red Deer Public District) for special education needs.

Children with learning disabilities often 'fall through the cracks' in regular classrooms. This situation will only worsen if class sizes increase. Funding for special education to public systems is inadequate to meet the needs of all the learning disabled children, both in terms of numbers and in terms of the varied learning styles or capacities. The difficulty in meeting the needs of these children in this context creates difficulties for the teachers and other students as well.

The Red Deer Academy will be operated by the Calgary Academy as a satellite school for the first two to three years, with the operation gradually being transferred to an autonomous Red Deer Academy Board (private, non-profit society). The Calgary Academy has operated for 22 years, has an enrollment of nearly 700 with a waiting list of 450. Last year all of their Grade 12 students graduated and went on to post-secondary education, a feat that most schools, private or public would be hard pressed to achieve.

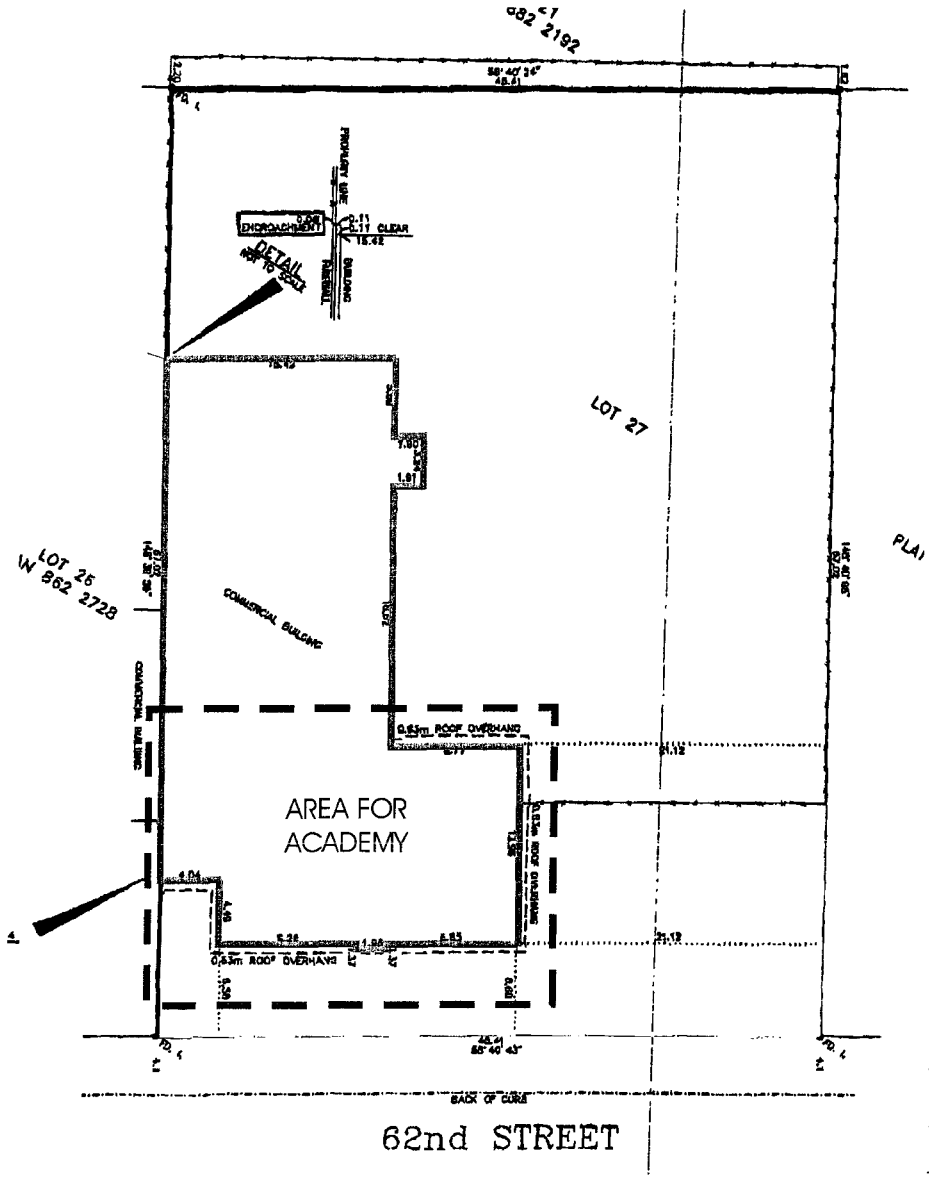
Our children, our families and our community need this resource in Central Alberta.

Extensive searching over the past several years has not resulted in finding appropriate space – until now. The proposed site is an excellent facility for the school to get started. An alternative, permanent site will be required in the very near future because the enrollments are expected to grow quickly as this resource becomes known. With the financial and administrative backing of the Calgary Academy more options will become available.

The urgency for a favourable decision regarding the proposed site is that it is the middle of June. The School needs to advertise its existence so families can enroll their children, to hire teachers, obtain furniture and supplies. The administration of the Calgary Academy is indicating the timelines are very short. This work should have been initiated in early June. They are still willing to throw their resources behind us at this point, although we are running out of time.

We thank you for your support. If you have further questions please contact:

Barry Cunningham 347-0678 (h) or 342-8830 (office)
Wendy Klassen 343-6942(h) or 342-2266 (office)
Parents of children with learning disabilities.



SITE PLAN

ACADEMY

CITY OF RED DEER LAND USE BYLAW REVIEW:

LEGAL ADDRESS: LOT 27, BLOCK 4, PLAN 922 2043

CIVIC ADDRESS: 4628 - 62 STREET, RED DEER, AB.

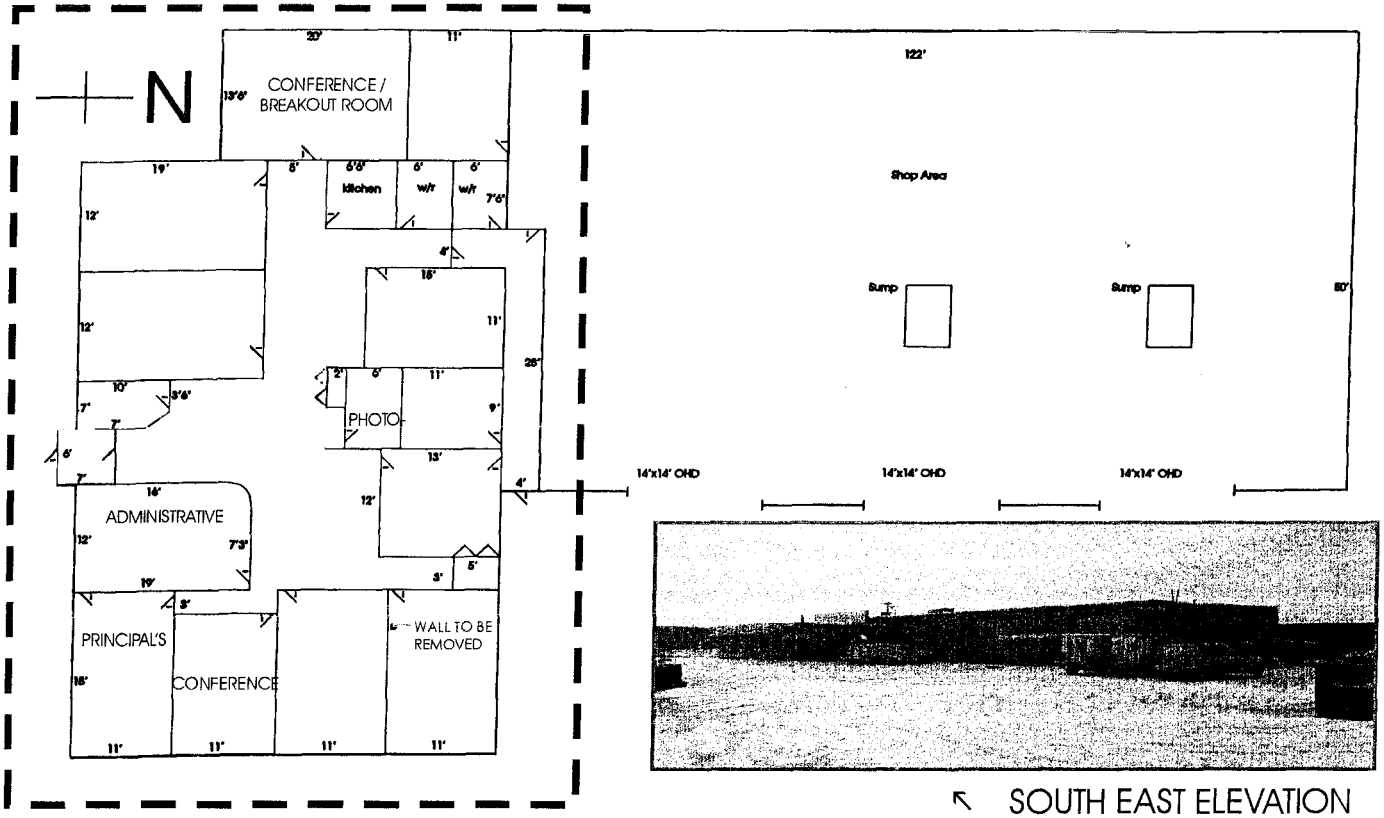
REGULATION:	REQUIREMENT:	EXISTING:
LAND ZONED I - 1		INDUSTRIAL (BUSINESS SERVICE) DISTRICT
FLOOR AREA:	NOT APPLICABLE	320.7m² (3452 ft²)
SITE COVERAGE:	NOT APPLICABLE	24.8%
BUILDING HEIGHT:	NOT APPLICABLE	
FRONTAGE:	MINIMUM 22m	45.41m
FRONT YARD:	MINIMUM 6m	6.58m
SIDE YARD:	6m ON ONE SIDE	21.1m
REAR YARD:	3m	21.02m
LANDSCAPING:	40% OF FRONT YARD	EXISTING
LOT AREA:	929m²	3053.25m²
PARKING:	Required for private or elementary and junior high school 1.0 spaces / classroom	8

THE INTENT OF THIS APPLICATION IS TO OBTAIN A DISCRETIONARY USE APPROVAL FOR A PRIVATE SCHOOL ON THIS SITE. THE 3RD ACADEMY SCHOOL, CURRENTLY LOCATED IN THE NEW LIFE FELLOWSHIP, IS SEARCHING FOR A PERMANENT HOME. HOWEVER, IN THE IN TERM, A GENEROUS OFFER FROM A PARENT OF A STUDENT HAS PROVIDED THE USE OF THIS CURRENTLY VACANT LOCATION.

THIS SPACE IS TO BE USED ON A SHORT-TERM BASIS WHILE A NEW SITE IS DETERMINED AND FINANCING SECURED. WITHOUT THIS SPACE, THIS MUCH NEEDED EDUCATIONAL PROGRAM MAY BE IN JEOPARDY OF CLOSING ITS DOORS, AND LOSING THE EDUCATIONAL MOMENTUM THAT HAS DEVELOPED IN ITS HISTORY IN RED DEER.

G. Berry Architect Inc.
3rd Floor, 5301 - 43rd St.
Red Deer, AB T4N 1C8
Ph: 403-314-4461
Fax: 403-314-4477
e-mail:bps-g.berry@alberta.com

ACADEMY



FLOOR PLAN →

↖ SOUTH EAST ELEVATION

NORTH WEST ELEVATION ↑

↖ WEST ON 62 STREET

EAST ON 62 STREET →

G. Berry Architect Inc.

3rd Floor, 5301 - 43rd St.
Red Deer, AB T4N 1C8
Ph: 403-314-4461
Fax: 403-314-4477
e-mail:bps-g.berry@alberta.com

PARKLAND
COMMUNITY
PLANNING
SERVICES

Suite 500, 4808 Ross Street
Red Deer, Alberta, T4N 1X5
Phone: (403) 343-3394
FAX: (403) 346-1570
E-mail: pcps@pcps.ab.ca

Date: June 9, 2002

To: City Clerk

From: Paul Meyette, City Planning Manager
Greg Scott, Inspections and Licensing Manager

RE: G. Berry Architects- Application to amend the Land Use Bylaw to allow a School in the I1 (Business Service) District

In a letter dated June 5, 2002,, George Berry Architects is requesting that Council approve a land use bylaw amendment which would allow the Calgary Academy to operate a school in the Riverside Industrial Park at 4628-62nd Street. The site is currently zoned I1 (Business Service) District which does not permit an elementary school.

Background Information

The purpose of the I1 District is to provide for a limited range of light industrial, warehousing, storage and industrial support services within the performance standards of subsection 69(1), the operation of which do not create or emit noises, odours, dust, fumes or other factors which are regarded as nuisances. In addition, this district provides for certain other businesses which are incompatible in commercial districts. The I1 District contains a wide range of manufacturing, storage and oilfield services.

The district does provide for adult training (trade/commercial schools) as a discretionary use however there is no provision for schools with children.

The Proposal

The proposal includes a minimum of 20 children of varying ages to be located in an industrial building for a temporary use although no time frame has been given. The application notes that there may be rapid growth of the school once it becomes established.

Implications of Spot Zoning (exception) to allow a school

In order to implement "spot zoning" to a school, at 4628-62nd Street, Council would need to pass a land use bylaw amendment which would add the use to this site only. In order to make the use temporary, Council would have to assign a specific time frame to the temporary use.

As the applicants note, this is not an ideal location for a school. Industrial areas are not designed to provide a safe environment for children, there is no playground space, there is considerable truck traffic and there may be hazardous goods transported to the area. Although the request is to spot zone on a temporary basis, there is no specific time frame given; as Council is aware, there has been considerable difficulty in getting businesses to move after temporary approvals are given. The City has been faced with requests for extensions for most if not all of the temporary uses approved.

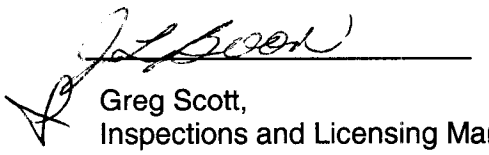
Recommendation

Staff do not support the request to spot zone 4628-62nd Street for a school. An industrial area is not an appropriate place for a school .

If a temporary location is needed, it is recommended that the school look at other locations such as a church, large community centre or other institutional use. Even a vacant commercial site would be far more suitable than locating in an industrial area.

Sincerely,

Paul Meyette,
City Planning Manager



Greg Scott,
Inspections and Licensing Manager

THE CITY OF
Red Deer

Emergency Services

DATE: **June 7, 2002**

TO: **City Clerk**

CC: **Director of Community Services**
Director of Development Services
Inspections and Licensing Manager
City Planning Manager

FROM: **Emergency Services Manager**

SUBJECT: **Red Deer Academy School – Request for temporary approval to Locate a school at 4628 – 62 Street**

This department does have concerns with classroom facilities at this location. Every effort should be made to locate in an area where school classroom facilities are permitted.

If successful in this application, the applicant should be prepared to provide a fire separation between the classroom and the remainder of the building. Emergency lighting, exiting and emergency access will be in conformance with the Alberta Building Code.

I have spoken with both George Berry who has been hired to assist the interested parent group and with Barry Cunningham who is a member of the parent group and the owner of the building at 4628-62 Street. It seems that they have exhausted all avenues in search of a suitable facility and are now asking for relaxation of the Land Use Bylaw. The intent is to construct four classrooms and a computer lab in a building which also houses Mr. Cunningham's business; a wholesale plumbing and heating supply company. This occupancy would not have any impact on the use of neighboring properties.

Recommendation:

If Council gives approval for temporary occupancy, we recommend that it be made subject to annual review.

Jack MacDonald
Fire Chief / Manager

Comments:

We agree with the recommendations of Parkland Community Planning Services that the request to spot zone the site not be supported. City Administration is reviewing with the applicant possible other locations.

"G. D. Surkan"
Mayor

"N. Van Wyk"
City Manager

Exemptions based on use of property

361 The following are exempt from taxation under this Division:

(a) repealed 1996 c30 s27;

(b) residences and farm buildings to the extent prescribed in the regulations;

(c) environmental reserves, municipal reserves, school reserves, municipal and school reserves and other undeveloped property reserved for public utilities.

1994 cM-26.1 s361;1996 c30 s27

Exemptions for Government, churches and other bodies

362(1) The following are exempt from taxation under this Division:

(a) any interest held by the Crown in right of Alberta or Canada in property;

(b) property held by a municipality, except the following:

(i) property from which the municipality earns revenue and which is not operated as a public benefit;

(ii) property that is operated as a public benefit but that has annual revenue that exceeds the annual operating costs;

(iii) an electric power system;

(iv) a telecommunications system;

(v) a natural gas or propane system located in a hamlet, village, summer village, town or city or in a school district that is authorized under the *School Act* to impose taxes and has a population in excess of 500 people;

(c) property, other than a student dormitory, used in connection with school purposes and held by

(i) the board of trustees of a school district, school division or regional division,

(i.1) the Regional authority for a Francophone Education Region established under the *School Act*,

(i.2) the operator of a charter school established under the *School Act*, or

(ii) the operator of a private school registered under the *School Act*;

(d) property, other than a student dormitory, used in connection with educational purposes and held by any of the following:

(i) the board of governors of

(A) a university under the *Universities Act*;

(B) a technical institute under the *Technical Institutes Act*;

(C) a public college under the *Colleges Act*;

(ii) the governing body of an educational institution affiliated with a university under the *Universities Act*;

(iii) a students' union or a graduate students' association of a university under the *Universities Act*;

(iv) a students' association of a technical institute under the *Technical Institutes Act* or a public college under the *Colleges Act*;

(v) The Governors of the Banff Centre for Continuing Education;

(e) property, other than a student dormitory, used in connection with hospital purposes and held by a hospital board that receives financial assistance from the Crown;

(f) property held by a regional services commission;

(g) repealed by RSA 2000;

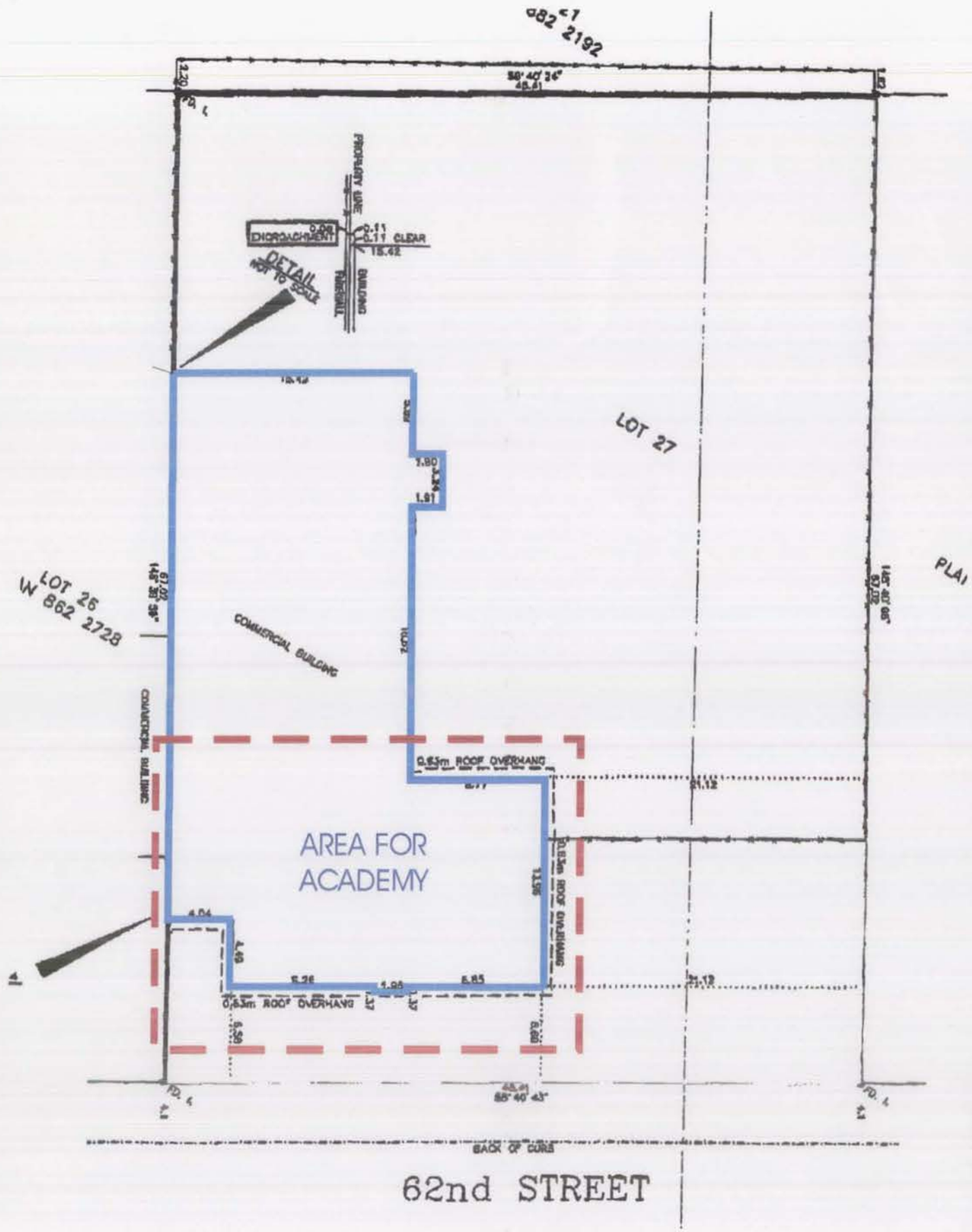
(g.1) property used in connection with health region purposes and held by a health region under the *Regional Health Authorities Act* that receives financial assistance from the Crown under any Act;

(h) property used in connection with nursing home purposes and held by a nursing home administered under the *Nursing Homes Act*;

(i) repealed 1998 c24 s29;

(j) property used in connection with library purposes and held by a library board established under the *Libraries Act*;

Calgary Society of Effective Education of Learning Disabled
D.C - Zoning.
Non Res
Institutional - Class
268-5650. 268-4444.
EXEMPTED.



SITE PLAN

ACADEMY

CITY OF RED DEER LAND USE BYLAW REVIEW:

LEGAL ADDRESS: LOT 27, BLOCK 4, PLAN 922 2043

CIVIC ADDRESS: 4628 - 62 STREET, RED DEER, AB.

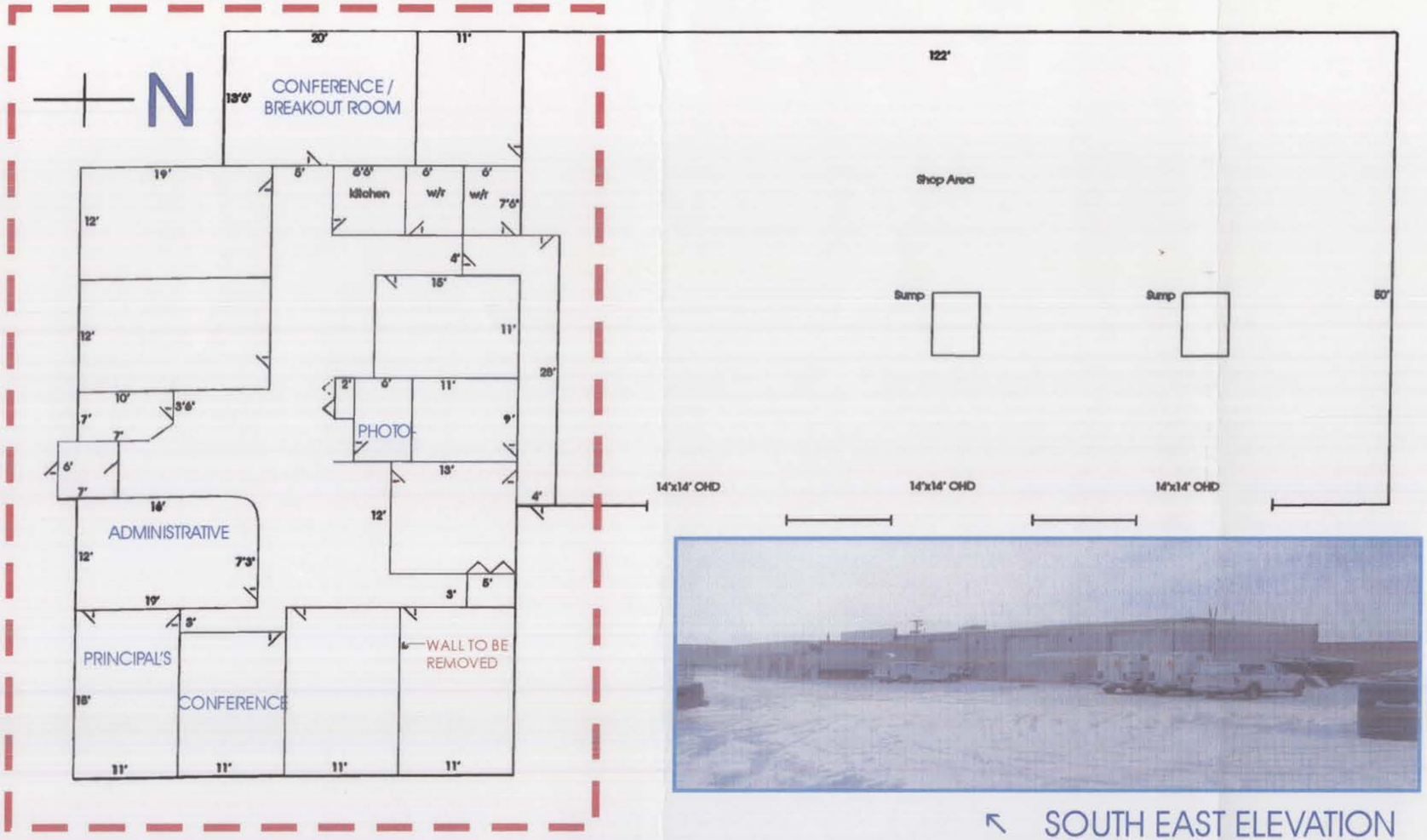
REGULATION:	REQUIREMENT:	EXISTING:
LAND ZONED I - 1		INDUSTRIAL (BUSINESS SERVICE) DISTRICT
FLOOR AREA:	NOT APPLICABLE	320.7m² (3452 ft²)
SITE COVERAGE:	NOT APPLICABLE	24.8%
BUILDING HEIGHT:	NOT APPLICABLE	
FRONTAGE:	MINIMUM 22m	45.41m
FRONT YARD:	MINIMUM 6m	6.58m
SIDE YARD:	6m ON ONE SIDE	21.1m
REAR YARD:	3m	21.02m
LANDSCAPING:	40% OF FRONT YARD	EXISTING
LOT AREA:	929m²	3053.25m²
PARKING:	Required for private or elementary and junior high school 1.0 spaces / classroom	8

THE INTENT OF THIS APPLICATION IS TO OBTAIN A DISCRETIONARY USE APPROVAL FOR A PRIVATE SCHOOL ON THIS SITE. THE 3RD ACADEMY SCHOOL, CURRENTLY LOCATED IN THE NEW LIFE FELLOWSHIP, IS SEARCHING FOR A PERMANENT HOME. HOWEVER, IN THE IN TERM, A GENEROUS OFFER FROM A PARENT OF A STUDENT HAS PROVIDED THE USE OF THIS CURRENTLY VACANT LOCATION.

THIS SPACE IS TO BE USED ON A SHORT-TERM BASIS WHILE A NEW SITE IS DETERMINED AND FINANCING SECURED. WITHOUT THIS SPACE, THIS MUCH NEEDED EDUCATIONAL PROGRAM MAY BE IN JEOPARDY OF CLOSING ITS DOORS, AND LOSING THE EDUCATIONAL MOMENTUM THAT HAS DEVELOPED IN ITS HISTORY IN RED DEER.

G. Berry Architect Inc.
3rd Floor, 5301 - 43rd St.
Red Deer, AB T4N 1C8
Ph: 403-314-4461
Fax: 403-314-4477
e-mail:bps-g.berry@alberta.com

ACADEMY



FLOOR PLAN →

↖ SOUTH EAST ELEVATION

NORTH WEST ELEVATION ↑

↖ WEST ON 62 STREET

EAST ON 62 STREET →

G. Berry Architect Inc.

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Red Deer, AB T4N 1C8
Ph: 403-314-4461
Fax: 403-314-4477
e-mail:bps-g.berry@alberta.com

THE CITY OF Red Deer

Council Decision – June 17, 2002

LE

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Paul Meyette, Parkland Community Planning Services**

FROM: **City Clerk**

SUBJECT: **Land Use Bylaw Amendment**
Red Deer Academy School
Request for Temporary Approval to Locate School at 4628 – 62 Street

---

Reference Report:
Parkland Community Planning Services , dated June 9, 2002

Resolutions:

> *Resolved* that Council of the City of Red Deer having considered the correspondence from G. Berry Architect Inc, dated June 5, 2002, re: Red Deer Academy School – Request for Temporary Approval to Locate School at 4628 – 62 Street, hereby directs the Administration to draft a Land Use Bylaw Amendment to allow a school at 4628 – 62 Street for a temporary period of up to two years from the passage of the Amendment.

Report Back to Council: Yes

Comments/Further Action:
A Land Use Bylaw Amendment is to be presented to Council for first reading on July 2, 2002 as per the above Council resolution.

Kelly Kloss
City Clerk

/chk

c Director of Development Services
Inspections & Licensing Manager
Emergency Services Manager

Office of the City Clerk

Box 5008
Red Deer, Alberta
T4N 3T4

The City of Red Deer

FILE

June 18, 2002

G. Berry Architect Inc.
3rd Floor, 5301 – 43 Street
Red Deer, AB T4N 1C8

Dear Mr. Berry:

Re: Red Deer Academy School
Request for Temporary Approval to Locate School at 4628 – 62 Street

At the City of Red Deer's Council meeting held Monday, June 17, 2002, your request was reviewed with the following resolution being passed:

> *Resolved* that Council of the City of Red Deer having considered the correspondence from G. Berry Architect Inc, dated June 5, 2002, re: Red Deer Academy School – Request for Temporary Approval to Locate School at 4628 – 62 Street, hereby directs the Administration to draft a Land Use Bylaw Amendment to allow a school at 4628 – 62 Street for a temporary period of up to two years from the passage of the Amendment.

Following I have outlined the next steps and what the process is should the Bylaw receive first reading:

1. A Land Use Bylaw Amendment meeting the intent of the above resolution will be presented to Council on Tuesday, July 2, 2002. At this point, Council asked for Mr. Cunningham to be able to outline what other sites have been considered in the placement of the school.

2. If Council does not give first reading to the Bylaw, the process stops.

3. If Council gives first reading to the Bylaw, then a Public Hearing is advertised for the Council Meeting of July 29, 2002 at 7:00 p.m. , subject to receiving on July 10, 2002 an amount equal to the estimated cost of advertising, which in this instance would be $400.

...2/

4. After the Public Hearing, Council may or may not proceed with second and third reading of the Bylaw.

5. If Council proceeds with second and third reading, then the use of a school may be allowed on the site for up to two years.

6. Adherence to building code and obtaining the necessary building and development approvals is required. Attached is the report from the Emergency Services Department outlining requirements from their perspective. More details can be obtained from Mr. Greg Scott, Inspections & Licensing Manager at 342-8195.

Sincerely,

Kelly Kloss
City Clerk

KK/chk
/attach.

c Barry Cunningham
Paul Meyette, Parkland Community Planning Services
Greg Scott, Inspections & Licensing Manager
Mr. J. MacDonald, Emergency Services Manager

THE CITY OF Red Deer

Emergency Services

DATE: June 7, 2002

TO: City Clerk

CC: Director of Community Services
Director of Development Services
Inspections and Licensing Manager
City Planning Manager

FROM: Emergency Services Manager

SUBJECT: Red Deer Academy School – Request for temporary approval to Locate a school at 4628 – 62 Street

---

This department does have concerns with classroom facilities at this location. Every effort should be made to locate in an area where school classroom facilities are permitted.

If successful in this application, the applicant should be prepared to provide a fire separation between the classroom and the remainder of the building. Emergency lighting, exiting and emergency access will be in conformance with the Alberta Building Code.

I have spoken with both George Berry who has been hired to assist the interested parent group and with Barry Cunningham who is a member of the parent group and the owner of the building at 4628-62 Street. It seems that they have exhausted all avenues in search of a suitable facility and are now asking for relaxation of the Land Use Bylaw. The intent is to construct four classrooms and a computer lab in a building which also houses Mr. Cunningham's business; a wholesale plumbing and heating supply company. This occupancy would not have any impact on the use of neighboring properties.

Recommendation:

If Council gives approval for temporary occupancy, we recommend that it be made subject to annual review.

Jack MacDonald
Fire Chief / Manager

Item No. 1
Bylaws

BYLAW NO. 3156/G-2002

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

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

That the Density District in Part 7 Special Districts is hereby amended as follows:

1 The existing heading "DENSITY (PERSONS PER HECTARE) DISTRICT" is deleted in its entirety.

2 The new heading "DENSITY DISTRICT" is reinstated.

3 Sections 210 and 211 are deleted in its entirety.

4 Sections 210 and 211 are reinstated as follows:

"210 General Purpose

The general purpose of this District is to establish the maximum number of dwelling units permitted on a residential site designated by this District.

211 Method of Application

(1) The maximum number of dwelling units permitted per hectare in a Density District is indicated by the number following the letter "D" on the site in a district map. The following is an example for illustration purposes only:

R3.D40 means R3 uses are permitted to a maximum of 40 dwelling units per hectare.

(2) In a Density District the maximum number of dwelling units which may be developed on a site is determined as follows:

Site Area expressed in hectares x Density Restriction as per the district map (e.g. D40) = Maximum number of dwelling units allowed on that site.

(3) If no density designation is established for a site, the maximum permitted density of development shall be determined by the regulations in the applicable land use district."

Bylaw No. 3156/G-2002

That the R3 Residential (Multiple Family) District in Part 6 is hereby amended as follows:

5 Sections 199(1) and 199(2) are deleted in their entirety.

6 Sections 199(1) and 199(2) are reinstated as follows:

"199(1) Multi-attached building up to a maximum density of 35 dwelling units per hectare (D35).

199(2) Multiple family building up to a maximum density of 35 dwelling units per hectare (D35)."

7 The Land Use District Maps D13, E10, E13, F7, F10, F11, F14, G5, G6, G8, H6, J6, K7 and L6 contained in "Schedule B" of the Land Use Bylaw are hereby amended in accordance with the Land Use Bylaw Amendment Map Numbers 3/2002 through to 15/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

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

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

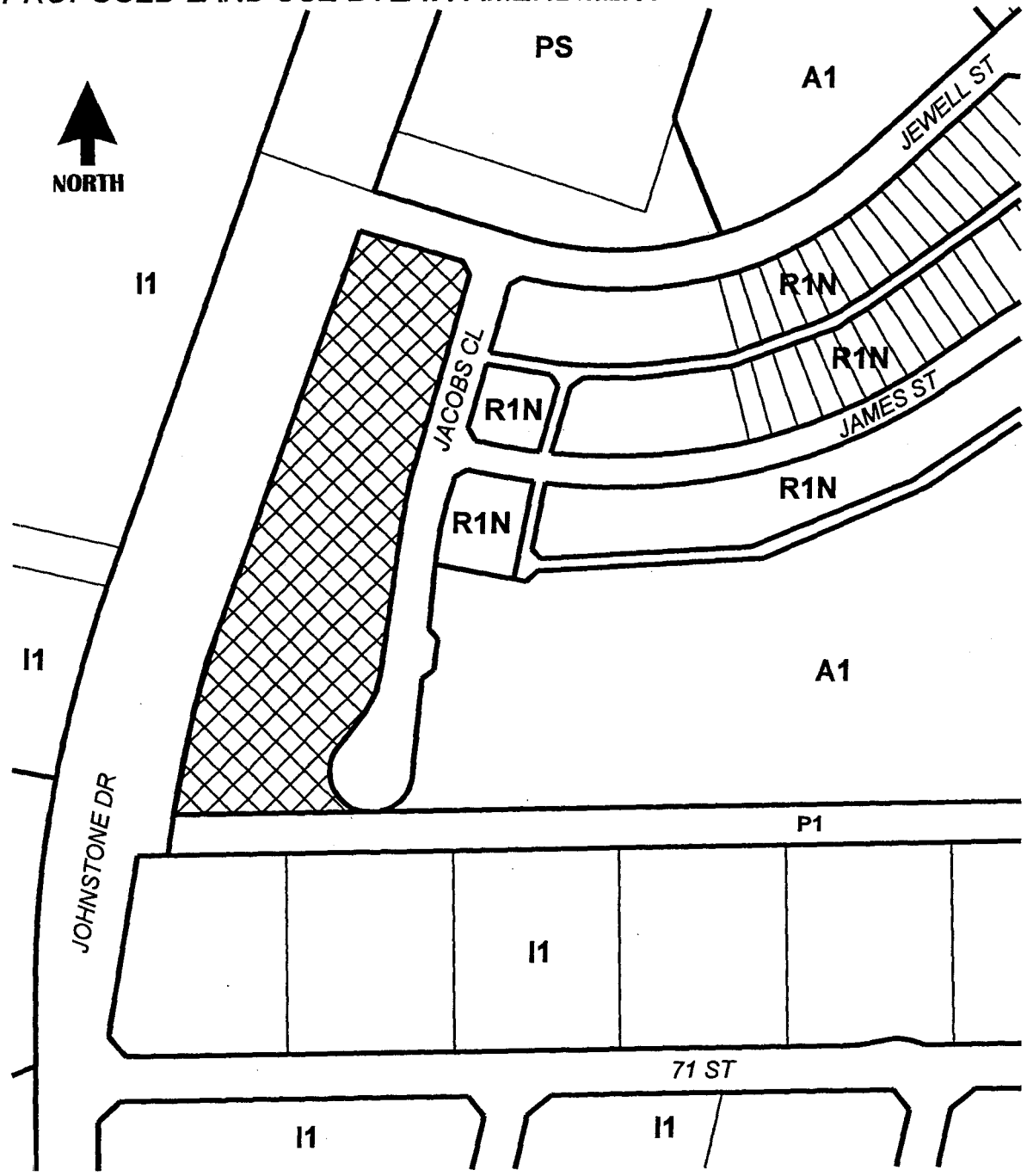
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D155 to R3- D55 (Dwelling units/hectare)

AFFECTED DISTRICTS:

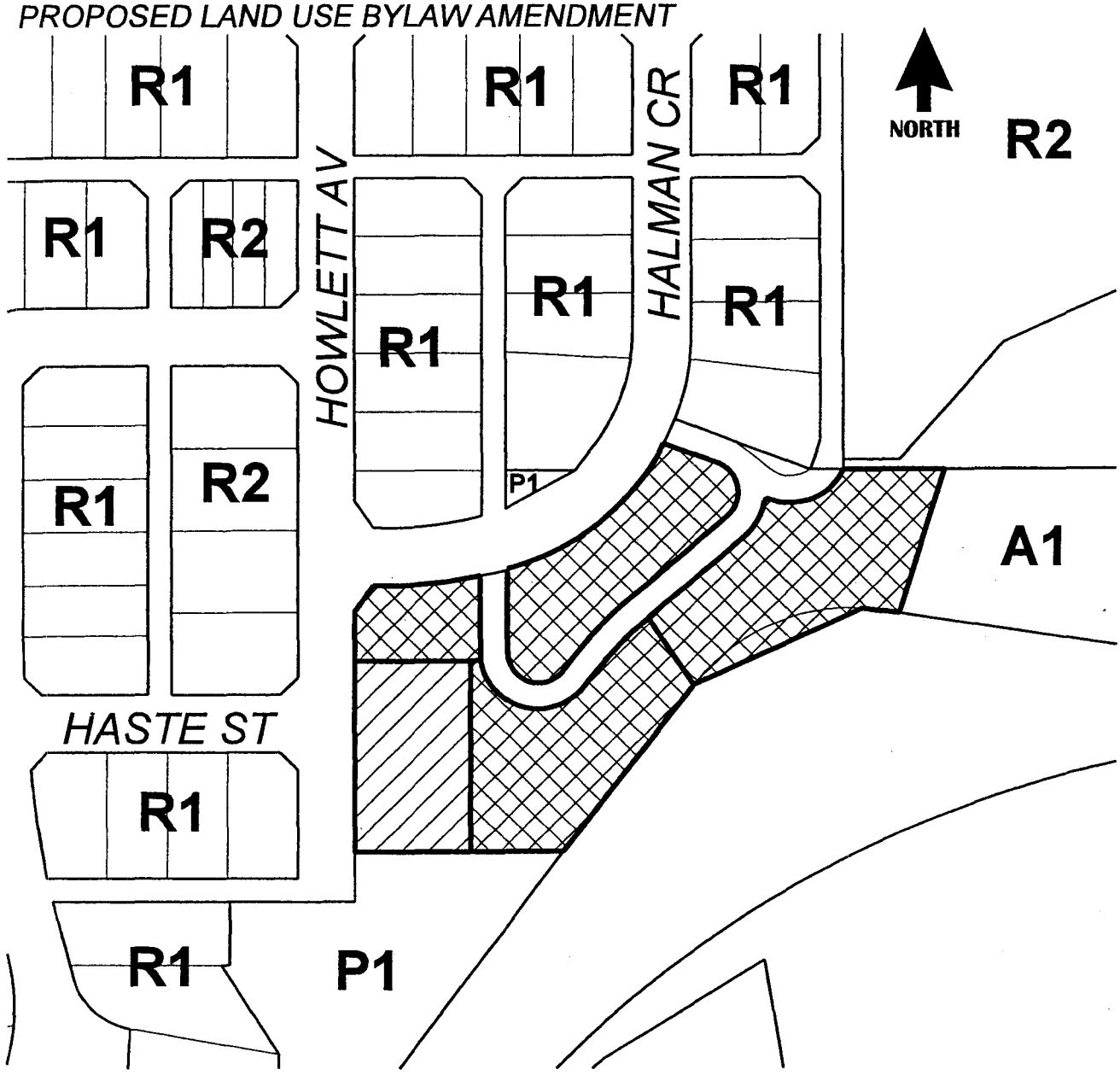
R3-D155 - Residential (Multiple Family) with a Density of 155 persons per hectare

MAP No. 3 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D130 to R2- D50 (Dwelling units/hectare)

R3-D145 to R3- D43 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R2-D130 - Residential (Medium Density) with a Density of 130 persons per hectare

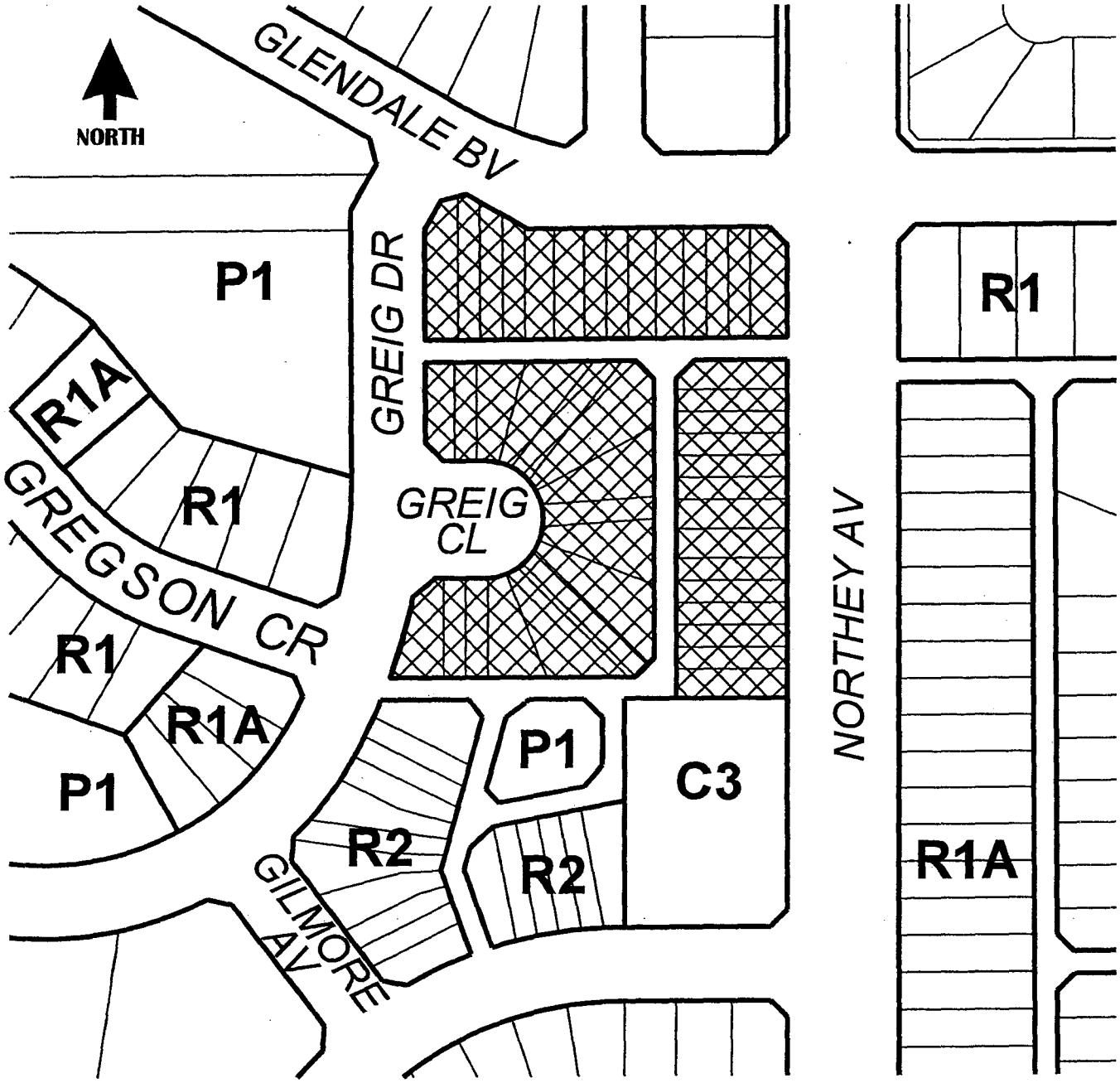
R3-D145 - Residential (Muliple Family) with a Density of 145 persons per hectare

MAP No. 4 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



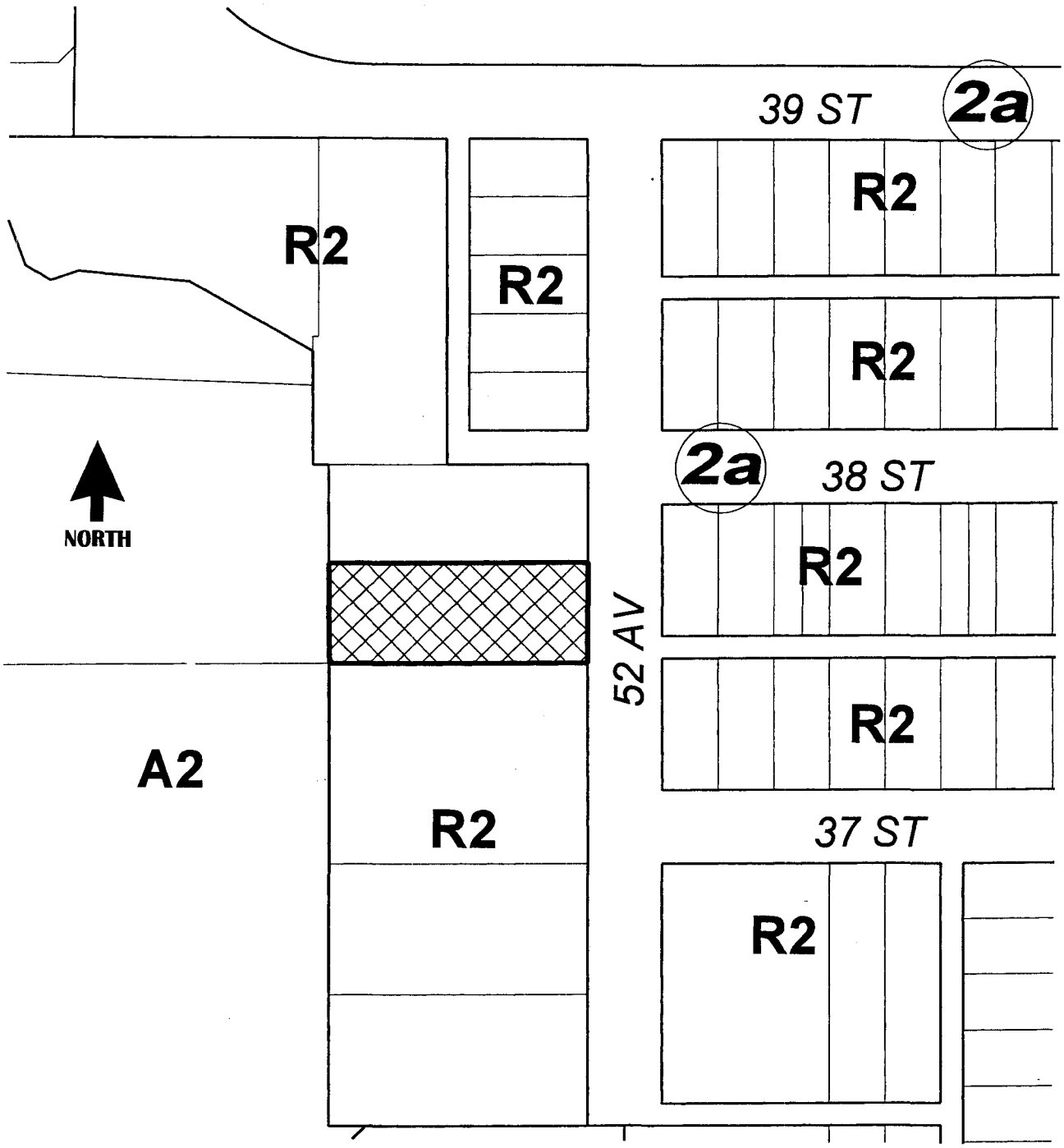
Change from :
R3-D216 to R3- D34 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Muliple Family) with a Density of 216 persons per hectare

MAP No. 5 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R2-D642 to R2- D240 (Dwelling units/hectare)

AFFECTED DISTRICTS:

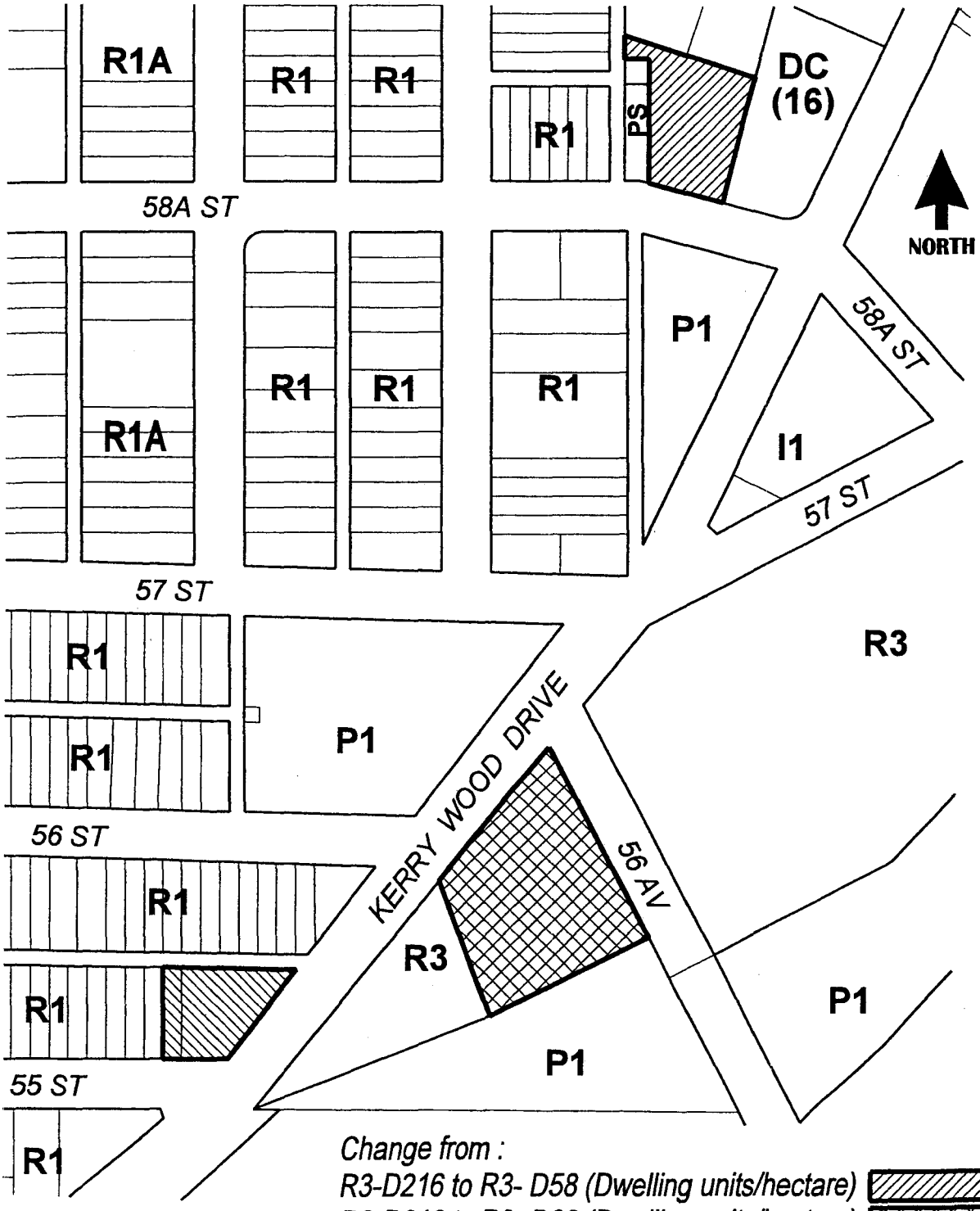
R2-D642 - Residential (Medium Density) with a Density of 642 persons per hectare

MAP No. 6 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D216 to R3- D58 (Dwelling units/hectare)

R3-D216 to R3- D80 (Dwelling units/hectare)

R3-D216 to R3- D69 (Dwelling units/hectare)

AFFECTED DISTRICTS:

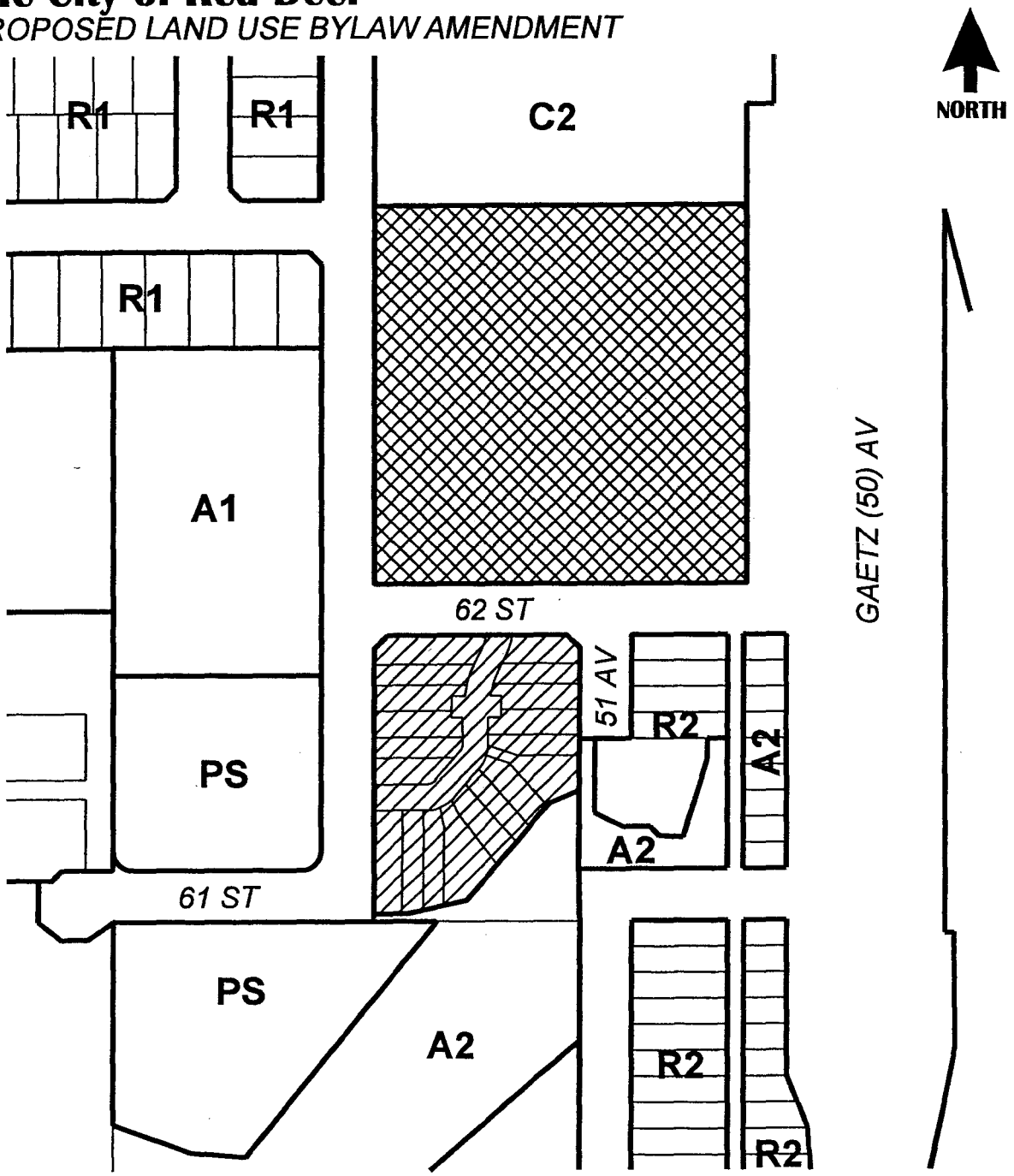
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 7 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D240 to R3- D88 (Dwelling units/hectare)

R2-D85 to R2- D26 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

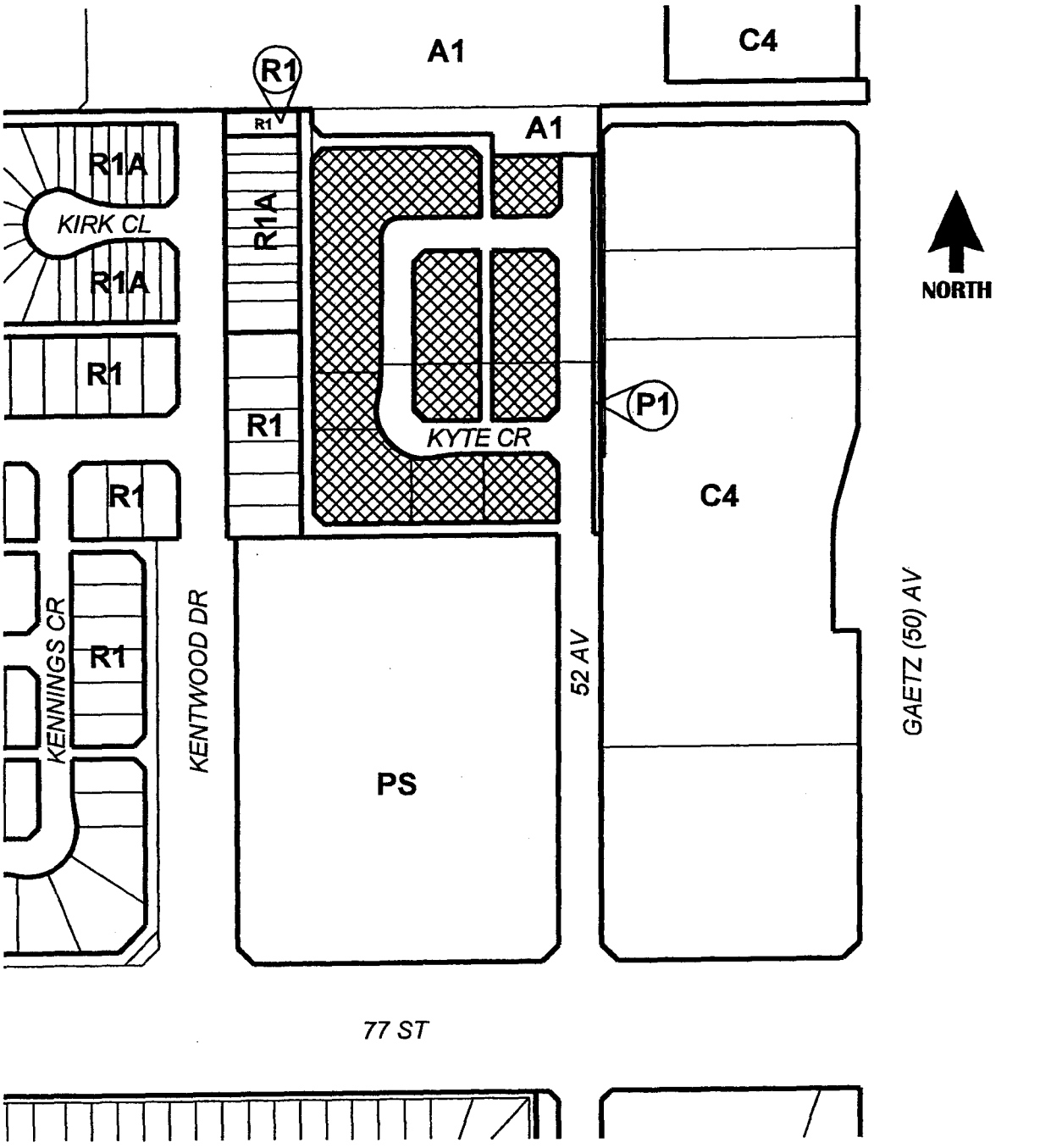
R2-D85 - Residential (Medium Density) with a Density of 85 persons per hectare

MAP No. 8 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



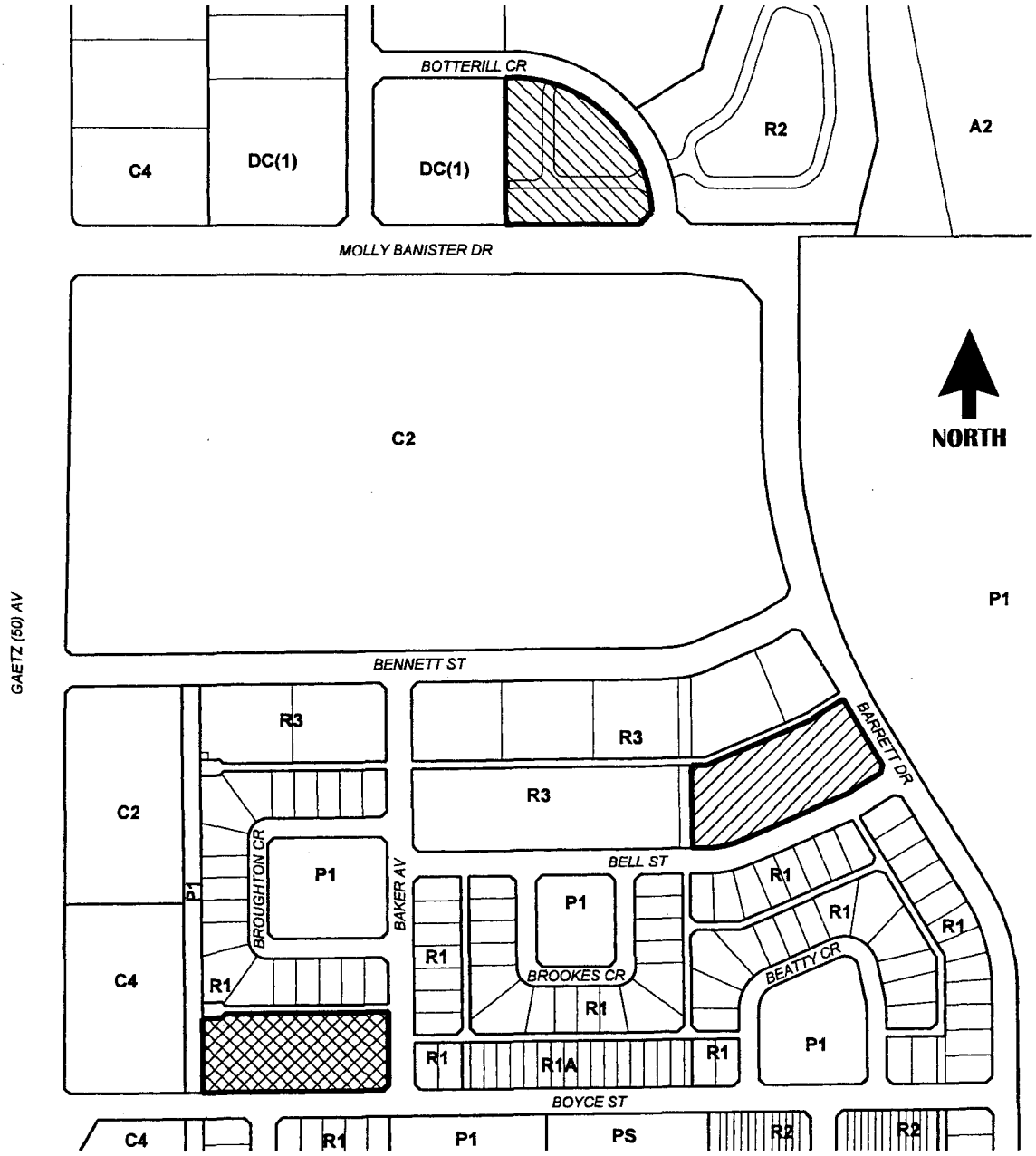
Change from :
R2-D70 to R2- D19 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R2-D70 - Residential (Medium Density) with a Density of 70 persons per hectare

MAP No. 9 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D200 to R3- D71 (Dwelling units/hectare)

R3-D216 to R3- D76 (Dwelling units/hectare)

R3-D216 to R3- D23 (Dwelling units/hectare)

AFFECTED DISTRICTS:

R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare

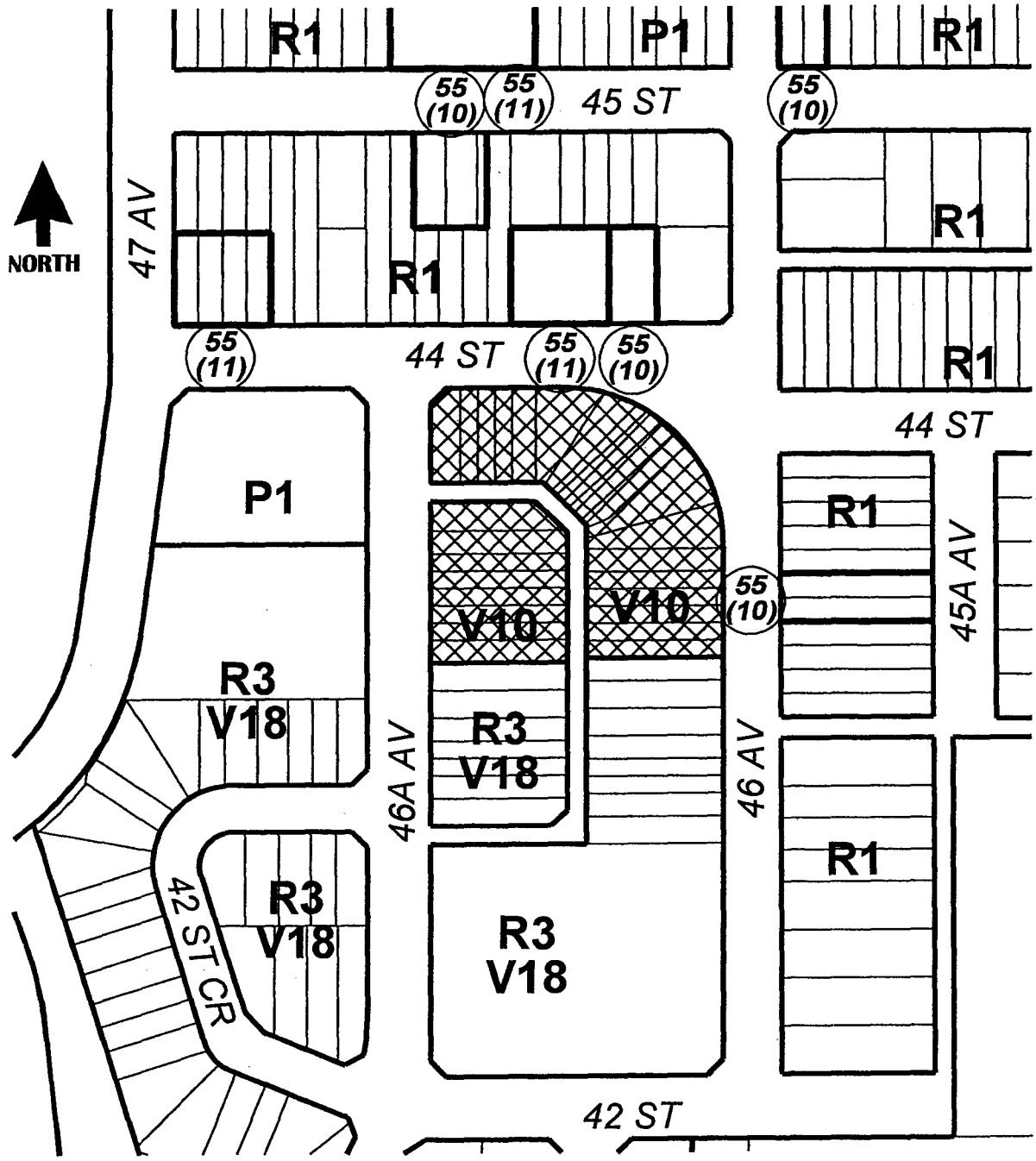
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 10 / 2002

BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



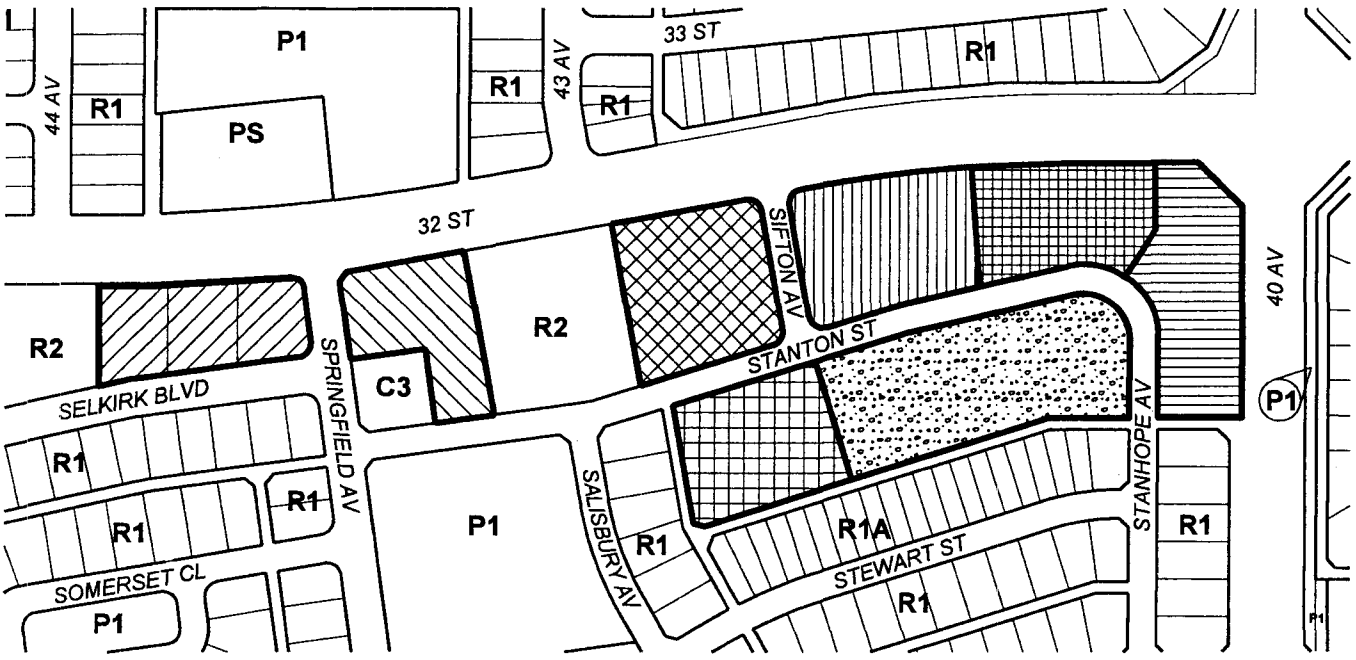
Change from :
R3-D216 to R3- D32 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 11 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

R3-D160 to R3- D46 (Dwelling units/hectare)
R3-D160 to R3- D54 (Dwelling units/hectare)
R3-D220 to R3- D76 (Dwelling units/hectare)
R3-D200 to R3- D61 (Dwelling units/hectare)
R3-D200 to R3- D67 (Dwelling units/hectare)
R3-D200 to R3- D59 (Dwelling units/hectare)
R3-D100 to R3- D31 (Dwelling units/hectare)
R3-D100 to R3- D29 (Dwelling units/hectare)

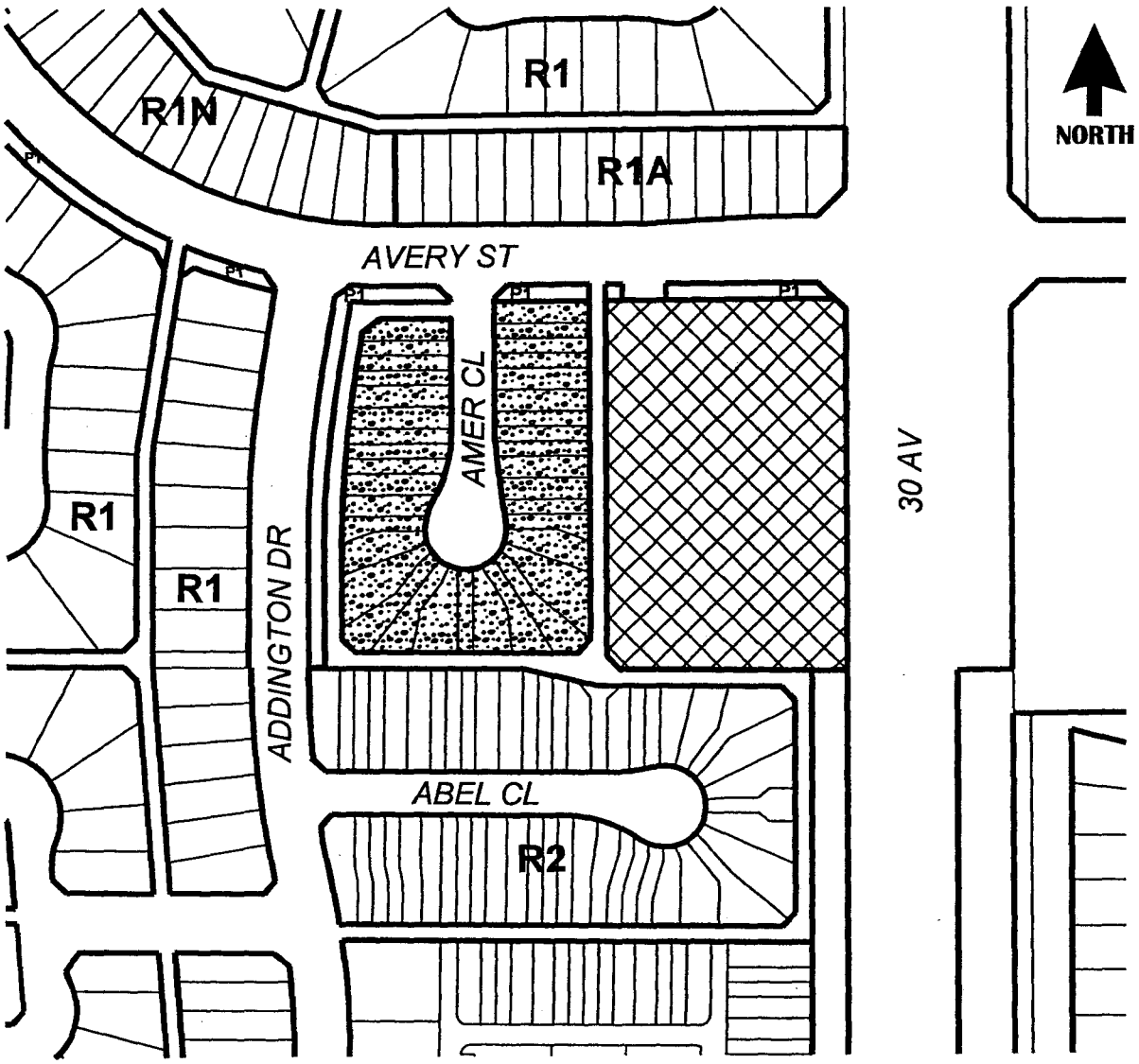
AFFECTED DISTRICTS:

R3-D100 - Residential (Multiple Family) with a Density of 100 persons per hectare
R3-D160 - Residential (Multiple Family) with a Density of 160 persons per hectare
R3-D200 - Residential (Multiple Family) with a Density of 200 persons per hectare
R3-D220 - Residential (Multiple Family) with a Density of 220 persons per hectare

MAP No. 12 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



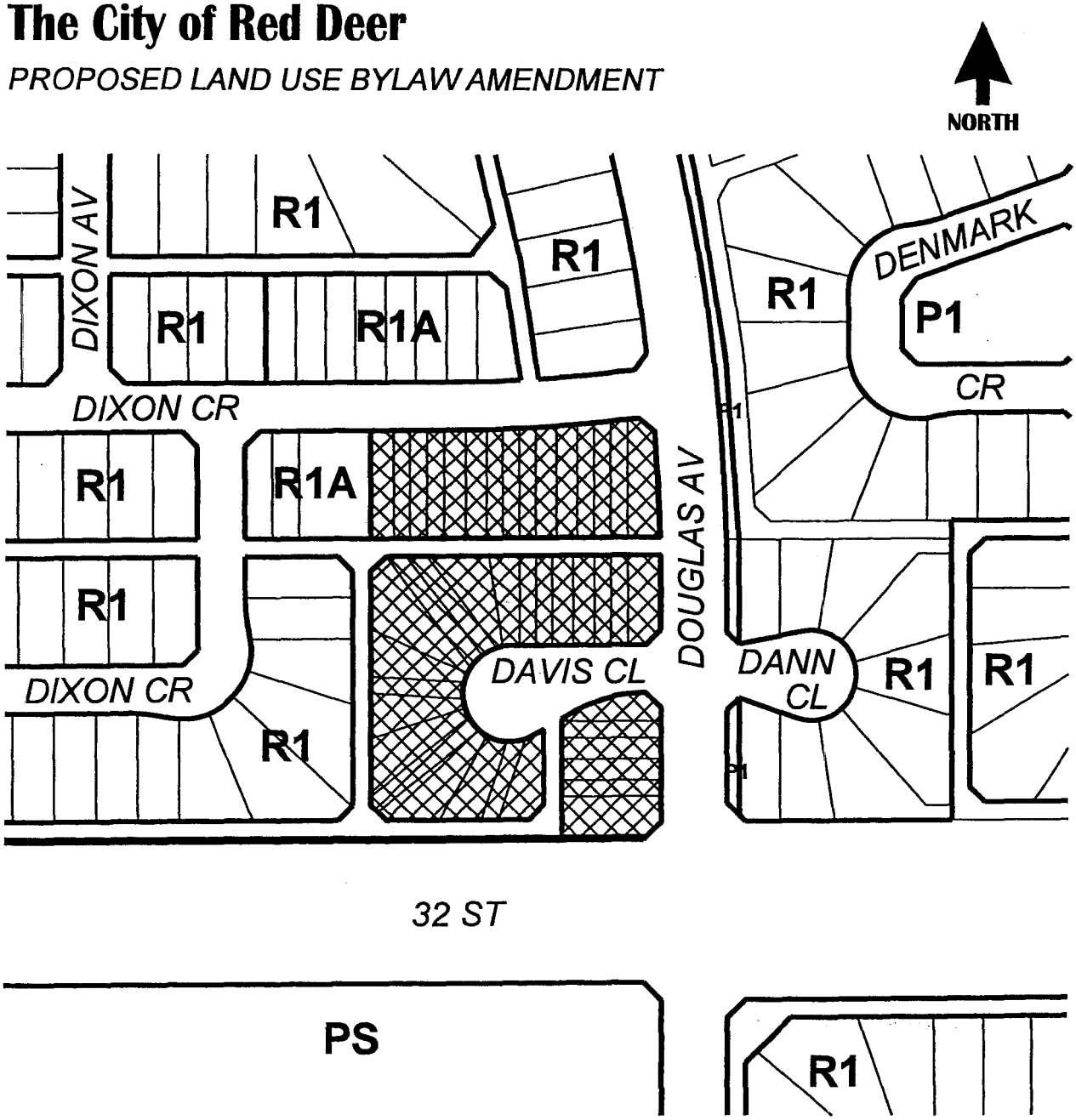
Change from :
R3-D120 to R3- D26 (Dwelling units/hectare)
R3-D216 to R3- D95 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D120 - Residential (Multiple Family) with a Density of 120 persons per hectare
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 13 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



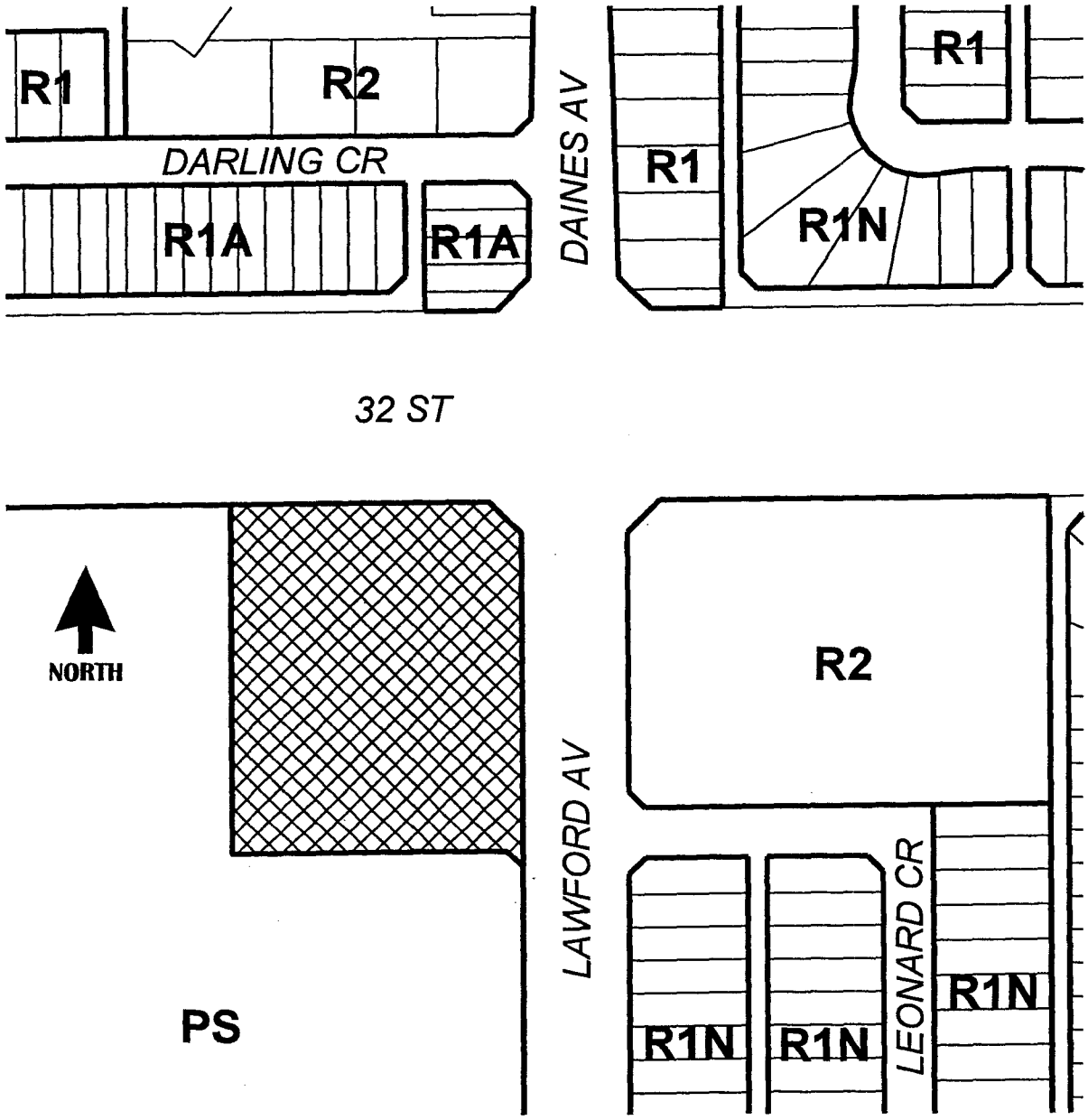
Change from :
R3-D216 to R3- D32 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D216 - Residential (Multiple Family) with a Density of 216 persons per hectare

MAP No. 14 / 2002
BYLAW No. 3156 / G - 2002

The City of Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
R3-D240 to R3- D80 (Dwelling units/hectare)

AFFECTED DISTRICTS:
R3-D240 - Residential (Multiple Family) with a Density of 240 persons per hectare

MAP No. 15 / 2002
BYLAW No. 3156 / G - 2002

Item No. 2

BYLAW NO. 3156/Q-2002

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

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

1 The "Use District Map L7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 23/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

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

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

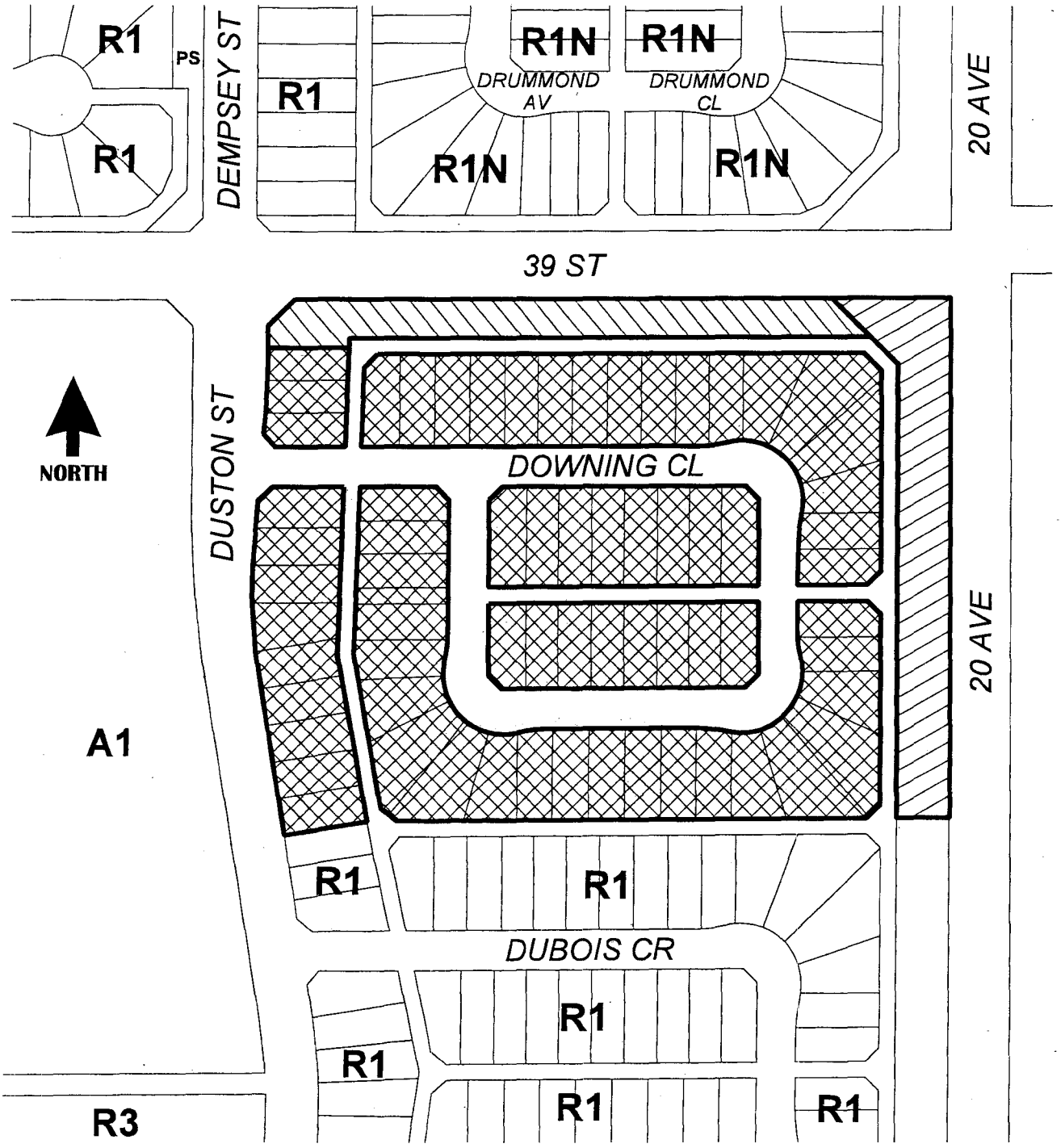
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential Low Density
P1 - Parks and Recreation

Change from :
A1 to R1
A1 to P1
A1 to Road

MAP No. 23 / 2002
BYLAW No. 3156 / Q - 2002

Item No. 3

BYLAW NO. 3156/R-2002

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

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

1 The "Use District Map D12" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 24/2002 attached hereto and forming part of the bylaw.

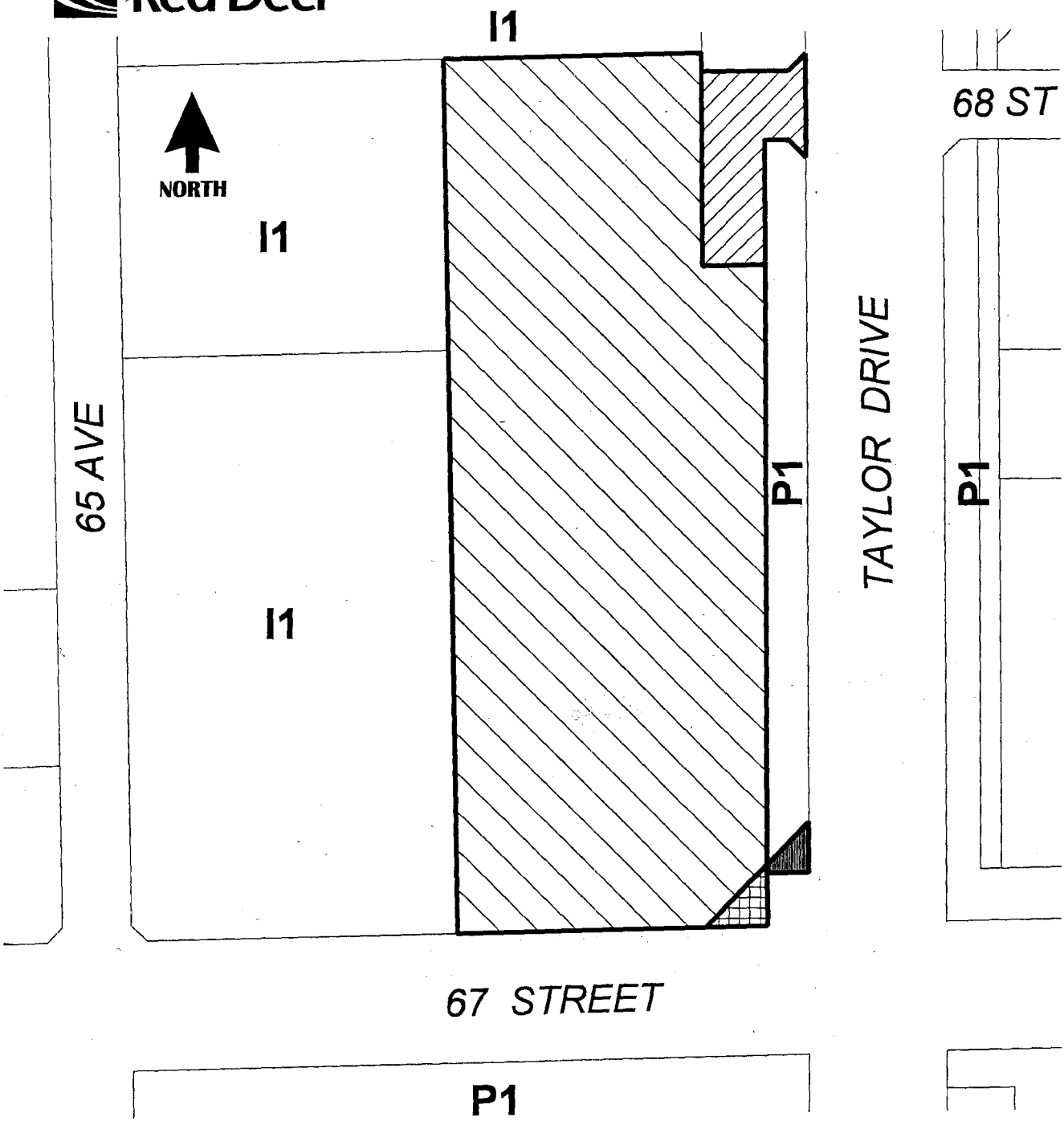
READ A FIRST TIME IN OPEN COUNCIL this	6th	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
P1 to C4
P1 to Road
I1 to C4
I1 to Road

AFFECTED DISTRICTS:
P1 - Parks and Recreation
C4 - Commercial (Major Arterial)
I1 - Industrial (Business Service)

MAP No. 24/ 2002
BYLAW No. 3156 / R - 2002

Item No. 4

BYLAW NO. 3156/S-2002

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

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

1 In the C1A Commercial (City Centre West) District, Section 103(1), 103(4), 103(7), 103(8) and 103(9) are hereby deleted and the section renumbered consecutively.

2 Following renumbering, the following permitted use is added to Section 103:

"103(5) Merchandise Sales and/or Rental excluding all motor vehicles, machinery and fuel – maximum building size of 1500 square metres (16146 sq ft.)"

3. The following discretionary uses are added to Section 104:

"104 (13) Merchandise Sales and/or Rental
104 (14) Service and Repair of any Articles
104 (15) Warehouse in the Existing Structure
104 (16) Commercial Recreation Facility
104 (17) Institutional Service Facility"

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

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

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

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

MAYOR

CITY CLERK

BYLAW NO. 3156/T-2002

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

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

1 The "Use District Map J5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 25/2002 attached hereto and forming part of the bylaw.

READ A FIRST TIME IN OPEN COUNCIL this 6th day of May 2002.

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

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

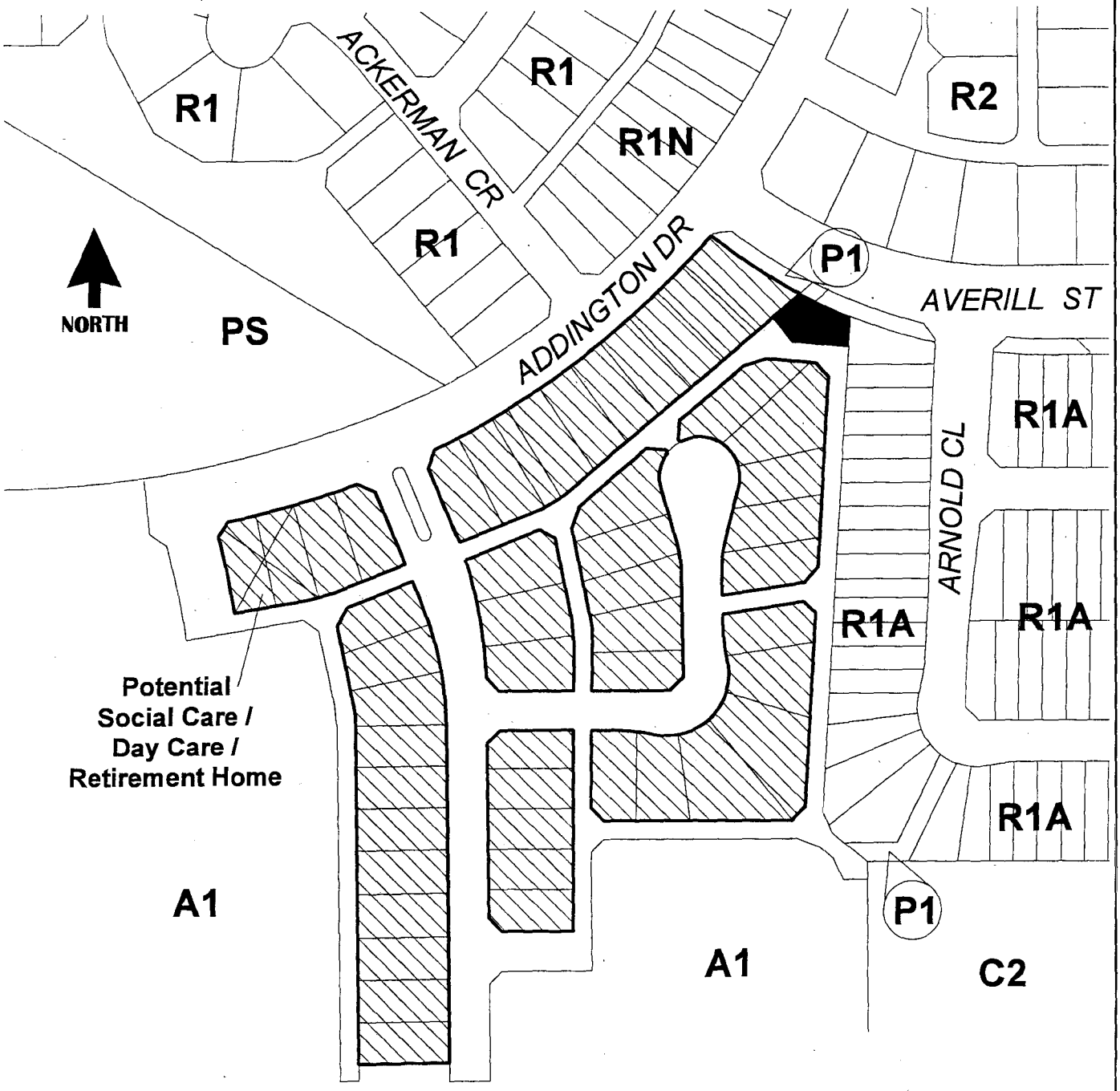
AND SIGNED BY THE MAYOR AND CITY CLERK this day of 2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to P1

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

MAP No. 25 / 2002
BYLAW No. 3156 / T- 2002

Item No. 6

BYLAW NO. 3156/U-2002

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

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

1 The "Use District Map L6" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 26/2002 attached hereto and forming part of the bylaw.

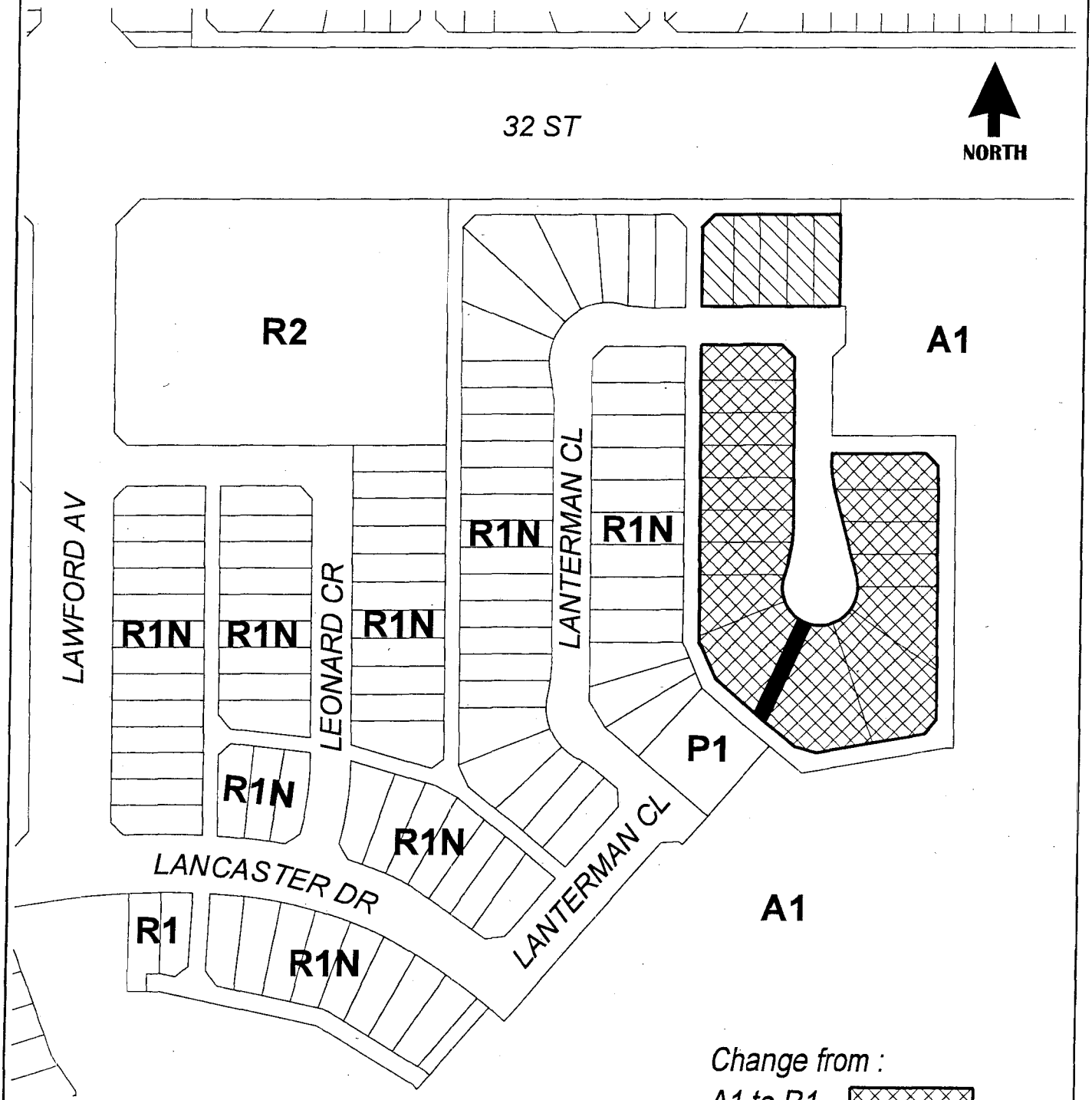
READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to R1A

A1 to P1

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

R1A - Residential (Semi-Detached Dwelling)

P1 - Parks and Recreation

MAP No. 26 / 2002

BYLAW No. 3156 / U- 2002

Item No. 7

BYLAW NO. 3156/X-2002

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

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

1 Section 54 Exceptions Respecting Land Use is hereby amended by deleting Subsection (5)(d) in whole and replacing with the following:

"(5) (d) Manufacturing business restricted to the manufacture of truck mounted manure spreaders and related activities and limited to the existing building as well as a new 446m^2 Building and a 716m^2 addition to the welding shop:

(i) Lot 1, Block 7, Plan 952 0967"

READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

Item No. 8

BYLAW NO. 3156/Y-2002

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

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

1 The "Use District Map C11" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 29/2002 attached hereto and forming part of the bylaw.

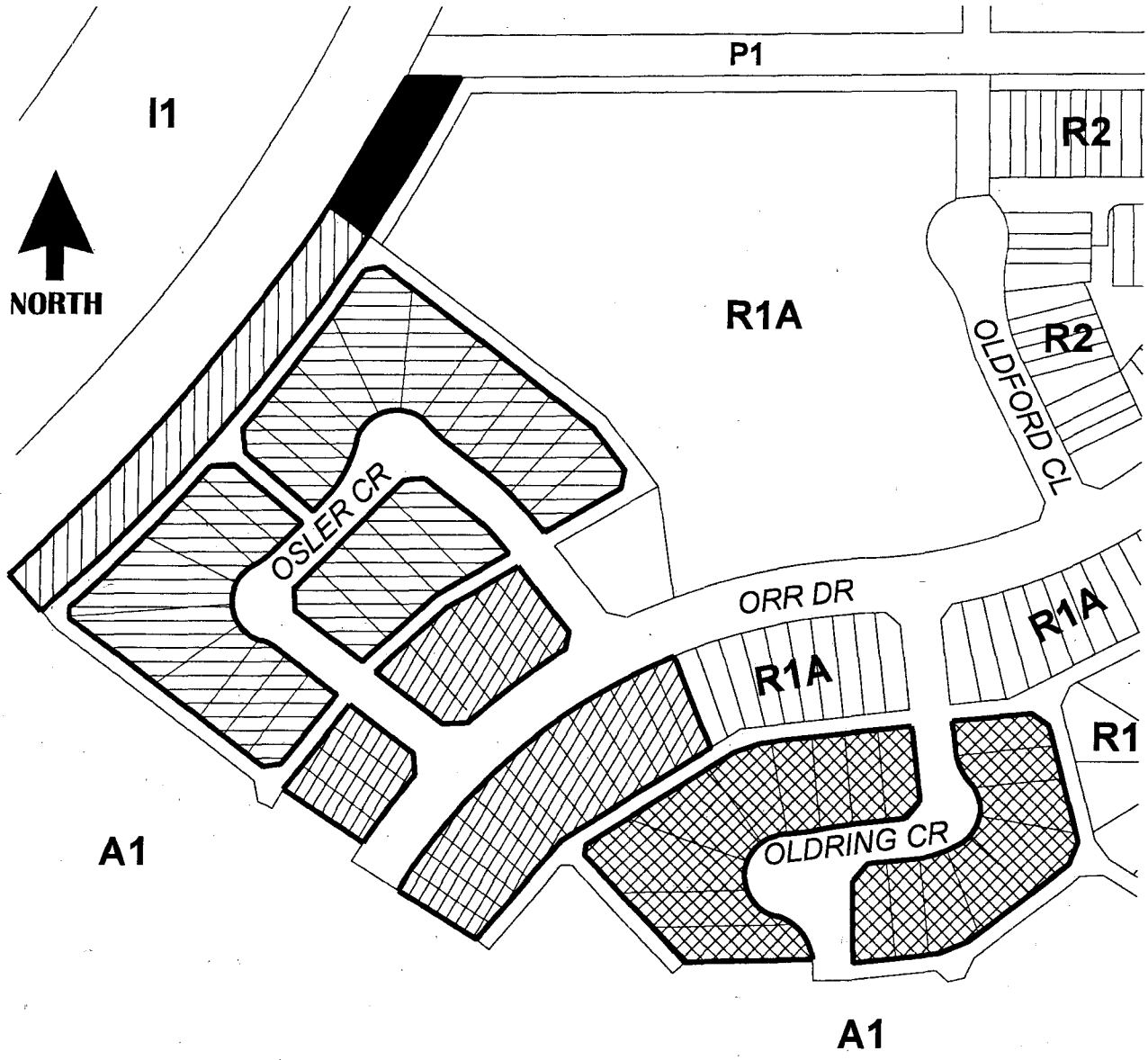
READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

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

Change from :

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

MAP No. 29 / 2002
BYLAW No. 3156 / Y - 2002

Item No. 9

BYLAW NO. 3156/Z-2002

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

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

1 The "Use District Map H4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 30/2002 attached hereto and forming part of the bylaw.

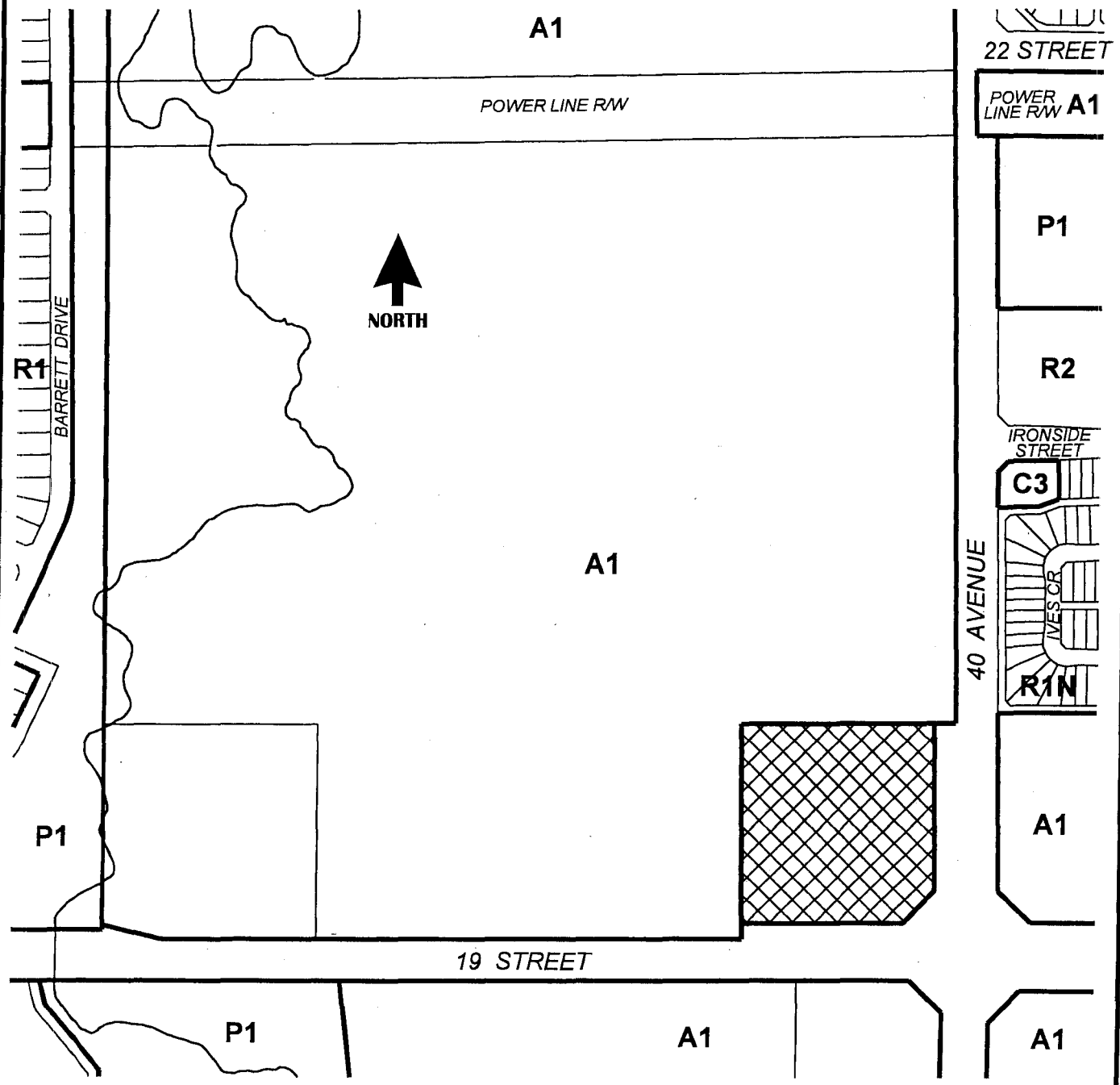
READ A FIRST TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A SECOND TIME IN OPEN COUNCIL this		day of		2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :
A1 to PS

AFFECTED DISTRICTS:
A1 - Future Urban Development
PS - Public Service (Institutional or Governmental)

MAP No. 30 / 2002
BYLAW No. 3156 / Z - 2002

Item No. 10

BYLAW NO. 3156/BB-2002

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

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

1 The "Use District Map I5" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 31/2002 attached hereto and forming part of the bylaw.

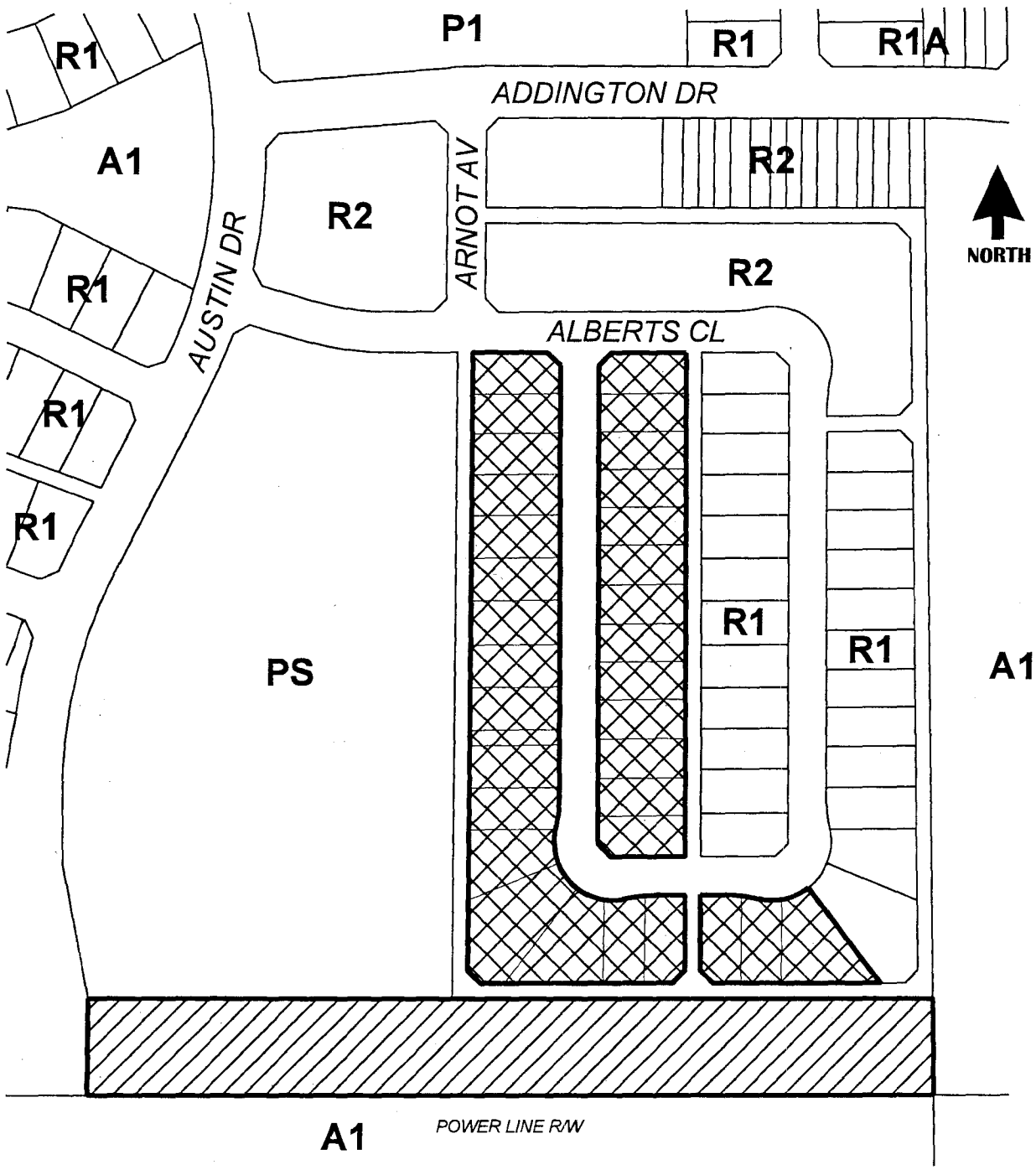
READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



Change from :

A1 to R1

A1 to Road

AFFECTED DISTRICTS:

A1 - Future Urban Development

R1 - Residential (Low Density)

MAP No. 31 / 2002

BYLAW No. 3156 / BB - 2002

Item No. 11

BYLAW NO. 3156/CC-2002

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

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

1 The "Use District Map I4" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 32/2002 attached hereto and forming part of the bylaw.

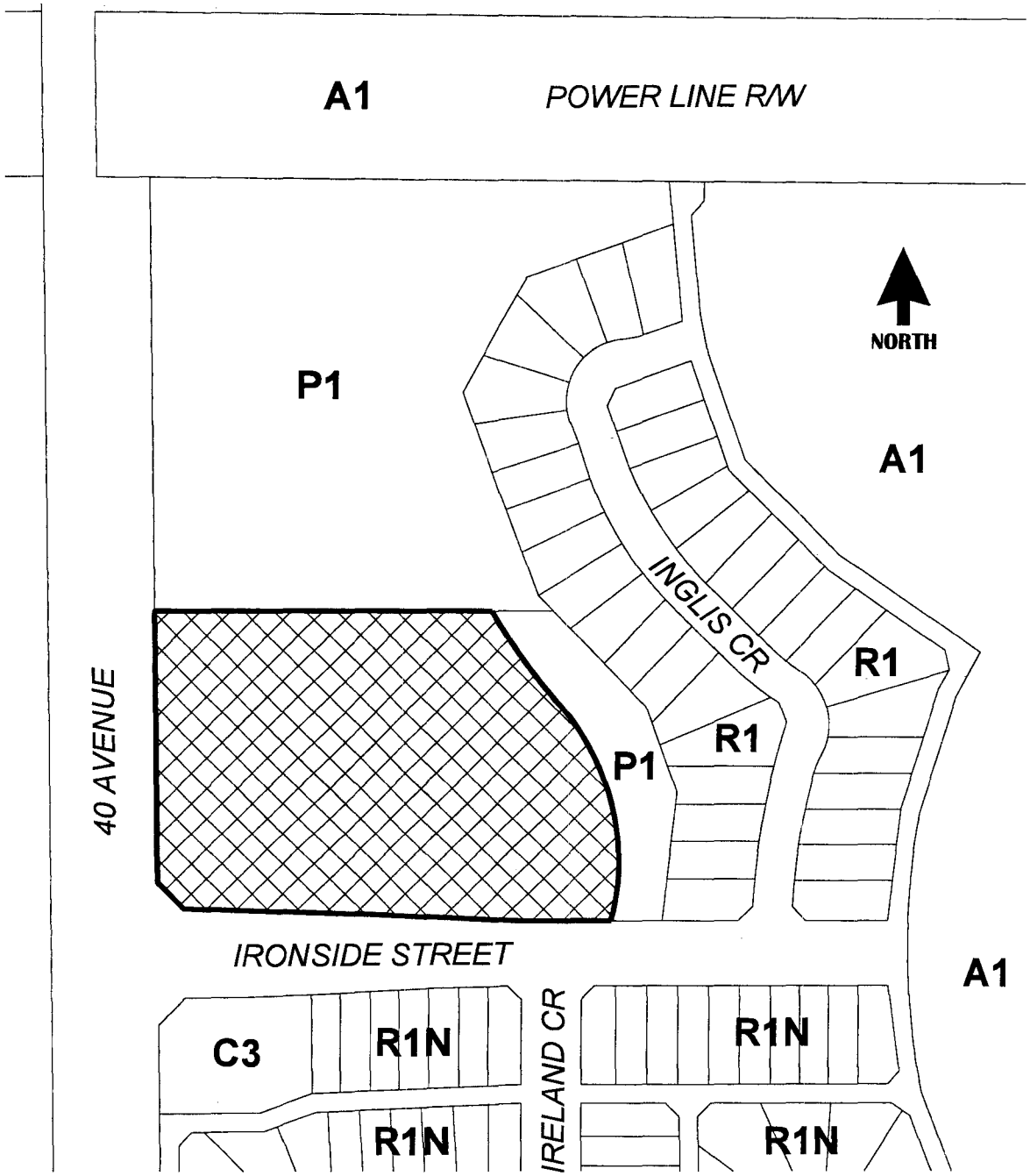
READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
R2 - Residential (Medium Density)
R3-D85- Residential (Multiple Family)
with a maximum density of 85 dwelling units per hectare

Change from :
R2 to R3-D85

MAP No. 32 / 2002
BYLAW No. 3156 / CC - 2002

Item No. 12

BYLAW NO. 3156/EE-2002

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

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

1 The "Use District Map D7" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 33/2002 attached hereto and forming part of the bylaw.

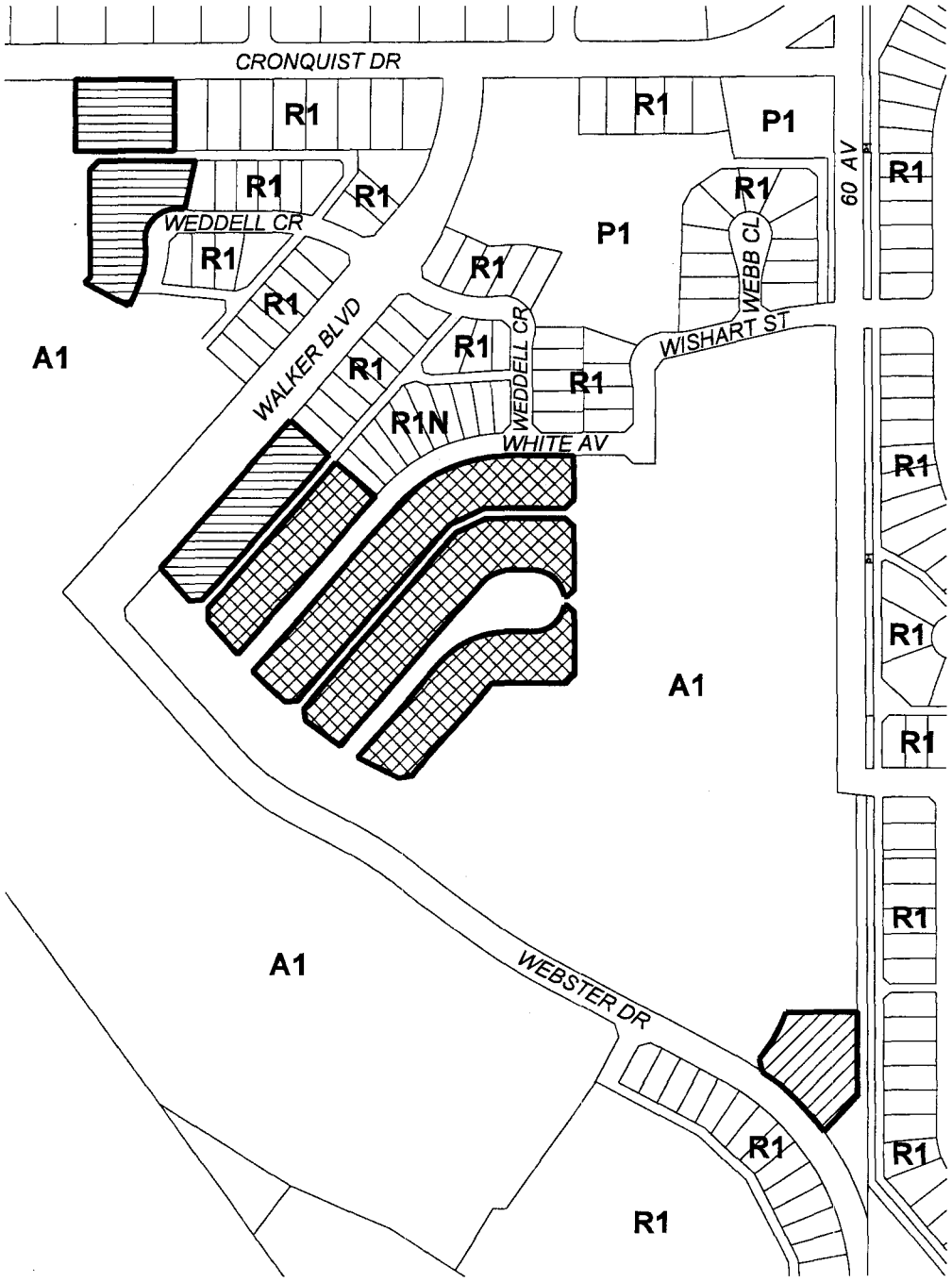
READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:
A1 - Future Urban Development
R1 - Residential (Low Density)
R1N - Residential Narrow Lot
PS - Public Service (Institutional or Governmental)

Change from :
A1 to R1
A1 to R1N
A1 to PS

MAP No. 33 / 2002
BYLAW No. 3156 / EE - 2002

Item No.13

BYLAW NO. 3156/FF-2002

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

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

1 The "Use District Map E15" contained in "Schedule B" of the Land Use Bylaw is hereby amended in accordance with the Land Use District Map No. 34/2002 attached hereto and forming part of the bylaw.

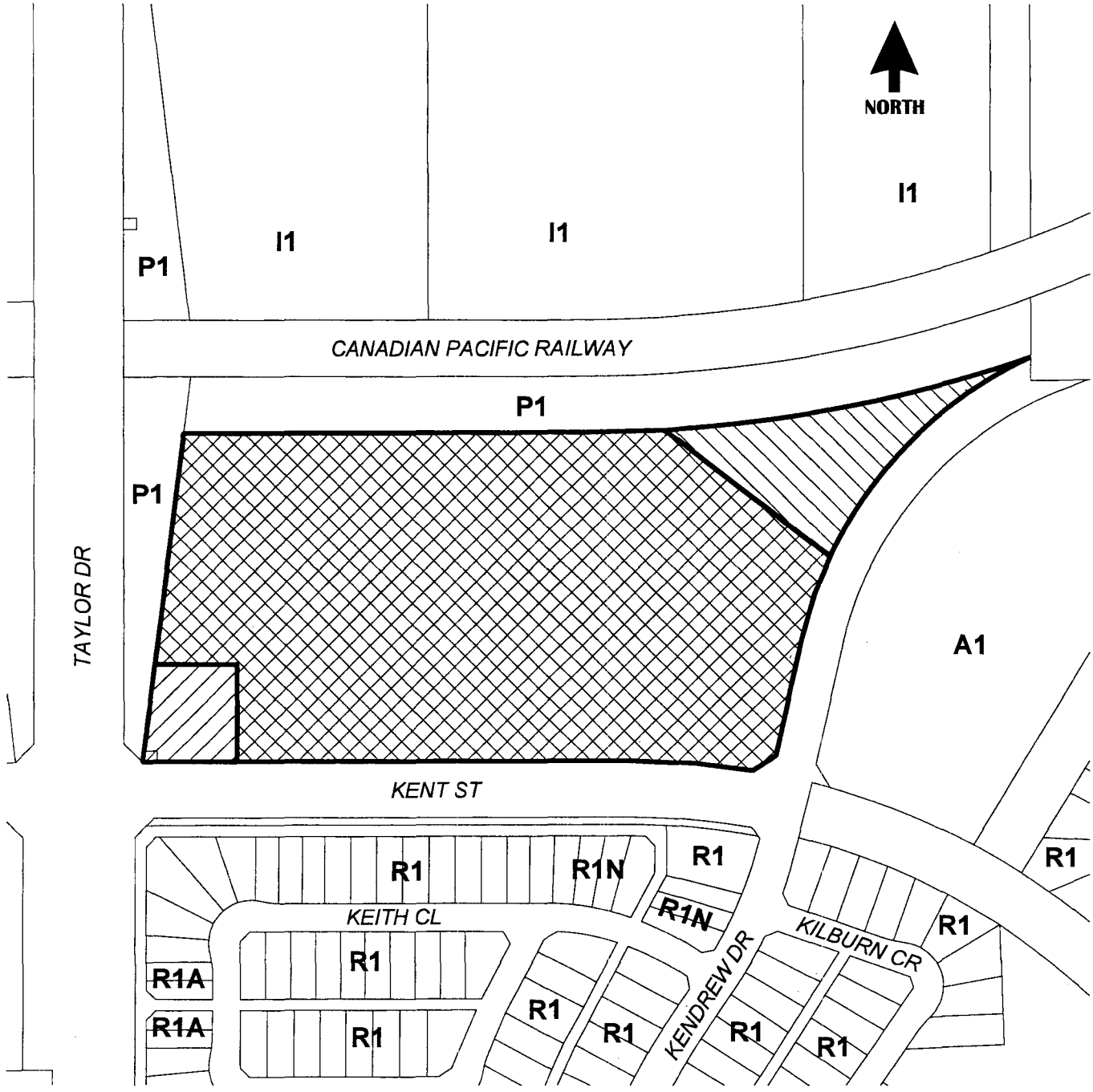
READ A FIRST TIME IN OPEN COUNCIL this	day of	2002.
READ A SECOND TIME IN OPEN COUNCIL this	day of	2002.
READ A THIRD TIME IN OPEN COUNCIL this	day of	2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this	day of	2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

PROPOSED LAND USE BYLAW AMENDMENT



AFFECTED DISTRICTS:

A1 - Future Urban Development

C3 - Commercial (Neighbourhood Convenience)

R2 - Residential (Medium Density)

P1 - Parks and Recreational

Change from :

A1 to C3

A1 to R2

A1 to P1

MAP No. 34 / 2002

BYLAW No. 3156 / FF- 2002

Item No. 14

BYLAW NO. 3186/C-2002

Being Bylaw to amend Bylaw No. 3186/97, the Traffic Bylaw of the City of Red Deer.

WHEREAS Council for the City of Red Deer deems it appropriate to amend the Traffic Bylaw to make provision to accommodate the operation of a transit terminal in the downtown area of Red Deer;

COUNCIL OF THE CITY OF RED DEER ENACTS AS FOLLOWS:

The Traffic Bylaw No. 3186/97 is amended as follows:

1 By adding the following definition to section 2 of the Bylaw:

"Transit Terminal" means an area intended exclusively for use by public transit vehicles to allow passengers to embark and disembark and for use by passengers awaiting rides on public transit, and includes all buildings, structures, walls, fences and street furniture associated therewith and in particular the area shown in the sketch attached as Schedule "M" to this Bylaw."

2 By adding new section 22.1 as follows:

"22.1 No person shall operate a bicycle, skateboard, roller blades or any similar device on any Transit Terminal."

3 By adding the words "Transit Terminal" to existing section 37 immediately following the words "public park".

4 By adding a new section 37.1 as follows:

"37.1 Section 37 shall not apply to police, fire, emergency or City owned vehicles."

5 By adding new sections 51.1(1), 51.1(2), 51.1(3), 51.1(4), 51.1(5), 51.1(6) and 51.1(7) as follows:

"**LOITERING WITHIN A TRANSIT TERMINAL**

51.1(1) No person shall loiter in a Transit Terminal. For greater certainty "loiter" means to enter or remain within the area of a transit terminal unless a person is actively engaged in using the transportation services offered by Red Deer Transit, including waiting for a bus, disembarking from a bus,

using public washrooms, and using any bus shelter or bus zone island while waiting for a bus.

51.1(2) No person shall enter upon the grounds of the Transit Terminal outside the normal operating hours of Red Deer Transit. This provision shall not apply to police or emergency services personnel, or to municipal employees or their agents while on official City business.

WALKING WITHIN TRANSIT TERMINAL

51.1(3) No person shall walk or run upon any area of the Transit Terminal which is meant for the passage of motor vehicles, other than at those points which are marked as crosswalk areas.

LITTERING

51.1(4) No person shall deposit any litter on any area of the Transit Terminal other than in designate waste receptacles.

51.1(5) No person shall spit on any area of the Transit Terminal.

ANIMALS WITHIN TRANSIT TERMINAL AREA

51.1(6) No person shall bring any animal into a Transit Terminal area.

51.1(7) Section 51.1(6) shall not apply to a registered medical service animal, a police service animal, or any other animal which is specifically authorized by the Transit Manager to be brought into the area."

6 Sections 80(1) and 80(2) are amended by adding the words "or Transit Terminal Area" after the words "City bus".

7 Schedule "L" is hereby amended by adding the following penalties:

"22.1.	Operate bicycle, skateboard, roller blades in Transit Terminal	35.00
51.1(1)	Loitering in Transit Terminal	35.00
51.1(2)	Enter Transit Terminal after hours	35.00
51.1(3)	Run or walk in area for passage of motor vehicles	35.00

51.1(4)	Deposit litter in Transit Terminal	35.00
51.1(5)	Spit on any area of Transit Terminal	35.00
51.1(6)	Bring animals into Transit Terminal	35.00"

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

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

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

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

MAYOR

CITY CLERK

Item No. 15

BYLAW NO. 3296/2002

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

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

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

"All that portion of government road allowance lying east of and adjacent to the east boundary of Section 7-38-27-W4 and lying south of the production westerly of the south boundary of 59th Avenue Crescent as shown on Plan 5187 KS, and lying north of the production westerly of the north boundary of 32 Street as shown on Plan 2886 TR excepting thereout all mines and minerals."

"All that portion of government road allowance lying north of and adjacent to the north boundary of the north east quarter of Section 7-38-27-W4, and lying east of the south east boundary of road as shown on Plan 5379 CL, and lying west of the production northerly of the east boundary of the said quarter section excepting thereout all mines and minerals."

READ A FIRST TIME IN OPEN COUNCIL this	22	day of	April	2002.
READ A SECOND TIME IN OPEN COUNCIL this	21	day of	May	2002.
READ A THIRD TIME IN OPEN COUNCIL this		day of		2002.
AND SIGNED BY THE MAYOR AND CITY CLERK this		day of		2002.

MAYOR

CITY CLERK

THE CITY OF Red Deer

Council Decision – June 17, 2002

Office of the City Clerk

DATE: **June 18, 2002**

TO: **Grant Howell, Personnel Manager**

FROM: **City Clerk**

SUBJECT: **IAFF Memorandum of Agreement**

Reference Report:
Personnel Manager, dated June 17, 2002

Resolutions:

> *Resolved* that Council of the City of Red Deer hereby approves the Memorandum of Agreement between The City of Red Deer and the International Association of Fire Fighters Local 1190 as ratified by the Association on June 6, 2002 and as presented to Council June 17, 2002.

Report Back to Council: No

Comments/Further Action:

Kelly Kloss
City Clerk

/chk

c

THE CITY OF Red Deer

NEWS RELEASE

Monday, June 17, 2002

The City and IAFF Local 1190 reach 2-year deal.

(Red Deer, Alberta) - Red Deer City Council ratified a two year Collective Agreement with the Red Deer Firefighters Association, Local 1190 of the International Association of Fire Fighters, at its meeting Monday, June 17, 2002. IAFF members had ratified the Agreement at a membership meeting on June 6.

Terms of the Agreement include:

- 4 % increase in wage rates in 2002.
- 3 % increase in wage rates in 2003.
- A Medical Registration Recognition clause that gives 3 lieu days to EMT-Paramedic qualified staff and 2 lieu days to EMT-Ambulance qualified staff.
- Shift differential increased from $0.45/hr to $0.50/hr.
- A Platoon Chief differential increase from 128% to 135% of First Class Firefighter Rate for increased responsibilities and the creation of 4 Assistant Platoon Chief roles (instead of 4 of the current Captain positions).
- An understanding to review the Fire Prevention Officer progression in light of changes in Safety Codes requirements.
- Clarification of interdepartmental transfer language.
- Retention of a trial Rover classification with junior members on the platoon having more flexible scheduling arrangements.
- An understanding to review the conditions applying to a line of duty death.

The Agreement will be effective from January 1, 2002 until December 31, 2003. The negotiated deal was reached without the need for either mediation or arbitration, which is the alternate route of resolution for Firefighters who are classed as essential service employees under provincial legislation.

-end-

For more information, please contact:

Greg LeBlanc, Labour Relations Coordinator
The City of Red Deer
403 342-8153 (w)
403 340-3097 (h)

Lyn Brown, President
IAFF Local 1190
403-341-3441 (w)
403 784-2735 (h)